EPRA RESEARCH

European Public Real Estate Association

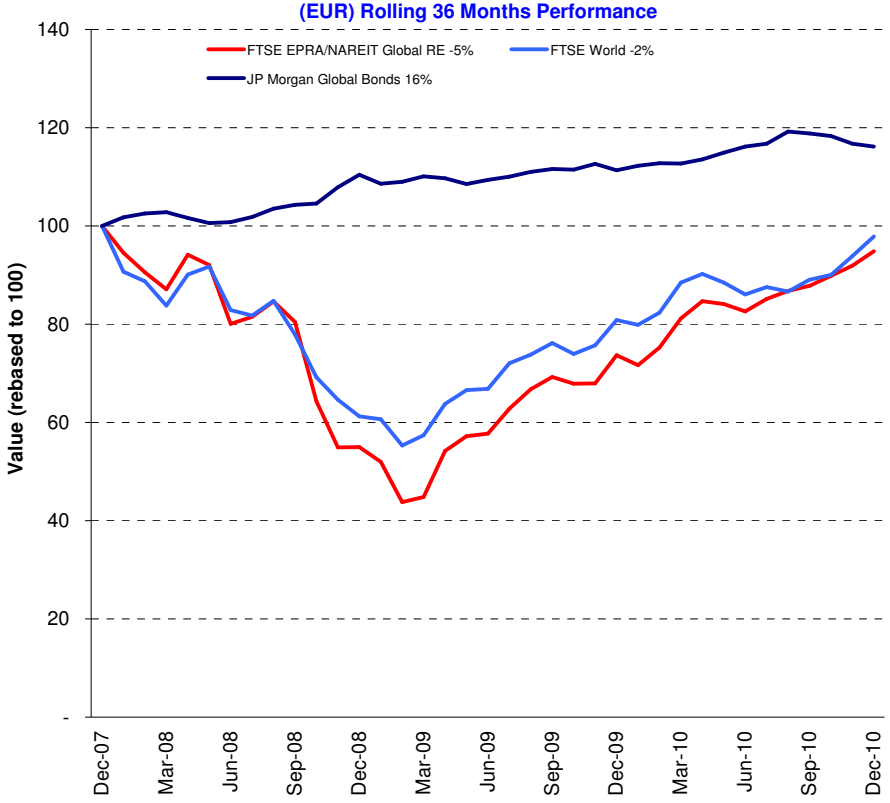
Monthly Statistical Bulletin

December 2010

Boulevard de la Woluwe 62 Woluwelaan · 1200 Brussels · Belgium · www.epra.com

In association with: NAREIT FTSE THE INDEX COMPANY

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



Comment

The FTSE EPRA/NAREIT Developed (Global) Index is up 3.2% at the close of December. Global equities advanced 4.2% while the Global Bonds market slipped for the fourth month running by -0.5%. Real estate markets in Europe returned 8.0% while North America marched ahead by adding 1.7%. Asian real estate investments were up 3.0%.

The global real estate return year-to-date performance is 28.8% compared to 21% and 4.3%, for global equities and global bonds, respectively. For the ten-year rolling period, real estate investments returned 79.7%. Equities have added 2.8% while bonds investments have returned 61.3% in total. Annual average return based on the ten-year period from real estate investments is 6.0%. Global equities added 30 bps each year on average, while the bond investments returns equal 4.9%.

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

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

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

All calculated returns in the bulletin are geometric means.

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

A disclaimer applies to this document. Please refer to page 219.

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Section 1

Size of the total real estate market

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Size of the total real estate market - Europe

Countries	2009 GDP ($ Bn)	2009 GDP per capita ($)	2009 Real Estate ($ Bn)	Dec-10 Total Listed ($ Bn)	Dec-10 Number of Companies	Dec-10 Index Mrkt Cap ($ Bn)	Dec-10 Total RE v Listed RE (%)	Dec-10 Stock Market ($ Bn)	Dec-10 Stk Mkt v Listed RE (%)
Germany	3,380.06	41,007.64	1,521.02	26.00	41	6	1.71%	1,502.18	1.73%
United Kingdom	2,472.36	41,118.93	1,390.70	62.00	124	43	4.46%	3,336.05	1.86%
France	2,661.44	42,559.90	1,197.65	73.00	62	32	6.10%	1,758.72	4.15%
Italy	2,143.68	36,923.70	964.66	6.00	8	1	0.62%	598.43	1.00%
Spain	1,474.08	34,281.02	663.34	22.00	15	-	3.32%	631.74	3.48%
Russia	1,351.78	9,259.38	436.86	5.00	-	-	1.14%	692.81	0.72%
Netherlands	802.14	49,156.90	360.96	13.00	12	13	3.60%	327.19	3.97%
Switzerland	473.45	63,541.87	213.05	8.00	11	8	3.75%	1,201.28	0.67%
Belgium	471.71	45,584.85	212.27	6.00	19	4	2.83%	269.29	2.23%
Sweden	441.11	49,088.78	198.50	13.00	15	9	6.55%	596.55	2.18%
Turkey	647.46	9,041.02	207.59	-	12	-	0.00%	300.38	0.00%
Austria	383.53	46,914.63	172.59	11.00	13	3	6.37%	136.07	8.08%
Poland	449.76	11,657.82	156.95	6.00	8	-	3.82%	188.59	3.18%
Norway	399.16	87,248.70	179.62	4.00	6	1	2.23%	291.56	1.37%
Denmark	315.66	58,315.28	142.05	2.00	5	-	1.41%	244.20	0.82%
Greece	325.44	30,563.94	146.45	2.20	6	0	1.50%	68.88	3.19%
Ireland	244.89	59,860.96	110.20	2.10	1	-	1.91%	58.67	3.58%
Finland	246.31	47,230.93	110.84	3.00	5	3	2.71%	213.18	1.41%
Portugal	234.99	22,329.39	101.84	-	-	-	0.00%	87.80	0.00%
Czech Republic	190.04	18,518.70	77.38	-	-	-	0.00%	44.95	0.00%
Hungary	137.04	13,604.49	50.35	0.26	2	-	0.52%	27.89	0.93%
Romania *	170.59	7,667.47	51.77	0.50	-	-	0.97%	16.16	3.09%
Ukraine *	138.84	2,862.28	30.34	-	-	-	0.00%	35.93	0.00%
Slovakia *	88.35	16,345.99	34.51	-	-	-	0.00%	4.49	0.00%
Slovenia *	49.07	24,399.55	21.90	-	-	-	0.00%	9.50	0.00%
Luxembourg	52.75	113,930.45	23.74	-	1	-	0.00%	24.62	0.00%
Bulgaria *	46.78	6,222.40	13.24	-	-	-	0.00%	6.20	0.00%
Total Europe	**19,792.48**	**37,805.05**	**8,790.37**	**265.06**	**366**	**122**	**3.02%**	**12,673.27**	**2.09%**

* Country is not included in the selection universe

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

Please refer to page 204 for further details on calculation methodology.

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

Countries	2009 GDP ($ Bn)	2009 GDP per capita ($)	2009 Real Estate ($ Bn)	Dec-10 Total Listed ($ Bn)	Dec-10 Number of Companies	Dec-10 Index Mrkt Cap ($ Bn)	Dec-10 Total RE v Listed RE (%)	Dec-10 Stock Market ($ Bn)	Dec-10 Stk Mkt v Listed RE (%)
Japan	4,805.54	37,696.39	2,162.49	165.00	113	83	7.63%	3,996.76	4.13%
Hong Kong/China	4,531.99	3,491.91	1,058.21	172.00	200	121	16.25%	6,244.30	2.75%
South Korea	962.17	20,106.42	402.66	1.00	12	-	0.25%	1,077.87	0.09%
India	1,229.81	1,144.91	198.02	8.00	16	-	4.04%	1,628.87	0.49%
Australia	928.06	46,414.43	417.63	76.00	65	68	18.20%	1,484.03	5.12%
Taiwan	340.46	15,049.94	129.37	4.00	31	-	3.09%	919.37	0.44%
Indonesia	492.14	2,177.56	98.18	0.14	30	-	0.14%	356.69	0.04%
Thailand	257.38	4,006.51	62.92	4.00	140	-	6.36%	275.21	1.45%
Malaysia	196.77	7,723.90	59.86	0.70	88	-	1.17%	406.21	0.17%
Singapore	180.75	41,514.19	162.68	38.00	50	41	23.36%	576.97	6.59%
New Zealand	124.74	31,121.83	60.38	3.15	8	1	5.22%	36.22	8.70%
Pakistan	155.35	965.10	23.63	-	-	-	0.00%	45.00	0.00%
Philippines	155.03	1,749.29	28.75	4.00	52	-	13.91%	158.20	2.53%
Vietnam *	80.08	960.70	12.16	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	**14,440.26**	**19,479.31**	**4,876.92**	**475.99**	**805**	**314**	**9.76%**	**17,205.71**	**2.77%**
Egypt	112.00	1,373.73	19.16	11.00	2	-	57.40%	115.12	9.56%
Israel	149.00	21,132.35	63.40	4.14	-	-	6.53%	167.56	2.47%
Morocco	84.82	2,683.52	18.14	3.00	-	-	16.54%	86.87	3.45%
South Africa	261.00	5,257.55	69.85	8.62	7	-	12.35%	406.13	2.12%
Total Africa/Middle East	**606.82**	**30,447.15**	**170.55**	**26.77**	**9**	**-**	**15.69%**	**775.68**	**3.45%**
Mexico	977.26	9,310.83	316.41	0.10	3	-	0.03%	496.59	0.02%
Brazil	1,502.83	8,058.54	463.71	0.70	26	-	0.15%	1,445.11	0.05%
Argentina	294.40	7,599.02	89.08	0.60	2	-	0.67%	60.26	1.00%
Venezuela *	287.62	11,548.82	100.06	-	-	-	0.00%	4.69	0.00%
Colombia	224.18	5,478.16	60.82	-	-	-	0.00%	200.38	0.00%
Chile	164.26	10,372.75	55.13	0.30	17	-	0.54%	340.39	0.09%
Peru	121.59	4,395.14	30.65	-	6	-	0.00%	114.36	0.00%
Total Latin America	**3,572.15**	**8,464.08**	**1,115.87**	**1.70**	**54**	**-**	**0.15%**	**2,661.77**	**0.06%**

* Country is not included in the selection universe

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

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

Countries	2009 GDP ($ Bn)	2009 GDP per capita ($)	2009 Real Estate ($ Bn)	Dec-10 Total Listed ($ Bn)	Dec-10 Number of Companies	Dec-10 Index Mrkt Cap ($ Bn)	Dec-10 Total RE v Listed RE (%)	Dec-10 Stock Market ($ Bn)	Dec-10 Stk Mkt v Listed RE (%)
United States	14,104.31	48,130.02	6,346.94	377.00	195	323	5.94%	15,430.85	2.44%
Canada	1,396.83	43,467.68	628.58	55.00	45	34	8.75%	2,102.25	2.62%
Total Nth America	**15,501.14**	**47,709.89**	**6,975.51**	**432.00**	**240**	**357**	**6.19%**	**17,533.10**	**2.46%**
World	**53,912.85**	**-**	**21,929.22**	**1,201.52**	**1,474**	**794**	**5.48%**	**50,849.54**	**2.36%**

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

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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index Series

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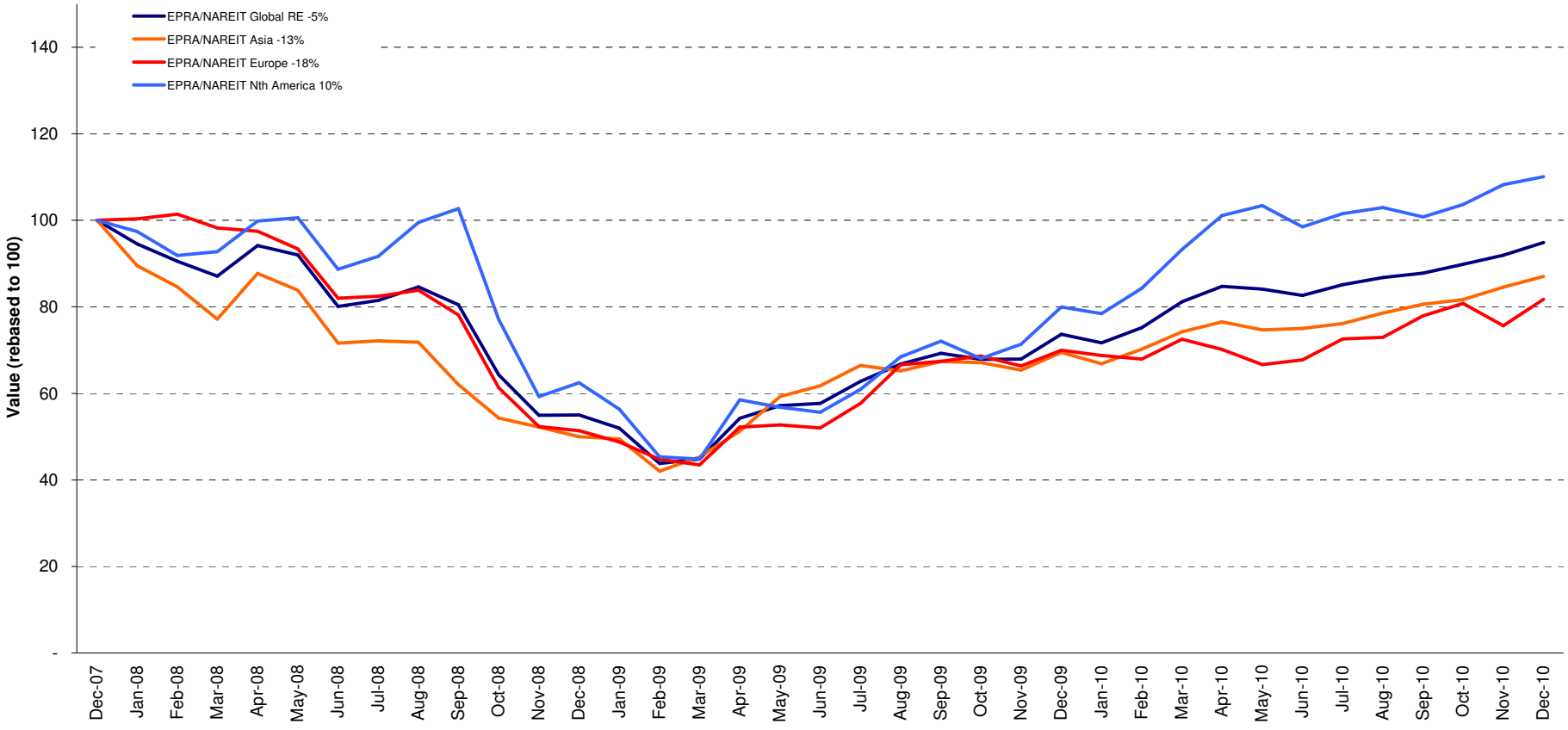
Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR) Rolling 36 Months Performance



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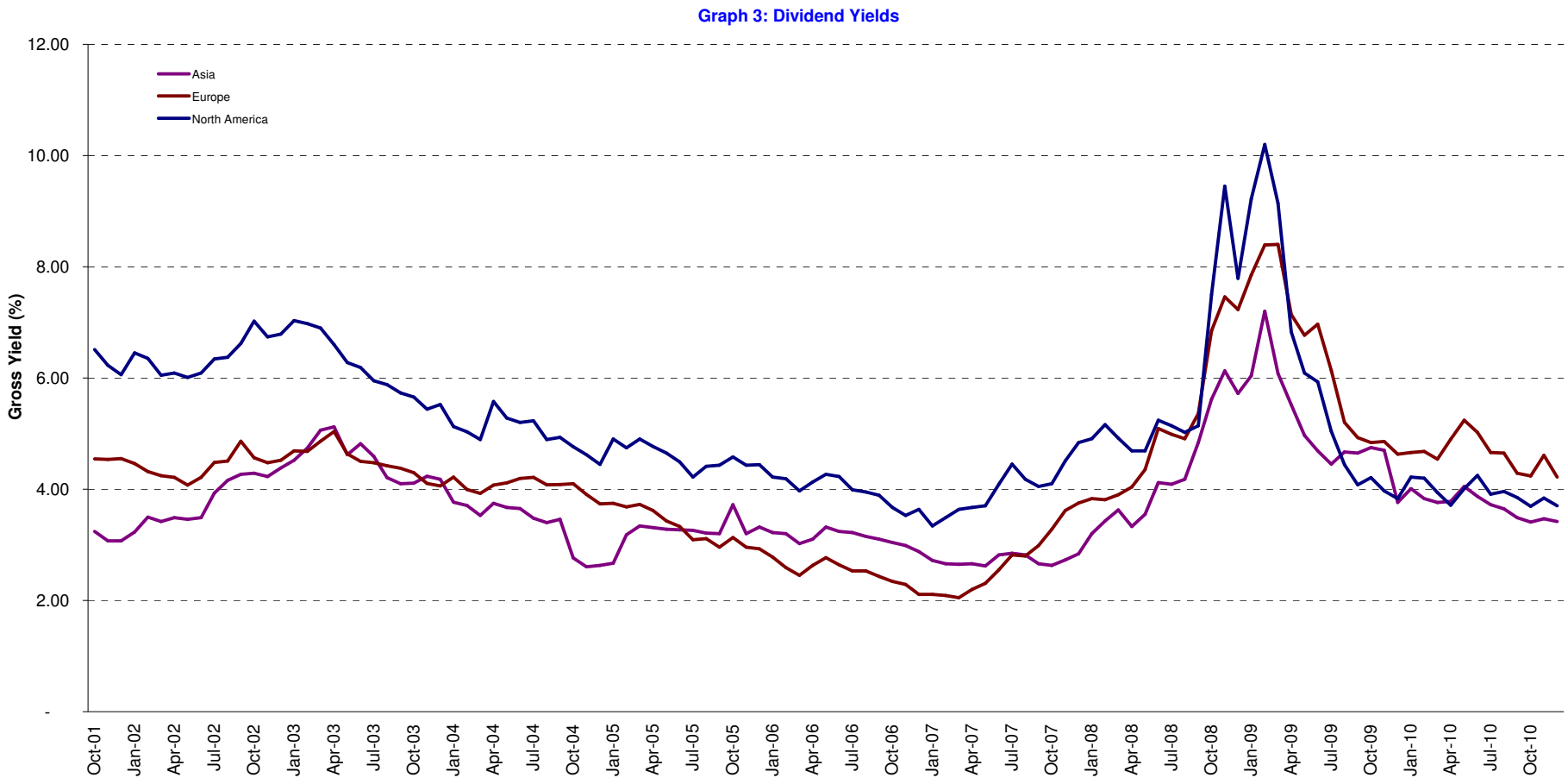

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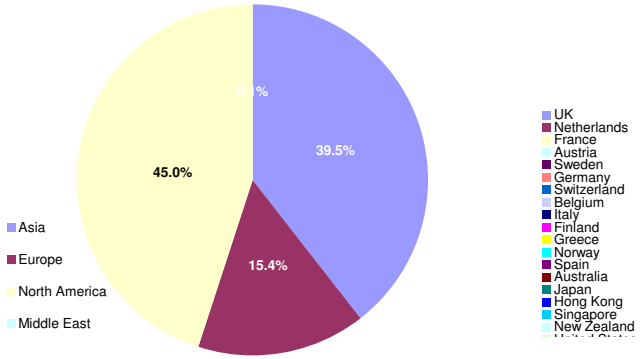
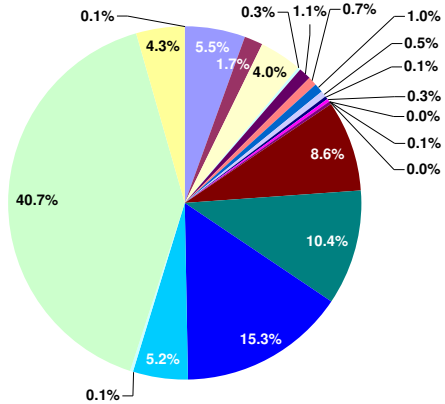
FTSE EPRA/NAREIT Global Developed Index Series

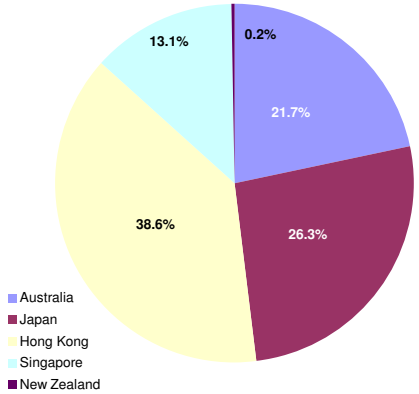
Graph 4: Global Developed - Regional Breakdown by Market Cap



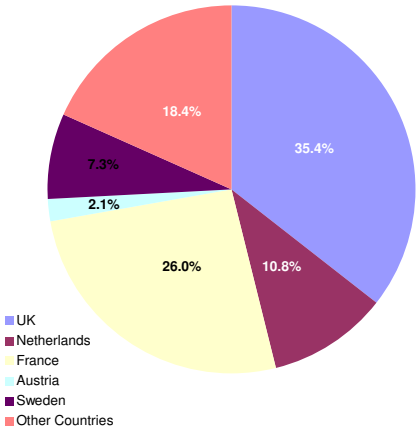
Graph 5: Global Developed - Breakdown by Country



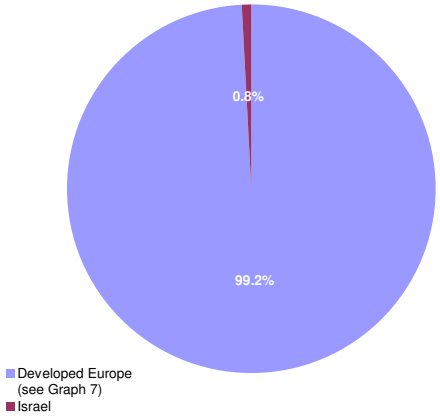
Graph 6: Asia Developed - Country Breakdown by Market Cap



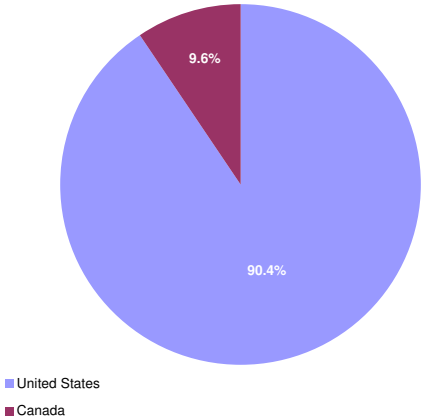
Graph 7: Europe Developed - Country Breakdown by Market Cap



Graph 8: Europe Plus Middle East (EMEA) - Country Breakdown by Market Cap



Graph 9: North America Developed - Country Breakdown by Market Cap



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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,256.35	592,630.02	100.00	3.66	9.51	6.04	0.27	-1.75	28.78	8.02	3.15	28.78	18.32	26.42
Asia	EUR	1,823.06	234,049.40	39.49	3.42	8.92	5.17	1.93	-4.51	25.36	8.00	2.97	25.36	19.46	25.86
Europe	EUR	2,145.56	91,375.39	15.42	4.16	6.13	6.22	-3.63	-6.50	16.84	4.84	8.04	16.84	18.87	26.70
North America	EUR	2,783.29	266,478.42	44.97	3.70	14.55	7.19	0.58	3.25	37.58	9.18	1.68	37.58	23.50	35.30
Global ex Asia	EUR	2,533.43	358,580.62	60.51	3.81	9.30	6.81	-0.75	0.23	31.27	8.04	3.27	31.27	20.86	31.36
Global ex Europe	EUR	2,237.43	501,254.63	84.58	3.56	10.87	6.17	1.15	-0.75	31.34	8.62	2.30	31.34	19.26	27.51
Global ex North America	EUR	2,057.52	326,151.60	55.03	3.62	8.21	6.27	0.19	-5.02	22.82	7.12	4.35	22.82	17.44	23.55
Global ex United States	EUR	2,122.92	351,605.29	59.33	3.75	8.36	6.55	0.57	-4.27	24.06	7.02	4.18	24.06	17.31	23.58
Global ex Japan	EUR	1,288.71	531,042.07	89.61	3.79	-NA-	-NA-	0.52	-1.88	27.61	6.68	2.50	27.61	-NA-	27.78
Global Dividend+	EUR	1,916.92	483,825.94	81.64	4.26	-NA-	-NA-	-NA-	0.33	31.23	7.50	2.83	31.23	-NA-	27.17
Global	USD	2,905.70	795,039.00	100.00	3.66	9.25	9.82	2.88	-4.53	20.40	6.15	6.30	20.40	20.99	32.14
Asia	USD	2,419.34	313,987.47	39.49	3.42	8.83	8.93	4.59	-7.21	17.21	6.12	6.12	17.21	22.18	31.82
Europe	USD	2,858.05	122,584.07	15.42	4.16	6.07	10.07	-1.12	-9.15	9.23	3.02	11.34	9.23	22.91	34.47
North America	USD	3,564.08	357,492.42	44.97	3.70	14.25	10.62	3.20	0.33	28.65	7.29	4.79	28.65	24.87	39.00
Global ex Asia	USD	3,264.01	481,051.53	60.51	3.81	9.05	10.30	1.84	-2.61	22.74	6.17	6.43	22.74	23.01	36.23
Global ex Europe	USD	2,891.42	672,454.93	84.58	3.56	10.64	9.67	3.79	-3.55	22.81	6.74	5.42	22.81	21.48	32.63
Global ex North America	USD	2,668.19	437,546.58	55.03	3.62	8.00	9.81	2.80	-7.71	14.83	5.26	7.54	14.83	20.86	30.61
Global ex United States	USD	2,841.43	471,693.82	59.33	3.75	8.30	10.47	3.19	-6.98	16.01	5.16	7.36	16.01	20.68	30.49
Global ex Japan	USD	1,323.21	712,416.08	89.61	3.79	-NA-	-NA-	3.14	-4.65	19.31	4.83	5.63	19.31	-NA-	33.43
Global ex Australia	USD	1,095.53	726,778.38	91.41	0.00	-NA-	-NA-	-NA-	-11.16	6.18	0.40	-0.72	6.18	-NA-	29.75
Global ex Australia Hedged	USD	1,417.20	726,778.38	91.41	0.00	-NA-	-NA-	2.63	-3.15	19.58	5.93	5.00	19.58	-NA-	30.27
Global Dividend+	USD	2,124.17	649,073.58	81.64	4.26	-NA-	11.15	4.68	-2.50	22.71	5.64	5.97	22.71	-NA-	32.62

*** -5 & -3 Years Total Returns are annualised**

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Global	GBP	2,990.97	507,799.36	100.00	3.66	10.47	9.31	4.79	3.43	24.19	6.84	5.74	24.19	19.45	28.54
Asia	GBP	2,490.34	200,546.94	39.49	3.42	9.99	8.42	6.54	0.52	20.89	6.81	5.56	20.89	19.93	26.87
Europe	GBP	2,941.93	78,295.67	15.42	4.16	7.39	9.56	0.72	-1.58	12.66	3.69	10.75	12.66	20.57	29.99
North America	GBP	3,668.67	228,333.98	44.97	3.70	15.45	10.11	5.12	8.69	32.69	7.98	4.23	32.69	24.61	37.57
Global ex Asia	GBP	3,359.80	307,252.42	60.51	3.81	10.33	9.78	3.73	5.51	26.60	6.86	5.87	26.60	22.17	33.93
Global ex Europe	GBP	2,976.28	429,503.69	84.58	3.56	11.82	9.16	5.72	4.48	26.67	7.43	4.86	26.67	20.19	29.32
Global ex North America	GBP	2,746.50	279,465.38	55.03	3.62	9.21	9.29	4.72	-0.02	18.44	5.94	6.97	18.44	18.34	25.40
Global ex United States	GBP	2,924.83	301,275.56	59.33	3.75	9.44	9.95	5.11	0.78	19.65	5.84	6.79	19.65	18.17	25.27
Global ex Japan	GBP	1,362.05	455,027.27	89.61	3.79	-NA-	-NA-	5.06	3.29	23.06	5.51	5.07	23.06	-NA-	30.04
Global Dividend+	GBP	2,431.85	414,569.79	81.64	4.26	-NA-	10.63	6.63	5.62	26.56	6.32	5.41	26.56	-NA-	29.50
Global	JPY	2,302.44	64,481,637.91	100.00	3.66	6.46	6.13	-4.56	-14.19	4.90	3.06	2.92	4.90	22.66	34.31
Asia	JPY	1,917.06	25,465,953.63	39.49	3.42	6.05	5.27	-2.97	-16.61	2.11	3.03	2.74	2.11	23.67	34.40
Europe	JPY	2,264.69	9,942,181.22	15.42	4.16	3.36	6.37	-8.27	-18.35	-4.84	0.02	7.80	-4.84	23.93	35.45
North America	JPY	2,824.14	28,994,422.46	44.97	3.70	11.34	6.90	-4.26	-9.83	12.08	4.16	1.45	12.08	26.41	40.58
Global ex Asia	JPY	2,586.37	39,015,684.28	60.51	3.81	6.26	6.59	-5.53	-12.47	6.93	3.08	3.04	6.93	24.46	37.71
Global ex Europe	JPY	2,291.13	54,539,456.69	84.58	3.56	7.81	5.98	-3.71	-13.32	6.99	3.62	2.07	6.99	23.25	35.03
Global ex North America	JPY	2,114.25	35,487,215.45	55.03	3.62	5.24	6.11	-4.63	-17.06	0.04	2.19	4.12	0.04	22.33	32.81
Global ex United States	JPY	2,251.52	38,256,726.92	59.33	3.75	5.53	6.73	-4.27	-16.39	1.06	2.10	3.95	1.06	22.29	32.78
Global ex Japan	JPY	1,048.50	57,780,505.93	89.61	3.79	-NA-	-NA-	-4.32	-14.31	3.94	1.77	2.27	3.94	-NA-	35.56
Global Dividend+	JPY	1,554.74	52,643,112.87	81.64	4.26	-NA-	-NA-	-NA-	-12.37	6.90	2.56	2.60	6.90	-NA-	34.65

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	AUD	1,854.92	775,608.24	130.88	3.66	-NA-	-NA-	-NA-	-NA-	5.64	0.27	-0.54	5.64	-NA-	-NA-
Asia	AUD	1,544.44	306,313.61	51.69	3.42	-NA-	-NA-	-NA-	-NA-	2.83	0.24	-0.71	2.83	-NA-	-NA-
Europe	AUD	1,824.50	119,588.12	20.18	4.16	-NA-	-NA-	-NA-	-NA-	-4.16	-2.68	4.17	-4.16	-NA-	-NA-
North America	AUD	2,275.21	348,755.30	58.85	3.70	-NA-	-NA-	-NA-	-NA-	12.87	1.34	-1.96	12.87	-NA-	-NA-
Global ex Asia	AUD	2,083.65	469,294.63	79.19	3.81	-NA-	-NA-	-NA-	-NA-	7.69	0.29	-0.42	7.69	-NA-	-NA-
Global ex Europe	AUD	1,845.80	656,020.13	110.70	3.56	-NA-	-NA-	-NA-	-NA-	7.75	0.82	-1.36	7.75	-NA-	-NA-
Global ex North America	AUD	1,703.30	426,852.94	72.03	3.62	-NA-	-NA-	-NA-	-NA-	0.75	-0.57	0.61	0.75	-NA-	-NA-
Global ex United States	AUD	1,813.89	460,165.62	77.65	3.75	-NA-	-NA-	-NA-	-NA-	1.78	-0.66	0.45	1.78	-NA-	-NA-
Global ex Japan	AUD	844.70	695,004.63	117.27	3.79	-NA-	-NA-	-NA-	-NA-	4.68	-0.98	-1.17	4.68	-NA-	-NA-
Global Dividend+	AUD	1,579.59	633,210.22	106.85	4.26	-NA-	-NA-	-NA-	-NA-	7.66	-0.21	-0.85	7.66	-NA-	-NA-
Global ex Australia Hedged	AUD	1,413.50	709,015.92	91.41	0.00	-NA-	-NA-	2.21	-4.35	21.56	6.68	5.08	21.56	-NA-	31.47
Global Hedged	AUD	1,318.26	775,608.24	8.59	0.00	-NA-	-NA-	0.98	-6.20	19.60	5.99	4.76	19.60	-NA-	30.29

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

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Global	EUR	2,176.82	592,630.02	100.00	3.05	-NA-	-NA-	-0.36	-2.50	27.95	7.88	3.09	27.95	-NA-	26.39
Asia	EUR	1,820.60	234,049.40	39.49	3.37	-NA-	-NA-	1.91	-4.56	25.30	7.99	2.97	25.30	-NA-	25.86
Europe	EUR	1,310.05	91,375.39	15.42	3.49	-NA-	-NA-	-4.23	-7.23	15.97	4.80	8.02	15.97	-NA-	26.61
North America	EUR	2,604.03	266,478.42	44.97	2.62	-NA-	-NA-	-0.62	1.73	35.99	8.86	1.55	35.99	-NA-	35.29
Global ex Asia	EUR	2,392.53	358,580.62	60.51	2.84	-NA-	-NA-	-1.76	-1.04	29.91	7.80	3.17	29.91	-NA-	31.31
Global ex Europe	EUR	2,158.47	501,254.63	84.58	2.97	-NA-	-NA-	0.51	-1.51	30.52	8.45	2.23	30.52	-NA-	27.51
Global ex North America	EUR	2,031.40	326,151.60	55.03	3.40	-NA-	-NA-	-0.02	-5.28	22.52	7.10	4.34	22.52	-NA-	23.51
Global ex US	EUR	2,086.25	351,605.29	59.33	3.45	-NA-	-NA-	0.27	-4.61	23.66	6.97	4.16	23.66	-NA-	23.55
Global ex Japan	EUR	995.93	531,042.07	89.61	0.00	-NA-	-NA-	-3.78	-6.49	22.63	5.74	2.09	22.63	-NA-	27.68
Global	USD	2,803.32	795,039.00	100.00	3.05	-NA-	-NA-	2.23	-5.26	19.63	6.00	6.24	19.63	-NA-	32.11
Asia	USD	2,416.07	313,987.47	39.49	3.37	-NA-	-NA-	4.56	-7.26	17.15	6.11	6.12	17.15	-NA-	31.82
Europe	USD	1,396.07	122,584.07	15.42	3.49	-NA-	-NA-	-1.74	-9.86	8.42	2.98	11.32	8.42	-NA-	34.42
North America	USD	3,334.51	357,492.42	44.97	2.62	-NA-	-NA-	1.97	-1.14	27.16	6.98	4.65	27.16	-NA-	38.95
Global ex Asia	USD	3,082.54	481,051.53	60.51	2.84	-NA-	-NA-	0.80	-3.84	21.47	5.93	6.33	21.47	-NA-	36.17
Global ex Europe	USD	2,789.37	672,454.93	84.58	2.97	-NA-	-NA-	3.13	-4.29	22.03	6.57	5.35	22.03	-NA-	32.61
Global ex North America	USD	2,634.38	437,546.58	55.03	3.40	-NA-	-NA-	2.58	-7.96	14.55	5.24	7.53	14.55	-NA-	30.59
Global ex US	USD	2,792.35	471,693.82	59.33	3.45	-NA-	-NA-	2.89	-7.31	15.63	5.12	7.35	15.63	-NA-	30.47
Global ex Japan	USD	1,271.62	712,416.08	89.61	3.13	-NA-	-NA-	2.42	-5.47	18.48	4.67	5.56	18.48	-NA-	33.39

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

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Global	GBP	2,885.59	507,799.36	100.00	3.05	-NA-	-NA-	4.14	2.64	23.39	6.69	5.68	23.39	-NA-	28.50
Asia	GBP	2,486.98	200,546.94	39.49	3.37	-NA-	-NA-	6.51	0.47	20.84	6.80	5.55	20.84	-NA-	26.91
Europe	GBP	1,437.04	78,295.67	15.42	3.49	-NA-	-NA-	0.09	-2.35	11.83	3.65	10.73	11.83	-NA-	29.97
North America	GBP	3,432.36	228,333.98	44.97	2.62	-NA-	-NA-	3.87	7.10	31.15	7.67	4.10	31.15	-NA-	37.51
Global ex Asia	GBP	3,173.01	307,252.42	60.51	2.84	-NA-	-NA-	2.67	4.18	25.29	6.62	5.76	25.29	-NA-	33.87
Global ex Europe	GBP	2,871.23	429,503.69	84.58	2.97	-NA-	-NA-	5.05	3.68	25.87	7.26	4.79	25.87	-NA-	29.30
Global ex North America	GBP	2,711.69	279,465.38	55.03	3.40	-NA-	-NA-	4.49	-0.29	18.15	5.92	6.96	18.15	-NA-	25.38
Global ex US	GBP	2,874.31	301,275.56	59.33	3.45	-NA-	-NA-	4.80	0.42	19.26	5.80	6.78	19.26	-NA-	25.25
Global ex Japan	GBP	1,308.93	455,027.27	89.61	3.13	-NA-	-NA-	4.32	2.41	22.20	5.35	5.00	22.20	-NA-	30.00
Global	JPY	2,221.32	64,481,637.91	100.00	3.05	-NA-	-NA-	-5.16	-14.85	4.22	2.92	2.86	4.22	-NA-	34.27
Asia	JPY	1,914.47	25,465,953.63	39.49	3.37	-NA-	-NA-	-3.00	-16.65	2.07	3.02	2.74	2.07	-NA-	34.39
Europe	JPY	1,106.23	9,942,181.22	15.42	3.49	-NA-	-NA-	-8.84	-18.98	-5.54	-0.02	7.78	-5.54	-NA-	35.40
North America	JPY	2,642.23	28,994,422.46	44.97	2.62	-NA-	-NA-	-5.40	-11.15	10.78	3.86	1.32	10.78	-NA-	40.53
Global ex Asia	JPY	2,442.57	39,015,684.28	60.51	2.84	-NA-	-NA-	-6.49	-13.57	5.82	2.84	2.94	5.82	-NA-	37.64
Global ex Europe	JPY	2,210.26	54,539,456.69	84.58	2.97	-NA-	-NA-	-4.32	-13.98	6.32	3.46	2.00	6.32	-NA-	35.01
Global ex North America	JPY	2,087.45	35,487,215.45	55.03	3.40	-NA-	-NA-	-4.83	-17.28	-0.20	2.17	4.11	-0.20	-NA-	32.79
Global ex US	JPY	2,212.63	38,256,726.92	59.33	3.45	-NA-	-NA-	-4.55	-16.69	0.74	2.06	3.93	0.74	-NA-	32.76
Global ex Japan	JPY	1,007.61	57,780,505.93	89.61	3.13	-NA-	-NA-	-4.99	-15.04	3.22	1.62	2.21	3.22	-NA-	35.51

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Global	AUD	1,789.56	775,608.24	130.88	3.05	-NA-	-NA-	-NA-	-NA-	4.96	0.13	-0.60	4.96	-NA-	-NA-
Asia	AUD	1,542.35	306,313.61	51.69	3.37	-NA-	-NA-	-NA-	-NA-	2.79	0.23	-0.72	2.79	-NA-	-NA-
Europe	AUD	891.21	119,588.12	20.18	3.49	-NA-	-NA-	-NA-	-NA-	-4.88	-2.73	4.15	-4.88	-NA-	-NA-
North America	AUD	2,128.65	348,755.30	58.85	2.62	-NA-	-NA-	-NA-	-NA-	11.56	1.05	-2.09	11.56	-NA-	-NA-
Global ex Asia	AUD	1,967.81	469,294.63	79.19	2.84	-NA-	-NA-	-NA-	-NA-	6.57	0.06	-0.52	6.57	-NA-	-NA-
Global ex Europe	AUD	1,780.65	656,020.13	110.70	2.97	-NA-	-NA-	-NA-	-NA-	7.07	0.66	-1.43	7.07	-NA-	-NA-
Global ex North America	AUD	1,681.71	426,852.94	72.03	3.40	-NA-	-NA-	-NA-	-NA-	0.51	-0.59	0.60	0.51	-NA-	-NA-
Global ex US	AUD	1,782.56	460,165.62	77.65	3.45	-NA-	-NA-	-NA-	-NA-	1.45	-0.70	0.43	1.45	-NA-	-NA-
Global ex Japan	AUD	652.83	695,004.63	117.27	0.00	-NA-	-NA-	-NA-	-NA-	0.60	-1.85	-1.57	0.60	-NA-	-NA-

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	1,384.47	592,630.02	100.00	0.00	4.81	1.51	-3.72	-6.08	23.93	7.12	2.76	23.93	18.28	26.33
Asia	EUR	1,233.47	234,049.40	39.49	0.00	5.35	1.46	-1.59	-8.14	21.09	7.11	2.54	21.09	19.42	25.90
Europe	EUR	1,403.24	91,375.39	15.42	0.00	2.00	2.18	-7.39	-10.92	11.68	4.36	7.85	11.68	18.75	26.32
North America	EUR	1,568.68	266,478.42	44.97	0.00	7.72	1.90	-3.96	-1.81	32.22	8.10	1.24	32.22	23.44	35.26
Global ex Asia	EUR	1,484.84	358,580.62	60.51	0.00	3.70	1.86	-5.04	-4.63	26.02	7.13	2.90	26.02	20.74	31.13
Global ex Europe	EUR	1,362.67	501,254.63	84.58	0.00	6.06	1.53	-2.90	-5.06	26.54	7.64	1.87	26.54	19.24	27.54
Global ex North America	EUR	1,372.29	326,151.60	55.03	0.00	4.46	2.41	-3.39	-8.88	18.31	6.35	3.98	18.31	17.39	23.43
Global ex United States	EUR	1,400.24	351,605.29	59.33	0.00	4.55	2.57	-3.18	-8.32	19.34	6.20	3.81	19.34	17.25	23.47
Global ex Japan	EUR	995.93	531,042.07	89.61	0.00	-NA-	-NA-	-3.78	-6.49	22.63	5.74	2.09	22.63	-NA-	27.68
Global Dividend+	EUR	1,549.54	483,825.94	81.64	0.00	-NA-	-NA-	-NA-	-4.73	25.58	6.43	2.36	25.58	-NA-	27.07
Global	USD	1,790.07	795,039.00	100.00	0.00	4.59	5.13	-1.21	-8.74	15.88	5.27	5.90	15.88	20.89	32.00
Asia	USD	1,635.51	313,987.47	39.49	0.00	5.26	5.07	0.97	-10.74	13.23	5.26	5.68	13.23	22.12	31.79
Europe	USD	1,869.47	122,584.07	15.42	0.00	1.93	5.89	-4.98	-13.44	4.41	2.55	11.15	4.41	22.85	34.24
North America	USD	2,008.39	357,492.42	44.97	0.00	7.44	5.17	-1.45	-4.59	23.63	6.23	4.34	23.63	24.75	38.85
Global ex Asia	USD	1,912.23	481,051.53	60.51	0.00	3.47	5.19	-2.57	-7.33	17.84	5.27	6.04	17.84	22.85	35.98
Global ex Europe	USD	1,760.47	672,454.93	84.58	0.00	5.83	4.87	-0.37	-7.75	18.32	5.77	4.98	18.32	21.40	32.56
Global ex North America	USD	1,779.60	437,546.58	55.03	0.00	4.25	5.82	-0.87	-11.46	10.62	4.50	7.16	10.62	20.81	30.49
Global ex United States	USD	1,874.16	471,693.82	59.33	0.00	4.49	6.34	-0.65	-10.91	11.59	4.36	6.98	11.59	20.63	30.37
Global ex Japan	USD	1,022.64	712,416.08	89.61	0.00	-NA-	-NA-	-1.27	-9.13	14.66	3.90	5.21	14.66	-NA-	33.29
Global ex Australia	USD	1,145.10	726,778.38	91.41	0.00	-NA-	-NA-	-NA-	-6.91	16.76	5.47	5.80	16.76	-NA-	32.11
Global ex Australia Hedged	USD	1,134.21	726,778.38	91.41	0.00	-NA-	-NA-	-1.17	-7.16	15.37	5.11	4.69	15.37	-NA-	30.11
Global Dividend+	USD	1,717.07	649,073.58	81.64	0.00	-NA-	5.58	-0.16	-7.43	17.43	4.59	5.49	17.43	-NA-	32.48

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	1,842.61	507,799.36	100.00	0.00	5.75	4.64	0.63	-1.13	19.52	5.95	5.34	19.52	19.35	28.36
Asia	GBP	1,683.51	200,546.94	39.49	0.00	6.39	4.58	2.85	-3.30	16.79	5.94	5.12	16.79	19.83	26.78
Europe	GBP	1,924.33	78,295.67	15.42	0.00	3.21	5.39	-3.21	-6.23	7.70	3.21	10.56	7.70	20.55	29.86
North America	GBP	2,067.33	228,333.98	44.97	0.00	8.56	4.67	0.38	3.36	27.52	6.92	3.78	27.52	24.47	37.37
Global ex Asia	GBP	1,968.35	307,252.42	60.51	0.00	4.68	4.69	-0.75	0.40	21.54	5.95	5.48	21.54	22.01	33.67
Global ex Europe	GBP	1,812.14	429,503.69	84.58	0.00	6.96	4.38	1.49	-0.06	22.04	6.46	4.42	22.04	20.09	29.20
Global ex North America	GBP	1,831.83	279,465.38	55.03	0.00	5.42	5.32	0.97	-4.08	14.10	5.18	6.59	14.10	18.27	25.26
Global ex United States	GBP	1,929.17	301,275.56	59.33	0.00	5.59	5.84	1.20	-3.49	15.09	5.04	6.42	15.09	18.11	25.14
Global ex Japan	GBP	1,052.65	455,027.27	89.61	0.00	-NA-	-NA-	0.57	-1.56	18.26	4.58	4.65	18.26	-NA-	29.87
Global Dividend+	GBP	1,965.78	414,569.79	81.64	0.00	-NA-	5.09	1.70	0.29	21.12	5.27	4.93	21.12	-NA-	29.31
Global	JPY	1,418.44	64,481,637.91	100.00	0.00	1.92	1.60	-8.35	-17.97	0.95	2.20	2.53	0.95	22.56	34.14
Asia	JPY	1,295.96	25,465,953.63	39.49	0.00	2.57	1.54	-6.33	-19.78	-1.36	2.19	2.32	-1.36	23.63	34.34
Europe	JPY	1,481.35	9,942,181.22	15.42	0.00	-0.67	2.32	-11.85	-22.20	-9.03	-0.44	7.61	-9.03	23.88	35.17
North America	JPY	1,591.42	28,994,422.46	44.97	0.00	4.70	1.63	-8.58	-14.25	7.71	3.13	1.02	7.71	26.26	40.42
Global ex Asia	JPY	1,515.23	39,015,684.28	60.51	0.00	0.82	1.65	-9.61	-16.71	2.66	2.20	2.67	2.66	24.29	37.43
Global ex Europe	JPY	1,394.98	54,539,456.69	84.58	0.00	3.12	1.34	-7.57	-17.09	3.08	2.69	1.64	3.08	23.16	34.94
Global ex North America	JPY	1,410.14	35,487,215.45	55.03	0.00	1.59	2.26	-8.04	-20.42	-3.63	1.46	3.75	-3.63	22.29	32.66
Global ex United States	JPY	1,485.07	38,256,726.92	59.33	0.00	1.82	2.74	-7.83	-19.93	-2.78	1.32	3.58	-2.78	22.25	32.63
Global ex Japan	JPY	810.33	57,780,505.93	89.61	0.00	-NA-	-NA-	-8.41	-18.33	-0.11	0.88	1.86	-0.11	-NA-	35.39
Global Dividend+	JPY	1,256.77	52,643,112.87	81.64	0.00	-NA-	-NA-	-NA-	-16.80	2.30	1.54	2.14	2.30	-NA-	34.48

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	AUD	1,142.73	775,608.24	130.88	0.00	-NA-	-NA-	-NA-	-NA-	1.67	-0.57	-0.92	1.67	-NA-	-NA-
Asia	AUD	1,044.07	306,313.61	51.69	0.00	-NA-	-NA-	-NA-	-NA-	-0.66	-0.58	-1.12	-0.66	-NA-	-NA-
Europe	AUD	1,193.42	119,588.12	20.18	0.00	-NA-	-NA-	-NA-	-NA-	-8.39	-3.13	3.99	-8.39	-NA-	-NA-
North America	AUD	1,282.10	348,755.30	58.85	0.00	-NA-	-NA-	-NA-	-NA-	8.47	0.34	-2.38	8.47	-NA-	-NA-
Global ex Asia	AUD	1,220.72	469,294.63	79.19	0.00	-NA-	-NA-	-NA-	-NA-	3.39	-0.56	-0.78	3.39	-NA-	-NA-
Global ex Europe	AUD	1,123.84	656,020.13	110.70	0.00	-NA-	-NA-	-NA-	-NA-	3.81	-0.09	-1.78	3.81	-NA-	-NA-
Global ex North America	AUD	1,136.05	426,852.94	72.03	0.00	-NA-	-NA-	-NA-	-NA-	-2.94	-1.29	0.26	-2.94	-NA-	-NA-
Global ex United States	AUD	1,196.41	460,165.62	77.65	0.00	-NA-	-NA-	-NA-	-NA-	-2.10	-1.42	0.09	-2.10	-NA-	-NA-
Global ex Japan	AUD	652.83	695,004.63	117.27	0.00	-NA-	-NA-	-NA-	-NA-	0.60	-1.85	-1.57	0.60	-NA-	-NA-
Global Dividend+	AUD	1,276.85	633,210.22	106.85	0.00	-NA-	-NA-	-NA-	-NA-	3.03	-1.21	-1.30	3.03	-NA-	-NA-
Global ex Australia Hedged	AUD	1,131.76	709,015.92	91.41	0.00	-NA-	-NA-	-1.56	-8.30	17.30	5.87	4.80	17.30	-NA-	31.37
Global Hedged	AUD	1,038.21	775,608.24	100.00	0.00	-NA-	-NA-	-3.02	-10.32	15.13	5.12	4.38	15.13	-NA-	30.20

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

Index Description	Curr	Close Value Dec-10	12 Mths Estimated Div Yld (%) Dec-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Gross Total Return													
Global	Local	2449.14	3.66	8.64	7.59	0.39	-5.88	17.34	5.20	4.62	17.34	19.27	29.25
Global ex Asia	Local	3033.43	3.81	9.56	9.21	0.94	-1.64	23.80	6.23	5.48	23.80	21.82	34.18
Global ex Europe	Local	2467.01	3.56	9.64	7.67	1.20	-6.07	18.05	5.38	3.93	18.05	20.30	30.63
Global ex North America	Local	1949.86	3.62	6.76	5.82	-1.04	-9.48	10.03	3.85	4.76	10.03	17.77	25.57
Global ex UK	Local	2834.18	-NA-	11.34	8.73	1.21	-5.44	18.14	5.07	4.45	18.14	19.50	29.49
Asia	Local	1715.45	3.42	6.89	4.78	-0.14	-11.68	8.52	3.68	3.33	8.52	19.93	28.42
Europe	Local	2404.87	4.16	6.67	7.50	-2.34	-4.75	13.86	4.21	8.62	13.86	18.96	27.01
Europe ex UK	Local	3023.05	4.37	7.66	10.61	1.92	-0.20	19.22	2.55	9.11	19.22	18.10	26.14
Nordic	Local	3473.51	-NA-	4.36	9.76	-1.04	5.15	37.41	6.57	15.57	37.41	26.00	37.40
North America	Local	3462.32	3.70	14.12	10.28	2.83	0.20	27.89	6.96	4.45	27.89	24.53	38.38
Price Return													
Global	Local	1513.00	0.00	4.03	3.01	-3.61	-10.03	12.93	4.32	4.22	12.93	19.18	29.11
Global ex Europe	Local	1503.33	0.00	4.89	2.97	-2.85	-10.16	13.74	4.42	3.49	13.74	20.22	30.57
Global ex Asia	Local	1785.03	0.00	3.98	4.16	-3.42	-6.41	18.83	5.33	5.10	18.83	21.67	33.92
Global ex North America	Local	1305.11	0.00	3.09	2.00	-4.59	-13.17	6.00	3.10	4.39	6.00	17.72	25.45
Global ex UK	Local	1728.13	0.00	6.57	3.98	-2.87	-9.63	13.71	4.18	4.04	13.71	19.40	29.34
Asia	Local	1161.53	0.00	3.40	1.08	-3.59	-15.04	4.85	2.83	2.90	4.85	19.87	28.40
Europe	Local	1567.52	0.00	2.51	3.39	-6.16	-9.27	8.84	3.73	8.43	8.84	18.89	26.72
Europe ex UK	Local	1858.42	0.00	3.38	5.85	-2.38	-5.25	13.53	2.22	8.98	13.53	18.01	25.89
Nordic	Local	2177.94	0.00	1.70	5.20	-5.33	0.07	32.03	6.57	15.57	32.03	26.00	37.38
North America	Local	1951.05	0.00	7.32	4.84	-1.81	-4.71	22.90	5.90	4.00	22.90	24.40	38.23

** 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 219.

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

Gross Total Return Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Real Estate **	Local	2449.14	3.66	18.03	7.59	0.39	-5.88	17.34	5.20	4.62	17.34	19.27	29.25
Global FTSE	Local	237.76	2.72	-NA-	2.33	2.47	-4.16	11.14	7.57	4.98	11.14	15.85	20.94
Global JP Morgan Bonds	Local	430.61	-NA-	13.17	4.31	3.73	4.63	4.18	-2.29	-0.53	4.18	3.18	3.64

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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	23,808.51	4.02
Simon Property Group *	US	21,721.26	3.67
Westfield Group *	AU	16,892.71	2.85
Mitsubishi Estate	JP	14,433.53	2.44
Unibail-Rodamco *	FR	13,513.43	2.28
Mitsui Fudosan	JP	13,115.34	2.21
Vornado Realty Trust *	US	11,299.56	1.91
Equity Residential Props *	US	10,915.72	1.84
Public Storage *	US	9,648.82	1.63
Hongkong Land Hldgs	HK	9,079.17	1.53
Boston Properties *	US	8,991.97	1.52
Host Hotels & Resorts *	US	8,870.58	1.50
HCP *	US	8,867.04	1.50
Sumitomo Realty & Dev	JP	8,484.20	1.43
Wharf Holdings	HK	7,890.34	1.33
Hang Lung Properties	HK	7,780.48	1.31
Avalonbay Communities *	US	7,144.81	1.21
Capitaland	SG	6,845.62	1.16
Stockland Trust Group *	AU	6,555.03	1.11
Prologis *	US	6,124.65	1.03

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	126	266,478.42	45.02%
EPRA/NAREIT Asia	73	234,049.40	39.54%
EPRA/NAREIT Europe	82	91,375.39	15.44%
EPRA/NAREIT Global	**282**	**591,903.21**	**100.00%**
Global Ex Europe	200	501,254.63	84.69%
Global Ex Asia	209	358,580.62	60.58%
Global Ex Nth America	156	326,151.60	55.10%

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

Top 20 Performance

Stock	Country	Price Return Dec-10	Div Return Dec-10	Total Return Dec-10
Grainger Plc	UK	22.34	1.54	23.88
Quintain Estates	UK	22.63	0.00	22.63
Fabege	SE	22.35	0.00	22.35
St Modwen Properties	UK	21.86	0.00	21.86
F&C Commercial Prop	UK	20.00	0.57	20.57
Nomura Real Estate Holdings	JP	20.54	0.00	20.54
Japan Prime Realty Inv. *	JP	17.81	2.71	20.52
Tokyu REIT *	JP	20.08	0.00	20.08
Kungsleden	SE	18.84	0.00	18.84
Felcor Lodging Trust *	US	18.72	0.00	18.72
CA Immobilien Anlage	AT	18.68	0.00	18.68
Klovern AB	SE	17.65	0.00	17.65
Aeon Mall Co Ltd	JP	17.14	0.00	17.14
Vastned Offices/Ind *	NL	16.96	0.00	16.96
Hufvudstaden A	SE	15.94	0.00	15.94
Development Securities	UK	15.83	0.00	15.83
Wihlborgs Fastigheter	SE	15.73	0.00	15.73
Japan Retail Fund *	JP	15.59	0.00	15.59
Tokyo Tatemono	JP	14.29	1.22	15.50
U-Store-It Trust *	US	15.24	0.00	15.24

Bottom 20 Performance

Stock	Country	Price Return Dec-10	Div Return Dec-10	Total Return Dec-10
Calloway REIT *	CA	-1.72	0.54	-1.18
H & R Real Estate *	CA	-1.87	0.37	-1.50
CapitaMalls Asia	SG	-1.52	0.00	-1.52
Senior Housing Prop *	US	-1.75	0.00	-1.75
First Capital Realty	CA	-3.14	1.28	-1.86
Mucklow <A&J> *	UK	-5.16	3.26	-1.90
Allied Properties REIT *	CA	-2.62	0.50	-2.12
Invista Foundation Prop	UK	-2.50	0.00	-2.50
Global Logistic Properties	SG	-2.70	0.00	-2.70
Mirvac Group *	AU	-4.30	1.56	-2.73
Henderson Land Dev	HK	-3.20	0.00	-3.20
ING Office Fund *	AU	-5.13	1.67	-3.46
CapLease	US	-4.59	1.07	-3.52
Shui On Land	HK	-3.61	0.00	-3.61
China Overseas Land	HK	-3.62	0.00	-3.62
Cominar REIT *	CA	-4.67	0.55	-4.12
Agree Realty Corp *	US	-6.30	1.82	-4.47
DuPont Fabros Technology *	US	-5.84	0.53	-5.31
New World Development	HK	-5.32	0.00	-5.32
Sino Land	HK	-10.47	0.00	-10.47

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 31-Dec	Total Return (%) - 20 Yrs	Total Return (%) - 10 Yrs	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Dec-10	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.34	-0.08	3.63	2.61	-2.83	-6.50	-1.73	3.06	-6.50	11.02	14.84
1 EUR = CAD	1.33	-0.85	-0.56	-0.66	-2.61	-11.37	-4.82	-0.30	-11.37	10.70	13.64
1 EUR = GBP	0.86	0.97	3.14	4.52	5.27	-3.56	-1.10	2.51	-3.56	9.01	13.99
1 EUR = SEK	9.02	0.81	0.17	-0.80	-1.54	-11.96	-1.85	-1.48	-11.96	6.19	9.12
1 EUR = CHF	1.25	-1.63	-1.91	-4.26	-8.92	-15.69	-6.24	-3.62	-15.69	5.78	9.11
1 EUR = DKK	7.45	-0.28	-0.02	-0.02	-0.02	0.15	0.00	-0.01	0.15	0.23	0.23
1 EUR = AUD	1.31	-1.48	-2.51	-4.03	-7.71	-17.96	-7.18	-3.58	-17.96	9.59	10.20
1 EUR = HKD	10.43	-0.10	3.59	2.66	-2.93	-6.26	-1.60	3.16	-6.26	10.94	14.73
1 EUR = JPY	108.81	-2.62	0.11	-4.81	-12.66	-18.54	-4.60	-0.22	-18.54	12.42	16.99
1 EUR = SGD	1.72	-1.59	0.54	-2.61	-6.53	-14.68	-4.30	-0.12	-14.68	8.01	9.62
1 EUR = NZD	1.72	#DIV/0!	-2.11	-0.17	-3.31	-12.91	-7.48	-1.86	-12.91	10.25	11.50

*** -5 & -3 Years Total Returns are annualised**

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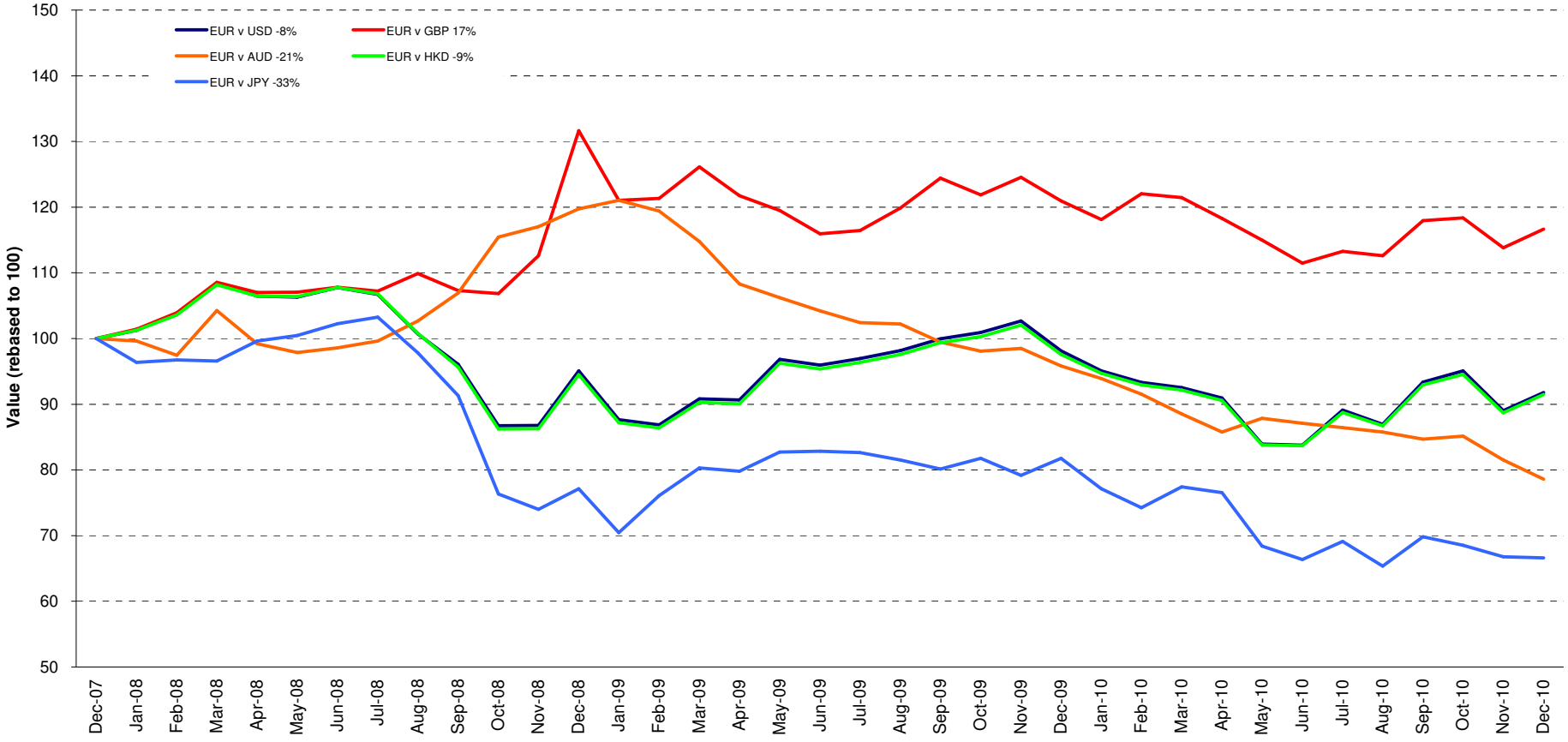
Foreign Exchange Performance



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Section 3

FTSE EPRA/NAREIT Asia Developed Index Series

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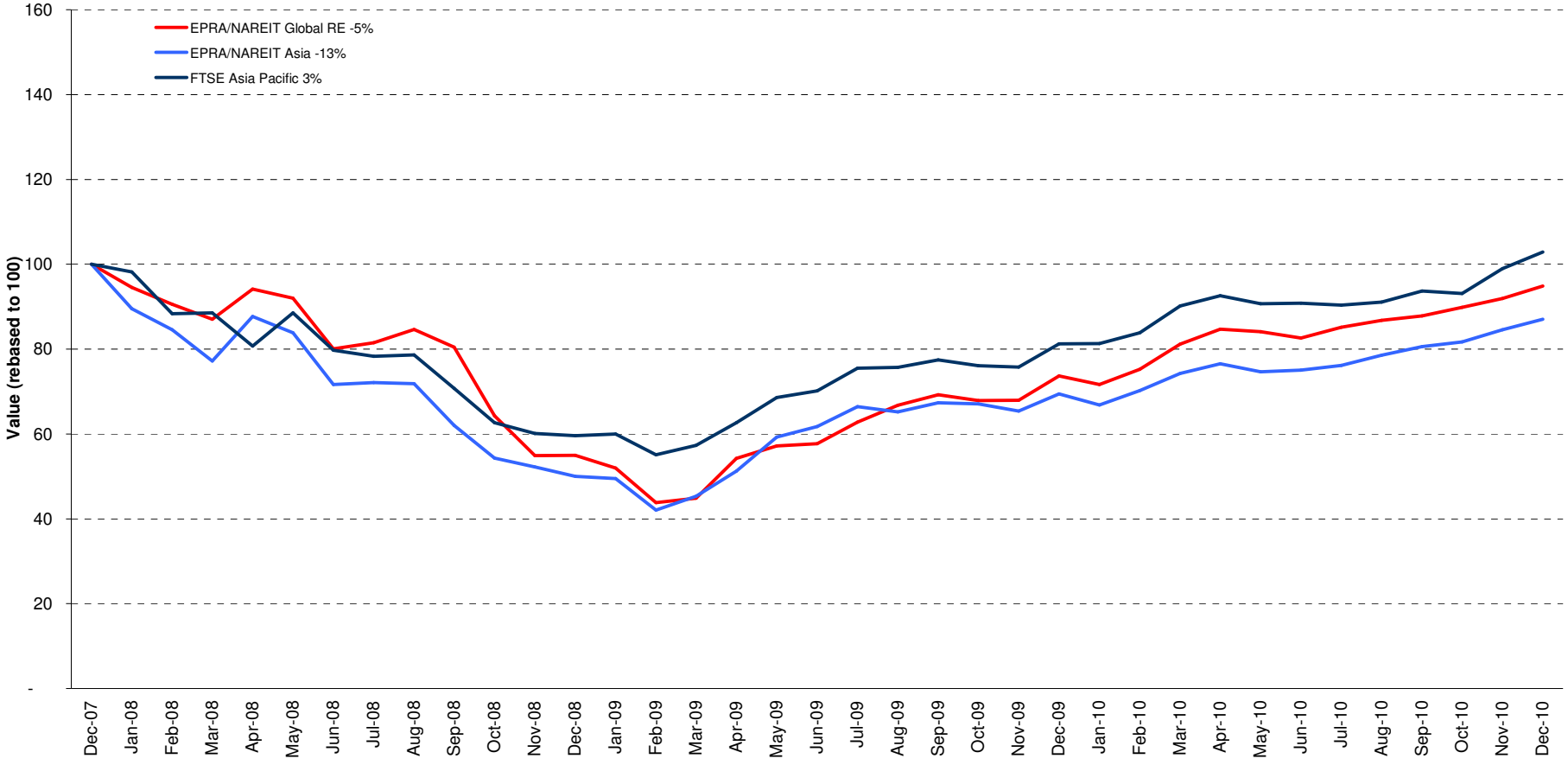
FTSE EPRA/NAREIT Asia Developed Index Series

Graph 11: EPRA/NAREIT Asia Developed v EPRA/NAREIT Global Developed & FTSE Asia Pacific - Total Returns (EUR) Rolling 36 Months Performance



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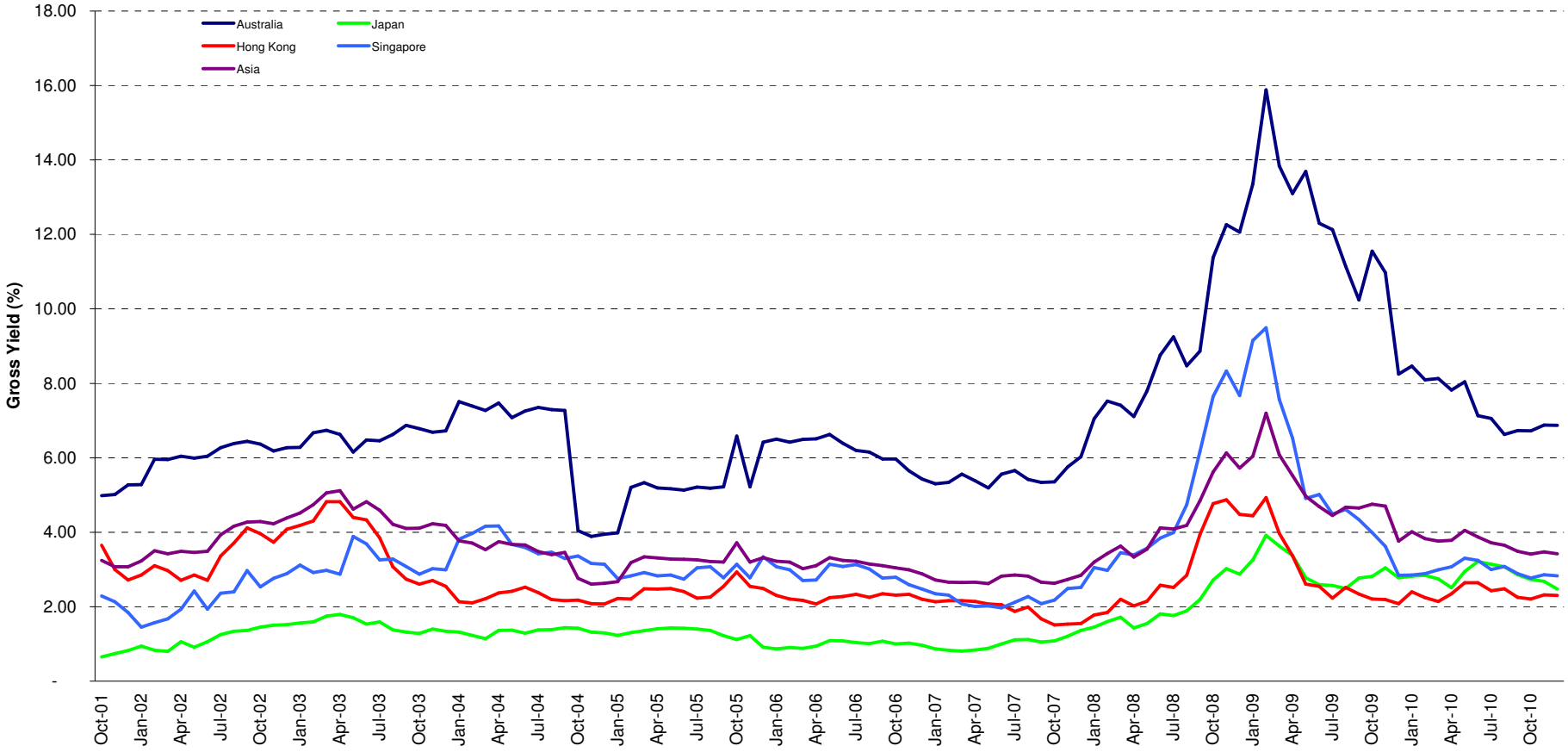
Graph 12: Dividend Yields



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

Ex Date	Description
8 December 2010	Commonwealth Property Office Fund (Australia): New number of shares: 2,341,356,439
13 December 2010	Westfield Group (Australia): Capital Repayment of AUD 3.163226 pursuant to Spin Off of Westfield Retail Trust.
13 December 2010	Westfield Retail Trust (Australia): Addition. Number of shares: 2,307,770,787. Free float: 100%.
20 December 2010	Daibiru Corp. (Japan): Deleted on market size rule

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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 2010	Link REIT *	Rental	Retail	HKD	0.529	3.28	20-Jan	Semi-Annual
6 December 2010	Suntec REIT *	Rental	Diversified	SGD	0.017	6.49	5-Jan	Quarterly
23 December 2010	Bunnings Warehouse Prop *	Rental	Retail	AUD	0.062	7.64	25-Feb	Semi-Annual
23 December 2010	CFS Retail Property Trust *	Rental	Retail	AUD	0.063	6.93	24-Feb	Semi-Annual
23 December 2010	Cmnwealth Prop Office *	Rental	Office	AUD	0.028	11.08	24-Feb	Semi-Annual
23 December 2010	Dexus Property Group *	Rental	Diversified	AUD	0.026	12.33	25-Feb	Semi-Annual
23 December 2010	FKP Property Group *	Non-Rental	Diversified	AUD	0.014	0.00	31-Mar	Dividend
23 December 2010	Goodman Group *	Rental	Industrial	AUD	0.015	41.00	28-Feb	Dividend
23 December 2010	ING Industrial Fund *	Rental	Industrial	AUD	0.008	0.00	28-Feb	Dividend
23 December 2010	ING Office Fund *	Rental	Office	AUD	0.010	19.46	28-Feb	Quarterly
23 December 2010	Mirvac Group *	Non-Rental	Diversified	AUD	0.020	19.80	28-Jan	Quarterly
23 December 2010	Stockland Trust Group *	Non-Rental	Diversified	AUD	0.116	11.36	28-Feb	Semi-Annual
28 December 2010	Tokyo Tatemono	Non-Rental	Office	JPY	4.000	4.26	January	Semi-Annual
28 December 2010	Nippon Building Fund *	Rental	Office	JPY	15100.000	5.20	January	Semi-Annual
28 December 2010	Japan Prime Realty Inv. *	Rental	Office	JPY	5750.000	5.66	January	Semi-Annual

** Based on previous period figures

*** Estimated

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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 2011	Tokyu REIT *	Rental	Diversified	JPY	11600.000	2.51	February	Annual
28 January 2011	Ascendas REIT *	Rental	Industrial	SGD	0.0356 ***	5.38	February	Dividend
30 January 2011	CapitaCommercial Trust *	Rental	Office	SGD	0.0447 ***	6.44	February	Semi-Annual
28 January 2011	Capitamall Trust *	Rental	Retail	SGD	0.0234 ***	4.79	February	Dividend
29 January 2011	Mapletree Logistics Trust *	Rental	Industrial	SGD	0.0178 ***	5.87	February	Dividend

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

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Westfield Group *	Rental	Retail	9.58	16,893	2.85	7.22	9.81	-NA-	-NA-	2.19	-7.48	10.56	4.47	5.42	0.00	5.42	10.56	-NA-	22.09	29,929	132
Stockland Trust Group *	Non-Rental	Diversified	3.60	6,555	1.11	2.80	6.28	8.69	6.28	-4.00	-18.78	-3.19	-3.23	-1.91	3.16	1.25	-3.19	21.61	33.78	7,982	91
Westfield Retail Trust	Rental	Retail	2.57	4,532	0.76	1.94	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-0.39	0.00	-0.39	-NA-	-NA-	-NA-	-NA-	-NA-
GPT Group *	Rental	Diversified	2.94	4,168	0.70	1.78	5.68	-2.81	-9.87	-28.31	-45.20	0.46	1.39	5.76	0.00	5.76	0.46	32.12	53.30	10,041	180
Mirvac Group *	Non-Rental	Diversified	1.23	3,197	0.54	1.37	6.53	-NA-	1.19	-11.61	-35.78	-16.88	-6.39	-4.30	1.56	-2.73	-16.88	33.81	56.21	5,158	120
Goodman Group *	Rental	Industrial	0.65	3,164	0.53	1.35	5.23	-NA-	-NA-	-21.16	-41.77	7.72	3.10	1.56	2.34	3.91	7.72	-NA-	75.20	3,516	83
Dexus Property Group *	Rental	Diversified	0.80	2,939	0.50	1.26	6.34	-NA-	-NA-	-2.38	-20.50	-0.54	-3.99	1.92	3.32	5.24	-0.54	-NA-	35.31	5,199	132
CFS Retail Property Trust *	Rental	Retail	1.76	2,845	0.48	1.22	7.16	-NA-	9.69	2.92	-2.96	-0.74	-3.80	-1.68	0.00	48.00	-0.74	14.50	16.83	6,566	172
Cmnwealth Prop Office *	Rental	Office	0.83	1,485	0.25	0.63	6.80	-NA-	5.42	-0.58	-12.16	-8.61	-6.79	1.22	3.35	4.57	-8.61	17.49	25.86	2,968	149
ING Office Fund *	Rental	Office	0.56	1,157	0.20	0.49	7.03	-NA-	2.98	-5.58	-22.16	-7.19	-5.87	-5.13	1.67	-3.46	-7.19	36.71	64.54	1,719	111
Charter Hall Office reiT *	Rental	Office	2.85	1,074	0.18	0.46	6.23	-NA-	-10.48	-24.60	-40.47	-8.06	16.80	0.35	0.00	0.35	-8.06	35.29	61.92	-NA-	-NA-
ING Industrial Fund *	Rental	Industrial	0.53	1,040	0.18	0.44	6.11	-NA-	2.20	-14.27	-34.92	16.06	8.78	1.94	1.56	3.50	16.06	53.96	97.12	3,690	264
Charter Hall Retail REIT *	Rental	Retail	2.94	687	0.12	0.29	7.99	-NA-	-5.75	-19.71	-28.29	0.51	2.44	2.80	0.00	2.80	0.51	51.74	92.56	-NA-	-NA-
FKP Property Group	Non-Rental	Diversified	0.86	575	0.10	0.25	2.81	-NA-	17.24	-13.53	-37.45	11.27	2.24	2.40	1.68	4.07	11.27	72.54	121.66	715	93
Bunnings Warehouse Prop *	Rental	Retail	1.75	571	0.10	0.24	6.95	-NA-	12.91	7.57	2.94	0.62	-1.80	-2.51	3.44	0.94	0.62	17.32	25.80	331	43
Australia Total				**50,882**	**8.59**	**21.73**	**6.87**														
Kiwi Income Property Trust *	Rental	Diversified	1.00	566	0.10	0.24	7.25	-NA-	8.98	3.41	-1.87	4.15	2.96	0.00	0.00	0.00	4.15	12.95	14.59	211	28
New Zealand Total				**566**	**0.10**	**0.24**	**7.25**														

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

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Sun Hung Kai Props	Non-Rental	Diversified	129.10	23,809	4.02	10.17	2.09	13.35	6.86	13.35	-6.17	13.33	-2.28	0.55	0.00	0.55	13.33	33.76	40.03	23,313	73
Hongkong Land Hldgs	Rental	Office	7.22	9,079	1.53	3.88	2.22	12.25	14.00	20.14	15.74	49.09	16.26	6.49	0.00	6.49	49.09	29.47	36.30	3,632	30
Wharf Holdings	Non-Rental	Diversified	59.80	7,890	1.33	3.37	1.67	-NA-	-NA-	-NA-	-NA-	33.63	19.84	14.56	0.00	14.56	33.63	-NA-	-NA-	1,533	14
Hang Lung Properties	Non-Rental	Diversified	36.35	7,780	1.31	3.32	1.95	13.31	16.89	26.57	2.69	21.11	-2.66	0.55	0.00	0.55	21.11	30.89	39.95	15,640	150
China Overseas Land	Non-Rental	Residential	14.38	5,629	0.95	2.40	1.60	-NA-	32.30	35.29	-2.63	-10.91	-12.42	-3.62	0.00	-3.62	-10.91	45.81	41.52	10,597	140
Henderson Land Dev	Non-Rental	Diversified	53.00	5,529	0.93	2.36	1.89	11.69	4.74	9.89	-8.81	-7.53	-4.07	-3.20	0.00	-3.20	-7.53	35.36	40.86	7,008	94
Link REIT *	Rental	Retail	24.15	5,135	0.87	2.19	4.22	-NA-	-NA-	13.86	16.77	26.99	7.30	-0.82	2.17	1.35	26.99	-NA-	26.17	4,921	71
New World Development	Non-Rental	Diversified	14.60	4,096	0.69	1.75	2.60	6.46	7.22	8.95	-17.33	-6.14	-4.86	-5.32	0.00	-5.32	-6.14	51.29	56.74	5,536	101
Sino Land	Non-Rental	Diversified	14.54	3,405	0.57	1.45	2.75	11.79	15.32	11.92	-17.17	-1.06	-7.60	-10.47	0.00	-10.47	-1.06	46.55	62.31	8,933	196
China Resources Land	Non-Rental	Residential	14.20	2,934	0.50	1.25	1.96	-NA-	24.83	35.72	-5.12	-17.93	-10.01	2.01	0.00	2.01	-17.93	50.86	48.34	5,517	140
Kerry Properties	Non-Rental	Diversified	40.50	2,774	0.47	1.18	1.85	-NA-	15.87	16.39	-12.31	4.43	-4.03	3.32	0.00	3.32	4.43	43.15	54.21	3,048	82
Hysan Development	Rental	Diversified	36.60	2,765	0.47	1.18	1.86	11.35	14.19	15.55	20.14	69.07	31.65	13.49	0.00	13.49	69.07	34.77	38.76	2,186	59
Shimao Property	Non-Rental	Residential	11.74	1,594	0.27	0.68	3.24	-NA-	-NA-	-NA-	-14.34	-17.66	-8.99	0.17	0.00	0.17	-17.66	-NA-	76.55	5,606	262
Agile Property Holdings	Non-Rental	Diversified	11.44	1,524	0.26	0.65	1.60	-NA-	-NA-	-NA-	-5.02	1.96	30.00	4.95	0.00	4.95	1.96	-NA-	85.47	5,757	282
Soho China	Non-Rental	Diversified	5.78	1,150	0.19	0.49	6.53	-NA-	-NA-	-NA-	-NA-	37.62	4.90	-1.03	0.00	-1.03	37.62	-NA-	-NA-	1,200	78
Champion REIT *	Rental	Office	4.59	1,085	0.18	0.46	5.19	-NA-	-NA-	-NA-	4.93	46.33	14.75	4.08	0.00	4.08	46.33	-NA-	57.20	967	66
Country Garden Holdings	Non-Rental	Diversified	2.98	954	0.16	0.41	1.78	-NA-	-NA-	-NA-	-NA-	3.11	17.79	6.05	0.00	6.05	3.11	-NA-	-NA-	1,326	104
Shui On Land	Non-Rental	Diversified	3.74	935	0.16	0.40	4.81	-NA-	-NA-	-NA-	-20.80	-14.78	-1.58	-3.61	0.00	-3.61	-14.78	-NA-	72.57	1,385	110
Shenzhen Investment	Non-Rental	Diversified	2.71	688	0.12	0.29	5.17	-NA-	16.83	25.86	-17.44	-13.64	-2.87	-1.09	0.00	-1.09	-13.64	61.19	77.24	807	87
KWG Property Holdings	Non-Rental	Diversified	5.92	657	0.11	0.28	1.00	-NA-	-NA-	-NA-	-NA-	-1.17	-0.50	2.25	0.00	2.25	-1.17	-NA-	-NA-	3,690	419
Hopson Development	Non-Rental	Residential	8.36	562	0.09	0.24	0.00	-NA-	30.40	0.53	-25.33	-25.36	-3.58	7.46	0.00	7.46	-25.36	69.91	102.84	1,028	136
New World China Land	Non-Rental	Diversified	2.92	479	0.08	0.20	2.40	-NA-	6.64	2.56	-20.01	1.36	3.82	5.04	0.00	5.04	1.36	62.58	71.75	346	54
Hong Kong Total				**90,453**	**15.26**	**38.63**	**2.30**														

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Capitaland	Non-Rental	Diversified	3.71	6,846	1.16	2.92	2.83	4.65	7.11	7.72	-9.11	-10.36	-8.62	2.77	0.00	2.77	-10.36	36.40	41.88	10,557	115
City Developments	Non-Rental	Diversified	12.56	4,984	0.84	2.13	0.64	-NA-	-NA-	-NA-	-NA-	8.65	-1.57	-0.79	0.00	-0.79	8.65	-NA-	-NA-	3,480	52
Capitamall Trust *	Rental	Retail	1.95	2,686	0.45	1.15	4.76	-NA-	-NA-	6.20	-8.43	12.16	-8.20	5.98	0.00	5.98	12.16	-NA-	30.67	2,309	64
Global Logistic Properties	Rental	Industrial	2.16	2,269	0.38	0.97	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.57	-2.70	0.00	-2.70	-NA-	-NA-	-NA-	-NA-	-NA-
Ascendas REIT *	Rental	Industrial	2.07	2,252	0.38	0.96	6.12	-NA-	-NA-	7.10	0.02	-1.05	-3.97	-0.48	0.00	-0.48	-1.05	-NA-	30.91	2,578	85
Keppel Land	Non-Rental	Diversified	4.80	2,025	0.34	0.86	1.67	8.59	12.11	17.96	-0.77	39.43	18.52	1.05	0.00	1.05	39.43	51.22	74.08	3,208	118
CapitaCommercial Trust *	Rental	Office	1.50	1,845	0.31	0.79	5.09	-NA-	-NA-	10.92	-3.19	34.73	1.35	0.67	0.00	0.67	34.73	-NA-	45.52	1,967	79
CapitaMalls Asia	Non-Rental	Retail	1.94	1,754	0.30	0.75	0.52	-NA-	-NA-	-NA-	-NA-	-23.62	-10.19	-1.52	0.00	-1.52	-23.62	-NA-	-NA-	2,089	89
Suntec REIT *	Rental	Diversified	1.50	1,609	0.27	0.69	5.24	-NA-	-NA-	13.46	2.57	18.21	2.14	5.63	1.21	6.85	18.21	-NA-	45.92	2,269	105
Mapletree Logistics Trust *	Rental	Industrial	0.97	1,022	0.17	0.44	5.49	-NA-	-NA-	13.55	14.67	32.85	12.62	2.66	0.00	2.66	32.85	-NA-	43.64	839	61
CDL Hospitality Trusts	Rental	Lodging/Resorts	2.08	868	0.15	0.37	4.12	-NA-	-NA-	-NA-	-NA-	22.17	-2.35	0.97	0.00	0.97	22.17	-NA-	-NA-	-NA-	-NA-
Singapore Land	Non-Rental	Diversified	7.42	709	0.12	0.30	2.70	3.07	8.45	8.97	-0.76	15.98	5.25	1.64	0.00	1.64	15.98	31.49	45.98	100	10
Wing Tai Holdings	Non-Rental	Diversified	1.69	585	0.10	0.25	2.96	7.40	6.86	8.10	-11.76	-6.01	-0.58	0.00	0.00	0.00	-6.01	46.99	60.00	295	38
Yanlord Land Group	Non-Rental	Diversified	1.68	565	0.10	0.24	1.00	-NA-	-NA-	-NA-	-NA-	-22.58	-4.00	2.44	0.00	2.44	-22.58	-NA-	-NA-	7,907	1,043
Allgreen Properties	Non-Rental	Diversified	1.18	541	0.09	0.23	3.39	-NA-	7.84	9.59	-5.19	-0.81	0.00	2.61	0.00	2.61	-0.81	-NA-	-NA-	394	54
Singapore Total				**30,560**	**5.16**	**13.05**	**2.83**														

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Mitsubishi Estate	Non-Rental	Diversified	1506	14,434	2.44	6.16	0.80	0.93	2.79	-8.56	-16.98	2.71	10.90	6.66	0.00	6.66	2.71	34.17	38.28	28,859	149
Mitsui Fudosan	Non-Rental	Diversified	1619	13,115	2.21	5.60	1.36	1.86	4.32	-6.67	-11.72	5.33	14.99	9.24	0.00	9.24	5.33	33.73	41.40	28,040	159
Sumitomo Realty & Dev	Non-Rental	Diversified	1939	8,484	1.43	3.62	1.03	4.59	13.57	-4.74	-10.43	12.65	12.41	7.60	0.00	7.60	12.65	45.01	53.53	18,511	163
Nippon Building Fund *	Rental	Office	833000	4,149	0.70	1.77	4.42	-NA-	7.40	0.56	-15.52	22.44	16.02	1.96	1.85	3.81	22.44	-NA-	25.20	5,479	98
Japan Real Estate *	Rental	Office	842000	3,786	0.64	1.62	4.54	-NA-	7.61	0.75	-12.40	28.02	10.94	4.34	0.00	4.34	28.02	-NA-	23.58	4,965	98
Japan Retail Fund *	Rental	Retail	155700	2,212	0.37	0.94	4.66	-NA-	13.06	6.29	5.39	65.74	32.51	15.59	0.00	15.59	65.74	-NA-	35.67	2,559	86
Aeon Mall Co Ltd	Rental	Retail	2180	1,815	0.31	0.78	0.92	-NA-	-NA-	-4.33	-8.80	22.63	7.44	17.14	0.00	17.14	22.63	-NA-	43.25	3,239	133
Nomura Real Estate Office Fund	Rental	Office	586000	1,631	0.28	0.70	5.32	-NA-	-NA-	-3.58	-13.57	22.34	29.56	10.15	0.00	10.15	22.34	-NA-	28.33	2,089	95
Japan Prime Realty Inv. *	Rental	Office	250000	1,624	0.27	0.69	5.48	-NA-	-NA-	-1.11	-13.97	36.21	39.15	17.81	2.71	20.52	36.21	-NA-	42.38	1,589	73
Tokyu Land	Non-Rental	Diversified	408	1,494	0.25	0.64	1.84	-1.09	14.45	-17.89	-23.75	21.35	17.92	8.80	0.00	8.80	21.35	47.70	51.09	6,546	327
ORIX JREIT *	Rental	Office	528000	1,215	0.21	0.52	6.10	-NA-	-NA-	-2.17	-5.50	20.26	29.73	13.30	0.00	13.30	20.26	-NA-	40.00	1,574	97
United Urban Investment *	Rental	Diversified	103800	1,144	0.19	0.49	5.58	-NA-	-NA-	17.38	15.28	50.94	11.10	7.34	0.00	7.34	50.94	-NA-	42.51	1,504	98
Tokyo Tatemono	Non-Rental	Office	376	1,122	0.19	0.48	2.39	-2.07	9.83	-18.01	-27.09	8.47	18.75	14.29	1.22	15.50	8.47	49.77	69.60	8,478	563
Nomura Real Estate Holdings	Non-Rental	Diversified	1479	1,035	0.17	0.44	1.69	-NA-	-NA-	-NA-	-NA-	7.88	24.81	20.54	0.00	20.54	7.88	-NA-	-NA-	3,520	254
NTT Urban Development	Non-Rental	Office	80000	968	0.16	0.41	1.50	-NA-	-NA-	-10.66	-22.92	31.82	13.96	8.70	0.00	8.70	31.82	-NA-	38.49	1,823	140
Kenedix Realty Investment *	Rental	Diversified	381500	819	0.14	0.35	5.73	-NA-	-NA-	-3.43	-15.22	58.35	24.02	13.54	0.00	13.54	58.35	-NA-	62.27	1,038	95
Top REIT *	Rental	Diversified	546000	778	0.13	0.33	5.07	-NA-	-NA-	-NA-	-NA-	32.20	16.67	9.64	0.00	9.64	32.20	-NA-	-NA-	771	74
Tokyu REIT *	Rental	Diversified	586000	683	0.12	0.29	16.20	-NA-	-NA-	0.27	-11.11	35.82	33.49	20.08	0.00	20.08	35.82	-NA-	34.07	1,039	113
Mori Trust Sogo REIT *	Rental	Office	795000	585	0.10	0.25	5.74	-NA-	-NA-	-0.57	-9.37	11.30	12.77	6.14	0.00	6.14	11.30	-NA-	24.13	1,724	220
Premier Investment Co. *	Rental	Diversified	410000	495	0.08	0.21	6.49	-NA-	-NA-	-4.30	-9.33	43.32	10.32	0.86	0.00	0.86	43.32	-NA-	53.26	601	91
Japan Total				**61,588**	**10.39**	**26.31**	**2.47**														

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Asia	EUR	1,823.06	234,049.40	100.00	3.42	8.92	5.17	1.93	-4.51	25.36	8.00	2.97	25.36	19.46	25.86
Pure Asia	EUR	1,914.73	192,551.14	82.27	3.00	9.18	5.69	2.47	-4.00	24.55	7.73	2.69	24.55	19.94	26.78
Asia ex Australia	EUR	1,881.31	183,167.25	78.26	2.46	-NA-	-NA-	4.77	-0.91	26.21	8.41	2.37	26.21	-NA-	27.04
Asia Dividend+	EUR	2,351.84	168,459.60	71.98	4.26	-NA-	-NA-	-NA-	-2.77	29.34	7.97	2.42	29.34	-NA-	26.01
Australia	EUR	1,475.27	50,882.15	21.74	6.87	9.70	3.29	-6.82	-16.07	22.38	6.57	5.19	22.38	20.88	31.48
Pure Australia	EUR	1,097.76	24,924.02	10.65	6.23	8.09	0.29	-12.26	-23.76	18.70	5.12	6.31	18.70	24.39	38.65
Japan	EUR	1,974.48	61,587.95	26.31	2.47	3.70	4.44	-1.97	-1.27	39.89	20.94	9.04	39.89	28.63	27.76
Hong Kong	EUR	2,031.19	90,453.06	38.65	2.30	12.09	6.53	11.71	-0.67	19.70	3.19	-1.48	19.70	28.60	33.97
Singapore	EUR	1,593.96	30,559.89	13.06	2.83	6.33	5.25	10.47	-0.10	21.77	1.80	1.47	21.77	28.56	30.74
New Zealand	EUR	1,482.94	566.35	0.24	7.25	-NA-	-NA-	2.31	1.27	19.00	10.69	1.89	19.00	-NA-	20.26
Asia	USD	2,419.34	313,987.47	100.00	3.42	8.83	8.93	4.59	-7.21	17.21	6.12	6.12	17.21	22.18	31.82
Pure Asia	USD	2,540.99	258,315.75	82.27	3.00	9.10	9.47	5.15	-6.72	16.45	5.86	5.83	16.45	22.70	32.80
Asia ex Australia	USD	1,931.71	245,726.85	78.26	2.46	-NA-	-NA-	7.50	-3.72	18.00	6.53	5.50	18.00	-NA-	32.72
Asia Dividend+	USD	2,606.11	225,995.89	71.98	4.26	-NA-	9.23	8.28	-5.52	20.94	6.10	5.55	20.94	-NA-	31.76
Australia	USD	1,974.58	68,260.62	21.74	6.87	9.66	7.05	-4.39	-18.44	14.43	4.72	8.41	14.43	23.78	36.09
Pure Australia	USD	1,469.31	33,436.65	10.65	6.23	8.05	3.93	-9.97	-25.92	10.99	3.30	9.56	10.99	27.45	43.41
Japan	USD	2,642.76	82,622.92	26.31	2.47	3.66	8.24	0.59	-4.06	30.80	18.84	12.37	30.80	29.39	31.71
Hong Kong	USD	2,718.66	121,346.72	38.65	2.30	12.05	10.40	14.62	-3.48	11.93	1.40	1.53	11.93	30.66	38.85
Singapore	USD	2,133.45	40,997.42	13.06	2.83	6.29	9.07	13.35	-2.92	13.86	0.04	4.57	13.86	31.55	39.59
New Zealand	USD	1,463.62	759.78	0.24	7.25	-NA-	-NA-	6.29	-1.59	11.27	8.77	5.01	11.27	-NA-	27.35
Asia	GBP	2,490.34	200,546.94	100.00	3.42	9.99	8.42	6.54	0.52	20.89	6.81	5.56	20.89	19.93	26.87
Pure Asia	GBP	2,615.56	164,988.85	82.27	3.00	10.24	8.95	7.10	1.06	20.11	6.54	5.27	20.11	20.52	27.96
Asia ex Australia	GBP	1,988.40	156,948.20	78.26	2.46	-NA-	-NA-	9.50	4.31	21.71	7.22	4.94	21.71	-NA-	27.84
Asia Dividend+	GBP	2,983.59	144,345.84	71.98	4.26	-NA-	8.71	10.30	2.35	24.74	6.79	4.99	24.74	-NA-	27.35
Australia	GBP	2,032.53	43,598.74	21.74	6.87	10.81	6.55	-2.61	-11.64	18.02	5.40	7.83	18.02	21.76	33.11
Pure Australia	GBP	1,512.43	21,356.33	10.65	6.23	9.19	3.44	-8.30	-19.74	14.48	3.97	8.98	14.48	25.93	41.62
Japan	GBP	2,720.32	52,772.09	26.31	2.47	4.75	7.73	2.46	3.94	34.91	19.61	11.78	34.91	28.61	27.93
Hong Kong	GBP	2,798.45	77,505.37	38.65	2.30	13.23	9.88	16.75	4.57	15.44	2.06	0.99	15.44	28.91	34.71
Singapore	GBP	2,196.06	26,185.46	13.06	2.83	7.41	8.56	15.45	5.17	17.44	0.69	4.02	17.44	29.37	33.02
New Zealand	GBP	1,794.65	485.28	0.24	7.25	-NA-	-NA-	6.93	6.61	14.77	9.48	4.45	14.77	-NA-	23.56

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Asia	JPY	1,917.06	25,465,953.63	100.00	3.42	6.05	5.27	-2.97	-16.61	2.11	3.03	2.74	2.11	23.67	34.40
Pure Asia	JPY	2,013.45	20,950,698.67	82.27	3.00	6.31	5.78	-2.45	-16.16	1.45	2.77	2.46	1.45	24.12	35.20
Asia ex Australia	JPY	1,530.66	19,929,676.20	78.26	2.46	-NA-	-NA-	-0.27	-13.46	2.81	3.42	2.14	2.81	-NA-	35.23
Asia Dividend+	JPY	1,907.48	18,329,396.75	71.98	4.26	-NA-	-NA-	-NA-	-15.09	5.36	3.01	2.19	5.36	-NA-	34.12
Australia	JPY	1,564.64	5,536,277.43	21.74	6.87	6.86	3.45	-11.30	-26.70	-0.31	1.67	4.96	-0.31	25.34	38.00
Pure Australia	JPY	1,164.26	2,711,879.81	10.65	6.23	5.29	0.43	-16.48	-33.42	-3.31	0.29	6.08	-3.31	28.42	44.10
Japan	JPY	2,106.05	6,701,131.98	26.31	2.47	1.86	4.66	-6.68	-13.77	13.95	15.38	8.80	13.95	28.77	33.31
Hong Kong	JPY	2,154.24	9,841,825.97	38.65	2.30	9.19	6.69	6.33	-13.25	-2.49	-1.55	-1.70	-2.49	32.16	41.65
Singapore	JPY	1,690.52	3,325,096.11	13.06	2.83	3.57	5.40	5.15	-12.75	-0.81	-2.88	1.24	-0.81	33.33	40.86
New Zealand	JPY	1,158.46	61,622.14	0.24	7.25	-NA-	-NA-	-2.61	-11.55	-3.06	5.60	1.67	-3.06	-NA-	30.63
Australia	AUD	1,277.66	66,592.33	21.74	6.87	8.59	0.81	-10.59	-22.55	0.38	-1.09	1.42	0.38	17.34	26.38
Australia Hedged	USD	605.64	68,260.62	8.59	0.00	-NA-	-NA-	-11.95	-23.97	-3.28	-2.06	1.12	-3.28	-NA-	25.39
Pure Australia	AUD	950.14	32,619.46	10.65	6.23	7.00	-2.14	-15.82	-29.67	-2.62	-2.43	2.50	-2.62	21.42	34.28
Hong Kong	HKD	2,736.56	943,306.95	38.65	2.30	12.08	10.51	14.68	-3.58	12.21	1.54	1.63	12.21	30.63	38.90
Singapore	SGD	1,647.90	52,519.75	13.06	2.83	5.07	6.72	7.58	-6.62	3.89	-2.57	1.34	3.89	29.68	34.70
New Zealand	NZD	1,353.53	972.58	0.24	7.25	-NA-	-NA-	2.14	-2.08	3.65	2.42	0.00	3.65	-NA-	14.46
Asia 33	EUR	1,175.79	168,728.71	72.09	3.74	-NA-	-NA-	2.20	-2.69	26.12	7.58	3.45	26.12	-NA-	-NA-
Asia 33	USD	1,564.67	225,050.35	71.67	3.74	-NA-	-NA-	4.74	-5.81	16.71	5.26	5.80	16.71	-NA-	-NA-
Asia 33	GBP	1,629.80	145,456.53	72.53	3.74	-NA-	-NA-	6.94	2.55	21.75	8.05	6.06	21.75	-NA-	-NA-
Asia 33	JPY	1,243.11	18,301,094.50	71.86	3.74	-NA-	-NA-	-2.78	-15.36	2.87	2.83	2.36	2.87	-NA-	-NA-
Asia 33	HKD	1,559.13	1,749,271.36	71.86	3.74	-NA-	-NA-	4.79	-5.92	16.99	5.43	5.89	16.99	-NA-	-NA-
Asia 33	AUD	1,006.15	221,157.97	94.49	3.74	-NA-	-NA-	-NA-	-NA-	3.17	0.19	-0.47	3.17	-NA-	-NA-

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Asia	AUD	1,544.44	306,313.61	130.88	3.42	-NA-	-NA-	-NA-	-NA-	2.83	0.24	-0.71	2.83	-NA-	-NA-
Pure Asia	AUD	1,622.10	252,002.51	107.67	3.00	-NA-	-NA-	-NA-	-NA-	2.17	-0.01	-0.99	2.17	-NA-	-NA-
Asia ex Australia	AUD	1,233.15	239,721.29	102.42	2.46	-NA-	-NA-	-NA-	-NA-	3.53	0.63	-1.30	3.53	-NA-	-NA-
Asia Dividend+	AUD	1,937.96	220,472.55	94.20	4.26	-NA-	-NA-	-NA-	-NA-	6.11	0.22	-1.24	6.11	-NA-	-NA-
Australia	AUD	1,277.66	66,592.33	28.45	6.87	-NA-	-NA-	-NA-	-NA-	0.38	-1.09	1.42	0.38	-NA-	-NA-
Pure Australia	AUD	950.14	32,619.46	13.94	6.23	-NA-	-NA-	-NA-	-NA-	-2.62	-2.43	2.50	-2.62	-NA-	-NA-
Japan	AUD	1,687.07	80,603.62	34.44	2.47	-NA-	-NA-	-NA-	-NA-	14.76	12.26	5.14	14.76	-NA-	-NA-
Hong Kong	AUD	1,735.52	118,381.01	50.58	2.30	-NA-	-NA-	-NA-	-NA-	-1.80	-4.21	-5.01	-1.80	-NA-	-NA-
Singapore	AUD	1,361.94	39,995.45	17.09	2.83	-NA-	-NA-	-NA-	-NA-	-0.10	-5.50	-2.16	-0.10	-NA-	-NA-
New Zealand	AUD	1,119.27	741.21	0.32	7.25	-NA-	-NA-	-NA-	-NA-	-2.38	2.75	-1.75	-2.38	-NA-	-NA-

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Asia	EUR	1,820.60	234,049.40	100.00	3.37	-NA-	-NA-	1.91	-4.56	25.30	7.99	2.97	25.30	-NA-	25.86
Pure Asia	EUR	1,911.49	192,551.14	82.27	2.94	-NA-	-NA-	2.44	-4.06	24.47	7.72	2.68	24.47	-NA-	26.78
Asia ex Australia	EUR	1,878.08	183,167.25	78.26	2.40	-NA-	-NA-	4.73	-0.98	26.14	8.40	2.36	26.14	-NA-	27.04
Australia	EUR	1,475.27	50,882.15	21.74	6.87	-NA-	-NA-	-6.82	-16.07	22.38	6.57	5.19	22.38	-NA-	49.86
Pure Australia	EUR	1,097.76	24,924.02	10.65	6.23	-NA-	-NA-	-12.26	-23.76	18.70	5.12	6.31	18.70	-NA-	38.65
Hong Kong	EUR	2,031.19	90,453.06	38.65	2.30	-NA-	-NA-	11.71	-0.67	19.70	3.19	-1.48	19.70	-NA-	46.61
Japan	EUR	1,959.51	61,587.95	26.31	2.29	-NA-	-NA-	-2.10	-1.44	39.63	20.90	9.02	39.63	-NA-	37.04
New Zealand	EUR	1,114.10	566.35	0.24	7.57	-NA-	-NA-	-3.43	-8.19	19.41	10.86	1.89	19.41	-NA-	26.33
Singapore	EUR	1,622.31	30,559.89	13.06	2.83	-NA-	-NA-	10.71	-0.10	21.77	1.80	1.47	21.77	-NA-	44.91
Asia	USD	2,416.07	313,987.47	100.00	3.37	-NA-	-NA-	4.56	-7.26	17.15	6.11	6.12	17.15	-NA-	31.82
Pure Asia	USD	2,536.69	258,315.75	82.27	2.94	-NA-	-NA-	5.11	-6.78	16.38	5.85	5.82	16.38	-NA-	32.79
Asia ex Australia	USD	1,928.39	245,726.85	78.26	2.40	-NA-	-NA-	7.46	-3.78	17.94	6.52	5.49	17.94	-NA-	32.72
Australia	USD	1,974.58	68,260.62	21.74	6.87	-NA-	-NA-	-4.39	-18.44	14.43	4.72	8.41	14.43	-NA-	36.09
Pure Australia	USD	1,469.31	33,436.65	10.65	6.23	-NA-	-NA-	-9.97	-25.92	10.99	3.30	9.56	10.99	-NA-	43.41
Hong Kong	USD	2,718.66	121,346.72	38.65	2.30	-NA-	-NA-	14.62	-3.48	11.93	1.40	1.53	11.93	-NA-	38.85
Japan	USD	2,622.72	82,622.92	26.31	2.29	-NA-	-NA-	0.45	-4.23	30.56	18.81	12.36	30.56	-NA-	31.70
New Zealand	USD	1,491.17	759.78	0.24	7.57	-NA-	-NA-	5.31	-1.25	11.65	8.94	5.01	11.65	-NA-	27.36
Singapore	USD	2,171.39	40,997.42	13.06	2.83	-NA-	-NA-	13.59	-2.92	13.86	0.04	4.57	13.86	-NA-	39.59
Asia	GBP	2,486.98	200,546.94	100.00	3.37	-NA-	-NA-	6.51	0.47	20.84	6.80	5.55	20.84	-NA-	26.91
Pure Asia	GBP	2,611.13	164,988.85	82.27	2.94	-NA-	-NA-	7.06	0.99	20.04	6.53	5.26	20.04	-NA-	27.96
Asia ex Australia	GBP	1,984.98	156,948.20	78.26	2.40	-NA-	-NA-	9.46	4.24	21.64	7.21	4.93	21.64	-NA-	27.84
Australia	GBP	2,032.53	43,598.74	21.74	6.87	-NA-	-NA-	-2.61	-11.64	18.02	5.40	7.83	18.02	-NA-	33.13
Pure Australia	GBP	1,512.43	21,356.33	10.65	6.23	-NA-	-NA-	-8.30	-19.74	14.48	3.97	8.98	14.48	-NA-	41.62
Hong Kong	GBP	2,798.45	77,505.37	38.65	2.30	-NA-	-NA-	16.75	4.57	15.44	2.06	0.99	15.44	-NA-	34.72
Japan	GBP	2,699.69	52,772.09	26.31	2.29	-NA-	-NA-	2.32	3.76	34.67	19.58	11.76	34.67	-NA-	27.92
New Zealand	GBP	1,534.93	485.28	0.24	7.57	-NA-	-NA-	3.58	0.92	15.16	9.65	4.45	15.16	-NA-	23.53
Singapore	GBP	2,235.12	26,185.46	13.06	2.83	-NA-	-NA-	15.71	5.17	17.44	0.69	4.02	17.44	-NA-	33.03

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Asia	JPY	1,914.47	25,465,953.63	100.00	3.37	-NA-	-NA-	-3.00	-16.65	2.07	3.02	2.74	2.07	-NA-	34.39
Pure Asia	JPY	2,010.04	20,950,698.67	82.27	2.94	-NA-	-NA-	-2.49	-16.21	1.39	2.76	2.46	1.39	-NA-	35.19
Asia ex Australia	JPY	1,528.03	19,929,676.20	78.26	2.40	-NA-	-NA-	-0.31	-13.52	2.75	3.41	2.14	2.75	-NA-	35.23
Australia	JPY	1,564.64	5,536,277.43	21.74	6.87	-NA-	-NA-	-11.30	-26.70	-0.31	1.67	4.96	-0.31	-NA-	39.52
Pure Australia	JPY	1,164.26	2,711,879.81	10.65	6.23	-NA-	-NA-	-16.48	-33.42	-3.31	0.29	6.08	-3.31	-NA-	44.10
Hong Kong	JPY	2,154.24	9,841,825.97	38.65	2.30	-NA-	-NA-	6.33	-13.25	-2.49	-1.55	-1.70	-2.49	-NA-	41.90
Japan	JPY	2,090.07	6,701,131.98	26.31	2.29	-NA-	-NA-	-6.81	-13.92	13.74	15.34	8.78	13.74	-NA-	33.30
New Zealand	JPY	1,181.59	61,622.14	0.24	7.57	-NA-	-NA-	-2.28	-11.21	-2.73	5.77	1.67	-2.73	-NA-	31.27
Singapore	JPY	1,720.59	3,325,096.11	13.06	2.83	-NA-	-NA-	5.38	-12.75	-0.81	-2.88	1.24	-0.81	-NA-	41.29
Australia	AUD	1,277.66	66,592.33	21.74	6.87	-NA-	-NA-	-10.59	-22.55	0.38	-1.09	1.42	0.38	-NA-	26.38
Pure Australia	AUD	950.14	32,619.46	10.65	6.23	-NA-	-NA-	-15.82	-29.67	-2.62	-2.43	2.50	-2.62	-NA-	34.28
Hong Kong	HKD	2,736.56	943,306.95	38.65	2.30	-NA-	-NA-	14.68	-3.58	12.21	1.54	1.63	12.21	-NA-	38.90
New Zealand	NZD	1,379.02	972.58	0.24	7.57	-NA-	-NA-	2.47	-1.74	4.01	2.58	0.00	4.01	-NA-	14.50
Singapore	SGD	1,677.20	52,519.75	13.06	2.83	-NA-	-NA-	7.82	-6.62	3.89	-2.57	1.34	3.89	-NA-	34.70

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,542.35	306,313.61	130.88	3.37	-NA-	-NA-	-NA-	-NA-	2.79	0.23	-0.72	2.79	-NA-	-NA-
Pure Asia	AUD	1,619.35	252,002.51	107.67	2.94	-NA-	-NA-	-NA-	-NA-	2.11	-0.02	-0.99	2.11	-NA-	-NA-
Asia ex Australia	AUD	1,231.03	239,721.29	102.42	2.40	-NA-	-NA-	-NA-	-NA-	3.47	0.62	-1.30	3.47	-NA-	-NA-
Australia	AUD	1,277.66	66,592.33	28.45	6.87	-NA-	-NA-	-NA-	-NA-	0.38	-1.09	1.42	0.38	-NA-	-NA-
Pure Australia	AUD	950.14	32,619.46	13.94	6.23	-NA-	-NA-	-NA-	-NA-	-2.62	-2.43	2.50	-2.62	-NA-	-NA-
Hong Kong	AUD	1,735.52	118,381.01	50.58	2.30	-NA-	-NA-	-NA-	-NA-	-1.80	-4.21	-5.01	-1.80	-NA-	-NA-
Japan	AUD	1,674.27	80,603.62	34.44	2.29	-NA-	-NA-	-NA-	-NA-	14.55	12.22	5.12	14.55	-NA-	-NA-
New Zealand	AUD	951.92	741.21	0.32	7.57	-NA-	-NA-	-NA-	-NA-	-2.04	2.90	-1.75	-2.04	-NA-	-NA-
Singapore	AUD	1,386.16	39,995.45	17.09	2.83	-NA-	-NA-	-NA-	-NA-	-0.10	-5.50	-2.16	-0.10	-NA-	-NA-

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	EUR	1,233.47	234,049.40	100.00	0.00	5.35	1.46	-1.59	-8.14	21.09	7.11	2.54	21.09	19.42	25.90
Pure Asia	EUR	1,330.97	192,551.14	82.27	0.00	5.75	2.23	-0.63	-7.26	20.71	6.71	2.23	20.71	19.86	26.72
Asia ex Australia	EUR	1,636.42	183,167.25	78.26	0.00	-NA-	-NA-	2.30	-3.71	22.92	7.73	2.22	22.92	-NA-	26.92
Asia Dividend+	EUR	1,897.52	168,459.60	71.98	0.00	-NA-	-NA-	-NA-	-7.64	23.71	6.75	1.84	23.71	-NA-	26.07
Australia	EUR	717.30	50,882.15	21.74	0.00	2.26	-3.26	-12.87	-21.99	14.97	4.97	3.73	14.97	20.82	31.32
Pure Australia	EUR	529.17	24,924.02	10.65	0.00	0.71	-6.15	-17.96	-29.24	11.79	2.36	3.75	11.79	24.42	38.76
Japan	EUR	1,684.14	61,587.95	26.31	0.00	2.57	2.87	-3.83	-3.70	36.31	20.43	8.82	36.31	28.57	27.75
Hong Kong	EUR	1,495.29	90,453.06	38.65	0.00	8.81	3.61	8.76	-3.56	16.72	2.38	-1.61	16.72	28.53	33.83
Singapore	EUR	1,128.29	30,559.89	13.06	0.00	3.62	1.80	6.50	-4.30	18.06	1.38	1.41	18.06	28.15	30.24
New Zealand	EUR	984.88	566.35	0.24	0.00	-NA-	-NA-	-4.55	-6.19	10.40	7.01	1.89	10.40	-NA-	20.01
Asia	USD	1,635.51	313,987.47	100.00	0.00	5.26	5.07	0.97	-10.74	13.23	5.26	5.68	13.23	22.12	31.79
Pure Asia	USD	1,764.79	258,315.75	82.27	0.00	5.66	5.87	1.96	-9.89	12.87	4.86	5.35	12.87	22.60	32.65
Asia ex Australia	USD	1,680.31	245,726.85	78.26	0.00	-NA-	-NA-	4.97	-6.43	14.93	5.86	5.35	14.93	-NA-	32.57
Asia Dividend+	USD	2,102.67	225,995.89	71.98	0.00	-NA-	4.38	3.26	-10.25	15.67	4.90	4.95	15.67	-NA-	31.75
Australia	USD	960.07	68,260.62	21.74	0.00	2.22	0.26	-10.60	-24.20	7.50	3.15	6.90	7.50	23.69	35.88
Pure Australia	USD	708.27	33,436.65	10.65	0.00	0.67	-2.74	-15.82	-31.24	4.53	0.59	6.93	4.53	27.36	43.24
Japan	USD	2,254.15	82,622.92	26.31	0.00	2.53	6.60	-1.32	-6.42	27.46	18.34	12.14	27.46	29.32	31.61
Hong Kong	USD	2,001.38	121,346.72	38.65	0.00	8.77	7.38	11.60	-6.29	9.13	0.60	1.40	9.13	30.57	38.70
Singapore	USD	1,510.17	40,997.42	13.06	0.00	3.58	5.50	9.28	-7.01	10.39	-0.38	4.51	10.39	31.13	39.18
New Zealand	USD	972.05	759.78	0.24	0.00	-NA-	-NA-	-2.06	-8.84	3.23	5.15	5.01	3.23	-NA-	27.67
Asia	GBP	1,683.51	200,546.94	100.00	0.00	6.39	4.58	2.85	-3.30	16.79	5.94	5.12	16.79	19.83	26.78
Pure Asia	GBP	1,816.58	164,988.85	82.27	0.00	6.78	5.38	3.86	-2.38	16.41	5.54	4.79	16.41	20.39	27.80
Asia ex Australia	GBP	1,729.62	156,948.20	78.26	0.00	-NA-	-NA-	6.92	1.36	18.55	6.55	4.79	18.55	-NA-	27.69
Asia Dividend+	GBP	2,407.23	144,345.84	71.98	0.00	-NA-	3.89	5.18	-2.77	19.31	5.58	4.39	19.31	-NA-	27.23
Australia	GBP	988.25	43,598.74	21.74	0.00	3.29	-0.21	-8.94	-17.88	10.88	3.82	6.34	10.88	21.52	32.63
Pure Australia	GBP	729.06	21,356.33	10.65	0.00	1.73	-3.20	-14.25	-25.51	7.82	1.24	6.36	7.82	25.78	41.44
Japan	GBP	2,320.31	52,772.09	26.31	0.00	3.61	6.10	0.51	1.38	31.46	19.11	11.55	31.46	28.52	27.83
Hong Kong	GBP	2,060.11	77,505.37	38.65	0.00	9.91	6.87	13.67	1.52	12.56	1.25	0.86	12.56	28.79	34.52
Singapore	GBP	1,554.48	26,185.46	13.06	0.00	4.67	5.01	11.31	0.74	13.86	0.26	3.95	13.86	29.05	32.87
New Zealand	GBP	1,191.90	485.28	0.24	0.00	-NA-	-NA-	-0.24	-1.24	6.47	5.84	4.45	6.47	-NA-	23.91

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	JPY	1,295.96	25,465,953.63	100.00	0.00	2.57	1.54	-6.33	-19.78	-1.36	2.19	2.32	-1.36	23.63	34.34
Pure Asia	JPY	1,398.40	20,950,698.67	82.27	0.00	2.96	2.31	-5.41	-19.01	-1.67	1.81	2.00	-1.67	24.03	35.05
Asia ex Australia	JPY	1,331.46	19,929,676.20	78.26	0.00	-NA-	-NA-	-2.62	-15.91	0.13	2.77	1.99	0.13	-NA-	35.08
Asia Dividend+	JPY	1,539.00	18,329,396.75	71.98	0.00	-NA-	-NA-	-NA-	-19.34	0.77	1.84	1.61	0.77	-NA-	34.09
Australia	JPY	760.75	5,536,277.43	21.74	0.00	-0.39	-3.11	-17.06	-31.87	-6.35	0.15	3.50	-6.35	25.21	37.73
Pure Australia	JPY	561.23	2,711,879.81	10.65	0.00	-1.90	-6.02	-21.90	-38.20	-8.93	-2.34	3.53	-8.93	28.28	43.93
Japan	JPY	1,799.73	6,701,131.98	26.31	0.00	0.76	3.09	-8.46	-15.90	11.04	14.89	8.58	11.04	28.68	33.18
Hong Kong	JPY	1,585.87	9,841,825.97	38.65	0.00	5.99	3.77	3.53	-15.77	-4.92	-2.33	-1.83	-4.92	32.10	41.51
Singapore	JPY	1,196.64	3,325,096.11	13.06	0.00	0.93	1.95	1.38	-16.42	-3.83	-3.29	1.18	-3.83	32.96	40.52
New Zealand	JPY	769.38	61,622.14	0.24	0.00	-NA-	-NA-	-9.14	-18.07	-10.06	2.09	1.67	-10.06	-NA-	30.31
Australia	AUD	621.12	66,592.33	21.74	0.00	1.22	-5.59	-16.39	-28.01	-5.68	-2.56	0.02	-5.68	17.19	26.13
Australia Hedged	USD	409.25	68,260.62	21.74	0.00	-NA-	-NA-	-17.72	-29.41	-9.25	-3.63	-0.38	-9.25	-NA-	25.21
Pure Australia	AUD	458.16	32,619.46	10.65	0.00	-0.31	-8.42	-21.27	-34.70	-8.29	-4.99	0.04	-8.29	21.43	34.39
Hong Kong	HKD	2,015.12	943,306.95	38.65	0.00	8.80	7.49	11.66	-6.38	9.41	0.74	1.50	9.41	30.54	38.74
Singapore	SGD	1,168.61	52,519.75	13.06	0.00	2.40	3.25	3.73	-10.55	0.73	-2.98	1.28	0.73	29.31	34.26
New Zealand	NZD	898.76	972.58	0.24	0.00	-NA-	-NA-	-4.71	-9.29	-3.85	-0.99	0.00	-3.85	-NA-	14.60
Asia 33	EUR	951.25	168,728.71	72.09	0.00	-NA-	-NA-	-1.39	-6.44	21.68	6.56	2.93	21.68	-NA-	-NA-
Asia 33	USD	1,265.86	225,050.35	71.67	0.00	-NA-	-NA-	1.06	-9.44	12.60	4.27	5.26	12.60	-NA-	-NA-
Asia 33	GBP	1,318.55	145,456.53	72.53	0.00	-NA-	-NA-	3.18	-1.41	17.46	7.03	5.52	17.46	-NA-	-NA-
Asia 33	JPY	1,005.71	18,301,094.50	71.86	0.00	-NA-	-NA-	-6.20	-18.62	-0.75	1.86	1.85	-0.75	-NA-	-NA-
Asia 33	HKD	1,261.37	1,749,271.36	71.86	0.00	-NA-	-NA-	1.11	-9.55	12.87	4.43	5.36	12.87	-NA-	-NA-
Asia 33	AUD	814.01	221,157.97	34.31	0.00	-NA-	-NA-	-NA-	-NA-	-0.47	-0.75	-0.97	-0.47	-NA-	-NA-

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,044.07	306,313.61	130.88	0.00	-NA-	-NA-	-NA-	-NA-	-0.66	-0.58	-1.12	-0.66	-NA-	-NA-
Pure Asia	AUD	1,126.59	252,002.51	107.67	0.00	-NA-	-NA-	-NA-	-NA-	-0.97	-0.95	-1.43	-0.97	-NA-	-NA-
Asia ex Australia	AUD	1,072.66	239,721.29	102.42	0.00	-NA-	-NA-	-NA-	-NA-	0.84	-0.01	-1.44	0.84	-NA-	-NA-
Asia Dividend+	AUD	1,563.59	220,472.55	94.20	0.00	-NA-	-NA-	-NA-	-NA-	1.49	-0.91	-1.81	1.49	-NA-	-NA-
Australia	AUD	621.12	66,592.33	28.45	0.00	-NA-	-NA-	-NA-	-NA-	-5.68	-2.56	0.02	-5.68	-NA-	-NA-
Pure Australia	AUD	458.16	32,619.46	13.94	0.00	-NA-	-NA-	-NA-	-NA-	-8.29	-4.99	0.04	-8.29	-NA-	-NA-
Japan	AUD	1,438.99	80,603.62	34.44	0.00	-NA-	-NA-	-NA-	-NA-	11.83	11.78	4.92	11.83	-NA-	-NA-
Hong Kong	AUD	1,277.62	118,381.01	50.58	0.00	-NA-	-NA-	-NA-	-NA-	-4.25	-4.97	-5.13	-4.25	-NA-	-NA-
Singapore	AUD	964.05	39,995.45	17.09	0.00	-NA-	-NA-	-NA-	-NA-	-3.15	-5.90	-2.22	-3.15	-NA-	-NA-
New Zealand	AUD	743.35	741.21	0.32	0.00	-NA-	-NA-	-NA-	-NA-	-9.43	-0.67	-1.75	-9.43	-NA-	-NA-

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

Gross Total Return Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) 31-Dec	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Asia Real Estate **	Local	1,715.45	3.42	14.26	4.78	-0.14	-11.68	8.52	3.68	3.33	8.52	19.93	28.42
Asia FTSE	Local	264.58	2.63	#DIV/0!	4.16	1.12	-6.82	8.12	5.45	3.14	8.12	16.76	22.88
Japan Real Estate **	JPY	2,106.05	2.47	3.74	4.66	-6.68	-13.77	13.95	15.38	8.80	13.95	28.77	33.31
Japan FTSE	JPY	76.82	1.89	#DIV/0!	-2.33	-9.63	-15.15	0.52	6.56	2.66	0.52	18.38	24.07
Japan JP Morgan Bonds	JPY	246.56	-NA-	8.90	1.85	2.08	2.41	2.49	-0.87	0.69	2.49	2.09	2.21
Australia Real Estate **	AUD	1,277.66	6.87	17.92	0.81	-10.59	-22.55	0.38	-1.09	1.42	0.38	17.34	26.38
Australia FTSE	AUD	1,036.18	4.10	#DIV/0!	8.85	4.35	-5.85	1.29	2.70	2.74	1.29	13.79	18.55
Australia JP Morgan Bonds	AUD	728.76	-NA-	17.26	5.68	5.50	7.31	5.32	-0.88	-0.10	5.32	3.98	5.02
Hong Kong Real Estate **	HKD	2,736.56	2.30	25.63	10.51	14.68	-3.58	12.21	1.54	1.63	12.21	30.63	38.90
Hong Kong FTSE	HKD	1,853.88	2.95	#DIV/0!	10.04	15.87	-1.14	19.15	2.73	-0.28	19.15	23.03	30.09
Hong Kong JP Morgan Bonds	HKD	162.16	-NA-	-NA-	-NA-	4.58	3.60	1.50	-1.48	-0.68	1.50	-NA-	3.85
Singapore Real Estate **	SGD	1,647.90	2.83	10.39	6.72	7.58	-6.62	3.89	-2.57	1.34	3.89	29.68	34.70
Singapore FTSE	SGD	576.77	3.41	#DIV/0!	8.24	10.70	-0.16	13.12	3.32	1.86	13.12	22.01	30.61
Singapore JP Morgan Bonds	SGD	154.63	-NA-	-NA-	-NA-	3.99	3.51	2.87	-2.60	-1.33	2.87	-NA-	4.40
New Zealand Real Estate **	NZD	1,353.53	7.25	-NA-	-NA-	2.14	-2.08	3.65	2.42	0.00	3.65	-NA-	14.46
New Zealand FTSE	NZD	178.64	5.61	-NA-	5.49	-1.77	-7.76	1.95	2.64	0.17	1.95	14.60	16.05
New Zealand JP Morgan Bonds	NZD	304.67	-NA-	17.00	6.54	6.51	8.17	6.56	-1.66	0.04	6.56	3.59	4.76

** 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 219.

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Asia (%) Weight 31-Dec
Sun Hung Kai Props	Non-Rental	Diversified	HK	23,809	10.17
Westfield Group *	Rental	Retail	AU	16,893	7.22
Mitsubishi Estate	Non-Rental	Diversified	JP	14,434	6.16
Mitsui Fudosan	Non-Rental	Diversified	JP	13,115	5.60
Hongkong Land Hldgs	Rental	Office	HK	9,079	3.88
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	8,484	3.62
Wharf Holdings	Non-Rental	Diversified	HK	7,890	3.37
Hang Lung Properties	Non-Rental	Diversified	HK	7,780	3.32
Capitaland	Non-Rental	Diversified	SG	6,846	2.92
Stockland Trust Group *	Non-Rental	Diversified	AU	6,555	2.80
China Overseas Land	Non-Rental	Residential	HK	5,629	2.40
Henderson Land Dev	Non-Rental	Diversified	HK	5,529	2.36
Link REIT *	Rental	Retail	HK	5,135	2.19
City Developments	Non-Rental	Diversified	SG	4,984	2.13
Westfield Retail Trust	Rental	Retail	AU	4,532	1.94
GPT Group *	Rental	Diversified	AU	4,168	1.78
Nippon Building Fund *	Rental	Office	JP	4,149	1.77
New World Development	Non-Rental	Diversified	HK	4,096	1.75
Japan Real Estate *	Rental	Office	JP	3,786	1.62
Sino Land	Non-Rental	Diversified	HK	3,405	1.45

Country Breakdown:

Country Index	Number of Constituents 31-Dec	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Asia (%) Weight 31-Dec
EPRA/NAREIT Australia	15	50,882	21.74%
EPRA/NAREIT Japan	20	61,588	26.31%
EPRA/NAREIT Hong Kong	22	90,453	38.65%
EPRA/NAREIT Singapore	15	30,560	13.06%
EPRA/NAREIT New Zealand	1	566	0.24%
EPRA/NAREIT Asia	**73**	**234,049**	**100.00%**

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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-10	Dividend Return Dec-10	Total Return Dec-10
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	20.54	0.00	20.54
Japan Prime Realty Inv. *	Rental	Office	JP	17.81	2.71	20.52
Tokyu REIT *	Rental	Diversified	JP	20.08	0.00	20.08
Aeon Mall Co Ltd	Rental	Retail	JP	17.14	0.00	17.14
Japan Retail Fund *	Rental	Retail	JP	15.59	0.00	15.59
Tokyo Tatemono	Non-Rental	Office	JP	14.29	1.22	15.50
Wharf Holdings	Non-Rental	Diversified	HK	14.56	0.00	14.56
Kenedix Realty Investment *	Rental	Diversified	JP	13.54	0.00	13.54
Hysan Development	Rental	Diversified	HK	13.49	0.00	13.49
ORIX JREIT *	Rental	Office	JP	13.30	0.00	13.30
Nomura Real Estate Office Fund	Rental	Office	JP	10.15	0.00	10.15
Top REIT *	Rental	Diversified	JP	9.64	0.00	9.64
Mitsui Fudosan	Non-Rental	Diversified	JP	9.24	0.00	9.24
Tokyu Land	Non-Rental	Diversified	JP	8.80	0.00	8.80
NTT Urban Development	Non-Rental	Office	JP	8.70	0.00	8.70
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	7.60	0.00	7.60
Hopson Development	Non-Rental	Residential	HK	7.46	0.00	7.46
United Urban Investment *	Rental	Diversified	JP	7.34	0.00	7.34
Suntec REIT *	Rental	Diversified	SG	5.63	1.21	6.85
Mitsubishi Estate	Non-Rental	Diversified	JP	6.66	0.00	6.66

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-10	Dividend Return Dec-10	Total Return Dec-10
Hang Lung Properties	Non-Rental	Diversified	HK	0.55	0.00	0.55
Sun Hung Kai Props	Non-Rental	Diversified	HK	0.55	0.00	0.55
Charter Hall Office reiT *	Rental	Office	AU	0.35	0.00	0.35
Shimao Property	Non-Rental	Residential	HK	0.17	0.00	0.17
Kiwi Income Property Trust *	Rental	Diversified	NZ	0.00	0.00	0.00
Wing Tai Holdings	Non-Rental	Diversified	SG	0.00	0.00	0.00
Westfield Retail Trust	Rental	Retail	AU	-0.39	0.00	-0.39
Ascendas REIT *	Rental	Industrial	SG	-0.48	0.00	-0.48
City Developments	Non-Rental	Diversified	SG	-0.79	0.00	-0.79
Soho China	Non-Rental	Diversified	HK	-1.03	0.00	-1.03
Shenzhen Investment	Non-Rental	Diversified	HK	-1.09	0.00	-1.09
CapitaMalls Asia	Non-Rental	Retail	SG	-1.52	0.00	-1.52
Global Logistic Properties	Rental	Industrial	SG	-2.70	0.00	-2.70
Mirvac Group *	Non-Rental	Diversified	AU	-4.30	1.56	-2.73
Henderson Land Dev	Non-Rental	Diversified	HK	-3.20	0.00	-3.20
ING Office Fund *	Rental	Office	AU	-5.13	1.67	-3.46
Shui On Land	Non-Rental	Diversified	HK	-3.61	0.00	-3.61
China Overseas Land	Non-Rental	Residential	HK	-3.62	0.00	-3.62
New World Development	Non-Rental	Diversified	HK	-5.32	0.00	-5.32
Sino Land	Non-Rental	Diversified	HK	-10.47	0.00	-10.47

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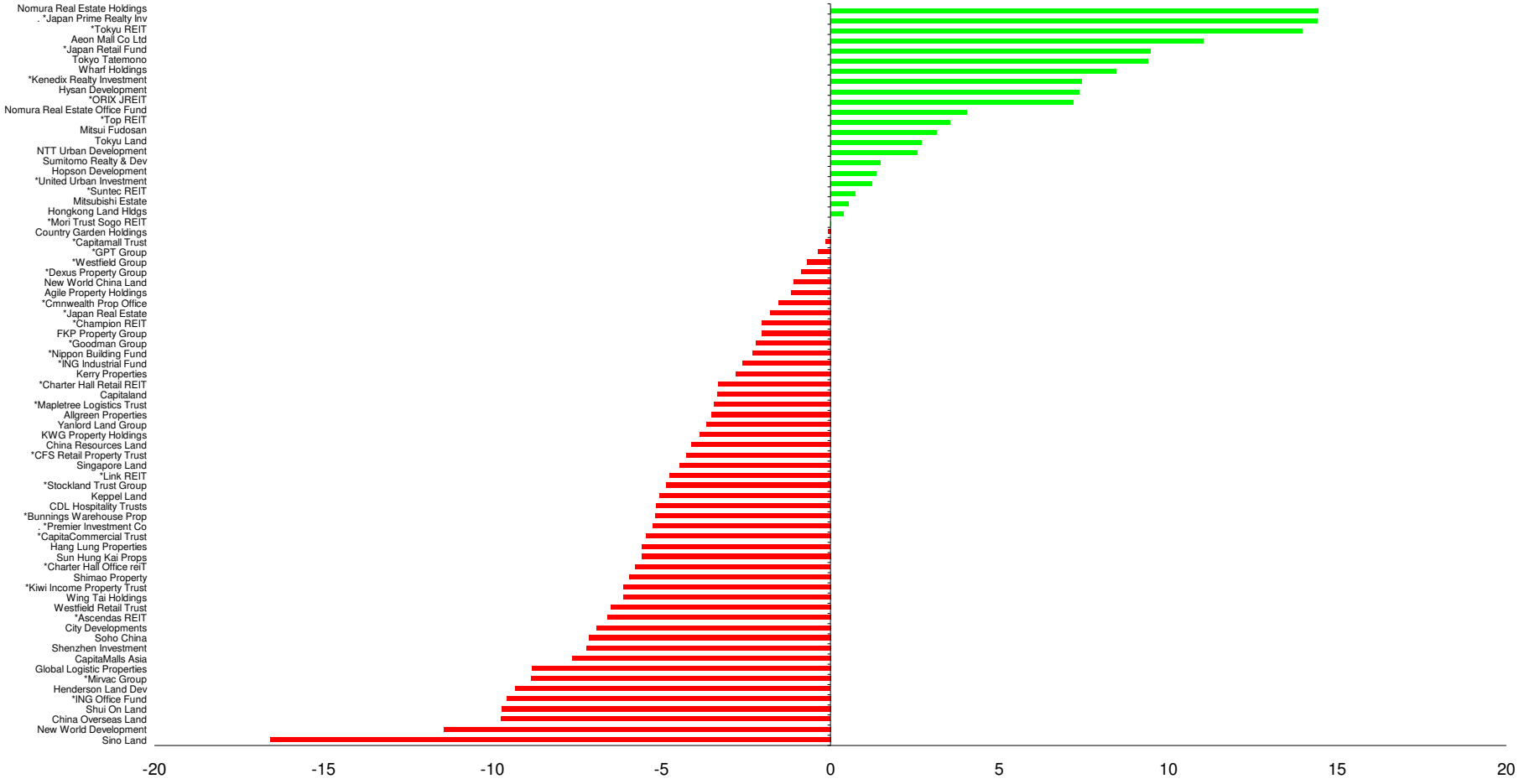
Graph 13: Total Return Performance relative to Regional Developed Index - Asia



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Section 4

FTSE EPRA/NAREIT Europe Developed Index Series

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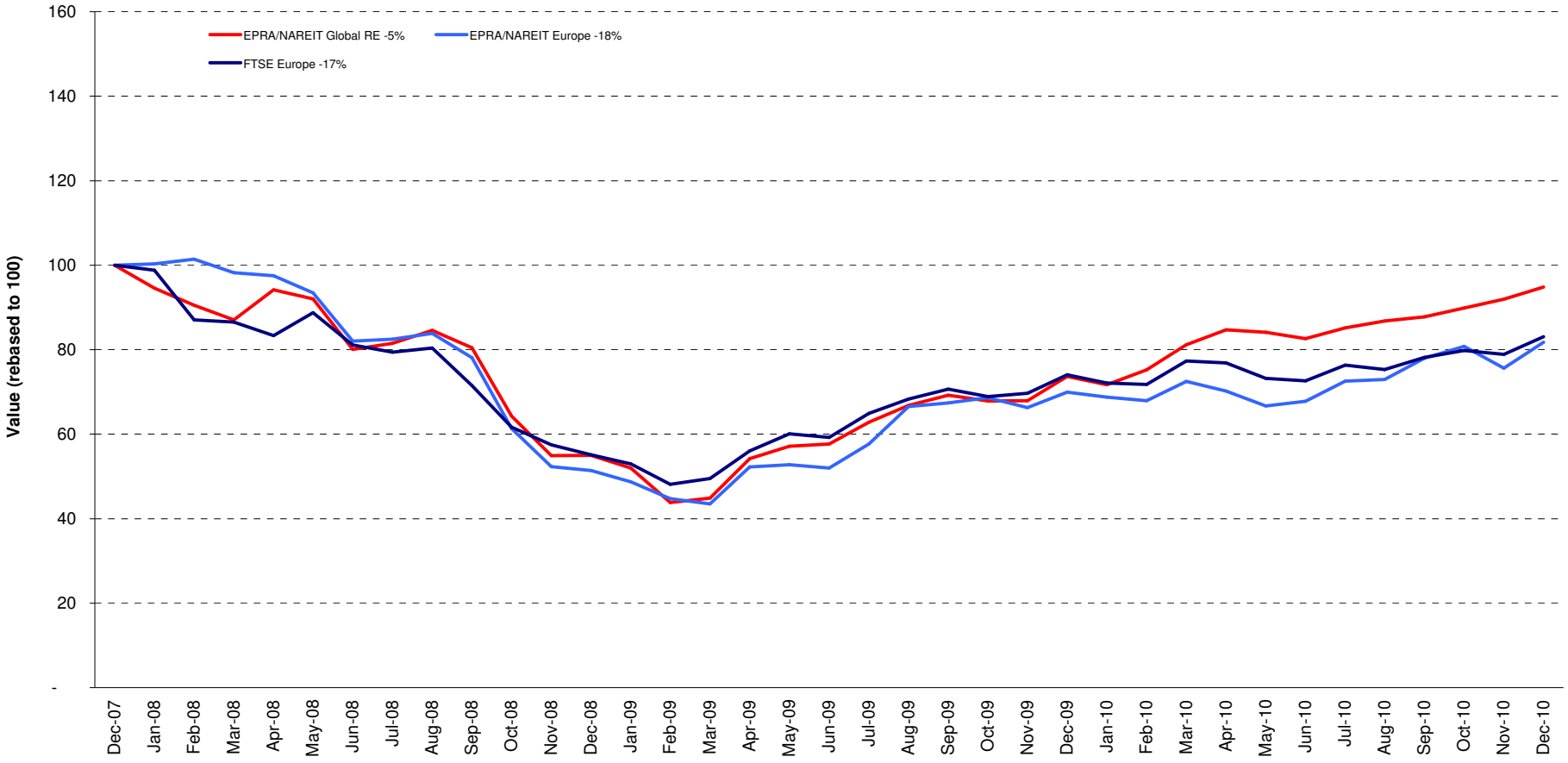
FTSE EPRA/NAREIT Europe Developed Index Series

Graph 14: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



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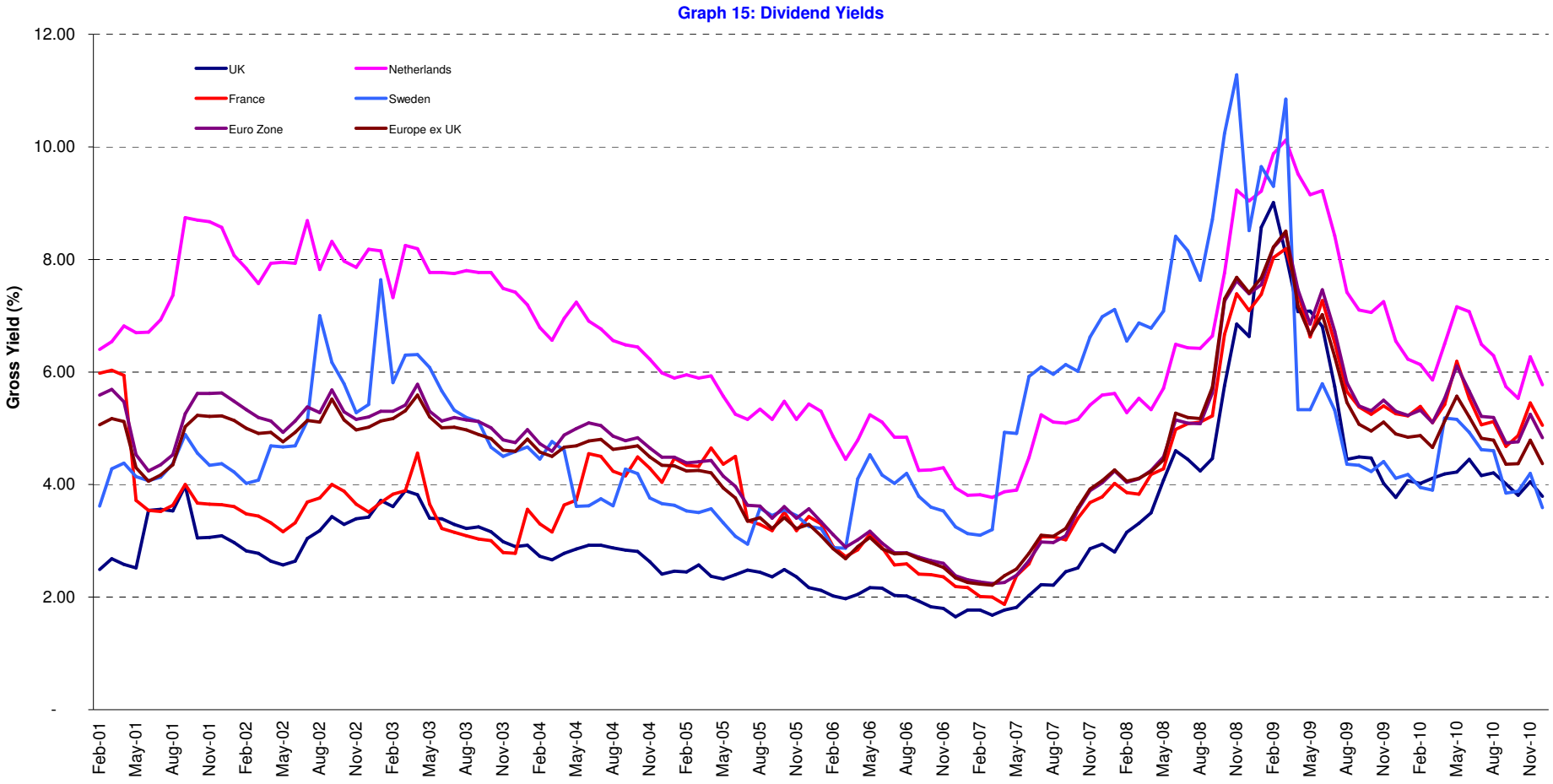

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FTSE EPRA/NAREIT Europe Developed Index Series - Corporate Actions & Changes

Ex Date	Description
1 December 2010	Technopolis (Finland): New number of shares: 63,385,044
7 December 2010	Capital Shopping Centres Group (UK): New number of shares: 691,623,009
20 December 2010	London & Stamford Property (UK): Addition. Number of shares: 545,795,171. Free float: 100%.
20 December 2010	Babis Vovos International (Greece): Deleted on market size rule
20 December 2010	Fonciere Des Regions (France): New free float percentage: 50% (was 75%)
20 December 2010	F&C Commercial Property Trust (UK): New free float percentage: 75% (was 40%)
20 December 2010	TAG Immobilien (Germany): New number of shares: 58,566,364
21 December 2010	Helical Bar (UK): New number of shares: 118,137,522

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 December 2010	Helical Bar	Non-Rental	Diversified	GBP	0.019	1.07	23-Dec	Annual
1 December 2010	Land Securities *	Rental	Diversified	GBP	0.070	9.64	10-Jan	Quarterly
1 December 2010	London & Stamford Property	Rental	Diversified	GBP	0.033	0.00	1-Dec	Dividend
1 December 2010	Mucklow <A&J> *	Rental	Diversified	GBP	0.099	6.79	4-Jan	Semi-Annual
8 December 2010	Big Yellow Group *	Rental	Self Storage	GBP	0.044	1.74	30-Dec	Annual
8 December 2010	Grainger Plc	Non-Rental	Residential	GBP	0.013	28.19	11-Feb	Semi-Annual
8 December 2010	IRP Property Investments	Rental	Diversified	GBP	0.018	8.73	31-Dec	Quarterly
13 December 2010	Eurobank Properties *	Rental	Diversified	EUR	0.150	5.21	21-Dec	Semi-Annual
15 December 2010	F&C Commercial Prop	Rental	Diversified	GBP	0.005	5.21	31-Dec	Quarterly
17 December 2010	Befimmo *	Rental	Office	EUR	3.906	7.43	22-Dec	Annual

** Based on previous period figures

*** Estimated

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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 2011	Unibail-Rodamco *	Rental	Diversified	EUR	1.7 ***	4.76	February	Quarterly
12 January 2011	British Land *	Rental	Diversified	GBP	0.072	6.79	18-Feb	Quarterly
12 January 2011	Workspace Group *	Rental	Office	GBP	0.003	21.56	9-Feb	Semi-Annual
16 January 2011	Grainger Plc	Non-Rental	Residential	GBP	0.0457778 ***	28.19	February	Semi-Annual
26 January 2011	Shaftesbury *	Rental	Diversified	GBP	0.053	2.34	18-Feb	Semi-Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Europe Wght (%) 31-Dec	Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-10	Dividend Rtn (%) Dec-10	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
CA Immobilien Anlage	Rental	Diversified	11.91	1,026	0.17	1.12	0.00	-NA-	-2.89	-10.77	-8.01	50.76	13.97	18.68	0.00	18.68	50.76	36.90	65.59	378	37
Conwert Immobilien	Non-Rental	Residential	10.76	872	0.15	0.95	2.32	-NA-	-NA-	-5.43	-2.95	28.86	1.80	8.07	0.00	8.07	28.86	-NA-	56.22	626	72
Austria Total				**1,898**	**0.32**	**2.06**	**1.18**														
Cofinimmo *	Rental	Diversified	97.41	1,299	0.22	1.41	6.67	-NA-	6.40	0.08	-2.46	5.37	0.04	2.48	0.00	2.48	5.37	13.31	19.82	845	65
Befimmo *	Rental	Office	61.30	1,029	0.17	1.12	6.37	-NA-	6.58	2.82	2.83	5.51	5.17	-3.99	6.12	2.12	5.51	17.67	25.50	360	35
Warehouses De Pauw *	Rental	Industrial	36.65	345	0.06	0.37	8.03	-NA-	10.60	2.74	-0.28	12.35	-2.68	4.71	0.00	4.71	12.35	17.67	23.60	120	35
Intervest Offices *	Rental	Office	23.49	163	0.03	0.18	9.15	-NA-	7.51	3.27	-0.07	17.08	2.17	4.54	0.00	4.54	17.08	17.32	27.11	28	17
Wereldhave Belgium *	Rental	Diversified	68.50	146	0.02	0.16	5.72	-NA-	6.42	2.44	16.88	17.76	6.86	2.48	0.00	2.48	17.76	17.53	17.24	30	20
Leasinvest Real Estate *	Rental	Office	63.36	102	0.02	0.11	6.31	-NA-	6.35	4.02	3.11	14.23	-0.61	-1.00	0.00	-1.00	14.23	15.80	22.01	16	16
Belgium Total				**3,084**	**0.52**	**3.35**	**6.80**														
Sponda	Rental	Diversified	3.88	1,075	0.18	1.17	3.09	-NA-	14.20	4.01	-4.07	46.52	8.99	13.45	0.00	13.45	46.52	35.74	55.91	588	55
Citycon OYJ	Rental	Retail	3.08	565	0.10	0.61	1.30	-NA-	18.12	6.75	-0.02	9.95	-1.60	7.69	0.00	7.69	9.95	29.92	39.00	368	65
Technopolis	Rental	Office	4.08	259	0.04	0.28	3.68	-NA-	13.25	-0.01	-6.73	36.45	-0.24	7.65	0.00	7.65	36.45	29.10	40.00	93	36
Finland Total				**1,898**	**0.32**	**2.06**	**2.64**														
Unibail-Rodamco *	Rental	Diversified	148.00	13,513	2.28	14.70	5.41	11.07	16.85	12.20	8.23	15.64	3.67	10.49	0.00	10.49	15.64	21.02	24.58	12,477	92
Klepierre *	Rental	Retail	27.00	2,560	0.43	2.78	4.63	11.82	15.36	7.34	-3.31	-0.51	-4.58	11.09	0.00	11.09	-0.51	30.36	44.89	2,054	80
Fonciere Des Regions *	Rental	Diversified	72.40	1,759	0.30	1.91	4.56	-NA-	19.50	3.59	1.57	11.69	-7.38	3.47	0.00	3.47	11.69	27.95	40.65	1,880	107
Icade	Rental	Diversified	76.35	1,564	0.26	1.70	4.26	-NA-	-NA-	-NA-	-6.34	25.54	-0.92	5.89	0.00	5.89	25.54	-NA-	30.42	963	62
Gecina *	Rental	Diversified	82.31	1,504	0.25	1.64	5.35	7.85	8.72	1.49	-3.54	13.88	-5.39	2.35	0.00	2.35	13.88	36.67	61.16	1,269	84
Mercialys *	Rental	Retail	28.10	1,292	0.22	1.41	3.77	-NA-	-NA-	11.03	5.73	18.78	0.00	2.26	0.00	2.26	18.78	-NA-	24.59	777	60
Silic *	Rental	Office	92.67	1,205	0.20	1.31	5.02	-NA-	11.84	7.65	1.74	14.49	-2.15	6.50	0.00	6.50	14.49	21.38	27.27	406	34
Societe de la Tour Eiffel *	Rental	Diversified	57.97	319	0.05	0.35	3.45	-NA-	3.20	2.54	-6.89	18.82	-0.34	7.85	0.00	7.85	18.82	44.44	65.68	163	51
Affine *	Non-Rental	Diversified	17.10	61	0.01	0.07	8.65	2.21	8.65	-2.96	-18.19	14.34	1.78	5.04	0.00	5.04	14.34	27.83	44.04	43	70
France Total				**23,778**	**4.01**	**25.86**	**5.05**														

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Europe Wght (%) 31-Dec	Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-10	Dividend Rtn (%) Dec-10	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Deutsche Euroshop	Rental	Retail	28.98	1,496	0.25	1.63	3.55	-NA-	8.83	9.26	11.71	29.34	13.66	12.89	0.00	12.89	29.34	-NA-	23.06	768	51
Deutsche Wohnen	Rental	Residential	10.50	859	0.15	0.93	0.00	-NA-	15.35	-1.72	-5.33	56.72	20.32	12.10	0.00	12.10	56.72	70.37	105.04	2	0
Gagfah	Rental	Residential	6.71	604	0.10	0.66	8.94	-NA-	-NA-	-NA-	-9.70	14.80	16.66	12.82	0.00	12.82	14.80	-NA-	78.59	1,052	174
TAG Immobilien	Non-Rental	Diversified	15.11	372	0.06	0.41	0.00	-NA-	11.01	1.71	1.39	12.21	-2.52	-3.14	0.00	-3.14	12.21	-NA-	18.29	66	18
Alstria Office *	Rental	Office	10.50	323	0.05	0.35	4.76	-NA-	-NA-	-NA-	5.51	46.67	3.04	8.19	0.00	8.19	46.67	-NA-	49.80	148	46
DIC Asset	Rental	Diversified	8.34	236	0.04	0.26	3.60	-NA-	-NA-	-7.56	-22.08	6.01	13.95	13.15	0.00	13.15	6.01	-NA-	75.47	172	73
Colonia Real Estate	Rental	Residential	5.58	171	0.03	0.19	0.00	-NA-	16.00	-16.38	-30.02	28.16	32.74	1.73	0.00	1.73	28.16	80.06	64.20	385	226
Patrizia Immobilien	Rental	Residential	3.84	100	0.02	0.11	0.00	-NA-	-NA-	-NA-	-9.38	25.49	18.52	5.23	0.00	5.23	25.49	-NA-	71.88	84	84
Germany Total				**4,162**	**0.70**	**4.53**	**3.15**														
Eurobank Properties *	Rental	Diversified	5.95	109	0.02	0.12	9.30	-NA-	-NA-	-NA-	-6.94	-21.65	1.67	3.48	2.61	6.09	-21.65	-NA-	30.73	25	23
Lamda Development	Non-Rental	Diversified	3.91	51	0.01	0.06	0.00	-NA-	-4.80	-6.39	-35.12	-48.42	2.89	15.00	0.00	15.00	-48.42	42.07	46.43	15	28
Greece Total				**160**	**0.03**	**0.17**	**6.32**														
Beni Stabili	Rental	Office	0.63	606	0.10	0.66	2.37	-NA-	5.85	-1.95	-2.46	12.70	-8.13	0.64	0.00	0.64	12.70	29.54	40.53	505	83
IGD *	Rental	Retail	1.46	174	0.03	0.19	3.43	-NA-	-NA-	-4.05	-7.74	-3.34	21.11	12.95	0.00	12.95	-3.34	-NA-	40.46	123	71
Italy Total				**780**	**0.13**	**0.85**	**2.61**														
Corio *	Rental	Retail	48.02	4,370	0.74	4.75	5.52	5.71	10.75	6.70	1.83	6.24	-4.26	8.22	0.00	8.22	6.24	21.82	29.94	3,439	79
Wereldhave *	Rental	Diversified	73.06	1,554	0.26	1.69	6.36	4.36	8.44	3.84	5.21	16.51	2.61	7.73	0.00	7.73	16.51	19.46	23.22	1,907	123
Eurocommercial Props *	Rental	Retail	34.45	1,388	0.23	1.51	5.28	-NA-	10.79	8.21	4.08	25.92	6.66	11.91	0.00	11.91	25.92	18.91	25.16	973	70
Vastned Retail *	Rental	Retail	51.98	961	0.16	1.05	7.46	4.71	7.97	5.72	-1.03	21.87	4.12	12.34	0.00	12.34	21.87	23.78	36.32	612	64
ProLogis European Properties	Rental	Industrial	4.81	681	0.11	0.74	0.00	-NA-	-NA-	-NA-	-18.41	11.60	8.70	5.02	0.00	5.02	11.60	-NA-	91.08	282	41
Nieuwe Steen Inv *	Rental	Diversified	14.98	648	0.11	0.71	8.54	-NA-	7.84	1.18	2.52	14.51	4.09	6.62	0.00	6.62	14.51	18.05	26.06	271	42
Vastned Offices/Ind *	Rental	Office	12.55	238	0.04	0.26	11.63	3.59	1.72	-1.17	-8.61	19.03	3.72	16.96	0.00	16.96	19.03	31.74	51.69	164	69
Netherlands Total				**9,840**	**1.66**	**10.70**	**5.77**														

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Europe Wght (%) 31-Dec	Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-10	Dividend Rtn (%) Dec-10	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Norwegian Property ASA	Rental	Office	10.35	662	0.11	0.72	0.00	-NA-	-NA-	-NA-	-42.19	-23.33	1.97	11.05	0.00	11.05	-23.33	-NA-	81.63	545	82
Norway Total				**662**	**0.11**	**0.72**	**0.00**														
Castellum	Rental	Diversified	91.55	1,746	0.29	1.90	3.82	-NA-	16.14	8.33	14.59	31.10	2.12	14.22	0.00	14.22	31.10	26.76	33.34	1,284	74
Fabege	Rental	Office	78.55	1,398	0.24	1.52	2.55	-NA-	17.13	6.60	9.32	78.21	15.94	22.35	0.00	22.35	78.21	33.09	51.31	1,395	100
Hufvudstaden A	Rental	Office	78.55	1,293	0.22	1.41	2.67	-NA-	12.87	13.49	10.78	48.66	8.12	15.94	0.00	15.94	48.66	23.53	26.48	834	65
Kungsleden	Rental	Diversified	61.50	931	0.16	1.01	6.10	-NA-	22.93	6.13	1.26	32.62	7.42	18.84	0.00	18.84	32.62	38.97	58.58	990	106
Wihlborgs Fastigheter	Rental	Diversified	195.00	809	0.14	0.88	3.46	-NA-	-NA-	18.41	22.83	52.26	5.12	15.73	0.00	15.73	52.26	-NA-	32.10	735	91
Klovern AB	Rental	Diversified	34.00	455	0.08	0.49	3.68	-NA-	-NA-	10.30	13.97	53.93	4.94	17.65	0.00	17.65	53.93	-NA-	38.28	509	112
Sweden Total				**6,632**	**1.12**	**7.21**	**3.59**														
PSP Swiss Property	Rental	Office	75.00	2,775	0.47	3.02	3.60	-NA-	9.81	9.66	13.03	32.82	3.23	6.38	0.00	6.38	32.82	15.98	21.46	1,409	51
Swiss Prime Site	Rental	Office	69.75	2,275	0.38	2.47	0.00	-NA-	6.68	8.24	14.54	27.05	0.00	5.52	0.00	5.52	27.05	15.20	20.29	1,639	72
Allreal	Non-Rental	Office	136.20	744	0.13	0.81	3.54	-NA-	7.84	6.94	4.79	13.72	2.41	3.18	0.00	3.18	13.72	11.99	13.50	247	33
Zueblin Immobilien Holding	Rental	Office	3.71	131	0.02	0.14	0.00	-NA-	-3.23	-12.91	-25.05	-8.40	3.63	3.06	0.00	3.06	-8.40	17.72	25.23	34	26
Switzerland Total				**5,794**	**0.98**	**6.30**	**2.13**														
Inmobiliaria Colonial S.A.	Rental	Diversified	0.06	186	0.03	0.20	0.00	-NA-	-NA-	-43.91	-68.52	-64.52	-42.11	10.00	0.00	10.00	-64.52	-NA-	57.67	205	110
Spain Total				**186**	**0.03**	**0.20**	**0.00**														
Azrieli Group	Rental	Diversified	100.00	727	0.12	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.04	6.84	0.00	6.84	-NA-	-NA-	-NA-	91,431	12,580
Israel Total				**727**	**0.12**	**0.79**	**0.00**														

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Europe Wght (%) 31-Dec	Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-10	Dividend Rtn (%) Dec-10	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Land Securities *	Rental	Diversified	6.74	6,009	1.01	6.54	4.15	5.87	4.22	-9.14	-16.03	2.48	6.32	7.15	1.11	8.27	2.48	24.55	35.36	4,430	74
British Land *	Rental	Diversified	5.25	5,416	0.91	5.89	4.96	7.05	6.43	-5.70	-7.41	15.29	14.35	9.04	0.00	9.04	15.29	24.35	29.31	5,005	92
Hammerson *	Rental	Retail	4.17	3,445	0.58	3.75	3.75	-NA-	7.33	-5.05	-11.40	2.27	5.81	6.10	0.00	6.10	2.27	27.99	37.80	2,589	75
Capital Shopping Centres Group *	Rental	Retail	4.18	3,371	0.57	3.67	3.95	-NA-	7.54	-3.31	-11.83	8.12	13.57	6.67	0.00	6.67	8.12	25.86	37.74	3,082	91
SEGRO *	Rental	Industrial	2.86	2,454	0.41	2.67	4.92	1.81	-4.47	-18.68	-27.16	-12.65	4.91	4.79	0.00	4.79	-12.65	31.52	47.80	1,502	61
Derwent London *	Rental	Office	15.61	1,832	0.31	1.99	1.77	-NA-	8.92	3.02	4.99	20.35	3.79	9.01	0.00	9.01	20.35	26.53	34.82	843	46
Great Portland Estates *	Rental	Office	3.61	1,317	0.22	1.43	2.25	-NA-	7.75	5.39	3.79	28.49	6.62	9.27	0.00	9.27	28.49	22.43	30.94	627	48
Shaftesbury *	Rental	Diversified	4.48	1,178	0.20	1.28	2.29	-NA-	9.68	7.35	7.18	16.30	3.49	2.99	0.00	2.99	16.30	29.40	33.71	503	43
Capital & Counties Properties	Rental	Retail	1.51	1,094	0.18	1.19	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	15.29	4.00	0.00	4.00	-NA-	-NA-	-NA-	539	49
London & Stamford Property	Rental	Diversified	1.31	834	0.14	0.91	3.97	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	0.77	2.56	3.33	-NA-	-NA-	-NA-	1,504	180
F&C Commercial Prop	Rental	Diversified	1.06	629	0.11	0.68	5.68	-NA-	-NA-	2.22	9.89	23.44	16.03	20.00	0.57	20.57	23.44	-NA-	22.64	-NA-	-NA-
Big Yellow Group *	Rental	Self Storage	3.50	534	0.09	0.58	2.28	-NA-	11.00	4.95	-5.86	1.49	8.71	9.84	1.39	11.24	1.49	35.13	43.40	238	44
Helical Bar	Non-Rental	Diversified	2.85	393	0.07	0.43	1.67	-NA-	9.71	1.33	-2.10	-15.12	-3.58	1.86	0.69	2.55	-15.12	25.99	29.67	152	39
Grainger Plc	Non-Rental	Residential	1.06	384	0.06	0.42	1.61	-NA-	9.04	-12.03	-9.72	-15.95	-2.52	22.34	1.54	23.88	-15.95	48.56	78.94	217	56
Unite Group	Rental	Specialty	1.94	361	0.06	0.39	0.00	-NA-	-3.73	-11.91	-17.97	-35.19	-11.77	3.69	0.00	3.69	-35.19	56.88	92.78	142	39
UK Commercial Property Trust	Rental	Diversified	0.82	345	0.06	0.38	6.38	-NA-	-NA-	-NA-	11.63	10.94	9.23	10.11	0.00	10.11	10.94	-NA-	22.86	160	47
Development Securities	Non-Rental	Retail	2.25	321	0.05	0.35	2.16	-NA-	-0.31	-12.30	-21.04	-32.60	-2.28	15.83	0.00	15.83	-32.60	32.33	42.50	121	38
Workspace Group *	Rental	Office	0.24	315	0.05	0.34	3.30	-NA-	-3.59	-29.64	-46.45	4.54	9.30	6.82	0.00	6.82	4.54	40.29	62.11	130	41
St Modwen Properties	Rental	Diversified	1.65	289	0.05	0.31	0.61	-NA-	8.91	-14.93	-23.43	-14.38	-2.77	21.86	0.00	21.86	-14.38	44.25	69.74	151	52
Quintain Estates	Non-Rental	Diversified	0.42	254	0.04	0.28	0.00	-NA-	3.25	-23.68	-40.38	-30.00	-2.89	22.63	0.00	22.63	-30.00	125.56	225.83	95	38
Primary Health Prop. *	Rental	Health Care	3.35	245	0.04	0.27	5.22	-NA-	14.24	0.84	4.85	22.65	11.48	4.36	0.00	4.36	22.65	26.16	31.55	106	44
ING UK Real Estate Income Trust	Rental	Diversified	0.54	215	0.04	0.23	11.59	-NA-	-NA-	-6.25	-1.61	6.98	19.78	12.63	0.00	12.63	6.98	-NA-	54.35	82	38
Safestore Holdings	Rental	Self Storage	1.30	213	0.04	0.23	3.62	-NA-	-NA-	-NA-	-8.06	-18.05	5.05	7.22	0.00	7.22	-18.05	-NA-	57.20	89	42
Invista Foundation Prop	Rental	Diversified	0.39	162	0.03	0.18	17.31	-NA-	-NA-	-10.17	-14.36	4.32	-5.05	-2.50	0.00	-2.50	4.32	-NA-	58.49	44	27
Daejan Holdings	Rental	Diversified	26.45	151	0.03	0.16	2.80	-NA-	10.91	-4.19	-1.24	-4.27	3.82	10.72	0.00	10.72	-4.27	25.58	32.22	24	16
Minerva	Non-Rental	Diversified	0.79	149	0.03	0.16	0.00	-NA-	-11.02	-21.96	-16.16	5.32	-15.69	7.46	0.00	7.46	5.32	72.34	122.69	66	44
CLS Holdings	Rental	Office	5.35	145	0.02	0.16	0.00	-NA-	10.44	1.34	18.04	7.17	1.91	5.84	0.00	5.84	7.17	30.27	42.75	29	20
Standard Life Inv Prop	Rental	Diversified	0.65	86	0.01	0.09	10.24	-NA-	-NA-	-4.73	1.01	7.50	4.52	4.44	0.00	4.44	7.50	-NA-	44.47	-NA-	-NA-
Mucklow <A&J> *	Rental	Diversified	2.89	81	0.01	0.09	6.21	-NA-	9.42	-2.15	0.44	-2.47	6.57	-5.16	3.26	-1.90	-2.47	28.22	37.86	16	19
IRP Property Investors	Rental	Diversified	0.83	80	0.01	0.09	8.34	-NA-	-NA-	-2.89	5.02	5.53	8.08	0.92	2.20	3.12	5.53	-NA-	35.87	-NA-	-NA-
ISIS Property Trust Ld	Rental	Diversified	1.06	70	0.01	0.08	6.67	-NA-	-NA-	1.88	6.09	10.98	12.24	2.17	0.00	2.17	10.98	-NA-	29.58	-NA-	-NA-
United Kingdom Total				**32,371**	**5.46**	**35.21**	**3.79**														

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Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 31-Dec	Modified Duration
Cofinimmo	100,000.00	EUR	1/0/1900	11/25/2014	Bullet	102.82	3.54
Cofinimmo	10,000.00	EUR	Float	2/4/2015	Bullet	93.83	-NA-
Cofinimmo	5,000.00	EUR	Float	7/2/2015	Bullet	92.71	0.05
Intervest Offices	75,000.00	EUR	1/0/1900	6/29/2015	Normal	100.08	-NA-
Leasinvest Real Estate	3,000.00	EUR	Float	3/5/2012	Bullet	-NA-	-NA-
Leasinvest Real Estate	1,500.00	EUR	1/0/1900	3/5/2012	Bullet	-NA-	-NA-
Citycon	110,000.00	EUR	1/0/1900	8/2/2013	Convertible	95.53	-NA-
Citycon	40,000.00	EUR	1/0/1900	12/17/2014	Bullet	-NA-	-NA-
Sponda	150,000.00	EUR	Float	5/9/2011	Bullet	99.81	0.09
Sponda	100,000.00	EUR	1/0/1900	5/27/2015	Bullet	99.17	-NA-
Sponda	130,000.00	EUR	1/0/1900	Perpetual	Perpetual/Call	-NA-	-NA-
Gecina	500,000.00	EUR	1/0/1900	1/25/2012	Bullet	102.81	1.00
Gecina	320,000.00	EUR	1/0/1900	1/1/2016	Convertible	113.55	-NA-
Affine	20,000.00	EUR	Variable	10/15/2023	Convertible	-NA-	-NA-
Affine	10,000.00	EUR	Variable	6/28/2025	Convertible	-NA-	-NA-
Affine	75,000.00	EUR	Float	Perpetual	Perpetual/Call	-NA-	-NA-
Klepierre	600,000.00	EUR	1/0/1900	7/15/2011	Bullet	101.66	0.52
Klepierre	700,000.00	EUR	1/0/1900	3/16/2016	Bullet	102.66	4.56
Klepierre	700,000.00	EUR	1/0/1900	4/13/2017	Bullet	99.72	5.44
Klepierre	200,000.00	EUR	1/0/1900	4/14/2020	Bullet	100.01	7.42

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Unibail-Rodamco	500,000.00	EUR	1/0/1900	10/29/2011	Bullet	101.97	0.80
Unibail-Rodamco	105,000.00	EUR	Float	7/9/2013	Bullet	-NA-	-NA-
Unibail-Rodamco	575,000.00	EUR	1/0/1900	1/1/2015	Convertible	203.40	-NA-
Unibail-Rodamco	635,000.00	EUR	1/0/1900	3/11/2015	Bullet	101.59	3.82
Unibail-Rodamco	500,000.00	EUR	1/0/1900	9/23/2016	Bullet	106.04	5.06
Unibail-Rodamco	150,000.00	EUR	1/0/1900	11/6/2017	Bullet	106.44	5.92
Unibail-Rodamco	70,000.00	EUR	Variable	7/6/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	1/0/1900	8/17/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	1/0/1900	8/17/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	5/25/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	6/18/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	1,840,904.99	EUR	Variable	6/25/2057	Convertible	-NA-	-NA-
Colonia Real Estate	54,964.00	EUR	1/0/1900	12/7/2011	Convertible	104.11	-NA-
Colonia Real Estate	11,440.73	EUR	1/0/1900	5/11/2015	Convertible	-NA-	-NA-
TAG Immo	12,500.00	EUR	1/0/1900	12/31/2012	Convertible	-NA-	-NA-
TAG Immo	30,000.00	EUR	1/0/1900	5/13/2015	Convertible/Put	-NA-	-NA-
Beni Stabili	476,514.05	EUR	1/0/1900	10/27/2011	Convertible	98.82	-NA-
Beni Stabili	225,000.00	EUR	1/0/1900	4/23/2015	Convertible	97.90	-NA-
IGD	230,000.00	EUR	1/0/1900	12/28/2013	Convertible	94.64	-NA-
Corio	250,000.00	EUR	1/0/1900	Bullet	Normal	104.30	7.51
Corio	500,000.00	4.625%	1/22/2018	Bullet	EUR	100.53	6.04
Wereldhave	200,000.00	EUR	1/0/1900	3/23/2011	Convertible	99.99	-NA-
Wereldhave	230,000.00	EUR	1/0/1900	9/16/2014	Convertible	109.40	-NA-
Wereldhave	230,000.00	2.875%	11/18/2015	Convertible	EUR	99.44	-NA-
Norwegian Property	823,000.00	NOK	Float	3/22/2012	Bullet	-NA-	-NA-
Norwegian Property	235,000.00	NOK	Float	3/22/2012	Bullet	-NA-	-NA-
Norwegian Property	386,000.00	NOK	1/0/1900	3/22/2012	Bullet	-NA-	-NA-

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CA Immo	150,000.00	EUR	1/0/1900	10/16/2014	Bullet	102.39	-NA-
CA Immo	135,000.00	EUR	1/0/1900	11/9/2014	Convertible	112.18	-NA-
CA Immo	200,000.00	EUR	1/0/1900	9/22/2016	Bullet	97.48	-NA-
Conwert Immo	196,400.00	EUR	1/0/1900	11/12/2014	Convertible/Put	100.26	-NA-
Conwert Immo	135,000.00	EUR	1/0/1900	2/1/2016	Convertible/Put	109.36	-NA-
Inmobiliaria Colonial	1,310,796.50	EUR	1/0/1900	3/14/2014	Convertible	-NA-	-NA-
Castellum	200,000.00	SEK	1/0/1900	6/21/2011	Normal	-NA-	-NA-
Kungsleden	325,000.00	NOK	1/0/1900	4/30/2015	Normal	-NA-	-NA-
Kungsleden	600,000.00	4.815%	10/18/2015	Normal	SEK	-NA-	-NA-
PSP Swiss Property	40,000.00	CHF	1/0/1900	4/5/2012	Bullet	-NA-	-NA-
PSP Swiss Property	250,000.00	CHF	1/0/1900	7/27/2012	Bullet	102.09	1.53
PSP Swiss Property	150,000.00	CHF	1/0/1900	4/10/2013	Bullet	103.57	2.17
PSP Swiss Property	250,000.00	CHF	1/0/1900	4/1/2014	Bullet	101.23	3.11
PSP Swiss Property	250,000.00	CHF	1/0/1900	2/16/2016	Bullet	101.88	4.71
Allreal Holding	200,000.00	CHF	1/0/1900	10/9/2014	Convertible	104.15	-NA-
Swiss Prime Site	300,000.00	CHF	1/0/1900	1/20/2015	Convertible	105.57	-NA-
British Land	100,000.00	GBP	1/0/1900	3/31/2011	Callable	-NA-	-NA-
British Land	100,000.00	GBP	1/0/1900	3/31/2011	Callable	-NA-	-NA-
British Land	2,690.00	GBP	1/0/1900	3/26/2012	Bullet	109.52	1.12
British Land	200,000.00	GBP	1/0/1900	3/31/2020	Bullet	109.04	-NA-
British Land	200,000.00	GBP	1/0/1900	3/31/2020	Callable	108.57	-NA-
British Land	310,000.00	GBP	1/0/1900	3/31/2028	Bullet	95.30	11.14
British Land	310,000.00	GBP	1/0/1900	3/31/2028	Bullet	95.38	11.14
British Land	110,000.00	GBP	1/0/1900	9/24/2035	Sinkable	-NA-	-NA-
British Land	110,000.00	GBP	1/0/1900	9/24/2035	Sinkable	88.67	11.03
British Land	330,000.00	GBP	1/0/1900	9/24/2035	Bullet	90.18	13.14
British Land	330,000.00	GBP	1/0/1900	9/24/2035	Bullet	91.02	13.21

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Great Portland Estates	142,900.00	GBP	1/0/1900	1/31/2029	Normal	-NA-	-NA-
Land Securities	300,000.00	GBP	1/0/1900	2/3/2013	Callable	100.20	0.08
Land Securities	12,177.00	GBP	1/0/1900	11/28/2015	Callable	104.22	-NA-
Land Securities	389,519.00	GBP	1/0/1900	11/28/2015	Callable	107.04	2.67
Land Securities	400,000.00	GBP	1/0/1900	11/7/2019	Callable	104.68	5.73
Land Securities	255,275.00	GBP	1/0/1900	3/31/2022	Callable	104.71	7.10
Land Securities	11,345.00	GBP	1/0/1900	3/31/2022	Callable	98.65	-NA-
Land Securities	300,000.00	GBP	1/0/1900	9/29/2025	Callable	98.22	9.10
Land Securities	206,098.00	GBP	1/0/1900	2/27/2026	Callable	102.39	9.07
Land Securities	9,104.00	GBP	1/0/1900	2/27/2026	Callable	-NA-	-NA-
Land Securities	1,397.00	GBP	1/0/1900	3/31/2027	Callable	-NA-	-NA-
Land Securities	6,039.00	GBP	1/0/1900	3/31/2027	Callable	-NA-	-NA-
Land Securities	606,482.00	GBP	1/0/1900	3/31/2027	Callable	102.33	9.61
Land Securities	316,914.00	GBP	1/0/1900	9/30/2029	Callable	101.35	10.61
Land Securities	1,046.00	GBP	1/0/1900	9/30/2029	Callable	92.52	-NA-
Land Securities	2,529.00	GBP	1/0/1900	7/31/2032	Callable	-NA-	-NA-
Land Securities	323,410.00	GBP	1/0/1900	7/31/2032	Callable	101.27	11.50
Land Securities	500,000.00	GBP	1/0/1900	2/7/2036	Callable	97.18	12.66
Segro (Slough Estates)	150,000.00	GBP	1/0/1900	9/30/2015	Bullet	106.37	4.16
Segro (Slough Estates)	200,000.00	GBP	1/0/1900	6/20/2018	Bullet	99.83	6.11
Segro (Slough Estates)	250,000.00	GBP	1/0/1900	12/7/2020	Bullet	97.70	7.84
Segro	300,000.00	GBP	1/0/1900	11/23/2021	Bullet	106.57	7.93
Segro (Slough Estates)	150,000.00	GBP	1/0/1900	3/14/2022	Bullet	107.23	7.89
Segro (Slough Estates)	225,000.00	GBP	1/0/1900	2/23/2024	Bullet	104.98	8.78
Segro (Slough Estates)	200,000.00	GBP	1/0/1900	6/20/2035	Bullet	90.80	12.58
Hammerson	700,000.00	GBP	1/0/1900	6/19/2015	Callable	104.10	3.95
Hammerson	300,000.00	GBP	1/0/1900	12/15/2016	Bullet	101.53	5.22
Hammerson	250,000.00	GBP	1/0/1900	3/31/2020	Bullet	107.76	6.89
Hammerson	300,000.00	GBP	1/0/1900	2/23/2026	Callable	97.74	9.75
Hammerson	200,000.00	GBP	1/0/1900	4/21/2028	Callable	109.33	10.16

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 31-Dec	Modified Duration
Liberty International	240,000.00	GBP	1/0/1900	9/30/2010	Convertible/Put	-NA-	-NA-
Derwent London (London Merchant Securities)	175,000.00	GBP	1/0/1900	3/16/2026	Normal	108.19	9.91
Shaftesbury	119,643.00	GBP	1/0/1900	3/31/2024	Normal	-NA-	-NA-
Mucklow A&J Group	60,000.00	GBP	1/0/1900	7/1/2014	Normal	-NA-	-NA-
Grainger	112,000.00	GBP	1/0/1900	5/17/2014	Convertible	-NA-	-NA-
Development Securities	20,000.00	GBP	1/0/1900	1/6/2016	Normal	-NA-	-NA-

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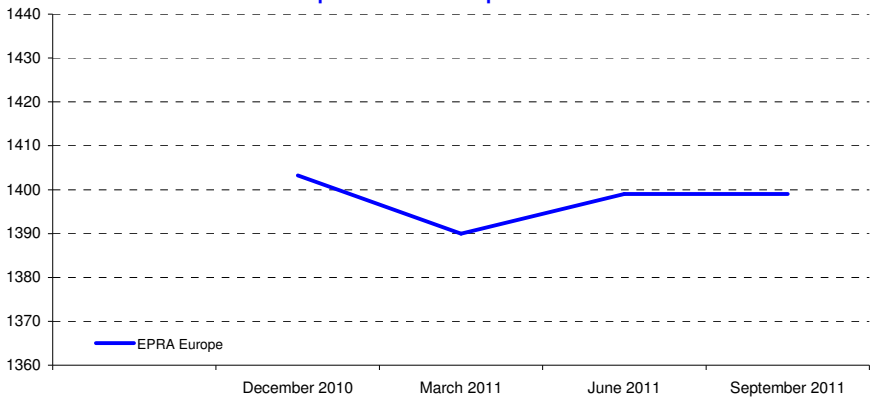
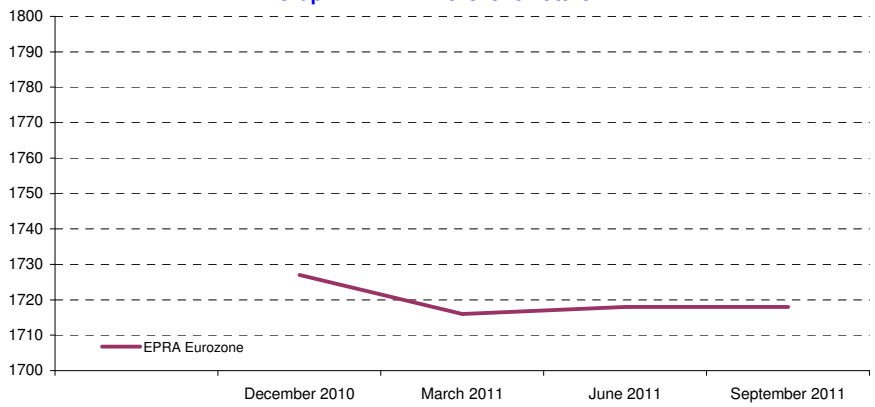
FTSE EPRA/NAREIT Europe Developed Index Series - Futures

Graph 16: EPRA Europe Future



Graph 17: EPRA Eurozone Future

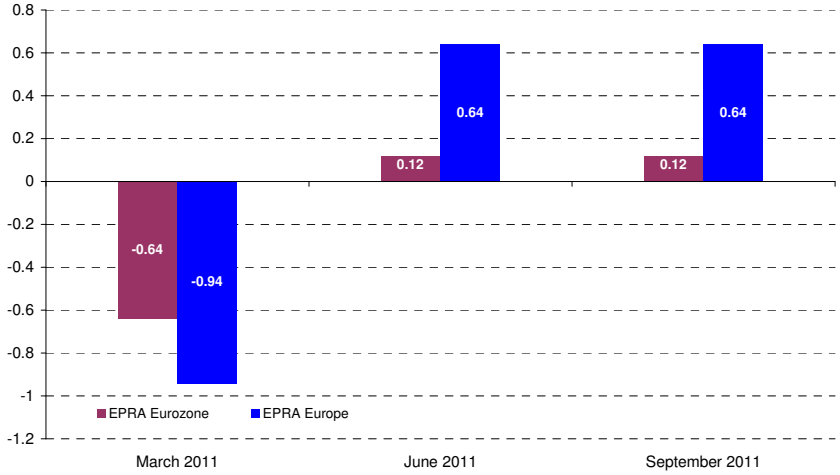


Bloomberg Code Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Dec-10
RIEH1	March 2011	EPRA Europe	6,693	1,390.00
RIEM1	June 2011	EPRA Europe	-	1,399.00
RIEU1	September 2011	EPRA Europe	-	1,399.00
REIH1	March 2011	EPRA Eurozone	765	1,716.00
REIM1	June 2011	EPRA Eurozone	-	1,718.00
REIU1	September 2011	EPRA Eurozone	-	1,718.00

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 18: Futures Spread



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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

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Europe	EUR	2,145.56	91,375.39	100.00	4.16	6.13	6.22	-3.63	-6.50	16.84	4.84	8.04	16.84	18.87	26.70
Euro Zone	EUR	2,856.78	45,786.61	50.11	4.83	8.59	10.31	1.29	-2.10	14.66	1.45	8.38	14.66	18.58	26.84
Europe ex UK	EUR	3,196.11	59,004.51	64.57	4.37	7.76	10.87	2.65	0.00	21.47	3.00	9.67	21.47	18.23	26.31
Europe Liquid 40	EUR	2,096.88	79,518.00	87.02	4.24	6.01	6.18	-3.56	-6.41	17.57	5.06	8.03	17.57	19.31	27.17
Europe Liquid 40 ex UK	EUR	3,555.56	52,124.37	57.04	4.53	5.00	12.55	4.13	1.40	22.02	3.01	9.74	22.02	18.53	26.34
Europe ex UK Dividend+	EUR	2,751.41	55,029.32	60.22	4.66	-NA-	12.68	5.80	3.10	22.79	2.71	9.52	22.79	17.71	25.59
Europe (UK Restricted)	EUR	2,151.80	78,383.07	85.78	4.22	-NA-	7.83	-1.65	-4.47	18.30	4.26	8.53	18.30	-NA-	26.33
Euro Zone Capped	EUR	2,655.24	34,882.73	38.18	4.65	-NA-	-NA-	-NA-	-4.53	14.57	1.01	7.77	14.57	-NA-	28.77
Europe Capped	EUR	2,097.19	86,492.93	94.66	4.09	-NA-	-NA-	-NA-	-7.21	16.97	4.94	7.86	16.97	-NA-	27.26
Europe ex UK Capped	EUR	3,071.89	50,482.01	55.25	4.19	-NA-	-NA-	-NA-	-1.42	22.78	2.88	9.52	22.78	-NA-	27.47
Europe Liquid 40 Capped	EUR	2,021.28	73,312.88	80.23	4.14	-NA-	-NA-	-NA-	-7.44	18.04	5.21	7.79	18.04	-NA-	28.02
Europe Liquid 40 ex UK Capped	EUR	3,357.18	42,671.34	46.70	4.33	-NA-	-NA-	-NA-	-0.65	23.92	2.96	9.59	23.92	-NA-	28.34
UK	EUR	1,186.13	32,370.89	35.43	3.79	3.89	-0.18	-13.25	-17.72	8.82	8.75	5.10	8.82	23.19	33.02
Netherlands	EUR	3,294.08	9,840.37	10.77	5.77	8.08	11.88	5.05	1.02	12.43	0.61	8.90	12.43	18.00	25.14
France	EUR	4,603.40	23,777.87	26.02	5.05	12.25	15.61	9.09	4.74	14.21	-0.13	8.10	14.21	19.76	26.48
Austria	EUR	601.34	1,897.72	2.08	1.07	-NA-	-NA-	-17.65	-23.32	39.90	7.92	13.46	39.90	-NA-	61.62
Sweden	EUR	5,971.11	6,631.64	7.26	3.59	4.12	15.97	10.76	14.85	68.66	9.34	19.04	68.66	27.62	38.69
Germany	EUR	790.17	4,162.16	4.56	3.15	2.18	-1.65	-7.08	-9.07	32.65	15.42	11.18	32.65	30.87	40.38
Switzerland	EUR	2,929.76	5,924.46	6.48	2.13	10.20	10.77	12.86	21.66	51.66	8.66	9.53	51.66	12.93	18.22
Belgium	EUR	2,126.21	3,083.51	3.37	6.80	5.75	8.25	2.39	1.24	7.71	1.85	2.58	7.71	12.89	19.33
Italy	EUR	1,555.93	780.17	0.85	2.61	2.35	0.89	-14.75	-20.26	1.77	-2.78	3.17	1.77	29.57	41.83
Finland	EUR	3,974.95	1,898.28	2.08	2.64	10.38	14.78	3.46	-2.36	31.65	3.98	10.80	31.65	28.39	40.77
Greece	EUR	394.79	160.25	0.18	6.32	-NA-	-NA-	-16.79	-36.95	-42.49	-7.67	6.11	-42.49	-NA-	43.26
Norway	EUR	167.06	661.79	0.72	0.00	-7.76	-15.99	-NA-	-43.45	-18.51	4.55	15.13	-18.51	-NA-	86.81
Spain	EUR	152.79	186.29	0.20	0.00	-5.65	-17.81	-50.37	-62.77	-NA-	-42.11	10.00	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,332.97	92,102.20	100.00	4.13	-NA-	-NA-	-NA-	-NA-	-NA-	4.89	8.03	-NA-	-NA-	-NA-
Israel	EUR	952.07	726.80	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	11.80	7.63	-NA-	-NA-	-NA-

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Europe	USD	2,858.05	122,584.07	100.00	4.16	6.07	10.07	-1.12	-9.15	9.23	3.02	11.34	9.23	22.91	34.47
Euro Zone	USD	3,777.56	61,424.73	50.11	4.83	8.48	14.23	3.93	-4.89	7.16	-0.31	11.69	7.16	23.55	36.12
Europe ex UK	USD	4,255.55	79,157.12	64.57	4.37	7.70	14.89	5.32	-2.85	13.54	1.22	13.02	13.54	23.25	35.70
Europe Liquid 40	USD	2,234.78	106,676.86	87.02	4.24	-NA-	10.15	-1.05	-9.06	9.92	3.24	11.33	9.92	23.35	34.78
Europe Liquid 40 ex UK	USD	3,788.90	69,927.12	57.04	4.53	-NA-	16.77	6.85	-1.48	14.06	1.23	13.10	14.06	23.43	35.52
Europe ex UK Dividend+	USD	3,047.34	73,824.24	60.22	4.66	-NA-	16.89	8.55	0.17	14.79	0.93	12.87	14.79	22.96	35.14
Europe (UK Restricted)	USD	1,117.54	105,154.31	85.78	4.22	-NA-	11.87	0.91	-7.18	10.60	2.46	11.85	10.60	22.88	34.64
Euro Zone Capped	USD	3,512.13	46,796.70	38.18	4.65	-NA-	-NA-	-NA-	-7.24	7.11	-0.74	11.07	7.11	-NA-	37.60
Europe Capped	USD	2,794.01	116,034.03	94.66	4.09	-NA-	-NA-	-NA-	-9.84	9.37	3.12	11.16	9.37	-NA-	34.78
Europe ex UK Capped	USD	4,091.16	67,723.81	55.25	4.19	-NA-	-NA-	-NA-	-4.22	14.79	1.10	12.86	14.79	-NA-	36.57
Europe Liquid 40 Capped	USD	2,154.38	98,352.42	80.23	4.14	-NA-	-NA-	-NA-	-10.06	10.37	3.39	11.09	10.37	-NA-	35.43
Europe Liquid 40 ex UK Capped	USD	3,578.12	57,245.46	46.70	4.33	-NA-	-NA-	-NA-	-3.47	15.86	1.18	12.94	15.86	-NA-	37.32
UK	USD	1,587.58	43,426.96	35.43	3.79	3.85	3.44	-10.98	-20.04	1.75	6.86	8.31	1.75	25.49	37.36
Netherlands	USD	4,284.65	13,201.28	10.77	5.77	7.88	15.67	7.79	-1.83	5.13	-1.12	12.23	5.13	22.67	34.37
France	USD	6,132.61	31,899.05	26.02	5.05	12.18	19.81	11.92	1.76	6.74	-1.86	11.40	6.74	24.81	35.89
Austria	USD	920.15	2,545.87	2.08	1.07	-NA-	-NA-	-15.50	-25.49	30.81	6.05	16.92	30.81	-NA-	66.35
Sweden	USD	7,992.08	8,896.64	7.26	3.59	4.08	20.18	13.65	11.60	57.71	7.44	22.68	57.71	31.79	47.51
Germany	USD	1,053.65	5,583.72	4.56	3.15	2.12	1.92	-4.66	-11.63	24.04	13.42	14.58	24.04	35.85	51.49
Switzerland	USD	3,921.36	7,947.92	6.48	2.13	10.16	14.79	15.80	18.22	41.81	6.78	12.88	41.81	18.23	27.73
Belgium	USD	2,827.24	4,136.66	3.37	6.80	5.67	12.16	5.01	-1.69	0.68	0.07	5.71	0.68	17.86	26.25
Italy	USD	2,073.79	1,046.63	0.85	2.61	2.29	4.55	-12.53	-22.52	-4.88	-4.47	6.33	-4.88	32.70	48.17
Finland	USD	5,298.20	2,546.63	2.08	2.64	11.00	18.95	6.16	-5.13	23.08	2.18	14.19	23.08	32.54	49.06
Greece	USD	431.45	214.98	0.18	6.32	-NA-	-NA-	-14.59	-38.71	-46.22	-9.25	9.37	-46.22	-NA-	47.22
Norway	USD	223.61	887.82	0.72	0.00	-7.80	-12.90	-NA-	-45.05	-23.80	2.74	18.65	-23.80	-NA-	88.55
Spain	USD	203.84	249.92	0.20	0.00	-5.70	-14.82	-49.07	-63.82	-NA-	-43.11	13.36	-NA-	-NA-	-NA-
Developed EMEA	USD	1,409.79	123,559.11	100.00	4.13	-NA-	-NA-	-NA-	-NA-	-NA-	3.08	11.34	-NA-	-NA-	-NA-
Israel	USD	1,274.30	975.04	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	9.86	10.92	-NA-	-NA-	-NA-

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Europe	GBP	2,941.93	78,295.67	100.00	4.16	7.39	9.56	0.72	-1.58	12.66	3.69	10.75	12.66	20.57	29.99
Euro Zone	GBP	3,888.42	39,232.59	50.11	4.83	9.84	13.70	5.86	3.03	10.53	0.33	11.10	10.53	21.55	32.05
Europe ex UK	GBP	4,380.44	50,558.44	64.57	4.37	9.02	14.35	7.28	5.25	17.11	1.87	12.42	17.11	21.39	31.94
Europe Liquid 40	GBP	2,300.37	68,135.57	87.02	4.24	-NA-	9.64	0.79	-1.49	13.37	3.91	10.74	13.37	20.89	30.21
Europe Liquid 40 ex UK	GBP	3,900.09	44,663.15	57.04	4.53	-NA-	16.22	8.83	6.73	17.65	1.88	12.50	17.65	21.38	31.63
Europe ex UK Dividend+	GBP	3,488.74	47,152.28	60.22	4.66	-NA-	16.22	10.57	8.52	18.39	1.58	12.27	18.39	20.99	31.46
Europe (UK Restricted)	GBP	1,150.34	67,163.11	85.78	4.22	-NA-	11.34	2.79	0.55	14.07	3.12	11.25	14.07	20.56	30.34
Euro Zone Capped	GBP	3,615.20	29,889.52	38.18	4.65	-NA-	-NA-	-NA-	0.49	10.48	-0.10	10.48	10.48	-NA-	33.78
Europe Capped	GBP	2,876.00	74,112.10	94.66	4.09	-NA-	-NA-	-NA-	-2.33	12.80	3.79	10.57	12.80	-NA-	30.35
Europe ex UK Capped	GBP	4,211.22	43,255.88	55.25	4.19	-NA-	-NA-	-NA-	3.77	18.40	1.76	12.26	18.40	-NA-	33.04
Europe Liquid 40 Capped	GBP	2,217.60	62,818.67	80.23	4.14	-NA-	-NA-	-NA-	-2.57	13.83	4.06	10.50	13.83	-NA-	30.97
Europe Liquid 40 ex UK Capped	GBP	3,683.13	36,563.25	46.70	4.33	-NA-	-NA-	-NA-	4.58	19.50	1.83	12.34	19.50	-NA-	33.95
UK	GBP	1,642.47	27,737.23	35.43	3.79	5.22	2.96	-9.33	-13.38	4.94	7.55	7.73	4.94	22.85	32.56
Netherlands	GBP	4,410.39	8,431.79	10.77	5.77	9.02	15.13	9.79	6.35	8.43	-0.48	11.63	8.43	20.98	30.27
France	GBP	6,312.59	20,374.24	26.02	5.05	13.36	19.25	14.00	10.24	10.10	-1.23	10.81	10.10	22.68	31.61
Austria	GBP	947.16	1,626.07	2.08	1.07	-NA-	-NA-	-13.93	-19.28	34.92	6.73	16.30	34.92	-NA-	62.16
Sweden	GBP	8,226.62	5,682.37	7.26	3.59	5.18	19.62	15.76	20.90	62.66	8.14	22.02	62.66	31.77	47.01
Germany	GBP	1,084.57	3,566.38	4.56	3.15	3.19	1.45	-2.88	-4.26	27.94	14.15	13.98	27.94	35.94	51.87
Switzerland	GBP	4,036.44	5,076.42	6.48	2.13	11.32	14.26	17.96	28.07	46.27	7.47	12.28	46.27	16.78	25.33
Belgium	GBP	2,910.22	2,642.13	3.37	6.80	6.78	11.63	6.96	6.51	3.84	0.72	5.15	3.84	16.00	24.13
Italy	GBP	2,134.65	668.49	0.85	2.61	3.36	4.06	-10.90	-16.06	-1.89	-3.85	5.76	-1.89	31.15	44.55
Finland	GBP	5,453.69	1,626.56	2.08	2.64	-NA-	18.39	8.14	2.78	26.95	2.84	13.59	26.95	31.32	46.13
Greece	GBP	444.11	137.31	0.18	6.32	-NA-	-NA-	-13.00	-33.60	-44.53	-8.67	8.79	-44.53	-NA-	43.00
Norway	GBP	230.17	567.06	0.72	0.00	-6.83	-13.31	-NA-	-40.47	-21.41	3.41	18.02	-21.41	-NA-	84.73
Spain	GBP	209.82	159.63	0.20	0.00	-4.71	-15.22	-48.13	-60.81	-NA-	-42.74	12.76	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,451.16	78,918.44	100.00	4.13	-NA-	-NA-	-NA-	-NA-	-NA-	3.74	10.75	-NA-	-NA-	-NA-
Israel	GBP	1,311.70	622.77	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.57	10.34	-NA-	-NA-	-NA-

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Europe	JPY	2,264.69	9,942,181.22	100.00	4.16	3.36	6.37	-8.27	-18.35	-4.84	0.02	7.80	-4.84	23.93	35.45
Euro Zone	JPY	2,993.30	4,981,853.12	50.11	4.83	5.71	10.39	-3.59	-14.52	-6.64	-3.22	8.14	-6.64	24.09	36.21
Europe ex UK	JPY	3,372.06	6,420,037.84	64.57	4.37	4.94	11.03	-2.29	-12.68	-1.08	-1.73	9.43	-1.08	23.80	35.82
Europe Liquid 40	JPY	1,770.82	8,652,026.38	87.02	4.24	-NA-	6.45	-8.20	-18.27	-4.24	0.23	7.79	-4.24	24.65	35.78
Europe Liquid 40 ex UK	JPY	3,002.28	5,671,438.86	57.04	4.53	-NA-	12.84	-0.88	-11.45	-0.63	-1.72	9.50	-0.63	24.29	35.67
Europe ex UK Dividend+	JPY	2,230.44	5,987,514.71	60.22	4.66	-NA-	12.96	0.70	-9.97	0.00	-2.02	9.28	0.00	23.65	35.08
Europe (UK Restricted)	JPY	885.53	8,528,540.02	85.78	4.22	-NA-	8.10	-6.38	-16.58	-3.65	-0.53	8.29	-3.65	24.04	35.36
Euro Zone Capped	JPY	2,782.97	3,795,446.16	38.18	4.65	-NA-	-NA-	-NA-	-16.63	-6.68	-3.63	7.53	-6.68	-NA-	37.66
Europe Capped	JPY	2,213.94	9,410,940.37	94.66	4.09	-NA-	-NA-	-NA-	-18.97	-4.72	0.12	7.62	-4.72	-NA-	35.82
Europe ex UK Capped	JPY	3,241.79	5,492,739.68	55.25	4.19	-NA-	-NA-	-NA-	-13.91	0.00	-1.85	9.27	0.00	-NA-	36.68
Europe Liquid 40 Capped	JPY	1,707.11	7,976,872.79	80.23	4.14	-NA-	-NA-	-NA-	-19.17	-3.85	0.38	7.55	-3.85	-NA-	36.46
Europe Liquid 40 ex UK Capped	JPY	2,835.26	4,642,892.99	46.70	4.33	-NA-	-NA-	-NA-	-13.24	0.94	-1.77	9.35	0.94	-NA-	37.40
UK	JPY	1,257.98	3,522,143.38	35.43	3.79	1.20	-0.04	-17.42	-28.14	-11.35	3.75	4.86	-11.35	27.01	39.42
Netherlands	JPY	3,395.11	1,070,690.15	10.77	5.77	5.13	11.78	0.00	-11.77	-8.41	-4.01	8.66	-8.41	23.46	34.90
France	JPY	4,859.41	2,587,172.66	26.02	5.05	9.31	15.78	3.83	-8.54	-7.01	-4.72	7.86	-7.01	24.82	35.56
Austria	JPY	729.12	206,482.86	2.08	1.07	-NA-	-NA-	-21.61	-33.03	13.96	2.96	13.21	13.96	-NA-	67.07
Sweden	JPY	6,332.84	721,561.81	7.26	3.59	1.43	16.14	5.43	0.30	37.40	4.31	18.77	37.40	31.91	46.90
Germany	JPY	834.90	452,867.43	4.56	3.15	-0.49	-1.50	-11.55	-20.58	8.07	10.11	10.94	8.07	35.47	49.30
Switzerland	JPY	3,107.24	644,615.94	6.48	2.13	7.34	10.93	7.43	6.25	23.55	3.66	9.29	23.55	18.11	27.24
Belgium	JPY	2,240.28	335,503.84	3.37	6.80	2.97	8.38	-2.58	-11.64	-12.29	-2.84	2.35	-12.29	18.94	27.50
Italy	JPY	1,643.25	84,886.58	0.85	2.61	-0.33	1.03	-18.85	-30.36	-17.13	-7.25	2.95	-17.13	32.86	48.04
Finland	JPY	4,198.24	206,544.16	2.08	2.64	-NA-	14.94	-1.51	-14.73	7.23	-0.80	10.56	7.23	32.75	48.61
Greece	JPY	341.88	17,435.69	0.18	6.32	-NA-	-NA-	-20.77	-44.91	-53.15	-11.90	5.89	-53.15	-NA-	49.07
Norway	JPY	177.18	72,006.97	0.72	0.00	-10.15	-15.83	-NA-	-50.61	-33.62	-0.26	14.87	-33.62	-NA-	89.56
Spain	JPY	161.52	20,269.76	0.20	0.00	-8.11	-17.69	-52.76	-67.49	-NA-	-44.77	9.76	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,117.10	10,021,261.82	100.00	4.13	-NA-	-NA-	-NA-	-NA-	-NA-	0.07	7.79	-NA-	-NA-	-NA-
Israel	JPY	1,009.75	79,080.60	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.66	7.40	-NA-	-NA-	-NA-

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Europe	AUD	1,824.50	119,588.12	130.88	4.16	-NA-	-NA-	-NA-	-NA-	-4.16	-2.68	4.17	-4.16	-NA-	-NA-
Euro Zone	AUD	2,411.49	59,923.51	65.58	4.83	-NA-	-NA-	-NA-	-NA-	-5.98	-5.84	4.50	-5.98	-NA-	-NA-
Europe ex UK	AUD	2,716.63	77,222.52	84.51	4.37	-NA-	-NA-	-NA-	-NA-	-0.38	-4.39	5.75	-0.38	-NA-	-NA-
Europe Liquid 40	AUD	1,426.62	104,069.67	113.89	4.24	-NA-	-NA-	-NA-	-NA-	-3.56	-2.48	4.17	-3.56	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,418.73	68,218.10	74.66	4.53	-NA-	-NA-	-NA-	-NA-	0.07	-4.38	5.82	0.07	-NA-	-NA-
Europe ex UK Dividend+	AUD	2,266.08	72,019.97	78.82	4.66	-NA-	-NA-	-NA-	-NA-	0.71	-4.67	5.60	0.71	-NA-	-NA-
Europe (UK Restricted)	AUD	713.41	102,584.34	112.27	4.22	-NA-	-NA-	-NA-	-NA-	-2.96	-3.22	4.65	-2.96	-NA-	-NA-
Euro Zone Capped	AUD	2,242.05	45,652.99	49.96	4.65	-NA-	-NA-	-NA-	-NA-	-6.02	-6.24	3.92	-6.02	-NA-	-NA-
Europe Capped	AUD	1,783.61	113,198.16	123.88	4.09	-NA-	-NA-	-NA-	-NA-	-4.04	-2.59	4.00	-4.04	-NA-	-NA-
Europe ex UK Capped	AUD	2,611.68	66,068.64	72.30	4.19	-NA-	-NA-	-NA-	-NA-	0.71	-4.50	5.60	0.71	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,375.30	95,948.68	105.00	4.14	-NA-	-NA-	-NA-	-NA-	-3.17	-2.34	3.94	-3.17	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,284.17	55,846.38	61.12	4.33	-NA-	-NA-	-NA-	-NA-	1.65	-4.43	5.67	1.65	-NA-	-NA-
UK	AUD	1,013.47	42,365.60	46.36	3.79	-NA-	-NA-	-NA-	-NA-	-10.72	0.94	1.33	-10.72	-NA-	-NA-
Netherlands	AUD	2,735.20	12,878.64	14.09	5.77	-NA-	-NA-	-NA-	-NA-	-7.76	-6.60	5.00	-7.76	-NA-	-NA-
France	AUD	3,914.89	31,119.44	34.06	5.05	-NA-	-NA-	-NA-	-NA-	-6.35	-7.30	4.23	-6.35	-NA-	-NA-
Austria	AUD	587.40	2,483.65	2.72	1.07	-NA-	-NA-	-NA-	-NA-	14.77	0.17	9.40	14.77	-NA-	-NA-
Sweden	AUD	5,101.92	8,679.20	9.50	3.59	-NA-	-NA-	-NA-	-NA-	38.37	1.49	14.78	38.37	-NA-	-NA-
Germany	AUD	672.62	5,447.25	5.96	3.15	-NA-	-NA-	-NA-	-NA-	8.83	7.13	7.21	8.83	-NA-	-NA-
Switzerland	AUD	2,503.29	7,753.67	8.49	2.13	-NA-	-NA-	-NA-	-NA-	24.42	0.86	5.61	24.42	-NA-	-NA-
Belgium	AUD	1,804.83	4,035.56	4.42	6.80	-NA-	-NA-	-NA-	-NA-	-11.67	-5.47	-1.09	-11.67	-NA-	-NA-
Italy	AUD	1,323.85	1,021.05	1.12	2.61	-NA-	-NA-	-NA-	-NA-	-16.54	-9.76	-0.52	-16.54	-NA-	-NA-
Finland	AUD	3,382.22	2,484.39	2.72	2.64	-NA-	-NA-	-NA-	-NA-	7.99	-3.48	6.84	7.99	-NA-	-NA-
Greece	AUD	275.43	209.72	0.23	6.32	-NA-	-NA-	-NA-	-NA-	-52.81	-14.28	2.33	-52.81	-NA-	-NA-
Norway	AUD	142.74	866.13	0.95	0.00	-NA-	-NA-	-NA-	-NA-	-33.15	-2.96	11.00	-33.15	-NA-	-NA-
Spain	AUD	130.12	243.81	0.27	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-46.26	6.06	-NA-	-NA-	-NA-
Developed EMEA	AUD	899.97	120,539.33	100.00	4.13	-NA-	-NA-	-NA-	-NA-	-NA-	-2.64	4.17	-NA-	-NA-	-NA-
Israel	AUD	813.48	951.21	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.77	3.78	-NA-	-NA-	-NA-

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Switzerland	CHF	2,295.07	7,408.25	0.07	2.13	9.18	8.61	8.05	10.79	27.85	1.88	5.57	27.85	12.83	17.73
Sweden	SEK	6,326.66	59,810.76	0.60	3.59	5.62	16.17	9.89	13.09	48.50	7.32	17.27	48.50	26.89	37.57
Norway	NOK	209.29	5,160.48	0.05	0.00	-6.01	-14.31	-NA-	-43.79	-23.33	1.97	11.05	-23.33	48.38	81.81

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Europe	EUR	1,310.05	91,375.39	100.00	3.49	-NA-	-NA-	-4.23	-7.23	15.97	4.80	8.02	15.97	-NA-	26.61
Euro Zone	EUR	1,650.59	45,786.61	50.11	3.74	-NA-	-NA-	0.27	-3.27	13.30	1.36	8.34	13.30	-NA-	26.76
Europe ex UK	EUR	3,004.73	59,004.51	64.57	3.33	-NA-	9.69	1.59	-1.22	20.06	2.93	9.64	20.06	18.20	26.24
Europe Liquid 40	EUR	2,009.92	79,518.00	87.02	3.53	-NA-	-NA-	-4.12	-7.17	16.66	5.01	8.01	16.66	-NA-	27.08
Europe Liquid 40 ex UK	EUR	3,300.79	52,124.37	57.04	3.46	-NA-	-NA-	3.11	0.08	20.55	2.94	9.71	20.55	-NA-	26.26
Europe (UK Restricted)	EUR	2,151.80	78,383.07	85.78	3.44	-NA-	7.83	-1.65	-4.47	18.30	4.26	8.53	18.30	-NA-	26.33
Euro Zone Capped	EUR	2,507.50	34,882.73	38.18	3.63	-NA-	-NA-	-NA-	-NA-	14.48	0.97	7.77	14.48	-NA-	-NA-
Europe Capped	EUR	1,953.63	73,312.88	94.66	3.49	-NA-	-NA-	-NA-	-NA-	17.84	5.16	7.77	17.84	-NA-	-NA-
Europe ex UK Capped	EUR	2,025.58	86,492.93	55.25	3.46	-NA-	-NA-	-NA-	-NA-	16.29	4.89	7.84	16.29	-NA-	-NA-
Europe Liquid 40 Capped	EUR	2,893.89	50,482.01	80.23	3.2	-NA-	-NA-	-NA-	-NA-	21.70	2.80	9.48	21.70	-NA-	-NA-
Europe Liquid 40 ex UK Capped	EUR	3,158.47	42,671.34	46.70	3.32	-NA-	-NA-	-NA-	-NA-	24.23	2.87	9.55	24.23	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,591.66	55,029.32	60.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	2.63	9.49	-NA-	-NA-	-NA-
UK	EUR	784.71	32,370.89	35.43	3.79	-NA-	-NA-	-13.25	-17.72	8.82	8.74	5.09	8.82	-NA-	33.02
Netherlands	EUR	3,090.25	9,840.37	10.77	4.91	-NA-	-NA-	4.02	-0.01	11.42	0.48	8.90	11.42	-NA-	25.07
France	EUR	4,321.41	23,777.87	26.02	3.79	-NA-	-NA-	7.88	3.34	12.67	-0.15	8.10	12.67	-NA-	26.42
Austria	EUR	595.96	1,897.72	2.08	0.80	-NA-	-NA-	-17.80	-23.41	39.44	7.92	13.46	39.44	-NA-	61.61
Sweden	EUR	5,471.84	6,631.64	7.26	2.52	-NA-	-NA-	9.09	12.91	66.19	9.34	19.04	66.19	-NA-	48.24
Germany	EUR	748.60	4,162.16	4.56	2.32	-NA-	-NA-	-7.95	-10.19	31.17	15.34	11.18	31.17	-NA-	40.32
Switzerland	EUR	2,786.67	5,924.46	6.48	1.39	-NA-	-NA-	11.77	20.17	50.42	8.66	9.53	50.42	-NA-	37.00
Belgium	EUR	1,924.64	3,083.51	3.37	5.10	-NA-	-NA-	0.71	-0.59	6.00	1.31	2.04	6.00	-NA-	19.22
Italy	EUR	1,506.01	780.17	0.85	1.90	-NA-	-NA-	-15.20	-20.67	0.95	-2.78	3.17	0.95	-NA-	41.91
Finland	EUR	3,736.46	1,898.28	2.08	1.90	-NA-	-NA-	2.54	-3.21	30.50	3.98	10.80	30.50	-NA-	40.68
Greece	EUR	391.85	160.25	0.18	5.69	-NA-	-NA-	-16.91	-37.11	-42.70	-7.79	5.97	-42.70	-NA-	43.27
Norway	EUR	160.70	661.79	0.72	0.00	-NA-	-NA-	-NA-	-44.03	-18.51	4.55	15.13	-18.51	-NA-	99.66
Spain	EUR	910.47	186.29	0.20	0.00	-NA-	-NA-	-29.05	-32.36	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,310.31	92,102.20	201.74	3.46	-NA-	-NA-	-NA-	-NA-	-NA-	4.85	8.01	-NA-	-NA-	-NA-
Israel	EUR	952.07	726.80	1.59	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	11.80	7.63	-NA-	-NA-	-NA-

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Europe	USD	1,396.07	122,584.07	100.00	3.49	-NA-	-NA-	-1.74	-9.86	8.42	2.98	11.32	8.42	-NA-	34.42
Euro Zone	USD	1,758.55	61,424.73	50.11	3.74	-NA-	-NA-	2.88	-6.02	5.90	-0.39	11.65	5.90	-NA-	36.10
Europe ex UK	USD	4,003.62	79,157.12	64.57	3.33	-NA-	13.79	4.23	-4.03	12.23	1.15	12.99	12.23	23.24	35.68
Europe Liquid 40	USD	2,138.84	106,676.86	87.02	3.53	-NA-	-NA-	-1.65	-9.87	9.07	3.19	11.31	9.07	-NA-	34.77
Europe Liquid 40 ex UK	USD	3,510.21	69,927.12	57.04	3.46	-NA-	-NA-	5.75	-2.88	12.70	1.16	13.06	12.70	-NA-	35.55
Europe (UK Restricted)	USD	1,117.54	105,154.31	85.78	3.44	-NA-	11.87	0.91	-7.18	10.60	2.46	11.85	10.60	22.88	34.64
Euro Zone Capped	USD	3,316.63	46,796.70	38.18	3.63	-NA-	-NA-	-NA-	-NA-	7.04	-0.78	11.06	7.04	-NA-	-NA-
Europe Capped	USD	2,082.15	98,352.42	94.66	3.49	-NA-	-NA-	-NA-	-NA-	10.18	3.34	11.06	10.18	-NA-	-NA-
Europe ex UK Capped	USD	2,698.64	116,034.03	55.25	3.46	-NA-	-NA-	-NA-	-NA-	8.73	3.08	11.14	8.73	-NA-	-NA-
Europe Liquid 40 Capped	USD	3,854.06	67,723.81	80.23	3.20	-NA-	-NA-	-NA-	-NA-	13.78	1.02	12.83	13.78	-NA-	-NA-
Europe Liquid 40 ex UK Capped	USD	3,365.81	57,245.46	46.70	3.32	-NA-	-NA-	-NA-	-NA-	16.15	1.08	12.90	16.15	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,870.79	73,824.24	60.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	0.86	12.84	-NA-	-NA-	-NA-
UK	USD	836.51	43,426.96	35.43	3.79	-NA-	-NA-	-10.98	-20.04	1.75	6.86	8.31	1.75	-NA-	37.36
Netherlands	USD	4,019.58	13,201.28	10.77	4.91	-NA-	-NA-	6.74	-2.84	4.18	-1.25	12.23	4.18	-NA-	34.33
France	USD	5,758.03	31,899.05	26.02	3.79	-NA-	-NA-	10.68	0.40	5.31	-1.89	11.40	5.31	-NA-	35.92
Austria	USD	911.93	2,545.87	2.08	0.80	-NA-	-NA-	-15.65	-25.58	30.38	6.05	16.92	30.38	-NA-	66.35
Sweden	USD	7,323.83	8,896.64	7.26	2.52	-NA-	-NA-	11.93	9.72	55.40	7.44	22.68	55.40	-NA-	47.49
Germany	USD	998.15	5,583.72	4.56	2.32	-NA-	-NA-	-5.55	-12.72	22.65	13.34	14.58	22.65	-NA-	51.41
Switzerland	USD	3,729.84	7,947.92	6.48	1.39	-NA-	-NA-	14.69	16.77	40.65	6.78	12.88	40.65	-NA-	27.77
Belgium	USD	2,560.79	4,136.66	3.37	5.10	-NA-	-NA-	3.30	-3.45	-0.91	-0.45	5.16	-0.91	-NA-	26.15
Italy	USD	2,007.36	1,046.63	0.85	1.90	-NA-	-NA-	-12.99	-22.92	-5.63	-4.47	6.33	-5.63	-NA-	48.26
Finland	USD	4,980.21	2,546.63	2.08	1.90	-NA-	-NA-	5.22	-5.95	22.02	2.18	14.19	22.02	-NA-	48.95
Greece	USD	428.17	214.98	0.18	5.69	-NA-	-NA-	-14.72	-38.86	-46.42	-9.37	9.22	-46.42	-NA-	47.22
Norway	USD	215.09	887.82	0.72	0.00	-NA-	-NA-	-NA-	-45.62	-23.81	2.74	18.65	-23.81	-NA-	88.58
Spain	USD	1,070.31	249.92	0.20	0.00	-NA-	-NA-	-29.01	-36.98	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,385.92	123,559.11	270.65	3.46	-NA-	-NA-	-NA-	-NA-	-NA-	3.03	11.32	-NA-	-NA-	-NA-
Israel	USD	1,274.30	975.04	2.14	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	9.86	10.92	-NA-	-NA-	-NA-

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	GBP	1,437.04	78,295.67	100.00	3.46	-NA-	-NA-	0.09	-2.35	11.83	3.65	10.73	11.83	-NA-	29.97
Euro Zone	GBP	1,810.16	39,232.59	50.11	3.74	-NA-	-NA-	4.79	1.81	9.23	0.25	11.06	9.23	-NA-	32.06
Europe ex UK	GBP	4,121.11	50,558.44	64.57	3.33	-NA-	13.26	6.17	3.97	15.76	1.80	12.39	15.76	21.30	31.96
Europe Liquid 40	GBP	2,201.61	68,135.57	87.02	3.53	-NA-	-NA-	0.18	-2.36	12.50	3.86	10.72	12.50	-NA-	30.24
Europe Liquid 40 ex UK	GBP	3,613.22	44,663.15	57.04	3.46	-NA-	-NA-	7.72	5.22	16.24	1.81	12.46	16.24	-NA-	31.71
Europe (UK Restricted)	GBP	1,150.34	67,163.11	85.78	3.44	-NA-	11.34	2.79	0.55	14.07	3.12	11.25	14.07	20.56	30.34
Euro Zone Capped	GBP	3,413.97	29,889.52	38.18	3.63	-NA-	-NA-	-NA-	-NA-	10.40	-0.14	10.47	10.40	-NA-	-NA-
Europe Capped	GBP	2,143.25	62,818.67	94.66	3.49	-NA-	-NA-	-NA-	-NA-	13.64	4.01	10.47	13.64	-NA-	-NA-
Europe ex UK Capped	GBP	2,777.84	74,112.10	55.25	3.46	-NA-	-NA-	-NA-	-NA-	12.14	3.74	10.55	12.14	-NA-	-NA-
Europe Liquid 40 Capped	GBP	3,967.17	43,255.88	80.23	3.20	-NA-	-NA-	-NA-	-NA-	17.36	1.68	12.23	17.36	-NA-	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,464.59	36,563.25	46.70	3.32	-NA-	-NA-	-NA-	-NA-	19.80	1.74	12.30	19.80	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,286.62	47,152.28	60.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	1.51	12.24	-NA-	-NA-	-NA-
UK	GBP	861.06	27,737.23	35.43	3.79	-NA-	-NA-	-9.33	-13.38	4.95	7.55	7.73	4.95	-NA-	32.56
Netherlands	GBP	4,137.54	8,431.79	10.77	4.91	-NA-	-NA-	8.72	5.26	7.46	-0.61	11.63	7.46	-NA-	30.29
France	GBP	5,927.02	20,374.24	26.02	3.79	-NA-	-NA-	12.73	8.76	8.62	-1.25	10.81	8.62	-NA-	31.69
Austria	GBP	938.69	1,626.07	2.08	0.80	-NA-	-NA-	-14.09	-19.38	34.48	6.73	16.30	34.48	-NA-	62.17
Sweden	GBP	7,538.77	5,682.37	7.26	2.52	-NA-	-NA-	14.01	18.87	60.28	8.14	22.02	60.28	-NA-	47.06
Germany	GBP	1,027.45	3,566.38	4.56	2.32	-NA-	-NA-	-3.79	-5.45	26.51	14.08	13.98	26.51	-NA-	51.81
Switzerland	GBP	3,839.31	5,076.42	6.48	1.39	-NA-	-NA-	16.82	26.50	45.07	7.47	12.28	45.07	-NA-	25.50
Belgium	GBP	2,635.94	2,642.13	3.37	5.10	-NA-	-NA-	5.22	4.60	2.20	0.19	4.60	2.20	-NA-	24.01
Italy	GBP	2,066.27	668.49	0.85	1.90	-NA-	-NA-	-11.37	-16.49	-2.66	-3.85	5.76	-2.66	-NA-	44.64
Finland	GBP	5,126.37	1,626.56	2.08	1.90	-NA-	-NA-	7.17	1.89	25.85	2.84	13.59	25.85	-NA-	46.03
Greece	GBP	440.74	137.31	0.18	5.69	-NA-	-NA-	-13.14	-33.77	-44.74	-8.79	8.64	-44.74	-NA-	43.02
Norway	GBP	221.40	567.06	0.72	0.00	-NA-	-NA-	-NA-	-41.08	-21.41	3.40	18.02	-21.41	-NA-	84.77
Spain	GBP	1,101.72	159.63	0.20	0.00	-NA-	-NA-	-27.69	-31.73	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,426.59	78,918.44	172.87	3.46	-NA-	-NA-	-NA-	-NA-	-NA-	3.70	10.73	-NA-	-NA-	-NA-
Israel	GBP	1,311.70	622.77	1.36	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.57	10.34	-NA-	-NA-	-NA-

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Europe	JPY	1,106.23	9,942,181.22	100.00	-NA-	-NA-	-NA-	-8.84	-18.98	-5.54	-0.02	7.78	-5.54	-NA-	35.40
Euro Zone	JPY	1,393.46	4,981,853.12	50.11	3.74	-NA-	-NA-	-4.56	-15.53	-7.74	-3.30	8.10	-7.74	-NA-	36.19
Europe ex UK	JPY	3,172.42	6,420,037.84	64.57	3.33	-NA-	9.96	-3.30	-13.75	-2.23	-1.80	9.40	-2.23	24.08	35.78
Europe Liquid 40	JPY	1,694.79	8,652,026.38	87.02	3.53	-NA-	-NA-	-8.76	-18.99	-4.98	0.18	7.77	-4.98	-NA-	35.76
Europe Liquid 40 ex UK	JPY	2,781.45	5,671,438.86	57.04	3.46	-NA-	-NA-	-1.89	-12.71	-1.82	-1.79	9.47	-1.82	-NA-	35.68
Europe (UK Restricted)	JPY	885.53	8,528,540.02	85.78	3.44	-NA-	8.10	-6.38	-16.58	-3.65	-0.53	8.29	-3.65	24.04	35.36
Euro Zone Capped	JPY	2,628.06	3,795,446.16	38.18	3.63	-NA-	-NA-	-NA-	-NA-	-6.75	-3.67	7.53	-6.75	-NA-	-NA-
Europe Capped	JPY	1,649.87	7,976,872.79	94.66	3.49	-NA-	-NA-	-NA-	-NA-	-4.01	0.33	7.53	-4.01	-NA-	-NA-
Europe ex UK Capped	JPY	2,138.37	9,410,940.37	55.25	3.46	-NA-	-NA-	-NA-	-NA-	-5.28	0.07	7.60	-5.28	-NA-	-NA-
Europe Liquid 40 Capped	JPY	3,053.92	5,492,739.68	80.23	3.20	-NA-	-NA-	-NA-	-NA-	-0.87	-1.92	9.24	-0.87	-NA-	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,667.03	4,642,892.99	46.70	3.32	-NA-	-NA-	-NA-	-NA-	1.19	-1.86	9.30	1.19	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,101.21	5,987,514.71	60.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.08	9.25	-NA-	-NA-	-NA-
UK	JPY	662.84	3,522,143.38	35.43	3.79	-NA-	-NA-	-17.42	-28.14	-11.35	3.75	4.86	-11.35	-NA-	39.42
Netherlands	JPY	3,185.07	1,070,690.15	10.77	4.91	-NA-	-NA-	-0.98	-12.67	-9.23	-4.13	8.66	-9.23	-NA-	35.35
France	JPY	4,562.60	2,587,172.66	26.02	3.79	-NA-	-NA-	2.67	-9.77	-8.25	-4.75	7.86	-8.25	-NA-	36.03
Austria	JPY	722.60	206,482.86	2.08	0.80	-NA-	-NA-	-21.75	-33.11	13.59	2.96	13.21	13.59	-NA-	67.38
Sweden	JPY	5,803.33	721,561.81	7.26	2.52	-NA-	-NA-	3.84	-1.39	35.38	4.31	18.77	35.38	-NA-	46.91
Germany	JPY	790.93	452,867.43	4.56	2.32	-NA-	-NA-	-12.38	-21.56	6.86	10.04	10.94	6.86	-NA-	50.11
Switzerland	JPY	2,955.49	644,615.94	6.48	1.39	-NA-	-NA-	6.40	4.95	22.54	3.67	9.29	22.54	-NA-	28.09
Belgium	JPY	2,029.14	335,503.84	3.37	5.10	-NA-	-NA-	-4.17	-13.22	-13.67	-3.36	1.81	-13.67	-NA-	27.10
Italy	JPY	1,590.61	84,886.58	0.85	1.90	-NA-	-NA-	-19.28	-30.72	-17.78	-7.25	2.95	-17.78	-NA-	47.74
Finland	JPY	3,946.27	206,544.16	2.08	1.90	-NA-	-NA-	-2.39	-15.47	6.30	-0.80	10.56	6.30	-NA-	49.00
Greece	JPY	339.28	17,435.69	0.18	5.69	-NA-	-NA-	-20.89	-45.05	-53.32	-12.01	5.75	-53.32	-NA-	49.23
Norway	JPY	170.43	72,006.97	0.72	0.00	-NA-	-NA-	-NA-	-51.12	-33.62	-0.26	14.87	-33.62	-NA-	90.55
Spain	JPY	848.10	20,269.76	0.20	0.00	-NA-	-NA-	-34.14	-43.36	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,098.18	10,021,261.82	21950.94	3.46	-NA-	-NA-	-NA-	-NA-	-NA-	0.03	7.77	-NA-	-NA-	-NA-
Israel	JPY	1,009.75	79,080.60	173.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.66	7.40	-NA-	-NA-	-NA-

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Europe	AUD	891.21	119,588.12	130.88	3.49	-NA-	-NA-	-NA-	-NA-	-4.88	-2.73	4.15	-4.88	-NA-	-NA-
Euro Zone	AUD	1,122.61	59,923.51	65.58	3.74	-NA-	-NA-	-NA-	-NA-	-7.09	-5.91	4.46	-7.09	-NA-	-NA-
Europe ex UK	AUD	2,555.80	77,222.52	84.51	3.33	-NA-	-NA-	-NA-	-NA-	-1.53	-4.46	5.72	-1.53	-NA-	-NA-
Europe Liquid 40	AUD	1,365.37	104,069.67	113.89	3.53	-NA-	-NA-	-NA-	-NA-	-4.31	-2.53	4.14	-4.31	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,240.82	68,218.10	74.66	3.46	-NA-	-NA-	-NA-	-NA-	-1.12	-4.45	5.78	-1.12	-NA-	-NA-
Europe (UK Restricted)	AUD	713.41	102,584.34	112.27	3.44	-NA-	-NA-	-NA-	-NA-	-2.96	-3.22	4.65	-2.96	-NA-	-NA-
Euro Zone Capped	AUD	2,117.24	45,652.99	0.00	3.63	-NA-	-NA-	-NA-	-NA-	-6.09	-6.28	3.91	-6.09	-NA-	-NA-
Europe Capped	AUD	1,329.18	95,948.68	85.69	3.49	-NA-	-NA-	-NA-	-NA-	-3.33	-2.39	3.91	-3.33	-NA-	-NA-
Europe ex UK Capped	AUD	1,722.74	113,198.16	77.50	3.46	-NA-	-NA-	-NA-	-NA-	-4.60	-2.64	3.98	-4.60	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,460.32	66,068.64	66.60	3.20	-NA-	-NA-	-NA-	-NA-	-0.17	-4.57	5.56	-0.17	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,148.64	55,846.38	8.18	3.32	-NA-	-NA-	-NA-	-NA-	1.90	-4.52	5.63	1.90	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,134.79	72,019.97	60.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-4.73	5.57	-NA-	-NA-	-NA-
UK	AUD	534.01	42,365.60	46.36	3.79	-NA-	-NA-	-NA-	-NA-	-10.72	0.94	1.34	-10.72	-NA-	-NA-
Netherlands	AUD	2,565.99	12,878.64	14.09	4.91	-NA-	-NA-	-NA-	-NA-	-8.59	-6.72	5.00	-8.59	-NA-	-NA-
France	AUD	3,675.77	31,119.44	34.06	3.79	-NA-	-NA-	-NA-	-NA-	-7.60	-7.32	4.23	-7.60	-NA-	-NA-
Austria	AUD	582.15	2,483.65	2.72	0.80	-NA-	-NA-	-NA-	-NA-	14.39	0.17	9.40	14.39	-NA-	-NA-
Sweden	AUD	4,675.33	8,679.20	9.50	2.52	-NA-	-NA-	-NA-	-NA-	36.34	1.49	14.78	36.34	-NA-	-NA-
Germany	AUD	637.19	5,447.25	5.96	2.32	-NA-	-NA-	-NA-	-NA-	7.61	7.06	7.21	7.61	-NA-	-NA-
Switzerland	AUD	2,381.03	7,753.67	8.49	1.39	-NA-	-NA-	-NA-	-NA-	23.40	0.86	5.61	23.40	-NA-	-NA-
Belgium	AUD	1,634.74	4,035.56	4.42	5.10	-NA-	-NA-	-NA-	-NA-	-13.06	-5.97	-1.62	-13.06	-NA-	-NA-
Italy	AUD	1,281.44	1,021.05	1.12	1.90	-NA-	-NA-	-NA-	-NA-	-17.20	-9.76	-0.52	-17.20	-NA-	-NA-
Finland	AUD	3,179.23	2,484.39	2.72	1.90	-NA-	-NA-	-NA-	-NA-	7.05	-3.48	6.84	7.05	-NA-	-NA-
Greece	AUD	273.33	209.72	0.23	5.69	-NA-	-NA-	-NA-	-NA-	-52.99	-14.39	2.19	-52.99	-NA-	-NA-
Norway	AUD	137.31	866.13	0.95	0.00	-NA-	-NA-	-NA-	-NA-	-33.15	-2.95	11.01	-33.15	-NA-	-NA-
Spain	AUD	683.25	243.81	0.27	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	884.73	120,539.33	264.03	3.46	-NA-	-NA-	-NA-	-NA-	-NA-	-2.68	4.15	-NA-	-NA-	-NA-
Israel	AUD	813.48	951.21	2.08	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.77	3.78	-NA-	-NA-	-NA-

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Switzerland	CHF	2,182.99	7,408.25	6.48	1.39	-NA-	-NA-	7.01	9.44	26.81	1.88	5.56	26.81	-NA-	17.84
Sweden	SEK	5,796.78	59,810.76	7.26	2.52	-NA-	-NA-	8.22	11.18	46.32	7.32	17.27	46.32	-NA-	37.62
Norway	NKK	201.33	5,160.48	0.72	0.00	-NA-	-NA-	-NA-	-44.37	-23.33	1.97	11.05	-23.33	-NA-	81.83

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	EUR	1,403.24	91,375.39	100.00	0.00	2.00	2.18	-7.39	-10.92	11.68	4.36	7.85	11.68	18.75	26.32
Euro Zone	EUR	1,727.04	45,786.61	50.11	0.00	3.48	5.40	-3.10	-7.22	8.78	1.03	8.22	8.78	18.48	26.56
Europe ex UK	EUR	1,966.55	59,004.51	64.57	0.00	3.47	6.12	-1.68	-5.06	15.67	2.67	9.54	15.67	18.15	26.05
Europe Liquid 40	EUR	1,339.89	79,518.00	87.02	0.00	1.76	1.90	-7.31	-10.81	12.23	4.55	7.84	12.23	19.22	26.76
Europe Liquid 40 ex UK	EUR	2,100.30	52,124.37	57.04	0.00	3.81	7.28	-0.29	-3.72	15.99	2.65	9.61	15.99	18.47	26.06
Europe ex UK Dividend+	EUR	2,142.71	55,029.32	60.22	0.00	-NA-	6.52	0.83	-2.53	16.50	2.36	9.39	16.50	17.80	25.42
Europe (UK Restricted)	EUR	1,425.78	78,383.07	85.78	0.00	-NA-	3.51	-5.60	-9.09	12.90	3.83	8.36	12.90	-NA-	25.96
Euro Zone Capped	EUR	1,604.56	34,882.73	38.18	0.00	-NA-	-NA-	-NA-	-9.58	8.93	0.47	7.56	8.93	-NA-	28.17
Europe Capped	EUR	1,372.27	86,492.93	94.66	0.00	-NA-	-NA-	-NA-	-11.59	11.90	4.42	7.66	11.90	-NA-	26.81
Europe ex UK Capped	EUR	1,891.73	50,482.01	55.25	0.00	-NA-	-NA-	-NA-	-6.41	17.14	2.49	9.36	17.14	-NA-	27.02
Europe Liquid 40 Capped	EUR	1,293.23	73,312.88	80.23	0.00	-NA-	-NA-	-NA-	-11.78	12.79	4.66	7.58	12.79	-NA-	27.50
Europe Liquid 40 ex UK Capped	EUR	1,990.34	42,671.34	46.70	0.00	-NA-	-NA-	-NA-	-5.64	18.01	2.49	9.41	18.01	-NA-	27.85
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,142.71	55,029.32	60.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	2.36	9.39	-NA-	-NA-	-NA-
UK	EUR	824.01	32,370.89	35.43	0.00	-0.27	-3.47	-16.29	-21.22	4.60	7.94	4.80	4.60	23.27	33.04
Netherlands	EUR	1,611.50	9,840.37	10.77	0.00	1.68	4.92	-0.94	-5.61	5.90	-0.25	8.90	5.90	18.05	25.03
France	EUR	2,945.25	23,777.87	26.02	0.00	6.62	11.02	4.31	-0.75	8.20	-0.23	8.10	8.20	19.83	26.37
Austria	EUR	580.24	1,897.72	2.08	0.00	-NA-	-NA-	-18.24	-23.69	38.08	7.92	13.46	38.08	-NA-	61.60
Sweden	EUR	3,594.83	6,631.64	7.26	0.00	1.05	10.77	5.30	8.57	60.60	9.34	19.04	60.60	27.76	38.78
Germany	EUR	522.89	4,162.16	4.56	0.00	-0.83	-5.25	-10.67	-13.53	27.13	15.13	11.18	27.13	30.71	40.19
Switzerland	EUR	2,201.26	5,924.46	6.48	0.00	7.73	7.94	9.79	17.47	48.16	8.66	9.53	48.16	13.06	18.52
Belgium	EUR	1,043.50	3,083.51	3.37	0.00	0.36	1.52	-4.13	-5.83	1.07	-0.27	0.45	1.07	13.28	19.19
Italy	EUR	1,158.87	780.17	0.85	0.00	-1.27	-1.66	-16.80	-22.40	-1.21	-2.79	3.17	-1.21	29.55	41.61
Finland	EUR	2,491.42	1,898.28	2.08	0.00	7.63	10.07	0.23	-5.34	27.62	3.98	10.80	27.62	28.57	40.56
Greece	EUR	337.03	160.25	0.18	0.00	-NA-	-NA-	-18.60	-38.68	-44.59	-8.85	4.74	-44.59	-NA-	43.42
Norway	EUR	143.48	661.79	0.72	0.00	-8.52	-17.17	-NA-	-45.69	-18.51	4.55	15.12	-18.51	-NA-	86.97
Spain	EUR	115.88	186.29	0.20	0.00	-7.77	-19.81	-51.11	-63.36	-NA-	-42.10	10.01	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,199.78	92,102.20	1848.99	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	4.41	7.85	-NA-	-NA-	-NA-
Israel	EUR	952.07	726.80	14.59	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	11.80	7.63	-NA-	-NA-	-NA-

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Europe	USD	1,869.47	122,584.07	100.00	0.00	1.93	5.89	-4.98	-13.44	4.41	2.55	11.15	4.41	22.85	34.24
Euro Zone	USD	2,300.84	61,424.73	50.11	0.00	3.42	9.22	-0.58	-9.85	1.70	-0.72	11.53	1.70	23.52	36.07
Europe ex UK	USD	2,619.93	79,157.12	64.57	0.00	3.41	9.97	0.88	-7.74	8.14	0.89	12.89	8.14	23.23	35.63
Europe Liquid 40	USD	1,428.29	106,676.86	87.02	0.00	-NA-	5.72	-4.89	-13.33	4.94	2.74	11.13	4.94	23.32	34.55
Europe Liquid 40 ex UK	USD	2,239.14	69,927.12	57.04	0.00	-NA-	11.30	2.32	-6.44	8.45	0.87	12.96	8.45	23.41	35.50
Europe ex UK Dividend+	USD	2,374.37	73,824.24	60.22	0.00	-NA-	10.51	3.46	-5.28	8.93	0.58	12.74	8.93	23.04	35.15
Europe (UK Restricted)	USD	881.97	105,154.31	85.78	0.00	-NA-	7.38	-3.13	-11.66	5.57	2.03	11.67	5.57	22.81	34.45
Euro Zone Capped	USD	2,137.99	46,796.70	38.18	0.00	-NA-	-NA-	-NA-	-12.14	1.86	-1.28	10.85	1.86	-NA-	37.21
Europe Capped	USD	1,828.36	116,034.03	94.66	0.00	-NA-	-NA-	-NA-	-14.09	4.63	2.61	10.95	4.63	-NA-	34.47
Europe ex UK Capped	USD	2,520.56	67,723.81	55.25	0.00	-NA-	-NA-	-NA-	-9.06	9.53	0.72	12.71	9.53	-NA-	36.29
Europe Liquid 40 Capped	USD	1,378.56	98,352.42	80.23	0.00	-NA-	-NA-	-NA-	-14.27	5.46	2.85	10.87	5.46	-NA-	35.09
Europe Liquid 40 ex UK Capped	USD	2,121.91	57,245.46	46.70	0.00	-NA-	-NA-	-NA-	-8.30	10.34	0.72	12.76	10.34	-NA-	37.04
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,374.37	73,824.24	60.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.58	12.74	-NA-	-NA-	-NA-
UK	USD	1,102.90	43,426.96	35.43	0.00	-0.31	0.04	-14.10	-23.45	-2.19	6.07	8.00	-2.19	25.58	37.34
Netherlands	USD	2,146.94	13,201.28	10.77	0.00	1.62	8.72	1.65	-8.28	-0.98	-1.98	12.23	-0.98	22.69	34.36
France	USD	3,923.84	31,899.05	26.02	0.00	6.55	15.05	7.03	-3.56	1.17	-1.95	11.40	1.17	25.01	36.09
Austria	USD	887.92	2,545.87	2.08	0.00	-NA-	-NA-	-16.10	-25.85	29.11	6.05	16.93	29.11	-NA-	66.35
Sweden	USD	4,811.52	8,896.64	7.26	0.00	1.01	14.79	8.05	5.50	50.17	7.44	22.68	50.17	31.89	47.56
Germany	USD	696.63	5,583.72	4.56	0.00	-0.89	-1.81	-8.34	-15.98	18.87	13.14	14.58	18.87	35.62	51.19
Switzerland	USD	2,946.30	7,947.92	6.48	0.00	7.69	11.87	12.65	14.15	38.54	6.78	12.88	38.54	18.27	27.94
Belgium	USD	1,390.22	4,136.66	3.37	0.00	0.30	5.21	-1.63	-8.49	-5.50	-2.00	3.52	-5.50	17.91	26.09
Italy	USD	1,543.91	1,046.63	0.85	0.00	-1.33	1.91	-14.63	-24.60	-7.62	-4.47	6.33	-7.62	32.62	47.84
Finland	USD	3,319.24	2,546.63	2.08	0.00	8.23	14.07	2.84	-8.01	19.33	2.18	14.19	19.33	32.65	48.74
Greece	USD	367.88	214.98	0.18	0.00	-NA-	-NA-	-16.48	-40.41	-48.19	-10.43	7.95	-48.19	-NA-	47.32
Norway	USD	192.04	887.82	0.72	0.00	-8.55	-14.12	-NA-	-47.23	-23.81	2.73	18.65	-23.81	-NA-	88.74
Spain	USD	154.38	249.92	0.20	0.00	-7.83	-16.90	-49.84	-64.39	-NA-	-43.11	13.36	-NA-	-NA-	-NA-
Developed EMEA	USD	1,269.22	123,559.11	2480.50	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	2.60	11.15	-NA-	-NA-	-NA-
Israel	USD	1,274.30	975.04	19.57	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	9.86	10.92	-NA-	-NA-	-NA-

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Europe	GBP	1,924.33	78,295.67	100.00	0.00	3.21	5.39	-3.21	-6.23	7.70	3.21	10.56	7.70	20.55	29.86
Euro Zone	GBP	2,368.36	39,232.59	50.11	0.00	4.71	8.71	1.27	-2.33	4.90	-0.07	10.93	4.90	21.62	32.15
Europe ex UK	GBP	2,696.82	50,558.44	64.57	0.00	4.68	9.46	2.76	-0.05	11.54	1.54	12.29	11.54	21.47	32.04
Europe Liquid 40	GBP	1,470.21	68,135.57	87.02	0.00	-NA-	5.23	-3.12	-6.11	8.23	3.41	10.54	8.23	20.95	30.09
Europe Liquid 40 ex UK	GBP	2,304.85	44,663.15	57.04	0.00	-NA-	10.78	4.22	1.36	11.86	1.52	12.36	11.86	21.53	31.79
Europe ex UK Dividend+	GBP	2,718.29	47,152.28	60.22	0.00	-NA-	9.88	5.39	2.61	12.35	1.24	12.14	12.35	21.22	31.65
Europe (UK Restricted)	GBP	907.85	67,163.11	85.78	0.00	-NA-	6.88	-1.33	-4.30	8.89	2.69	11.08	8.89	20.56	30.27
Euro Zone Capped	GBP	2,200.73	29,889.52	38.18	0.00	-NA-	-NA-	-NA-	-4.82	5.06	-0.64	10.26	5.06	-NA-	33.58
Europe Capped	GBP	1,882.02	74,112.10	94.66	0.00	-NA-	-NA-	-NA-	-6.93	7.92	3.27	10.36	7.92	-NA-	30.14
Europe ex UK Capped	GBP	2,594.53	43,255.88	55.25	0.00	-NA-	-NA-	-NA-	-1.48	12.97	1.37	12.11	12.97	-NA-	32.98
Europe Liquid 40 Capped	GBP	1,419.02	62,818.67	80.23	0.00	-NA-	-NA-	-NA-	-7.13	8.78	3.51	10.28	8.78	-NA-	30.76
Europe Liquid 40 ex UK Capped	GBP	2,184.19	36,563.25	46.70	0.00	-NA-	-NA-	-NA-	-0.66	13.81	1.37	12.16	13.81	-NA-	33.91
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,718.29	47,152.28	60.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.24	12.14	-NA-	-NA-	-NA-
UK	GBP	1,141.06	27,737.23	35.43	0.00	1.01	-0.43	-12.51	-17.07	0.88	6.75	7.43	0.88	22.93	32.54
Netherlands	GBP	2,209.95	8,431.79	10.77	0.00	2.68	8.22	3.54	-0.64	2.13	-1.35	11.63	2.13	21.21	30.58
France	GBP	4,038.99	20,374.24	26.02	0.00	7.67	14.51	9.02	4.48	4.35	-1.32	10.81	4.35	22.96	31.98
Austria	GBP	913.98	1,626.07	2.08	0.00	-NA-	-NA-	-14.54	-19.67	33.17	6.73	16.30	33.17	-NA-	62.18
Sweden	GBP	4,952.73	5,682.37	7.26	0.00	2.07	14.26	10.06	14.29	54.89	8.14	22.02	54.89	31.94	47.25
Germany	GBP	717.08	3,566.38	4.56	0.00	0.16	-2.27	-6.64	-8.98	22.61	13.87	13.98	22.61	35.71	51.58
Switzerland	GBP	3,032.76	5,076.42	6.48	0.00	8.82	11.34	14.75	23.66	42.89	7.47	12.28	42.89	17.06	25.87
Belgium	GBP	1,431.02	2,642.13	3.37	0.00	1.35	4.72	0.20	-0.86	-2.53	-1.37	2.97	-2.53	16.21	23.90
Italy	GBP	1,589.22	668.49	0.85	0.00	-0.29	1.44	-13.04	-18.31	-4.72	-3.85	5.76	-4.72	31.19	44.48
Finland	GBP	3,416.65	1,626.56	2.08	0.00	-NA-	13.53	4.75	-0.35	23.08	2.84	13.59	23.08	31.42	45.83
Greece	GBP	378.67	137.31	0.18	0.00	-NA-	-NA-	-14.93	-35.45	-46.56	-9.86	7.37	-46.56	-NA-	43.13
Norway	GBP	197.68	567.06	0.72	0.00	-7.59	-14.52	-NA-	-42.83	-21.41	3.41	18.02	-21.41	-NA-	84.94
Spain	GBP	158.91	159.63	0.20	0.00	-6.86	-17.28	-48.91	-61.43	-NA-	-42.74	12.77	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,306.47	78,918.44	1584.32	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.27	10.56	-NA-	-NA-	-NA-
Israel	GBP	1,311.70	622.77	12.50	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.57	10.34	-NA-	-NA-	-NA-

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Europe	JPY	1,481.35	9,942,181.22	100.00	0.00	-0.67	2.32	-11.85	-22.20	-9.03	-0.44	7.61	-9.03	23.88	35.17
Euro Zone	JPY	1,823.16	4,981,853.12	50.11	0.00	0.77	5.55	-7.76	-18.97	-11.40	-3.61	7.98	-11.40	24.11	36.14
Europe ex UK	JPY	2,076.01	6,420,037.84	64.57	0.00	0.76	6.27	-6.41	-17.08	-5.79	-2.05	9.30	-5.79	23.79	35.69
Europe Liquid 40	JPY	1,131.76	8,652,026.38	87.02	0.00	-NA-	2.17	-11.76	-22.11	-8.58	-0.25	7.60	-8.58	24.62	35.49
Europe Liquid 40 ex UK	JPY	1,774.27	5,671,438.86	57.04	0.00	-NA-	7.55	-5.08	-15.91	-5.51	-2.07	9.36	-5.51	24.29	35.57
Europe ex UK Dividend+	JPY	1,737.87	5,987,514.71	60.22	0.00	-NA-	5.95	-4.02	-14.87	-5.10	-2.35	9.15	-5.10	23.82	35.03
Europe (UK Restricted)	JPY	698.86	8,528,540.02	85.78	0.00	-NA-	3.77	-10.14	-20.60	-8.03	-0.95	8.12	-8.03	23.99	35.11
Euro Zone Capped	JPY	1,694.12	3,795,446.16	38.18	0.00	-NA-	-NA-	-NA-	-21.03	-11.26	-4.15	7.32	-11.26	-NA-	37.24
Europe Capped	JPY	1,448.77	9,410,940.37	94.66	0.00	-NA-	-NA-	-NA-	-22.78	-8.84	-0.38	7.42	-8.84	-NA-	35.45
Europe ex UK Capped	JPY	1,997.26	5,492,739.68	55.25	0.00	-NA-	-NA-	-NA-	-18.27	-4.58	-2.22	9.12	-4.58	-NA-	36.32
Europe Liquid 40 Capped	JPY	1,092.36	7,976,872.79	80.23	0.00	-NA-	-NA-	-NA-	-22.95	-8.12	-0.15	7.34	-8.12	-NA-	36.04
Europe Liquid 40 ex UK Capped	JPY	1,681.38	4,642,892.99	46.70	0.00	-NA-	-NA-	-NA-	-17.59	-3.87	-2.22	9.17	-3.87	-NA-	37.02
Developed Europe Ex UK Dividend+ Net of Tax	JPY	1,737.87	5,987,514.71	60.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.35	9.15	-NA-	-NA-	-NA-
UK	JPY	873.93	3,522,143.38	35.43	0.00	-2.85	-3.33	-20.31	-31.20	-14.79	2.98	4.57	-14.79	27.07	39.32
Netherlands	JPY	1,701.21	1,070,690.15	10.77	0.00	-0.98	5.07	-5.70	-17.56	-13.73	-4.84	8.66	-13.73	23.55	34.83
France	JPY	3,109.21	2,587,172.66	26.02	0.00	3.83	11.18	-0.70	-13.32	-11.86	-4.81	7.86	-11.86	25.05	35.75
Austria	JPY	703.58	206,482.86	2.08	0.00	-NA-	-NA-	-22.17	-33.36	12.48	2.96	13.20	12.48	-NA-	67.06
Sweden	JPY	3,812.60	721,561.81	7.26	0.00	-1.57	10.93	0.24	-5.18	30.83	4.31	18.77	30.83	31.87	46.62
Germany	JPY	552.01	452,867.43	4.56	0.00	-3.42	-5.11	-14.97	-24.48	3.57	9.84	10.94	3.57	35.29	49.05
Switzerland	JPY	2,334.61	644,615.94	6.48	0.00	4.94	8.10	4.51	2.59	20.70	3.66	9.29	20.70	18.20	27.35
Belgium	JPY	1,101.59	335,503.84	3.37	0.00	-2.26	1.67	-8.74	-17.75	-17.67	-4.86	0.23	-17.67	19.06	27.30
Italy	JPY	1,223.38	84,886.58	0.85	0.00	-3.85	-1.51	-20.80	-32.23	-19.52	-7.25	2.95	-19.52	32.82	47.75
Finland	JPY	2,630.13	206,544.16	2.08	0.00	-NA-	10.23	-4.59	-17.33	3.96	-0.80	10.56	3.96	32.68	48.19
Greece	JPY	291.50	17,435.69	0.18	0.00	-NA-	-NA-	-22.52	-46.44	-54.86	-13.04	4.51	-54.86	-NA-	49.05
Norway	JPY	152.17	72,006.97	0.72	0.00	-10.89	-17.01	-NA-	-52.57	-33.62	-0.26	14.87	-33.62	-NA-	89.59
Spain	JPY	122.33	20,269.76	0.20	0.00	-10.18	-19.69	-53.46	-68.00	-NA-	-44.76	9.76	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,005.72	10,021,261.82	201180.64	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.39	7.61	-NA-	-NA-	-NA-
Israel	JPY	1,009.75	79,080.60	1587.57	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.66	7.40	-NA-	-NA-	-NA-

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	AUD	1,193.42	119,588.12	130.88	0.00	-NA-	-NA-	-NA-	-NA-	-8.39	-3.13	3.99	-8.39	-NA-	-NA-
Euro Zone	AUD	1,468.79	59,923.51	65.58	0.00	-NA-	-NA-	-NA-	-NA-	-10.77	-6.22	4.34	-10.77	-NA-	-NA-
Europe ex UK	AUD	1,672.49	77,222.52	84.51	0.00	-NA-	-NA-	-NA-	-NA-	-5.12	-4.70	5.62	-5.12	-NA-	-NA-
Europe Liquid 40	AUD	911.78	104,069.67	113.89	0.00	-NA-	-NA-	-NA-	-NA-	-7.93	-2.95	3.98	-7.93	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,429.40	68,218.10	74.66	0.00	-NA-	-NA-	-NA-	-NA-	-4.85	-4.72	5.68	-4.85	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,765.64	72,019.97	78.82	0.00	-NA-	-NA-	-NA-	-NA-	-4.43	-4.99	5.48	-4.43	-NA-	-NA-
Europe (UK Restricted)	AUD	563.02	102,584.34	112.27	0.00	-NA-	-NA-	-NA-	-NA-	-7.38	-3.63	4.48	-7.38	-NA-	-NA-
Euro Zone Capped	AUD	1,364.83	45,652.99	49.96	0.00	-NA-	-NA-	-NA-	-NA-	-10.63	-6.75	3.71	-10.63	-NA-	-NA-
Europe Capped	AUD	1,167.17	113,198.16	123.88	0.00	-NA-	-NA-	-NA-	-NA-	-8.20	-3.08	3.81	-8.20	-NA-	-NA-
Europe ex UK Capped	AUD	1,609.05	66,068.64	72.30	0.00	-NA-	-NA-	-NA-	-NA-	-3.90	-4.86	5.45	-3.90	-NA-	-NA-
Europe Liquid 40 Capped	AUD	880.03	95,948.68	105.00	0.00	-NA-	-NA-	-NA-	-NA-	-7.47	-2.85	3.73	-7.47	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,354.57	55,846.38	61.12	0.00	-NA-	-NA-	-NA-	-NA-	-3.19	-4.86	5.50	-3.19	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	AUD	1,765.64	72,019.97	60.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-4.99	5.48	-NA-	-NA-	-NA-
UK	AUD	704.06	42,365.60	46.36	0.00	-NA-	-NA-	-NA-	-NA-	-14.19	0.19	1.05	-14.19	-NA-	-NA-
Netherlands	AUD	1,370.55	12,878.64	14.09	0.00	-NA-	-NA-	-NA-	-NA-	-13.12	-7.41	5.00	-13.12	-NA-	-NA-
France	AUD	2,504.87	31,119.44	34.06	0.00	-NA-	-NA-	-NA-	-NA-	-11.23	-7.39	4.23	-11.23	-NA-	-NA-
Austria	AUD	566.82	2,483.65	2.72	0.00	-NA-	-NA-	-NA-	-NA-	13.28	0.17	9.40	13.28	-NA-	-NA-
Sweden	AUD	3,071.54	8,679.20	9.50	0.00	-NA-	-NA-	-NA-	-NA-	31.76	1.49	14.78	31.76	-NA-	-NA-
Germany	AUD	444.71	5,447.25	5.96	0.00	-NA-	-NA-	-NA-	-NA-	4.30	6.87	7.21	4.30	-NA-	-NA-
Switzerland	AUD	1,880.83	7,753.67	8.49	0.00	-NA-	-NA-	-NA-	-NA-	21.55	0.86	5.61	21.55	-NA-	-NA-
Belgium	AUD	887.48	4,035.56	4.42	0.00	-NA-	-NA-	-NA-	-NA-	-17.08	-7.43	-3.15	-17.08	-NA-	-NA-
Italy	AUD	985.59	1,021.05	1.12	0.00	-NA-	-NA-	-NA-	-NA-	-18.95	-9.76	-0.52	-18.95	-NA-	-NA-
Finland	AUD	2,118.91	2,484.39	2.72	0.00	-NA-	-NA-	-NA-	-NA-	4.70	-3.48	6.84	4.70	-NA-	-NA-
Greece	AUD	234.84	209.72	0.23	0.00	-NA-	-NA-	-NA-	-NA-	-54.54	-15.40	0.99	-54.54	-NA-	-NA-
Norway	AUD	122.59	866.13	0.95	0.00	-NA-	-NA-	-NA-	-NA-	-33.15	-2.96	11.00	-33.15	-NA-	-NA-
Spain	AUD	98.55	243.81	0.27	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-46.26	6.06	-NA-	-NA-	-NA-
Developed EMEA	AUD	810.23	120,539.33	2419.87	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.08	3.99	-NA-	-NA-	-NA-
Israel	AUD	813.48	951.21	19.10	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.77	3.78	-NA-	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Switzerland	CHF	1,724.77	7,408.25	6.48	0.00	6.74	5.85	5.11	6.99	24.92	1.88	5.56	24.92	13.06	18.17
Sweden	SEK	3,807.54	59,810.76	7.26	0.00	2.50	10.96	4.46	6.89	41.40	7.32	17.27	41.40	27.14	37.86
Norway	NOK	179.79	5,160.48	0.72	0.00	-6.78	-15.50	-NA-	-46.01	-23.33	1.97	11.05	-23.33	48.33	81.99

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

Gross Total Return Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Europe Real Estate **	Local	2,404.87	4.16	13.79	7.50	-2.34	-4.75	13.86	4.21	8.62	13.86	18.96	27.01
Europe FTSE	Local	225.80	3.48	-NA-	1.37	1.96	-5.41	8.03	5.33	5.27	8.03	17.40	21.48
Europe JP Morgan Bonds	Local	509.99	-NA-	15.52	5.15	3.90	5.87	3.74	-3.28	-0.49	3.74	3.74	4.55
UK Real Estate **	GBP	1,642.47	3.79	10.71	2.96	-9.33	-13.38	4.94	7.55	7.73	4.94	22.85	32.56
UK FTSE	GBP	874.15	3.65	-NA-	3.22	4.85	1.13	12.19	6.36	6.35	12.19	15.40	20.08
UK JP Morgan Bonds	GBP	622.08	-NA-	17.29	5.37	4.95	6.54	7.49	-2.17	-0.16	7.49	5.26	7.14
Netherlands Real Estate **	EUR	3,294.08	5.77	16.81	11.88	5.05	1.02	12.43	0.61	8.90	12.43	18.00	25.14
Netherlands FTSE	EUR	764.95	-NA-	-NA-	-3.11	-0.10	-7.49	6.03	4.80	8.01	6.03	22.25	27.72
Netherlands JP Morgan Bonds	EUR	428.03	-NA-	14.63	5.41	4.58	6.99	6.35	-2.50	-0.90	6.35	3.74	4.91
France Real Estate **	EUR	4,603.40	5.05	25.99	15.61	9.09	4.74	14.21	-0.13	8.10	14.21	19.76	26.48
France FTSE	EUR	647.81	3.82	-NA-	-1.33	0.25	-7.64	4.38	3.07	4.61	4.38	19.09	22.49
France JP Morgan Bonds	EUR	527.51	-NA-	15.04	5.28	4.23	6.67	5.43	-2.97	-1.09	5.43	3.82	4.97
Sweden Real Estate **	SEK	6,326.66	3.59	11.55	16.17	9.89	13.09	48.50	7.32	17.27	48.50	26.89	37.57
Sweden FTSE	SEK	2,039.93	3.24	-NA-	4.64	6.99	4.95	27.92	8.86	6.44	27.92	24.59	27.39
Sweden JP Morgan Bonds	SEK	635.21	-NA-	16.91	5.06	4.02	5.85	2.95	-3.51	-1.64	2.95	4.03	5.65
Switzerland Real Estate **	CHF	2,295.07	2.13	19.20	8.61	8.05	10.79	27.85	1.88	5.57	27.85	12.83	17.73
Switzerland FTSE	CHF	541.89	2.88	-NA-	0.06	-0.52	-6.99	2.23	2.50	0.81	2.23	15.06	16.85
Germany Real Estate **	EUR	790.17	3.15	0.00	-1.65	-7.08	-9.07	32.65	15.42	11.18	32.65	30.87	40.38
Germany FTSE	EUR	465.14	3.44	-10.98	0.08	4.93	-4.86	17.10	11.21	3.69	17.10	23.37	24.19
Germany JP Morgan Bonds	EUR	397.47	-NA-	-NA-	5.27	4.38	6.77	6.37	-2.63	-1.28	6.37	3.77	4.85
Austria Real Estate **	EUR	601.34	1.07	0.00	0.00	-17.65	-23.32	39.90	7.92	13.46	39.90	-NA-	61.62
Austria FTSE	EUR	523.94	3.50	4.40	8.54	-5.20	-13.42	21.67	15.96	11.49	21.67	24.95	39.22
Austria JP Morgan Bonds	EUR	200.36	-NA-	-NA-	-NA-	4.40	7.04	6.90	-2.52	-0.92	6.90	-NA-	5.21

** 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 219.

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

Gross Total Return Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Italy Real Estate **	EUR	1,555.93	2.61	4.75	0.89	-14.75	-20.26	1.77	-2.78	3.17	1.77	29.57	41.83
Italy FTSE	EUR	263.19	3.68	-NA-	-1.04	-6.38	-15.75	-9.03	-0.47	4.37	-9.03	21.68	25.72
Italy JP Morgan Bonds	EUR	748.03	-NA-	17.97	4.87	2.85	4.44	-0.57	-4.08	-0.02	-0.57	3.88	4.82
Belgium Real Estate **	EUR	2,126.21	6.80	11.82	8.25	2.39	1.24	7.71	1.85	2.58	7.71	12.89	19.33
Belgium FTSE	EUR	606.85	2.48	-NA-	-0.51	-4.77	-11.55	6.97	-3.12	0.83	6.97	20.83	29.35
Belgium JP Morgan Bonds	EUR	474.37	-NA-	14.67	5.08	3.51	5.45	2.05	-4.15	-0.13	2.05	3.85	5.01
Finland Real Estate **	EUR	3,974.95	2.64	21.84	14.78	3.46	-2.36	31.65	3.98	10.80	31.65	28.39	40.77
Finland FTSE	EUR	1,080.26	4.68	-NA-	-6.01	-0.30	-15.46	21.20	9.10	8.81	21.20	35.56	31.08
Finland JP Morgan Bonds	EUR	349.48	-NA-	-NA-	5.35	4.78	6.82	6.06	-1.84	-0.57	6.06	3.24	3.87
Greece Real Estate **	EUR	394.79	6.32	-NA-	-NA-	-16.79	-36.95	-42.49	-7.67	6.11	-42.49	-NA-	43.26
Greece FTSE	EUR	184.31	1.67	-NA-	-8.85	-18.26	-36.24	-42.06	-4.81	-2.49	-42.06	29.99	39.43
Greece JP Morgan Bonds	EUR	176.24	-NA-	-NA-	1.91	-2.94	-5.60	-19.79	-5.85	-1.65	-19.79	8.23	13.99
Norway Real Estate **	NOK	167.06	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,111.73	4.20	-NA-	9.64	7.45	-4.09	13.52	11.37	10.27	13.52	24.67	32.60
Norway JP Morgan Bonds	NOK	-	-NA-	15.48	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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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) 31-Dec	Free Float Europe (%) Weight 31-Dec
Unibail-Rodamco *	Rental	Diversified	FR	13,513	14.70
Land Securities *	Rental	Diversified	UK	6,009	6.54
British Land *	Rental	Diversified	UK	5,416	5.89
Corio *	Rental	Retail	NL	4,370	4.75
Hammerson *	Rental	Retail	UK	3,445	3.75
Capital Shopping Centres Group *	Rental	Retail	UK	3,371	3.67
PSP Swiss Property	Rental	Office	CH	2,775	3.02
Klepierre *	Rental	Retail	FR	2,560	2.78
SEGRO *	Rental	Industrial	UK	2,454	2.67
Swiss Prime Site	Rental	Office	CH	2,275	2.47
Derwent London *	Rental	Office	UK	1,832	1.99
Fonciere Des Regions *	Rental	Diversified	FR	1,759	1.91
Castellum	Rental	Diversified	SE	1,746	1.90
Icade	Rental	Diversified	FR	1,564	1.70
Wereldhave *	Rental	Diversified	NL	1,554	1.69
Gecina *	Rental	Diversified	FR	1,504	1.64
Deutsche Euroshop	Rental	Retail	DE	1,496	1.63
Fabege	Rental	Office	SE	1,398	1.52
Eurocommercial Props *	Rental	Retail	NL	1,388	1.51
Great Portland Estates *	Rental	Office	UK	1,317	1.43

Country Breakdown:

Country Index	Number of Constituents 31-Dec	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Europe (%) Weight 31-Dec
EPRA/NAREIT UK	31	32,371	35.50%
EPRA/NAREIT Netherlands	7	9,840	10.79%
EPRA/NAREIT France	9	23,778	26.08%
EPRA/NAREIT Austria	2	1,898	2.08%
EPRA/NAREIT Sweden	6	6,632	7.27%
EPRA/NAREIT Germany	8	4,162	4.56%
EPRA/NAREIT Switzerland	4	5,924	6.50%
EPRA/NAREIT Belgium	6	3,084	3.38%
EPRA/NAREIT Italy	2	780	0.86%
EPRA/NAREIT Finland	3	1,898	2.08%
EPRA/NAREIT Greece	2	160	0.18%
EPRA/NAREIT Norway	1	662	0.73%
EPRA/NAREIT Europe Index	**82**	**91,189**	**100.00%**
EPRA/NAREIT Euro Zone	40	45,787	50.21%
EPRA/NAREIT Ex-UK	51	59,005	64.71%
EPRA/NAREIT Europe Liquid 40	40	79,518	87.20%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	52,124	57.16%

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 31-Dec	Dividend Return 31-Dec	Total Return 31-Dec
Grainger Plc	Non-Rental	Residential	UK	22.34	1.54	23.88
Quintain Estates	Non-Rental	Diversified	UK	22.63	0.00	22.63
Fabege	Rental	Office	SE	22.35	0.00	22.35
St Modwen Properties	Rental	Diversified	UK	21.86	0.00	21.86
F&C Commercial Prop	Rental	Diversified	UK	20.00	0.57	20.57
Kungsleden	Rental	Diversified	SE	18.84	0.00	18.84
CA Immobilien Anlage	Rental	Diversified	AT	18.68	0.00	18.68
Klovern AB	Rental	Diversified	SE	17.65	0.00	17.65
Vastned Offices/Ind *	Rental	Office	NL	16.96	0.00	16.96
Hufvudstaden A	Rental	Office	SE	15.94	0.00	15.94
Development Securities	Non-Rental	Retail	UK	15.83	0.00	15.83
Wihlborgs Fastigheter	Rental	Diversified	SE	15.73	0.00	15.73
Lamda Development	Non-Rental	Diversified	GR	15.00	0.00	15.00
Castellum	Rental	Diversified	SE	14.22	0.00	14.22
Sponda	Rental	Diversified	FI	13.45	0.00	13.45
DIC Asset	Rental	Diversified	DE	13.15	0.00	13.15
IGD *	Rental	Retail	IT	12.95	0.00	12.95
Deutsche Euroshop	Rental	Retail	DE	12.89	0.00	12.89
Gagfah	Rental	Residential	DE	12.82	0.00	12.82
ING UK Real Estate Income Trust	Rental	Diversified	UK	12.63	0.00	12.63

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 31-Dec	Dividend Return 31-Dec	Total Return 31-Dec
Unite Group	Rental	Specialty	UK	3.69	0.00	3.69
Fonciere Des Regions *	Rental	Diversified	FR	3.47	0.00	3.47
London & Stamford Property	Rental	Diversified	UK	0.77	2.56	3.33
Allreal	Non-Rental	Office	CH	3.18	0.00	3.18
IRP Property Investors	Rental	Diversified	UK	0.92	2.20	3.12
Zueblin Immobilien Holding	Rental	Office	CH	3.06	0.00	3.06
Shaftesbury *	Rental	Diversified	UK	2.99	0.00	2.99
Helical Bar	Non-Rental	Diversified	UK	1.86	0.69	2.55
Wereldhave Belgium *	Rental	Diversified	BE	2.48	0.00	2.48
Cofinimmo *	Rental	Diversified	BE	2.48	0.00	2.48
Gecina *	Rental	Diversified	FR	2.35	0.00	2.35
Mercialys *	Rental	Retail	FR	2.26	0.00	2.26
ISIS Property Trust Ld	Rental	Diversified	UK	2.17	0.00	2.17
Befimmo *	Rental	Office	BE	-3.99	6.12	2.12
Colonia Real Estate	Rental	Residential	DE	1.73	0.00	1.73
Beni Stabili	Rental	Office	IT	0.64	0.00	0.64
Leasinvest Real Estate *	Rental	Office	BE	-1.00	0.00	-1.00
Mucklow <A&J> *	Rental	Diversified	UK	-5.16	3.26	-1.90
Invista Foundation Prop	Rental	Diversified	UK	-2.50	0.00	-2.50
TAG Immobilien	Non-Rental	Diversified	DE	-3.14	0.00	-3.14

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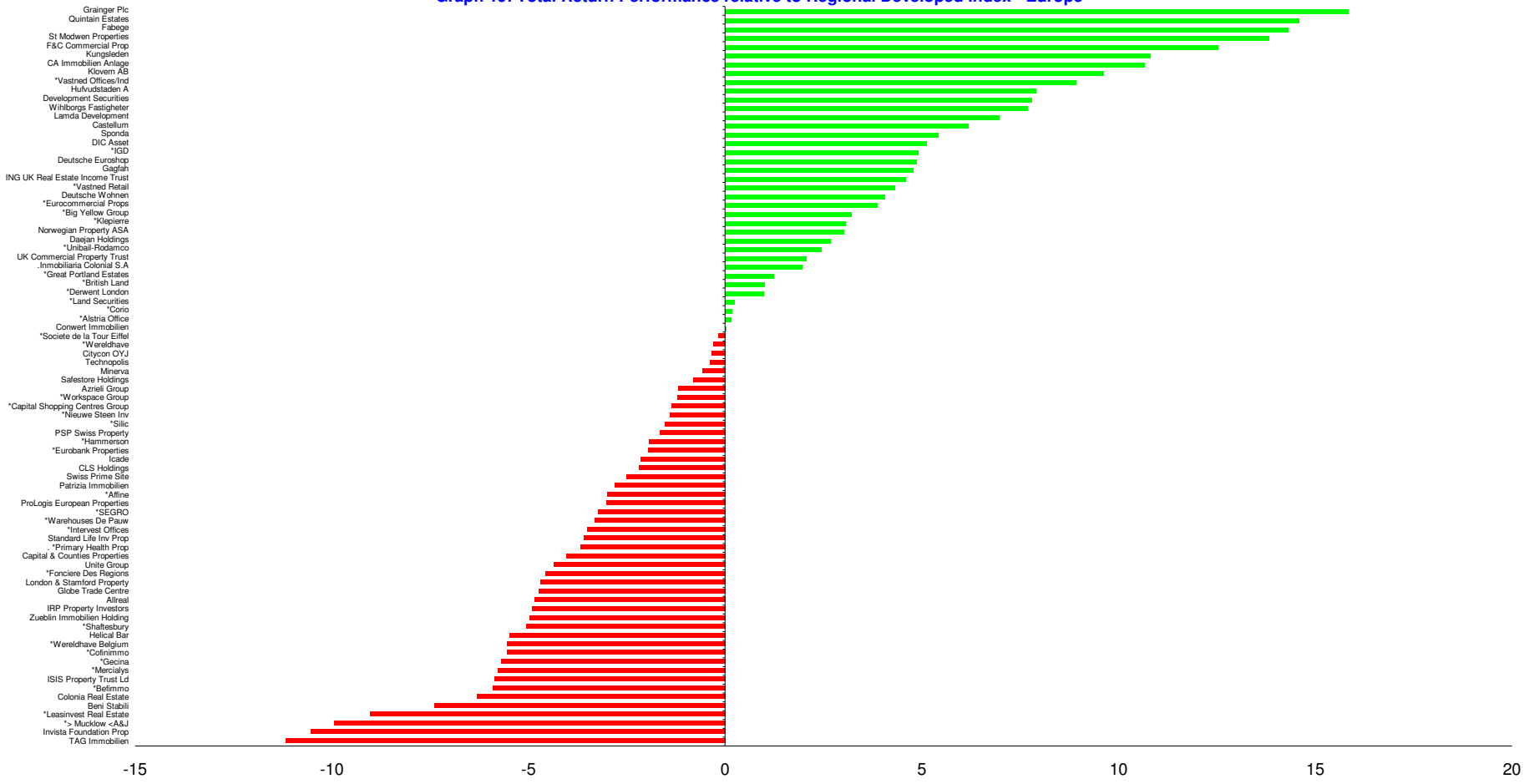
FTSE EPRA/NAREIT Europe Developed Index Series

Graph 19: Total Return Performance relative to Regional Developed Index - Europe



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Section 5

FTSE EPRA/NAREIT North America Developed Index Series

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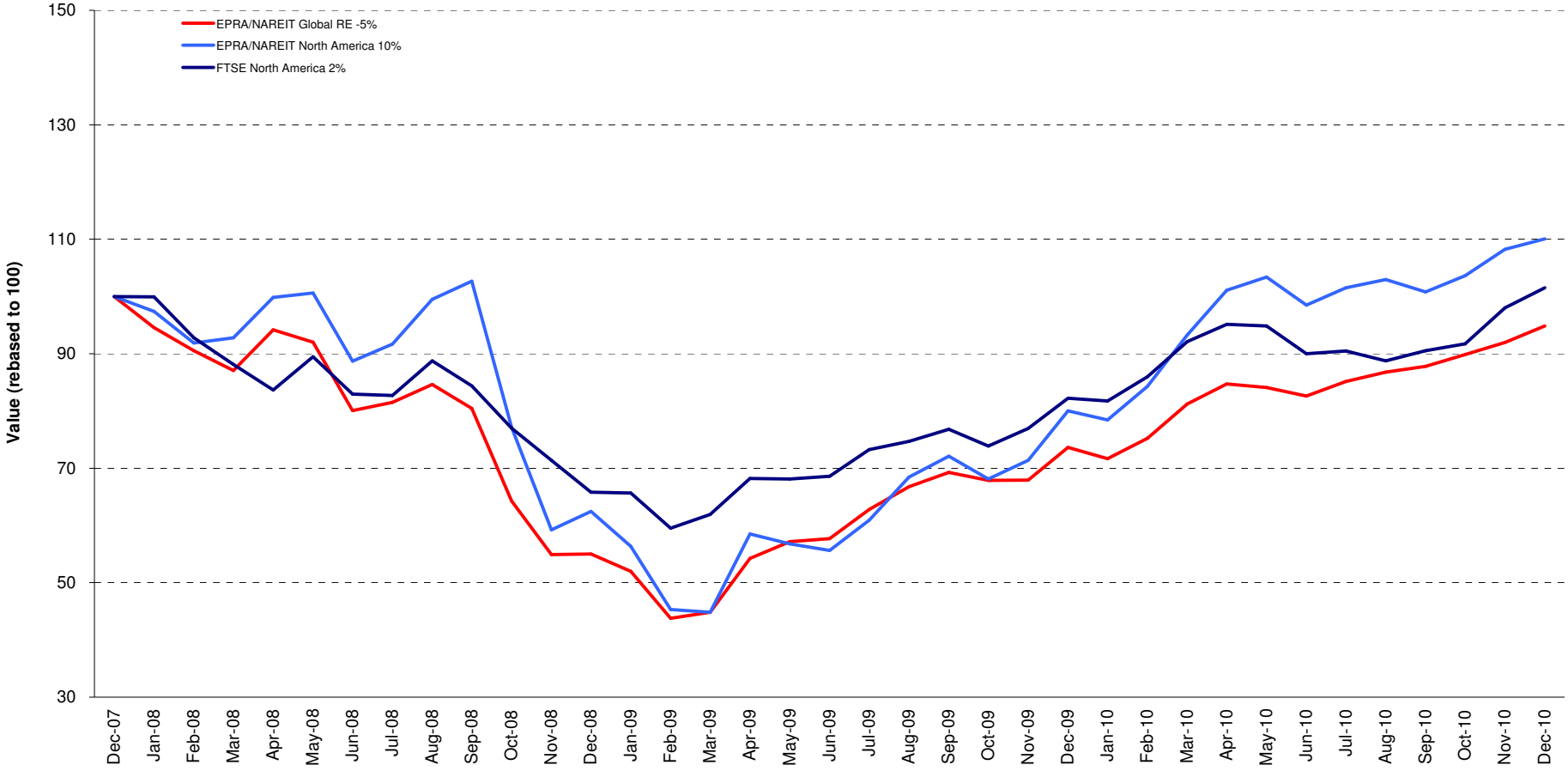
Graph 20: EPRA/NAREIT North America Developed v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR) Rolling 36 Months Performance



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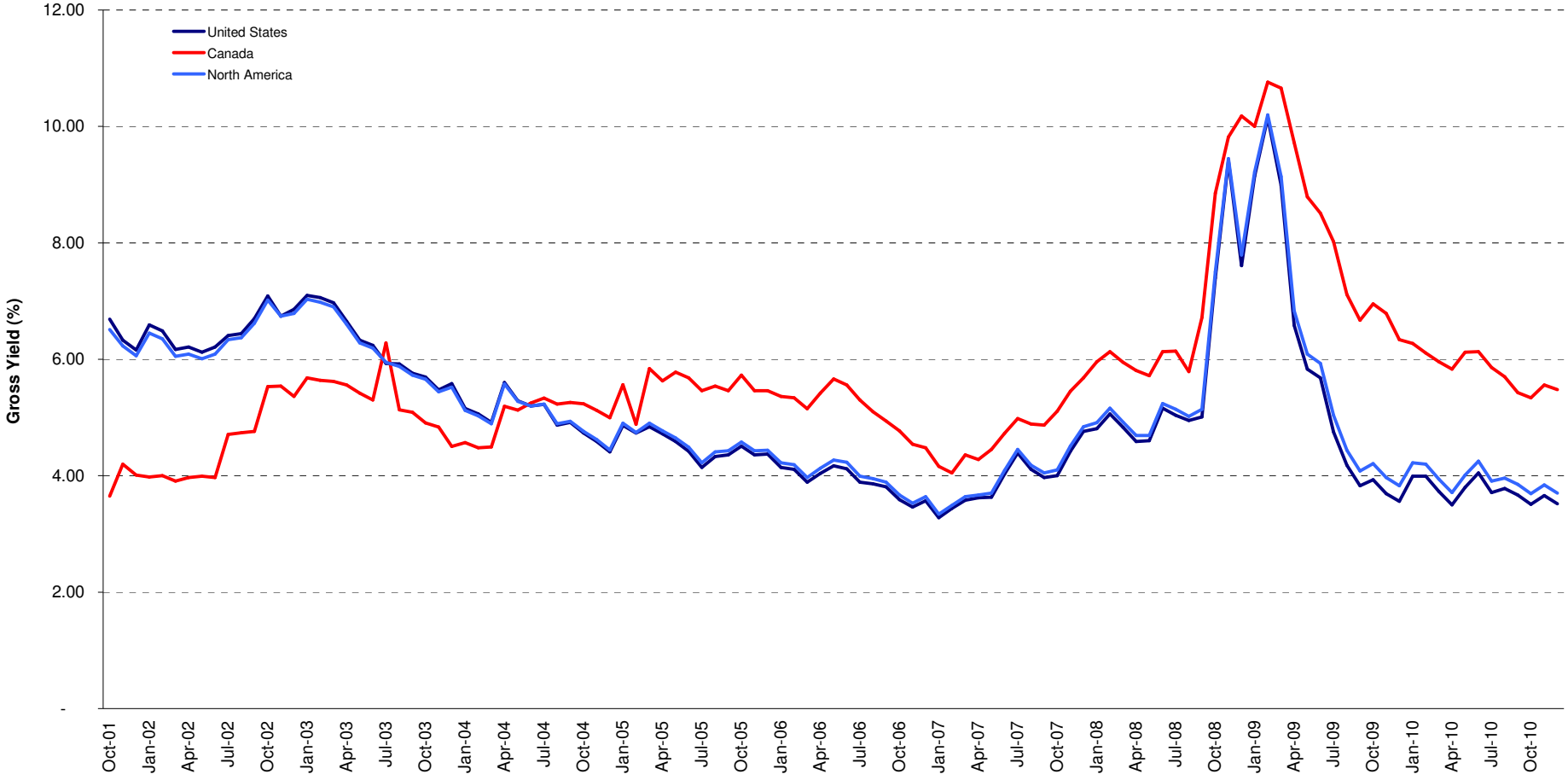
Graph 21: Dividend Yields



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

Ex Date	Description
15 December 2010	Taubman Centers (USA): Special dividend of USD 0.1834
20 December 2010	General Growth Properties (USA): Addition. Number of shares: 937,011,053. Free float: 50%.
20 December 2010	Campus Crest Communities (USA): Addition. Number of shares: 28,428,321. Free float: 100%.
20 December 2010	Realty Income (USA): New number of shares: 117,096,948
20 December 2010	Health Care REIT (USA): New number of shares: 146,509,522
28 December 2010	General Growth Properties (USA): Cash and Stock Dividend Combination: 2.2093%. New number of shares: 957,712,438

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
6 December 2010	Weingarten Realty *	Rental	Retail	USD	0.260	8.84	15-Dec	Quarterly
7 December 2010	Medical Properties Trust *	Rental	Health Care	USD	0.200	9.33	6-Jan	Quarterly
8 December 2010	Extra Space Storage *	Rental	Self Storage	USD	0.100	5.75	31-Dec	Quarterly
13 December 2010	BRE Properties *	Rental	Residential	USD	0.375	5.17	31-Dec	Quarterly
13 December 2010	Digital Realty Trust *	Rental	Specialty	USD	0.530	2.44	14-Jan	Quarterly
13 December 2010	H & R Real Estate *	Rental	Diversified	CAD	0.073	7.41	31-Dec	Monthly
13 December 2010	Morguard REIT *	Rental	Diversified	CAD	0.075	6.12	31-Dec	Monthly
13 December 2010	Parkway Properties *	Rental	Office	USD	0.075	12.99	29-Dec	Quarterly
13 December 2010	Public Storage *	Rental	Self Storage	USD	0.800	2.17	30-Dec	Quarterly
13 December 2010	Washington Real Estate *	Rental	Diversified	USD	0.434	5.55	30-Dec	Quarterly
14 December 2010	PS Business Parks *	Rental	Office Mixed	USD	0.440	3.16	31-Dec	Quarterly
14 December 2010	Universal Health Realty *	Rental	Health Care	USD	0.605	7.39	30-Dec	Quarterly
15 December 2010	Cominar REIT *	Rental	Diversified	CAD	0.120	6.78	31-Dec	Monthly
15 December 2010	Developers Diversified *	Rental	Retail	USD	0.020	16.02	5-Jan	Quarterly
15 December 2010	Eastgroup Properties *	Rental	Industrial	USD	0.520	4.91	30-Dec	Quarterly
15 December 2010	Equity One Inc *	Rental	Retail	USD	0.220	6.60	31-Dec	Quarterly
15 December 2010	Taubman Centers *	Rental	Retail	USD	0.438	3.29	31-Dec	Quarterly
15 December 2010	Ventas *	Rental	Health Care	USD	0.535	3.91	30-Dec	Quarterly
16 December 2010	Agree Realty Corp *	Rental	Retail	USD	0.510	7.64	4-Jan	Quarterly
16 December 2010	Camden Property Trust *	Rental	Residential	USD	0.450	5.19	18-Jan	Quarterly
16 December 2010	Equity Residential Props *	Rental	Residential	USD	0.458	3.72	14-Jan	Quarterly
16 December 2010	Ramco-Gershenson *	Rental	Retail	USD	0.163	13.00	3-Jan	Quarterly
21 December 2010	AMB Property *	Rental	Industrial	USD	0.280	4.92	7-Jan	Dividend
21 December 2010	LTC Properties *	Rental	Health Care	USD	0.140	5.56	31-Dec	Monthly
22 December 2010	Cogdell Spencer	Non-Rental	Health Care	USD	0.100	0.00	19-Jan	Dividend
23 December 2010	DuPont Fabros Technology *	Rental	Specialty	USD	0.120	2.64	7-Jan	Dividend
24 December 2010	First Capital Realty *	Rental	Retail	CAD	0.200	0.00	11-Jan	Dividend
24 December 2010	Canadian REIT *	Rental	Diversified	CAD	0.118	4.34	17-Jan	Monthly
27 December 2010	Campus Crest Communities *	Rental	Residential	USD	0.127	0.00	12-Jan	Dividend
28 December 2010	Avalonbay Communities *	Rental	Residential	USD	0.893	3.17	18-Jan	Quarterly
28 December 2010	CBL & Associates Props *	Rental	Retail	USD	0.200	11.46	18-Jan	Quarterly
28 December 2010	DCT Industrial Trust *	Rental	Industrial	USD	0.070	10.55	13-Jan	Quarterly
28 December 2010	General Growth Properties *	Rental	Retail	USD	0.038	0.00	27-Jan	Dividend
29 December 2010	Acadia Realty Trust *	Rental	Retail	USD	0.180	4.61	1-Feb	Quarterly

** Based on previous period figures

*** Estimated

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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 2010	Allied Properties REIT *	Rental	Office	CAD	0.110	6.08	17-Jan	Monthly
29 December 2010	Alexandria Real Estate *	Rental	Office	USD	0.450	4.34	17-Jan	Quarterly
29 December 2010	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	14-Jan	Dividend
29 December 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.36	17-Jan	Monthly
29 December 2010	BioMed Realty Trust *	Rental	Office	USD	0.170	7.18	17-Jan	Quarterly
29 December 2010	Boston Properties *	Rental	Office	USD	0.500	3.16	28-Jan	Quarterly
29 December 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.090	6.30	17-Jan	Monthly
29 December 2010	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	17-Jan	Dividend
29 December 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	9.71	17-Jan	Monthly
29 December 2010	Calloway REIT *	Rental	Retail	CAD	0.129	6.62	17-Jan	Monthly
29 December 2010	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Jan	Dividend
29 December 2010	Douglas Emmett *	Rental	Office	USD	0.100	3.39	14-Jan	Dividend
29 December 2010	Equity Lifestyle Properties *	Rental	Residential	USD	0.300	1.43	14-Jan	Quarterly
29 December 2010	Entertainment Props *	Rental	Specialty	USD	0.650	7.26	14-Jan	Quarterly
29 December 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	12.09	17-Jan	Monthly
29 December 2010	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	4.07	18-Jan	Quarterly
29 December 2010	Glimcher Realty Trust *	Rental	Retail	USD	0.100	0.00	18-Jan	Dividend
29 December 2010	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.010	3.64	18-Jan	Quarterly
29 December 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.042	15.74	17-Jan	Monthly
29 December 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.048	11.14	18-Jan	Monthly
29 December 2010	Killam Properties *	Rental	Residential	CAD	0.047	0.00	17-Jan	Dividend
29 December 2010	Kilroy Realty *	Rental	Office	USD	0.350	6.36	18-Jan	Quarterly
29 December 2010	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.110	6.82	14-Jan	Monthly
29 December 2010	Liberty Property Trust *	Rental	Office Mixed	USD	0.475	7.36	15-Jan	Quarterly
29 December 2010	CapLease Inc.	Rental	Office Mixed	USD	0.065	0.00	18-Jan	Dividend
29 December 2010	Lexington Corporate *	Rental	Diversified	USD	0.115	14.72	14-Jan	Quarterly
29 December 2010	National Healthcare Corp. *	Rental	Health Care	USD	0.280	2.01	1-Mar	Quarterly
29 December 2010	National Health Investors *	Rental	Health Care	USD	0.605	0.00	31-Jan	Dividend
29 December 2010	Northern Property REIT *	Rental	Residential	CAD	0.128	5.12	14-Jan	Monthly
29 December 2010	Corporate Office Props *	Rental	Office	USD	0.413	4.08	18-Jan	Quarterly
29 December 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.102	6.24	17-Jan	Monthly
29 December 2010	Riocan Real Estate *	Rental	Retail	CAD	0.115	6.18	10-Jan	Monthly
30 December 2010	Essex Property Trust *	Rental	Residential	USD	1.033	3.57	14-Jan	Quarterly
30 December 2010	Federal Realty Inv *	Rental	Retail	USD	0.670	3.23	18-Jan	Quarterly

** Based on previous period figures

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
30 December 2010	Getty Realty *	Rental	Retail	USD	0.480	5.98	13-Jan	Quarterly
30 December 2010	Investors Real Estate *	Rental	Diversified	USD	0.172	7.53	14-Jan	Quarterly
30 December 2010	Kimco Realty *	Rental	Retail	USD	0.180	9.31	18-Jan	Quarterly
30 December 2010	Realty Income *	Rental	Retail	USD	0.144	4.47	18-Jan	Dividend
30 December 2010	Post Properties *	Rental	Residential	USD	0.200	4.27	14-Jan	Quarterly
30 December 2010	SL Green Realty *	Rental	Office	USD	0.100	3.50	14-Jan	Dividend
31 December 2010	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.050	13.64	17-Jan	Dividend
2 January 2011	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	13.64	February	Dividend
3 January 2011	Mack-Cali Realty *	Rental	Office	USD	0.450	7.74	14-Jan	Quarterly
3 January 2011	Sovran Self Storage *	Rental	Self Storage	USD	0.63 ***	6.87	February	Quarterly
4 January 2011	Brandywine Realty Trust *	Rental	Office	USD	0.150	15.11	20-Jan	Quarterly
4 January 2011	Kite Realty Group Trust *	Non-Rental	Retail	USD	0.060	15.16	13-Jan	Quarterly
5 January 2011	Urstadt Biddle Class A *	Rental	Retail	USD	0.245	4.88	21-Jan	Quarterly
5 January 2011	U-Store-It Trust *	Rental	Self Storage	USD	0.070	7.56	21-Jan	Quarterly
9 January 2011	Sun Communities *	Rental	Residential	USD	0.63 ***	7.57	February	Quarterly
10 January 2011	Hospitality Properties *	Rental	Lodging/Resorts	USD	0.77 ***	13.37	February	Quarterly
12 January 2011	Associated Estates Realty *	Rental	Residential	USD	0.170	4.45	1-Feb	Quarterly
12 January 2011	Saul Centers *	Rental	Retail	USD	0.360	3.97	31-Jan	Quarterly
12 January 2011	H & R Real Estate *	Rental	Diversified	CAD	0.075	7.41	31-Jan	Monthly
12 January 2011	Mid-America Apartment *	Rental	Residential	USD	0.628	3.87	31-Jan	Quarterly
12 January 2011	UDR Inc. *	Rental	Residential	USD	0.185	7.02	31-Jan	Dividend
16 January 2011	Commonwealth REIT *	Rental	Office	USD	0.21 ***	3.29	February	Quarterly
17 January 2011	Education Realty Trust *	Rental	Residential	USD	0.205 ***	10.55	February	Quarterly
17 January 2011	Orient Express Hotel	Rental	Lodging/Resorts	USD	0.025 ***	0.77	February	Quarterly
17 January 2011	Senior Housing Prop *	Rental	Health Care	USD	0.35 ***	6.38	February	Quarterly
18 January 2011	LTC Properties *	Rental	Health Care	USD	0.13 ***	5.56	February	Monthly
27 January 2011	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.36	15-Feb	Monthly
28 January 2011	Vornado Realty Trust *	Rental	Diversified	USD	0.9 ***	4.38	February	Quarterly
29 January 2011	Allied Properties REIT *	Rental	Office	CAD	0.105 ***	6.08	February	Monthly
29 January 2011	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	6.30	February	Monthly
29 January 2011	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.08875 ***	9.71	February	Monthly
29 January 2011	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	6.78	February	Monthly
29 January 2011	Calloway REIT *	Rental	Retail	CAD	0.129 ***	6.62	February	Monthly
29 January 2011	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	12.09	February	Monthly

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*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
29 January 2011	First Potomac Realty Trust *	Rental	Industrial	USD	0.34 ***	8.09	February	Quarterly
29 January 2011	Health Care REIT *	Rental	Health Care	USD	0.66 ***	5.67	February	Quarterly
29 January 2011	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	15.74	February	Monthly
29 January 2011	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	11.14	February	Monthly
29 January 2011	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	6.82	February	Monthly
29 January 2011	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	6.12	February	Monthly
29 January 2011	National Retail Properties *	Rental	Retail	USD	0.355 ***	5.58	February	Quarterly
29 January 2011	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.12	February	Monthly
29 January 2011	Omega Healthcare Investors *	Rental	Health Care	USD	0.29 ***	5.30	February	Quarterly
29 January 2011	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	6.24	February	Monthly
29 January 2011	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	4.34	February	Monthly
29 January 2011	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	6.18	February	Monthly
29 January 2011	Tanger Factory Outlet *	Rental	Retail	USD	0.36 ***	2.93	February	Quarterly
30 January 2011	Realty Income *	Rental	Retail	USD	0.13675 ***	4.47	February	Dividend

** Based on previous period figures

*** Estimated

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

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Nth Am Wght (%) 31-Dec	Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-10	Dividend Rtn (%) Dec-10	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Brookfield Props	Rental	Office	17.56	4,946	0.83	1.86	3.17	3.00	12.46	6.14	0.03	41.56	10.14	5.59	0.00	5.59	41.56	30.19	41.78	5,534	83
Riocan Real Estate *	Rental	Retail	22.00	4,145	0.70	1.55	6.27	-NA-	13.94	4.75	6.18	17.78	-2.51	2.04	0.53	2.57	17.78	16.80	22.24	4,644	84
H & R Real Estate *	Rental	Diversified	19.43	2,096	0.35	0.79	4.48	-NA-	10.21	3.82	4.09	30.86	-0.52	-1.87	0.37	-1.50	30.86	22.69	35.31	2,051	73
Calloway REIT *	Rental	Retail	23.37	1,711	0.29	0.64	6.62	-NA-	-NA-	5.48	4.58	27.72	-1.67	-1.72	0.54	-1.18	27.72	-NA-	34.86	1,566	68
Canadian REIT *	Rental	Diversified	31.05	1,541	0.26	0.58	4.54	-NA-	14.40	10.88	6.64	19.64	0.49	-0.06	0.38	0.31	19.64	17.48	19.53	1,503	73
Boardwalk REIT *	Rental	Residential	41.25	1,501	0.25	0.56	4.36	53.48	16.42	18.78	1.93	17.51	-11.28	0.61	0.37	0.98	17.51	22.95	25.41	1,731	86
Primaris Retail REIT *	Rental	Retail	19.54	1,001	0.17	0.38	6.24	-NA-	-NA-	9.24	8.07	28.62	1.66	2.09	0.53	2.62	28.62	-NA-	28.74	1,321	98
Cominar REIT *	Rental	Diversified	20.83	964	0.16	0.36	6.91	-NA-	12.68	7.51	7.20	15.09	-2.26	-4.67	0.55	-4.12	15.09	16.00	23.04	869	67
Dundee REIT *	Rental	Diversified	30.20	950	0.16	0.36	7.27	-NA-	14.03	9.10	2.08	56.13	9.47	1.48	0.61	2.09	56.13	28.72	38.10	1,211	95
Canadian Apartment Props *	Rental	Residential	17.14	881	0.15	0.33	6.30	-NA-	8.74	6.89	8.33	29.59	2.41	0.12	0.53	0.64	29.59	16.95	22.72	891	75
Chartwell Seniors Housing REIT *	Rental	Health Care	8.18	876	0.15	0.33	6.60	-NA-	-NA-	-5.12	-3.59	24.04	-7.51	1.61	0.56	2.17	24.04	-NA-	36.76	1,520	129
Artis Real Estate Investment	Rental	Diversified	13.21	742	0.13	0.28	8.18	-NA-	-NA-	0.89	-2.15	23.99	-2.53	5.26	0.72	5.98	23.99	-NA-	43.70	1,095	110
First Capital Realty	Rental	Retail	15.11	726	0.12	0.27	5.29	-NA-	11.61	2.81	3.22	18.41	-1.23	-3.14	1.28	-1.86	18.41	-NA-	18.56	566	58
Allied Properties REIT *	Rental	Office	21.54	678	0.11	0.25	6.13	-NA-	-NA-	10.53	7.12	18.20	-3.66	-2.62	0.50	-2.12	18.20	-NA-	24.45	762	84
Northern Property REIT*	Rental	Residential	28.92	547	0.09	0.21	5.29	-NA-	-NA-	13.28	14.31	38.91	14.33	5.90	0.47	6.36	38.91	-NA-	21.87	419	57
Extendicare REIT *	Rental	Health Care	9.18	545	0.09	0.20	9.15	10.58	19.93	2.72	-1.60	5.25	-8.39	0.00	0.76	0.76	5.25	45.20	47.16	939	128
Morguard REIT *	Rental	Diversified	14.71	470	0.08	0.18	6.12	-NA-	8.62	11.51	10.99	19.53	8.62	-0.07	0.51	0.44	19.53	21.24	33.88	-NA-	-NA-
Innvest REIT *	Rental	Lodging/Resorts	6.75	451	0.08	0.17	7.41	-NA-	-NA-	-2.29	-6.01	36.29	-4.38	2.27	0.63	2.90	36.29	-NA-	43.81	471	78
Killam Properties	Rental	Residential	10.45	351	0.06	0.13	5.36	-NA-	-NA-	-0.99	5.98	24.58	9.06	-0.85	0.44	-0.41	24.58	-NA-	27.08	233	50
Crombie Real Estate Investment Trust *	Rental	Retail	12.75	332	0.06	0.12	6.98	-NA-	-NA-	-NA-	4.84	18.20	-0.05	1.59	0.59	2.18	18.20	-NA-	26.71	258	58
Canada Total				**25,454**	**4.30**	**9.55**	**5.48**														
Simon Property Group *	Rental	Retail	99.49	21,721	3.67	8.15	3.22	-NA-	18.37	8.84	8.31	26.58	8.14	1.01	0.00	1.01	26.58	30.12	46.12	19,506	67
Vornado Realty Trust *	Rental	Diversified	83.33	11,300	1.91	4.24	3.12	15.63	11.78	3.92	2.09	21.55	-1.81	2.15	0.00	2.15	21.55	30.27	46.73	9,266	61
Equity Residential Props *	Rental	Residential	51.95	10,916	1.84	4.10	3.52	-NA-	9.77	9.37	16.44	59.00	10.17	3.94	0.92	4.86	59.00	26.46	36.88	9,906	68
Public Storage *	Rental	Self Storage	101.42	9,649	1.63	3.62	3.16	16.10	17.57	10.87	14.22	27.83	5.34	4.99	0.83	5.82	27.83	23.79	30.94	8,567	66
Boston Properties *	Rental	Office	86.10	8,992	1.52	3.37	2.32	-NA-	11.11	8.26	0.56	31.62	4.19	2.74	0.60	3.34	31.62	27.27	40.90	7,147	59
Host Hotels & Resorts *	Rental	Lodging/Resorts	17.87	8,871	1.50	3.33	0.22	13.77	5.16	0.94	3.60	53.30	23.48	8.43	0.06	8.50	53.30	46.80	72.64	8,242	69
HCP *	Rental	Health Care	36.79	8,867	1.50	3.33	5.06	10.63	13.12	10.99	4.79	25.02	3.54	11.72	0.00	11.72	25.02	30.04	45.06	11,230	94
Avalonbay Communities *	Rental	Residential	112.55	7,145	1.21	2.68	3.17	-NA-	11.41	8.28	10.24	41.42	9.15	2.01	0.81	2.82	41.42	25.64	35.36	7,573	79
Prologis *	Non-Rental	Industrial	14.44	6,125	1.03	2.30	3.12	-NA-	2.42	-14.73	-34.73	8.49	23.54	10.99	0.00	10.99	8.49	92.66	166.34	11,120	135
Ventas *	Rental	Health Care	52.48	6,123	1.03	2.30	4.08	15.90	28.38	14.04	9.05	24.77	2.80	2.36	1.04	3.40	24.77	35.10	48.15	6,383	78
General Growth Properties	Rental	Retail	15.48	5,525	0.93	2.07	0.96	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	2.14	0.25	2.39	-NA-	-NA-	-NA-	7,922	107

*** -5 & -3 Years Total Returns are annualised**

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

Index Constituents	Investment Focus	Sector	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Nth Am Wght (%) 31-Dec	Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Dec-10	Dividend Rtn (%) Dec-10	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Kimco Realty *	Rental	Retail	18.04	5,457	0.92	2.05	3.99	-NA-	7.46	-5.28	-16.02	39.99	16.70	8.28	1.08	9.36	39.99	38.28	63.44	5,270	72
Health Care REIT *	Rental	Health Care	47.64	5,203	0.88	1.95	5.79	10.15	16.02	12.07	7.24	12.14	2.09	2.94	0.00	2.94	12.14	22.76	27.07	7,417	106
The Macerich Company *	Rental	Retail	47.37	4,593	0.77	1.72	4.22	-NA-	14.78	-1.15	-6.99	37.09	11.46	2.22	0.00	2.22	37.09	70.01	123.43	5,078	82
AMB Property *	Rental	Industrial	31.71	3,974	0.67	1.49	3.53	-NA-	6.41	-4.36	-14.87	29.59	21.91	8.67	0.96	9.63	29.59	33.05	54.92	4,398	82
SL Green Realty *	Rental	Office	67.51	3,917	0.66	1.47	0.59	-NA-	11.98	0.13	-8.54	35.72	6.76	3.23	0.15	3.38	35.72	44.99	75.97	4,698	89
Federal Realty Inv *	Rental	Retail	77.93	3,538	0.60	1.33	3.44	11.08	18.22	8.35	1.42	18.98	-3.75	0.70	0.87	1.56	18.98	24.28	34.35	4,165	88
Digital Realty Trust *	Rental	Specialty	51.54	3,475	0.59	1.30	4.11	-NA-	-NA-	20.66	13.32	5.93	-15.61	-1.87	1.01	-0.86	5.93	-NA-	31.40	21,477	461
Nationwide Health Props *	Rental	Health Care	36.38	3,424	0.58	1.28	5.17	10.73	15.13	15.74	9.57	7.31	-4.71	0.92	0.00	0.92	7.31	26.67	34.05	3,332	73
UDR Inc. *	Rental	Residential	23.52	3,189	0.54	1.20	3.15	9.62	13.26	6.06	13.13	48.24	12.24	5.47	0.00	5.47	48.24	28.51	42.99	4,361	102
Alexandria Real Estate *	Rental	Office	73.26	3,013	0.51	1.13	2.46	-NA-	10.13	1.30	-7.41	16.99	5.30	9.75	0.67	10.43	16.99	32.89	53.76	3,329	82
Realty Income *	Rental	Retail	34.20	2,985	0.50	1.12	5.06	-NA-	14.51	14.22	13.16	38.07	2.71	0.44	0.42	0.86	38.07	20.44	27.76	2,880	72
Camden Property Trust *	Rental	Residential	53.98	2,763	0.47	1.04	3.33	-NA-	8.96	2.60	8.28	32.24	13.47	5.70	0.88	6.58	32.24	29.51	44.49	3,113	84
Liberty Property Trust *	Rental	Office Mixed	31.92	2,717	0.46	1.02	5.95	-NA-	6.51	-0.82	7.88	4.17	1.55	1.85	1.52	3.37	4.17	28.08	41.35	2,703	74
Developers Diversified *	Rental	Retail	14.09	2,690	0.45	1.01	0.57	-NA-	10.46	-11.60	-20.04	54.97	25.76	9.82	0.16	9.98	54.97	51.45	88.48	2,483	69
Essex Property Trust *	Rental	Residential	114.22	2,668	0.45	1.00	3.62	-NA-	10.58	7.70	9.08	41.48	5.31	3.05	0.93	3.98	41.48	23.21	30.20	2,521	70
Regency Centers *	Rental	Retail	42.24	2,568	0.43	0.96	4.38	-NA-	10.47	-1.86	-8.97	24.44	8.19	3.73	0.00	3.73	24.44	30.35	47.50	2,705	79
Duke Realty Corp *	Rental	Office Mixed	12.46	2,335	0.39	0.88	5.46	10.26	1.82	-10.24	-15.64	6.57	8.97	11.95	0.00	11.95	6.57	40.25	66.78	3,034	97
Apartment Investment *	Rental	Residential	25.84	2,251	0.38	0.84	1.55	-NA-	1.95	1.99	-0.78	64.20	21.33	7.13	0.00	7.13	64.20	38.30	61.05	2,887	96
Hospitality Properties *	Rental	Lodging/Resorts	23.04	2,119	0.36	0.79	7.81	-NA-	8.24	-2.87	-5.33	-0.93	5.19	4.16	0.00	4.16	-0.93	31.03	49.33	1,677	59
Weingarten Realty *	Rental	Retail	23.76	2,118	0.36	0.79	4.38	7.99	7.58	-2.95	-2.99	26.60	10.08	0.25	1.10	1.35	26.60	38.70	65.31	2,226	78
Senior Housing Prop *	Rental	Health Care	21.94	2,076	0.35	0.78	6.75	-NA-	14.79	11.28	4.91	6.90	-5.06	-1.75	0.00	-1.75	6.90	29.44	37.70	2,559	92
BRE Properties *	Rental	Residential	43.50	2,066	0.35	0.77	3.45	10.08	7.32	3.52	7.16	37.17	5.72	1.00	0.87	1.87	37.17	26.75	38.82	2,004	72
Corrections Corp of America	Rental	Specialty	25.06	2,064	0.35	0.77	0.00	-NA-	36.14	10.82	-5.30	2.08	1.54	3.77	0.00	3.77	2.08	87.79	37.31	1,206	44
Mack-Cali Realty *	Rental	Office	33.06	1,952	0.33	0.73	5.44	-NA-	7.15	0.59	5.05	0.84	2.45	4.13	0.00	4.13	0.84	29.91	46.03	2,255	86
BioMed Realty Trust *	Rental	Office	18.65	1,819	0.31	0.68	3.65	-NA-	-NA-	-0.74	-3.06	21.04	5.02	5.79	0.96	6.75	21.04	-NA-	61.77	2,157	88
CBL & Associates Props *	Rental	Retail	17.50	1,798	0.30	0.67	4.57	-NA-	9.56	-7.29	-1.50	90.07	35.53	6.06	1.21	7.27	90.07	88.35	157.33	2,561	106
Corporate Office Props *	Rental	Office	34.95	1,742	0.29	0.65	4.72	-NA-	16.75	3.35	7.78	-0.30	-5.22	3.07	1.22	4.28	-0.30	23.98	30.14	2,449	105
Highwoods Properties *	Rental	Office	31.85	1,700	0.29	0.64	5.34	-NA-	7.20	7.01	7.53	-0.67	-0.60	4.39	0.00	4.39	-0.67	26.78	36.74	2,658	117
Forest City Enterprises	Rental	Diversified	16.69	1,687	0.28	0.63	0.00	12.41	3.48	-14.27	-27.39	41.68	30.09	8.73	0.00	8.73	41.68	60.48	106.11	918	41
Omega Healthcare Investors *	Rental	Health Care	22.44	1,647	0.28	0.62	6.60	-NA-	23.06	17.45	17.59	21.90	1.60	6.30	0.00	6.30	21.90	46.84	28.37	1,702	77
National Retail Properties *	Rental	Retail	26.50	1,646	0.28	0.62	5.74	9.45	14.69	10.60	9.84	31.97	7.05	1.88	0.00	1.88	31.97	23.57	34.20	2,350	106
Mid-America Apartment *	Rental	Residential	63.49	1,618	0.27	0.61	3.87	-NA-	14.50	9.30	18.35	36.60	9.99	3.45	0.00	3.45	36.60	23.70	33.56	1,628	75

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Entertainment Props *	Rental	Specialty	46.25	1,603	0.27	0.60	5.62	-NA-	20.58	8.26	5.26	38.50	8.62	-0.11	1.40	1.30	38.50	36.27	55.88	1,340	62
American Campus Communities *	Rental	Residential	31.76	1,579	0.27	0.59	4.25	-NA-	-NA-	9.20	10.07	17.83	5.45	1.02	0.00	1.02	17.83	-NA-	30.83	4,308	203
Home Props of New York *	Rental	Residential	55.49	1,551	0.26	0.58	4.18	-NA-	11.10	10.70	11.79	20.14	5.99	3.55	0.00	3.55	20.14	24.62	34.92	1,830	88
Taubman Centers *	Rental	Retail	50.48	1,540	0.26	0.58	3.47	-NA-	19.35	10.99	4.23	45.82	14.58	4.42	0.90	5.33	45.82	31.91	48.53	3,050	148
Tanger Factory *	Rental	Retail	51.19	1,536	0.26	0.58	3.03	-NA-	18.96	15.28	13.92	35.23	9.41	6.69	0.00	6.69	35.23	21.02	24.18	1,811	88
Washington Real Estate *	Rental	Diversified	30.99	1,481	0.25	0.56	5.60	8.49	7.15	5.41	4.82	18.77	-0.97	1.01	1.41	2.42	18.77	24.21	33.49	1,443	73
LaSalle Hotel Properties *	Rental	Lodging/Resorts	26.40	1,438	0.24	0.54	1.67	-NA-	9.14	-2.72	-3.71	25.48	13.34	10.92	0.46	11.39	25.48	53.20	83.74	1,567	81
Kilroy Realty *	Rental	Office	36.47	1,422	0.24	0.53	3.84	-NA-	7.34	-5.51	-8.37	24.23	11.10	6.89	1.03	7.91	24.23	29.32	41.37	1,815	95
Diamondrock Hospitality *	Rental	Lodging/Resorts	12.00	1,380	0.23	0.52	0.27	-NA-	-NA-	4.53	-4.16	41.68	26.45	13.96	0.00	13.96	41.68	-NA-	64.46	3,316	179
Commonwealth REIT *	Rental	Office	25.51	1,371	0.23	0.51	7.84	2.48	0.92	-6.82	-4.19	-0.04	-0.35	1.92	0.00	1.92	-0.04	32.62	52.00	-NA-	-NA-
Post Properties *	Rental	Residential	36.30	1,316	0.22	0.49	2.20	-NA-	3.97	1.51	3.95	89.29	30.73	6.55	0.59	7.13	89.29	30.28	46.46	1,776	101
Equity Lifestyle Properties *	Rental	Residential	55.93	1,281	0.22	0.48	2.15	-NA-	8.56	6.06	8.81	13.00	3.21	3.80	0.56	4.36	13.00	21.30	27.92	1,223	71
Brandywine Realty Trust *	Rental	Office	11.65	1,168	0.20	0.44	5.15	17.07	2.58	-8.89	-6.92	5.26	-3.67	5.33	0.00	5.33	5.26	54.43	93.44	1,486	95
Douglas Emmett	Rental	Office	16.60	1,139	0.19	0.43	2.41	-NA-	-NA-	-NA-	-7.75	17.89	-4.63	-0.60	0.60	0.00	17.89	-NA-	47.98	5,580	365
Extra Space Storage *	Rental	Self Storage	17.40	1,134	0.19	0.43	2.30	-NA-	-NA-	7.34	12.04	56.71	9.10	8.61	0.62	9.24	56.71	-NA-	42.08	3,312	218
Colonial Properties *	Rental	Residential	18.05	1,045	0.18	0.39	3.32	-NA-	7.13	-4.13	-2.31	58.99	12.42	0.28	0.00	0.28	58.99	45.01	77.53	1,125	80
Healthcare Realty Trust *	Rental	Health Care	21.17	1,017	0.17	0.38	5.67	-NA-	8.64	0.77	-0.20	3.24	-8.21	2.57	0.00	2.57	3.24	27.26	36.68	995	73
Piedmont Office Realty Trust Cl A	Rental	Office	20.14	998	0.17	0.37	6.26	-NA-	-NA-	-NA-	-NA-	-NA-	8.17	1.26	0.00	1.26	-NA-	-NA-	-NA-	4,048	302
Orient Express Hotel	Rental	Lodging/Resorts	12.99	977	0.16	0.37	0.00	-NA-	-4.85	-16.09	-38.95	28.11	16.50	12.27	0.00	12.27	28.11	53.73	77.33	3,332	254
DuPont Fabros Technology *	Rental	Specialty	21.27	945	0.16	0.35	2.26	-NA-	-NA-	-NA-	4.04	19.57	-14.95	-5.84	0.53	-5.31	19.57	-NA-	81.31	1,308	103
National Health Inv *	Rental	Health Care	45.02	932	0.16	0.35	5.38	-NA-	23.18	14.59	20.78	26.33	3.55	2.32	1.38	3.69	26.33	30.57	30.67	459	37
Sunstone Hotel Investors *	Rental	Lodging/Resorts	10.33	909	0.15	0.34	0.00	-NA-	-NA-	-10.11	-10.99	16.33	13.89	8.51	0.00	8.51	16.33	-NA-	89.55	4,119	338
Medical Properties Trust *	Rental	Health Care	10.83	898	0.15	0.34	7.39	-NA-	-NA-	8.96	6.68	12.30	8.78	3.34	1.91	5.25	12.30	-NA-	49.52	2,359	196
DCT Industrial Trust *	Rental	Industrial	5.31	858	0.14	0.32	5.27	-NA-	-NA-	-NA-	-11.33	13.35	13.78	7.49	1.42	8.91	13.35	-NA-	43.86	3,444	299
Franklin Street Properties	Rental	Office	14.25	846	0.14	0.32	5.33	-NA-	-NA-	-7.17	-0.82	-1.16	16.26	11.07	0.00	11.07	-1.16	-NA-	37.64	883	78
Eastgroup Properties *	Rental	Industrial	42.32	846	0.14	0.32	4.91	11.67	10.71	2.87	5.08	15.99	14.61	6.14	1.30	7.45	15.99	23.80	33.54	645	57
Hersha Hospitality Trust	Rental	Lodging/Resorts	6.60	832	0.14	0.31	3.03	-NA-	3.74	-2.28	-5.45	116.56	28.38	7.67	0.82	8.48	116.56	44.09	73.75	2,887	259
Lexington Corporate *	Rental	Diversified	7.95	793	0.13	0.30	5.79	-NA-	8.42	-3.62	-8.24	37.55	12.64	1.27	1.46	2.74	37.55	38.24	65.80	798	75
PS Business Parks *	Rental	Office Mixed	55.72	760	0.13	0.28	3.16	-NA-	9.65	5.32	5.10	14.85	-0.72	7.53	0.85	8.38	14.85	22.48	29.21	1,318	129
Sovran Self Storage *	Rental	Self Storage	36.81	754	0.13	0.28	4.89	-NA-	11.79	0.71	2.91	8.59	-1.69	2.16	0.00	2.16	8.59	26.96	39.21	537	53
U-Store-It Trust *	Rental	Self Storage	9.53	681	0.11	0.26	1.05	-NA-	-NA-	-9.51	4.49	31.56	14.43	15.24	0.00	15.24	31.56	-NA-	73.39	1,608	176
Cousins Properties *	Non-Rental	Diversified	8.34	636	0.11	0.24	1.43	9.02	0.37	-10.72	-20.60	14.83	18.18	12.40	0.00	12.40	14.83	33.47	51.74	598	70

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Equity One Inc *	Rental	Retail	18.18	634	0.11	0.24	4.84	-NA-	11.57	0.51	-2.08	18.86	9.00	5.03	1.27	6.30	18.86	24.89	33.47	1,049	123
First Potomac Realty Trust *	Rental	Industrial	16.82	626	0.11	0.23	4.76	-NA-	-NA-	-3.28	4.83	40.18	13.47	6.86	0.00	6.86	40.18	-NA-	40.81	532	63
Alexander's Inc. *	Rental	Retail	412.28	625	0.11	0.23	1.82	15.66	19.95	11.19	5.71	37.07	31.35	6.95	0.00	6.95	37.07	34.00	48.66	184	22
Government Properties *	Rental	Office	26.79	606	0.10	0.23	6.12	-NA-	-NA-	-NA-	-NA-	16.58	0.34	4.44	0.00	4.44	16.58	-NA-	-NA-	1,319	162
Pennsylvania Real Estate *	Rental	Retail	14.53	599	0.10	0.22	4.13	6.32	5.64	-9.60	-15.35	77.07	23.78	8.19	0.00	8.19	77.07	56.95	99.84	718	89
Strategic Hotels & Resorts	Rental	Lodging/Resorts	5.29	597	0.10	0.22	0.00	-NA-	-NA-	-23.79	-31.87	184.41	24.76	13.28	0.00	13.28	184.41	-NA-	109.95	1,871	234
Inland Real Estate Corp *	Rental	Retail	8.80	571	0.10	0.21	6.48	-NA-	-NA-	-2.56	-7.92	14.97	7.61	3.53	0.56	4.09	14.97	-NA-	36.80	368	48
Acadia Realty Trust *	Rental	Retail	18.24	545	0.09	0.20	3.95	-NA-	16.73	2.96	-5.83	12.39	-3.05	-0.11	0.99	0.88	12.39	26.68	37.77	677	93
Glimcher Realty Trust *	Rental	Retail	8.40	532	0.09	0.20	4.76	-NA-	6.65	-10.84	-11.63	222.22	38.21	2.69	1.22	3.91	222.22	49.68	82.78	479	67
Investors Real Estate *	Rental	Diversified	8.97	525	0.09	0.20	7.65	-NA-	5.09	5.97	7.07	7.27	9.09	1.36	1.94	3.29	7.27	15.87	20.38	601	85
Getty Realty *	Rental	Retail	31.28	524	0.09	0.20	6.14	8.12	12.40	9.08	11.45	41.01	18.37	4.93	1.61	6.54	41.01	30.05	40.40	404	58
Felcor Lodging Trust *	Rental	Lodging/Resorts	7.04	509	0.09	0.19	0.00	-NA-	-5.89	-10.49	-20.31	95.56	53.04	18.72	0.00	18.72	95.56	65.34	107.67	445	65
LTC Properties *	Rental	Health Care	28.08	498	0.08	0.19	5.98	-NA-	27.10	11.18	9.38	10.88	11.64	4.04	0.52	4.56	10.88	29.66	29.61	388	58
Saul Centers *	Rental	Retail	47.35	489	0.08	0.18	3.04	-NA-	13.07	9.09	-0.70	49.21	13.73	11.23	0.00	11.23	49.21	29.07	39.45	376	57
Sun Communities *	Rental	Residential	33.31	487	0.08	0.18	7.57	-NA-	5.59	7.89	24.71	81.42	10.55	0.51	0.00	0.51	81.42	31.71	51.37	336	52
Associated Estates Realty	Rental	Residential	15.29	471	0.08	0.18	4.45	9.38	8.06	14.12	22.45	41.70	10.59	2.27	0.00	2.27	41.70	35.18	48.14	1,648	261
First Industrial Realty *	Rental	Industrial	8.76	413	0.07	0.16	0.00	-NA-	-0.87	-15.25	-31.40	67.50	72.78	15.11	0.00	15.11	67.50	47.09	80.70	798	144
Ashford Hospitality *	Rental	Lodging/Resorts	9.65	368	0.06	0.14	0.00	-NA-	-NA-	2.59	12.66	107.97	6.63	2.66	0.00	2.66	107.97	-NA-	89.84	379	77
National Healthcare	Rental	Health Care	46.27	353	0.06	0.13	2.42	-NA-	19.80	4.61	-3.24	29.69	25.57	6.81	0.65	7.46	29.69	55.77	23.09	186	39
Ramco-Gershenson *	Rental	Retail	12.45	352	0.06	0.13	5.24	3.72	8.09	-6.13	-9.61	38.77	17.77	8.26	1.42	9.68	38.77	41.87	70.84	216	46
Universal Health Realty *	Rental	Health Care	36.53	340	0.06	0.13	6.62	10.26	11.66	9.56	7.47	21.53	7.92	4.16	1.73	5.89	21.53	21.16	22.11	170	37
Education Realty Trust *	Rental	Residential	7.77	339	0.06	0.13	2.57	-NA-	-NA-	-2.64	-5.93	67.92	9.37	5.86	0.00	5.86	67.92	-NA-	51.35	605	133
Campus Crest Communities	Rental	Residential	14.02	321	0.05	0.12	0.91	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	5.73	0.96	6.69	-NA-	-NA-	-NA-	-NA-	-NA-
Urstadt Biddle Class A *	Rental	Retail	19.45	302	0.05	0.11	4.99	-NA-	14.51	7.42	11.29	28.96	7.58	5.71	0.00	5.71	28.96	23.20	28.64	183	45
Cedar Shopping Centers *	Rental	Retail	6.29	298	0.05	0.11	5.72	-NA-	3.69	-6.89	-7.70	-1.54	4.93	3.80	0.00	3.80	-1.54	76.88	92.74	148	37
Parkway Properties *	Rental	Office	17.52	286	0.05	0.11	1.71	13.20	3.15	-7.56	-16.03	-12.01	18.89	10.26	0.47	10.73	-12.01	35.89	56.81	152	40
Kite Realty Group Trust *	Non-Rental	Retail	5.41	254	0.04	0.10	4.44	-NA-	-NA-	-11.03	-23.31	37.35	23.20	7.77	0.00	7.77	37.35	-NA-	63.84	108	32
CapLease	Rental	Office Mixed	5.82	248	0.04	0.09	4.47	-NA-	-NA-	-10.80	-10.95	35.73	5.28	-4.59	1.07	-3.52	35.73	-NA-	64.40	222	67
Cogdell Spencer	Non-Rental	Health Care	5.80	219	0.04	0.08	6.90	-NA-	-NA-	-18.43	-27.43	7.77	-6.65	1.40	1.75	3.15	7.77	-NA-	50.01	369	125
Winthrop Realty Trust	Rental	Diversified	12.79	193	0.03	0.07	5.08	-1.74	2.38	-10.95	-16.85	25.37	4.79	6.85	1.36	8.21	25.37	32.98	43.06	486	187
Agree Realty Corp *	Rental	Retail	26.19	190	0.03	0.07	7.79	-NA-	12.87	4.57	2.28	21.12	5.74	-6.30	1.82	-4.47	21.12	33.22	51.41	358	140
United States Total				**241,024.73**	**40.67**	**90.42**	**3.52**														

*** -5 & -3 Years Total Returns are annualised**

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

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	2,783.29	266,478.42	100.00	3.70	14.55	7.19	0.58	3.25	37.58	9.18	1.68	37.58	23.50	35.30
United States	EUR	2,565.81	241,024.73	90.45	3.52	14.60	6.30	0.01	2.76	36.99	9.56	1.64	36.99	24.26	36.60
United States Dividend+	EUR	1,733.87	207,108.96	77.72	4.00	-NA-	-NA-	-NA-	2.84	36.20	8.42	1.31	36.20	-NA-	36.84
Canada	EUR	4,366.38	25,453.69	9.55	5.48	4.47	13.05	6.70	8.55	43.38	5.76	2.04	43.38	19.35	27.97
North America	USD	3,564.08	357,492.42	134.15	3.70	14.25	10.62	3.20	0.33	28.65	7.29	4.79	28.65	24.87	39.00
United States	USD	3,434.23	323,345.18	121.34	3.52	14.56	10.16	2.62	-0.15	28.09	7.67	4.75	28.09	25.58	40.25
United States Dividend+	USD	1,921.33	277,845.69	104.27	4.00	-NA-	10.38	2.47	-0.06	27.35	6.54	4.40	27.35	-NA-	40.49
Canada	USD	5,844.22	34,147.23	12.81	5.48	4.24	17.16	9.48	5.48	34.07	3.93	5.16	34.07	20.92	31.76
North America	GBP	3,668.67	228,333.98	85.69	3.70	15.45	10.11	5.12	8.69	32.69	7.98	4.23	32.69	24.61	37.57
United States	GBP	3,535.02	206,523.80	77.50	3.52	15.76	9.65	4.53	8.18	32.11	8.36	4.19	32.11	25.42	39.04
United States Dividend+	GBP	2,199.62	177,462.82	66.60	4.00	-NA-	9.87	4.37	8.26	31.35	7.23	3.85	31.35	-NA-	39.31
Canada	GBP	6,015.73	21,810.18	8.18	5.48	5.98	16.61	11.51	14.27	38.28	4.60	4.60	38.28	19.23	27.28
North America	JPY	2,824.14	28,994,422.46	10880.59	3.70	11.34	6.90	-4.26	-9.83	12.08	4.16	1.45	12.08	26.41	40.58
United States	JPY	2,721.25	26,224,910.99	9841.29	3.52	11.63	6.46	-4.80	-10.25	11.59	4.53	1.41	11.59	27.03	41.66
United States Dividend+	JPY	1,406.27	22,534,674.61	8456.47	4.00	-NA-	-NA-	-NA-	-10.18	10.95	3.43	1.08	10.95	-NA-	41.84
Canada	JPY	4,630.89	2,769,511.47	1039.30	5.48	1.95	13.22	1.56	-5.20	16.80	0.90	1.81	16.80	23.17	35.14
North America	AUD	2,275.21	348,755.30	130.88	3.70	-NA-	-NA-	-NA-	-NA-	12.87	1.34	-1.96	12.87	-NA-	-NA-
United States	AUD	2,192.32	315,442.63	118.37	3.52	-NA-	-NA-	-NA-	-NA-	12.38	1.70	-2.00	12.38	-NA-	-NA-
United States Dividend+	AUD	1,428.74	271,055.14	101.72	4.00	-NA-	-NA-	-NA-	-NA-	11.73	0.64	-2.32	11.73	-NA-	-NA-
Canada	AUD	3,730.78	33,312.68	12.50	5.48	-NA-	-NA-	-NA-	-NA-	17.63	-1.83	-1.61	17.63	-NA-	-NA-
Canada	CAD	4,014.99	33,930.40	9.55	5.48	3.14	12.44	5.99	5.71	27.09	0.68	1.73	27.09	16.11	22.99

*** -5 & -3 Years Total Returns are annualised**

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

Net Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	2,604.03	266,478.42	100.00	2.62	-NA-	-NA-	-0.62	1.73	35.99	8.86	1.55	35.99	-NA-	35.29
United States	EUR	2,405.39	241,024.73	90.45	2.46	-NA-	-NA-	-1.15	1.28	35.44	9.25	1.51	35.44	-NA-	49.58
Canada	EUR	3,983.91	25,453.69	9.55	4.11	-NA-	-NA-	5.03	6.62	41.31	5.41	1.93	41.31	-NA-	43.86
North America	USD	3,334.51	357,492.42	100.00	2.62	-NA-	-NA-	1.97	-1.14	27.16	6.98	4.65	27.16	-NA-	38.95
United States	USD	3,219.52	323,345.18	90.45	2.46	-NA-	-NA-	1.43	-1.58	26.65	7.36	4.61	26.65	-NA-	40.20
Canada	USD	5,332.30	34,147.23	9.55	4.11	-NA-	-NA-	7.77	3.61	32.13	3.58	5.04	32.13	-NA-	31.73
North America	GBP	3,432.36	228,333.98	100.00	2.62	-NA-	-NA-	3.87	7.10	31.15	7.67	4.10	31.15	-NA-	37.51
United States	GBP	3,314.00	206,523.80	90.45	2.46	-NA-	-NA-	3.31	6.62	30.62	8.05	4.06	30.62	-NA-	38.99
Canada	GBP	5,488.79	21,810.18	9.55	4.11	-NA-	-NA-	9.77	12.24	36.28	4.25	4.49	36.28	-NA-	27.27
North America	JPY	2,642.23	28,994,422.46	100.00	2.62	-NA-	-NA-	-5.40	-11.15	10.78	3.86	1.32	10.78	-NA-	40.53
United States	JPY	2,551.11	26,224,910.99	90.45	2.46	-NA-	-NA-	-5.90	-11.54	10.33	4.23	1.28	10.33	-NA-	42.38
Canada	JPY	4,225.25	2,769,511.47	9.55	4.11	-NA-	-NA-	-0.02	-6.88	15.11	0.56	1.70	15.11	-NA-	36.02
North America	AUD	2,128.65	348,755.30	130.88	2.62	-NA-	-NA-	-NA-	-NA-	11.56	1.05	-2.09	11.56	-NA-	-NA-
United States	AUD	2,055.25	315,442.63	118.37	2.46	-NA-	-NA-	-NA-	-NA-	11.12	1.41	-2.12	11.12	-NA-	-NA-
Canada	AUD	3,403.99	33,312.68	12.50	4.11	-NA-	-NA-	-NA-	-NA-	15.92	-2.16	-1.72	15.92	-NA-	-NA-
Canada	CAD	3,663.56	33,930.40	9.55	3.33	-NA-	-NA-	4.33	3.84	25.24	0.33	1.62	25.24	-NA-	22.98

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

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	1,568.68	266,478.42	100.00	0.00	7.72	1.90	-3.96	-1.81	32.22	8.10	1.24	32.22	23.44	35.26
United States	EUR	1,452.28	241,024.73	90.45	0.00	7.73	1.12	-4.35	-2.08	31.91	8.53	1.20	31.91	24.20	36.54
United States Dividend+	EUR	1,874.92	207,108.96	77.72	0.00	-NA-	-NA-	-NA-	-2.21	30.82	7.28	0.83	30.82	-NA-	36.77
Canada	EUR	2,401.68	25,453.69	9.55	0.00	0.77	6.97	0.19	1.05	35.26	4.34	1.60	35.26	19.30	27.91
North America	USD	2,008.39	357,492.42	100.00	0.00	7.44	5.17	-1.45	-4.59	23.63	6.23	4.34	23.63	24.75	38.85
United States	USD	1,943.81	323,345.18	90.45	0.00	7.69	4.79	-1.86	-4.85	23.34	6.65	4.30	23.34	25.44	40.08
United States Dividend+	USD	2,091.58	277,845.69	77.72	0.00	-NA-	4.55	-2.20	-4.98	22.32	5.42	3.91	22.32	-NA-	40.32
Canada	USD	3,214.55	34,147.23	9.55	0.00	0.55	10.86	2.80	-1.80	26.47	2.53	4.70	26.47	20.83	31.64
North America	GBP	2,067.33	228,333.98	100.00	0.00	8.56	4.67	0.38	3.36	27.52	6.92	3.78	27.52	24.47	37.37
United States	GBP	2,000.86	206,523.80	90.45	0.00	8.82	4.30	-0.03	3.08	27.22	7.34	3.74	27.22	25.27	38.83
United States Dividend+	GBP	1,868.58	177,462.82	77.72	0.00	-NA-	4.06	-0.38	2.94	26.16	6.10	3.36	26.16	-NA-	39.08
Canada	GBP	3,308.89	21,810.18	9.55	0.00	2.23	10.34	4.71	6.38	30.44	3.20	4.15	30.44	19.13	27.18
North America	JPY	1,591.42	28,994,422.46	100.00	0.00	4.70	1.63	-8.58	-14.25	7.71	3.13	1.02	7.71	26.26	40.42
United States	JPY	1,540.26	26,224,910.99	90.45	0.00	4.94	1.26	-8.95	-14.48	7.46	3.54	0.98	7.46	26.87	41.48
United States Dividend+	JPY	2,331.01	22,534,674.61	77.72	0.00	-NA-	-NA-	-NA-	-14.60	6.56	2.35	0.60	6.56	-NA-	41.66
Canada	JPY	2,547.17	2,769,511.47	9.55	0.00	-1.66	7.13	-4.63	-11.75	10.18	-0.45	1.37	10.18	23.08	35.00
North America	AUD	1,282.10	348,755.30	381.67	2.00	-NA-	-NA-	-NA-	-NA-	8.47	0.34	-2.38	8.47	-NA-	-NA-
United States	AUD	1,240.88	315,442.63	345.22	3.00	-NA-	-NA-	-NA-	-NA-	8.22	0.74	-2.42	8.22	-NA-	-NA-
United States Dividend+	AUD	1,158.83	271,055.14	296.64	4.00	-NA-	-NA-	-NA-	-NA-	7.32	-0.42	-2.78	7.32	-NA-	-NA-
Canada	AUD	2,052.08	33,312.68	36.46	5.00	-NA-	-NA-	-NA-	-NA-	10.96	-3.15	-2.04	10.96	-NA-	-NA-
Canada	CAD	2,208.40	33,930.40	9.55	0.00	-0.52	6.39	-0.47	-1.58	19.87	-0.68	1.29	19.87	16.07	22.95

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

Gross Total Return Index Description	Curr	Close Value 31-Dec	12 Mths Estimated Div Yld (%) 31-Dec	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
North America Real Estate **	Local	3,462.32	3.70	30.24	10.28	2.83	0.20	27.89	6.96	4.45	27.89	24.53	38.38
North America FTSE	Local	225.36	2.29	#DIV/0!	1.79	2.79	-2.52	14.93	10.27	5.88	14.93	16.12	21.42
United States Real Estate **	USD	3,434.23	3.52	31.24	10.16	2.62	-0.15	28.09	7.67	4.75	28.09	25.58	40.25
United States FTSE	USD	912.04	2.26	#DIV/0!	1.54	2.56	-2.77	15.14	10.48	6.02	15.14	16.26	21.62
United States JP Morgan Bonds	USD	484.45	-NA-	13.87	5.56	5.59	5.27	6.09	-2.67	-1.83	6.09	5.36	5.89
Canada Real Estate **	CAD	4,014.99	5.48	6.37	12.44	5.99	5.71	27.09	0.68	1.73	27.09	16.11	22.99
Canada FTSE	CAD	861.80	2.73	#DIV/0!	6.56	6.26	0.95	12.52	7.75	4.20	12.52	15.40	20.23
Canada JP Morgan Bonds	CAD	615.68	-NA-	16.64	6.15	5.06	5.60	6.51	-1.12	0.03	6.51	4.09	4.82

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 219.

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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 (EUR m) 31-Dec	Free Float Nth America (%) Weight 31-Dec
Simon Property Group *	Rental	Retail	US	21,721	8.15
Vornado Realty Trust *	Rental	Diversified	US	11,300	4.24
Equity Residential Props *	Rental	Residential	US	10,916	4.10
Public Storage *	Rental	Self Storage	US	9,649	3.62
Boston Properties *	Rental	Office	US	8,992	3.37
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	8,871	3.33
HCP *	Rental	Health Care	US	8,867	3.33
Avalonbay Communities *	Rental	Residential	US	7,145	2.68
Prologis *	Non-Rental	Industrial	US	6,125	2.30
Ventas *	Rental	Health Care	US	6,123	2.30
General Growth Properties	Rental	Retail	US	5,525	2.07
Kimco Realty *	Rental	Retail	US	5,457	2.05
Health Care REIT *	Rental	Health Care	US	5,203	1.95
Brookfield Props	Rental	Office	CA	4,946	1.86
The Macerich Company *	Rental	Retail	US	4,593	1.72
Riocan Real Estate *	Rental	Retail	CA	4,145	1.55
AMB Property *	Rental	Industrial	US	3,974	1.49
SL Green Realty *	Rental	Office	US	3,917	1.47
Federal Realty Inv *	Rental	Retail	US	3,538	1.33
Digital Realty Trust *	Rental	Specialty	US	3,475	1.30

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	106	241,025	90.45%
EPRA/NAREIT Canada	20	25,454	9.55%
EPRA/NAREIT North America	**126**	**266,478**	**100.00%**

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-10	Dividend Return Dec-10	Total Return Dec-10
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	18.72	0.00	18.72
U-Store-It Trust *	Rental	Self Storage	US	15.24	0.00	15.24
First Industrial Realty *	Rental	Industrial	US	15.11	0.00	15.11
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	13.96	0.00	13.96
Strategic Hotels & Resorts	Rental	Lodging/Resorts	US	13.28	0.00	13.28
Cousins Properties *	Non-Rental	Diversified	US	12.40	0.00	12.40
Orient Express Hotel	Rental	Lodging/Resorts	US	12.27	0.00	12.27
Duke Realty Corp *	Rental	Office Mixed	US	11.95	0.00	11.95
HCP *	Rental	Health Care	US	11.72	0.00	11.72
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	10.92	0.46	11.39
Saul Centers *	Rental	Retail	US	11.23	0.00	11.23
Franklin Street Properties	Rental	Office	US	11.07	0.00	11.07
Prologis *	Non-Rental	Industrial	US	10.99	0.00	10.99
Parkway Properties *	Rental	Office	US	10.26	0.47	10.73
Alexandria Real Estate *	Rental	Office	US	9.75	0.67	10.43
Developers Diversified *	Rental	Retail	US	9.82	0.16	9.98
Ramco-Gershenson *	Rental	Retail	US	8.26	1.42	9.68
AMB Property *	Rental	Industrial	US	8.67	0.96	9.63
Kimco Realty *	Rental	Retail	US	8.28	1.08	9.36
Extra Space Storage *	Rental	Self Storage	US	8.61	0.62	9.24

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-10	Dividend Return Dec-10	Total Return Dec-10
Acadia Realty Trust *	Rental	Retail	US	-0.11	0.99	0.88
Realty Income *	Rental	Retail	US	0.44	0.42	0.86
Extendicare REIT *	Rental	Health Care	CA	0.00	0.76	0.76
Canadian Apartment Props *	Rental	Residential	CA	0.12	0.53	0.64
Sun Communities *	Rental	Residential	US	0.51	0.00	0.51
Morguard REIT *	Rental	Diversified	CA	-0.07	0.51	0.44
Canadian REIT *	Rental	Diversified	CA	-0.06	0.38	0.31
Colonial Properties *	Rental	Residential	US	0.28	0.00	0.28
Douglas Emmett	Rental	Office	US	-0.60	0.60	0.00
Killam Properties	Rental	Residential	CA	-0.85	0.44	-0.41
Digital Realty Trust *	Rental	Specialty	US	-1.87	1.01	-0.86
Calloway REIT *	Rental	Retail	CA	-1.72	0.54	-1.18
H & R Real Estate *	Rental	Diversified	CA	-1.87	0.37	-1.50
Senior Housing Prop *	Rental	Health Care	US	-1.75	0.00	-1.75
First Capital Realty	Rental	Retail	CA	-3.14	1.28	-1.86
Allied Properties REIT *	Rental	Office	CA	-2.62	0.50	-2.12
CapLease	Rental	Office Mixed	US	-4.59	1.07	-3.52
Cominar REIT *	Rental	Diversified	CA	-4.67	0.55	-4.12
Agree Realty Corp *	Rental	Retail	US	-6.30	1.82	-4.47
DuPont Fabros Technology *	Rental	Specialty	US	-5.84	0.53	-5.31

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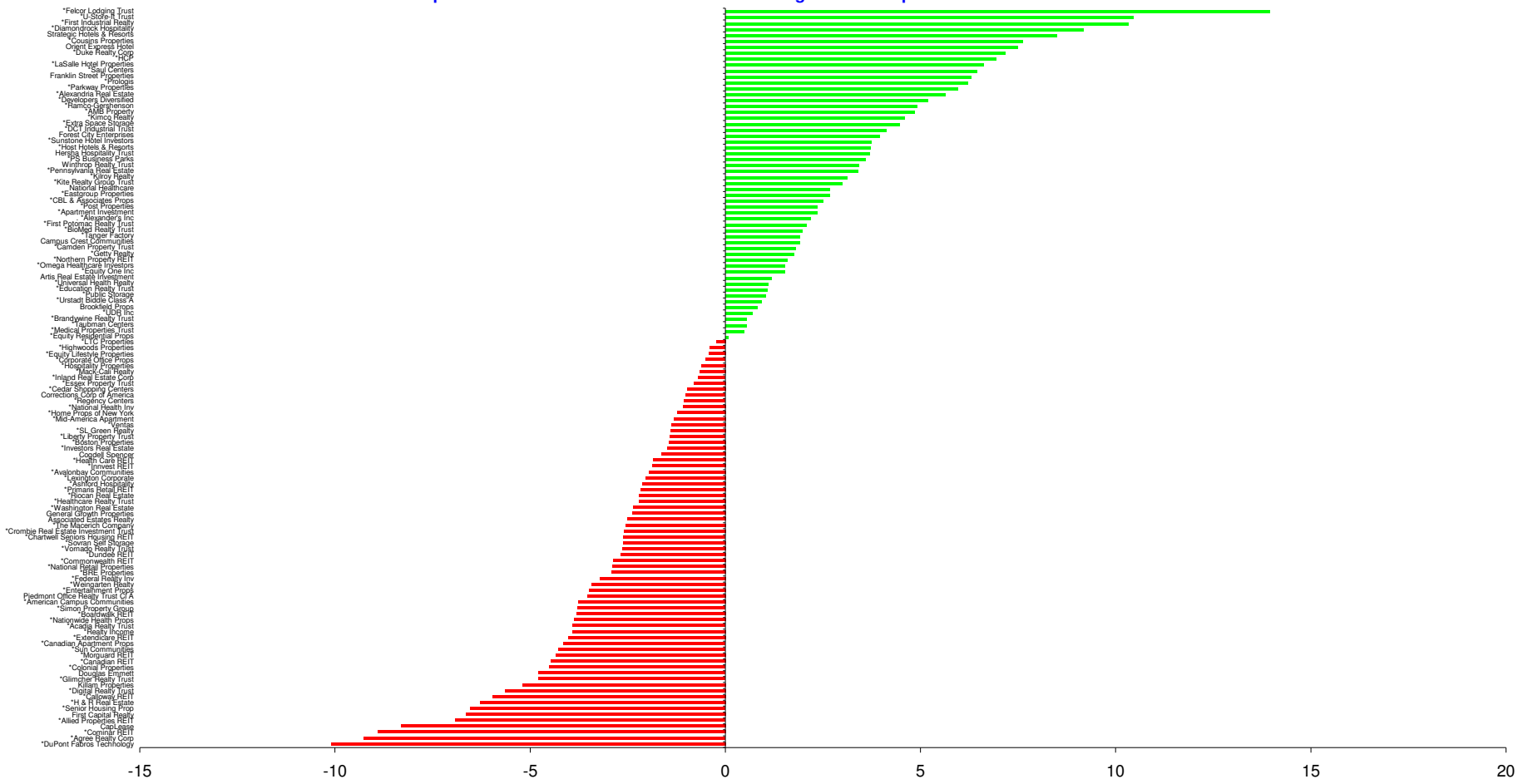
Graph 22: Total Return Performance relative to Regional Developed Index - North America



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Section 6

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

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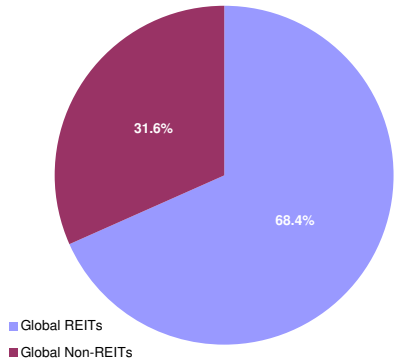
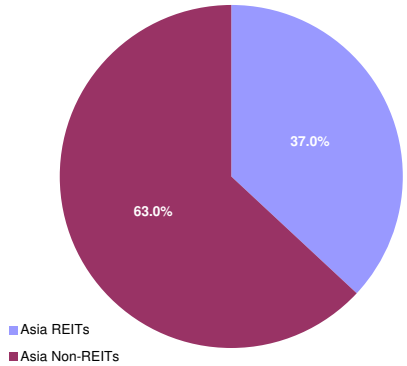
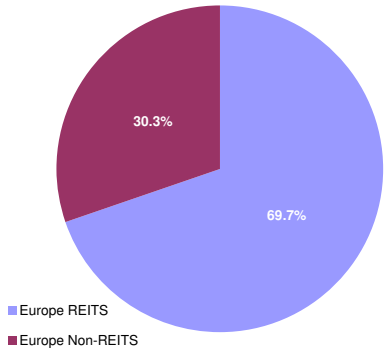
Graph 23: Global Developed Market Cap Breakdown REIT/Non-REIT



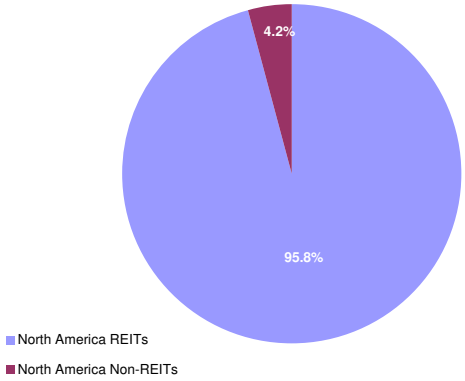
Graph 24: Asia Developed Market Cap Breakdown REIT/Non-REIT



Graph 25: Europe Developed Market Cap Breakdown REIT/Non-REIT



Graph 26: North America Developed Market Cap Breakdown REIT/Non-REIT



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

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	881.26	405,530.02	68.43	4.46	-NA-	-NA-	-NA-	-0.59	31.28	8.35	3.12	31.28	-NA-	28.56
Global Non-REITs	EUR	1,032.24	187,100.00	31.57	1.92	-NA-	-NA-	-NA-	-4.05	23.68	7.34	3.20	23.68	-NA-	28.28
Global ex Asia REITs	EUR	867.42	319,032.97	88.97	3.99	-NA-	-NA-	-NA-	1.53	31.10	7.86	2.55	31.10	-NA-	31.94
Global ex Asia Non-REITs	EUR	698.93	39,547.65	11.03	2.41	-NA-	-NA-	-NA-	-8.61	32.10	9.52	9.37	32.10	-NA-	30.68
Global ex Europe REITs	EUR	926.91	341,872.54	95.34	4.39	-NA-	-NA-	-NA-	0.45	35.94	9.24	2.49	35.94	-NA-	30.29
Global ex Europe Non-REITs	EUR	1,118.99	159,382.08	44.45	1.79	-NA-	-NA-	-NA-	-3.24	22.80	7.33	1.88	22.80	-NA-	30.03
Global ex US REITs	EUR	749.67	169,586.06	47.29	5.67	-NA-	-NA-	-NA-	-4.75	24.49	6.95	5.27	24.49	-NA-	22.45
Global ex US Non-REITs	EUR	876.89	182,019.23	50.76	1.96	-NA-	-NA-	-NA-	-3.70	23.65	7.10	3.18	23.65	-NA-	28.57
Asia REITs	EUR	936.74	86,497.05	36.96	6.20	-NA-	-NA-	-NA-	-6.90	32.08	10.20	5.26	32.08	-NA-	24.43
Asia Non-REITs	EUR	1,133.84	147,552.35	63.04	1.78	-NA-	-NA-	-NA-	-3.06	21.65	6.75	1.67	21.65	-NA-	30.77
Australia REITs Index	EUR	616.25	50,306.91	21.49	6.91	-NA-	-NA-	-NA-	-14.75	22.23	6.53	5.16	22.23	-NA-	-NA-
Hong Kong REITs Index	EUR	1,290.97	6,220.05	2.66	4.39	-NA-	-NA-	-NA-	20.71	39.53	10.31	-1.28	39.53	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,343.29	84,233.01	35.99	2.14	-NA-	-NA-	-NA-	-1.84	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	1,009.92	19,121.16	8.17	5.41	-NA-	-NA-	-NA-	1.90	62.21	26.67	9.23	62.21	-NA-	-NA-
Japan Non-REITs Index	EUR	662.48	42,466.80	18.14	1.14	-NA-	-NA-	-NA-	-2.49	31.53	18.53	8.95	31.53	-NA-	-NA-
New Zealand REITs Index	EUR	1,021.77	566.35	0.24	7.25	-NA-	-NA-	-NA-	1.27	19.00	10.69	1.89	19.00	-NA-	-NA-
Singapore REITs Index	EUR	1,294.43	10,282.58	4.39	5.21	-NA-	-NA-	-NA-	6.57	34.93	2.42	3.03	34.93	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,207.70	20,277.31	8.66	1.62	-NA-	-NA-	-NA-	-3.27	15.87	1.67	0.69	15.87	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	EUR	761.82	63,657.48	69.67	4.83	-NA-	-NA-	-NA-	-5.15	12.71	3.79	6.56	12.71	-NA-	26.06
Europe Non-REITS	EUR	649.58	27,717.92	30.33	2.63	-NA-	-NA-	-NA-	-9.50	28.84	7.28	11.59	28.84	-NA-	31.20
Austria Non-REITs Index	EUR	359.39	1,897.72	2.08	1.07	-NA-	-NA-	-NA-	-23.32	39.90	7.92	13.45	39.90	-NA-	-NA-
Belgium REITs Index	EUR	1,116.65	3,083.51	3.37	6.80	-NA-	-NA-	-NA-	1.24	7.71	1.85	2.58	7.71	-NA-	-NA-
Finland Non-REITs Index	EUR	980.60	1,898.28	2.08	2.64	-NA-	-NA-	-NA-	-2.36	31.65	3.98	10.80	31.65	-NA-	-NA-
France REITs Index	EUR	1,251.07	23,777.87	26.02	5.05	-NA-	-NA-	-NA-	5.21	14.21	-0.13	8.10	14.21	-NA-	-NA-
Germany REITs Index	EUR	909.24	323.40	0.35	4.76	-NA-	-NA-	-NA-	7.34	48.52	3.04	8.19	48.52	-NA-	-NA-
Germany Non-REITs Index	EUR	527.91	3,838.76	4.20	3.01	-NA-	-NA-	-NA-	-10.23	31.46	16.70	11.47	31.46	-NA-	-NA-
Greece REITs Index	EUR	577.84	108.89	0.12	9.30	-NA-	-NA-	-NA-	-7.13	-22.37	1.61	6.03	-22.37	-NA-	-NA-
Greece Non-REITs Index	EUR	178.44	51.36	0.06	0.00	-NA-	-NA-	-NA-	-48.89	-55.37	-15.04	8.51	-55.37	-NA-	-NA-
Italy REITs Index	EUR	636.55	173.83	0.19	3.43	-NA-	-NA-	-NA-	-NA-	-2.51	21.11	12.95	-2.51	-NA-	-NA-
Italy Non-REITs Index	EUR	403.82	606.33	0.66	2.37	-NA-	-NA-	-NA-	-18.70	12.40	-8.13	0.64	12.40	-NA-	-NA-
Netherlands REITs Index	EUR	1,130.04	9,159.68	10.02	6.20	-NA-	-NA-	-NA-	1.55	14.22	0.05	9.20	14.22	-NA-	-NA-
Netherlands Non-REITs	EUR	794.74	680.69	0.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	8.70	5.02	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	167.99	661.79	0.72	0.00	-NA-	-NA-	-NA-	-43.45	-18.51	4.55	15.13	-18.51	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,220.35	6,631.64	7.26	3.59	-NA-	-NA-	-NA-	14.85	68.66	9.34	19.04	68.66	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,454.36	5,924.46	6.48	2.13	-NA-	-NA-	-NA-	21.66	51.66	8.66	9.53	51.66	-NA-	-NA-
Spain Non-REITs Spain	EUR	408.76	186.29	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-42.10	10.00	-NA-	-NA-	-NA-
UK REITs	EUR	262.24	27,030.30	29.58	0.00	-NA-	-NA-	-NA-	-16.65	11.39	9.65	4.75	11.39	-NA-	32.87
UK Non-REITs	EUR	191.80	5,340.59	5.84	0.00	-NA-	-NA-	-NA-	-21.56	-3.08	4.36	6.92	-3.08	-NA-	38.57
Israel Non-REITs	EUR	1,066.45	726.80	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	11.80	7.63	-NA-	-NA-	-NA-
Canada REITs Index	EUR	1,261.45	19,431.53	7.29	6.08	-NA-	-NA-	-NA-	9.82	39.73	3.38	1.27	39.73	-NA-	-NA-
Canada Non-REITs Index	EUR	771.51	6,022.16	2.26	3.55	-NA-	-NA-	-NA-	3.44	56.02	14.11	4.57	56.02	-NA-	-NA-
United States REITs Index	EUR	759.49	235,943.96	88.54	3.59	-NA-	-NA-	-NA-	3.32	37.34	9.42	1.58	37.34	-NA-	-NA-
United States Non-REITs Index	EUR	649.52	5,080.77	1.91	0.17	-NA-	-NA-	-NA-	-13.35	25.20	16.36	4.03	25.20	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Global REITs	USD	995.08	544,036.19	68.43	4.46	-NA-	-NA-	-NA-	-3.40	22.75	6.47	6.28	22.75	-NA-	33.34
Global Non-REITs	USD	1,165.54	251,002.80	31.57	1.92	-NA-	-NA-	-NA-	-6.76	15.64	5.47	6.36	15.64	-NA-	34.96
Global ex Asia REITs	USD	979.41	427,996.64	88.97	3.99	-NA-	-NA-	-NA-	-1.35	22.58	5.99	5.69	22.58	-NA-	36.51
Global ex Asia Non-REITs	USD	789.19	53,054.89	11.03	2.41	-NA-	-NA-	-NA-	-11.19	23.52	7.62	12.71	23.52	-NA-	37.45
Global ex Europe REITs	USD	1,046.68	458,636.92	95.34	4.39	-NA-	-NA-	-NA-	-2.39	27.11	7.35	5.62	27.11	-NA-	34.36
Global ex Europe Non-REITs	USD	1,263.50	213,818.01	44.45	1.79	-NA-	-NA-	-NA-	-5.98	14.82	5.46	4.99	14.82	-NA-	36.00
Global ex US REITs	USD	1,003.41	227,507.08	47.29	5.67	-NA-	-NA-	-NA-	-7.45	16.40	5.09	8.49	16.40	-NA-	28.80
Global ex US Non-REITs	USD	1,173.68	244,186.73	50.76	1.96	-NA-	-NA-	-NA-	-6.43	15.62	5.24	6.33	15.62	-NA-	35.25
Asia REITs	USD	1,057.85	116,039.56	36.96	6.20	-NA-	-NA-	-NA-	-9.54	23.49	8.29	8.48	23.49	-NA-	29.08
Asia Non-REITs	USD	1,280.26	197,947.91	63.04	1.78	-NA-	-NA-	-NA-	-5.80	13.74	4.90	4.78	13.74	-NA-	36.69
Australia REITs Index	USD	824.83	67,488.91	21.49	6.91	-NA-	-NA-	-NA-	-17.16	14.29	4.68	8.37	14.29	-NA-	-NA-
Hong Kong REITs Index	USD	1,727.91	8,344.47	2.66	4.39	-NA-	-NA-	-NA-	17.30	30.47	8.39	1.74	30.47	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,797.94	113,002.25	35.99	2.14	-NA-	-NA-	-NA-	-4.61	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	1,351.74	25,651.86	8.17	5.41	-NA-	-NA-	-NA-	-0.98	51.67	24.47	12.57	51.67	-NA-	-NA-
Japan Non-REITs Index	USD	886.70	56,971.06	18.14	1.14	-NA-	-NA-	-NA-	-5.25	22.99	16.47	12.28	22.99	-NA-	-NA-
New Zealand REITs Index	USD	1,367.60	759.78	0.24	7.25	-NA-	-NA-	-NA-	-1.59	11.27	8.77	5.01	11.27	-NA-	-NA-
Singapore REITs Index	USD	1,732.55	13,794.53	4.39	5.21	-NA-	-NA-	-NA-	3.55	26.17	0.65	6.18	26.17	-NA-	-NA-
Singapore Non-REITs Index	USD	1,616.45	27,202.89	8.66	1.62	-NA-	-NA-	-NA-	-6.00	8.34	-0.09	3.77	8.34	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Europe REITS	USD	683.68	85,399.28	69.67	4.83	-NA-	-NA-	-NA-	-12.55	0.17	1.40	9.57	0.17	-NA-	33.39
Europe Non-REITS	USD	631.75	37,184.79	30.33	2.63	-NA-	-NA-	-NA-	-15.17	16.95	5.24	14.96	16.95	-NA-	38.95
Austria Non-REITs Index	USD	405.80	2,545.87	2.08	1.07	-NA-	-NA-	-NA-	-25.49	30.81	6.05	16.93	30.81	-NA-	-NA-
Belgium REITs Index	USD	1,258.02	4,136.66	3.37	6.80	-NA-	-NA-	-NA-	-1.69	0.68	0.07	5.71	0.68	-NA-	-NA-
Finland Non-REITs Index	USD	1,107.46	2,546.63	2.08	2.64	-NA-	-NA-	-NA-	-5.13	23.08	2.18	14.19	23.08	-NA-	-NA-
France REITs Index	USD	1,411.57	31,899.05	26.02	5.05	-NA-	-NA-	-NA-	2.21	6.74	-1.86	11.40	6.74	-NA-	-NA-
Germany REITs Index	USD	1,027.90	433.86	0.35	4.76	-NA-	-NA-	-NA-	4.35	38.90	1.26	11.50	38.90	-NA-	-NA-
Germany Non-REITs Index	USD	596.25	5,149.86	4.20	3.01	-NA-	-NA-	-NA-	-12.76	22.93	14.68	14.88	22.93	-NA-	-NA-
Greece REITs Index	USD	654.22	146.07	0.12	9.30	-NA-	-NA-	-NA-	-9.67	-27.41	-0.12	9.30	-27.41	-NA-	-NA-
Greece Non-REITs Index	USD	201.49	68.90	0.06	0.00	-NA-	-NA-	-NA-	-50.33	-58.27	-16.51	11.83	-58.27	-NA-	-NA-
Italy REITs Index	USD	718.15	233.20	0.19	3.43	-NA-	-NA-	-NA-	-NA-	-8.90	19.01	16.40	-8.90	-NA-	-NA-
Italy Non-REITs Index	USD	456.04	813.42	0.66	2.37	-NA-	-NA-	-NA-	-21.00	5.08	-9.72	3.71	5.08	-NA-	-NA-
Netherlands REITs Index	USD	1,276.21	12,288.11	10.02	6.20	-NA-	-NA-	-NA-	-1.31	6.81	-1.67	12.54	6.81	-NA-	-NA-
Netherlands Non-REITs	USD	897.42	913.18	0.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	6.82	8.23	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	224.85	887.82	0.72	0.00	-NA-	-NA-	-NA-	-45.05	-23.80	2.74	18.65	-23.80	-NA-	-NA-
Sweden Non-REITs Index	USD	1,633.39	8,896.64	7.26	3.59	-NA-	-NA-	-NA-	11.60	57.71	7.44	22.68	57.71	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,946.60	7,947.92	6.48	2.13	-NA-	-NA-	-NA-	18.22	41.81	6.78	12.88	41.81	-NA-	-NA-
Spain Non-REITs Spain	USD	461.55	249.92	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-43.11	13.36	-NA-	-NA-	-NA-
UK REITs	USD	350.99	36,262.32	29.58	0.00	-NA-	-NA-	-NA-	-19.00	4.15	7.74	7.95	4.15	-NA-	37.24
UK Non-REITs	USD	256.72	7,164.63	5.84	0.00	-NA-	-NA-	-NA-	-23.78	-9.37	2.55	10.19	-9.37	-NA-	42.42
Israel Non-REITs	USD	1,132.23	975.04	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	9.86	10.92	-NA-	-NA-	-NA-
Canada REITs Index	USD	1,688.40	26,068.25	7.29	6.08	-NA-	-NA-	-NA-	6.72	30.65	1.59	4.37	30.65	-NA-	-NA-
Canada Non-REITs Index	USD	1,032.63	8,078.99	2.26	3.55	-NA-	-NA-	-NA-	0.51	45.88	12.13	7.77	45.88	-NA-	-NA-
United States REITs Index	USD	1,016.55	316,529.11	88.54	3.59	-NA-	-NA-	-NA-	0.40	28.42	7.52	4.69	28.42	-NA-	-NA-
United States Non-REITs Index	USD	869.36	6,816.07	1.91	0.17	-NA-	-NA-	-NA-	-15.80	17.07	14.34	7.21	17.07	-NA-	-NA-

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Global REITs	GBP	1,024.28	347,481.36	68.43	4.46	-NA-	-NA-	-NA-	4.64	26.61	7.16	5.71	26.61	-NA-	30.88
Global Non-REITs	GBP	1,199.74	160,318.00	31.57	1.92	-NA-	-NA-	-NA-	1.01	19.28	6.16	5.79	19.28	-NA-	29.64
Global ex Asia REITs	GBP	1,008.15	273,365.73	88.97	3.99	-NA-	-NA-	-NA-	6.88	26.44	6.68	5.13	26.44	-NA-	34.35
Global ex Asia Non-REITs	GBP	812.35	33,886.69	11.03	2.41	-NA-	-NA-	-NA-	-3.79	27.40	8.32	12.11	27.40	-NA-	34.33
Global ex Europe REITs	GBP	1,077.40	292,935.98	95.34	4.39	-NA-	-NA-	-NA-	5.75	31.11	8.04	5.06	31.11	-NA-	32.50
Global ex Europe Non-REITs	GBP	1,300.58	136,567.70	44.45	1.79	-NA-	-NA-	-NA-	1.85	18.42	6.15	4.43	18.42	-NA-	30.72
Global ex US REITs	GBP	1,032.86	145,311.05	47.29	5.67	-NA-	-NA-	-NA-	0.27	20.06	5.78	7.91	20.06	-NA-	24.47
Global ex US Non-REITs	GBP	1,208.12	155,964.51	50.76	1.96	-NA-	-NA-	-NA-	1.37	19.25	5.93	5.77	19.25	-NA-	29.91
Asia REITs	GBP	1,088.89	74,115.63	36.96	6.20	-NA-	-NA-	-NA-	-2.00	27.37	8.99	7.90	27.37	-NA-	26.12
Asia Non-REITs	GBP	1,317.83	126,431.31	63.04	1.78	-NA-	-NA-	-NA-	2.05	17.32	5.58	4.22	17.32	-NA-	31.42
Australia REITs Index	GBP	849.03	43,105.84	21.49	6.91	-NA-	-NA-	-NA-	-10.26	17.88	5.36	7.80	17.88	-NA-	-NA-
Hong Kong REITs Index	GBP	1,778.62	5,329.70	2.66	4.39	-NA-	-NA-	-NA-	27.08	34.57	9.10	1.19	34.57	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,850.71	72,175.67	35.99	2.14	-NA-	-NA-	-NA-	3.34	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	1,391.41	16,384.10	8.17	5.41	-NA-	-NA-	-NA-	7.27	56.44	25.28	11.97	56.44	-NA-	-NA-
Japan Non-REITs Index	GBP	912.73	36,387.98	18.14	1.14	-NA-	-NA-	-NA-	2.65	26.86	17.23	11.68	26.86	-NA-	-NA-
New Zealand REITs Index	GBP	1,407.74	485.28	0.24	7.25	-NA-	-NA-	-NA-	6.61	14.77	9.48	4.45	14.77	-NA-	-NA-
Singapore REITs Index	GBP	1,783.39	8,810.70	4.39	5.21	-NA-	-NA-	-NA-	12.18	30.13	1.30	5.62	30.13	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,663.89	17,374.76	8.66	1.62	-NA-	-NA-	-NA-	1.83	11.75	0.55	3.22	11.75	-NA-	-NA-

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Europe REITS	GBP	885.19	54,545.37	69.67	4.83	-NA-	-NA-	-NA-	-0.16	8.68	2.65	9.24	8.68	-NA-	28.79
Europe Non-REITS	GBP	754.98	23,750.30	30.33	2.63	-NA-	-NA-	-NA-	-4.73	24.26	6.10	14.40	24.26	-NA-	35.92
Austria Non-REITs Index	GBP	417.71	1,626.07	2.08	1.07	-NA-	-NA-	-NA-	-19.28	34.92	6.73	16.30	34.92	-NA-	-NA-
Belgium REITs Index	GBP	1,294.94	2,642.13	3.37	6.80	-NA-	-NA-	-NA-	6.51	3.84	0.72	5.15	3.84	-NA-	-NA-
Finland Non-REITs Index	GBP	1,139.96	1,626.56	2.08	2.64	-NA-	-NA-	-NA-	2.78	26.95	2.84	13.59	26.95	-NA-	-NA-
France REITs Index	GBP	1,453.00	20,374.24	26.02	5.05	-NA-	-NA-	-NA-	10.72	10.10	-1.23	10.81	10.10	-NA-	-NA-
Germany REITs Index	GBP	1,058.07	277.11	0.35	4.76	-NA-	-NA-	-NA-	13.05	43.27	1.91	10.91	43.27	-NA-	-NA-
Germany Non-REITs Index	GBP	613.75	3,289.27	4.20	3.01	-NA-	-NA-	-NA-	-5.49	26.79	15.42	14.27	26.79	-NA-	-NA-
Greece REITs Index	GBP	673.42	93.30	0.12	9.30	-NA-	-NA-	-NA-	-2.14	-25.13	0.53	8.72	-25.13	-NA-	-NA-
Greece Non-REITs Index	GBP	207.40	44.01	0.06	0.00	-NA-	-NA-	-NA-	-46.19	-56.96	-15.97	11.23	-56.96	-NA-	-NA-
Italy REITs Index	GBP	739.23	148.95	0.19	3.43	-NA-	-NA-	-NA-	-NA-	-6.03	19.79	15.78	-6.03	-NA-	-NA-
Italy Non-REITs Index	GBP	469.43	519.54	0.66	2.37	-NA-	-NA-	-NA-	-14.41	8.39	-9.13	3.16	8.39	-NA-	-NA-
Netherlands REITs Index	GBP	1,313.67	7,848.54	10.02	6.20	-NA-	-NA-	-NA-	6.91	10.16	-1.03	11.94	10.16	-NA-	-NA-
Netherlands Non-REITs	GBP	923.76	583.25	0.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	7.51	7.66	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	231.44	567.06	0.72	0.00	-NA-	-NA-	-NA-	-40.47	-21.41	3.40	18.02	-21.41	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,681.32	5,682.37	7.26	3.59	-NA-	-NA-	-NA-	20.90	62.66	8.14	22.02	62.66	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,003.72	5,076.42	6.48	2.13	-NA-	-NA-	-NA-	28.07	46.27	7.47	12.28	46.27	-NA-	-NA-
Spain Non-REITs Spain	GBP	475.10	159.63	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-42.74	12.76	-NA-	-NA-	-NA-
UK REITs	GBP	438.78	23,161.11	29.58	0.00	-NA-	-NA-	-NA-	-12.25	7.42	8.44	7.38	7.42	-NA-	32.50
UK Non-REITs	GBP	320.99	4,576.12	5.84	0.00	-NA-	-NA-	-NA-	-17.42	-6.52	3.22	9.61	-6.52	-NA-	37.51
Israel Non-REITs	GBP	994.94	622.77	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.57	10.34	-NA-	-NA-	-NA-
Canada REITs Index	GBP	1,737.95	16,650.05	7.29	6.08	-NA-	-NA-	-NA-	15.61	34.76	2.24	3.81	34.76	-NA-	-NA-
Canada Non-REITs Index	GBP	1,062.94	5,160.13	2.26	3.55	-NA-	-NA-	-NA-	8.89	50.47	12.86	7.20	50.47	-NA-	-NA-
United States REITs Index	GBP	1,046.38	202,170.31	88.54	3.59	-NA-	-NA-	-NA-	8.76	32.45	8.22	4.14	32.45	-NA-	-NA-
United States Non-REITs Index	GBP	894.88	4,353.49	1.91	0.17	-NA-	-NA-	-NA-	-8.79	20.75	15.08	6.64	20.75	-NA-	-NA-

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Global REITs	JPY	788.49	44,124,055.59	68.43	4.46	-NA-	-NA-	-NA-	-13.18	6.94	3.37	2.90	6.94	-NA-	35.08
Global Non-REITs	JPY	923.56	20,357,582.32	31.57	1.92	-NA-	-NA-	-NA-	-16.20	0.75	2.40	2.97	0.75	-NA-	37.38
Global ex Asia REITs	JPY	776.07	34,712,667.22	88.97	3.99	-NA-	-NA-	-NA-	-11.33	6.80	2.90	2.33	6.80	-NA-	38.01
Global ex Asia Non-REITs	JPY	625.35	4,303,017.06	11.03	2.41	-NA-	-NA-	-NA-	-20.18	7.61	4.48	9.12	7.61	-NA-	38.60
Global ex Europe REITs	JPY	829.38	37,197,747.10	95.34	4.39	-NA-	-NA-	-NA-	-12.27	10.74	4.22	2.26	10.74	-NA-	36.20
Global ex Europe Non-REITs	JPY	1,001.18	17,341,709.59	44.45	1.79	-NA-	-NA-	-NA-	-15.50	0.03	2.39	1.65	0.03	-NA-	38.71
Global ex US REITs	JPY	795.09	18,451,962.06	47.29	5.67	-NA-	-NA-	-NA-	-16.82	1.41	2.03	5.04	1.41	-NA-	30.62
Global ex US Non-REITs	JPY	930.01	19,804,764.86	50.76	1.96	-NA-	-NA-	-NA-	-15.90	0.73	2.18	2.95	0.73	-NA-	37.65
Asia REITs	JPY	838.23	9,411,388.38	36.96	6.20	-NA-	-NA-	-NA-	-18.69	7.59	5.13	5.03	7.59	-NA-	30.95
Asia Non-REITs	JPY	1,014.46	16,054,565.26	63.04	1.78	-NA-	-NA-	-NA-	-15.34	-0.91	1.84	1.44	-0.91	-NA-	39.32
Australia REITs Index	JPY	653.58	5,473,687.94	21.49	6.91	-NA-	-NA-	-NA-	-25.55	-0.43	1.63	4.93	-0.43	-NA-	-NA-
Hong Kong REITs Index	JPY	1,369.18	676,778.50	2.66	4.39	-NA-	-NA-	-NA-	5.43	13.67	5.23	-1.50	13.67	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,424.67	9,165,047.47	35.99	2.14	-NA-	-NA-	-NA-	-14.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	920.59	2,080,494.47	8.17	5.41	-NA-	-NA-	-NA-	-11.00	32.13	20.84	8.98	32.13	-NA-	-NA-
Japan Non-REITs Index	JPY	603.78	4,620,637.52	18.14	1.14	-NA-	-NA-	-NA-	-14.84	7.15	13.08	8.71	7.15	-NA-	-NA-
New Zealand REITs Index	JPY	1,083.67	61,622.14	0.24	7.25	-NA-	-NA-	-NA-	-11.55	-3.06	5.60	1.67	-3.06	-NA-	-NA-
Singapore REITs Index	JPY	1,372.85	1,118,805.33	4.39	5.21	-NA-	-NA-	-NA-	-6.93	9.92	-2.28	2.80	9.92	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,280.86	2,206,290.77	8.66	1.62	-NA-	-NA-	-NA-	-15.52	-5.61	-3.01	0.47	-5.61	-NA-	-NA-

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Europe REITS	JPY	681.42	6,926,308.49	69.67	4.83	-NA-	-NA-	-NA-	-17.17	-8.20	-0.98	6.33	-8.20	-NA-	34.68
Europe Non-REITS	JPY	581.18	3,015,872.73	30.33	2.63	-NA-	-NA-	-NA-	-20.96	4.96	2.35	11.35	4.96	-NA-	39.60
Austria Non-REITs Index	JPY	321.55	206,482.86	2.08	1.07	-NA-	-NA-	-NA-	-33.03	13.96	2.96	13.20	13.96	-NA-	-NA-
Belgium REITs Index	JPY	996.84	335,503.84	3.37	6.80	-NA-	-NA-	-NA-	-11.64	-12.29	-2.84	2.35	-12.29	-NA-	-NA-
Finland Non-REITs Index	JPY	877.54	206,544.16	2.08	2.64	-NA-	-NA-	-NA-	-14.73	7.23	-0.80	10.56	7.23	-NA-	-NA-
France REITs Index	JPY	1,118.52	2,587,172.66	26.02	5.05	-NA-	-NA-	-NA-	-8.14	-7.00	-4.72	7.86	-7.00	-NA-	-NA-
Germany REITs Index	JPY	814.50	35,187.83	0.35	4.76	-NA-	-NA-	-NA-	-6.21	21.01	-1.70	7.95	21.01	-NA-	-NA-
Germany Non-REITs Index	JPY	472.46	417,679.60	4.20	3.01	-NA-	-NA-	-NA-	-21.59	7.09	11.33	11.22	7.09	-NA-	-NA-
Greece REITs Index	JPY	518.39	11,847.33	0.12	9.30	-NA-	-NA-	-NA-	-18.82	-36.76	-3.03	5.82	-36.76	-NA-	-NA-
Greece Non-REITs Index	JPY	159.66	5,588.36	0.06	0.00	-NA-	-NA-	-NA-	-55.36	-63.64	-18.95	8.27	-63.64	-NA-	-NA-
Italy REITs Index	JPY	569.06	18,913.98	0.19	3.43	-NA-	-NA-	-NA-	-NA-	-20.63	15.55	12.70	-20.63	-NA-	-NA-
Italy Non-REITs Index	JPY	361.36	65,972.60	0.66	2.37	-NA-	-NA-	-NA-	-28.99	-8.45	-12.35	0.41	-8.45	-NA-	-NA-
Netherlands REITs Index	JPY	1,011.26	996,627.04	10.02	6.20	-NA-	-NA-	-NA-	-11.30	-6.95	-4.53	8.96	-6.95	-NA-	-NA-
Netherlands Non-REITs	JPY	711.11	74,063.10	0.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.70	4.79	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	178.17	72,006.97	0.72	0.00	-NA-	-NA-	-NA-	-50.61	-33.62	-0.26	14.87	-33.62	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,294.28	721,561.81	7.26	3.59	-NA-	-NA-	-NA-	0.30	37.40	4.31	18.77	37.40	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,542.46	644,615.94	6.48	2.13	-NA-	-NA-	-NA-	6.25	23.55	3.66	9.29	23.55	-NA-	-NA-
Spain Non-REITs Spain	JPY	365.73	20,269.76	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-44.77	9.76	-NA-	-NA-	-NA-
UK REITs	JPY	278.12	2,941,055.81	29.58	0.00	-NA-	-NA-	-NA-	-27.20	-9.26	4.60	4.52	-9.26	-NA-	39.42
UK Non-REITs	JPY	203.42	581,087.56	5.84	0.00	-NA-	-NA-	-NA-	-31.50	-21.04	-0.44	6.68	-21.04	-NA-	43.48
Israel Non-REITs	JPY	928.84	79,080.60	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.66	7.40	-NA-	-NA-	-NA-
Canada REITs Index	JPY	1,337.87	2,114,265.19	7.29	6.08	-NA-	-NA-	-NA-	-4.09	13.83	-1.37	1.05	13.83	-NA-	-NA-
Canada Non-REITs Index	JPY	818.25	655,246.28	2.26	3.55	-NA-	-NA-	-NA-	-9.66	27.09	8.86	4.34	27.09	-NA-	-NA-
United States REITs Index	JPY	805.50	25,672,093.54	88.54	3.59	-NA-	-NA-	-NA-	-9.77	11.88	4.39	1.36	11.88	-NA-	-NA-
United States Non-REITs Index	JPY	688.87	552,817.46	1.91	0.17	-NA-	-NA-	-NA-	-24.33	1.99	11.01	3.80	1.99	-NA-	-NA-

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Global REITs	AUD	635.23	530,739.95	89.56	4.46	-NA-	-NA-	-NA-	-NA-	7.70	0.57	-0.57	7.70	-NA-	-NA-
Global Non-REITs	AUD	744.05	244,868.29	41.32	1.92	-NA-	-NA-	-NA-	-NA-	1.46	-0.37	-0.49	1.46	-NA-	-NA-
Global ex Asia REITs	AUD	625.23	417,536.40	116.44	3.99	-NA-	-NA-	-NA-	-NA-	7.55	0.12	-1.12	7.55	-NA-	-NA-
Global ex Asia Non-REITs	AUD	503.80	51,758.23	14.43	2.41	-NA-	-NA-	-NA-	-NA-	8.37	1.66	5.45	8.37	-NA-	-NA-
Global ex Europe REITs	AUD	668.17	447,427.83	124.78	4.39	-NA-	-NA-	-NA-	-NA-	11.52	1.40	-1.18	11.52	-NA-	-NA-
Global ex Europe Non-REITs	AUD	806.58	208,592.30	58.17	1.79	-NA-	-NA-	-NA-	-NA-	0.74	-0.38	-1.77	0.74	-NA-	-NA-
Global ex US REITs	AUD	640.55	221,946.81	61.90	5.67	-NA-	-NA-	-NA-	-NA-	2.13	-0.73	1.50	2.13	-NA-	-NA-
Global ex US Non-REITs	AUD	749.24	238,218.81	66.43	1.96	-NA-	-NA-	-NA-	-NA-	1.44	-0.59	-0.52	1.44	-NA-	-NA-
Asia REITs	AUD	675.30	113,203.55	48.37	6.20	-NA-	-NA-	-NA-	-NA-	8.35	2.29	1.49	8.35	-NA-	-NA-
Asia Non-REITs	AUD	817.28	193,110.06	82.51	1.78	-NA-	-NA-	-NA-	-NA-	-0.21	-0.91	-1.97	-0.21	-NA-	-NA-
Australia REITs Index	AUD	587.54	65,839.48	28.13	6.91	-NA-	-NA-	-NA-	-NA-	0.26	-1.12	1.39	0.26	-NA-	-NA-
Hong Kong REITs Index	AUD	1,103.05	8,140.53	3.48	4.39	-NA-	-NA-	-NA-	-NA-	14.47	2.39	-4.82	14.47	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,147.76	110,240.47	47.10	2.14	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	862.91	25,024.93	10.69	5.41	-NA-	-NA-	-NA-	-NA-	33.07	17.58	5.32	33.07	-NA-	-NA-
Japan Non-REITs Index	AUD	566.05	55,578.68	23.75	1.14	-NA-	-NA-	-NA-	-NA-	7.91	10.02	5.05	7.91	-NA-	-NA-
New Zealand REITs Index	AUD	873.04	741.21	0.32	7.25	-NA-	-NA-	-NA-	-NA-	-2.38	2.75	-1.75	-2.38	-NA-	-NA-
Singapore REITs Index	AUD	1,106.01	13,457.39	5.75	5.21	-NA-	-NA-	-NA-	-NA-	10.70	-4.93	-0.65	10.70	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,031.90	26,538.06	11.34	1.62	-NA-	-NA-	-NA-	-NA-	-4.94	-5.63	-2.91	-4.94	-NA-	-NA-

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

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	AUD	548.97	83,312.12	91.18	4.83	-NA-	-NA-	-NA-	-NA-	-7.55	-3.66	2.75	-7.55	-NA-	-NA-
Europe Non-REITS	AUD	468.22	36,276.00	39.70	2.63	-NA-	-NA-	-NA-	-NA-	5.70	-0.42	7.60	5.70	-NA-	-NA-
Austria Non-REITs Index	AUD	259.05	2,483.65	2.72	1.07	-NA-	-NA-	-NA-	-NA-	14.77	0.17	9.40	14.77	-NA-	-NA-
Belgium REITs Index	AUD	803.09	4,035.56	4.42	6.80	-NA-	-NA-	-NA-	-NA-	-11.67	-5.47	-1.09	-11.67	-NA-	-NA-
Finland Non-REITs Index	AUD	706.97	2,484.39	2.72	2.64	-NA-	-NA-	-NA-	-NA-	7.99	-3.48	6.84	7.99	-NA-	-NA-
France REITs Index	AUD	901.11	31,119.44	34.06	5.05	-NA-	-NA-	-NA-	-NA-	-6.35	-7.30	4.23	-6.35	-NA-	-NA-
Germany REITs Index	AUD	656.19	423.25	0.46	4.76	-NA-	-NA-	-NA-	-NA-	21.87	-4.35	4.32	21.87	-NA-	-NA-
Germany Non-REITs Index	AUD	380.63	5,024.00	5.50	3.01	-NA-	-NA-	-NA-	-NA-	7.85	8.32	7.48	7.85	-NA-	-NA-
Greece REITs Index	AUD	417.63	142.50	0.16	9.30	-NA-	-NA-	-NA-	-NA-	-36.31	-5.66	2.26	-36.31	-NA-	-NA-
Greece Non-REITs Index	AUD	128.63	67.22	0.07	0.00	-NA-	-NA-	-NA-	-NA-	-63.38	-21.13	4.63	-63.38	-NA-	-NA-
Italy REITs	AUD	458.45	227.50	0.25	3.43	-NA-	-NA-	-NA-	-NA-	-20.07	12.42	8.90	-20.07	-NA-	-NA-
Italy Non-REITs Index	AUD	291.13	793.54	0.87	2.37	-NA-	-NA-	-NA-	-NA-	-7.80	-14.72	-2.96	-7.80	-NA-	-NA-
Netherlands REITs Index	AUD	814.70	11,987.79	13.12	6.20	-NA-	-NA-	-NA-	-NA-	-6.29	-7.12	5.29	-6.29	-NA-	-NA-
Netherlands Non-REITs	AUD	572.89	890.86	0.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	0.90	1.26	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	143.54	866.13	0.95	0.00	-NA-	-NA-	-NA-	-NA-	-33.15	-2.95	11.01	-33.15	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,042.71	8,679.20	9.50	3.59	-NA-	-NA-	-NA-	-NA-	38.37	1.49	14.78	38.37	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,242.65	7,753.67	8.49	2.13	-NA-	-NA-	-NA-	-NA-	24.42	0.86	5.61	24.42	-NA-	-NA-
Spain Non-REITs Spain	AUD	294.64	243.81	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-46.26	6.06	-NA-	-NA-	-NA-
UK REITs	AUD	224.06	35,376.07	38.72	0.00	-NA-	-NA-	-NA-	-NA-	-8.62	1.77	1.00	-8.62	-NA-	-NA-
UK Non-REITs	AUD	163.88	6,989.53	7.65	0.00	-NA-	-NA-	-NA-	-NA-	-20.49	-3.13	3.10	-20.49	-NA-	-NA-
Israel Non-REITs	AUD	697.14	951.21	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.77	3.78	-NA-	-NA-	-NA-
Canada REITs Index	AUD	1,077.82	25,431.14	9.54	6.08	-NA-	-NA-	-NA-	-NA-	14.63	-4.04	-2.35	14.63	-NA-	-NA-
Canada Non-REITs Index	AUD	659.20	7,881.54	2.96	3.55	-NA-	-NA-	-NA-	-NA-	27.99	5.92	0.83	27.99	-NA-	-NA-
United States REITs Index	AUD	648.94	308,793.14	115.88	3.59	-NA-	-NA-	-NA-	-NA-	12.67	1.57	-2.05	12.67	-NA-	-NA-
United States Non-REITs Index	AUD	554.98	6,649.49	2.50	0.17	-NA-	-NA-	-NA-	-NA-	2.71	8.01	0.31	2.71	-NA-	-NA-

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Global REITs	EUR	690.09	405,530.02	68.43	0.00	-NA-	-NA-	-NA-	-5.93	25.34	7.24	2.56	25.34	-NA-	28.41
Global Non-REITs	EUR	931.92	187,100.00	31.57	0.00	-NA-	-NA-	-NA-	-6.30	21.12	6.89	3.17	21.12	-NA-	28.15
Global ex Asia REITs	EUR	689.05	319,032.97	53.83	0.00	-NA-	-NA-	-NA-	-3.58	25.65	6.87	2.15	25.65	-NA-	31.70
Global ex Asia Non-REITs	EUR	610.41	39,547.65	6.67	0.00	-NA-	-NA-	-NA-	-11.54	28.59	9.22	9.30	28.59	-NA-	30.48
Global ex Europe REITs	EUR	723.08	341,872.54	57.69	0.00	-NA-	-NA-	-NA-	-5.00	29.87	8.02	1.87	29.87	-NA-	30.27
Global ex Europe Non-REITs	EUR	1,021.83	159,382.08	26.89	0.00	-NA-	-NA-	-NA-	-5.31	20.40	6.84	1.85	20.40	-NA-	29.93
Global ex US REITs	EUR	570.77	169,586.06	28.62	0.00	-NA-	-NA-	-NA-	-10.50	17.62	5.74	4.53	17.62	-NA-	22.26
Global ex US Non-REITs	EUR	789.28	182,019.23	30.71	0.00	-NA-	-NA-	-NA-	-6.02	21.02	6.65	3.15	21.02	-NA-	28.44
Asia REITs	EUR	697.89	86,497.05	36.96	0.00	-NA-	-NA-	-NA-	-13.00	24.36	8.59	4.10	24.36	-NA-	24.35
Asia Non-REITs	EUR	1,034.86	147,552.35	63.04	0.00	-NA-	-NA-	-NA-	-5.13	19.30	6.28	1.66	19.30	-NA-	30.65
Australia REITs Index	EUR	446.09	50,306.91	21.49	0.00	-NA-	-NA-	-NA-	-20.77	14.80	4.94	3.71	14.80	-NA-	-NA-
Hong Kong REITs Index	EUR	1,012.68	6,220.05	2.66	0.00	-NA-	-NA-	-NA-	14.28	32.85	8.31	-3.07	32.85	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,184.59	84,233.01	35.99	0.00	-NA-	-NA-	-NA-	-4.51	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	802.51	19,121.16	8.17	0.00	-NA-	-NA-	-NA-	-3.83	52.97	24.97	8.57	52.97	-NA-	-NA-
Japan Non-REITs Index	EUR	633.32	42,466.80	18.14	0.00	-NA-	-NA-	-NA-	-3.65	29.93	18.49	8.92	29.93	-NA-	-NA-
New Zealand REITs Index	EUR	722.00	566.35	0.24	0.00	-NA-	-NA-	-NA-	-6.19	10.40	7.01	1.89	10.40	-NA-	-NA-
Singapore REITs Index	EUR	968.07	10,282.58	4.39	0.00	-NA-	-NA-	-NA-	-0.74	27.72	1.29	2.85	27.72	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,101.43	20,277.31	8.66	0.00	-NA-	-NA-	-NA-	-5.46	13.71	1.58	0.69	13.71	-NA-	-NA-

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Europe REITS	EUR	1,072.91	63,657.48	69.67	0.00	-NA-	-NA-	-NA-	-10.01	7.13	3.19	6.32	7.13	-NA-	25.64
Europe Non-REITS	EUR	1,183.44	27,717.92	30.33	0.00	-NA-	-NA-	-NA-	-12.70	25.08	7.09	11.55	25.08	-NA-	31.04
Austria Non-REITs Index	EUR	346.78	1,897.72	2.08	0.00	-NA-	-NA-	-NA-	-23.69	38.08	7.92	13.45	38.08	-NA-	-NA-
Belgium REITs Index	EUR	803.77	3,083.51	3.37	0.00	-NA-	-NA-	-NA-	-5.83	1.07	-0.27	0.45	1.07	-NA-	-NA-
Finland Non-REITs Index	EUR	836.60	1,898.28	2.08	0.00	-NA-	-NA-	-NA-	-5.34	27.62	3.98	10.80	27.62	-NA-	-NA-
France REITs Index	EUR	1,001.20	23,777.87	26.02	0.00	-NA-	-NA-	-NA-	-0.33	8.20	-0.22	8.10	8.20	-NA-	-NA-
Germany REITs Index	EUR	719.15	323.40	0.35	0.00	-NA-	-NA-	-NA-	0.81	40.00	3.04	8.19	40.00	-NA-	-NA-
Germany Non-REITs Index	EUR	434.99	3,838.76	4.20	0.00	-NA-	-NA-	-NA-	-14.51	26.20	16.38	11.47	26.20	-NA-	-NA-
Greece REITs Index	EUR	436.60	108.89	0.12	0.00	-NA-	-NA-	-NA-	-13.21	-28.31	-0.83	3.48	-28.31	-NA-	-NA-
Greece Non-REITs Index	EUR	174.50	51.36	0.06	0.00	-NA-	-NA-	-NA-	-48.89	-55.37	-15.04	8.51	-55.37	-NA-	-NA-
Italy REITs Index	EUR	530.90	173.83	0.19	0.00	-NA-	-NA-	-NA-	-NA-	-6.54	21.11	12.95	-6.54	-NA-	-NA-
Italy Non-REITs Index	EUR	363.15	606.33	0.66	0.00	-NA-	-NA-	-NA-	-20.47	10.09	-8.13	0.63	10.09	-NA-	-NA-
Netherlands REITs Index	EUR	838.88	9,159.68	10.02	0.00	-NA-	-NA-	-NA-	-5.26	7.07	-0.86	9.20	7.07	-NA-	-NA-
Netherlands Non-REITs Index	EUR	732.70	680.69	0.74	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	8.70	5.02	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	143.29	661.79	0.72	0.00	-NA-	-NA-	-NA-	-45.69	-18.51	4.55	15.13	-18.51	-NA-	-NA-
Sweden Non-REITs Index	EUR	947.79	6,631.64	7.26	0.00	-NA-	-NA-	-NA-	8.57	60.60	9.34	19.04	60.60	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,267.05	5,924.46	6.48	0.00	-NA-	-NA-	-NA-	17.47	48.16	8.66	9.53	48.16	-NA-	-NA-
Spain Non-REITs	EUR	372.11	186.29	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-42.11	10.00	-NA-	-NA-	-NA-
UK REITs	EUR	223.26	27,030.30	29.58	0.00	-NA-	-NA-	-NA-	-20.26	6.78	8.82	4.44	6.78	-NA-	32.87
UK Non-REITs	EUR	166.55	5,340.59	5.84	0.00	-NA-	-NA-	-NA-	-24.53	-5.50	3.61	6.70	-5.50	-NA-	38.63
Israel Non-REITs	EUR	971.68	726.80	14.59	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	11.80	7.63	-NA-	-NA-	-NA-
Canada REITs Index	EUR	899.19	19,431.53	76.34	0.00	-NA-	-NA-	-NA-	1.66	31.11	1.85	0.76	31.11	-NA-	-NA-
Canada Non-REITs Index	EUR	635.55	6,022.16	23.66	0.00	-NA-	-NA-	-NA-	-1.76	49.66	13.06	4.38	49.66	-NA-	-NA-
United States REITs Index	EUR	607.31	235,943.96	97.89	0.00	-NA-	-NA-	-NA-	-1.67	32.14	8.37	1.14	32.14	-NA-	-NA-
United States Non-REITs Index	EUR	637.41	5,080.77	2.11	0.00	-NA-	-NA-	-NA-	-13.64	24.97	16.31	3.99	24.97	-NA-	-NA-

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Global REITs	USD	779.21	544,036.19	68.43	0.00	-NA-	-NA-	-NA-	-8.59	17.19	5.38	5.70	17.19	-NA-	33.14
Global Non-REITs	USD	1,052.28	251,002.80	31.57	0.00	-NA-	-NA-	-NA-	-8.94	13.25	5.04	6.33	13.25	-NA-	34.79
Global ex Asia REITs	USD	778.04	427,996.64	53.83	0.00	-NA-	-NA-	-NA-	-6.31	17.49	5.02	5.27	17.49	-NA-	36.24
Global ex Asia Non-REITs	USD	689.24	53,054.89	6.67	0.00	-NA-	-NA-	-NA-	-14.04	20.23	7.32	12.64	20.23	-NA-	37.26
Global ex Europe REITs	USD	816.47	458,636.92	57.69	0.00	-NA-	-NA-	-NA-	-7.69	21.43	6.15	4.98	21.43	-NA-	34.25
Global ex Europe Non-REITs	USD	1,153.80	213,818.01	26.89	0.00	-NA-	-NA-	-NA-	-7.99	12.58	4.99	4.97	12.58	-NA-	35.84
Global ex US REITs	USD	763.95	227,507.08	28.62	0.00	-NA-	-NA-	-NA-	-13.03	9.98	3.90	7.72	9.98	-NA-	28.66
Global ex US Non-REITs	USD	1,056.42	244,186.73	30.71	0.00	-NA-	-NA-	-NA-	-8.68	13.16	4.80	6.31	13.16	-NA-	35.07
Asia REITs	USD	788.03	116,039.56	36.96	0.00	-NA-	-NA-	-NA-	-15.46	16.28	6.71	7.28	16.28	-NA-	28.97
Asia Non-REITs	USD	1,168.51	197,947.91	63.04	0.00	-NA-	-NA-	-NA-	-7.81	11.55	4.44	4.76	11.55	-NA-	36.52
Australia REITs Index	USD	597.07	67,488.91	21.49	0.00	-NA-	-NA-	-NA-	-23.01	7.34	3.12	6.88	7.34	-NA-	-NA-
Hong Kong REITs Index	USD	1,355.42	8,344.47	2.66	0.00	-NA-	-NA-	-NA-	11.05	24.22	6.44	-0.10	24.22	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,585.53	113,002.25	35.99	0.00	-NA-	-NA-	-NA-	-7.21	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	1,074.12	25,651.86	8.17	0.00	-NA-	-NA-	-NA-	-6.55	43.03	22.80	11.89	43.03	-NA-	-NA-
Japan Non-REITs Index	USD	847.67	56,971.06	18.14	0.00	-NA-	-NA-	-NA-	-6.37	21.49	16.44	12.25	21.49	-NA-	-NA-
New Zealand REITs Index	USD	966.37	759.78	0.24	0.00	-NA-	-NA-	-NA-	-8.84	3.23	5.15	5.01	3.23	-NA-	-NA-
Singapore REITs Index	USD	1,295.73	13,794.53	4.39	0.00	-NA-	-NA-	-NA-	-3.54	19.43	-0.47	5.99	19.43	-NA-	-NA-
Singapore Non-REITs Index	USD	1,474.22	27,202.89	8.66	0.00	-NA-	-NA-	-NA-	-8.13	6.32	-0.18	3.77	6.32	-NA-	-NA-

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Europe REITS	USD	859.96	85,399.28	69.67	0.00	-NA-	-NA-	-NA-	-7.84	5.37	1.99	9.82	5.37	-NA-	33.61
Europe Non-REITS	USD	733.46	37,184.79	30.33	0.00	-NA-	-NA-	-NA-	-12.06	20.47	5.42	15.01	20.47	-NA-	39.11
Austria Non-REITs Index	USD	391.57	2,545.87	2.08	0.00	-NA-	-NA-	-NA-	-25.85	29.11	6.05	16.92	29.11	-NA-	-NA-
Belgium REITs Index	USD	907.58	4,136.66	3.37	0.00	-NA-	-NA-	-NA-	-8.49	-5.49	-2.00	3.52	-5.49	-NA-	-NA-
Finland Non-REITs Index	USD	944.65	2,546.63	2.08	0.00	-NA-	-NA-	-NA-	-8.01	19.33	2.18	14.19	19.33	-NA-	-NA-
France REITs Index	USD	1,130.50	31,899.05	26.02	0.00	-NA-	-NA-	-NA-	-3.15	1.17	-1.95	11.40	1.17	-NA-	-NA-
Germany REITs Index	USD	812.03	433.86	0.35	0.00	-NA-	-NA-	-NA-	-2.04	30.91	1.26	11.50	30.91	-NA-	-NA-
Germany Non-REITs Index	USD	491.17	5,149.86	4.20	0.00	-NA-	-NA-	-NA-	-16.93	18.00	14.37	14.88	18.00	-NA-	-NA-
Greece REITs Index	USD	492.99	146.07	0.12	0.00	-NA-	-NA-	-NA-	-15.66	-32.97	-2.55	6.64	-32.97	-NA-	-NA-
Greece Non-REITs Index	USD	197.03	68.90	0.06	0.00	-NA-	-NA-	-NA-	-50.33	-58.27	-16.51	11.82	-58.27	-NA-	-NA-
Italy REITs Index	USD	599.47	233.20	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-12.61	19.02	16.40	-12.61	-NA-	-NA-
Italy Non-REITs Index	USD	410.05	813.42	0.66	0.00	-NA-	-NA-	-NA-	-22.72	2.93	-9.72	3.71	2.93	-NA-	-NA-
Netherlands REITs Index	USD	947.22	12,288.11	10.02	0.00	-NA-	-NA-	-NA-	-7.94	0.12	-2.58	12.54	0.12	-NA-	-NA-
Netherlands Non-REITs Index	USD	827.33	913.18	0.74	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.82	8.23	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	191.79	887.82	0.72	0.00	-NA-	-NA-	-NA-	-47.23	-23.81	2.74	18.65	-23.81	-NA-	-NA-
Sweden Non-REITs Index	USD	1,268.57	8,896.64	7.26	0.00	-NA-	-NA-	-NA-	5.50	50.17	7.44	22.68	50.17	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,695.90	7,947.92	6.48	0.00	-NA-	-NA-	-NA-	14.15	38.54	6.78	12.88	38.54	-NA-	-NA-
Spain Non-REITs	USD	420.17	249.92	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-43.11	13.36	-NA-	-NA-	-NA-
UK REITs	USD	298.82	36,262.32	29.58	0.00	-NA-	-NA-	-NA-	-22.52	-0.16	6.94	7.64	-0.16	-NA-	37.20
UK Non-REITs	USD	222.92	7,164.63	5.84	0.00	-NA-	-NA-	-NA-	-26.67	-11.64	1.82	9.96	-11.64	-NA-	42.47
Israel Non-REITs	USD	1,031.62	975.04	19.57	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	9.86	10.93	-NA-	-NA-	-NA-
Canada REITs Index	USD	1,203.52	26,068.25	76.34	0.00	-NA-	-NA-	-NA-	-1.21	22.59	0.09	3.84	22.59	-NA-	-NA-
Canada Non-REITs Index	USD	850.65	8,078.99	23.66	0.00	-NA-	-NA-	-NA-	-4.54	39.93	11.09	7.57	39.93	-NA-	-NA-
United States REITs Index	USD	812.87	316,529.11	97.89	0.00	-NA-	-NA-	-NA-	-4.45	23.56	6.49	4.24	23.56	-NA-	-NA-
United States Non-REITs Index	USD	853.14	6,816.07	2.11	0.00	-NA-	-NA-	-NA-	-16.08	16.85	14.29	7.16	16.85	-NA-	-NA-

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Global REITs	GBP	802.08	347,481.36	68.43	0.00	-NA-	-NA-	-NA-	-0.97	20.88	6.06	5.14	20.88	-NA-	30.64
Global Non-REITs	GBP	1,083.16	160,318.00	31.57	0.00	-NA-	-NA-	-NA-	-1.36	16.81	5.72	5.76	16.81	-NA-	29.49
Global ex Asia REITs	GBP	800.87	273,365.73	53.83	0.00	-NA-	-NA-	-NA-	1.50	21.18	5.70	4.71	21.18	-NA-	34.07
Global ex Asia Non-REITs	GBP	709.47	33,886.69	6.67	0.00	-NA-	-NA-	-NA-	-6.88	24.01	8.02	12.04	24.01	-NA-	34.20
Global ex Europe REITs	GBP	840.43	292,935.98	57.69	0.00	-NA-	-NA-	-NA-	0.01	25.25	6.84	4.42	25.25	-NA-	32.30
Global ex Europe Non-REITs	GBP	1,187.66	136,567.70	26.89	0.00	-NA-	-NA-	-NA-	-0.32	16.12	5.67	4.41	16.12	-NA-	30.57
Global ex US REITs	GBP	786.37	145,311.05	28.62	0.00	-NA-	-NA-	-NA-	-5.78	13.44	4.58	7.15	13.44	-NA-	24.28
Global ex US Non-REITs	GBP	1,087.42	155,964.51	30.71	0.00	-NA-	-NA-	-NA-	-1.07	16.72	5.48	5.74	16.72	-NA-	29.75
Asia REITs	GBP	811.15	74,115.63	36.96	0.00	-NA-	-NA-	-NA-	-8.41	19.93	7.40	6.71	19.93	-NA-	25.82
Asia Non-REITs	GBP	1,202.80	126,431.31	63.04	0.00	-NA-	-NA-	-NA-	-0.12	15.06	5.11	4.21	15.06	-NA-	31.25
Australia REITs Index	GBP	614.59	43,105.84	21.49	0.00	-NA-	-NA-	-NA-	-16.60	10.72	3.79	6.31	10.72	-NA-	-NA-
Hong Kong REITs Index	GBP	1,395.20	5,329.70	2.66	0.00	-NA-	-NA-	-NA-	20.31	28.13	7.13	-0.63	28.13	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,632.06	72,175.67	35.99	0.00	-NA-	-NA-	-NA-	0.52	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	1,105.64	16,384.10	8.17	0.00	-NA-	-NA-	-NA-	1.24	47.52	23.60	11.30	47.52	-NA-	-NA-
Japan Non-REITs Index	GBP	872.55	36,387.98	18.14	0.00	-NA-	-NA-	-NA-	1.43	25.31	17.20	11.65	25.31	-NA-	-NA-
New Zealand REITs Index	GBP	994.73	485.28	0.24	0.00	-NA-	-NA-	-NA-	-1.24	6.47	5.84	4.45	6.47	-NA-	-NA-
Singapore REITs Index	GBP	1,333.75	8,810.70	4.39	0.00	-NA-	-NA-	-NA-	4.49	23.18	0.18	5.43	23.18	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,517.49	17,374.76	8.66	0.00	-NA-	-NA-	-NA-	-0.47	9.67	0.47	3.22	9.67	-NA-	-NA-

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Europe REITS	GBP	979.66	54,545.37	69.67	0.00	-NA-	-NA-	-NA-	-5.26	3.32	2.06	8.99	3.32	-NA-	28.67
Europe Non-REITS	GBP	1,080.58	23,750.30	30.33	0.00	-NA-	-NA-	-NA-	-8.10	20.63	5.92	14.35	20.63	-NA-	35.85
Austria Non-REITs Index	GBP	403.06	1,626.07	2.08	0.00	-NA-	-NA-	-NA-	-19.67	33.17	6.73	16.30	33.17	-NA-	-NA-
Belgium REITs Index	GBP	934.21	2,642.13	3.37	0.00	-NA-	-NA-	-NA-	-0.86	-2.53	-1.37	2.97	-2.53	-NA-	-NA-
Finland Non-REITs Index	GBP	972.37	1,626.56	2.08	0.00	-NA-	-NA-	-NA-	-0.35	23.08	2.84	13.59	23.08	-NA-	-NA-
France REITs Index	GBP	1,163.68	20,374.24	26.02	0.00	-NA-	-NA-	-NA-	4.92	4.35	-1.32	10.81	4.35	-NA-	-NA-
Germany REITs Index	GBP	835.86	277.11	0.35	0.00	-NA-	-NA-	-NA-	6.12	35.02	1.91	10.91	35.02	-NA-	-NA-
Germany Non-REITs Index	GBP	505.59	3,289.27	4.20	0.00	-NA-	-NA-	-NA-	-10.01	21.71	15.11	14.27	21.71	-NA-	-NA-
Greece REITs Index	GBP	507.46	93.30	0.12	0.00	-NA-	-NA-	-NA-	-8.63	-30.86	-1.92	6.08	-30.86	-NA-	-NA-
Greece Non-REITs Index	GBP	202.81	44.01	0.06	0.00	-NA-	-NA-	-NA-	-46.19	-56.96	-15.97	11.23	-56.96	-NA-	-NA-
Italy REITs Index	GBP	617.06	148.95	0.16	0.00	-NA-	-NA-	-NA-	-NA-	-9.87	19.78	15.78	-9.87	-NA-	-NA-
Italy Non-REITs Index	GBP	422.09	519.54	0.66	0.00	-NA-	-NA-	-NA-	-16.28	6.17	-9.13	3.16	6.17	-NA-	-NA-
Netherlands REITs Index	GBP	975.02	7,848.54	10.02	0.00	-NA-	-NA-	-NA-	-0.27	3.27	-1.95	11.94	3.27	-NA-	-NA-
Netherlands Non-REITs Index	GBP	851.61	583.25	0.74	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.51	7.66	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	197.42	567.06	0.72	0.00	-NA-	-NA-	-NA-	-42.83	-21.41	3.40	18.02	-21.41	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,305.80	5,682.37	7.26	0.00	-NA-	-NA-	-NA-	14.29	54.89	8.14	22.02	54.89	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,745.67	5,076.42	6.48	0.00	-NA-	-NA-	-NA-	23.66	42.89	7.47	12.28	42.89	-NA-	-NA-
Spain Non-REITs	GBP	432.50	159.63	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-42.74	12.76	-NA-	-NA-	-NA-
UK REITs	GBP	373.54	23,161.11	29.58	0.00	-NA-	-NA-	-NA-	-16.06	2.98	7.63	7.07	2.98	-NA-	32.46
UK Non-REITs	GBP	278.66	4,576.12	5.84	0.00	-NA-	-NA-	-NA-	-20.56	-8.86	2.47	9.38	-8.86	-NA-	37.53
Israel Non-REITs	GBP	906.52	622.77	12.50	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.57	10.34	-NA-	-NA-	-NA-
Canada REITs Index	GBP	1,238.84	16,650.05	76.34	0.00	-NA-	-NA-	-NA-	7.02	26.45	0.74	3.28	26.45	-NA-	-NA-
Canada Non-REITs Index	GBP	875.62	5,160.13	23.66	0.00	-NA-	-NA-	-NA-	3.42	44.33	11.81	7.00	44.33	-NA-	-NA-
United States REITs Index	GBP	836.72	202,170.31	97.89	0.00	-NA-	-NA-	-NA-	3.52	27.44	7.18	3.68	27.44	-NA-	-NA-
United States Non-REITs Index	GBP	878.18	4,353.49	2.11	0.00	-NA-	-NA-	-NA-	-9.09	20.52	15.03	6.60	20.52	-NA-	-NA-

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Global REITs	JPY	617.44	44,124,055.59	68.43	0.00	-NA-	-NA-	-NA-	-17.84	2.10	2.30	2.33	2.10	-NA-	34.86
Global Non-REITs	JPY	833.82	20,357,582.32	31.57	0.00	-NA-	-NA-	-NA-	-18.16	-1.33	1.98	2.95	-1.33	-NA-	37.20
Global ex Asia REITs	JPY	616.51	34,712,667.22	53.83	0.00	-NA-	-NA-	-NA-	-15.79	2.36	1.95	1.92	2.36	-NA-	37.73
Global ex Asia Non-REITs	JPY	546.15	4,303,017.06	6.67	0.00	-NA-	-NA-	-NA-	-22.74	4.75	4.20	9.06	4.75	-NA-	38.33
Global ex Europe REITs	JPY	646.96	37,197,747.10	57.69	0.00	-NA-	-NA-	-NA-	-17.03	5.79	3.06	1.64	5.79	-NA-	36.06
Global ex Europe Non-REITs	JPY	914.26	17,341,709.59	26.89	0.00	-NA-	-NA-	-NA-	-17.30	-1.92	1.93	1.63	-1.92	-NA-	38.56
Global ex US REITs	JPY	605.35	18,451,962.06	28.62	0.00	-NA-	-NA-	-NA-	-21.83	-4.18	0.88	4.30	-4.18	-NA-	30.44
Global ex US Non-REITs	JPY	837.10	19,804,764.86	30.71	0.00	-NA-	-NA-	-NA-	-17.92	-1.41	1.75	2.92	-1.41	-NA-	37.45
Asia REITs	JPY	624.42	9,411,388.38	36.96	0.00	-NA-	-NA-	-NA-	-24.02	1.30	3.60	3.87	1.30	-NA-	30.79
Asia Non-REITs	JPY	925.92	16,054,565.26	63.04	0.00	-NA-	-NA-	-NA-	-17.14	-2.81	1.39	1.43	-2.81	-NA-	39.16
Australia REITs Index	JPY	473.11	5,473,687.94	21.49	0.00	-NA-	-NA-	-NA-	-30.81	-6.48	0.11	3.48	-6.48	-NA-	-NA-
Hong Kong REITs Index	JPY	1,074.02	676,778.50	2.66	0.00	-NA-	-NA-	-NA-	-0.19	8.22	3.33	-3.28	8.22	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,256.36	9,165,047.47	35.99	0.00	-NA-	-NA-	-NA-	-16.61	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	731.43	2,080,494.47	8.17	0.00	-NA-	-NA-	-NA-	-16.01	24.61	19.22	8.33	24.61	-NA-	-NA-
Japan Non-REITs Index	JPY	577.23	4,620,637.52	18.14	0.00	-NA-	-NA-	-NA-	-15.85	5.85	13.05	8.68	5.85	-NA-	-NA-
New Zealand REITs Index	JPY	765.74	61,622.14	0.24	0.00	-NA-	-NA-	-NA-	-18.07	-10.07	2.09	1.67	-10.07	-NA-	-NA-
Singapore REITs Index	JPY	1,026.72	1,118,805.33	4.39	0.00	-NA-	-NA-	-NA-	-13.31	4.05	-3.37	2.62	4.05	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,168.16	2,206,290.77	8.66	0.00	-NA-	-NA-	-NA-	-17.43	-7.37	-3.09	0.47	-7.37	-NA-	-NA-

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Europe REITS	JPY	1,471.50	6,926,308.49	69.67	0.00	-NA-	-NA-	-NA-	-21.40	-12.73	-1.56	6.08	-12.73	-NA-	34.42
Europe Non-REITS	JPY	1,623.09	3,015,872.73	30.33	0.00	-NA-	-NA-	-NA-	-23.76	1.89	2.17	11.30	1.89	-NA-	39.32
Austria Non-REITs Index	JPY	310.28	206,482.86	2.08	0.00	-NA-	-NA-	-NA-	-33.36	12.49	2.96	13.21	12.49	-NA-	-NA-
Belgium REITs Index	JPY	719.15	335,503.84	3.37	0.00	-NA-	-NA-	-NA-	-17.75	-17.67	-4.86	0.23	-17.67	-NA-	-NA-
Finland Non-REITs Index	JPY	748.53	206,544.16	2.08	0.00	-NA-	-NA-	-NA-	-17.33	3.96	-0.80	10.56	3.96	-NA-	-NA-
France REITs Index	JPY	895.80	2,587,172.66	26.02	0.00	-NA-	-NA-	-NA-	-12.96	-11.86	-4.81	7.86	-11.86	-NA-	-NA-
Germany REITs Index	JPY	643.45	35,187.83	0.35	0.00	-NA-	-NA-	-NA-	-11.96	14.05	-1.69	7.95	14.05	-NA-	-NA-
Germany Non-REITs Index	JPY	389.20	417,679.60	4.20	0.00	-NA-	-NA-	-NA-	-25.34	2.81	11.03	11.23	2.81	-NA-	-NA-
Greece REITs Index	JPY	390.64	11,847.33	0.12	0.00	-NA-	-NA-	-NA-	-24.20	-41.60	-5.39	3.25	-41.60	-NA-	-NA-
Greece Non-REITs Index	JPY	156.13	5,588.36	0.06	0.00	-NA-	-NA-	-NA-	-55.36	-63.64	-18.94	8.27	-63.64	-NA-	-NA-
Italy REITs Index	JPY	475.01	18,913.98	20.70	0.00	-NA-	-NA-	-NA-	-NA-	-23.87	15.54	12.70	-23.87	-NA-	-NA-
Italy Non-REITs Index	JPY	324.92	65,972.60	0.66	0.00	-NA-	-NA-	-NA-	-30.54	-10.32	-12.35	0.41	-10.32	-NA-	-NA-
Netherlands REITs Index	JPY	750.57	996,627.04	10.02	0.00	-NA-	-NA-	-NA-	-17.26	-12.78	-5.42	8.96	-12.78	-NA-	-NA-
Netherlands Non-REITs Index	JPY	655.57	74,063.10	0.74	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.70	4.79	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	151.97	72,006.97	0.72	0.00	-NA-	-NA-	-NA-	-52.57	-33.62	-0.26	14.87	-33.62	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,005.20	721,561.81	7.26	0.00	-NA-	-NA-	-NA-	-5.18	30.83	4.31	18.77	30.83	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,343.81	644,615.94	6.48	0.00	-NA-	-NA-	-NA-	2.59	20.70	3.67	9.29	20.70	-NA-	-NA-
Spain Non-REITs	JPY	332.94	20,269.76	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-44.77	9.76	-NA-	-NA-	-NA-
UK REITs	JPY	236.78	2,941,055.81	29.58	0.00	-NA-	-NA-	-NA-	-30.36	-13.02	3.82	4.21	-13.02	-NA-	39.29
UK Non-REITs	JPY	176.64	581,087.56	5.84	0.00	-NA-	-NA-	-NA-	-34.09	-23.02	-1.15	6.47	-23.02	-NA-	43.49
Israel Non-REITs	JPY	846.30	79,080.60	1587.57	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.66	7.40	-NA-	-NA-	-NA-
Canada REITs Index	JPY	953.66	2,114,265.19	76.34	0.00	-NA-	-NA-	-NA-	-11.21	6.80	-2.83	0.53	6.80	-NA-	-NA-
Canada Non-REITs Index	JPY	674.05	655,246.28	23.66	0.00	-NA-	-NA-	-NA-	-14.20	21.91	7.86	4.15	21.91	-NA-	-NA-
United States REITs Index	JPY	644.11	25,672,093.54	97.89	0.00	-NA-	-NA-	-NA-	-14.12	7.64	3.38	0.92	7.64	-NA-	-NA-
United States Non-REITs Index	JPY	676.02	552,817.46	2.11	0.00	-NA-	-NA-	-NA-	-24.58	1.80	10.96	3.76	1.80	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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

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Global REITs	AUD	497.43	530,739.95	89.56	0.00	-NA-	-NA-	-NA-	-NA-	2.82	-0.46	-1.11	2.82	-NA-	-NA-
Global Non-REITs	AUD	671.75	244,868.29	41.32	0.00	-NA-	-NA-	-NA-	-NA-	-0.64	-0.78	-0.52	-0.64	-NA-	-NA-
Global ex Asia REITs	AUD	496.68	417,536.40	70.45	0.00	-NA-	-NA-	-NA-	-NA-	3.08	-0.80	-1.51	3.08	-NA-	-NA-
Global ex Asia Non-REITs	AUD	439.99	51,758.23	8.73	0.00	-NA-	-NA-	-NA-	-NA-	5.49	1.38	5.39	5.49	-NA-	-NA-
Global ex Europe REITs	AUD	521.21	447,427.83	75.50	0.00	-NA-	-NA-	-NA-	-NA-	6.54	0.27	-1.78	6.54	-NA-	-NA-
Global ex Europe Non-REITs	AUD	736.55	208,592.30	35.20	0.00	-NA-	-NA-	-NA-	-NA-	-1.22	-0.83	-1.79	-1.22	-NA-	-NA-
Global ex US REITs	AUD	487.68	221,946.81	37.45	0.00	-NA-	-NA-	-NA-	-NA-	-3.51	-1.85	0.79	-3.51	-NA-	-NA-
Global ex US Non-REITs	AUD	674.39	238,218.81	40.20	0.00	-NA-	-NA-	-NA-	-NA-	-0.71	-1.01	-0.54	-0.71	-NA-	-NA-
Asia REITs	AUD	503.05	113,203.55	48.37	0.00	-NA-	-NA-	-NA-	-NA-	2.02	0.80	0.37	2.02	-NA-	-NA-
Asia Non-REITs	AUD	745.95	193,110.06	82.51	0.00	-NA-	-NA-	-NA-	-NA-	-2.13	-1.35	-1.98	-2.13	-NA-	-NA-
Australia REITs Index	AUD	425.59	65,839.48	28.13	0.00	-NA-	-NA-	-NA-	-NA-	-5.82	-2.60	0.00	-5.82	-NA-	-NA-
Hong Kong REITs Index	AUD	865.26	8,140.53	3.48	0.00	-NA-	-NA-	-NA-	-NA-	8.99	0.54	-6.54	8.99	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,012.16	110,240.47	47.10	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	685.69	25,024.93	10.69	0.00	-NA-	-NA-	-NA-	-NA-	25.49	16.00	4.69	25.49	-NA-	-NA-
Japan Non-REITs Index	AUD	541.13	55,578.68	23.75	0.00	-NA-	-NA-	-NA-	-NA-	6.60	9.99	5.02	6.60	-NA-	-NA-
New Zealand REITs Index	AUD	616.91	741.21	0.32	0.00	-NA-	-NA-	-NA-	-NA-	-9.43	-0.67	-1.75	-9.43	-NA-	-NA-
Singapore REITs Index	AUD	827.15	13,457.39	5.75	0.00	-NA-	-NA-	-NA-	-NA-	4.78	-5.98	-0.83	4.78	-NA-	-NA-
Singapore Non-REITs Index	AUD	941.10	26,538.06	11.34	0.00	-NA-	-NA-	-NA-	-NA-	-6.71	-5.71	-2.91	-6.71	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Europe REITS	AUD	1,072.91	83,312.12	91.18	0.00	-NA-	-NA-	-NA-	-NA-	-12.11	-4.22	2.52	-12.11	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	36,276.00	39.70	0.00	-NA-	-NA-	-NA-	-NA-	2.61	-0.59	7.56	2.61	-NA-	-NA-
Austria Non-REITs Index	AUD	249.97	2,483.65	2.72	0.00	-NA-	-NA-	-NA-	-NA-	13.28	0.17	9.40	13.28	-NA-	-NA-
Belgium REITs Index	AUD	579.37	4,035.56	4.42	0.00	-NA-	-NA-	-NA-	-NA-	-17.08	-7.43	-3.15	-17.08	-NA-	-NA-
France REITs Index	AUD	721.68	31,119.44	34.06	0.00	-NA-	-NA-	-NA-	-NA-	-11.23	-7.39	4.23	-11.23	-NA-	-NA-
Finland Non-REITs Index	AUD	603.04	2,484.39	2.72	0.00	-NA-	-NA-	-NA-	-NA-	4.70	-3.48	6.84	4.70	-NA-	-NA-
Germany REITs Index	AUD	518.38	423.25	0.46	0.00	-NA-	-NA-	-NA-	-NA-	14.85	-4.35	4.32	14.85	-NA-	-NA-
Germany Non-REITs Index	AUD	313.55	5,024.00	5.50	0.00	-NA-	-NA-	-NA-	-NA-	3.53	8.03	7.48	3.53	-NA-	-NA-
Greece REITs Index	AUD	314.71	142.50	0.16	0.00	-NA-	-NA-	-NA-	-NA-	-41.19	-7.95	-0.23	-41.19	-NA-	-NA-
Greece Non-REITs Index	AUD	125.78	67.22	0.07	0.00	-NA-	-NA-	-NA-	-NA-	-63.39	-21.14	4.62	-63.39	-NA-	-NA-
Italy REITs Index	AUD	382.69	227.50	0.25	0.00	-NA-	-NA-	-NA-	-NA-	-23.33	12.42	8.90	-23.33	-NA-	-NA-
Italy Non-REITs Index	AUD	261.77	793.54	0.87	0.00	-NA-	-NA-	-NA-	-NA-	-9.68	-14.72	-2.97	-9.68	-NA-	-NA-
Netherlands REITs Index	AUD	604.68	11,987.79	13.12	0.00	-NA-	-NA-	-NA-	-NA-	-12.16	-7.98	5.29	-12.16	-NA-	-NA-
Netherlands Non-REITs Index	AUD	528.14	890.86	0.74	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.90	1.26	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	122.43	866.13	0.95	0.00	-NA-	-NA-	-NA-	-NA-	-33.15	-2.96	11.01	-33.15	-NA-	-NA-
Sweden Non-REITs Index	AUD	809.82	8,679.20	9.50	0.00	-NA-	-NA-	-NA-	-NA-	31.76	1.49	14.78	31.76	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,082.61	7,753.67	8.49	0.00	-NA-	-NA-	-NA-	-NA-	21.55	0.86	5.61	21.55	-NA-	-NA-
Spain Non-REITs	AUD	268.22	243.81	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-46.26	6.06	-NA-	-NA-	-NA-
UK REITs	AUD	190.76	35,376.07	38.72	0.00	-NA-	-NA-	-NA-	-NA-	-12.40	1.01	0.71	-12.40	-NA-	-NA-
UK Non-REITs	AUD	142.30	6,989.53	7.65	0.00	-NA-	-NA-	-NA-	-NA-	-22.48	-3.83	2.88	-22.48	-NA-	-NA-
Israel Non-REITs	AUD	635.19	951.21	19.10	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.77	3.78	-NA-	-NA-	-NA-
Canada REITs Index	AUD	768.30	25,431.14	99.91	0.00	-NA-	-NA-	-NA-	-NA-	7.56	-5.46	-2.85	7.56	-NA-	-NA-
Canada Non-REITs Index	AUD	543.03	7,881.54	30.96	0.00	-NA-	-NA-	-NA-	-NA-	22.77	4.94	0.64	22.77	-NA-	-NA-
United States REITs Index	AUD	518.91	308,793.14	128.12	0.00	-NA-	-NA-	-NA-	-NA-	8.40	0.59	-2.48	8.40	-NA-	-NA-
United States Non-REITs Index	AUD	544.62	6,649.49	2.76	0.00	-NA-	-NA-	-NA-	-NA-	2.52	7.96	0.26	2.52	-NA-	-NA-

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Section 7

FTSE EPRA/NAREIT Global Developed Investment Focus Index Series

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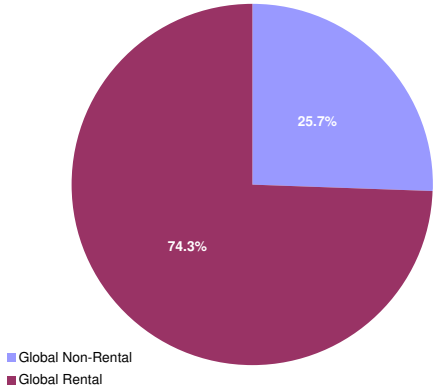
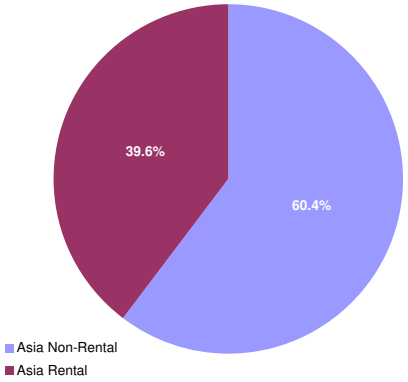
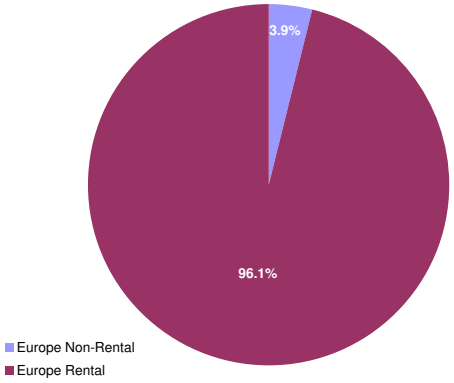
Graph 27: Global Developed Investment Focus Market Cap Breakdown



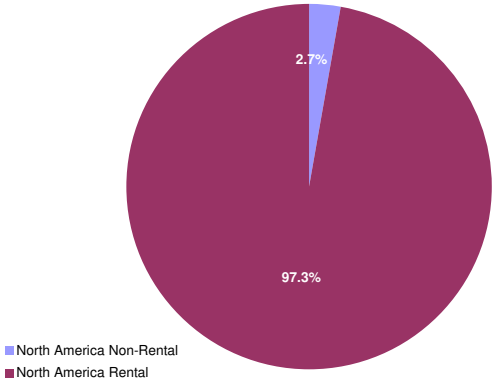
Graph 28: Asia Developed Investment Focus Market Cap Breakdown



Graph 29: Europe Developed Investment Focus Market Cap Breakdown



Graph 30: North America Developed Investment Focus Market Cap Breakdown



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Global Non-Rental	EUR	1,050.59	152,212.06	25.68	2.16	-NA-	-NA-	0.99	-6.70	17.74	5.92	1.88	17.74	-NA-	-NA-
Global Rental	EUR	1,002.54	440,417.96	74.32	4.17	-NA-	-NA-	0.05	0.36	33.20	8.78	3.60	33.20	-NA-	-NA-
Asia Non-Rental	EUR	1,149.26	141,376.95	60.40	2.11	-NA-	-NA-	2.82	-5.23	17.99	5.31	1.44	17.99	-NA-	-NA-
Asia Rental	EUR	1,045.38	92,672.45	39.60	5.41	-NA-	-NA-	0.89	-3.22	38.58	12.32	5.38	38.58	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,191.42	131,049.47	55.99	1.79	-NA-	-NA-	3.56	-3.92	18.40	5.46	1.26	18.40	-NA-	-NA-
Asia ex Australia Rental	EUR	1,508.35	52,117.79	22.27	4.13	-NA-	-NA-	8.57	8.83	51.88	16.48	5.26	51.88	-NA-	-NA-
Australia Non-Rental	EUR	646.15	10,327.48	4.41	6.16	-NA-	-NA-	-8.36	-22.86	13.33	3.55	3.93	13.33	-NA-	-NA-
Australia Rental	EUR	713.77	40,554.66	17.33	7.05	-NA-	-NA-	-6.52	-14.47	24.97	7.39	5.54	24.97	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,707.64	72,388.47	30.93	2.14	-NA-	-NA-	11.30	-4.48	13.11	0.14	-2.47	13.11	-NA-	-NA-
Hong Kong Rental	EUR	2,050.89	18,064.59	7.72	2.91	-NA-	-NA-	15.45	21.67	55.53	17.44	2.63	55.53	-NA-	-NA-
Japan Non-Rental	EUR	807.09	40,652.29	17.37	1.15	-NA-	-NA-	-4.20	-2.72	30.79	18.81	8.60	30.79	-NA-	-NA-
Japan Rental	EUR	1,193.29	20,935.66	8.94	5.02	-NA-	-NA-	3.60	1.89	61.18	25.34	9.89	61.18	-NA-	-NA-
Europe Non-Rental	EUR	536.19	3,601.70	3.94	1.99	-NA-	-NA-	-11.72	-21.66	5.08	1.90	9.16	5.08	-NA-	-NA-
Europe Rental	EUR	845.28	87,773.69	96.06	4.25	-NA-	-NA-	-3.31	-5.60	17.35	4.96	7.99	17.35	-NA-	-NA-
UK Non-Rental	EUR	309.81	1,500.86	1.64	1.31	-NA-	-NA-	-20.89	-31.02	-18.18	-3.40	11.39	-18.18	-NA-	-NA-
UK Rental	EUR	503.13	30,870.03	33.78	3.91	-NA-	-NA-	-12.84	-16.99	10.44	9.44	4.81	10.44	-NA-	-NA-
North America Non-Rental	EUR	340.83	7,233.41	2.71	3.13	-NA-	-NA-	-19.37	-30.46	18.38	23.79	7.45	18.38	-NA-	-NA-
North America Rental	EUR	1,064.86	259,245.02	97.29	3.72	-NA-	-NA-	1.26	4.71	38.15	8.84	1.52	38.15	-NA-	-NA-
United States Non-Rental	EUR	340.83	7,233.41	2.71	3.13	-NA-	-NA-	-19.37	-30.46	18.38	23.79	7.45	18.38	-NA-	-NA-
United States Rental	EUR	1,036.67	233,791.32	87.73	3.53	-NA-	-NA-	0.72	4.37	37.60	9.19	1.47	37.60	-NA-	-NA-

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Global Non-Rental	USD	1,194.88	204,199.11	25.68	2.16	-NA-	-NA-	3.63	-9.34	10.08	4.08	4.99	10.08	-NA-	-NA-
Global Rental	USD	1,140.21	590,839.89	74.32	4.17	-NA-	-NA-	2.66	-2.48	24.54	6.89	6.77	24.54	-NA-	-NA-
Global ex Australia Non-Rental in AUS$ Hedged	USD	964.69	190,344.34	32.12	0.00	-NA-	-NA-	-NA-	-NA-	6.36	4.12	3.67	6.36	-NA-	-NA-
Global ex Australia Rental in AUS$ Hedged	USD	1,033.99	536,434.04	90.52	0.00	-NA-	-NA-	-NA-	-NA-	26.00	7.04	5.10	26.00	-NA-	-NA-
Global ex Australia Non-Rental in AUS$ Unhedged	USD	832.73	190,344.34	32.12	0.00	-NA-	-NA-	-NA-	-17.43	-3.12	-1.51	-1.91	-3.12	-NA-	-NA-
Global ex Australia Rental in AUS$ Unhedged	USD	815.14	536,434.04	90.52	0.00	-NA-	-NA-	-NA-	-10.39	10.05	1.10	-0.30	10.05	-NA-	-NA-
Asia Non-Rental	USD	1,307.14	189,663.34	60.40	2.11	-NA-	-NA-	5.50	-7.91	10.32	3.48	4.55	10.32	-NA-	-NA-
Asia Rental	USD	1,188.96	124,324.13	39.60	5.41	-NA-	-NA-	3.52	-5.95	29.56	10.37	8.60	29.56	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,355.01	175,808.57	55.99	1.79	-NA-	-NA-	6.26	-6.64	10.70	3.63	4.35	10.70	-NA-	-NA-
Asia ex Australia Rental	USD	1,715.50	69,918.28	22.27	4.13	-NA-	-NA-	11.40	5.75	42.01	14.46	8.48	42.01	-NA-	-NA-
Australia Non-Rental	USD	735.51	13,854.77	4.41	6.16	-NA-	-NA-	-5.96	-25.02	5.98	1.75	7.10	5.98	-NA-	-NA-
Australia Rental	USD	811.79	54,405.85	17.33	7.05	-NA-	-NA-	-4.08	-16.89	16.82	5.53	8.76	16.82	-NA-	-NA-
Hong Kong Non-Rental	USD	1,941.99	97,112.28	30.93	2.14	-NA-	-NA-	14.20	-7.18	5.75	-1.61	0.52	5.75	-NA-	-NA-
Hong Kong Rental	USD	2,332.52	24,234.44	7.72	2.91	-NA-	-NA-	18.46	18.23	45.42	15.41	5.77	45.42	-NA-	-NA-
Japan Non-Rental	USD	918.04	54,536.82	17.37	1.15	-NA-	-NA-	-1.70	-5.46	22.30	16.74	11.92	22.30	-NA-	-NA-
Japan Rental	USD	1,357.29	28,086.10	8.94	5.02	-NA-	-NA-	6.30	-0.99	50.72	23.16	13.25	50.72	-NA-	-NA-
Europe Non-Rental	USD	609.96	4,831.84	3.94	1.99	-NA-	-NA-	-9.41	-23.87	-1.74	0.13	12.50	-1.74	-NA-	-NA-
Europe Rental	USD	961.15	117,752.23	96.06	4.25	-NA-	-NA-	-0.79	-8.28	9.71	3.14	11.29	9.71	-NA-	-NA-
UK Non-Rental	USD	352.28	2,013.47	1.64	1.31	-NA-	-NA-	-18.83	-32.98	-23.50	-5.08	14.79	-23.50	-NA-	-NA-
UK Rental	USD	572.33	41,413.49	33.78	3.91	-NA-	-NA-	-10.56	-19.33	3.27	7.54	8.01	3.27	-NA-	-NA-
North America Non-Rental	USD	387.32	9,703.93	2.71	3.13	-NA-	-NA-	-17.28	-32.44	10.67	21.63	10.73	10.67	-NA-	-NA-
North America Rental	USD	1,211.16	347,788.49	97.29	3.72	-NA-	-NA-	3.91	1.76	29.18	6.95	4.63	29.18	-NA-	-NA-
United States Non-Rental	USD	387.32	9,703.93	2.71	3.13	-NA-	-NA-	-17.28	-32.44	10.67	21.63	10.73	10.67	-NA-	-NA-
United States Rental	USD	1,179.10	313,641.25	87.73	3.53	-NA-	-NA-	3.35	1.42	28.66	7.30	4.57	28.66	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Global Non-Rental	GBP	1,229.94	130,424.01	25.68	2.16	-NA-	-NA-	4.23	-1.78	13.54	4.76	4.44	13.54	-NA-	-NA-
Global Rental	GBP	1,173.67	377,375.34	74.32	4.17	-NA-	-NA-	3.25	5.64	28.46	7.58	6.20	28.46	-NA-	-NA-
Asia Non-Rental	GBP	1,345.51	121,139.87	60.40	2.11	-NA-	-NA-	6.12	-0.23	13.78	4.15	3.99	13.78	-NA-	-NA-
Asia Rental	GBP	1,223.86	79,407.06	39.60	5.41	-NA-	-NA-	4.12	1.88	33.63	11.08	8.03	33.63	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,394.77	112,290.69	55.99	1.79	-NA-	-NA-	6.88	1.14	14.18	4.30	3.80	14.18	-NA-	-NA-
Asia ex Australia Rental	GBP	1,765.84	44,657.51	22.27	4.13	-NA-	-NA-	12.04	14.56	46.47	15.20	7.90	46.47	-NA-	-NA-
Australia Non-Rental	GBP	757.09	8,849.18	4.41	6.16	-NA-	-NA-	-5.41	-18.77	9.31	2.41	6.53	9.31	-NA-	-NA-
Australia Rental	GBP	835.61	34,749.56	17.33	7.05	-NA-	-NA-	-3.53	-9.96	20.49	6.21	8.18	20.49	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,998.98	62,026.59	30.93	2.14	-NA-	-NA-	14.86	0.55	9.07	-0.97	-0.02	9.07	-NA-	-NA-
Hong Kong Rental	GBP	2,400.97	15,478.78	7.72	2.91	-NA-	-NA-	19.15	28.09	49.99	16.15	5.21	49.99	-NA-	-NA-
Japan Non-Rental	GBP	944.98	34,833.21	17.37	1.15	-NA-	-NA-	-1.13	2.42	26.15	17.50	11.33	26.15	-NA-	-NA-
Japan Rental	GBP	1,397.12	17,938.88	8.94	5.02	-NA-	-NA-	6.92	7.26	55.45	23.95	12.64	55.45	-NA-	-NA-
Europe Non-Rental	GBP	627.86	3,086.14	3.94	1.99	-NA-	-NA-	-8.89	-17.53	1.34	0.78	11.90	1.34	-NA-	-NA-
Europe Rental	GBP	989.35	75,209.53	96.06	4.25	-NA-	-NA-	-0.21	-0.64	13.16	3.81	10.70	13.16	-NA-	-NA-
UK Non-Rental	GBP	362.62	1,286.02	1.64	1.31	-NA-	-NA-	-18.36	-27.39	-21.09	-4.47	14.18	-21.09	-NA-	-NA-
UK Rental	GBP	589.12	26,451.21	33.78	3.91	-NA-	-NA-	-10.04	-12.61	6.52	8.24	7.44	6.52	-NA-	-NA-
North America Non-Rental	GBP	398.69	6,198.00	2.71	3.13	-NA-	-NA-	-16.80	-26.81	14.15	22.42	10.14	14.15	-NA-	-NA-
North America Rental	GBP	1,246.71	222,135.98	97.29	3.72	-NA-	-NA-	4.51	10.24	33.24	7.64	4.07	33.24	-NA-	-NA-
United States Non-Rental	GBP	398.69	6,198.00	2.71	3.13	-NA-	-NA-	-16.80	-26.81	14.15	22.42	10.14	14.15	-NA-	-NA-
United States Rental	GBP	1,213.71	200,325.80	87.73	3.53	-NA-	-NA-	3.95	9.87	32.70	8.00	4.01	32.70	-NA-	-NA-

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Global Non-Rental	JPY	946.81	16,561,568.89	25.68	2.16	-NA-	-NA-	-1.09	-18.51	-4.10	1.05	1.65	-4.10	-NA-	-NA-
Global Rental	JPY	903.49	47,920,069.03	74.32	4.17	-NA-	-NA-	-2.01	-12.35	8.50	3.78	3.37	8.50	-NA-	-NA-
Asia Non-Rental	JPY	1,035.77	15,382,645.15	60.40	2.11	-NA-	-NA-	0.71	-17.23	-3.89	0.47	1.22	-3.89	-NA-	-NA-
Asia Rental	JPY	942.12	10,083,308.48	39.60	5.41	-NA-	-NA-	-1.19	-15.48	12.87	7.15	5.15	12.87	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,073.69	14,258,954.01	55.99	1.79	-NA-	-NA-	1.43	-16.09	-3.56	0.61	1.03	-3.56	-NA-	-NA-
Asia ex Australia Rental	JPY	1,359.34	5,670,722.19	22.27	4.13	-NA-	-NA-	6.33	-4.95	23.72	11.13	5.03	23.72	-NA-	-NA-
Australia Non-Rental	JPY	582.81	1,123,691.14	4.41	6.16	-NA-	-NA-	-10.24	-32.61	-7.67	-1.21	3.69	-7.67	-NA-	-NA-
Australia Rental	JPY	643.25	4,412,586.29	17.33	7.05	-NA-	-NA-	-8.45	-25.30	1.77	2.45	5.30	1.77	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,538.81	7,876,291.71	30.93	2.14	-NA-	-NA-	9.00	-16.58	-7.87	-4.47	-2.68	-7.87	-NA-	-NA-
Hong Kong Rental	JPY	1,848.26	1,965,534.26	7.72	2.91	-NA-	-NA-	13.07	6.26	26.69	12.04	2.41	26.69	-NA-	-NA-
Japan Non-Rental	JPY	727.44	4,423,208.54	17.37	1.15	-NA-	-NA-	-6.17	-15.03	6.55	13.34	8.36	6.55	-NA-	-NA-
Japan Rental	JPY	1,075.50	2,277,923.45	8.94	5.02	-NA-	-NA-	1.47	-11.01	31.30	19.57	9.64	31.30	-NA-	-NA-
Europe Non-Rental	JPY	483.33	391,886.40	3.94	1.99	-NA-	-NA-	-13.53	-31.58	-14.40	-2.79	8.92	-14.40	-NA-	-NA-
Europe Rental	JPY	761.60	9,550,294.82	96.06	4.25	-NA-	-NA-	-5.30	-17.56	-4.42	0.14	7.75	-4.42	-NA-	-NA-
UK Non-Rental	JPY	279.15	163,302.25	1.64	1.31	-NA-	-NA-	-22.52	-39.76	-33.35	-7.84	11.14	-33.35	-NA-	-NA-
UK Rental	JPY	453.50	3,358,841.12	33.78	3.91	-NA-	-NA-	-14.63	-27.50	-10.03	4.41	4.58	-10.03	-NA-	-NA-
North America Non-Rental	JPY	306.91	787,037.34	2.71	3.13	-NA-	-NA-	-21.04	-39.28	-3.58	18.09	7.21	-3.58	-NA-	-NA-
North America Rental	JPY	959.71	28,207,385.12	97.29	3.72	-NA-	-NA-	-0.82	-8.55	12.54	3.83	1.30	12.54	-NA-	-NA-
United States Non-Rental	JPY	306.91	787,037.34	2.71	3.13	-NA-	-NA-	-21.04	-39.28	-3.58	18.09	7.21	-3.58	-NA-	-NA-
United States Rental	JPY	934.31	25,437,873.66	87.73	3.53	-NA-	-NA-	-1.35	-8.85	12.09	4.17	1.24	12.09	-NA-	-NA-

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Global Non-Rental	AUD	762.78	199,208.48	33.61	2.16	-NA-	-NA-	-NA-	-NA-	-3.42	-1.68	-1.77	-3.42	-NA-	-NA-
Global Rental	AUD	727.87	576,399.76	97.26	4.17	-NA-	-NA-	-NA-	-NA-	9.27	0.97	-0.11	9.27	-NA-	-NA-
Asia Non-Rental	AUD	834.44	185,027.97	79.06	2.11	-NA-	-NA-	-NA-	-NA-	-3.21	-2.25	-2.19	-3.21	-NA-	-NA-
Asia Rental	AUD	759.00	121,285.65	51.82	5.41	-NA-	-NA-	-NA-	-NA-	13.67	4.25	1.61	13.67	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	865.00	171,511.81	73.28	1.79	-NA-	-NA-	-NA-	-NA-	-2.87	-2.11	-2.37	-2.87	-NA-	-NA-
Asia ex Australia Rental	AUD	1,095.13	68,209.48	29.14	4.13	-NA-	-NA-	-NA-	-NA-	24.60	8.12	1.50	24.60	-NA-	-NA-
Australia Non-Rental	AUD	469.53	13,516.16	5.77	6.16	-NA-	-NA-	-NA-	-NA-	-7.02	-3.88	0.20	-7.02	-NA-	-NA-
Australia Rental	AUD	518.22	53,076.17	22.68	7.05	-NA-	-NA-	-NA-	-NA-	2.49	-0.32	1.76	2.49	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,239.71	94,738.86	40.48	2.14	-NA-	-NA-	-NA-	-NA-	-7.22	-7.06	-5.96	-7.22	-NA-	-NA-
Hong Kong Rental	AUD	1,489.01	23,642.15	10.10	2.91	-NA-	-NA-	-NA-	-NA-	27.59	9.01	-1.04	27.59	-NA-	-NA-
Japan Non-Rental	AUD	586.05	53,203.94	22.73	1.15	-NA-	-NA-	-NA-	-NA-	7.31	10.28	4.72	7.31	-NA-	-NA-
Japan Rental	AUD	866.46	27,399.68	11.71	5.02	-NA-	-NA-	-NA-	-NA-	32.24	16.33	5.96	32.24	-NA-	-NA-
Europe Non-Rental	AUD	389.38	4,713.75	5.16	1.99	-NA-	-NA-	-NA-	-NA-	-13.79	-5.42	5.25	-13.79	-NA-	-NA-
Europe Rental	AUD	613.57	114,874.37	125.72	4.25	-NA-	-NA-	-NA-	-NA-	-3.74	-2.57	4.13	-3.74	-NA-	-NA-
UK Non-Rental	AUD	224.89	1,964.26	2.15	1.31	-NA-	-NA-	-NA-	-NA-	-32.88	-10.34	7.40	-32.88	-NA-	-NA-
UK Rental	AUD	365.36	40,401.34	44.21	3.91	-NA-	-NA-	-NA-	-NA-	-9.39	1.58	1.06	-9.39	-NA-	-NA-
North America Non-Rental	AUD	247.26	9,466.77	3.55	3.13	-NA-	-NA-	-NA-	-NA-	-2.90	14.89	3.60	-2.90	-NA-	-NA-
North America Rental	AUD	773.17	339,288.54	127.32	3.72	-NA-	-NA-	-NA-	-NA-	13.34	1.03	-2.11	13.34	-NA-	-NA-
United States Non-Rental	AUD	247.26	9,466.77	3.55	3.13	-NA-	-NA-	-NA-	-NA-	-2.90	14.89	3.60	-2.90	-NA-	-NA-
United States Rental	AUD	752.71	305,975.86	114.82	3.53	-NA-	-NA-	-NA-	-NA-	12.88	1.36	-2.16	12.88	-NA-	-NA-

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Global Non-Rental	EUR	936.30	152,212.06	25.68	0.00	-NA-	-NA-	-1.31	-9.07	15.10	5.24	1.68	15.10	-NA-	-NA-
Global Rental	EUR	792.18	440,417.96	74.32	0.00	-NA-	-NA-	-4.55	-4.78	27.45	7.80	3.14	27.45	-NA-	-NA-
Asia Non-Rental	EUR	1,035.49	141,376.95	60.40	0.00	-NA-	-NA-	0.70	-7.47	15.44	4.63	1.24	15.44	-NA-	-NA-
Asia Rental	EUR	786.88	92,672.45	39.60	0.00	-NA-	-NA-	-4.68	-9.10	31.04	11.10	4.60	31.04	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,095.05	131,049.47	55.99	0.00	-NA-	-NA-	1.83	-5.86	16.18	4.95	1.25	16.18	-NA-	31.24
Asia ex Australia Rental	EUR	1,206.63	52,117.79	22.27	0.00	-NA-	-NA-	3.83	3.20	44.69	15.34	4.75	44.69	-NA-	19.20
Australia Non-Rental	EUR	465.77	10,327.48	4.41	0.00	-NA-	-NA-	-14.17	-28.26	6.91	0.82	1.19	6.91	-NA-	-NA-
Australia Rental	EUR	509.92	40,554.66	17.33	0.00	-NA-	-NA-	-12.60	-20.51	17.22	6.09	4.40	17.22	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,512.74	72,388.47	30.93	0.00	-NA-	-NA-	8.63	-7.00	10.56	-0.69	-2.47	10.56	-NA-	-NA-
Hong Kong Rental	EUR	1,690.93	18,064.59	7.72	0.00	-NA-	-NA-	11.08	16.39	49.76	16.67	1.96	49.76	-NA-	-NA-
Japan Non-Rental	EUR	771.38	40,652.29	17.37	0.00	-NA-	-NA-	-5.06	-3.88	29.21	18.77	8.57	29.21	-NA-	-NA-
Japan Rental	EUR	959.86	20,935.66	8.94	0.00	-NA-	-NA-	-0.82	-3.42	52.63	23.79	9.28	52.63	-NA-	-NA-
Europe Non-Rental	EUR	493.99	3,601.70	3.94	0.00	-NA-	-NA-	-13.16	-23.17	2.82	1.63	8.94	2.82	-NA-	-NA-
Europe Rental	EUR	688.36	87,773.69	96.06	0.00	-NA-	-NA-	-7.20	-10.17	12.06	4.47	7.81	12.06	-NA-	-NA-
UK Non-Rental	EUR	284.35	1,500.86	1.64	0.00	-NA-	-NA-	-22.24	-32.40	-19.12	-3.88	10.84	-19.12	-NA-	-NA-
UK Rental	EUR	419.32	30,870.03	33.78	0.00	-NA-	-NA-	-15.96	-20.60	6.01	8.61	4.52	6.01	-NA-	-NA-
North America Non-Rental	EUR	260.54	7,233.41	2.71	0.00	-NA-	-NA-	-23.59	-34.98	13.15	22.76	7.39	13.15	-NA-	-NA-
North America Rental	EUR	844.76	259,245.02	97.29	0.00	-NA-	-NA-	-3.32	-0.39	32.78	7.76	1.08	32.78	-NA-	-NA-
United States Non-Rental	EUR	260.54	7,233.41	2.71	0.00	-NA-	-NA-	-23.59	-34.98	13.15	22.76	7.39	13.15	-NA-	-NA-
United States Rental	EUR	829.03	233,791.32	87.73	0.00	-NA-	-NA-	-3.68	-0.51	32.52	8.16	1.02	32.52	-NA-	-NA-

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Global Non-Rental	USD	1,064.89	204,199.11	25.68	0.00	-NA-	-NA-	1.27	-11.64	7.62	3.41	4.79	7.62	-NA-	-NA-
Global Rental	USD	900.98	590,839.89	74.32	0.00	-NA-	-NA-	-2.06	-7.47	19.18	5.93	6.29	19.18	-NA-	-NA-
Asia Non-Rental	USD	1,177.70	189,663.34	60.40	0.00	-NA-	-NA-	3.33	-10.09	7.94	2.82	4.34	7.94	-NA-	-NA-
Asia Rental	USD	894.95	124,324.13	39.60	0.00	-NA-	-NA-	-2.20	-11.67	22.53	9.18	7.79	22.53	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,245.44	175,808.57	55.99	0.00	-NA-	-NA-	4.49	-8.52	8.63	3.13	4.34	8.63	-NA-	36.91
Asia ex Australia Rental	USD	1,372.34	69,918.28	22.27	0.00	-NA-	-NA-	6.54	0.28	35.29	13.34	7.95	35.29	-NA-	23.81
Australia Non-Rental	USD	529.74	13,854.77	4.41	0.00	-NA-	-NA-	-11.93	-30.29	-0.03	-0.93	4.28	-0.03	-NA-	-NA-
Australia Rental	USD	579.94	54,405.85	17.33	0.00	-NA-	-NA-	-10.32	-22.75	9.61	4.25	7.60	9.61	-NA-	-NA-
Hong Kong Non-Rental	USD	1,720.48	97,112.28	30.93	0.00	-NA-	-NA-	11.46	-9.63	3.37	-2.41	0.52	3.37	-NA-	-NA-
Hong Kong Rental	USD	1,923.15	24,234.44	7.72	0.00	-NA-	-NA-	13.97	13.10	40.03	14.65	5.08	40.03	-NA-	-NA-
Japan Non-Rental	USD	877.32	54,536.82	17.37	0.00	-NA-	-NA-	-2.58	-6.59	20.81	16.71	11.89	20.81	-NA-	-NA-
Japan Rental	USD	1,091.68	28,086.10	8.94	0.00	-NA-	-NA-	1.77	-6.15	42.72	21.65	12.63	42.72	-NA-	-NA-
Europe Non-Rental	USD	561.83	4,831.84	3.94	0.00	-NA-	-NA-	-10.89	-25.34	-3.86	-0.13	12.27	-3.86	-NA-	-NA-
Europe Rental	USD	782.90	117,752.23	96.06	0.00	-NA-	-NA-	-4.78	-12.71	4.78	2.66	11.10	4.78	-NA-	-NA-
UK Non-Rental	USD	323.40	2,013.47	1.64	0.00	-NA-	-NA-	-20.21	-34.31	-24.37	-5.54	14.23	-24.37	-NA-	-NA-
UK Rental	USD	476.90	41,413.49	33.78	0.00	-NA-	-NA-	-13.76	-22.85	-0.88	6.73	7.72	-0.88	-NA-	-NA-
North America Non-Rental	USD	296.32	9,703.93	2.71	0.00	-NA-	-NA-	-21.59	-36.82	5.79	20.63	10.67	5.79	-NA-	-NA-
North America Rental	USD	960.77	347,788.49	97.29	0.00	-NA-	-NA-	-0.80	-3.21	24.16	5.89	4.17	24.16	-NA-	-NA-
United States Non-Rental	USD	296.32	9,703.93	2.71	0.00	-NA-	-NA-	-21.59	-36.82	5.79	20.63	10.67	5.79	-NA-	-NA-
United States Rental	USD	942.89	313,641.25	87.73	0.00	-NA-	-NA-	-1.17	-3.33	23.91	6.28	4.11	23.91	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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

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Global Non-Rental	GBP	1,096.14	130,424.01	25.68	0.00	-NA-	-NA-	1.85	-4.28	11.00	4.08	4.24	11.00	-NA-	-NA-
Global Rental	GBP	927.42	377,375.34	74.32	0.00	-NA-	-NA-	-1.50	0.24	22.92	6.61	5.73	22.92	-NA-	-NA-
Asia Non-Rental	GBP	1,212.27	121,139.87	60.40	0.00	-NA-	-NA-	3.92	-2.60	11.33	3.48	3.78	11.33	-NA-	-NA-
Asia Rental	GBP	921.21	79,407.06	39.60	0.00	-NA-	-NA-	-1.63	-4.31	26.38	9.88	7.22	26.38	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,281.99	112,290.69	55.99	0.00	-NA-	-NA-	5.09	-0.90	12.05	3.79	3.79	12.05	-NA-	31.98
Asia ex Australia Rental	GBP	1,412.62	44,657.51	22.27	0.00	-NA-	-NA-	7.15	8.64	39.54	14.08	7.38	39.54	-NA-	19.98
Australia Non-Rental	GBP	545.29	8,849.18	4.41	0.00	-NA-	-NA-	-11.42	-24.48	3.11	-0.28	3.73	3.11	-NA-	-NA-
Australia Rental	GBP	596.96	34,749.56	17.33	0.00	-NA-	-NA-	-9.80	-16.32	13.05	4.92	7.02	13.05	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,770.98	62,026.59	30.93	0.00	-NA-	-NA-	12.11	-2.10	6.62	-1.78	-0.02	6.62	-NA-	-NA-
Hong Kong Rental	GBP	1,979.59	15,478.78	7.72	0.00	-NA-	-NA-	14.63	22.53	44.43	15.39	4.52	44.43	-NA-	-NA-
Japan Non-Rental	GBP	903.06	34,833.21	17.37	0.00	-NA-	-NA-	-2.02	1.19	24.61	17.47	11.30	24.61	-NA-	-NA-
Japan Rental	GBP	1,123.71	17,938.88	8.94	0.00	-NA-	-NA-	2.36	1.67	47.20	22.44	12.03	47.20	-NA-	-NA-
Europe Non-Rental	GBP	578.32	3,086.14	3.94	0.00	-NA-	-NA-	-10.37	-19.12	-0.83	0.51	11.67	-0.83	-NA-	-NA-
Europe Rental	GBP	805.87	75,209.53	96.06	0.00	-NA-	-NA-	-4.22	-5.44	8.07	3.32	10.51	8.07	-NA-	-NA-
UK Non-Rental	GBP	332.89	1,286.02	1.64	0.00	-NA-	-NA-	-19.75	-28.83	-22.00	-4.93	13.63	-22.00	-NA-	-NA-
UK Rental	GBP	490.90	26,451.21	33.78	0.00	-NA-	-NA-	-13.26	-16.42	2.24	7.42	7.15	2.24	-NA-	-NA-
North America Non-Rental	GBP	305.02	6,198.00	2.71	0.00	-NA-	-NA-	-21.14	-31.55	9.12	21.42	10.08	9.12	-NA-	-NA-
North America Rental	GBP	988.97	222,135.98	97.29	0.00	-NA-	-NA-	-0.22	4.86	28.06	6.58	3.61	28.06	-NA-	-NA-
United States Non-Rental	GBP	305.02	6,198.00	2.71	0.00	-NA-	-NA-	-21.14	-31.55	9.12	21.42	10.08	9.12	-NA-	-NA-
United States Rental	GBP	970.56	200,325.80	87.73	0.00	-NA-	-NA-	-0.60	4.73	27.81	6.97	3.56	27.81	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	JPY	843.81	16,561,568.89	25.68	0.00	-NA-	-NA-	-3.34	-20.59	-6.24	0.40	1.46	-6.24	-NA-	-NA-
Global Rental	JPY	713.93	47,920,069.03	74.32	0.00	-NA-	-NA-	-6.52	-16.84	3.83	2.84	2.91	3.83	-NA-	-NA-
Asia Non-Rental	JPY	933.20	15,382,645.15	60.40	0.00	-NA-	-NA-	-1.37	-19.19	-5.96	-0.18	1.02	-5.96	-NA-	-NA-
Asia Rental	JPY	709.15	10,083,308.48	39.60	0.00	-NA-	-NA-	-6.64	-20.61	6.75	5.99	4.37	6.75	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	986.88	14,258,954.01	55.99	0.00	-NA-	-NA-	-0.26	-17.78	-5.36	0.12	1.02	-5.36	-NA-	39.48
Asia ex Australia Rental	JPY	1,087.43	5,670,722.19	22.27	0.00	-NA-	-NA-	1.69	-9.87	17.86	10.04	4.52	17.86	-NA-	25.63
Australia Non-Rental	JPY	419.76	1,123,691.14	4.41	0.00	-NA-	-NA-	-15.94	-37.35	-12.91	-3.81	0.96	-12.91	-NA-	-NA-
Australia Rental	JPY	459.54	4,412,586.29	17.33	0.00	-NA-	-NA-	-14.40	-30.57	-4.51	1.21	4.17	-4.51	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,363.29	7,876,291.71	30.93	0.00	-NA-	-NA-	6.39	-18.78	-9.94	-5.26	-2.68	-9.94	-NA-	-NA-
Hong Kong Rental	JPY	1,523.88	1,965,534.26	7.72	0.00	-NA-	-NA-	8.79	1.65	22.00	11.31	1.74	22.00	-NA-	-NA-
Japan Non-Rental	JPY	695.18	4,423,208.54	17.37	0.00	-NA-	-NA-	-7.01	-16.05	5.25	13.31	8.33	5.25	-NA-	-NA-
Japan Rental	JPY	865.03	2,277,923.45	8.94	0.00	-NA-	-NA-	-2.86	-15.65	24.34	18.10	9.04	24.34	-NA-	-NA-
Europe Non-Rental	JPY	445.19	391,886.40	3.94	0.00	-NA-	-NA-	-14.94	-32.90	-16.24	-3.04	8.70	-16.24	-NA-	-NA-
Europe Rental	JPY	620.36	9,550,294.82	96.06	0.00	-NA-	-NA-	-9.11	-21.55	-8.72	-0.34	7.57	-8.72	-NA-	-NA-
UK Non-Rental	JPY	256.26	163,302.25	1.64	0.00	-NA-	-NA-	-23.84	-40.96	-34.11	-8.30	10.60	-34.11	-NA-	-NA-
UK Rental	JPY	377.89	3,358,841.12	33.78	0.00	-NA-	-NA-	-17.69	-30.66	-13.64	3.61	4.29	-13.64	-NA-	-NA-
North America Non-Rental	JPY	234.80	787,037.34	2.71	0.00	-NA-	-NA-	-25.16	-43.21	-7.83	17.11	7.15	-7.83	-NA-	-NA-
North America Rental	JPY	761.31	28,207,385.12	97.29	0.00	-NA-	-NA-	-5.31	-13.01	8.17	2.81	0.85	8.17	-NA-	-NA-
United States Non-Rental	JPY	234.80	787,037.34	2.71	0.00	-NA-	-NA-	-25.16	-43.21	-7.83	17.11	7.15	-7.83	-NA-	-NA-
United States Rental	JPY	747.13	25,437,873.66	87.73	0.00	-NA-	-NA-	-5.66	-13.11	7.95	3.19	0.80	7.95	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Global Non-Rental	AUD	679.80	199,208.48	33.61	0.00	-NA-	-NA-	-NA-	-NA-	-5.58	-2.31	-1.96	-5.58	-NA-	-NA-
Global Rental	AUD	575.16	576,399.76	97.26	0.00	-NA-	-NA-	-NA-	-NA-	4.56	0.06	-0.55	4.56	-NA-	-NA-
Asia Non-Rental	AUD	751.81	185,027.97	79.06	0.00	-NA-	-NA-	-NA-	-NA-	-5.30	-2.88	-2.38	-5.30	-NA-	-NA-
Asia Rental	AUD	571.31	121,285.65	51.82	0.00	-NA-	-NA-	-NA-	-NA-	7.50	3.13	0.85	7.50	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	795.06	171,511.81	73.28	0.00	-NA-	-NA-	-NA-	-NA-	-4.69	-2.59	-2.38	-4.69	-NA-	-NA-
Asia ex Australia Rental	AUD	876.06	68,209.48	29.14	0.00	-NA-	-NA-	-NA-	-NA-	18.70	7.06	1.00	18.70	-NA-	-NA-
Australia Non-Rental	AUD	338.17	13,516.16	5.77	0.00	-NA-	-NA-	-NA-	-NA-	-12.29	-6.42	-2.44	-12.29	-NA-	-NA-
Australia Rental	AUD	370.22	53,076.17	22.68	0.00	-NA-	-NA-	-NA-	-NA-	-3.83	-1.53	0.67	-3.83	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,098.31	94,738.86	40.48	0.00	-NA-	-NA-	-NA-	-NA-	-9.30	-7.82	-5.96	-9.30	-NA-	-NA-
Hong Kong Rental	AUD	1,227.68	23,642.15	10.10	0.00	-NA-	-NA-	-NA-	-NA-	22.86	8.30	-1.69	22.86	-NA-	-NA-
Japan Non-Rental	AUD	560.06	53,203.94	22.73	0.00	-NA-	-NA-	-NA-	-NA-	6.00	10.24	4.69	6.00	-NA-	-NA-
Japan Rental	AUD	696.90	27,399.68	11.71	0.00	-NA-	-NA-	-NA-	-NA-	25.22	14.91	5.37	25.22	-NA-	-NA-
Europe Non-Rental	AUD	358.66	4,713.75	5.16	0.00	-NA-	-NA-	-NA-	-NA-	-15.64	-5.67	5.04	-15.64	-NA-	-NA-
Europe Rental	AUD	499.78	114,874.37	125.72	0.00	-NA-	-NA-	-NA-	-NA-	-8.07	-3.03	3.95	-8.07	-NA-	-NA-
UK Non-Rental	AUD	206.45	1,964.26	2.15	0.00	-NA-	-NA-	-NA-	-NA-	-33.65	-10.78	6.87	-33.65	-NA-	-NA-
UK Rental	AUD	304.44	40,401.34	44.21	0.00	-NA-	-NA-	-NA-	-NA-	-13.03	0.81	0.78	-13.03	-NA-	-NA-
North America Non-Rental	AUD	189.16	9,466.77	3.55	0.00	-NA-	-NA-	-NA-	-NA-	-7.18	13.94	3.54	-7.18	-NA-	-NA-
North America Rental	AUD	613.33	339,288.54	127.32	0.00	-NA-	-NA-	-NA-	-NA-	8.93	0.03	-2.54	8.93	-NA-	-NA-
United States Non-Rental	AUD	189.16	9,466.77	3.55	0.00	-NA-	-NA-	-NA-	-NA-	-7.18	13.94	3.54	-7.18	-NA-	-NA-
United States Rental	AUD	601.91	305,975.86	114.82	0.00	-NA-	-NA-	-NA-	-NA-	8.72	0.39	-2.60	8.72	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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Section 8

FTSE EPRA/NAREIT Developed Sector Index Series

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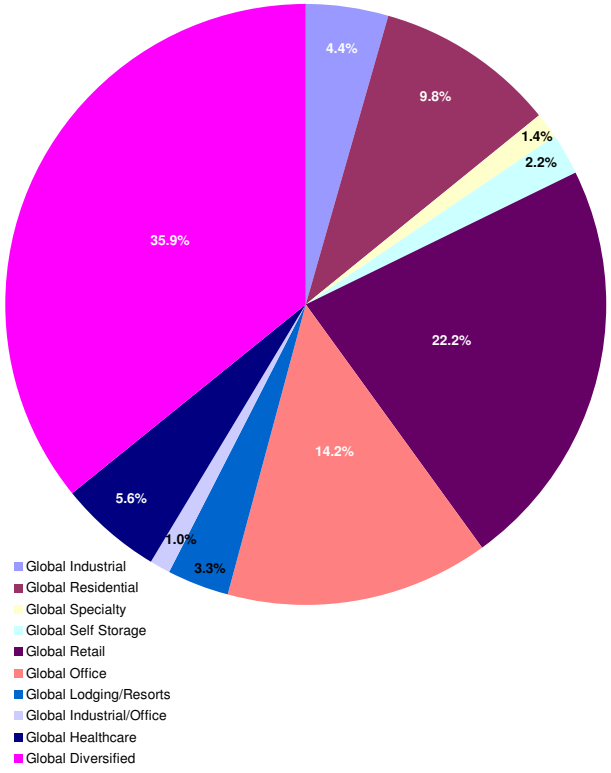
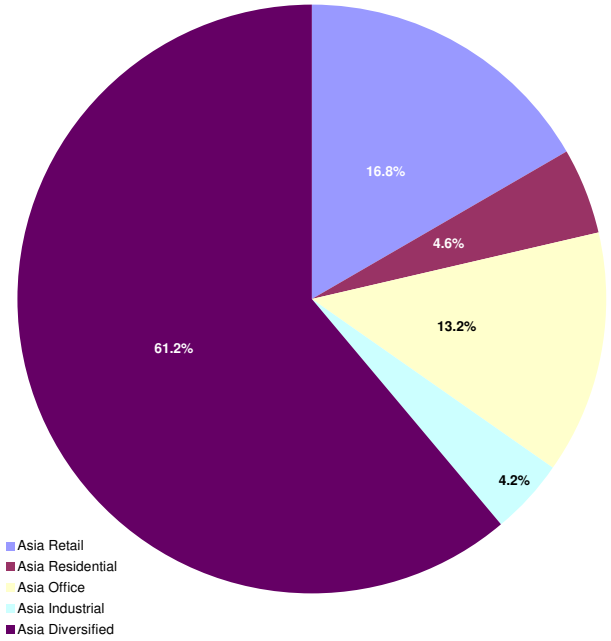
FTSE EPRA/NAREIT Developed Sector Index Series

Graph 31: Sector Breakdown - Global Developed



Graph 32: Sector Breakdown - Asia Developed



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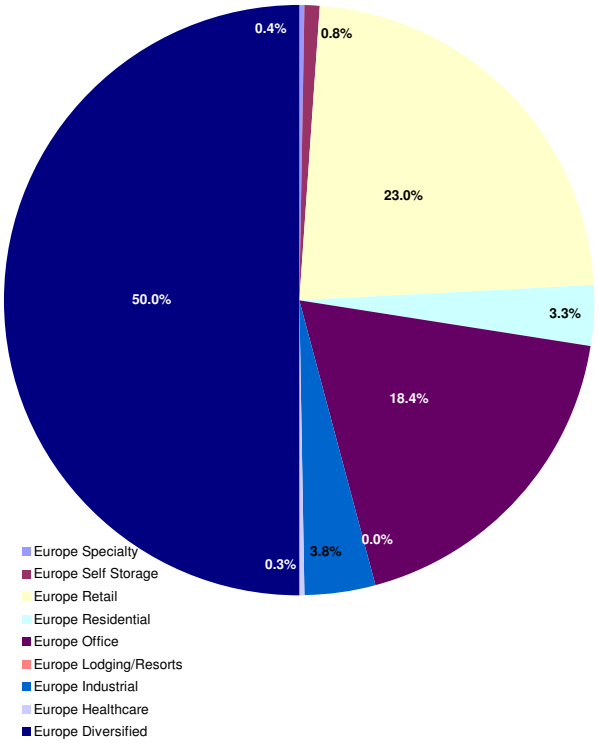
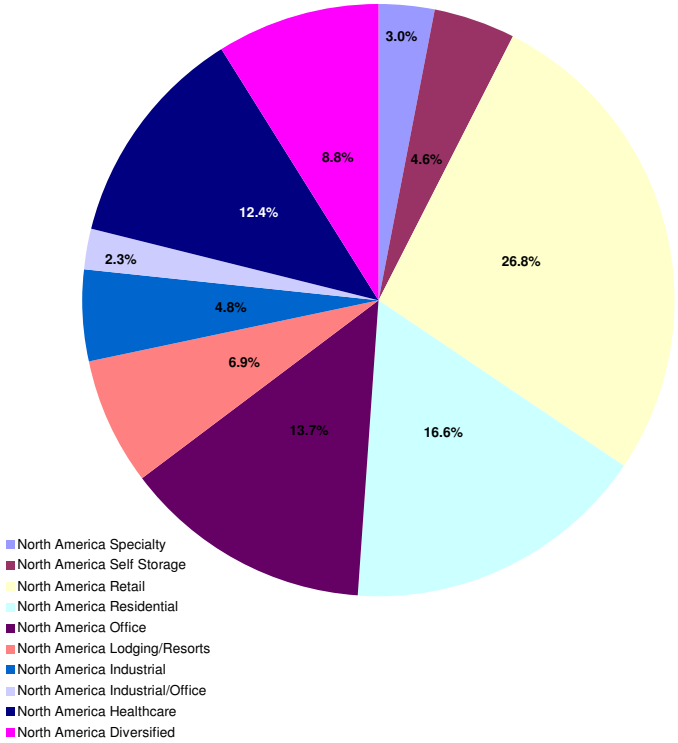
Graph 33: Sector Breakdown - Europe Developed



Graph 34: Sector Breakdown - North America Developed



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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Industrial	EUR	456.60	26,067.28	4.40	3.91	-NA-	-NA-	-14.51	-23.71	20.54	15.20	4.76	20.54	-NA-	-NA-
Global Residential	EUR	1,267.47	57,993.03	9.79	3.12	-NA-	-NA-	4.85	8.60	34.68	7.02	0.64	34.68	-NA-	-NA-
Global Specialty	EUR	1,409.78	8,448.01	1.43	3.01	-NA-	-NA-	7.11	3.86	13.69	-5.87	-2.60	13.69	-NA-	-NA-
Global Self Storage	EUR	1,331.69	12,965.50	2.19	3.04	-NA-	-NA-	5.90	15.29	35.95	7.61	3.44	35.95	-NA-	-NA-
Global Retail	EUR	923.70	131,714.39	22.23	4.57	-NA-	-NA-	-1.57	-2.21	31.66	8.60	2.61	31.66	-NA-	-NA-
Global Office	EUR	1,153.41	84,210.33	14.21	3.58	-NA-	-NA-	2.90	2.21	38.06	11.03	4.86	38.06	-NA-	-NA-
Global Lodging/Resorts	EUR	794.64	19,317.57	3.26	1.59	-NA-	-NA-	-4.49	-3.22	49.75	20.35	5.55	49.75	-NA-	-NA-
Global Industrial/Office	EUR	716.81	6,060.34	1.02	5.35	-NA-	-NA-	-6.44	1.55	15.75	5.99	3.66	15.75	-NA-	-NA-
Global Healthcare	EUR	1,569.43	33,261.64	5.61	5.40	-NA-	-NA-	9.43	11.38	27.50	3.03	2.04	27.50	-NA-	-NA-
Global Diversified	EUR	1,005.20	212,591.93	35.87	3.16	-NA-	-NA-	0.10	-5.09	22.86	6.53	3.49	22.86	-NA-	-NA-
Asia Retail	EUR	1,014.47	39,128.35	16.78	6.21	-NA-	-NA-	0.29	-1.57	28.98	7.16	4.34	28.98	-NA-	-NA-
Asia Residential	EUR	2,020.55	10,718.64	4.60	1.86	-NA-	-NA-	15.10	-5.68	-9.15	-9.34	-4.05	-9.15	-NA-	-NA-
Asia Office	EUR	1,318.70	30,806.45	13.21	4.16	-NA-	-NA-	5.69	2.26	49.14	19.23	5.83	49.14	-NA-	-NA-
Asia Industrial	EUR	525.96	9,745.97	4.18	4.34	-NA-	-NA-	-12.06	-23.11	28.36	7.74	2.78	28.36	-NA-	-NA-
Asia Diversified	EUR	1,094.26	142,781.55	61.23	2.54	-NA-	-NA-	1.82	-5.67	23.31	7.54	2.58	23.31	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,197.98	125,346.36	53.75	2.05	-NA-	-NA-	3.68	-2.74	24.23	7.95	2.11	24.23	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,693.77	5,542.53	2.38	3.50	-NA-	-NA-	11.11	10.14	23.64	3.15	-0.75	23.64	-NA-	-NA-
Asia ex Australia Office	EUR	1,370.48	27,090.00	11.62	3.81	-NA-	-NA-	6.51	4.81	55.28	20.81	5.89	55.28	-NA-	-NA-
Asia ex Australia Residential	EUR	2,005.65	10,718.64	4.60	1.86	-NA-	-NA-	14.93	-5.68	-9.15	-9.34	-4.05	-9.15	-NA-	-NA-
Asia ex Australia Retail	EUR	1,296.01	13,601.26	5.83	3.48	-NA-	-NA-	5.32	9.44	35.68	8.15	4.70	35.68	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe Specialty	EUR	418.37	360.58	0.39	0.00	-NA-	-NA-	-15.99	-22.07	-32.80	-10.79	1.15	-32.80	-NA-	-NA-
Europe Self Storage	EUR	952.89	746.95	0.82	2.66	-NA-	-NA-	-0.96	-12.23	-0.60	8.81	7.34	-0.60	-NA-	-NA-
Europe Retail	EUR	882.50	21,036.94	23.02	4.23	-NA-	-NA-	-2.47	-8.17	10.91	4.06	7.14	10.91	-NA-	-NA-
Europe Residential	EUR	442.61	2,990.21	3.27	2.69	-NA-	-NA-	-15.04	-11.19	24.45	10.87	11.14	24.45	-NA-	-NA-
Europe Office	EUR	1,178.04	16,810.83	18.40	2.87	-NA-	-NA-	3.33	4.59	35.61	6.63	9.50	35.61	-NA-	-NA-
Europe Industrial	EUR	310.79	3,479.40	3.81	4.27	-NA-	-NA-	-20.84	-26.65	-5.90	5.63	3.01	-5.90	-NA-	-NA-
Europe Healthcare	EUR	784.67	244.63	0.27	5.22	-NA-	-NA-	-4.73	-7.27	27.24	12.72	1.81	27.24	-NA-	-NA-
Europe Diversified	EUR	817.75	45,705.86	50.02	4.75	-NA-	-NA-	-3.94	-6.86	16.37	4.18	8.23	16.37	-NA-	-NA-
Eurozone Retail	EUR	1,378.71	12,806.15	14.01	4.84	-NA-	-NA-	6.63	1.71	11.47	0.00	9.39	11.47	-NA-	-NA-
Eurozone Residential	EUR	468.19	2,606.30	2.85	2.85	-NA-	-NA-	-14.08	-9.19	32.87	12.95	9.85	32.87	-NA-	-NA-
Eurozone Office	EUR	1,141.01	3,925.10	4.30	5.46	-NA-	-NA-	2.67	0.20	14.60	-0.16	4.80	14.60	-NA-	-NA-
Eurozone Industrial	EUR	602.92	1,025.22	1.12	2.70	-NA-	-NA-	-9.62	-12.01	7.25	4.59	4.92	7.25	-NA-	-NA-
Eurozone Diversified	EUR	1,038.65	25,423.85	27.82	5.02	-NA-	-NA-	0.76	-3.02	15.25	1.28	8.45	15.25	-NA-	-NA-
UK Specialty	EUR	418.37	360.58	0.39	0.00	-NA-	-NA-	-15.99	-22.07	-32.80	-10.79	1.15	-32.80	-NA-	-NA-
UK Self Storage	EUR	952.89	746.95	0.82	2.66	-NA-	-NA-	-0.96	-12.23	-0.60	8.81	7.34	-0.60	-NA-	-NA-
UK Retail	EUR	494.15	8,230.79	9.01	3.27	-NA-	-NA-	-13.15	-20.55	10.42	11.35	3.79	10.42	-NA-	-NA-
UK Residential	EUR	310.79	383.91	0.42	1.61	-NA-	-NA-	-20.84	-20.96	-12.97	-1.48	20.80	-12.97	-NA-	-NA-
UK Industrial	EUR	257.47	2,454.19	2.69	4.92	-NA-	-NA-	-23.77	-30.31	-9.69	6.07	2.23	-9.69	-NA-	-NA-
UK Healthcare	EUR	784.67	244.63	0.27	5.22	-NA-	-NA-	-4.73	-7.27	27.24	12.72	1.81	27.24	-NA-	-NA-
UK Diversified	EUR	512.26	16,341.18	17.88	4.45	-NA-	-NA-	-12.52	-15.91	10.62	9.22	5.71	10.62	-NA-	-NA-
UK Office	EUR	737.17	3,608.66	3.95	2.00	-NA-	-NA-	-5.92	-5.98	25.70	6.38	6.11	25.70	-NA-	-NA-

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North America Specialty	EUR	1,590.10	8,087.43	3.03	3.15	-NA-	-NA-	9.72	6.19	17.78	-5.63	-2.76	17.78	-NA-	-NA-
North America Self Storage	EUR	1,362.85	12,218.54	4.59	3.07	-NA-	-NA-	6.39	17.04	38.25	7.54	3.22	38.25	-NA-	-NA-
North America Retail	EUR	883.47	71,549.11	26.85	3.78	-NA-	-NA-	-2.45	-0.39	41.76	10.97	0.22	41.76	-NA-	-NA-
North America Residential	EUR	1,341.17	44,284.18	16.62	3.46	-NA-	-NA-	6.05	15.43	54.13	11.60	1.18	54.13	-NA-	-NA-
North America Office	EUR	985.97	36,593.05	13.73	3.41	-NA-	-NA-	-0.28	1.03	30.86	6.78	2.06	30.86	-NA-	-NA-
North America Lodging/Resorts	EUR	807.17	18,449.12	6.92	1.47	-NA-	-NA-	-4.19	-2.13	49.76	21.40	5.77	49.76	-NA-	-NA-
North America Industrial	EUR	497.57	12,841.91	4.82	3.49	-NA-	-NA-	-13.03	-21.98	27.39	24.40	6.84	27.39	-NA-	-NA-
North America Industrial/Office	EUR	716.81	6,060.34	2.27	5.35	-NA-	-NA-	-6.44	1.55	15.75	5.99	3.66	15.75	-NA-	-NA-
North America Healthcare	EUR	1,600.55	33,017.01	12.39	5.40	-NA-	-NA-	9.86	11.86	27.50	2.96	2.04	27.50	-NA-	-NA-
North America Diversified	EUR	1,028.74	23,377.73	8.77	3.98	-NA-	-NA-	0.57	3.19	35.71	4.86	0.23	35.71	-NA-	-NA-
United States Specialty	EUR	1,590.10	8,087.43	3.03	3.15	-NA-	-NA-	9.72	6.19	17.78	-5.63	-2.76	17.78	-NA-	-NA-
United States Self Storage	EUR	1,362.85	12,218.54	4.59	3.07	-NA-	-NA-	6.39	17.04	38.25	7.54	3.22	38.25	-NA-	-NA-
United States Retail	EUR	838.07	63,633.46	23.88	3.47	-NA-	-NA-	-3.47	-1.58	42.41	12.08	0.05	42.41	-NA-	-NA-
United States Residential	EUR	1,308.83	41,004.91	15.39	3.32	-NA-	-NA-	5.53	15.96	55.30	12.39	1.12	55.30	-NA-	-NA-
United States Office	EUR	982.24	30,969.01	11.62	3.39	-NA-	-NA-	-0.36	0.37	26.75	5.57	1.56	26.75	-NA-	-NA-
United States Lodging/Resorts	EUR	782.54	17,998.58	6.75	1.32	-NA-	-NA-	-4.79	-2.20	49.60	22.07	5.84	49.60	-NA-	-NA-
United States Industrial	EUR	497.00	12,841.91	4.82	3.49	-NA-	-NA-	-13.05	-21.98	27.39	24.40	6.84	27.39	-NA-	-NA-
United States Industrial/Office	EUR	716.81	6,060.34	2.27	5.35	-NA-	-NA-	-6.44	1.55	15.75	5.99	3.66	15.75	-NA-	-NA-
United States Healthcare	EUR	1,682.02	31,596.37	11.86	5.30	-NA-	-NA-	10.96	12.50	27.44	3.29	2.05	27.44	-NA-	-NA-
United States Diversified	EUR	901.91	16,614.18	6.23	3.25	-NA-	-NA-	-2.04	0.96	32.90	4.28	0.23	32.90	-NA-	-NA-

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Global Industrial	USD	519.37	34,970.40	4.40	3.91	-NA-	-NA-	-12.28	-25.87	12.72	13.19	7.96	12.72	-NA-	-NA-
Global Residential	USD	1,441.59	77,800.17	9.79	3.12	-NA-	-NA-	7.59	5.53	25.93	5.16	3.72	25.93	-NA-	-NA-
Global Specialty	USD	1,603.87	11,333.37	1.43	3.01	-NA-	-NA-	9.91	0.94	6.32	-7.49	0.38	6.32	-NA-	-NA-
Global Self Storage	USD	1,515.02	17,393.78	2.19	3.04	-NA-	-NA-	8.66	12.04	27.14	5.75	6.61	27.14	-NA-	-NA-
Global Retail	USD	1,050.51	176,700.60	22.23	4.57	-NA-	-NA-	0.99	-4.98	23.09	6.72	5.74	23.09	-NA-	-NA-
Global Office	USD	1,311.84	112,971.82	14.21	3.58	-NA-	-NA-	5.58	-0.68	29.10	9.10	8.07	29.10	-NA-	-NA-
Global Lodging/Resorts	USD	903.98	25,915.36	3.26	1.59	-NA-	-NA-	-2.00	-5.94	40.02	18.27	8.78	40.02	-NA-	-NA-
Global Industrial/Office	USD	814.91	8,130.21	1.02	5.35	-NA-	-NA-	-4.01	-1.33	8.21	4.16	6.83	8.21	-NA-	-NA-
Global Healthcare	USD	1,784.90	44,621.95	5.61	5.40	-NA-	-NA-	12.29	8.23	19.23	1.25	5.16	19.23	-NA-	-NA-
Global Diversified	USD	1,143.18	285,201.35	35.87	3.16	-NA-	-NA-	2.71	-7.77	14.87	4.68	6.65	14.87	-NA-	-NA-
Asia Retail	USD	1,153.54	52,492.38	16.78	6.21	-NA-	-NA-	2.90	-4.37	20.57	5.30	7.53	20.57	-NA-	-NA-
Asia Residential	USD	2,298.13	14,379.52	4.60	1.86	-NA-	-NA-	18.11	-8.35	-15.06	-10.91	-1.11	-15.06	-NA-	-NA-
Asia Office	USD	1,500.15	41,328.19	13.21	4.16	-NA-	-NA-	8.45	-0.63	39.46	17.16	9.06	39.46	-NA-	-NA-
Asia Industrial	USD	598.56	13,074.64	4.18	4.34	-NA-	-NA-	-9.76	-25.27	20.04	5.87	5.92	20.04	-NA-	-NA-
Asia Diversified	USD	1,244.58	191,547.67	61.23	2.54	-NA-	-NA-	4.47	-8.34	15.30	5.67	5.72	15.30	-NA-	-NA-
Asia ex Australia Diversified	USD	1,362.44	168,157.61	53.75	2.05	-NA-	-NA-	6.38	-5.49	16.15	6.07	5.23	16.15	-NA-	-NA-
Asia ex Australia Industrial	USD	1,926.69	7,435.55	2.38	3.50	-NA-	-NA-	14.02	7.02	15.62	1.36	2.29	15.62	-NA-	-NA-
Asia ex Australia Office	USD	1,558.86	36,342.42	11.62	3.81	-NA-	-NA-	9.29	1.84	45.20	18.71	9.13	45.20	-NA-	-NA-
Asia ex Australia Residential	USD	2,281.17	14,379.52	4.60	1.86	-NA-	-NA-	17.93	-8.35	-15.06	-10.91	-1.11	-15.06	-NA-	-NA-
Asia ex Australia Retail	USD	1,473.80	18,246.69	5.83	3.48	-NA-	-NA-	8.07	6.34	26.87	6.28	7.90	26.87	-NA-	-NA-

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Europe Specialty	USD	475.85	483.73	0.39	0.00	-NA-	-NA-	-13.80	-24.27	-37.17	-12.34	4.24	-37.17	-NA-	-NA-
Europe Self Storage	USD	1,083.73	1,002.07	0.82	2.66	-NA-	-NA-	1.62	-14.71	-7.05	6.92	10.61	-7.05	-NA-	-NA-
Europe Retail	USD	1,003.80	28,221.97	23.02	4.23	-NA-	-NA-	0.08	-10.76	3.71	2.26	10.42	3.71	-NA-	-NA-
Europe Residential	USD	503.45	4,011.50	3.27	2.69	-NA-	-NA-	-12.83	-13.70	16.36	8.95	14.54	16.36	-NA-	-NA-
Europe Office	USD	1,339.38	22,552.46	18.40	2.87	-NA-	-NA-	6.02	1.62	26.80	4.78	12.85	26.80	-NA-	-NA-
Europe Industrial	USD	353.49	4,667.77	3.81	4.27	-NA-	-NA-	-18.78	-28.72	-12.00	3.80	6.16	-12.00	-NA-	-NA-
Europe Healthcare	USD	892.60	328.18	0.27	5.22	-NA-	-NA-	-2.25	-9.88	19.03	10.76	4.92	19.03	-NA-	-NA-
Europe Diversified	USD	929.73	61,316.40	50.02	4.75	-NA-	-NA-	-1.45	-9.51	8.78	2.38	11.54	8.78	-NA-	-NA-
Eurozone Retail	USD	1,568.19	17,180.00	14.01	4.84	-NA-	-NA-	9.42	-1.16	4.23	-1.73	12.73	4.23	-NA-	-NA-
Eurozone Residential	USD	532.53	3,496.46	2.85	2.85	-NA-	-NA-	-11.84	-11.75	24.23	10.99	13.21	24.23	-NA-	-NA-
Eurozone Office	USD	1,296.20	5,265.70	4.30	5.46	-NA-	-NA-	5.33	-2.67	7.13	-1.89	8.00	7.13	-NA-	-NA-
Eurozone Industrial	USD	684.99	1,375.37	1.12	2.70	-NA-	-NA-	-7.29	-14.53	0.28	2.78	8.13	0.28	-NA-	-NA-
Eurozone Diversified	USD	1,180.55	34,107.20	27.82	5.02	-NA-	-NA-	3.38	-5.78	7.71	-0.48	11.77	7.71	-NA-	-NA-
UK Specialty	USD	475.85	483.73	0.39	0.00	-NA-	-NA-	-13.80	-24.27	-37.17	-12.34	4.24	-37.17	-NA-	-NA-
UK Self Storage	USD	1,083.73	1,002.07	0.82	2.66	-NA-	-NA-	1.62	-14.71	-7.05	6.92	10.61	-7.05	-NA-	-NA-
UK Retail	USD	562.05	11,041.96	9.01	3.27	-NA-	-NA-	-10.88	-22.79	3.26	9.42	6.96	3.26	-NA-	-NA-
UK Residential	USD	353.62	515.03	0.42	1.61	-NA-	-NA-	-18.77	-23.19	-18.64	-3.20	24.47	-18.64	-NA-	-NA-
UK Industrial	USD	292.92	3,292.40	2.69	4.92	-NA-	-NA-	-21.77	-32.27	-15.54	4.23	5.35	-15.54	-NA-	-NA-
UK Healthcare	USD	892.60	328.18	0.27	5.22	-NA-	-NA-	-2.25	-9.88	19.03	10.76	4.92	19.03	-NA-	-NA-
UK Diversified	USD	582.68	21,922.41	17.88	4.45	-NA-	-NA-	-10.24	-18.29	3.43	7.33	8.94	3.43	-NA-	-NA-
UK Office	USD	750.12	4,841.17	3.95	2.00	-NA-	-NA-	-5.59	-11.06	14.93	4.19	9.35	14.93	-NA-	-NA-

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North America Specialty	USD	1,809.04	10,849.64	3.03	3.15	-NA-	-NA-	12.59	3.20	10.15	-7.26	0.21	10.15	-NA-	-NA-
North America Self Storage	USD	1,550.50	16,391.71	4.59	3.07	-NA-	-NA-	9.17	13.75	29.29	5.68	6.38	29.29	-NA-	-NA-
North America Retail	USD	1,004.82	95,986.25	26.85	3.78	-NA-	-NA-	0.10	-3.21	32.54	9.05	3.29	32.54	-NA-	-NA-
North America Residential	USD	1,525.40	59,409.15	16.62	3.46	-NA-	-NA-	8.81	12.17	44.12	9.67	4.27	44.12	-NA-	-NA-
North America Office	USD	1,121.35	49,091.17	13.73	3.41	-NA-	-NA-	2.32	-1.82	22.36	4.93	5.18	22.36	-NA-	-NA-
North America Lodging/Resorts	USD	918.24	24,750.30	6.92	1.47	-NA-	-NA-	-1.69	-4.89	40.03	19.30	9.01	40.03	-NA-	-NA-
North America Industrial	USD	565.86	17,227.99	4.82	3.49	-NA-	-NA-	-10.76	-24.19	19.12	22.24	10.11	19.12	-NA-	-NA-
North America Industrial/Office	USD	814.91	8,130.21	2.27	5.35	-NA-	-NA-	-4.01	-1.33	8.21	4.16	6.83	8.21	-NA-	-NA-
North America Healthcare	USD	1,820.29	44,293.76	12.39	5.4	-NA-	-NA-	12.73	8.69	19.23	1.18	5.16	19.23	-NA-	-NA-
North America Diversified	USD	1,170.04	31,362.24	8.77	3.98	-NA-	-NA-	3.19	0.28	26.88	3.04	3.30	26.88	-NA-	-NA-
United States Specialty	USD	1,809.04	10,849.64	3.03	3.15	-NA-	-NA-	12.59	3.20	10.15	-7.26	0.21	10.15	-NA-	-NA-
United States Self Storage	USD	1,550.50	16,391.71	4.59	3.07	-NA-	-NA-	9.17	13.75	29.29	5.68	6.38	29.29	-NA-	-NA-
United States Retail	USD	953.21	85,367.05	23.88	3.47	-NA-	-NA-	-0.95	-4.36	33.16	10.14	3.11	33.16	-NA-	-NA-
United States Residential	USD	1,488.63	55,009.87	15.39	3.32	-NA-	-NA-	8.28	12.68	45.22	10.44	4.21	45.22	-NA-	-NA-
United States Office	USD	1,117.08	41,546.28	11.62	3.39	-NA-	-NA-	2.24	-2.47	18.53	3.74	4.66	18.53	-NA-	-NA-
United States Lodging/Resorts	USD	890.21	24,145.88	6.75	1.32	-NA-	-NA-	-2.30	-4.96	39.88	19.95	9.08	39.88	-NA-	-NA-
United States Industrial	USD	565.21	17,227.99	4.82	3.49	-NA-	-NA-	-10.78	-24.19	19.12	22.24	10.11	19.12	-NA-	-NA-
United States Industrial/Office	USD	814.91	8,130.21	2.27	5.35	-NA-	-NA-	-4.01	-1.33	8.21	4.16	6.83	8.21	-NA-	-NA-
United States Healthcare	USD	1,912.97	42,387.91	11.86	5.3	-NA-	-NA-	13.85	9.32	19.17	1.51	5.17	19.17	-NA-	-NA-
United States Diversified	USD	1,025.80	22,288.65	6.23	3.25	-NA-	-NA-	0.51	-1.89	24.25	2.47	3.30	24.25	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Industrial	GBP	534.62	22,335.94	4.40	3.91	-NA-	-NA-	-11.77	-19.69	16.26	13.93	7.39	16.26	-NA-	-NA-
Global Residential	GBP	1,483.90	49,691.75	9.79	3.12	-NA-	-NA-	8.21	14.33	29.89	5.84	3.17	29.89	-NA-	-NA-
Global Specialty	GBP	1,650.94	7,238.73	1.43	3.01	-NA-	-NA-	10.55	9.35	9.66	-6.89	-0.15	9.66	-NA-	-NA-
Global Self Storage	GBP	1,559.48	11,109.58	2.19	3.04	-NA-	-NA-	9.29	21.38	31.14	6.44	6.05	31.14	-NA-	-NA-
Global Retail	GBP	1,081.33	112,860.44	22.23	4.57	-NA-	-NA-	1.58	2.94	26.96	7.41	5.18	26.96	-NA-	-NA-
Global Office	GBP	1,350.34	72,156.23	14.21	3.58	-NA-	-NA-	6.19	7.60	33.15	9.81	7.50	33.15	-NA-	-NA-
Global Lodging/Resorts	GBP	930.51	16,552.40	3.26	1.59	-NA-	-NA-	-1.43	1.89	44.42	19.03	8.20	44.42	-NA-	-NA-
Global Industrial/Office	GBP	838.83	5,192.85	1.02	5.35	-NA-	-NA-	-3.45	6.89	11.62	4.83	6.26	11.62	-NA-	-NA-
Global Healthcare	GBP	1,837.28	28,500.48	5.61	5.4	-NA-	-NA-	12.94	17.25	22.97	1.91	4.60	22.97	-NA-	-NA-
Global Diversified	GBP	1,176.73	182,160.95	35.87	3.16	-NA-	-NA-	3.31	-0.09	18.48	5.35	6.09	18.48	-NA-	-NA-
Asia Retail	GBP	1,187.40	33,527.41	16.78	6.21	-NA-	-NA-	3.50	3.60	24.35	5.98	6.96	24.35	-NA-	-NA-
Asia Residential	GBP	2,365.57	9,184.35	4.60	1.86	-NA-	-NA-	18.79	-0.71	-12.39	-10.33	-1.64	-12.39	-NA-	-NA-
Asia Office	GBP	1,544.17	26,396.73	13.21	4.16	-NA-	-NA-	9.08	7.65	43.84	17.92	8.48	43.84	-NA-	-NA-
Asia Industrial	GBP	616.12	8,350.90	4.18	4.34	-NA-	-NA-	-9.23	-19.05	23.81	6.56	5.36	23.81	-NA-	-NA-
Asia Diversified	GBP	1,281.10	122,343.41	61.23	2.54	-NA-	-NA-	5.08	-0.70	18.92	6.36	5.16	18.92	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,402.42	107,403.95	53.75	2.05	-NA-	-NA-	7.00	2.38	19.80	6.76	4.67	19.80	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,983.24	4,749.16	2.38	3.5	-NA-	-NA-	14.68	15.94	19.26	2.01	1.74	19.26	-NA-	-NA-
Asia ex Australia Office	GBP	1,604.61	23,212.27	11.62	3.81	-NA-	-NA-	9.92	10.33	49.77	19.48	8.55	49.77	-NA-	-NA-
Asia ex Australia Residential	GBP	2,348.12	9,184.35	4.60	1.86	-NA-	-NA-	18.62	-0.71	-12.39	-10.33	-1.64	-12.39	-NA-	-NA-
Asia ex Australia Retail	GBP	1,517.05	11,654.34	5.83	3.48	-NA-	-NA-	8.69	15.20	30.86	6.97	7.33	30.86	-NA-	-NA-

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Europe Specialty	GBP	489.81	308.96	0.39	0.00	-NA-	-NA-	-13.30	-17.96	-35.19	-11.77	3.69	-35.19	-NA-	-NA-
Europe Self Storage	GBP	1,115.53	640.03	0.82	2.66	-NA-	-NA-	2.21	-7.60	-4.13	7.61	10.02	-4.13	-NA-	-NA-
Europe Retail	GBP	1,033.26	18,025.65	23.02	4.23	-NA-	-NA-	0.66	-3.32	6.97	2.93	9.83	6.97	-NA-	-NA-
Europe Residential	GBP	518.23	2,562.18	3.27	2.69	-NA-	-NA-	-12.32	-6.50	20.01	9.65	13.93	20.01	-NA-	-NA-
Europe Office	GBP	1,378.69	14,404.48	18.40	2.87	-NA-	-NA-	6.63	10.09	30.78	5.46	12.25	30.78	-NA-	-NA-
Europe Industrial	GBP	363.86	2,981.35	3.81	4.27	-NA-	-NA-	-18.31	-22.79	-9.23	4.47	5.59	-9.23	-NA-	-NA-
Europe Healthcare	GBP	918.80	209.61	0.27	5.22	-NA-	-NA-	-1.68	-2.37	22.77	11.48	4.36	22.77	-NA-	-NA-
Europe Diversified	GBP	957.01	39,163.40	50.02	4.75	-NA-	-NA-	-0.87	-1.97	12.20	3.04	10.95	12.20	-NA-	-NA-
Eurozone Retail	GBP	1,614.21	10,973.04	14.01	4.84	-NA-	-NA-	10.05	7.08	7.50	-1.09	12.13	7.50	-NA-	-NA-
Eurozone Residential	GBP	548.16	2,233.22	2.85	2.85	-NA-	-NA-	-11.33	-4.40	28.13	11.71	12.61	28.13	-NA-	-NA-
Eurozone Office	GBP	1,334.24	3,363.25	4.30	5.46	-NA-	-NA-	5.94	5.44	10.50	-1.26	7.43	10.50	-NA-	-NA-
Eurozone Industrial	GBP	705.10	878.46	1.12	2.7	-NA-	-NA-	-6.75	-7.41	3.44	3.44	7.55	3.44	-NA-	-NA-
Eurozone Diversified	GBP	1,215.20	21,784.61	27.82	5.02	-NA-	-NA-	3.98	2.07	11.10	0.17	11.17	11.10	-NA-	-NA-
UK Specialty	GBP	489.81	308.96	0.39	0.00	-NA-	-NA-	-13.30	-17.96	-35.19	-11.77	3.69	-35.19	-NA-	-NA-
UK Self Storage	GBP	1,115.53	640.03	0.82	2.66	-NA-	-NA-	2.21	-7.60	-4.13	7.61	10.02	-4.13	-NA-	-NA-
UK Retail	GBP	578.55	7,052.61	9.01	3.27	-NA-	-NA-	-10.37	-16.36	6.50	10.13	6.39	6.50	-NA-	-NA-
UK Residential	GBP	364.00	328.96	0.42	1.61	-NA-	-NA-	-18.30	-16.79	-16.08	-2.57	23.81	-16.08	-NA-	-NA-
UK Industrial	GBP	301.52	2,102.89	2.69	4.92	-NA-	-NA-	-21.32	-26.63	-12.88	4.91	4.79	-12.88	-NA-	-NA-
UK Healthcare	GBP	918.80	209.61	0.27	5.22	-NA-	-NA-	-1.68	-2.37	22.77	11.48	4.36	22.77	-NA-	-NA-
UK Diversified	GBP	599.78	14,002.06	17.88	4.45	-NA-	-NA-	-9.72	-11.48	6.68	8.02	8.36	6.68	-NA-	-NA-
UK Office	GBP	863.29	3,092.11	3.95	2.00	-NA-	-NA-	-2.90	-1.01	21.24	5.22	8.77	21.24	-NA-	-NA-

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North America Specialty	GBP	1,862.13	6,929.77	3.03	3.15	-NA-	-NA-	13.24	11.79	13.61	-6.66	-0.32	13.61	-NA-	-NA-
North America Self Storage	GBP	1,596.00	10,469.55	4.59	3.07	-NA-	-NA-	9.80	23.23	33.35	6.37	5.81	33.35	-NA-	-NA-
North America Retail	GBP	1,034.31	61,307.38	26.85	3.78	-NA-	-NA-	0.68	4.86	36.71	9.76	2.74	36.71	-NA-	-NA-
North America Residential	GBP	1,570.17	37,945.22	16.62	3.46	-NA-	-NA-	9.44	21.52	48.65	10.38	3.71	48.65	-NA-	-NA-
North America Office	GBP	1,154.26	31,355.02	13.73	3.41	-NA-	-NA-	2.91	6.36	26.21	5.61	4.62	26.21	-NA-	-NA-
North America Lodging/Resorts	GBP	945.19	15,808.26	6.92	1.47	-NA-	-NA-	-1.12	3.04	44.43	20.07	8.43	44.43	-NA-	-NA-
North America Industrial	GBP	582.46	11,003.69	4.82	3.49	-NA-	-NA-	-10.25	-17.87	22.86	23.04	9.52	22.86	-NA-	-NA-
North America Industrial/Office	GBP	838.83	5,192.85	2.27	5.35	-NA-	-NA-	-3.45	6.89	11.62	4.83	6.26	11.62	-NA-	-NA-
North America Healthcare	GBP	1,873.71	28,290.87	12.39	5.4	-NA-	-NA-	13.38	17.75	22.98	1.84	4.60	22.98	-NA-	-NA-
North America Diversified	GBP	1,204.38	20,031.37	8.77	3.98	-NA-	-NA-	3.79	8.64	30.87	3.71	2.75	30.87	-NA-	-NA-
United States Specialty	GBP	1,862.13	6,929.77	3.03	3.15	-NA-	-NA-	13.24	11.79	13.61	-6.66	-0.32	13.61	-NA-	-NA-
United States Self Storage	GBP	1,596.00	10,469.55	4.59	3.07	-NA-	-NA-	9.80	23.23	33.35	6.37	5.81	33.35	-NA-	-NA-
United States Retail	GBP	981.18	54,524.79	23.88	3.47	-NA-	-NA-	-0.38	3.61	37.34	10.86	2.56	37.34	-NA-	-NA-
United States Residential	GBP	1,532.31	35,135.35	15.39	3.32	-NA-	-NA-	8.91	22.07	49.78	11.16	3.66	49.78	-NA-	-NA-
United States Office	GBP	1,149.86	26,536.02	11.62	3.39	-NA-	-NA-	2.83	5.66	22.25	4.41	4.11	22.25	-NA-	-NA-
United States Lodging/Resorts	GBP	916.34	15,422.21	6.75	1.32	-NA-	-NA-	-1.73	2.96	44.28	20.73	8.50	44.28	-NA-	-NA-
United States Industrial	GBP	581.80	11,003.69	4.82	3.49	-NA-	-NA-	-10.27	-17.87	22.86	23.04	9.53	22.86	-NA-	-NA-
United States Industrial/Office	GBP	838.83	5,192.85	2.27	5.35	-NA-	-NA-	-3.45	6.89	11.62	4.83	6.26	11.62	-NA-	-NA-
United States Healthcare	GBP	1,969.11	27,073.58	11.86	5.3	-NA-	-NA-	14.51	18.43	22.91	2.16	4.61	22.91	-NA-	-NA-
United States Diversified	GBP	1,055.90	14,235.98	6.23	3.25	-NA-	-NA-	1.09	6.29	28.16	3.13	2.75	28.16	-NA-	-NA-

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Global Industrial	JPY	411.55	2,836,274.01	4.40	3.91	-NA-	-NA-	-16.27	-33.37	-1.80	9.90	4.53	-1.80	-NA-	-NA-
Global Residential	JPY	1,142.30	6,309,983.10	9.79	3.12	-NA-	-NA-	2.70	-5.15	9.71	2.10	0.42	9.71	-NA-	-NA-
Global Specialty	JPY	1,270.89	919,192.75	1.43	3.01	-NA-	-NA-	4.91	-9.28	-7.37	-10.19	-2.81	-7.37	-NA-	-NA-
Global Self Storage	JPY	1,200.49	1,410,722.44	2.19	3.04	-NA-	-NA-	3.72	0.70	10.77	2.67	3.22	10.77	-NA-	-NA-
Global Retail	JPY	832.41	14,331,301.94	22.23	4.57	-NA-	-NA-	-3.60	-14.60	7.24	3.61	2.38	7.24	-NA-	-NA-
Global Office	JPY	1,039.49	9,162,579.80	14.21	3.58	-NA-	-NA-	0.78	-10.74	12.47	5.92	4.63	12.47	-NA-	-NA-
Global Lodging/Resorts	JPY	716.31	2,101,865.07	3.26	1.59	-NA-	-NA-	-6.46	-15.47	21.98	14.82	5.32	21.98	-NA-	-NA-
Global Industrial/Office	JPY	645.73	659,400.83	1.02	5.35	-NA-	-NA-	-8.38	-11.32	-5.72	1.12	3.43	-5.72	-NA-	-NA-
Global Healthcare	JPY	1,414.34	3,619,062.88	5.61	5.4	-NA-	-NA-	7.18	-2.73	3.87	-1.70	1.81	3.87	-NA-	-NA-
Global Diversified	JPY	905.84	23,131,255.09	35.87	3.16	-NA-	-NA-	-1.96	-17.11	0.08	1.63	3.26	0.08	-NA-	-NA-
Asia Retail	JPY	914.06	4,257,394.81	16.78	6.21	-NA-	-NA-	-1.78	-14.05	5.04	2.23	4.11	5.04	-NA-	-NA-
Asia Residential	JPY	1,821.01	1,166,251.32	4.60	1.86	-NA-	-NA-	12.74	-17.63	-26.00	-13.51	-4.26	-26.00	-NA-	-NA-
Asia Office	JPY	1,188.70	3,351,923.22	13.21	4.16	-NA-	-NA-	3.52	-10.69	21.50	13.75	5.59	21.50	-NA-	-NA-
Asia Industrial	JPY	474.29	1,060,418.54	4.18	4.34	-NA-	-NA-	-13.86	-32.84	4.58	2.78	2.55	4.58	-NA-	-NA-
Asia Diversified	JPY	986.19	15,535,473.53	61.23	2.54	-NA-	-NA-	-0.28	-17.62	0.45	2.59	2.36	0.45	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,079.58	13,638,422.98	53.75	2.05	-NA-	-NA-	1.54	-15.06	1.19	2.98	1.88	1.19	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,526.69	603,060.25	2.38	3.5	-NA-	-NA-	8.83	-3.81	0.73	-1.60	-0.97	0.73	-NA-	-NA-
Asia ex Australia Office	JPY	1,235.22	2,947,552.03	11.62	3.81	-NA-	-NA-	4.32	-8.47	26.50	15.25	5.66	26.50	-NA-	-NA-
Asia ex Australia Residential	JPY	1,807.58	1,166,251.32	4.60	1.86	-NA-	-NA-	12.57	-17.63	-26.00	-13.51	-4.26	-26.00	-NA-	-NA-
Asia ex Australia Retail	JPY	1,167.82	1,479,897.42	5.83	3.48	-NA-	-NA-	3.15	-4.43	10.53	3.18	4.47	10.53	-NA-	-NA-

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Europe Specialty	JPY	377.06	39,232.81	0.39	0.00	-NA-	-NA-	-17.72	-31.93	-45.26	-14.89	0.92	-45.26	-NA-	-NA-
Europe Self Storage	JPY	858.73	81,272.84	0.82	2.66	-NA-	-NA-	-3.00	-23.35	-19.03	3.80	7.09	-19.03	-NA-	-NA-
Europe Retail	JPY	795.40	2,288,942.54	23.02	4.23	-NA-	-NA-	-4.47	-19.80	-9.65	-0.72	6.90	-9.65	-NA-	-NA-
Europe Residential	JPY	398.93	325,352.34	3.27	2.69	-NA-	-NA-	-16.79	-22.43	1.37	5.77	10.89	1.37	-NA-	-NA-
Europe Office	JPY	1,061.31	1,829,117.06	18.40	2.87	-NA-	-NA-	1.20	-8.67	10.47	1.73	9.26	10.47	-NA-	-NA-
Europe Industrial	JPY	280.10	378,579.65	3.81	4.27	-NA-	-NA-	-22.47	-35.94	-23.33	0.77	2.78	-23.33	-NA-	-NA-
Europe Healthcare	JPY	707.29	26,617.24	0.27	5.22	-NA-	-NA-	-6.69	-19.00	3.70	7.54	1.58	3.70	-NA-	-NA-
Europe Diversified	JPY	736.70	4,973,066.73	50.02	4.75	-NA-	-NA-	-5.93	-18.67	-5.23	-0.61	7.99	-5.23	-NA-	-NA-
Eurozone Retail	JPY	1,242.62	1,393,384.12	14.01	4.84	-NA-	-NA-	4.44	-11.17	-9.19	-4.59	9.15	-9.19	-NA-	-NA-
Eurozone Residential	JPY	421.97	283,580.45	2.85	2.85	-NA-	-NA-	-15.85	-20.69	8.23	7.75	9.61	8.23	-NA-	-NA-
Eurozone Office	JPY	1,027.09	427,074.47	4.30	5.46	-NA-	-NA-	0.54	-12.52	-6.66	-4.75	4.56	-6.66	-NA-	-NA-
Eurozone Industrial	JPY	542.78	111,549.63	1.12	2.7	-NA-	-NA-	-11.50	-23.18	-12.63	-0.22	4.69	-12.63	-NA-	-NA-
Eurozone Diversified	JPY	935.46	2,766,264.46	27.82	5.02	-NA-	-NA-	-1.33	-15.32	-6.16	-3.38	8.21	-6.16	-NA-	-NA-
UK Specialty	JPY	377.06	39,232.81	0.39	0.00	-NA-	-NA-	-17.72	-31.93	-45.26	-14.89	0.92	-45.26	-NA-	-NA-
UK Self Storage	JPY	858.73	81,272.84	0.82	2.66	-NA-	-NA-	-3.00	-23.35	-19.03	3.80	7.09	-19.03	-NA-	-NA-
UK Retail	JPY	445.37	895,558.42	9.01	3.27	-NA-	-NA-	-14.94	-30.61	-10.04	6.23	3.56	-10.04	-NA-	-NA-
UK Residential	JPY	280.21	41,771.89	0.42	1.61	-NA-	-NA-	-22.47	-30.96	-29.12	-6.02	20.52	-29.12	-NA-	-NA-
UK Industrial	JPY	232.11	267,030.02	2.69	4.92	-NA-	-NA-	-25.33	-39.13	-26.41	1.19	2.00	-26.41	-NA-	-NA-
UK Healthcare	JPY	707.29	26,617.24	0.27	5.22	-NA-	-NA-	-6.69	-19.00	3.70	7.54	1.58	3.70	-NA-	-NA-
UK Diversified	JPY	461.71	1,778,016.88	17.88	4.45	-NA-	-NA-	-14.32	-26.56	-9.89	4.20	5.48	-9.89	-NA-	-NA-
UK Office	JPY	664.56	392,643.26	3.95	2.00	-NA-	-NA-	-7.85	-17.88	2.40	1.49	5.87	2.40	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America Specialty	JPY	1,433.47	879,959.94	3.03	3.15	-NA-	-NA-	7.47	-7.25	-4.04	-9.97	-2.97	-4.04	-NA-	-NA-
North America Self Storage	JPY	1,228.60	1,329,449.60	4.59	3.07	-NA-	-NA-	4.20	2.23	12.64	2.60	3.00	12.64	-NA-	-NA-
North America Retail	JPY	796.21	7,784,964.59	26.85	3.78	-NA-	-NA-	-4.46	-13.01	15.47	5.87	0.00	15.47	-NA-	-NA-
North America Residential	JPY	1,208.71	4,818,379.44	16.62	3.46	-NA-	-NA-	3.86	0.82	25.56	6.47	0.95	25.56	-NA-	-NA-
North America Office	JPY	888.54	3,981,539.52	13.73	3.41	-NA-	-NA-	-2.34	-11.76	6.60	1.87	1.83	6.60	-NA-	-NA-
North America Lodging/Resorts	JPY	727.60	2,007,372.87	6.92	1.47	-NA-	-NA-	-6.16	-14.51	21.99	15.82	5.54	21.99	-NA-	-NA-
North America Industrial	JPY	448.38	1,397,275.82	4.82	3.49	-NA-	-NA-	-14.82	-31.86	3.77	18.68	6.61	3.77	-NA-	-NA-
North America Industrial/Office	JPY	645.73	659,400.83	2.27	5.35	-NA-	-NA-	-8.38	-11.32	-5.72	1.12	3.43	-5.72	-NA-	-NA-
North America Healthcare	JPY	1,442.38	3,592,445.64	12.39	5.4	-NA-	-NA-	7.60	-2.31	3.87	-1.77	1.82	3.87	-NA-	-NA-
North America Diversified	JPY	927.13	2,543,634.23	8.77	3.98	-NA-	-NA-	-1.50	-9.87	10.54	0.04	0.01	10.54	-NA-	-NA-
United States Specialty	JPY	1,433.47	879,959.94	3.03	3.15	-NA-	-NA-	7.47	-7.25	-4.04	-9.97	-2.97	-4.04	-NA-	-NA-
United States Self Storage	JPY	1,228.60	1,329,449.60	4.59	3.07	-NA-	-NA-	4.20	2.23	12.64	2.60	3.00	12.64	-NA-	-NA-
United States Retail	JPY	755.31	6,923,694.91	23.88	3.47	-NA-	-NA-	-5.46	-14.04	16.01	6.93	-0.17	16.01	-NA-	-NA-
United States Residential	JPY	1,179.57	4,461,575.58	15.39	3.32	-NA-	-NA-	3.36	1.27	26.51	7.23	0.90	26.51	-NA-	-NA-
United States Office	JPY	885.16	3,369,610.86	11.62	3.39	-NA-	-NA-	-2.41	-12.35	3.26	0.72	1.33	3.26	-NA-	-NA-
United States Lodging/Resorts	JPY	705.40	1,958,351.21	6.75	1.32	-NA-	-NA-	-6.74	-14.58	21.86	16.45	5.61	21.86	-NA-	-NA-
United States Industrial	JPY	447.87	1,397,275.82	4.82	3.49	-NA-	-NA-	-14.84	-31.86	3.78	18.68	6.61	3.78	-NA-	-NA-
United States Industrial/Office	JPY	645.73	659,400.83	2.27	5.35	-NA-	-NA-	-8.38	-11.32	-5.72	1.12	3.43	-5.72	-NA-	-NA-
United States Healthcare	JPY	1,515.82	3,437,871.71	11.86	5.3	-NA-	-NA-	8.67	-1.75	3.82	-1.45	1.82	3.82	-NA-	-NA-
United States Diversified	JPY	812.83	1,807,720.55	6.23	3.25	-NA-	-NA-	-4.06	-11.82	8.25	-0.52	0.01	8.25	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Industrial	AUD	331.55	34,115.72	5.76	3.91	-NA-	-NA-	-NA-	-NA-	-1.10	6.92	1.01	-1.10	-NA-	-NA-
Global Residential	AUD	920.27	75,898.74	12.81	3.12	-NA-	-NA-	-NA-	-NA-	10.49	-0.66	-2.96	10.49	-NA-	-NA-
Global Specialty	AUD	1,023.87	11,056.38	1.87	3.01	-NA-	-NA-	-NA-	-NA-	-6.72	-12.62	-6.08	-6.72	-NA-	-NA-
Global Self Storage	AUD	967.15	16,968.68	2.86	3.04	-NA-	-NA-	-NA-	-NA-	11.55	-0.11	-0.25	11.55	-NA-	-NA-
Global Retail	AUD	670.61	172,382.03	29.09	4.57	-NA-	-NA-	-NA-	-NA-	8.00	0.81	-1.07	8.00	-NA-	-NA-
Global Office	AUD	837.44	110,210.79	18.60	3.58	-NA-	-NA-	-NA-	-NA-	13.27	3.06	1.11	13.27	-NA-	-NA-
Global Lodging/Resorts	AUD	577.08	25,281.99	4.27	1.59	-NA-	-NA-	-NA-	-NA-	22.85	11.71	1.77	22.85	-NA-	-NA-
Global Industrial/Office	AUD	520.22	7,931.51	1.34	5.35	-NA-	-NA-	-NA-	-NA-	-5.05	-1.61	-0.05	-5.05	-NA-	-NA-
Global Healthcare	AUD	1,139.43	43,531.39	7.35	5.4	-NA-	-NA-	-NA-	-NA-	4.61	-4.36	-1.61	4.61	-NA-	-NA-
Global Diversified	AUD	729.77	278,231.02	46.95	3.16	-NA-	-NA-	-NA-	-NA-	0.78	-1.12	-0.22	0.78	-NA-	-NA-
Asia Retail	AUD	736.39	51,209.47	16.78	6.21	-NA-	-NA-	-NA-	-NA-	5.78	-0.53	0.61	5.78	-NA-	-NA-
Asia Residential	AUD	1,467.06	14,028.09	4.60	1.86	-NA-	-NA-	-NA-	-NA-	-25.47	-15.85	-7.48	-25.47	-NA-	-NA-
Asia Office	AUD	957.65	40,318.13	13.21	4.16	-NA-	-NA-	-NA-	-NA-	22.36	10.67	2.04	22.36	-NA-	-NA-
Asia Industrial	AUD	382.10	12,755.09	4.18	4.34	-NA-	-NA-	-NA-	-NA-	5.32	0.00	-0.90	5.32	-NA-	-NA-
Asia Diversified	AUD	794.50	186,866.24	61.23	2.54	-NA-	-NA-	-NA-	-NA-	1.16	-0.18	-1.09	1.16	-NA-	-NA-
Asia ex Australia Diversified	AUD	869.74	164,047.84	53.75	2.05	-NA-	-NA-	-NA-	-NA-	1.91	0.19	-1.55	1.91	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,229.95	7,253.82	2.38	3.5	-NA-	-NA-	-NA-	-NA-	1.45	-4.26	-4.30	1.45	-NA-	-NA-
Asia ex Australia Office	AUD	995.13	35,454.21	11.62	3.81	-NA-	-NA-	-NA-	-NA-	27.40	12.13	2.10	27.40	-NA-	-NA-
Asia ex Australia Residential	AUD	1,456.24	14,028.09	4.60	1.86	-NA-	-NA-	-NA-	-NA-	-25.47	-15.85	-7.48	-25.47	-NA-	-NA-
Asia ex Australia Retail	AUD	940.83	17,800.74	5.83	3.48	-NA-	-NA-	-NA-	-NA-	11.32	0.39	0.96	11.32	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Europe Specialty	AUD	303.77	471.91	0.52	0.00	-NA-	-NA-	-NA-	-NA-	-44.87	-17.20	-2.47	-44.87	-NA-	-NA-
Europe Self Storage	AUD	691.82	977.58	1.07	2.66	-NA-	-NA-	-NA-	-NA-	-18.45	0.99	3.49	-18.45	-NA-	-NA-
Europe Retail	AUD	640.80	27,532.22	30.13	4.23	-NA-	-NA-	-NA-	-NA-	-9.01	-3.40	3.31	-9.01	-NA-	-NA-
Europe Residential	AUD	321.39	3,913.45	4.28	2.69	-NA-	-NA-	-NA-	-NA-	2.09	2.91	7.17	2.09	-NA-	-NA-
Europe Office	AUD	855.03	22,001.28	24.08	2.87	-NA-	-NA-	-NA-	-NA-	11.25	-1.03	5.58	11.25	-NA-	-NA-
Europe Industrial	AUD	225.66	4,553.69	4.98	4.27	-NA-	-NA-	-NA-	-NA-	-22.79	-1.95	-0.68	-22.79	-NA-	-NA-
Europe Healthcare	AUD	569.81	320.16	0.35	5.22	-NA-	-NA-	-NA-	-NA-	4.43	4.63	-1.84	4.43	-NA-	-NA-
Europe Diversified	AUD	593.51	59,817.83	65.46	4.75	-NA-	-NA-	-NA-	-NA-	-4.56	-3.30	4.36	-4.56	-NA-	-NA-
Eurozone Retail	AUD	1,001.09	16,760.12	18.34	4.84	-NA-	-NA-	-NA-	-NA-	-8.55	-7.17	5.47	-8.55	-NA-	-NA-
Eurozone Residential	AUD	339.95	3,411.01	3.73	2.85	-NA-	-NA-	-NA-	-NA-	8.99	4.84	5.92	8.99	-NA-	-NA-
Eurozone Office	AUD	827.46	5,137.00	5.62	5.46	-NA-	-NA-	-NA-	-NA-	-6.00	-7.33	1.05	-6.00	-NA-	-NA-
Eurozone Industrial	AUD	437.28	1,341.76	1.47	2.7	-NA-	-NA-	-NA-	-NA-	-12.01	-2.92	1.16	-12.01	-NA-	-NA-
Eurozone Diversified	AUD	753.63	33,273.62	36.41	5.02	-NA-	-NA-	-NA-	-NA-	-5.49	-5.99	4.57	-5.49	-NA-	-NA-
UK Specialty	AUD	303.77	471.91	0.52	0.00	-NA-	-NA-	-NA-	-NA-	-44.87	-17.20	-2.47	-44.87	-NA-	-NA-
UK Self Storage	AUD	691.82	977.58	1.07	2.66	-NA-	-NA-	-NA-	-NA-	-18.45	0.99	3.49	-18.45	-NA-	-NA-
UK Retail	AUD	358.80	10,772.10	11.79	3.27	-NA-	-NA-	-NA-	-NA-	-9.40	3.35	0.07	-9.40	-NA-	-NA-
UK Residential	AUD	225.74	502.45	0.55	1.61	-NA-	-NA-	-NA-	-NA-	-28.62	-8.57	16.46	-28.62	-NA-	-NA-
UK Industrial	AUD	186.99	3,211.93	3.52	4.92	-NA-	-NA-	-NA-	-NA-	-25.89	-1.54	-1.43	-25.89	-NA-	-NA-
UK Healthcare	AUD	569.81	320.16	0.35	5.22	-NA-	-NA-	-NA-	-NA-	4.43	4.63	-1.84	4.43	-NA-	-NA-
UK Diversified	AUD	371.97	21,386.62	23.41	4.45	-NA-	-NA-	-NA-	-NA-	-9.25	1.38	1.93	-9.25	-NA-	-NA-
UK Office	AUD	535.39	4,722.85	5.17	2.00	-NA-	-NA-	-NA-	-NA-	3.13	-1.25	2.31	3.13	-NA-	-NA-

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North America Specialty	AUD	1,154.84	10,584.47	3.97	3.15	-NA-	-NA-	-NA-	-NA-	-3.36	-12.40	-6.24	-3.36	-NA-	-NA-
North America Self Storage	AUD	989.80	15,991.10	6.00	3.07	-NA-	-NA-	-NA-	-NA-	13.43	-0.17	-0.47	13.43	-NA-	-NA-
North America Retail	AUD	641.45	93,640.34	35.14	3.78	-NA-	-NA-	-NA-	-NA-	16.29	3.01	-3.36	16.29	-NA-	-NA-
North America Residential	AUD	973.78	57,957.19	21.75	3.46	-NA-	-NA-	-NA-	-NA-	26.45	3.59	-2.44	26.45	-NA-	-NA-
North America Office	AUD	715.84	47,891.38	17.97	3.41	-NA-	-NA-	-NA-	-NA-	7.36	-0.88	-1.59	7.36	-NA-	-NA-
North America Lodging/Resorts	AUD	586.18	24,145.40	9.06	1.47	-NA-	-NA-	-NA-	-NA-	22.86	12.69	1.99	22.86	-NA-	-NA-
North America Industrial	AUD	361.23	16,806.93	6.31	3.49	-NA-	-NA-	-NA-	-NA-	4.51	15.47	3.02	4.51	-NA-	-NA-
North America Industrial/Office	AUD	520.22	7,931.51	2.98	5.35	-NA-	-NA-	-NA-	-NA-	-5.05	-1.61	-0.05	-5.05	-NA-	-NA-
North America Healthcare	AUD	1,162.02	43,211.22	16.22	5.4	-NA-	-NA-	-NA-	-NA-	4.61	-4.42	-1.61	4.61	-NA-	-NA-
North America Diversified	AUD	746.92	30,595.74	11.48	3.98	-NA-	-NA-	-NA-	-NA-	11.32	-2.67	-3.36	11.32	-NA-	-NA-
United States Specialty	AUD	1,154.84	10,584.47	3.97	3.15	-NA-	-NA-	-NA-	-NA-	-3.36	-12.40	-6.24	-3.36	-NA-	-NA-
United States Self Storage	AUD	989.80	15,991.10	6.00	3.07	-NA-	-NA-	-NA-	-NA-	13.43	-0.17	-0.47	13.43	-NA-	-NA-
United States Retail	AUD	608.50	83,280.68	31.25	3.47	-NA-	-NA-	-NA-	-NA-	16.83	4.04	-3.53	16.83	-NA-	-NA-
United States Residential	AUD	950.30	53,665.43	20.14	3.32	-NA-	-NA-	-NA-	-NA-	27.41	4.33	-2.50	27.41	-NA-	-NA-
United States Office	AUD	713.11	40,530.89	15.21	3.39	-NA-	-NA-	-NA-	-NA-	3.99	-2.01	-2.08	3.99	-NA-	-NA-
United States Lodging/Resorts	AUD	568.29	23,555.75	8.84	1.32	-NA-	-NA-	-NA-	-NA-	22.73	13.30	2.05	22.73	-NA-	-NA-
United States Industrial	AUD	360.81	16,806.93	6.31	3.49	-NA-	-NA-	-NA-	-NA-	4.51	15.47	3.02	4.51	-NA-	-NA-
United States Industrial/Office	AUD	520.22	7,931.51	2.98	5.35	-NA-	-NA-	-NA-	-NA-	-5.05	-1.61	-0.05	-5.05	-NA-	-NA-
United States Healthcare	AUD	1,221.19	41,351.95	15.52	5.3	-NA-	-NA-	-NA-	-NA-	4.56	-4.12	-1.61	4.56	-NA-	-NA-
United States Diversified	AUD	654.84	21,743.91	8.16	3.25	-NA-	-NA-	-NA-	-NA-	9.01	-3.21	-3.35	9.01	-NA-	-NA-

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Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Specialty	EUR	1,235.31	8,448.01	1.43	0.00	-NA-	-NA-	4.32	0.91	10.56	-6.56	-3.31	10.56	-NA-	-NA-
Global Self Storage	EUR	1,131.96	12,965.50	2.19	0.00	-NA-	-NA-	2.51	11.49	31.74	6.77	2.73	31.74	-NA-	-NA-
Global Retail	EUR	725.20	131,714.39	22.23	0.00	-NA-	-NA-	-6.22	-7.27	25.52	7.61	2.19	25.52	-NA-	-NA-
Global Residential	EUR	1,046.58	57,993.03	9.79	0.00	-NA-	-NA-	0.91	4.20	30.40	6.27	0.19	30.40	-NA-	-NA-
Global Office	EUR	935.36	84,210.33	14.21	0.00	-NA-	-NA-	-1.33	-2.53	32.96	10.14	4.32	32.96	-NA-	-NA-
Global Lodging/Resorts	EUR	655.58	19,317.57	3.26	0.00	-NA-	-NA-	-8.10	-6.68	47.33	19.91	5.44	47.33	-NA-	-NA-
Global Industrial/Office	EUR	523.84	6,060.34	1.02	0.00	-NA-	-NA-	-12.13	-5.31	9.56	4.58	2.81	9.56	-NA-	-NA-
Global Industral	EUR	349.35	26,067.28	4.40	0.00	-NA-	-NA-	-18.97	-28.31	15.04	13.88	4.17	15.04	-NA-	-NA-
Global Healthcare	EUR	1,151.31	33,261.64	5.61	0.00	-NA-	-NA-	2.86	4.47	20.47	1.67	1.66	20.47	-NA-	-NA-
Global Diversified	EUR	854.43	212,591.93	35.87	0.00	-NA-	-NA-	-3.10	-8.57	18.83	5.71	3.22	18.83	-NA-	-NA-
Asia Retail	EUR	762.43	39,128.35	-NA-	0.00	-NA-	-NA-	-5.28	-7.44	21.77	6.33	3.63	21.77	-NA-	-NA-
Asia Residential	EUR	1,866.88	10,718.64	-NA-	0.00	-NA-	-NA-	13.30	-7.18	-10.82	-9.34	-4.05	-10.82	-NA-	-NA-
Asia Office	EUR	1,062.44	30,806.45	-NA-	0.00	-NA-	-NA-	1.22	-2.72	42.59	18.17	5.04	42.59	-NA-	-NA-
Asia Industrial	EUR	364.98	9,745.97	-NA-	0.00	-NA-	-NA-	-18.26	-29.40	21.75	6.35	1.83	21.75	-NA-	-NA-
Asia Diversified	EUR	957.13	142,781.55	-NA-	0.00	-NA-	-NA-	-0.87	-8.50	20.07	6.62	2.31	20.07	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,085.63	125,346.36	53.75	0.00	-NA-	-NA-	1.66	-5.06	21.53	7.26	2.09	21.53	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,216.28	5,542.53	2.38	0.00	-NA-	-NA-	3.99	2.13	17.26	2.48	-0.75	17.26	-NA-	-NA-
Asia ex Australia Office	EUR	1,140.96	27,090.00	11.62	0.00	-NA-	-NA-	2.67	0.19	48.88	20.06	5.41	48.88	-NA-	-NA-
Asia ex Australia Residential	EUR	1,854.44	10,718.64	4.60	0.00	-NA-	-NA-	13.15	-7.18	-10.82	-9.34	-4.05	-10.82	-NA-	-NA-
Asia ex Australia Retail	EUR	1,064.33	13,601.26	5.83	0.00	-NA-	-NA-	1.25	4.75	30.46	6.94	3.78	30.46	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe Specialty	EUR	409.59	360.58	0.39	0.00	-NA-	-NA-	-16.35	-22.32	-32.80	-10.79	1.15	-32.80	-NA-	-NA-
Europe Self Storage	EUR	885.15	746.95	0.82	0.00	-NA-	-NA-	-2.41	-13.41	-2.84	7.87	6.41	-2.84	-NA-	-NA-
Europe Retail	EUR	724.07	21,036.94	23.02	0.00	-NA-	-NA-	-6.25	-12.31	5.86	3.37	7.14	5.86	-NA-	-NA-
Europe Residential	EUR	388.94	2,990.21	3.27	0.00	-NA-	-NA-	-17.21	-13.95	20.60	10.34	10.97	20.60	-NA-	-NA-
Europe Office	EUR	976.33	16,810.83	18.40	0.00	-NA-	-NA-	-0.48	0.03	31.27	6.13	9.07	31.27	-NA-	-NA-
Europe Industrial	EUR	252.48	3,479.40	3.81	0.00	-NA-	-NA-	-24.06	-30.10	-9.31	5.63	3.01	-9.31	-NA-	-NA-
Europe Healthcare	EUR	626.97	244.63	0.27	0.00	-NA-	-NA-	-8.91	-11.90	20.19	12.72	1.81	20.19	-NA-	-NA-
Europe Diversified	EUR	663.15	45,705.86	50.02	0.00	-NA-	-NA-	-7.89	-11.63	10.58	3.76	8.04	10.58	-NA-	-NA-
Eurozone Retail	EUR	1,092.34	12,806.15	14.01	0.00	-NA-	-NA-	1.78	-3.58	5.85	-0.75	9.39	5.85	-NA-	-NA-
Eurozone Residential	EUR	410.73	2,606.30	2.85	0.00	-NA-	-NA-	-16.30	-12.10	28.26	12.52	9.85	28.26	-NA-	-NA-
Eurozone Office	EUR	867.26	3,925.10	4.30	0.00	-NA-	-NA-	-2.81	-6.19	8.06	-1.78	3.10	8.06	-NA-	-NA-
Eurozone Industrial	EUR	449.97	1,025.22	1.12	0.00	-NA-	-NA-	-14.76	-16.79	5.89	4.59	4.92	5.89	-NA-	-NA-
Eurozone Diversified	EUR	842.51	25,423.85	27.82	0.00	-NA-	-NA-	-3.37	-8.04	9.10	1.21	8.44	9.10	-NA-	-NA-
UK Specialty	EUR	409.59	360.58	0.39	0.00	-NA-	-NA-	-16.35	-22.32	-32.80	-10.79	1.15	-32.80	-NA-	-NA-
UK Self Storage	EUR	885.15	746.95	0.82	0.00	-NA-	-NA-	-2.41	-13.41	-2.84	7.87	6.41	-2.84	-NA-	-NA-
UK Retail	EUR	426.26	8,230.79	9.01	0.00	-NA-	-NA-	-15.68	-23.27	6.34	10.75	3.79	6.34	-NA-	-NA-
UK Residential	EUR	281.96	383.91	0.42	0.00	-NA-	-NA-	-22.37	-23.01	-14.38	-2.67	19.34	-14.38	-NA-	-NA-
UK Industrial	EUR	210.87	2,454.19	2.69	0.00	-NA-	-NA-	-26.75	-33.53	-13.83	6.07	2.23	-13.83	-NA-	-NA-
UK Healthcare	EUR	626.97	244.63	0.27	0.00	-NA-	-NA-	-8.91	-11.90	20.19	12.72	1.81	20.19	-NA-	-NA-
UK Diversified	EUR	415.14	16,341.18	17.88	0.00	-NA-	-NA-	-16.12	-20.20	5.68	8.02	5.18	5.68	-NA-	-NA-
UK Office	EUR	659.54	3,608.66	3.95	0.00	-NA-	-NA-	-7.99	-8.47	22.91	6.03	6.11	22.91	-NA-	-NA-

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North America Specialty	EUR	1,379.97	8,087.43	3.03	0.00	-NA-	-NA-	6.65	3.03	14.39	-6.35	-3.51	14.39	-NA-	-NA-
North America Self Storage	EUR	1,153.32	12,218.54	4.59	0.00	-NA-	-NA-	2.89	13.07	33.90	6.71	2.51	33.90	-NA-	-NA-
North America Retail	EUR	699.70	71,549.11	26.85	0.00	-NA-	-NA-	-6.89	-5.31	36.00	9.79	-0.15	36.00	-NA-	-NA-
North America Residential	EUR	1,062.16	44,284.18	16.62	0.00	-NA-	-NA-	1.21	9.57	48.53	10.61	0.59	48.53	-NA-	-NA-
North America Office	EUR	794.31	36,593.05	13.73	0.00	-NA-	-NA-	-4.50	-3.68	26.38	5.86	1.67	26.38	-NA-	-NA-
North America Lodging/Resorts	EUR	664.27	18,449.12	6.92	0.00	-NA-	-NA-	-7.86	-5.66	47.28	20.93	5.66	47.28	-NA-	-NA-
North America Industrial	EUR	389.21	12,841.91	4.82	0.00	-NA-	-NA-	-17.20	-26.36	21.75	22.71	6.36	21.75	-NA-	-NA-
North America Industrial/Office	EUR	523.84	6,060.34	2.27	0.00	-NA-	-NA-	-12.13	-5.31	9.56	4.58	2.81	9.56	-NA-	-NA-
North America Healthcare	EUR	1,171.05	33,017.01	12.39	0.00	-NA-	-NA-	3.21	4.91	20.48	1.59	1.66	20.48	-NA-	-NA-
North America Diversified	EUR	824.83	23,377.73	8.77	0.00	-NA-	-NA-	-3.78	-1.49	30.21	3.85	-0.10	30.21	-NA-	-NA-
United States Specialty	EUR	1,379.97	8,087.43	3.03	0.00	-NA-	-NA-	6.65	3.03	14.39	-6.35	-3.51	14.39	-NA-	-NA-
United States Self Storage	EUR	1,153.32	12,218.54	4.59	0.00	-NA-	-NA-	2.89	13.07	33.90	6.71	2.51	33.90	-NA-	-NA-
United States Retail	EUR	672.44	63,633.46	23.88	0.00	-NA-	-NA-	-7.63	-6.11	37.08	10.95	-0.30	37.08	-NA-	-NA-
United States Residential	EUR	1,039.85	41,004.91	15.39	0.00	-NA-	-NA-	0.78	10.16	49.88	11.42	0.53	49.88	-NA-	-NA-
United States Lodging/Resorts	EUR	651.09	17,998.58	6.75	0.00	-NA-	-NA-	-8.22	-5.45	47.38	21.64	5.74	47.38	-NA-	-NA-
United States Industrial	EUR	389.24	12,841.91	4.82	0.00	-NA-	-NA-	-17.20	-26.36	21.75	22.70	6.36	21.75	-NA-	-NA-
United States Industrial/Office	EUR	523.84	6,060.34	2.27	0.00	-NA-	-NA-	-12.13	-5.31	9.56	4.58	2.81	9.56	-NA-	-NA-
United States Healthcare	EUR	1,240.14	31,596.37	11.86	0.00	-NA-	-NA-	4.40	5.69	20.53	1.94	1.67	20.53	-NA-	-NA-
United States Diversified	EUR	746.29	16,614.18	6.23	0.00	-NA-	-NA-	-5.68	-2.85	28.40	3.46	-0.04	28.40	-NA-	-NA-
United States Office	EUR	790.77	30,969.01	11.62	0.00	-NA-	-NA-	-4.59	-4.25	22.54	4.67	1.12	22.54	-NA-	-NA-

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Global Specialty	USD	1,404.96	11,333.37	1.43	0.00	-NA-	-NA-	7.04	-1.94	3.38	-8.17	-0.36	3.38	-NA-	-NA-
Global Self Storage	USD	1,287.41	17,393.78	2.19	0.00	-NA-	-NA-	5.18	8.33	23.18	4.92	5.87	23.18	-NA-	-NA-
Global Retail	USD	824.79	176,700.60	22.23	0.00	-NA-	-NA-	-3.78	-9.89	17.36	5.75	5.31	17.36	-NA-	-NA-
Global Residential	USD	1,190.31	77,800.17	9.79	0.00	-NA-	-NA-	3.55	1.25	21.93	4.43	3.25	21.93	-NA-	-NA-
Global Office	USD	824.79	176,700.60	14.21	0.00	-NA-	-NA-	-3.78	-9.89	17.36	5.75	5.31	17.36	-NA-	-NA-
Global Lodging/Resorts	USD	745.61	25,915.36	3.26	0.00	-NA-	-NA-	-5.70	-9.32	37.76	17.83	8.66	37.76	-NA-	-NA-
Global Industrial/Office	USD	595.78	8,130.21	1.02	0.00	-NA-	-NA-	-9.84	-7.99	2.44	2.76	5.95	2.44	-NA-	-NA-
Global Industral	USD	397.32	34,970.40	4.40	0.00	-NA-	-NA-	-16.86	-30.34	7.57	11.90	7.36	7.57	-NA-	-NA-
Global Healthcare	USD	1,309.43	44,621.95	5.61	0.00	-NA-	-NA-	5.54	1.52	12.65	-0.09	4.77	12.65	-NA-	-NA-
Global Diversified	USD	971.77	285,201.35	35.87	0.00	-NA-	-NA-	-0.57	-11.16	11.11	3.88	6.38	11.11	-NA-	-NA-
Asia Retail	USD	867.13	52,492.38	-NA-	0.00	-NA-	-NA-	-2.81	-10.06	13.86	4.49	6.80	13.86	-NA-	-NA-
Asia Residential	USD	2,123.27	14,379.52	-NA-	0.00	-NA-	-NA-	16.25	-9.80	-16.61	-10.91	-1.11	-16.61	-NA-	-NA-
Asia Office	USD	1,208.34	41,328.19	-NA-	0.00	-NA-	-NA-	3.86	-5.47	33.33	16.13	8.25	33.33	-NA-	-NA-
Asia Industrial	USD	415.11	13,074.64	-NA-	0.00	-NA-	-NA-	-16.12	-31.40	13.85	4.51	4.94	13.85	-NA-	-NA-
Asia Diversified	USD	1,088.58	191,547.67	-NA-	0.00	-NA-	-NA-	1.71	-11.09	12.27	4.77	5.43	12.27	-NA-	-NA-
Asia ex Australia Diversified	USD	1,234.72	168,157.61	53.75	0.00	-NA-	-NA-	4.31	-7.74	13.63	5.40	5.22	13.63	-NA-	-NA-
Asia ex Australia Industrial	USD	1,383.32	7,435.55	2.38	0.00	-NA-	-NA-	6.70	-0.76	9.64	0.70	2.29	9.64	-NA-	-NA-
Asia ex Australia Office	USD	1,297.66	36,342.42	11.62	0.00	-NA-	-NA-	5.35	-2.64	39.21	17.98	8.63	39.21	-NA-	-NA-
Asia ex Australia Residential	USD	2,109.12	14,379.52	4.60	0.00	-NA-	-NA-	16.10	-9.80	-16.61	-10.91	-1.11	-16.61	-NA-	-NA-
Asia ex Australia Retail	USD	1,210.50	18,246.69	5.83	0.00	-NA-	-NA-	3.89	1.79	21.98	5.08	6.95	21.98	-NA-	-NA-

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Europe Specialty	USD	465.84	483.73	0.39	0.00	-NA-	-NA-	-14.17	-24.52	-37.17	-12.34	4.24	-37.17	-NA-	-NA-
Europe Self Storage	USD	1,006.71	1,002.07	0.82	0.00	-NA-	-NA-	0.13	-15.86	-9.15	6.00	9.66	-9.15	-NA-	-NA-
Europe Retail	USD	823.51	28,221.97	23.02	0.00	-NA-	-NA-	-3.81	-14.79	-1.01	1.58	10.42	-1.01	-NA-	-NA-
Europe Residential	USD	442.35	4,011.50	3.27	0.00	-NA-	-NA-	-15.05	-16.38	12.76	8.42	14.36	12.76	-NA-	-NA-
Europe Office	USD	1,110.42	22,552.46	18.40	0.00	-NA-	-NA-	2.12	-2.80	22.74	4.29	12.41	22.74	-NA-	-NA-
Europe Industrial	USD	287.15	4,667.77	3.81	0.00	-NA-	-NA-	-22.08	-32.08	-15.20	3.80	6.16	-15.20	-NA-	-NA-
Europe Healthcare	USD	713.07	328.18	0.27	0.00	-NA-	-NA-	-6.54	-14.39	12.38	10.76	4.92	12.38	-NA-	-NA-
Europe Diversified	USD	754.23	61,316.40	50.02	0.00	-NA-	-NA-	-5.48	-14.12	3.40	1.97	11.34	3.40	-NA-	-NA-
Eurozone Retail	USD	1,242.36	17,180.00	14.01	0.00	-NA-	-NA-	4.44	-6.31	-1.03	-2.47	12.73	-1.03	-NA-	-NA-
Eurozone Residential	USD	467.13	3,496.46	2.85	0.00	-NA-	-NA-	-14.12	-14.59	19.92	10.57	13.21	19.92	-NA-	-NA-
Eurozone Office	USD	986.37	5,265.70	4.30	0.00	-NA-	-NA-	-0.27	-8.84	1.04	-3.48	6.25	1.04	-NA-	-NA-
Eurozone Industrial	USD	511.76	1,375.37	1.12	0.00	-NA-	-NA-	-12.54	-19.14	-0.99	2.78	8.13	-0.99	-NA-	-NA-
Eurozone Diversified	USD	958.22	34,107.20	27.82	0.00	-NA-	-NA-	-0.85	-10.64	2.02	-0.54	11.76	2.02	-NA-	-NA-
UK Specialty	USD	465.84	483.73	0.39	0.00	-NA-	-NA-	-14.17	-24.52	-37.17	-12.34	4.24	-37.17	-NA-	-NA-
UK Self Storage	USD	1,006.71	1,002.07	0.82	0.00	-NA-	-NA-	0.13	-15.86	-9.15	6.00	9.66	-9.15	-NA-	-NA-
UK Retail	USD	484.80	11,041.96	9.01	0.00	-NA-	-NA-	-13.48	-25.44	-0.56	8.83	6.96	-0.56	-NA-	-NA-
UK Residential	USD	320.69	515.03	0.42	0.00	-NA-	-NA-	-20.34	-25.18	-19.94	-4.35	22.99	-19.94	-NA-	-NA-
UK Industrial	USD	239.83	3,292.40	2.69	0.00	-NA-	-NA-	-24.84	-35.41	-19.42	4.23	5.35	-19.42	-NA-	-NA-
UK Healthcare	USD	713.07	328.18	0.27	0.00	-NA-	-NA-	-6.54	-14.39	12.38	10.76	4.92	12.38	-NA-	-NA-
UK Diversified	USD	472.16	21,922.41	17.88	0.00	-NA-	-NA-	-13.94	-22.45	-1.18	6.15	8.39	-1.18	-NA-	-NA-
UK Office	USD	750.12	4,841.17	3.95	0.00	-NA-	-NA-	-5.59	-11.06	14.93	4.19	9.35	14.93	-NA-	-NA-

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North America Specialty	USD	1,569.49	10,849.64	3.03	0.00	-NA-	-NA-	9.43	0.12	6.96	-7.98	-0.56	6.96	-NA-	-NA-
North America Self Storage	USD	1,311.71	16,391.71	4.59	0.00	-NA-	-NA-	5.58	9.88	25.20	4.86	5.65	25.20	-NA-	-NA-
North America Retail	USD	795.80	95,986.25	26.85	0.00	-NA-	-NA-	-4.47	-7.99	27.16	7.88	2.91	27.16	-NA-	-NA-
North America Residential	USD	1,208.03	59,409.15	16.62	0.00	-NA-	-NA-	3.85	6.48	38.88	8.69	3.67	38.88	-NA-	-NA-
North America Office	USD	903.40	49,091.17	13.73	0.00	-NA-	-NA-	-2.01	-6.41	18.17	4.03	4.78	18.17	-NA-	-NA-
North America Lodging/Resorts	USD	755.50	24,750.30	6.92	0.00	-NA-	-NA-	-5.45	-8.33	37.71	18.83	8.89	37.71	-NA-	-NA-
North America Industrial	USD	442.66	17,227.99	4.82	0.00	-NA-	-NA-	-15.04	-28.44	13.84	20.58	9.61	13.84	-NA-	-NA-
North America Industrial/Office	USD	595.78	8,130.21	2.27	0.00	-NA-	-NA-	-9.84	-7.99	2.44	2.76	5.95	2.44	-NA-	-NA-
North America Healthcare	USD	1,331.88	44,293.76	12.39	0.00	-NA-	-NA-	5.90	1.94	12.65	-0.17	4.77	12.65	-NA-	-NA-
North America Diversified	USD	938.11	31,362.24	8.77	0.00	-NA-	-NA-	-1.27	-4.27	21.76	2.05	2.96	21.76	-NA-	-NA-
United States Specialty	USD	1,569.49	10,849.64	3.03	0.00	-NA-	-NA-	9.43	0.12	6.96	-7.98	-0.56	6.96	-NA-	-NA-
United States Self Storage	USD	1,311.71	16,391.71	4.59	0.00	-NA-	-NA-	5.58	9.88	25.20	4.86	5.65	25.20	-NA-	-NA-
United States Retail	USD	764.79	85,367.05	23.88	0.00	-NA-	-NA-	-5.22	-8.77	28.18	9.03	2.75	28.18	-NA-	-NA-
United States Residential	USD	1,182.66	55,009.87	15.39	0.00	-NA-	-NA-	3.41	7.04	40.15	9.49	3.60	40.15	-NA-	-NA-
United States Office	USD	899.37	41,546.28	6.75	0.00	-NA-	-NA-	-2.10	-6.96	14.58	2.86	4.21	14.58	-NA-	-NA-
United States Lodging/Resorts	USD	740.51	24,145.88	4.82	0.00	-NA-	-NA-	-5.83	-8.13	37.81	19.53	8.97	37.81	-NA-	-NA-
United States Industrial	USD	442.70	17,227.99	2.27	0.00	-NA-	-NA-	-15.04	-28.44	13.84	20.58	9.61	13.84	-NA-	-NA-
United States Industrial/Office	USD	595.78	8,130.21	11.86	0.00	-NA-	-NA-	-9.84	-7.99	2.44	2.76	5.95	2.44	-NA-	-NA-
United States Healthcare	USD	1,410.45	42,387.91	6.23	0.00	-NA-	-NA-	7.12	2.71	12.70	0.17	4.78	12.70	-NA-	-NA-
United States Diversified	USD	848.78	22,288.65	11.62	0.00	-NA-	-NA-	-3.23	-5.60	20.06	1.66	3.02	20.06	-NA-	-NA-

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Global Specialty	GBP	1,446.20	7,238.73	1.43	0.00	-NA-	-NA-	7.66	6.23	6.63	-7.58	-0.89	6.63	-NA-	-NA-
Global Self Storage	GBP	1,325.20	11,109.58	2.19	0.00	-NA-	-NA-	5.79	17.36	27.05	5.60	5.31	27.05	-NA-	-NA-
Global Retail	GBP	849.00	112,860.44	22.23	0.00	-NA-	-NA-	-3.22	-2.38	21.05	6.43	4.75	21.05	-NA-	-NA-
Global Residential	GBP	1,225.24	49,691.75	9.79	0.00	-NA-	-NA-	4.15	9.69	25.76	5.11	2.71	25.76	-NA-	-NA-
Global Office	GBP	1,095.04	72,156.23	14.21	0.00	-NA-	-NA-	1.83	2.60	28.23	8.94	6.94	28.23	-NA-	-NA-
Global Lodging/Resorts	GBP	767.49	16,552.40	3.26	0.00	-NA-	-NA-	-5.15	-1.76	42.09	18.59	8.09	42.09	-NA-	-NA-
Global Industrial/Office	GBP	613.26	5,192.85	1.02	0.00	-NA-	-NA-	-9.32	-0.32	5.66	3.43	5.39	5.66	-NA-	-NA-
Global Industral	GBP	408.98	22,335.94	4.40	0.00	-NA-	-NA-	-16.37	-24.54	10.95	12.62	6.79	10.95	-NA-	-NA-
Global Healthcare	GBP	1,347.85	28,500.48	5.61	0.00	-NA-	-NA-	6.15	9.98	16.19	0.56	4.21	16.19	-NA-	-NA-
Global Diversified	GBP	1,000.29	182,160.95	35.87	0.00	-NA-	-NA-	0.01	-3.75	14.60	4.55	5.81	14.60	-NA-	-NA-
Asia Retail	GBP	892.58	33,527.41	-NA-	0.00	-NA-	-NA-	-2.25	-2.56	17.44	5.17	6.23	17.44	-NA-	-NA-
Asia Residential	GBP	2,185.58	9,184.35	-NA-	0.00	-NA-	-NA-	16.93	-2.28	-13.99	-10.33	-1.64	-13.99	-NA-	-NA-
Asia Office	GBP	1,243.81	26,396.73	-NA-	0.00	-NA-	-NA-	4.46	2.40	37.52	16.88	7.68	37.52	-NA-	-NA-
Asia Industrial	GBP	427.29	8,350.90	-NA-	0.00	-NA-	-NA-	-15.64	-25.68	17.43	5.18	4.39	17.43	-NA-	-NA-
Asia Diversified	GBP	1,120.52	122,343.41	-NA-	0.00	-NA-	-NA-	2.30	-3.68	15.80	5.45	4.87	15.80	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,270.96	107,403.95	53.75	0.00	-NA-	-NA-	4.91	-0.05	17.20	6.08	4.66	17.20	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,423.92	4,749.16	2.38	0.00	-NA-	-NA-	7.32	7.51	13.09	1.36	1.74	13.09	-NA-	-NA-
Asia ex Australia Office	GBP	1,335.74	23,212.27	11.62	0.00	-NA-	-NA-	5.96	5.48	43.59	18.74	8.05	43.59	-NA-	-NA-
Asia ex Australia Residential	GBP	2,171.01	9,184.35	4.60	0.00	-NA-	-NA-	16.77	-2.28	-13.99	-10.33	-1.64	-13.99	-NA-	-NA-
Asia ex Australia Retail	GBP	1,246.03	11,654.34	5.83	0.00	-NA-	-NA-	4.50	10.27	25.82	5.77	6.38	25.82	-NA-	-NA-

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Europe Specialty	GBP	479.51	308.96	0.39	0.00	-NA-	-NA-	-13.67	-18.23	-35.19	-11.77	3.69	-35.19	-NA-	-NA-
Europe Self Storage	GBP	1,036.25	640.03	0.82	0.00	-NA-	-NA-	0.71	-8.85	-6.30	6.69	9.08	-6.30	-NA-	-NA-
Europe Retail	GBP	847.68	18,025.65	23.02	0.00	-NA-	-NA-	-3.25	-7.68	2.10	2.23	9.83	2.10	-NA-	-NA-
Europe Residential	GBP	455.34	2,562.18	3.27	0.00	-NA-	-NA-	-14.56	-9.41	16.31	9.13	13.76	16.31	-NA-	-NA-
Europe Office	GBP	1,143.01	14,404.48	18.40	0.00	-NA-	-NA-	2.71	5.30	26.60	4.97	11.81	26.60	-NA-	-NA-
Europe Industrial	GBP	295.58	2,981.35	3.81	0.00	-NA-	-NA-	-21.63	-26.42	-12.53	4.47	5.59	-12.53	-NA-	-NA-
Europe Healthcare	GBP	734.00	209.61	0.27	0.00	-NA-	-NA-	-6.00	-7.25	15.92	11.48	4.36	15.92	-NA-	-NA-
Europe Diversified	GBP	776.36	39,163.40	50.02	0.00	-NA-	-NA-	-4.94	-6.97	6.64	2.63	10.75	6.64	-NA-	-NA-
Eurozone Retail	GBP	1,278.82	10,973.04	14.01	0.00	-NA-	-NA-	5.04	1.50	2.08	-1.84	12.13	2.08	-NA-	-NA-
Eurozone Residential	GBP	480.84	2,233.22	2.85	0.00	-NA-	-NA-	-13.62	-7.47	23.69	11.28	12.61	23.69	-NA-	-NA-
Eurozone Office	GBP	1,015.31	3,363.25	4.30	0.00	-NA-	-NA-	0.30	-1.25	4.21	-2.85	5.69	4.21	-NA-	-NA-
Eurozone Industrial	GBP	526.78	878.46	1.12	0.00	-NA-	-NA-	-12.03	-12.40	2.12	3.44	7.55	2.12	-NA-	-NA-
Eurozone Diversified	GBP	986.34	21,784.61	27.82	0.00	-NA-	-NA-	-0.27	-3.19	5.22	0.10	11.16	5.22	-NA-	-NA-
UK Specialty	GBP	479.51	308.96	0.39	0.00	-NA-	-NA-	-13.67	-18.23	-35.19	-11.77	3.69	-35.19	-NA-	-NA-
UK Self Storage	GBP	1,036.25	640.03	0.82	0.00	-NA-	-NA-	0.71	-8.85	-6.30	6.69	9.08	-6.30	-NA-	-NA-
UK Retail	GBP	499.03	7,052.61	9.01	0.00	-NA-	-NA-	-12.98	-19.23	2.56	9.53	6.39	2.56	-NA-	-NA-
UK Residential	GBP	330.10	328.96	0.42	0.00	-NA-	-NA-	-19.88	-18.95	-17.42	-3.73	22.34	-17.42	-NA-	-NA-
UK Industrial	GBP	246.87	2,102.89	2.69	0.00	-NA-	-NA-	-24.40	-30.03	-16.89	4.91	4.79	-16.89	-NA-	-NA-
UK Healthcare	GBP	734.00	209.61	0.27	0.00	-NA-	-NA-	-6.00	-7.25	15.92	11.48	4.36	15.92	-NA-	-NA-
UK Diversified	GBP	486.01	14,002.06	17.88	0.00	-NA-	-NA-	-13.44	-15.99	1.92	6.84	7.82	1.92	-NA-	-NA-
UK Office	GBP	772.13	3,092.11	3.95	0.00	-NA-	-NA-	-5.04	-3.65	18.54	4.86	8.77	18.54	-NA-	-NA-

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North America Specialty	GBP	1,615.55	6,929.77	3.03	0.00	-NA-	-NA-	10.07	8.46	10.32	-7.38	-1.09	10.32	-NA-	-NA-
North America Self Storage	GBP	1,350.20	10,469.55	4.59	0.00	-NA-	-NA-	6.19	19.03	29.14	5.54	5.09	29.14	-NA-	-NA-
North America Retail	GBP	819.15	61,307.38	26.85	0.00	-NA-	-NA-	-3.91	-0.32	31.16	8.58	2.36	31.16	-NA-	-NA-
North America Residential	GBP	1,243.48	37,945.22	16.62	0.00	-NA-	-NA-	4.45	15.35	43.24	9.39	3.12	43.24	-NA-	-NA-
North America Office	GBP	929.91	31,355.02	13.73	0.00	-NA-	-NA-	-1.44	1.39	21.89	4.70	4.23	21.89	-NA-	-NA-
North America Lodging/Resorts	GBP	777.67	15,808.26	6.92	0.00	-NA-	-NA-	-4.90	-0.69	42.04	19.60	8.31	42.04	-NA-	-NA-
North America Industrial	GBP	455.65	11,003.69	4.82	0.00	-NA-	-NA-	-14.55	-22.48	17.42	21.36	9.03	17.42	-NA-	-NA-
North America Industrial/Office	GBP	613.26	5,192.85	2.27	0.00	-NA-	-NA-	-9.32	-0.32	5.66	3.43	5.39	5.66	-NA-	-NA-
North America Healthcare	GBP	1,370.96	28,290.87	12.39	0.00	-NA-	-NA-	6.51	10.44	16.19	0.48	4.21	16.19	-NA-	-NA-
North America Diversified	GBP	965.64	20,031.37	8.77	0.00	-NA-	-NA-	-0.70	3.70	25.58	2.71	2.41	25.58	-NA-	-NA-
United States Specialty	GBP	1,615.55	6,929.77	3.03	0.00	-NA-	-NA-	10.07	8.46	10.32	-7.38	-1.09	10.32	-NA-	-NA-
United States Self Storage	GBP	1,350.20	10,469.55	4.59	0.00	-NA-	-NA-	6.19	19.03	29.14	5.54	5.09	29.14	-NA-	-NA-
United States Retail	GBP	787.23	54,524.79	23.88	0.00	-NA-	-NA-	-4.67	-1.17	32.21	9.73	2.21	32.21	-NA-	-NA-
United States Residential	GBP	1,217.36	35,135.35	15.39	0.00	-NA-	-NA-	4.01	15.96	44.55	10.20	3.05	44.55	-NA-	-NA-
United States Lodging/Resorts	GBP	762.24	15,422.21	6.75	0.00	-NA-	-NA-	-5.29	-0.47	42.14	20.30	8.39	42.14	-NA-	-NA-
United States Industrial	GBP	455.69	11,003.69	4.82	0.00	-NA-	-NA-	-14.55	-22.48	17.42	21.36	9.03	17.42	-NA-	-NA-
United States Industrial/Office	GBP	613.26	5,192.85	2.27	0.00	-NA-	-NA-	-9.32	-0.32	5.66	3.43	5.39	5.66	-NA-	-NA-
United States Healthcare	GBP	1,451.84	27,073.58	11.86	0.00	-NA-	-NA-	7.74	11.27	16.24	0.82	4.23	16.24	-NA-	-NA-
United States Diversified	GBP	873.69	14,235.98	6.23	0.00	-NA-	-NA-	-2.66	2.27	23.83	2.32	2.47	23.83	-NA-	-NA-
United States Office	GBP	925.77	26,536.02	11.62	0.00	-NA-	-NA-	-1.53	0.80	18.19	3.52	3.65	18.19	-NA-	-NA-

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Global Specialty	JPY	1,113.28	919,192.75	1.43	0.00	-NA-	-NA-	2.17	-11.87	-9.93	-10.85	-3.53	-9.93	-NA-	-NA-
Global Self Storage	JPY	1,020.13	1,410,722.44	2.19	0.00	-NA-	-NA-	0.40	-2.63	7.31	1.87	2.50	7.31	-NA-	-NA-
Global Retail	JPY	653.56	14,331,301.94	22.23	0.00	-NA-	-NA-	-8.15	-19.01	2.25	2.66	1.96	2.25	-NA-	-NA-
Global Residential	JPY	943.19	6,309,983.10	9.79	0.00	-NA-	-NA-	-1.16	-9.00	6.23	1.39	-0.03	6.23	-NA-	-NA-
Global Office	JPY	842.96	9,162,579.80	14.21	0.00	-NA-	-NA-	-3.36	-14.88	8.31	5.08	4.09	8.31	-NA-	-NA-
Global Lodging/Resorts	JPY	590.81	2,101,865.07	3.26	0.00	-NA-	-NA-	-9.99	-18.50	20.02	14.39	5.21	20.02	-NA-	-NA-
Global Industrial/Office	JPY	472.09	659,400.83	1.02	0.00	-NA-	-NA-	-13.94	-17.31	-10.75	-0.23	2.58	-10.75	-NA-	-NA-
Global Industral	JPY	314.83	2,836,274.01	4.40	0.00	-NA-	-NA-	-20.64	-37.39	-6.29	8.64	3.94	-6.29	-NA-	-NA-
Global Healthcare	JPY	1,037.58	3,619,062.88	5.61	0.00	-NA-	-NA-	0.74	-8.76	-1.86	-3.00	1.44	-1.86	-NA-	-NA-
Global Diversified	JPY	770.02	23,131,255.09	35.87	0.00	-NA-	-NA-	-5.09	-20.15	-3.20	0.85	2.99	-3.20	-NA-	-NA-
Asia Retail	JPY	687.11	4,257,394.81	-NA-	0.00	-NA-	-NA-	-7.23	-19.16	-0.81	1.45	3.40	-0.81	-NA-	-NA-
Asia Residential	JPY	1,682.46	1,166,251.32	-NA-	0.00	-NA-	-NA-	10.97	-18.93	-27.35	-13.51	-4.26	-27.35	-NA-	-NA-
Asia Office	JPY	957.48	3,351,923.22	-NA-	0.00	-NA-	-NA-	-0.87	-15.04	16.16	12.74	4.81	16.16	-NA-	-NA-
Asia Industrial	JPY	328.93	1,060,418.54	-NA-	0.00	-NA-	-NA-	-19.94	-38.34	-0.81	1.46	1.61	-0.81	-NA-	-NA-
Asia Diversified	JPY	862.58	15,535,473.53	-NA-	0.00	-NA-	-NA-	-2.91	-20.09	-2.19	1.72	2.08	-2.19	-NA-	-NA-
Asia ex Australia Diversified	JPY	978.38	13,638,422.98	53.75	0.00	-NA-	-NA-	-0.44	-17.08	-1.00	2.33	1.87	-1.00	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,096.13	603,060.25	2.38	0.00	-NA-	-NA-	1.85	-10.81	-4.48	-2.23	-0.97	-4.48	-NA-	-NA-
Asia ex Australia Office	JPY	1,028.25	2,947,552.03	11.62	0.00	-NA-	-NA-	0.56	-12.49	21.28	14.54	5.17	21.28	-NA-	-NA-
Asia ex Australia Residential	JPY	1,671.24	1,166,251.32	4.60	0.00	-NA-	-NA-	10.82	-18.93	-27.35	-13.51	-4.26	-27.35	-NA-	-NA-
Asia ex Australia Retail	JPY	959.19	1,479,897.42	5.83	0.00	-NA-	-NA-	-0.83	-8.51	6.27	2.02	3.55	6.27	-NA-	-NA-

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Europe Specialty	JPY	369.12	39,232.81	0.39	0.00	-NA-	-NA-	-18.07	-32.16	-45.26	-14.90	0.92	-45.26	-NA-	-NA-
Europe Self Storage	JPY	797.71	81,272.84	0.82	0.00	-NA-	-NA-	-4.42	-24.38	-20.85	2.91	6.18	-20.85	-NA-	-NA-
Europe Retail	JPY	652.54	2,288,942.54	23.02	0.00	-NA-	-NA-	-8.18	-23.41	-13.76	-1.39	6.90	-13.76	-NA-	-NA-
Europe Residential	JPY	350.52	325,352.34	3.27	0.00	-NA-	-NA-	-18.91	-24.85	-1.76	5.26	10.73	-1.76	-NA-	-NA-
Europe Office	JPY	879.88	1,829,117.06	18.40	0.00	-NA-	-NA-	-2.53	-12.64	6.93	1.25	8.83	6.93	-NA-	-NA-
Europe Industrial	JPY	227.54	378,579.65	3.81	0.00	-NA-	-NA-	-25.63	-38.95	-26.12	0.78	2.78	-26.12	-NA-	-NA-
Europe Healthcare	JPY	565.03	26,617.24	0.27	0.00	-NA-	-NA-	-10.79	-23.05	-2.09	7.53	1.58	-2.09	-NA-	-NA-
Europe Diversified	JPY	597.64	4,973,066.73	50.02	0.00	-NA-	-NA-	-9.78	-22.82	-9.92	-1.01	7.80	-9.92	-NA-	-NA-
Eurozone Retail	JPY	984.43	1,393,384.12	14.01	0.00	-NA-	-NA-	-0.31	-15.79	-13.78	-5.32	9.15	-13.78	-NA-	-NA-
Eurozone Residential	JPY	370.15	283,580.45	2.85	0.00	-NA-	-NA-	-18.03	-23.24	4.48	7.35	9.61	4.48	-NA-	-NA-
Eurozone Office	JPY	781.59	427,074.47	4.30	0.00	-NA-	-NA-	-4.81	-18.07	-11.97	-6.29	2.87	-11.97	-NA-	-NA-
Eurozone Industrial	JPY	405.52	111,549.63	1.12	0.00	-NA-	-NA-	-16.52	-27.33	-13.74	-0.22	4.69	-13.74	-NA-	-NA-
Eurozone Diversified	JPY	759.28	2,766,264.46	27.82	0.00	-NA-	-NA-	-5.36	-19.68	-11.12	-3.44	8.20	-11.12	-NA-	-NA-
UK Specialty	JPY	369.12	39,232.81	0.39	0.00	-NA-	-NA-	-18.07	-32.16	-45.26	-14.90	0.92	-45.26	-NA-	-NA-
UK Self Storage	JPY	797.71	81,272.84	0.82	0.00	-NA-	-NA-	-4.42	-24.38	-20.85	2.91	6.18	-20.85	-NA-	-NA-
UK Retail	JPY	384.15	895,558.42	9.01	0.00	-NA-	-NA-	-17.42	-32.99	-13.37	5.65	3.56	-13.37	-NA-	-NA-
UK Residential	JPY	254.11	41,771.89	0.42	0.00	-NA-	-NA-	-23.97	-32.76	-30.25	-7.14	19.08	-30.25	-NA-	-NA-
UK Industrial	JPY	190.04	267,030.02	2.69	0.00	-NA-	-NA-	-28.26	-41.95	-29.80	1.20	2.00	-29.80	-NA-	-NA-
UK Healthcare	JPY	565.03	26,617.24	0.27	0.00	-NA-	-NA-	-10.79	-23.05	-2.09	7.53	1.58	-2.09	-NA-	-NA-
UK Diversified	JPY	374.13	1,778,016.88	17.88	0.00	-NA-	-NA-	-17.85	-30.30	-13.91	3.06	4.95	-13.91	-NA-	-NA-
UK Office	JPY	594.39	392,643.26	3.95	0.00	-NA-	-NA-	-9.88	-20.07	0.13	1.15	5.87	0.13	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America Specialty	JPY	1,243.65	879,959.94	3.03	0.00	-NA-	-NA-	4.46	-10.02	-6.82	-10.66	-3.72	-6.82	-NA-	-NA-
North America Self Storage	JPY	1,039.38	1,329,449.60	4.59	0.00	-NA-	-NA-	0.78	-1.25	9.08	1.80	2.29	9.08	-NA-	-NA-
North America Retail	JPY	630.58	7,784,964.59	26.85	0.00	-NA-	-NA-	-8.81	-17.31	10.78	4.74	-0.37	10.78	-NA-	-NA-
North America Residential	JPY	957.23	4,818,379.44	16.62	0.00	-NA-	-NA-	-0.87	-4.30	20.99	5.52	0.37	20.99	-NA-	-NA-
North America Office	JPY	715.84	3,981,539.52	13.73	0.00	-NA-	-NA-	-6.47	-15.88	2.95	0.99	1.45	2.95	-NA-	-NA-
North America Lodging/Resorts	JPY	598.65	2,007,372.87	6.92	0.00	-NA-	-NA-	-9.75	-17.61	19.98	15.37	5.42	19.98	-NA-	-NA-
North America Industrial	JPY	350.76	1,397,275.82	4.82	0.00	-NA-	-NA-	-18.90	-35.69	-0.82	17.06	6.13	-0.82	-NA-	-NA-
North America Industrial/Office	JPY	472.09	659,400.83	2.27	0.00	-NA-	-NA-	-13.94	-17.31	-10.75	-0.23	2.58	-10.75	-NA-	-NA-
North America Healthcare	JPY	1,055.37	3,592,445.64	12.39	0.00	-NA-	-NA-	1.08	-8.38	-1.86	-3.08	1.43	-1.86	-NA-	-NA-
North America Diversified	JPY	743.35	2,543,634.23	8.77	0.00	-NA-	-NA-	-5.76	-13.96	6.08	-0.93	-0.32	6.08	-NA-	-NA-
United States Specialty	JPY	1,243.65	879,959.94	3.03	0.00	-NA-	-NA-	4.46	-10.02	-6.82	-10.66	-3.72	-6.82	-NA-	-NA-
United States Self Storage	JPY	1,039.38	1,329,449.60	4.59	0.00	-NA-	-NA-	0.78	-1.25	9.08	1.80	2.29	9.08	-NA-	-NA-
United States Retail	JPY	606.01	6,923,694.91	23.88	0.00	-NA-	-NA-	-9.53	-18.00	11.67	5.85	-0.52	11.67	-NA-	-NA-
United States Residential	JPY	937.12	4,461,575.58	15.39	0.00	-NA-	-NA-	-1.29	-3.79	22.09	6.30	0.30	22.09	-NA-	-NA-
United States Lodging/Resorts	JPY	586.77	1,958,351.21	6.75	0.00	-NA-	-NA-	-10.11	-17.43	20.06	16.04	5.50	20.06	-NA-	-NA-
United States Industrial	JPY	350.79	1,397,275.82	4.82	0.00	-NA-	-NA-	-18.90	-35.69	-0.82	17.06	6.13	-0.82	-NA-	-NA-
United States Industrial/Office	JPY	472.09	659,400.83	2.27	0.00	-NA-	-NA-	-13.94	-17.31	-10.75	-0.23	2.58	-10.75	-NA-	-NA-
United States Healthcare	JPY	1,117.63	3,437,871.71	11.86	0.00	-NA-	-NA-	2.25	-7.69	-1.82	-2.75	1.45	-1.82	-NA-	-NA-
United States Diversified	JPY	672.57	1,807,720.55	6.23	0.00	-NA-	-NA-	-7.63	-15.15	4.59	-1.30	-0.26	4.59	-NA-	-NA-
United States Office	JPY	712.65	3,369,610.86	11.62	0.00	-NA-	-NA-	-6.55	-16.38	-0.17	-0.14	0.89	-0.17	-NA-	-NA-

*** -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-10	Free Float Mkt Cap Ccy (m) Dec-10	Free Float Mkt Cap (%) Weight Dec-10	Div Yld (%) Dec-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Specialty	AUD	896.89	11,056.38	1.87	0.00	-NA-	-NA-	-NA-	-NA-	-9.30	-13.26	-6.77	-9.30	-NA-	-NA-
Global Self Storage	AUD	821.85	16,968.68	2.86	0.00	-NA-	-NA-	-NA-	-NA-	8.07	-0.89	-0.94	8.07	-NA-	-NA-
Global Retail	AUD	526.52	172,382.03	29.09	0.00	-NA-	-NA-	-NA-	-NA-	2.97	-0.12	-1.47	2.97	-NA-	-NA-
Global Residential	AUD	759.86	75,898.74	12.81	0.00	-NA-	-NA-	-NA-	-NA-	6.98	-1.35	-3.39	6.98	-NA-	-NA-
Global Office	AUD	679.11	110,210.79	18.60	0.00	-NA-	-NA-	-NA-	-NA-	9.07	2.24	0.59	9.07	-NA-	-NA-
Global Lodging/Resorts	AUD	475.98	25,281.99	4.27	0.00	-NA-	-NA-	-NA-	-NA-	20.87	11.30	1.67	20.87	-NA-	-NA-
Global Industrial/Office	AUD	380.33	7,931.51	1.34	0.00	-NA-	-NA-	-NA-	-NA-	-10.12	-2.93	-0.87	-10.12	-NA-	-NA-
Global Industral	AUD	253.64	34,115.72	5.76	0.00	-NA-	-NA-	-NA-	-NA-	-5.62	5.70	0.45	-5.62	-NA-	-NA-
Global Healthcare	AUD	835.90	43,531.39	7.35	0.00	-NA-	-NA-	-NA-	-NA-	-1.16	-5.63	-1.98	-1.16	-NA-	-NA-
Global Diversified	AUD	620.35	278,231.02	46.95	0.00	-NA-	-NA-	-NA-	-NA-	-2.51	-1.88	-0.47	-2.51	-NA-	-NA-
Asia Retail	AUD	553.55	51,209.47	21.96	0.00	-NA-	-NA-	-NA-	-NA-	-0.10	-1.30	-0.08	-0.10	-NA-	-NA-
Asia Residential	AUD	1,355.44	14,028.09	6.02	0.00	-NA-	-NA-	-NA-	-NA-	-26.84	-15.85	-7.48	-26.84	-NA-	-NA-
Asia Office	AUD	771.37	40,318.13	17.29	0.00	-NA-	-NA-	-NA-	-NA-	16.98	9.69	1.28	16.98	-NA-	-NA-
Asia Industrial	AUD	264.99	12,755.09	5.47	0.00	-NA-	-NA-	-NA-	-NA-	-0.11	-1.29	-1.82	-0.11	-NA-	-NA-
Asia Diversified	AUD	694.92	186,866.24	80.14	0.00	-NA-	-NA-	-NA-	-NA-	-1.49	-1.03	-1.35	-1.49	-NA-	-NA-
Asia ex Australia Diversified	AUD	788.21	164,047.84	70.35	0.00	-NA-	-NA-	-NA-	-NA-	-0.30	-0.44	-1.56	-0.30	-NA-	-NA-
Asia ex Australia Industrial	AUD	883.07	7,253.82	3.11	0.00	-NA-	-NA-	-NA-	-NA-	-3.80	-4.88	-4.30	-3.80	-NA-	-NA-
Asia ex Australia Office	AUD	828.39	35,454.21	15.20	0.00	-NA-	-NA-	-NA-	-NA-	22.14	11.44	1.63	22.14	-NA-	-NA-
Asia ex Australia Residential	AUD	1,346.40	14,028.09	6.02	0.00	-NA-	-NA-	-NA-	-NA-	-26.84	-15.85	-7.48	-26.84	-NA-	-NA-
Asia ex Australia Retail	AUD	772.75	17,800.74	7.63	0.00	-NA-	-NA-	-NA-	-NA-	7.03	-0.74	0.06	7.03	-NA-	-NA-

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Europe Specialty	AUD	297.38	471.91	0.52	0.00	-NA-	-NA-	-NA-	-NA-	-44.87	-17.20	-2.47	-44.87	-NA-	-NA-
Europe Self Storage	AUD	642.66	977.58	1.07	0.00	-NA-	-NA-	-NA-	-NA-	-20.29	0.13	2.60	-20.29	-NA-	-NA-
Europe Retail	AUD	525.71	27,532.22	30.13	0.00	-NA-	-NA-	-NA-	-NA-	-13.15	-4.05	3.31	-13.15	-NA-	-NA-
Europe Residential	AUD	282.39	3,913.45	4.28	0.00	-NA-	-NA-	-NA-	-NA-	-1.07	2.42	7.00	-1.07	-NA-	-NA-
Europe Office	AUD	708.86	22,001.28	24.08	0.00	-NA-	-NA-	-NA-	-NA-	7.69	-1.49	5.17	7.69	-NA-	-NA-
Europe Industrial	AUD	183.31	4,553.69	4.98	0.00	-NA-	-NA-	-NA-	-NA-	-25.60	-1.95	-0.68	-25.60	-NA-	-NA-
Europe Healthcare	AUD	455.21	320.16	0.35	0.00	-NA-	-NA-	-NA-	-NA-	-1.39	4.63	-1.84	-1.39	-NA-	-NA-
Europe Diversified	AUD	481.48	59,817.83	65.46	0.00	-NA-	-NA-	-NA-	-NA-	-9.28	-3.68	4.17	-9.28	-NA-	-NA-
Eurozone Retail	AUD	793.08	16,760.12	18.34	0.00	-NA-	-NA-	-NA-	-NA-	-13.17	-7.88	5.47	-13.17	-NA-	-NA-
Eurozone Residential	AUD	298.21	3,411.01	3.73	0.00	-NA-	-NA-	-NA-	-NA-	5.22	4.44	5.92	5.22	-NA-	-NA-
Eurozone Office	AUD	629.67	5,137.00	5.62	0.00	-NA-	-NA-	-NA-	-NA-	-11.35	-8.83	-0.59	-11.35	-NA-	-NA-
Eurozone Industrial	AUD	326.70	1,341.76	1.47	0.00	-NA-	-NA-	-NA-	-NA-	-13.13	-2.92	1.16	-13.13	-NA-	-NA-
Eurozone Diversified	AUD	611.70	33,273.62	36.41	0.00	-NA-	-NA-	-NA-	-NA-	-10.49	-6.05	4.56	-10.49	-NA-	-NA-
UK Specialty	AUD	297.38	471.91	0.52	0.00	-NA-	-NA-	-NA-	-NA-	-44.87	-17.20	-2.47	-44.87	-NA-	-NA-
UK Self Storage	AUD	642.66	977.58	1.07	0.00	-NA-	-NA-	-NA-	-NA-	-20.29	0.13	2.60	-20.29	-NA-	-NA-
UK Retail	AUD	309.48	10,772.10	11.79	0.00	-NA-	-NA-	-NA-	-NA-	-12.76	2.80	0.07	-12.76	-NA-	-NA-
UK Residential	AUD	204.72	502.45	0.55	0.00	-NA-	-NA-	-NA-	-NA-	-29.76	-9.65	15.08	-29.76	-NA-	-NA-
UK Industrial	AUD	153.10	3,211.93	3.52	0.00	-NA-	-NA-	-NA-	-NA-	-29.30	-1.54	-1.43	-29.30	-NA-	-NA-
UK Healthcare	AUD	455.21	320.16	0.35	0.00	-NA-	-NA-	-NA-	-NA-	-1.39	4.63	-1.84	-1.39	-NA-	-NA-
UK Diversified	AUD	301.41	21,386.62	23.41	0.00	-NA-	-NA-	-NA-	-NA-	-13.30	0.27	1.41	-13.30	-NA-	-NA-
UK Office	AUD	478.86	4,722.85	5.17	0.00	-NA-	-NA-	-NA-	-NA-	0.84	-1.58	2.31	0.84	-NA-	-NA-

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North America Specialty	AUD	1,001.92	10,584.47	3.97	0.00	-NA-	-NA-	-NA-	-NA-	-6.16	-13.08	-6.96	-6.16	-NA-	-NA-
North America Self Storage	AUD	837.36	15,991.10	6.00	0.00	-NA-	-NA-	-NA-	-NA-	9.85	-0.95	-1.15	9.85	-NA-	-NA-
North America Retail	AUD	508.01	93,640.34	35.14	0.00	-NA-	-NA-	-NA-	-NA-	11.57	1.91	-3.72	11.57	-NA-	-NA-
North America Residential	AUD	771.17	57,957.19	21.75	0.00	-NA-	-NA-	-NA-	-NA-	21.85	2.67	-3.01	21.85	-NA-	-NA-
North America Office	AUD	576.71	47,891.38	17.97	0.00	-NA-	-NA-	-NA-	-NA-	3.68	-1.74	-1.96	3.68	-NA-	-NA-
North America Lodging/Resorts	AUD	482.29	24,145.40	9.06	0.00	-NA-	-NA-	-NA-	-NA-	20.83	12.25	1.88	20.83	-NA-	-NA-
North America Industrial	AUD	282.58	16,806.93	6.31	0.00	-NA-	-NA-	-NA-	-NA-	-0.12	13.90	2.55	-0.12	-NA-	-NA-
North America Industrial/Office	AUD	380.33	7,931.51	2.98	0.00	-NA-	-NA-	-NA-	-NA-	-10.12	-2.93	-0.87	-10.12	-NA-	-NA-
North America Healthcare	AUD	850.23	43,211.22	16.22	0.00	-NA-	-NA-	-NA-	-NA-	-1.16	-5.70	-1.98	-1.16	-NA-	-NA-
North America Diversified	AUD	598.86	30,595.74	11.48	0.00	-NA-	-NA-	-NA-	-NA-	6.82	-3.61	-3.67	6.82	-NA-	-NA-
United States Specialty	AUD	1,001.92	10,584.47	3.97	0.00	-NA-	-NA-	-NA-	-NA-	-6.16	-13.08	-6.96	-6.16	-NA-	-NA-
United States Self Storage	AUD	837.36	15,991.10	6.00	0.00	-NA-	-NA-	-NA-	-NA-	9.85	-0.95	-1.15	9.85	-NA-	-NA-
United States Retail	AUD	488.22	83,280.68	31.25	0.00	-NA-	-NA-	-NA-	-NA-	12.46	2.99	-3.86	12.46	-NA-	-NA-
United States Residential	AUD	754.97	53,665.43	20.14	0.00	-NA-	-NA-	-NA-	-NA-	22.96	3.42	-3.07	22.96	-NA-	-NA-
United States Lodging/Resorts	AUD	472.72	23,555.75	8.84	0.00	-NA-	-NA-	-NA-	-NA-	20.91	12.90	1.95	20.91	-NA-	-NA-
United States Industrial	AUD	282.61	16,806.93	6.31	0.00	-NA-	-NA-	-NA-	-NA-	-0.12	13.90	2.56	-0.12	-NA-	-NA-
United States Industrial/Office	AUD	380.33	7,931.51	2.98	0.00	-NA-	-NA-	-NA-	-NA-	-10.12	-2.93	-0.87	-10.12	-NA-	-NA-
United States Healthcare	AUD	900.39	41,351.95	15.52	0.00	-NA-	-NA-	-NA-	-NA-	-1.12	-5.38	-1.96	-1.12	-NA-	-NA-
United States Diversified	AUD	541.84	21,743.91	8.16	0.00	-NA-	-NA-	-NA-	-NA-	5.33	-3.97	-3.61	5.33	-NA-	-NA-
United States Office	AUD	574.13	40,530.89	15.21	0.00	-NA-	-NA-	-NA-	-NA-	0.53	-2.84	-2.50	0.53	-NA-	-NA-

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Section 9

FTSE EPRA/NAREIT Custom Liquid Index Series

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FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD ($ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	795,039.00	471,693.82	122,584.07	69,927.12	106,676.86	681,484.45	404,332.71	303,527.90	65,322.75	39,587.37	140,385.07	72,265.86	59,420.46
Weighted Avg Market Cap	8,820.23	5,369.45	5,330.91	6,559.18	6,036.02	10,088.15	6,135.10	9,213.77	6,895.58	4,730.07	12,911.44	12,473.39	12,212.38
Median Market Cap	1,398.61	1,320.56	811.97	1,738.77	1,754.39	2,785.59	2,347.54	2,842.68	1,738.77	1,467.17	4,568.55	2,967.92	4,940.55
Largest Market Cap	31,940.15	31,940.15	18,128.86	18,128.86	18,128.86	31,940.15	31,940.15	29,140.01	18,128.86	8,060.90	31,940.15	19,363.21	22,662.31
Smallest Market Cap	68.90	68.90	68.90	810.52	483.73	146.07	146.07	1,174.83	146.07	340.29	759.78	1,505.74	3,816.19
Dividend Yield (***)	3.05%	3.45%	3.49%	3.46%	3.53%	2.74%	2.94%	2.56%	3.43%	2.91%	2.31%	1.87%	4.85%
Number of Holdings	282	176	82	28	40	149	96	63	28	17	21	11	8
Number of Countries	22	21	13	9	10	22	21	2	12	1	4	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	592,630.02	351,605.29	91,375.39	52,124.37	79,518.00	507,985.32	301,393.64	226,252.73	48,692.23	29,508.82	104,644.44	53,867.69	44,292.61
Weighted Avg Market Cap	6,574.68	4,002.44	3,973.72	4,889.28	4,499.31	7,519.81	4,573.17	6,868.04	5,140.04	3,525.84	9,624.32	9,297.79	9,103.23
Median Market Cap	1,042.54	984.36	605.25	1,296.09	1,307.74	2,076.41	1,749.88	2,118.96	1,296.09	1,093.64	3,405.44	2,212.32	3,682.73
Largest Market Cap	23,808.51	23,808.51	13,513.43	13,513.43	13,513.43	23,808.51	23,808.51	21,721.26	13,513.43	6,008.67	23,808.51	14,433.53	16,892.71
Smallest Market Cap	51.36	51.36	51.36	604.17	360.58	108.89	108.89	875.73	108.89	253.66	566.35	1,122.39	2,844.62
Dividend Yield (***)	3.05%	3.45%	3.49%	3.46%	3.53%	2.74%	2.94%	2.56%	3.43%	2.91%	2.31%	1.87%	4.85%
Number of Holdings	282	176	82	28	40	149	96	63	28	17	21	11	8
Number of Countries	22	21	13	9	10	22	21	2	12	1	4	1	1

(***) Please not that all dividend yields are net yields.

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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	4.02%
Simon Property Group	USA	Retail	3.67%
Westfield Group	AU	Retail	2.85%
Mitsubishi Estate	JA	Diversified	2.44%
Unibail - Rodamco	FRA	Diversified	2.28%
Mitsui Fudosan Co.	JA	Diversified	2.21%
Vornado Realty	USA	Diversified	1.91%
Equity Residential	USA	Residential	1.84%
Public Storage	USA	Self Storage	1.63%
Hongkong Land Holdings	HK	Office	1.53%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	14.79%
Land Securities Group	UK	Diversified	6.58%
British Land Co	UK	Diversified	5.93%
Corio	NETH	Retail	4.78%
Hammerson	UK	Retail	3.77%
Capital Shopping Centres Group	UK	Retail	3.69%
PSP Swiss Property	SWIT	Office	3.04%
Klepierre	FRA	Retail	2.80%
Segro	UK	Industrial	2.69%
Swiss Prime Site	SWIT	Office	2.49%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.77%
Westfield Group	AU	Retail	4.80%
Mitsubishi Estate	JA	Diversified	4.11%
Unibail - Rodamco	FRA	Diversified	3.84%
Mitsui Fudosan Co.	JA	Diversified	3.73%
Hongkong Land Holdings	HK	Office	2.58%
Sumitomo Realty & Development	JA	Diversified	2.41%
Wharf Holdings	HK	Diversified	2.24%
Hang Lung Properties	HK	Diversified	2.21%
Capitaland	SI	Diversified	1.95%

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	25.93%
Corio	NETH	Retail	8.38%
PSP Swiss Property	SWIT	Office	5.32%
Klepierre	FRA	Retail	4.91%
Swiss Prime Site	SWIT	Office	4.36%
Fonciere Des Regions	FRA	Diversified	3.38%
Castellum	SWED	Diversified	3.35%
Icade	FRA	Diversified	3.00%
Wereldhave	NETH	Diversified	2.98%
Gecina	FRA	Diversified	2.89%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	16.99%
Land Securities Group	UK	Diversified	7.56%
British Land Co	UK	Diversified	6.81%
Corio	NETH	Retail	5.49%
Hammerson	UK	Retail	4.33%
Capital Shopping Centres Group	UK	Retail	4.24%
PSP Swiss Property	SWIT	Office	3.49%
Klepierre	FRA	Retail	3.22%
Segro	UK	Industrial	3.09%
Swiss Prime Site	SWIT	Office	2.86%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	11.73962243	4.69%
Simon Property Group	USA	0	4.28%
Westfield Group	AU	8.329545784	3.33%
Mitsubishi Estate	JA	7.116960953	2.84%
Unibail - Rodamco	FRA	0	2.66%
Mitsui Fudosan Co.	JA	6.466980837	2.58%
Vornado Realty	USA	0	2.22%
Equity Residential	USA	0	2.15%
Public Storage	USA	0	1.90%
Hongkong Land Holdings	HK	4.476803626	1.79%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	11.7396224	6.94%
Westfield Group	AU	8.32954578	4.92%
Mitsubishi Estate	JA	7.11696095	4.21%
Unibail - Rodamco	FRA	0	3.94%
Mitsui Fudosan Co.	JA	6.46698084	3.82%
Hongkong Land Holdings	HK	4.47680363	2.65%
Sumitomo Realty & Development	JA	4.18343182	2.47%
Wharf Holdings	HK	3.89060892	2.30%
Hang Lung Properties	HK	3.83643958	2.27%
Capitaland	SI	3.37547319	1.99%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	0	9.60%
Vornado Realty	USA	0	4.99%
Equity Residential	USA	0	4.82%
Public Storage	USA	0	4.26%
Boston Property	USA	0	3.97%
Host Hotels & Resorts	USA	0	3.92%
HCP	USA	0	3.92%
Avalonbay Communities	USA	0	3.16%
Prologis	USA	0	2.71%
Ventas Inc	USA	0	2.71%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	0	27.75%
Corio	NETH	0	8.97%
PSP Swiss Property	SWIT	0	5.70%
Klepierre	FRA	0	5.26%
Swiss Prime Site	SWIT	0	4.67%
Fonciere Des Regions	FRA	0	3.61%
Castellum	SWED	0	3.59%
Icade	FRA	0	3.21%
Wereldhave	NETH	0	3.19%
Gecina	FRA	0	3.09%

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

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	0	20.36%
British Land Co	UK	0	18.35%
Hammerson	UK	0	11.67%
Capital Shopping Centres Group	UK	0	11.42%
Segro	UK	0	8.32%
Derwent London	UK	0	6.21%
Great Portland Estates	UK	0	4.46%
Shaftesbury	UK	0	3.99%
Capital & Counties Properties	UK	0	3.71%
London & Stamford Property	UK	0	2.83%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	7.11696095	26.79%
Mitsui Fudosan Co.	JA	6.46698084	24.35%
Sumitomo Realty & Development	JA	4.18343182	15.75%
Nippon Building Fund Inc	JA	2.04603841	7.70%
Japan Real Estate Investment Corporation	JA	1.8666721	7.03%
Japan Retail Fund Investment	JA	1.09086208	4.11%
Aeon Mall Co ltd	JA	0.89470611	3.37%
Nomura Real Estate Office Fund	JA	0.80439745	3.03%
Japan Prime Realty Investment	JA	0.80099336	3.02%
Tokyu Land	JA	0.73688072	2.77%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	11.73962243	22.75%
Hongkong Land Holdings	HK	4.476803626	8.68%
Wharf Holdings	HK	3.890608919	7.54%
Hang Lung Properties	HK	3.836439583	7.44%
Capitaland	SI	3.375473187	6.54%
China Overseas Land & Inv (Red Chip)	CHN	2.775637262	5.38%
Henderson Land Dev	HK	2.726429186	5.28%
Link Real Estate Investment Trust	HK	2.531992054	4.91%
City Developments	SI	2.45759185	4.76%
New World Development	HK	2.019498804	3.91%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	8.32954578	38.14%
Stockland	AU	3.23218621	14.80%
Westfield Retail Trust	AU	2.23454412	10.23%
GPT Group	AU	2.05530082	9.41%
Mirvac Group	AU	1.57650054	7.22%
Goodman Group	AU	1.55990797	7.14%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

		Liquid Global	Liquid Global													
		Market Cap	Market Cap		Global		Liquid 40	Liquid	Liquid	Liquid Glo-	Liquid	Liquid Eu-	Liquid	Liquid	Liquid	Liquid
Country	**Region**	**USD**	**EUR**	**Global ***	**ex US ***	**Europe ***	**ex UK ***	**40 ***	**Global**	**bal ex US**	**North Am**	**rope ex UK**	**UK**	**Asia Pac**	**Japan**	**Australia**
									Country Breakdown (USD)							
Hong Kong	Asia ex-Japan			12.65%	21.33%	0.00%	0.00%	0.00%	13.99%	23.59%	0.00%	0.00%	0.00%	67.94%	0.00%	0.00%
Chines Blue Chips (HK listed)	Asia ex-Japan			2.61%	4.40%	0.00%	0.00%	0.00%	1.69%	2.84%	0.00%	0.00%	0.00%	8.18%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.10%	0.16%	0.00%	0.00%	0.00%	0.11%	0.19%	0.00%	0.00%	0.00%	0.54%	0.00%	0.00%
Singapore	Asia ex-Japan			5.16%	8.69%	0.00%	0.00%	0.00%	4.81%	8.10%	0.00%	0.00%	0.00%	23.34%	0.00%	0.00%
	Asia ex-Japan	140,385.07	104,644.44	20.52%	34.58%	0.00%	0.00%	0.00%	20.60%	34.72%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	59,420.46	44,292.61	8.59%	14.47%	0.00%	0.00%	0.00%	8.72%	14.70%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	59,420.46	44,292.61	8.59%	14.47%	0.00%	0.00%	0.00%	8.72%	14.70%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.32%	0.54%	2.08%	1.67%	1.10%	0.17%	0.29%	0.00%	1.79%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.52%	0.88%	3.37%	4.47%	2.93%	0.53%	0.89%	0.00%	5.49%	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			0.32%	0.54%	2.08%	2.06%	1.35%	0.32%	0.54%	0.00%	3.37%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			4.01%	6.76%	26.02%	44.89%	29.43%	4.11%	6.93%	0.00%	42.92%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.70%	1.18%	4.56%	5.68%	3.72%	0.65%	1.09%	0.00%	6.74%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.03%	0.05%	0.18%	0.00%	0.00%	0.02%	0.04%	0.00%	0.22%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.13%	0.22%	0.85%	0.00%	0.00%	0.12%	0.20%	0.00%	1.25%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.66%	2.80%	10.77%	18.42%	12.08%	1.63%	2.75%	0.00%	16.99%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.11%	0.19%	0.72%	1.27%	0.83%	0.13%	0.22%	0.00%	1.36%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.03%	0.05%	0.20%	0.00%	0.00%	0.04%	0.06%	0.00%	0.38%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			1.12%	1.89%	7.26%	11.85%	7.77%	0.87%	1.47%	0.00%	9.11%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			1.00%	1.68%	6.48%	9.69%	6.35%	0.99%	1.68%	0.00%	10.37%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	65,322.75	48,692.23	9.96%	16.78%	64.57%	100.00%	65.55%	9.59%	16.16%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Israel	Middle East	-	-	0.12%	0.21%	0.00%	0.00%	0.00%	0.14%	0.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Middle East	-	-	0.12%	0.21%	0.00%	0.00%	0.00%	0.14%	0.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	72,265.86	53,867.69	10.39%	17.52%	0.00%	0.00%	0.00%	10.60%	17.87%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	72,265.86	53,867.69	10.39%	17.52%	0.00%	0.00%	0.00%	10.60%	17.87%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			4.30%	7.24%	0.00%	0.00%	0.00%	3.87%	6.52%	8.69%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			40.67%	0.00%	0.00%	0.00%	0.00%	40.67%	0.00%	91.31%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	303,527.90	226,252.73	44.97%	7.24%	0.00%	0.00%	0.00%	44.54%	6.52%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	39,587.37	29,508.82	5.46%	9.21%	35.43%	0.00%	34.45%	5.81%	9.79%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	39,587.37	29,508.82	5.46%	9.21%	35.43%	0.00%	34.45%	5.81%	9.79%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		**681,484.45**	**507,985.32**	**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		**404,332.71**	**301,393.64**													

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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	35.87%	49.77%	50.02%	50.66%	49.05%	36.32%	56.42%	8.43%	49.93%	49.88%	68.15%	69.67%	38.06%
Healthcare	5.61%	0.00%	0.27%	0.00%	0.00%	5.55%	0.29%	12.47%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.19%	0.00%	0.82%	0.00%	0.67%	2.00%	0.18%	4.26%	0.00%	1.81%	0.00%	0.00%	0.00%
Industrial	4.40%	1.74%	3.81%	1.31%	3.94%	4.05%	3.48%	4.46%	0.71%	8.32%	4.32%	0.00%	7.14%
Office	14.21%	22.37%	18.40%	20.41%	17.34%	12.90%	13.22%	13.53%	21.28%	10.67%	8.68%	22.86%	0.00%
Residential	9.79%	4.42%	3.27%	4.48%	3.42%	10.29%	5.06%	17.42%	4.80%	1.30%	9.71%	0.00%	0.00%
Retail	22.23%	21.70%	23.02%	23.15%	25.12%	23.96%	21.23%	28.54%	23.29%	26.80%	9.15%	7.48%	54.79%
Lodging/Resorts	3.26%	0.00%	0.00%	0.00%	0.00%	2.45%	0.00%	5.49%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.43%	0.00%	0.39%	0.00%	0.45%	1.48%	0.12%	3.16%	0.00%	1.22%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.02%	0.00%	0.00%	0.00%	0.00%	0.99%	0.00%	2.23%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2007	2006	2005	2004	2003	2002	2001	2000
Country																		
Hong Kong *	11.93%	-3.48%	-3.48%	-3.48%	-3.48%	1.40%	14.62%	10.40%	12.05%	1.53%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	11.27%	-1.59%	-1.59%	-1.59%	-1.59%	8.77%	6.29%	#DIV/0!	-NA-	5.01%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	13.86%	-2.92%	-2.92%	-2.92%	-2.92%	0.04%	13.35%	9.07%	6.29%	4.57%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	14.43%	-18.44%	-18.44%	-18.44%	-18.44%	4.72%	-4.39%	7.05%	9.66%	8.41%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	30.81%	-25.49%	-25.49%	-25.49%	-25.49%	6.05%	-15.50%	#DIV/0!	-NA-	16.92%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	0.68%	-1.69%	-1.69%	-1.69%	-1.69%	0.07%	5.01%	12.16%	5.67%	5.71%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	23.08%	-5.13%	-5.13%	-5.13%	-5.13%	2.18%	6.16%	18.95%	11.00%	14.19%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	6.74%	1.76%	1.76%	1.76%	1.76%	-1.86%	11.92%	19.81%	12.18%	11.40%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	24.04%	-11.63%	-11.63%	-11.63%	-11.63%	13.42%	-4.66%	1.92%	2.12%	14.58%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	-46.22%	-38.71%	-38.71%	-38.71%	-38.71%	-9.25%	-14.59%	#DIV/0!	-NA-	9.37%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	-4.88%	-22.52%	-22.52%	-22.52%	-22.52%	-4.47%	-12.53%	4.55%	2.29%	6.33%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	5.13%	-1.83%	-1.83%	-1.83%	-1.83%	-1.12%	7.79%	15.67%	7.88%	12.23%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	-23.80%	-45.05%	-45.05%	-45.05%	-45.05%	2.74%	#DIV/0!	-NA-	-7.80%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	57.71%	11.60%	11.60%	11.60%	11.60%	7.44%	13.65%	20.18%	4.08%	22.68%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	41.81%	18.22%	18.22%	18.22%	18.22%	6.78%	15.80%	14.79%	10.16%	12.88%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	30.80%	-4.06%	-4.06%	-4.06%	-4.06%	18.84%	0.59%	8.24%	3.66%	12.37%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	34.07%	5.48%	5.48%	5.48%	5.48%	3.93%	9.48%	17.16%	4.24%	5.16%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	28.09%	-0.15%	-0.15%	-0.15%	-0.15%	7.67%	2.62%	10.16%	14.56%	4.75%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	1.75%	-20.04%	-20.04%	-20.04%	-20.04%	6.86%	-10.98%	3.44%	3.85%	8.31%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2007	2006	2005	2004	2003	2002	2001	2000
Region																		
Asia *	17.21%	-7.21%	-7.21%	-7.21%	-7.21%	6.12%	4.59%	8.93%	8.83%	6.12%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	14.43%	-18.44%	-18.44%	-18.44%	-18.44%	4.72%	-4.39%	7.05%	9.66%	8.41%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	13.54%	-2.85%	-2.85%	-2.85%	-2.85%	1.22%	5.32%	14.89%	7.70%	13.02%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	30.80%	-4.06%	-4.06%	-4.06%	-4.06%	18.84%	0.59%	8.24%	3.66%	12.37%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	28.65%	0.33%	0.33%	0.33%	0.33%	7.29%	3.20%	10.62%	14.25%	4.79%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	1.75%	-20.04%	-20.04%	-20.04%	-20.04%	6.86%	-10.98%	3.44%	3.85%	8.31%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	8.18%	-46.77%	-46.77%	-46.77%	-46.77%	1.34%	1.34%	-21.51%	-11.80%	37.52%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	7.82%	-38.27%	-38.27%	-38.27%	-38.27%	12.29%	12.29%	-17.97%	-4.41%	34.45%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	11.96%	-12.25%	-12.25%	-12.25%	-12.25%	28.84%	28.84%	-4.14%	0.72%	32.50%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	1.82%	-10.70%	-10.70%	-10.70%	-10.70%	11.11%	11.11%	-3.52%	14.34%	36.53%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	4.43%	-40.63%	-40.63%	-40.63%	-40.63%	27.11%	27.11%	-1.63%	1.64%	39.47%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	12.94%	-26.45%	-26.45%	-26.45%	-26.45%	11.04%	11.04%	-3.86%	4.82%	36.07%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	5.96%	-32.30%	-32.30%	-32.30%	-32.30%	18.76%	18.76%	-5.64%	1.98%	31.87%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	7.04%	-25.74%	-25.74%	-25.74%	-25.74%	14.27%	14.27%	-7.60%	2.63%	29.81%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Europe ex-UK *	Feb-10	-2.29%		-5.33%	62.45%	-14.75%	3.45%	-1.15%		-2.87%	51.77%	-22.39%	-3.37%
Europe ex-UK *	Feb-10	-2.29%		-5.33%	62.45%	-14.75%	3.45%	-1.15%		-2.87%	51.77%	-22.39%	-3.37%
Europe ex-UK *	Mar-10	6.04%	0.39%	0.39%	69.10%	-14.03%	5.04%	6.69%	3.63%	3.63%	66.74%	-21.48%	-1.72%
Europe ex-UK *	Apr-10	-6.99%		-6.62%	36.79%	-16.17%	2.82%	-3.17%		0.34%	34.42%	-21.39%	-2.97%
Europe ex-UK *	May-10	-12.84%		-18.62%	8.07%	-19.85%	-0.58%	-5.01%		-4.69%	26.42%	-22.79%	-5.25%
Europe ex-UK *	Jun-10	3.30%	-16.25%	-15.93%	17.16%	-16.14%	-0.48%	1.64%	-6.52%	-3.13%	30.32%	-19.84%	-5.48%
Europe ex-UK *	Jul-10	14.71%		-3.56%	19.84%	-10.27%	1.53%	7.08%		3.72%	25.85%	-15.89%	-4.36%
Europe ex-UK *	Aug-10	-1.56%		-5.07%	1.15%	-10.62%	1.03%	0.53%		4.28%	9.56%	-16.31%	-4.53%
Europe ex-UK *	Sep-10	18.17%	33.43%	12.18%	12.34%	-6.53%	3.92%	6.88%	15.05%	11.45%	15.63%	-12.86%	-4.05%
Europe ex-UK *	Oct-10	4.59%		17.33%	14.87%	-5.39%	6.11%	3.59%		15.45%	17.70%	-11.24%	-2.43%
Europe ex-UK *	Nov-10	-14.38%		0.46%	-0.40%	-8.07%	3.26%	-6.33%		8.15%	14.08%	-10.20%	-4.38%
Europe ex-UK *	Dec-10	13.02%	1.22%	13.54%	13.54%	-2.85%	5.32%	8.04%	4.84%	16.84%	16.84%	-6.50%	-3.63%
UK *	Feb-10	-4.19%		-11.60%	63.38%	-32.20%	-12.21%	-2.41%		-7.06%	52.05%	-32.94%	-12.70%
UK *	Feb-10	-4.19%		-11.60%	63.38%	-32.20%	-12.21%	-2.41%		-7.06%	52.05%	-32.94%	-12.70%
UK *	Mar-10	5.30%	-6.91%	-6.91%	71.39%	-32.00%	-10.14%	6.21%	-1.29%	-1.29%	68.17%	-32.37%	-10.86%
UK *	Apr-10	-0.79%		-7.65%	31.46%	-31.55%	-10.56%	0.96%		-0.35%	31.01%	-30.95%	-11.09%
UK *	May-10	-11.50%		-18.27%	12.12%	-33.78%	-12.99%	-4.10%		-4.44%	29.34%	-31.71%	-12.88%
UK *	Jun-10	-1.74%	-13.73%	-19.69%	8.10%	-32.40%	-13.10%	-1.56%	-4.70%	-5.93%	23.79%	-30.16%	-13.31%
UK *	Jul-10	12.36%		-9.76%	8.48%	-28.36%	-10.79%	5.64%		-0.62%	18.05%	-27.17%	-12.04%
UK *	Aug-10	-2.62%		-12.12%	-9.98%	-29.95%	-12.09%	-0.18%		-0.80%	1.64%	-28.29%	-12.66%
UK *	Sep-10	8.36%	18.56%	-4.78%	-0.11%	-26.34%	-10.96%	0.87%	6.38%	0.07%	6.95%	-25.33%	-13.15%
UK *	Oct-10	7.31%		2.18%	3.53%	-24.16%	-8.79%	5.41%		5.48%	9.91%	-23.14%	-11.47%
UK *	Nov-10	-8.06%		-6.05%	-2.49%	-23.53%	-11.44%	-1.83%		3.55%	12.46%	-20.41%	-13.18%
UK *	Dec-10	8.31%	6.86%	1.75%	1.75%	-20.04%	-10.98%	5.10%	8.75%	8.82%	8.82%	-17.72%	-13.25%
Asia ex-Jap ex-Aus *	Feb-10	3.16%		-3.83%	79.55%	-11.48%	4.87%	5.07%		1.11%	67.10%	-12.43%	4.28%
Asia ex-Jap ex-Aus *	Feb-10	3.16%		-3.83%	79.55%	-11.48%	4.87%	5.07%		1.11%	67.10%	-12.43%	4.28%
Asia ex-Jap ex-Aus *	Mar-10	4.85%	0.84%	0.84%	67.00%	-10.81%	6.56%	5.75%	6.93%	6.93%	63.87%	-11.30%	5.70%
Asia ex-Jap ex-Aus *	Apr-10	1.28%		2.13%	49.79%	-11.14%	6.55%	3.06%		10.20%	49.28%	-10.36%	5.92%
Asia ex-Jap ex-Aus *	May-10	-9.98%		-8.07%	9.19%	-14.97%	4.58%	-2.45%		7.50%	25.96%	-12.32%	4.70%
Asia ex-Jap ex-Aus *	Jun-10	0.32%	-8.54%	-7.77%	6.06%	-13.56%	3.92%	0.49%	1.03%	8.03%	21.45%	-10.70%	3.68%
Asia ex-Jap ex-Aus *	Jul-10	7.99%		-0.40%	5.31%	-10.94%	4.78%	1.53%		9.69%	14.61%	-9.46%	3.32%
Asia ex-Jap ex-Aus *	Aug-10	0.62%		0.21%	6.75%	-10.87%	4.56%	3.14%		13.13%	20.54%	-8.76%	3.87%
Asia ex-Jap ex-Aus *	Sep-10	10.21%	19.75%	10.44%	11.77%	-11.16%	5.63%	2.60%	7.45%	16.08%	19.68%	-9.94%	3.03%
Asia ex-Jap ex-Aus *	Oct-10	3.18%		13.95%	14.66%	-11.67%	6.77%	1.34%		17.64%	21.73%	-10.48%	3.64%
Asia ex-Jap ex-Aus *	Nov-10	-3.08%		10.45%	12.13%	-10.76%	5.55%	3.49%		21.74%	29.34%	-7.11%	3.48%
Asia ex-Jap ex-Aus *	Dec-10	6.12%	6.12%	17.21%	17.21%	-7.21%	4.59%	2.97%	8.00%	25.36%	25.36%	-4.51%	1.93%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Australia *	Feb-10	2.15%		-1.83%	87.15%	-22.24%	-5.88%	4.04%		3.20%	74.17%	-23.08%	-6.40%
Australia *	Feb-10	2.15%		-1.83%	87.15%	-22.24%	-5.88%	4.04%		3.20%	74.17%	-23.08%	-6.40%
Australia *	Mar-10	2.56%	0.68%	0.68%	77.58%	-21.19%	-4.67%	3.44%	6.76%	6.76%	74.24%	-21.62%	-5.43%
Australia *	Apr-10	5.44%		6.16%	67.59%	-21.43%	-3.91%	7.30%		14.55%	67.02%	-20.75%	-4.48%
Australia *	May-10	-13.35%		-8.01%	31.26%	-25.99%	-6.21%	-6.11%		7.56%	51.41%	-23.67%	-6.10%
Australia *	Jun-10	-0.38%	-8.99%	-8.37%	24.64%	-25.45%	-7.21%	-0.21%	0.54%	7.33%	42.73%	-22.99%	-7.42%
Australia *	Jul-10	8.23%		-0.83%	28.11%	-22.52%	-6.13%	1.76%		9.22%	39.41%	-21.23%	-7.43%
Australia *	Aug-10	2.26%		1.41%	12.40%	-22.62%	-5.84%	4.82%		14.48%	26.91%	-20.79%	-6.45%
Australia *	Sep-10	7.75%	19.25%	9.27%	5.73%	-23.40%	-4.76%	0.31%	6.99%	14.84%	13.20%	-22.35%	-7.09%
Australia *	Oct-10	1.01%		10.37%	14.83%	-24.27%	-3.80%	-0.78%		13.94%	21.89%	-23.25%	-6.62%
Australia *	Nov-10	-4.37%		5.55%	7.06%	-22.57%	-5.11%	2.11%		16.34%	23.47%	-19.40%	-6.97%
Australia *	Dec-10	8.41%	4.72%	14.43%	14.43%	-18.44%	-4.39%	5.19%	6.57%	22.38%	22.38%	-16.07%	-6.82%
Japan *	Feb-10	-0.07%		2.13%	50.55%	-18.44%	4.01%	1.78%		7.37%	40.11%	-19.32%	3.43%
Japan *	Feb-10	-0.07%		2.13%	50.55%	-18.44%	4.01%	1.78%		7.37%	40.11%	-19.32%	3.43%
Japan *	Mar-10	2.93%	5.12%	5.12%	41.84%	-18.73%	5.19%	3.81%	11.46%	11.46%	39.18%	-19.17%	4.35%
Japan *	Apr-10	8.42%		13.97%	42.48%	-16.23%	7.62%	10.33%		22.98%	41.99%	-15.50%	6.99%
Japan *	May-10	-12.83%		-0.65%	1.30%	-20.50%	4.70%	-5.54%		16.16%	16.85%	-18.01%	4.83%
Japan *	Jun-10	-5.03%	-10.24%	-5.65%	-9.73%	-18.35%	3.30%	-4.86%	-0.85%	10.52%	3.37%	-15.65%	3.06%
Japan *	Jul-10	4.20%		-1.69%	-8.79%	-15.54%	4.12%	-2.03%		8.27%	-0.74%	-14.13%	2.67%
Japan *	Aug-10	5.37%		3.59%	-7.56%	-14.46%	3.91%	8.01%		16.94%	4.37%	-12.44%	3.23%
Japan *	Sep-10	6.24%	16.65%	10.06%	4.68%	-14.61%	2.79%	-1.09%	4.66%	15.67%	12.08%	-13.44%	0.27%
Japan *	Oct-10	8.27%		19.16%	15.58%	-12.29%	3.46%	6.35%		23.01%	22.69%	-11.11%	0.43%
Japan *	Nov-10	-2.32%		16.40%	17.18%	-10.84%	2.85%	4.29%		28.29%	35.15%	-7.20%	0.83%
Japan *	Dec-10	12.37%	18.84%	30.80%	30.80%	-4.06%	0.59%	9.04%	20.94%	39.89%	39.89%	-1.27%	-1.97%
North America *	Feb-10	5.53%		0.22%	99.91%	-14.36%	1.71%	7.48%		5.36%	86.06%	-15.28%	1.15%
North America *	Feb-10	5.53%		0.22%	99.91%	-14.36%	1.71%	7.48%		5.36%	86.06%	-15.28%	1.15%
North America *	Mar-10	9.69%	9.93%	9.93%	112.08%	-10.95%	3.90%	10.63%	16.56%	16.56%	108.09%	-11.44%	3.07%
North America *	Apr-10	6.55%		17.13%	73.44%	-9.16%	4.28%	8.43%		26.39%	72.85%	-8.37%	3.67%
North America *	May-10	-5.62%		10.55%	57.86%	-10.96%	2.40%	2.27%		29.26%	82.10%	-8.17%	2.53%
North America *	Jun-10	-4.90%	-4.36%	5.13%	54.58%	-9.66%	0.36%	-4.73%	5.65%	23.15%	77.02%	-6.67%	0.13%
North America *	Jul-10	9.63%		15.26%	53.13%	-4.32%	0.86%	3.07%		26.93%	66.65%	-2.73%	-0.54%
North America *	Aug-10	-1.07%		14.03%	33.19%	-6.51%	1.37%	1.41%		28.72%	50.39%	-4.30%	0.71%
North America *	Sep-10	5.16%	14.05%	19.91%	30.62%	-6.34%	2.26%	-2.10%	2.33%	26.02%	39.86%	-5.06%	-0.25%
North America *	Oct-10	4.65%		25.49%	43.36%	-5.34%	3.72%	2.79%		29.53%	52.18%	-4.07%	0.68%
North America *	Nov-10	-2.16%		22.77%	31.45%	-2.90%	2.33%	4.46%		35.31%	51.61%	1.06%	0.32%
North America *	Dec-10	4.79%	7.29%	28.65%	28.65%	0.33%	3.20%	1.68%	9.18%	37.58%	37.58%	3.25%	0.58%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Global *	Feb-10	3.03%		-2.87%	24.74%	-14.79%	1.93%	4.94%		2.12%	71.75%	-15.71%	1.37%
Global *	Feb-10	3.03%		-2.87%	17.35%	-14.79%	1.93%	4.94%		2.12%	71.75%	-15.71%	1.37%
Global *	Mar-10	7.03%	3.97%	3.97%	20.40%	-13.01%	3.84%	7.95%	10.24%	10.24%	81.04%	-13.49%	3.01%
Global *	Apr-10	2.53%		6.59%	56.77%	-12.51%	3.70%	4.34%		15.02%	56.24%	-11.74%	3.09%
Global *	May-10	-8.39%		-2.34%	27.52%	-15.25%	1.51%	-0.72%		14.19%	47.11%	-12.61%	1.64%
Global *	Jun-10	-1.94%	-7.89%	-4.23%	25.05%	-13.65%	0.35%	-1.76%	1.76%	12.18%	43.21%	-10.79%	0.12%
Global *	Jul-10	9.61%		4.97%	24.60%	-9.44%	1.23%	3.05%		15.60%	35.60%	-7.94%	-0.18%
Global *	Aug-10	-0.54%		4.40%	15.11%	-10.47%	1.32%	1.95%		17.86%	29.98%	-8.35%	0.66%
Global *	Sep-10	8.65%	18.44%	13.43%	18.41%	-9.72%	2.59%	1.15%	6.27%	19.21%	26.79%	-8.48%	0.07%
Global *	Oct-10	4.19%		18.18%	24.74%	-9.25%	4.06%	2.34%		21.99%	32.42%	-8.03%	1.01%
Global *	Nov-10	-4.16%		13.26%	17.35%	-8.10%	2.46%	2.33%		24.84%	35.36%	-4.35%	0.45%
Global *	Dec-10	6.30%	6.15%	20.40%	20.40%	-4.53%	2.88%	3.15%	8.02%	28.78%	28.78%	-1.75%	0.27%
Global ex-US *	Feb-10	1.51%		-4.38%	76.98%	-14.45%	2.56%	3.39%		0.53%	64.70%	-15.38%	1.90%
Global ex-US *	Feb-10	1.51%		-4.38%	76.98%	-14.45%	2.56%	3.39%		0.53%	64.70%	-15.38%	1.90%
Global ex-US *	Mar-10	5.23%	0.62%	0.62%	70.93%	-13.72%	4.35%	6.13%	6.69%	6.69%	67.72%	-14.19%	3.42%
Global ex-US *	Apr-10	-0.25%		0.37%	48.30%	-14.16%	3.95%	1.51%		8.30%	47.79%	-13.41%	3.25%
Global ex-US *	May-10	-10.39%		-10.06%	11.75%	-17.59%	1.59%	-2.89%		5.17%	28.90%	-15.01%	1.63%
Global ex-US *	Jun-10	0.56%	-10.12%	-9.56%	10.60%	-15.70%	1.19%	0.73%	-0.71%	5.93%	26.65%	-12.91%	0.86%
Global ex-US *	Jul-10	9.56%		-0.91%	10.34%	-12.17%	2.49%	3.01%		9.12%	20.07%	-10.71%	0.97%
Global ex-US *	Aug-10	-0.07%		-0.98%	5.69%	-12.47%	2.04%	2.43%		11.78%	19.34%	-10.40%	1.28%
Global ex-US *	Sep-10	11.41%	21.97%	10.31%	12.37%	-11.30%	3.50%	3.72%	9.44%	15.93%	20.32%	-10.08%	0.87%
Global ex-US *	Oct-10	3.77%		14.48%	15.49%	-11.12%	5.06%	1.93%		18.17%	22.60%	-9.93%	1.88%
Global ex-US *	Nov-10	-5.61%		8.05%	9.88%	-10.74%	3.31%	0.78%		19.09%	26.73%	-7.09%	1.28%
Global ex-US *	Dec-10	7.36%	5.16%	16.01%	16.01%	-6.98%	3.19%	4.18%	7.02%	24.06%	24.06%	-4.27%	0.57%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Feb-10	-2.98%		-6.06%	59.47%	-15.73%	2.76%	-1.19%		-1.24%	48.42%	-16.64%	2.19%
Europe ex-UK	Feb-10	-2.98%		-6.06%	59.47%	-15.73%	2.76%	-1.19%		-1.24%	48.42%	-16.64%	2.19%
Europe ex-UK	Mar-10	5.82%	-0.59%	-0.59%	65.06%	-15.10%	4.37%	6.73%	5.40%	5.40%	61.97%	-15.56%	3.53%
Europe ex-UK	Apr-10	-7.41%		-7.96%	34.96%	-17.22%	2.17%	-5.77%		-0.68%	34.50%	-16.49%	1.57%
Europe ex-UK	May-10	-13.35%		-20.25%	7.17%	-21.02%	-1.30%	-6.09%		-6.73%	23.66%	-18.54%	-1.17%
Europe ex-UK	Jun-10	3.59%	-16.89%	-17.39%	17.01%	-17.23%	-1.02%	3.78%	-8.16%	-3.20%	34.03%	-14.48%	-1.25%
Europe ex-UK	Jul-10	15.05%		-4.95%	19.03%	-11.21%	1.06%	8.17%		4.71%	29.58%	-9.72%	-0.34%
Europe ex-UK	Aug-10	-1.77%		-6.63%	0.52%	-11.61%	0.52%	0.70%		5.44%	13.54%	-9.50%	-0.13%
Europe ex-UK	Sep-10	18.28%	33.68%	10.44%	11.45%	-7.54%	3.40%	10.12%	19.95%	16.11%	19.36%	-6.26%	0.87%
Europe ex-UK	Oct-10	4.91%		15.87%	13.85%	-6.34%	5.74%	3.05%		19.65%	20.90%	-5.06%	2.64%
Europe ex-UK	Nov-10	-15.15%		-1.69%	-2.06%	-9.24%	2.77%	-9.40%		8.39%	13.00%	-5.52%	0.76%
Europe ex-UK	Dec-10	12.94%	0.54%	11.04%	11.04%	-3.86%	4.82%	9.59%	2.31%	18.79%	18.79%	-1.04%	2.17%
UK	Feb-10	-4.36%		-12.19%	54.39%	-33.50%	-12.94%	-2.59%		-7.68%	43.68%	-34.21%	-13.43%
UK	Feb-10	-4.36%		-12.19%	54.39%	-33.50%	-12.94%	-2.59%		-7.68%	43.68%	-34.21%	-13.43%
UK	Mar-10	5.74%	-7.14%	-7.14%	62.45%	-33.23%	-10.75%	6.65%	-1.54%	-1.54%	59.40%	-33.60%	-11.47%
UK	Apr-10	-1.06%		-8.13%	25.51%	-32.79%	-11.27%	0.69%		-0.86%	25.08%	-32.21%	-11.79%
UK	May-10	-11.78%		-18.95%	8.35%	-35.04%	-13.83%	-4.41%		-5.23%	24.99%	-33.01%	-13.72%
UK	Jun-10	-2.23%	-14.66%	-20.76%	3.87%	-33.72%	-13.98%	-2.06%	-5.73%	-7.18%	18.94%	-31.53%	-14.18%
UK	Jul-10	13.15%		-10.34%	5.22%	-29.39%	-11.51%	6.38%		-1.26%	14.50%	-28.22%	-12.74%
UK	Aug-10	-2.78%		-12.83%	-11.39%	-31.15%	-12.85%	-0.34%		-1.59%	0.06%	-29.52%	-13.42%
UK	Sep-10	8.71%	19.59%	-5.24%	-0.77%	-27.46%	-11.69%	1.20%	7.30%	-0.41%	6.25%	-26.46%	-13.86%
UK	Oct-10	7.52%		1.89%	3.42%	-25.46%	-9.49%	5.61%		5.18%	9.78%	-24.46%	-12.14%
UK	Nov-10	-8.06%		-6.32%	-2.86%	-24.93%	-12.14%	-1.83%		3.25%	12.04%	-21.86%	-13.86%
UK	Dec-10	8.18%	6.94%	1.34%	1.34%	-21.51%	-11.80%	4.97%	8.83%	8.38%	8.38%	-19.23%	-13.75%
Asia ex-Jap ex-Aus	Feb-10	5.72%		-7.38%	88.09%	2.84%	13.33%	7.67%		-2.62%	75.05%	1.72%	12.70%
Asia ex-Jap ex-Aus	Feb-10	5.72%		-7.38%	88.09%	2.84%	13.33%	7.67%		-2.62%	75.05%	1.72%	12.70%
Asia ex-Jap ex-Aus	Mar-10	6.81%	-1.07%	-1.07%	73.30%	3.57%	15.35%	7.73%	4.90%	4.90%	70.05%	3.01%	14.43%
Asia ex-Jap ex-Aus	Apr-10	-4.19%		-5.21%	42.76%	1.46%	12.99%	-2.50%		2.28%	42.28%	2.35%	12.33%
Asia ex-Jap ex-Aus	May-10	-6.63%		-11.49%	6.18%	-1.68%	11.58%	1.18%		3.49%	22.48%	1.39%	11.72%
Asia ex-Jap ex-Aus	Jun-10	3.49%	-7.41%	-8.40%	9.36%	-1.25%	11.61%	3.67%	2.28%	7.29%	25.23%	2.02%	11.35%
Asia ex-Jap ex-Aus	Jul-10	9.22%		0.05%	4.34%	0.22%	11.81%	2.69%		10.18%	13.55%	1.88%	10.25%
Asia ex-Jap ex-Aus	Aug-10	-2.14%		-2.09%	13.33%	0.15%	11.71%	0.31%		10.52%	27.96%	2.52%	10.98%
Asia ex-Jap ex-Aus	Sep-10	13.96%	21.81%	11.57%	18.79%	-0.64%	14.25%	6.09%	9.29%	17.25%	27.19%	0.72%	11.45%
Asia ex-Jap ex-Aus	Oct-10	1.01%		12.70%	13.34%	-3.27%	16.24%	-0.78%		16.34%	20.32%	-1.97%	12.84%
Asia ex-Jap ex-Aus	Nov-10	-3.17%		9.13%	11.13%	-4.42%	14.50%	3.38%		20.28%	28.17%	-0.52%	12.25%
Asia ex-Jap ex-Aus	Dec-10	1.82%	-0.41%	11.11%	11.11%	-3.52%	14.34%	-1.20%	1.35%	18.83%	18.83%	-0.72%	11.80%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Feb-10	1.74%		-1.79%	76.39%	-21.43%	-5.85%	3.63%		3.25%	64.15%	-22.28%	-6.37%
Australia	Feb-10	1.74%		-1.79%	76.39%	-21.43%	-5.85%	3.63%		3.25%	64.15%	-22.28%	-6.37%
Australia	Mar-10	2.54%	0.71%	0.71%	73.08%	-20.28%	-4.56%	3.42%	6.78%	6.78%	69.83%	-20.72%	-5.33%
Australia	Apr-10	5.44%		6.19%	64.22%	-20.51%	-3.83%	7.30%		14.58%	63.66%	-19.82%	-4.39%
Australia	May-10	-13.00%		-7.62%	28.74%	-24.98%	-6.01%	-5.73%		8.02%	48.50%	-22.64%	-5.89%
Australia	Jun-10	-1.00%	-9.18%	-8.54%	21.71%	-24.42%	-7.14%	-0.83%	0.32%	7.12%	39.37%	-21.92%	-7.36%
Australia	Jul-10	7.98%		-1.25%	26.11%	-21.41%	-5.96%	1.52%		8.76%	37.24%	-20.10%	-7.27%
Australia	Aug-10	2.07%		0.80%	10.71%	-21.73%	-5.66%	4.63%		13.79%	25.00%	-19.88%	-6.28%
Australia	Sep-10	7.34%	18.31%	8.20%	2.91%	-22.72%	-4.55%	-0.07%	6.15%	13.71%	10.19%	-21.66%	-6.90%
Australia	Oct-10	0.35%		8.58%	12.23%	-23.67%	-3.74%	-1.43%		12.08%	19.14%	-22.64%	-6.56%
Australia	Nov-10	-4.09%		4.14%	4.70%	-21.89%	-5.03%	2.41%		14.78%	20.76%	-18.70%	-6.89%
Australia	Dec-10	7.82%	3.78%	12.29%	12.29%	-17.97%	-4.41%	4.63%	5.61%	20.09%	20.09%	-15.58%	-6.84%
Japan	Feb-10	-0.22%		1.90%	51.47%	-18.44%	4.38%	1.63%		7.13%	40.96%	-19.32%	3.80%
Japan	Feb-10	-0.22%		1.90%	51.47%	-18.44%	4.38%	1.63%		7.13%	40.96%	-19.32%	3.80%
Japan	Mar-10	2.98%	4.94%	4.94%	43.19%	-18.80%	5.63%	3.86%	11.27%	11.27%	40.50%	-19.25%	4.78%
Japan	Apr-10	8.01%		13.35%	42.58%	-16.31%	8.04%	9.92%		22.31%	42.09%	-15.58%	7.40%
Japan	May-10	-13.26%		-1.68%	-0.21%	-20.63%	4.94%	-6.01%		14.96%	15.11%	-18.15%	5.07%
Japan	Jun-10	-5.09%	-11.08%	-6.68%	-10.88%	-18.35%	3.63%	-4.92%	-1.77%	9.30%	2.05%	-15.65%	3.38%
Japan	Jul-10	3.68%		-3.25%	-10.51%	-15.68%	4.37%	-2.52%		6.55%	-2.61%	-14.28%	2.92%
Japan	Aug-10	5.93%		2.49%	-8.10%	-14.61%	4.23%	8.58%		15.69%	3.76%	-12.59%	3.55%
Japan	Sep-10	6.38%	16.84%	9.03%	4.71%	-14.87%	3.16%	-0.96%	4.83%	14.58%	12.11%	-13.70%	0.62%
Japan	Oct-10	8.59%		18.39%	15.28%	-12.52%	3.87%	6.66%		22.21%	22.37%	-11.34%	0.82%
Japan	Nov-10	-2.80%		15.07%	15.81%	-11.06%	3.25%	3.78%		26.83%	33.56%	-7.43%	1.23%
Japan	Dec-10	11.96%	18.17%	28.84%	28.84%	-4.14%	0.72%	8.64%	20.26%	37.79%	37.79%	-1.35%	-1.51%
North America	Feb-10	6.02%		0.06%	95.94%	-16.28%	0.63%	7.98%		5.19%	82.35%	-17.18%	0.07%
North America	Feb-10	6.02%		0.06%	95.94%	-16.28%	0.63%	7.98%		5.19%	82.35%	-17.18%	0.07%
North America	Mar-10	9.26%	9.32%	9.32%	106.35%	-12.96%	2.80%	10.19%	15.91%	15.91%	102.47%	-13.43%	1.98%
North America	Apr-10	6.39%		16.31%	70.08%	-11.23%	3.07%	8.27%		25.50%	69.50%	-10.45%	2.46%
North America	May-10	-5.45%		9.96%	55.87%	-12.82%	1.27%	2.45%		28.58%	79.81%	-10.09%	1.40%
North America	Jun-10	-4.83%	-4.27%	4.65%	53.35%	-11.30%	-0.69%	-4.66%	5.75%	22.58%	75.61%	-8.36%	-0.93%
North America	Jul-10	9.91%		15.02%	52.27%	-6.07%	-0.24%	3.34%		26.67%	65.71%	-4.51%	-1.63%
North America	Aug-10	-0.80%		14.09%	32.93%	-8.12%	0.37%	1.68%		28.80%	50.09%	-5.95%	-0.28%
North America	Sep-10	4.72%	14.16%	19.47%	30.10%	-8.15%	0.86%	-2.52%	2.43%	25.56%	39.30%	-6.89%	-1.61%
North America	Oct-10	4.25%		24.55%	41.75%	-7.26%	2.24%	2.40%		28.57%	50.48%	-6.01%	-0.75%
North America	Nov-10	-2.27%		21.72%	29.80%	-4.81%	0.84%	4.34%		34.15%	49.71%	-0.92%	-1.14%
North America	Dec-10	4.43%	6.39%	27.11%	27.11%	-1.63%	1.64%	1.33%	8.27%	35.94%	35.94%	1.23%	-0.94%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	Feb-10	3.14%		-3.11%	79.52%	-15.81%	1.16%	5.05%		1.86%	67.07%	-16.72%	0.08%
Global	Feb-10	3.14%		-3.11%	79.52%	-15.81%	1.16%	5.05%		1.86%	67.07%	-16.72%	0.08%
Global	Mar-10	6.83%	3.50%	3.50%	79.76%	-14.08%	3.05%	7.74%	9.75%	9.75%	76.39%	-14.54%	1.94%
Global	Apr-10	2.33%		5.92%	53.48%	-13.55%	2.84%	4.14%		14.29%	52.95%	-12.80%	2.30%
Global	May-10	-8.37%		-2.95%	25.89%	-16.19%	0.69%	-0.71%		13.48%	45.22%	-13.58%	1.14%
Global	Jun-10	-1.94%	-8.06%	-4.83%	23.71%	-14.41%	-0.40%	-1.77%	1.57%	11.47%	41.67%	-11.58%	-0.09%
Global	Jul-10	9.64%		4.33%	23.16%	-10.17%	0.49%	3.08%		14.91%	34.04%	-8.67%	0.12%
Global	Aug-10	-0.41%		3.91%	14.33%	-11.24%	0.64%	2.08%		17.30%	29.10%	-9.14%	0.37%
Global	Sep-10	8.60%	18.58%	12.84%	17.59%	-10.56%	1.89%	1.10%	6.39%	18.60%	25.91%	-9.33%	-0.54%
Global	Oct-10	3.86%		17.20%	23.39%	-10.18%	3.29%	2.01%		20.98%	31.00%	-8.97%	0.47%
Global	Nov-10	-4.36%		12.08%	15.84%	-9.15%	1.67%	2.11%		23.54%	33.61%	-5.43%	0.09%
Global	Dec-10	5.96%	5.24%	18.76%	18.76%	-5.64%	1.98%	2.81%	7.10%	27.02%	27.02%	-2.89%	-0.61%
Global ex-US	Feb-10	1.44%		-4.67%	71.47%	-14.98%	2.07%	3.32%		0.22%	59.58%	-15.90%	1.51%
Global ex-US	Feb-10	1.44%		-4.67%	71.47%	-14.98%	2.07%	3.32%		0.22%	59.58%	-15.90%	1.51%
Global ex-US	Mar-10	5.18%	0.27%	0.27%	66.71%	-14.28%	3.91%	6.08%	6.32%	6.32%	63.58%	-14.75%	3.08%
Global ex-US	Apr-10	-0.41%		-0.14%	44.92%	-14.63%	3.49%	1.35%		7.75%	44.43%	-13.88%	2.88%
Global ex-US	May-10	-10.50%		-10.62%	10.28%	-18.04%	1.11%	-3.02%		4.50%	27.21%	-15.48%	1.24%
Global ex-US	Jun-10	0.49%	-10.43%	-10.19%	9.19%	-16.01%	0.74%	0.66%	-1.06%	5.20%	25.03%	-13.23%	0.50%
Global ex-US	Jul-10	9.40%		-1.75%	8.63%	-12.36%	2.08%	2.86%		8.20%	18.22%	-10.90%	0.66%
Global ex-US	Aug-10	-0.07%		-1.81%	4.55%	-12.81%	1.66%	2.44%		10.84%	18.04%	-10.75%	0.99%
Global ex-US	Sep-10	11.60%	22.01%	9.58%	11.28%	-11.61%	3.15%	3.90%	9.47%	15.16%	19.15%	-10.40%	0.62%
Global ex-US	Oct-10	3.55%		13.47%	14.30%	-11.49%	4.65%	1.71%		17.13%	21.33%	-10.30%	1.58%
Global ex-US	Nov-10	-5.92%		6.76%	8.39%	-11.31%	2.88%	0.45%		17.66%	25.00%	-7.69%	0.86%
Global ex-US	Dec-10	7.04%	4.28%	14.27%	14.27%	-7.60%	2.63%	3.86%	6.12%	22.20%	22.20%	-4.91%	0.02%

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

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Section 10

Risk / Return Profiles and Correlations

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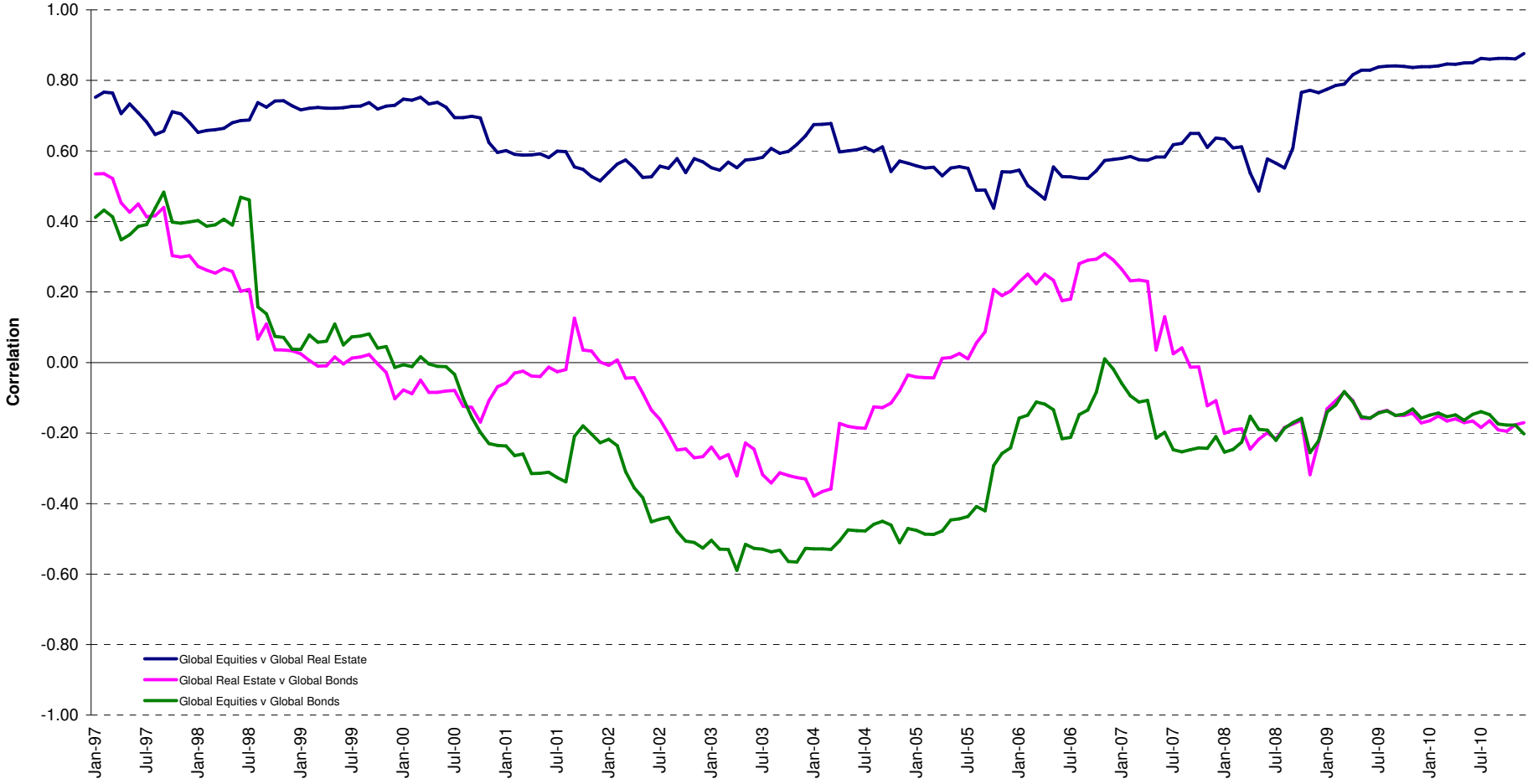
Correlations

Graph 35: Developed Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date



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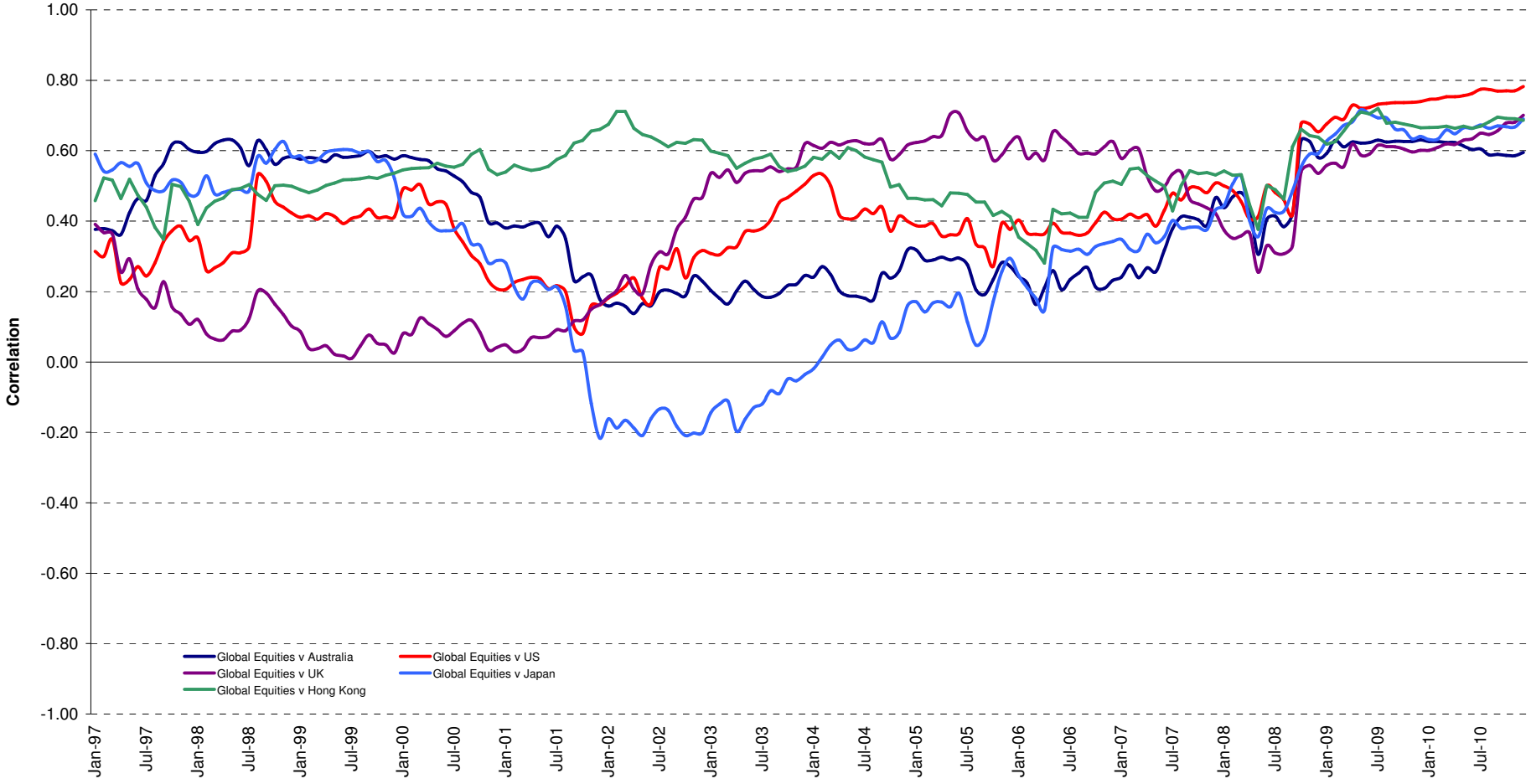
Correlations

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



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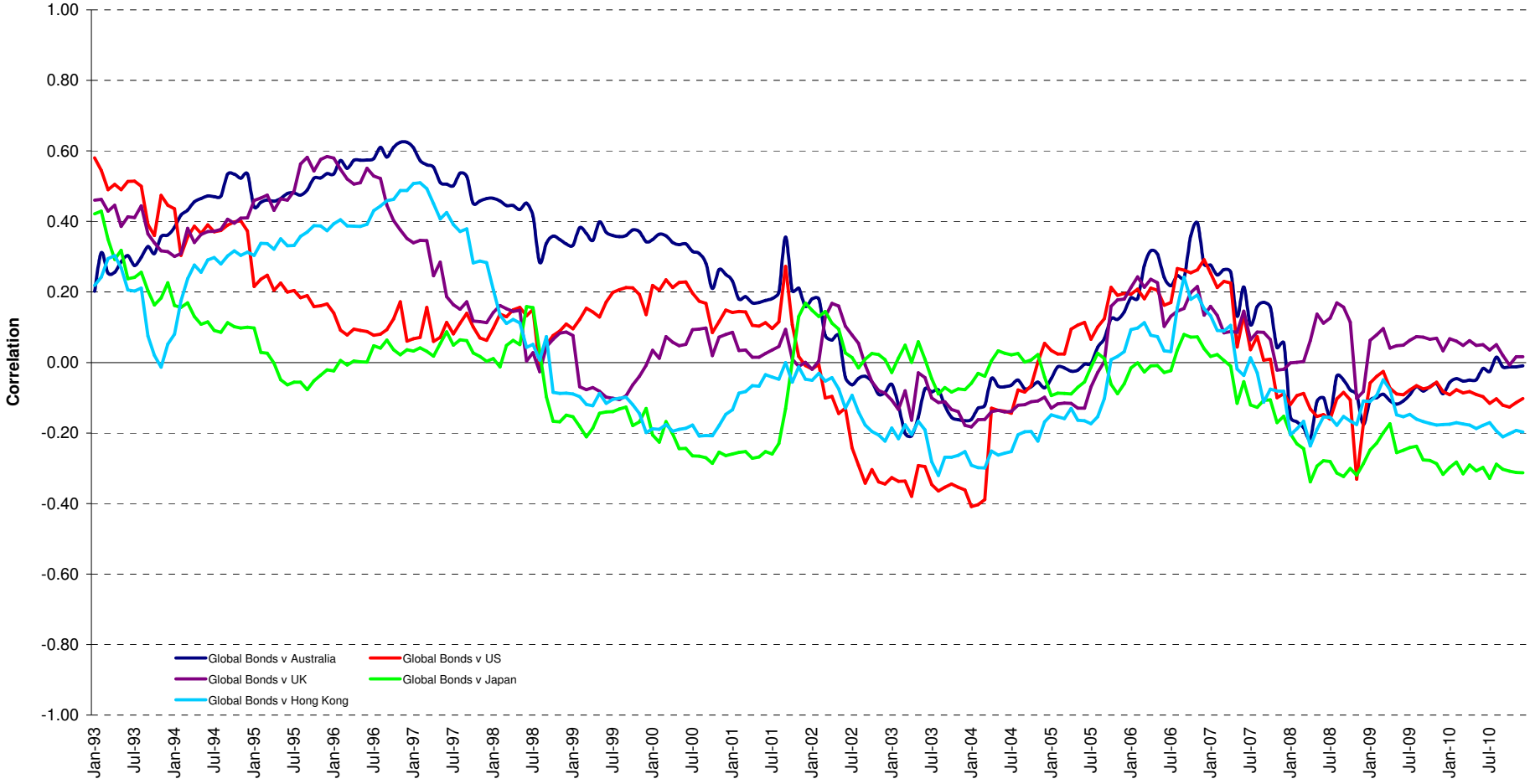
Correlations

Graph 37: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



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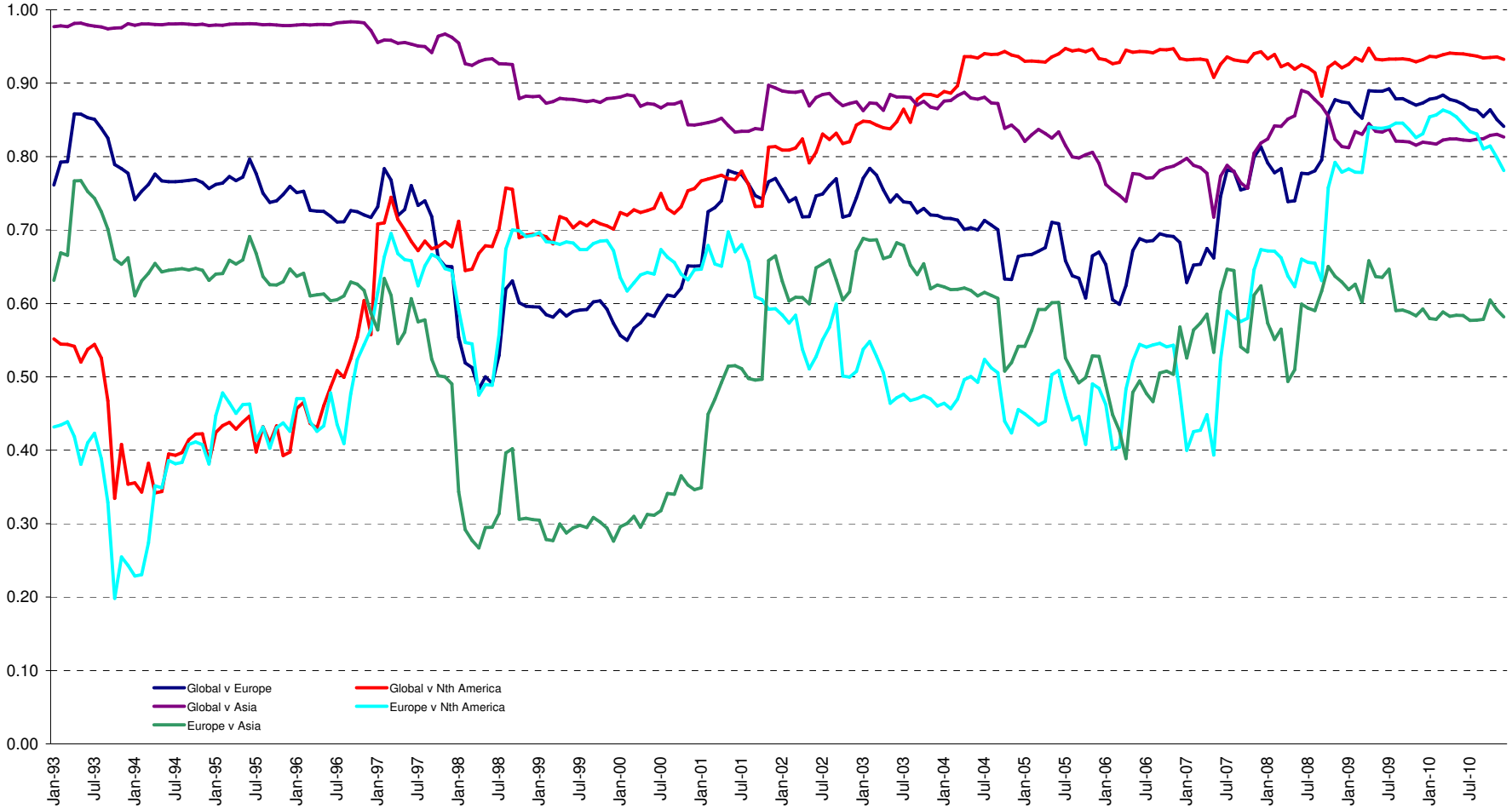
Correlations

Graph 38: Global Developed & Developed Regional 36 Months Correlations (EUR) 1993 to Date



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate	Global Equities	Europe Equities	North America Equities	Asia Equities	Global Bonds
Global Real Estate	1.00	0.84	0.93	0.83	0.90	0.81	0.75	0.69	-0.25
Europe Real Estate	0.84	1.00	0.79	0.58	0.70	0.78	0.58	0.56	-0.14
Nth America Real Estate	0.93	0.79	1.00	0.59	0.76	0.71	0.73	0.58	-0.17
Asia Real Estate	0.83	0.58	0.59	1.00	0.88	0.70	0.60	0.67	-0.31
Global Equities	0.90	0.70	0.76	0.88	1.00	0.80	0.80	0.72	-0.41
Europe Equities	0.81	0.78	0.71	0.70	0.80	1.00	0.81	0.88	-0.27
North America Equities	0.75	0.58	0.73	0.60	0.80	0.81	1.00	0.83	-0.29
Asia Equities	0.69	0.56	0.58	0.67	0.72	0.88	0.83	1.00	-0.28
Global Bonds	-0.25	-0.14	-0.17	-0.31	-0.41	-0.27	-0.29	-0.28	1.00

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36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate	Global Equities	Europe Equities	North America Equities	Asia Equities	Global Bonds
Global Real Estate	1.00	0.90	0.94	0.88	0.91	0.90	0.89	0.85	-0.06
Europe Real Estate	0.90	1.00	0.83	0.73	0.84	0.88	0.79	0.77	-0.02
Nth America Real Estate	0.94	0.83	1.00	0.68	0.80	0.78	0.82	0.71	-0.03
Asia Real Estate	0.88	0.73	0.68	1.00	0.86	0.86	0.81	0.86	-0.09
Global Equities	0.91	0.84	0.80	0.86	1.00	0.98	0.97	0.96	-0.13
Europe Equities	0.90	0.88	0.78	0.86	0.98	1.00	0.92	0.94	-0.09
North America Equities	0.89	0.79	0.82	0.81	0.97	0.92	1.00	0.89	-0.14
Asia Equities	0.85	0.77	0.71	0.86	0.96	0.94	0.89	1.00	-0.11
Global Bonds	-0.06	-0.02	-0.03	-0.09	-0.13	-0.09	-0.14	-0.11	1.00

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36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.40	0.34	0.50	0.63	0.81	0.61	0.52	0.30	0.61	0.59	0.41	0.36	0.56	0.38	0.45	0.48	0.55	0.72	0.02
Singapore	0.40	1.00	0.87	0.67	0.54	0.66	0.41	0.52	0.42	0.56	0.57	0.41	0.51	0.56	0.54	0.24	0.28	0.49	0.61	-0.25
Hong Kong	0.34	0.87	1.00	0.66	0.45	0.55	0.34	0.47	0.36	0.55	0.52	0.40	0.47	0.50	0.51	0.20	0.32	0.36	0.67	-0.23
Japan	0.50	0.67	0.66	1.00	0.59	0.65	0.46	0.40	0.26	0.51	0.53	0.28	0.38	0.45	0.44	0.18	0.28	0.43	0.70	-0.30
US	0.63	0.54	0.45	0.59	1.00	0.76	0.86	0.72	0.62	0.61	0.76	0.51	0.42	0.74	0.74	0.44	0.55	0.74	0.68	-0.08
Canada	0.81	0.66	0.55	0.65	0.76	1.00	0.72	0.71	0.51	0.76	0.76	0.49	0.59	0.72	0.59	0.48	0.56	0.71	0.77	-0.16
UK	0.61	0.41	0.34	0.46	0.86	0.72	1.00	0.71	0.68	0.62	0.81	0.61	0.40	0.75	0.61	0.60	0.64	0.77	0.58	0.05
Switzerland	0.52	0.52	0.47	0.40	0.72	0.71	0.71	1.00	0.52	0.62	0.71	0.29	0.45	0.74	0.63	0.45	0.60	0.59	0.47	0.14
Sweden	0.30	0.42	0.36	0.26	0.62	0.51	0.68	0.52	1.00	0.45	0.72	0.47	0.64	0.71	0.78	0.33	0.64	0.78	0.34	0.15
Austria	0.61	0.56	0.55	0.51	0.61	0.76	0.62	0.62	0.45	1.00	0.72	0.61	0.49	0.73	0.54	0.43	0.58	0.76	0.72	-0.28
Netherlands	0.59	0.57	0.52	0.53	0.76	0.76	0.81	0.71	0.72	0.72	1.00	0.58	0.65	0.94	0.66	0.54	0.73	0.85	0.64	-0.15
Norway	0.41	0.41	0.40	0.28	0.51	0.49	0.61	0.29	0.47	0.61	0.58	1.00	0.37	0.54	0.31	0.61	0.45	0.66	0.58	-0.27
Italy	0.36	0.51	0.47	0.38	0.42	0.59	0.40	0.45	0.64	0.49	0.65	0.37	1.00	0.63	0.50	0.32	0.76	0.66	0.40	-0.18
France	0.56	0.56	0.50	0.45	0.74	0.72	0.75	0.74	0.71	0.73	0.94	0.54	0.63	1.00	0.68	0.52	0.78	0.81	0.59	-0.12
Germany	0.38	0.54	0.51	0.44	0.74	0.59	0.61	0.63	0.78	0.54	0.66	0.31	0.50	0.68	1.00	0.13	0.45	0.68	0.45	0.12
Greece	0.45	0.24	0.20	0.18	0.44	0.48	0.60	0.45	0.33	0.43	0.54	0.61	0.32	0.52	0.13	1.00	0.54	0.49	0.41	-0.11
Belgium	0.48	0.28	0.32	0.28	0.55	0.56	0.64	0.60	0.64	0.58	0.73	0.45	0.76	0.78	0.45	0.54	1.00	0.69	0.46	-0.05
Finland	0.55	0.49	0.36	0.43	0.74	0.71	0.77	0.59	0.78	0.76	0.85	0.66	0.66	0.81	0.68	0.49	0.69	1.00	0.54	-0.14
Global Equities	0.72	0.61	0.67	0.70	0.68	0.77	0.58	0.47	0.34	0.72	0.64	0.58	0.40	0.59	0.45	0.41	0.46	0.54	1.00	-0.41
Global Bonds	0.02	-0.25	-0.23	-0.30	-0.08	-0.16	0.05	0.14	0.15	-0.28	-0.15	-0.27	-0.18	-0.12	0.12	-0.11	-0.05	-0.14	-0.41	1.00

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36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.73	-0.03
Australia - ASX	0.73	1.00	-0.39
Australia Bonds	-0.03	-0.39	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.87	-0.07
Singapore - STI	0.87	1.00	-0.05
Singapore Bonds	-0.07	-0.05	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.81	-0.10
Japan - Nikkei	0.81	1.00	-0.20
Japan Bonds	-0.10	-0.20	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.82	-0.08
United States - S&P 500	0.82	1.00	-0.10
United States Bonds	-0.08	-0.10	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.91	-0.17
Hong Kong - Hang Seng	0.91	1.00	-0.26
Hong Kong Bonds	-0.17	-0.26	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.81	-0.14
Canada - TSX	0.81	1.00	-0.17
Canada Bonds	-0.14	-0.17	1.00

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36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.66	0.12
UK - FTSE 100	0.66	1.00	0.03
UK Bonds	0.12	0.03	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.61	0.02
Sweden - OMX	0.61	1.00	-0.17
Sweden Bonds	0.02	-0.17	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.71	-0.19
Netherlands - AEX	0.71	1.00	-0.30
Netherlands Bonds	-0.19	-0.30	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.77	-0.16
France - CAC 40	0.77	1.00	-0.24
France Bonds	-0.16	-0.24	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.47	0.11
Italy - MIB30	0.47	1.00	0.30
Italy Bonds	0.11	0.30	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.56	0.32
Greece - ASE 20	0.56	1.00	0.21
Greece Bonds	0.32	0.21	1.00

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36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.55	-NA-
Switzerland - SMI	0.55	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.67	0.07
Belgium - BEL 20	0.67	1.00	-0.04
Belgium Bonds	0.07	-0.04	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.59	-0.11
Germany - DAX	0.59	1.00	-0.36
Germany Bonds	-0.11	-0.36	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.75	-0.25
Finland - HEX 25	0.75	1.00	-0.28
Finland Bonds	-0.25	-0.28	1.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.90	-0.14
Austria - WBI	0.90	1.00	-0.15
Austria Bonds	-0.14	-0.15	1.00

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36 Months Correlations (in Local Currency)

	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	0.05
New Zealand Bonds	0.05	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.51	-NA-
Norway - OBX	0.51	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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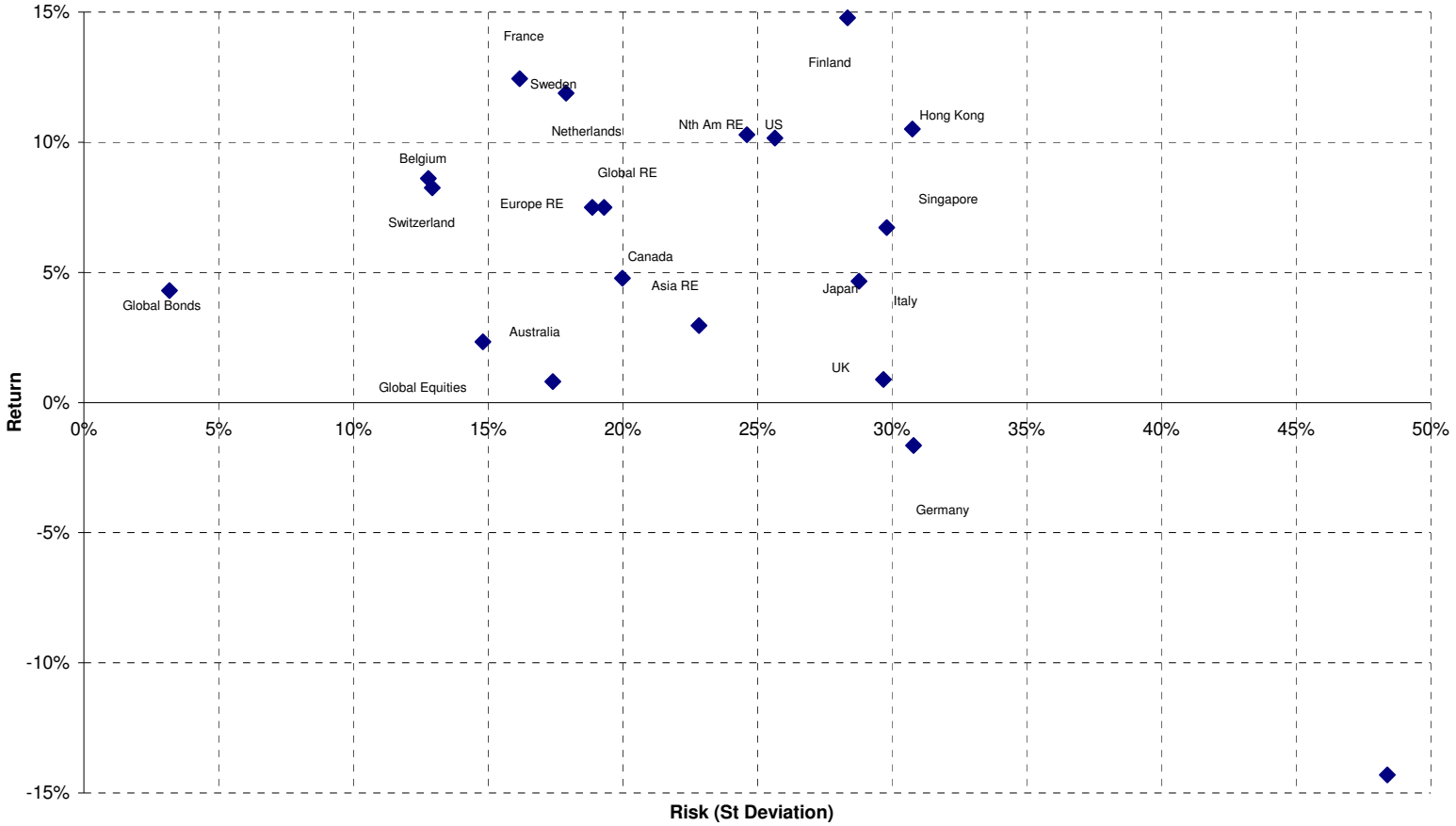
Risk/Return Profiles

Graph 39: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



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Section 11

Details on Methodology

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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 claculated using the following approach:

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

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 219.

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:

$$\text{For developed countries}: RE_i = GDP_i \times 0.45$$

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

Where:
REi = Country high-quality commercial real estate value
GDPi = Country Gross Domestic Product
GDHi = Country Gross Domestic Product per capita

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

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Section 12

Data Vendor Codes

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Data Vendor Codes - Indices

Bloomberg

	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	EAADU	EAADG	EAADJ	EAADA		TEAADE	TEAADU	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	TEPAAU	TEPAAG	TEPAAJ			TRPAAE	TRPAAU	TRPAAG	TRPAAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAAIA							
ASIA EX AUSTRALIA INDUSTRIAL-OFFICE MIXED INDEX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAALE	EAALU	EAALG	EAALJ	EAALA		TEAALE	TEAALU	TEAALG	TEAALJ	TEAALA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAATE	EAATU	EAATG	EAATJ	EAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAASU	EAASG	EAASJ	EAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
ASIA EX AUTRALIA RESIDENTIAL INDEX	EAAEE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAEE	TEAAEU	TEAAEG	TEAAEJ	TEAAEA							
ASIA EX AUTRALIA 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	EGAIG	EGAIJ	EGAIA		TEGAIE	TEGAIU	TEGAIG	TEGAIJ	TEGAIA							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TENASE	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAFA		TEGAFE	TEGAFU	TEGAFG	TEGAFJ	TEGAFA							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLQAPE	GSLQAPU	GSLQAPG	GSLQAPJ	GSLQAPA	GSLQAPH (HKD), GSLQAPS (SGD)	TGSLQAPE	TGSLQAPU	TGSLQAPG	TGSLQAPJ	TGSLQAPA	TGSLQAPH (HKD), TGSLQAPS (SGD)						
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAEE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAEE	TEGAEU	TEGAEG	TEGAEJ	TEGAEA							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US$ INDEX		ELHAU						TELHAU				FTAHUST						
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	**ELAU**		REAU	RUAU	RPAU	RYAU	RDAU		TRLAUE	TRLAUU	TRLAUG	TRLAUJ	TRLAUL	
AUSTRALIA LIQUID INDEX	LIQELAUE	LIQELAUU	LIQELAUG	LIQELAUJ	LIQELAUA		TLIQELAUE	TLIQELAUU	TLIQELAUG	TLIQELAUJ	TLIQELAUA							
AUSTRIA INDEX	EPAS	UPAS	PPAS	YPAS			REPAS	RUPAS	RPAS	RYAUS			TRPASE	TRPASU	TRPASG	TRPASJ		
BELGIUM INDEX	EPBL	UPBL	PPBL	YPBL			RPBL	RUPBL	RPPB	RYBL			TRPBLE	TRPBLU	TRPBLG	TRPBLJ		
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAE	RCAU	RPCA	RYCA		RCAC (CAD)	TRLCAE	TRLCAU	TRLCAG	TRLCAJ		TRLCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILOC	FTGIEUTR	FTGIUSTR				FTGILCTR						
CZECH REPUBLIC INDEX													TRPCZE	TRPCZU	TRPCZG	TRPCZJ		TRPCZL (NZD)
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPDK	RUPDK	RPLD	RYDK		RLDK (DKK)	TRLDKE	TRLDKU	TRLDKG	TRLDKJ		TRLDKL (DKK)
EMERGING MARKET INDEX	**FENEI**																	
EUROPE CAPPED INDEX	**EORA**	EORAU	EORAG	EORAG			TEORAE	TEORAU	TEORAG	TEORAJ			R0RA	R0RA	R0RA	R0RA		
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			R0EU	R0EU	R0EU	R0EU		
EUROPE EURO ZONE DIVERSIFIED INDEX	EPEDE	EPEDU	EPEDG	EPEDJ	EPEDA		TEPEDE	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE INDEX	**EPEU**	UPEU	GPEU	YPEU			RPEU	RUPEU	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	EPETE	EPETU	EPETG	EPETJ	EPETA		TEPETE	TEPETU	TEPETG	TEPETJ	TEPETA							
EUROPE EX UK CAPPED INDEX	**EOUK**	EOUKU	EOUKG	EOUKJ			TEOUKE	TEOUKU	TEOUKG	TEOUKJ			R0UK	R0UK	R0UK	R0UK		
EUROPE EX UK DIVIDEND+ INDEX	**ENDP**																	
EUROPE EX UK INDEX	**EXUK**	**UXUK**	GXUK	YXUK			RXUK	RUXUK	RGXUK	RYXU			REXUK	NUXUK	NPXUK	NYXUK		
EUROPE EX UK LIQUID INDEX	GSLQEUE	GSLQEUU	GSLQEUG	GSLQEUJ	GSLQEUA	GSLQEUH (HKD), GSLQEUS (SGD)	TGSLQEUE	TGSLQEUU	TGSLQEUG	TGSLQEUJ	TGSLQEUA	TGSLQEUH (HKD), TGSLQEUS (SGD)						
EUROPE HEALTHCARE INDEX	EPRHE	EPRHU	EPRHG	EPRHJ	EPRHA		TEPRHE	TEPRHU	TEPRHG	TEPRHJ	TEPRHA							
EUROPE INDEX	**EPRA**	**UPRA**	GPRA	YPRA			RPRA	RUPRA	RGPRA	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	SEOLJ			TSOELE	TSOELU	TSOELG	TSOELJ			R0EL	R0EL	R0EL	R0EL		
EUROPE LIQUID 40 EX UK CAPPED INDEX		SOXUU	SOXUG	SOXUJ			TSOXUE	TSOXUU	TSOXUG	TSOXUJ			R0XU	R0XU	R0XU	R0XU		
EUROPE LIQUID 40 EX UK INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYSX			NSXU	NUSXU	NPSXU	NYSXU		
EUROPE LIQUID 40 INDEX	SSEL	USEL	PSEL	YSEL			RSSL	RUSE	RPEL	RYSE			NSSL	NUSSL	NPSSL	NYSSL		
EUROPE LODGINGS/RESORTS INDEX	EPRLE	EPRLU	EPRLG	EPRLJ	EPRLA		TEPRLE	TEPRLU	TEPRLG	TEPRLJ	TEPRLA							
EUROPE NON-REITS INDEX	**ENEE**	ENEEU	ENEEG	ENEEJ	ENEEA		TENEEE	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		TEREEE	TEREEU	TEREEG	TEREEJ	TEREEA							
EUROPE RESIDENTIAL INDEX	EPREE	EPREU	EPREG	EPREJ	EPREA		TEPREE	TEPREU	TEPREG	TEPREJ	TEPREA							
EUROPE RETAIL INDEX	EPRTE	EPRTU	EPRTG	EPRTJ	EPRTA		TEPRTE	TEPRTU	TEPRTG	TEPRTJ	TEPRTA							
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	**EPHG**	UPHG	PPHG	YPHG			RPHG	RUPH	RPPH	RYPH			TRPHGE	TRPHGU	TRPHGG	TRPHGJ		
EUROPE EMERGING INDEX	**FENEU**																	
EMEA EMERGING INDEX	**FENEM**																	
FINLAND INDEX	EPFI	UPFI	PPFI	YPFI			RPFI	RUPFI	RPPFI	RYFI			TRPFIE	TRPFIU	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YPFR			RPFR	RUPFR	RPPFR	RYFR			TRPFRE	TRPFRU	TRPFRG	TRPFRJ		

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	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	ENGVJ	ENGVA		TENGVE	TENGVU	TENGVG	TENGVJ	TENGVA							
GLOBAL DIVIDEND+ INDEX	**ENGD**																	
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			TGAXAU			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	**EUGXU**	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
GLOBAL EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSh (HKD), TGSLXUSS (SGD)						
GLOBAL EX US NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL EX US REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL HEALTHCARE INDEX	ENGEE	ENGEU	ENGEG	ENGEJ	ENGEA		TENGEE	TENGEU	TENGEG	TENGEJ	TENGEA							
GLOBAL HEDGED IN AUD INDEX					EGHAA						TEGHAA							
GLOBAL INDEX	**ENGL**	**UNGL**	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA		TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA							
GLOBAL INDUSTRIAL/OFFICE INDEX	ENGME	ENGMU	ENGMG	ENGMJ	ENGMA		TENGME	TENGMU	TENGMG	TENGMJ	TENGMA							
GLOBAL LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLQGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL LODGINGS/RESORTS INDEX	ENGOE	ENGOU	ENGOG	ENGOJ	ENGOA		TENGOE	TENGOU	TENGOG	TENGOJ	TENGOA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENGFJ	ENGFA		TENGFE	TENGFU	TENGFG	TENGFJ	TENGFA							
GLOBAL REITS INDEX	ERGLU																	
GLOBAL REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENGAU	ENGAG	ENGAJ	ENGAA		TENGAE	TENGAU	TENGAG	TENGAJ	TENGAA							
GLOBAL RETAIL INDEX	ENGTE	ENGTU	ENGTG	ENGTJ	ENGTA		TENGTE	TENGTU	TENGTG	TENGTJ	TENGTA							
GLOBAL SELF STORAGE INDEX	ENGSE	ENGSU	ENGSG	ENGSJ	ENGSA		TENGSE	TENGSU	TENGSG	TENGSJ	TENGSA							
GLOBAL SPECIALTY INDEX	ENGPE	ENGPU	ENGPG	ENGPJ	ENGPA		TENGPE	TENGPU	TENGPG	TENGPJ	TENGPA							
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	TRLHKU	TRLHKG	TRLHKJ		TRLHKL (HKD)
HUNGARY INDEX													TRPHUE	TRPHUU	TRPHUG	TRPHUJ		TRPHUL (HUG)
IRELAND INDEX	EPIR	UPIR					RPIR	RUPIR					TRPIRE	TRPIRU	TRPIRG	TRPIRJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	**ELJP**			REJP	RUJP	RPLJ	RYJP			TRPJPE	TRPJPU	TRPJPG	TRPJPJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJJ	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLIQELJE	TLIQELJU	TLIQELJG	TLIQELJJ	TLIQELJA	TLIQELJH (HKD), TLIQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UPNL	PPNL	YPNL			RPNL	RUPNL	RPPN	RYNL			TRPNLE	TRPNLU	TRPNLG	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ		TRLNZL (NZD)
NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGNDU	TEGNDG	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), GSLQNAS (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 NIDUSTRIAL/OFFICE MIXED INDEX	EGNME	EGNMU	EGNMG	EGNMJ	EGNMA		TEGNME	TEGNMU	TEGNMG	TEGNMJ	TEGNMA							
NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA		TEGNFE	TEGNFU	TEGNFG	TEGNFJ	TEGNFA							
NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	TEGNTU	TEGNTG	TEGNTJ	TEGNTA							
NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	TEGNSU	TEGNSG	TEGNSJ	TEGNSA							
NORTH AMERICA SPECIALTY INDEX	EGNPE	EGNPU	EGNPG	EGNPJ	EGNPA		TEGNPE	TEGNPU	TEGNPG	TEGNPJ	TEGNPA							
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNKL (NOK)
MIDDLE EAST/AFRICA EMERGIN INDEX	**FENME**																	
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPPOJ		TRPPOL (PLN)
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPTE	TRPPTU	TRPPTG	TRPPTJ		
PURE ASIA EX AUSTRALIA INDEX							TFEPAEAE											
PURE ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RPPA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RAUU	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUU	TRPAUG	TRPAUJ	TRPAUL	
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSIJ		TRLSIL (SGD)
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ		TRPKRL (KRW)
SPAIN INDEX	EPSP	UPSP	PPSP	YPSP			RPSP	RUPSP	RPPS	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLSD		ELSD (SEK)	RPSD	RUPSD	RPLSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ		TRLSDL (SEK)
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW		ELSW (CHF)	RPSW	RUPSW	RPLSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ		TRLSWL (CHF)

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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	EPUK	UPUK	**ELUK**	YLUK			RPUK	RUPUK	RLUK	RYUK			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)	TLIQELUE	TLIQELUU	TLIQELUG	TLIQELUJ	TLIQELUA	TLIQELUH (HKD), TLIQELUS (SGD)						
UK LODGINGS/RESORTS INDEX	ELULE	ELULU	ELULUG	ELULUJ	ELULA		TELULE	TELULU	TELULUG	TELULUJ	TELULA							
UK NON-REITS INDEX	ENUKNRE	ENUKNRU	ENUKNRG	ENUKNRJ			TENUKNRE	TENUKNRU	TENUKNRG	TENUKNRJ								
UK OFFICE INDEX	ELUFE	ELUFU	ELUFG	ELUFJ	ELUFA		TELUFE	TELUFU	TELUFG	TELUFJ	TELUFA							
UK PROPERTY INDEX	INAVEUPE	INAVEUPU	INAVEUPG			INAVEUPC (CHF)												
UK REITS INDEX	ENUKRE	ENUKRU	ENUKRG	ENUKRJ			TENUKRE	TENUKRU	TENUKRG	TENUKRJ								
UK RESIDENTIAL INDEX	ELUEE	ELUEU	ELUEG	ELUEJ	ELUEA		TELUEE	TELUEU	TELUEG	TELUEJ	TELUEA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELUTE	TELUTU	TELUTG	TELUTJ	TELUTA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUSE	TELUSU	TELUSG	TELUSJ	TELUSA							
UK SPECIALTY INDEX	ELUPE	ELUPU	ELUPG	ELUPJ	ELUPA		TELUPE	TELUPU	TELUPG	TELUPJ	TELUPA							
US DIVERSIFIED INDEX	UNUDE	UNUDU	UNUDG	UNUDJ	UNUDA		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	RPNU	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							

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Data Vendor Codes - Indices

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	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													.TFTRPAAE	.TFTRPAAU	.TFTRPAAS	.TFTRPAAY		.TFTRPAAL
ASIA INDEX	**.FTEGAS**	**.FTUGAS**					.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL	.TFTRGASE	.TFTRGASU	.TFTRGASS	.TFTRGASY		.TFTRGASL
ASIA NON-REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY		.FTENASL	.TFTENASE	.TFTENASU	.TFTENASS	.TFTENASY		.TFTENASL
ASIA REITS INDEX							.FTERASE	.FTERASU	.FTERASS	.FTERASY		.FTERASL	.TFTERASE	.TFTERASU	.TFTERASS	.TFTERASY		.TFTERASL
AUSTRALIA INDEX					**.FTELAU**		.FTELAUE	.FTELAUU	.FTELAUY	.FTELAUS		.FTELAUL	.TFTELAUE	.TFTELAUU	.TFTELAUS	.TFTELAUY		.TFTELAUL
AUSTRIA INDEX							.FTEPASE	.FTEPASU	.FTEPASY	.FTEPASS		.FTEPASL	.TFTRPASE	.TFTRPASU	.TFTRPASS	.TFTRPASY		.TFTRPASL
BELGIUM INDEX							.FTEPBLE	.FTEPBLU	.FTEPBLY	.FTEPBLS		.FTEPBLL	.TFTRPBLE	.TFTRPBLU	.TFTRPBLS	.TFTRPBLY		.TFTRPBLL
CANADA INDEX							.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL	.TFTELCAE	.TFTELCAU	.TFTELCAS	.TFTELCAY		.TFTELCAL
CZECH INDEX																		.TFTRPCZL
DENMARK INDEX							.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL	.TFTELDKE	.TFTELDKU	.TFTELDKS	.TFTELDKY		.TFTELDKL
EMERGING MARKET INDEX	**.FTENEI**																	
EUROPE CAPPED INDEX	**.FTEORA**						.FTEORA											
EUROPE EURO ZONE CAPPED INDEX	**.FTEOEU**						.FTEOEU											
EUROPE EURO ZONE INDEX	**.FTEPEU**						.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS		.FTEPEUL	.TFTRPEUE	.TFTRPEUU	.TFTRPEUS	.TFTRPEUY		.TFTRPEUL
EUROPE EX UK CAPPED INDEX	**.FTEOUK**						.FTEOUK											
EUROPE EX UK DIVIDEND+ INDEX	**.FTENDP**												.TFTENDPE	.TFTENDPU	.TFTENDPS	.TFTENDPY		.TFTENDPL
EUROPE EX UK INDEX	**.FTEXUK**						.FTEXUKE	.FTEXUKU	.FTEXUKY	.FTEXUKS		.FTEXUKL	.TFTRXUKE	.TFTRXUKU	.TFTRXUKS	.TFTRXUKY		.TFTRXUKL
EUROPE INDEX	**.FTEPRA**	**.FTUPRA**					.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS		.FTEPRAL	.TFTRPRAE	.TFTRPRAU	.TFTRPRAS	.TFTRPRAY		.TFTRPRAL
EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS		.FTSSXUL	.TFTSSXUE	.TFTSSXUU	.TFTSSXUS	.TFTSSXUY		.TFTSSXUL
EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS		.FTSSELL	.TFTSSELE	.TFTSSELU	.TFTSSELS	.TFTSSELY		.TFTSSELL
EUROPE NON-REITS INDEX	**.FTENEE**						.FTENEE											
EUROPE REITS INDEX	**.FTEREE**						.FTEREE											
EUROPE UK RESTRICTED INDEX	**.FTEPHG**						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS		.FTEPHGL	.TFTRPHGE	.TFTRPHGU	.TFTRPHGS	.TFTRPHGY		.TFTRPHGL
EUROPE EMERGING INDEX	**.FTENEU**																	
EMEA EMERGING INDEX	**.FTENEM**																	
FINLAND INDEX							.FTEPFIE	.FTEPFIU	.FTEPFIY	.FTEPFIS		.FTEPFIL	.TFTRPFIE	.TFTRPFIU	.TFTRPFIS	.TFTRPFIY		.TFTRPFIL
FRANCE INDEX							.FTEPFRE	.FTEPFRU	.FTEPFRY	.FTEPFRS		.FTEPFRL	.TFTRPFRE	.TFTRPFRU	.TFTRPFRS	.TFTRPFRY		.TFTRPFRL
GERMANY INDEX							.FTEPGRE	.FTEPGRU	.FTEPGRY	.FTEPGRS		.FTEPGRL	.TFTRPGRE	.TFTRPGRU	.TFTRPGRS	.TFTRPGRY		.TFTRPGRL
GLOBAL DIVIDEND+ INDEX	**.FTENGD**						.FTENGED											
GLOBAL EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS		.FTEGXAL	.TFTRGXAE	.TFTRGXAU	.TFTRGXAS	.TFTRGXAY		.TFTRGXAL
GLOBAL EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY		.FTENXAL	.TFTENXAE	.TFTENXAU	.TFTENXAS	.TFTENXAY		.TFTENXAL
GLOBAL EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY		.FTERXAL	.TFTERXAE	.TFTERXAU	.TFTERXAS	.TFTERXAY		.TFTERXAL
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX											.FTEGAAA			.TFTEGAAL				
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX														.TFTEGAHU				.TFTEGAHL
GLOBAL EX AUSTRALIA INDEX											.TFTRAXAA							
GLOBAL EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES		.FTEGXEL	.TFTRGXEE	.TFTRGXEU	.TFTRGXES	.TFTRGXEY		.TFTRGXEL
GLOBAL EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.TFTENXEE	.TFTENXEU	.TFTENXES	.TFTENXEY		.TFTENXEL
GLOBAL EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.TFTERXEE	.TFTERXEU	.TFTERXES	.TFTERXEY		.TFTERXEL
GLOBAL EX JAPAN INDEX													.TFTRGXJE	.TFTRGXJU	.TFTRGXJS	.TFTRGXJY		.TFTRGXJL
GLOBAL EX NORTH AMERICA INDEX							.FTEGXNE	.FTEGXNU	.FTEGXNY	.FTEGXNS		.FTEGXNL	.TFTRGXNE	.TFTRGXNU	.TFTRGXNS	.TFTRGXNY		.TFTRGXNL
GLOBAL EX NORTH AMERICA REITS INDEX													.TFTERXUE	.TFTERXUU	.TFTERXUS	.TFTERXUY		.TFTERXUL
GLOBAL EX US INDEX	**.FTEGXO**												.TFTEGXUE	.TFTEGXUU	.TFTEGXUS	.TFTEGXUY		.TFTEGXUL
GLOBAL EX US NON-REITS INDEX							.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL	.TFTENXUE	.TFTENXUU	.TFTENXUS	.TFTENXUY		.TFTENXUL
GLOBAL EX US REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL						
GLOBAL HEDGED IN AUD INDEX											.FTSEGHAA							
GLOBAL HEDGED IN USD INDEX								.TFTELHAU				.TFTELHAL						
GLOBAL INDEX	**.FTENGL**	**.FTUNGL**					.FTENGLE	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL	.TFTRNGLE	.TFTRNGLU	.TFTRNGLS	.TFTRNGLY		.TFTRNGLL
GLOBAL NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY		.FTENRGL						
GLOBAL REITS INDEX							.FTERGLE	.FTERGLU	.FTERGLS	.FTERGLY		.FTERGLL	.TFTERGLE	.TFTERGLU	.TFTERGLS	.TFTERGLY		.TFTERGLL
GREECE INDEX							.FTEPGCE	.FTEPGCU	.FTEPGCY	.FTEPGCS		.FTEPGCL	.TFTRPGCE	.TFTRPGCU	.TFTRPGCS	.TFTRPGCY		.TFTRPGCL
HONG KONG INDEX						**.FTELHK**	.FTELHKE	.FTELHKU	.FTELHKY	.FTELHKS		.FTELHKL	.TFTELHKE	.TFTELHKU	.TFTELHKS	.TFTELHKY		.TFTELHKL
HUNGARY INDEX																		.TFTRPHUL
IRELAND INDEX							.FTEPIRE	.FTEPIRU	.FTEPIRY	.FTEPIRS		.FTEPIRL	.TFTRPIRE	.TFTRPIRU	.TFTRPIRS	.TFTRPIRY		.TFTRPIRL
ITALY INDEX							.FTEPITE	.FTEPITU	.FTEPITY	.FTEPITS		.FTEPITL	.TFTRPITE	.TFTRPITU	.TFTRPITS	.TFTRPITY		.TFTRPITL
JAPAN INDEX						**.FTELJP**	.FTELJPE	.FTELJPU	.FTELJPY	.FTELJPS		.FTELJPL	.TFTELJPE	.TFTELJPU	.TFTELJPS	.TFTELJPY		.TFTELJPL
NETHERLANDS INDEX							.FTEPNLE	.FTEPNLU	.FTEPNLY	.FTEPNLS		.FTEPNLL	.TFTRPNLE	.TFTRPNLU	.TFTRPNLS	.TFTRPNLY		.TFTRPNLL
NEW ZEALAND INDEX							.FTELNZE	.FTELNZU	.FTELNZY	.FTELNZS		.FTELNZL	.TFTELNZE	.TFTELNZU	.TFTELNZS	.TFTELNZY		.TFTELNZL
NORTH AMERICA INDEX	**.FTEGNA**	**.FTUGNA**					.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS		.FTEGNAL	.TFTRGNAE	.TFTRGNAU	.TFTRGNAS	.TFTRGNAY		.TFTRGNAL
NORWAY INDEX							.FTELNKE	.FTELNKU	.FTELNKY	.FTELNKS		.FTELNKL	.TFTELNKE	.TFTELNKU	.TFTELNKS	.TFTELNKY		.TFTELNKL
MIDDLE EAST/AFRICA EMERGIN INDEX	**.FTENME**																	
POLAND INDEX													.TFTRPPOE	.TFTRPPOU	.TFTRPPOS	.TFTRPPOY		.TFTRPPOL
PORTUGAL INDEX							.FTEPPTE	.FTEPPTU	.FTEPPTY	.FTEPPTS		.FTEPPTL	.TFTRPPTE	.TFTRPPTU	.TFTRPPTS	.TFTRPPTY		.TFTRPPTL
PURE ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.TFTRGPAE	.TFTRGPAU	.TFTRGPAS	.TFTRGPAY		.TFTRGPAL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUU	.FTLPAUY	.FTLPAUS		.FTLPAUL	.TFTLPAUE	.TFTLPAUU	.TFTLPAUS	.TFTLPAUY		.TFTLPAUL
SINGAPORE INDEX							.FTELSIE	.FTELSIU	.FTELSIY	.FTELSIS		.FTELSIL	.TFTELSIE	.TFTELSIU	.TFTELSIS	.TFTELSIY		.TFTELSIL
SOUTH KOREA INDEX																		.TFTRPKRL

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Data Vendor Codes - Indices

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	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	.TFTRPSPE	.TFTRPSPU	.TFTRPSPS	.TFTRPSPY		.TFTRPSPL
SWEDEN INDEX							.FTELSDE	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.TFTELSDE	.TFTELSDU	.TFTELSDS	.TFTELSDY		.TFTELSDL
SWITZERLAND INDEX							.FTELSWE	.FTELSWU	.FTELSWY	.FTELSWS		.FTELSWL	.TFTELSWE	.TFTELSWU	.TFTELSWS	.TFTELSWY		.TFTELSWL
UK INDEX			**.FTELUK**				.FTELUKE	.FTELUKU	.FTELUKY	.FTELUKS		.FTELUKL	.TFTRPUKE	.TFTRPUKU	.TFTRPUKS	.TFTRPUKY		.TFTRPUKL
UK NON-REITS INDEX							.FTENUKNRE	.FTENUKNRU	.FTENUKNRS	.FTENUKNRY		.FTENUKNRS						
UK REITS INDEX							.FTENUKRE	.FTENUKRU	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US DIVIDEND+ INDEX	**.FTENUD**							.FTENUD										
US INDEX		**.FTUNUS**					.FTUNUSE	.FTUNUSU	.FTUNUSY	.FTUNUSS		.FTUNUSL	.TFTUNUSE	.TFTUNUSU	.TFTUNUSS	.TFTUNUSY		.TFTUNUSL

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Data Vendor Codes - Indices

DATASTREAM

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
Index	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA INDEX	EPRAASE PI	EPRAASU PI	EPRAASG PI				EPRAASE RI	EPRAASU RI	EPRAASG RI									
AUSTRALIA INDEX	EPRAAUE PI	EPRAAUU PI				EPRAAUA PI	EPRAAUE RI	EPRAAUU RI				EPRAAUA RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAUS PI					EPRAAUS RI	EPRAAUS RI										
BELGIUM INDEX	EPRABGE PI	EPRABGU PI					EPRABGE RI	EPRABGU RI										
CANADA INDEX	EPRACAE PI	EPRACAU PI				EPRACAC PI	EPRACAE RI	EPRACAU RI				EPRACAC RI						
DENMARK INDEX	EPRADKE PI	EPRADKU PI				EPRADKD PI	EPRADKE RI	EPRADKU RI				EPRADKD RI						
EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZG PI				EPRAEZE RI	EPRAEZU RI	EPRAEZG RI									
EUROPE EX UK INDEX	EPRAXUE PI	EPRAXUU PI	EPRAXUG PI				EPRAXUE RI	EPRAXUU RI	EPRAXUG RI									
EUROPE INDEX	EPRAIXE PI	EPRAIXU PI	EPRAIXG PI				EPRAIXE RI	EPRAIXU RI	EPRAIXG RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRU PI					EPRAFRE RI	EPRAFRU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI				EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRXNAE PI	EPRXNAU PI	EPGXNAG PI				EPRXNAE RI	EPRXNAU RI	EPGXNAG RI									
GLOBAL INDEX	EPRAGLE PI	EPRAGLU PI	EPRAGLG PI				EPRAGLE RI	EPRAGLU RI	EPRAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKU PI				EPRAHKH PI	EPRAHKE RI	EPRAHKU RI				EPRAHKH RI						
IRELAND INDEX	EPRAIRE PI	EPRAIRU PI					EPRAIRE RI	EPRAIRU RI										
ITALY INDEX	EPRAITE PI	EPRAITU PI					EPRAITE RI	EPRAITU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPJ PI	EPRAJPE RI	EPRAJPU RI				EPRAJPJ RI						
NETHERLANDS INDEX	EPRANLE PI	EPRANLU PI					EPRANLE RI	EPRANLU RI										
NORTH AMERICA INDEX	EPRANAE PI	EPRANAU PI	EPRANAG PI				EPRANAE RI	EPRANAU RI	EPRANAG RI									
NORWAY INDEX	EPRANWE PI	EPRANWU PI				EPRANWN PI	EPRANWE RI	EPRANWU RI				EPRANWN RI						
PORTUGAL INDEX	EPRAPRE PI	EPRAPRU PI					EPRAPRE RI	EPRAPRU RI										
SINGAPORE INDEX	EPRASGE PI	EPRASGU PI				EPRASGS PI	EPRASGE RI	EPRASGU RI				EPRASGS RI						
SPAIN INDEX	EPRASPE PI	EPRASPU PI					EPRASPE RI	EPRASPU RI										
SWEDEN INDEX	EPRASWE PI	EPRASWU PI				EPRASWS PI	EPRASWE RI	EPRASWU RI				EPRASWS RI						
SWITZERLAND INDEX	EPRASZE PI	EPRASZU PI				EPRASZC PI	EPRASZE RI	EPRASZU RI				EPRASZC RI						
UK INDEX	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	ENAS-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	EOEU-LN																	
EUROPE EURO ZONE INDEX	EPEU-LN																	
EUROPE EX UK CAPPED INDEX	EOUK-LN																	
EUROPE EX UK DIVIDEND+ INDEX	ENDP-LN																	
EUROPE EX UK INDEX	EXUK-LN																	
EUROPE INDEX	EPRA-LN	UPRA-LN																
EUROPE NON-REITS INDEX	ENEE-LN																	
EUROPE REITS INDEX	EREE-LN																	
EUROPE UK RESTRICTED INDEX	EPRG-LN																	
GLOBAL DIVIDEND+ INDEX	ENGD-LN																	
GLOBAL EX US INDEX	EGXU-LN																	
GLOBAL INDEX	ENGL-LN	UNGL-LN																
HONG KONG INDEX						ELHK-LN												
JAPAN INDEX						ELJP-LN												
NORTH AMERICA INDEX	EGNA-LN	UGNA-LN																
UK INDEX						ELUK-LN												
US DIVIDEND+ INDEX	ENUD-LN																	
US INDEX		UNUS-LN																

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Data Vendor Codes - Indices

THOMSON GLOBAL TOPIC

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
Index	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA 33 INDEX	=ENA3.FT																	
ASIA DIVIDEND+ INDEX	=ENAD.FT																	
ASIA INDEX	=EGAS.FT	=UGAS.FT																
AUSTRALIA INDEX						=ELAU.FT												
EUROPE CAPPED INDEX	=EORA.FT																	
EUROPE EURO ZONE CAPPED INDEX	=EOEU.FT																	
EUROPE EURO ZONE INDEX	=EPAU.FT																	
EUROPE EX UK CAPPED INDEX	=EOUK.FT																	
EUROPE EX UK DIVIDEND+ INDEX	=ENDP.FT																	
EUROPE EX UK INDEX	=EXUK.FT																	
EUROPE INDEX	=EPRA.FT	=UPRA.FT																
EUROPE NON-REITS INDEX	=ENEE.FT																	
EUROPE REITS INDEX	=EREE.FT																	
EUROPE UK RESTRICTED INDEX	=EPNG.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	3220369	
ASIA DIVIDEND+ INDEX	2677759	
ASIA INDEX	1313678	1313682
AUSTRALIA INDEX		1314427
EUROPE CAPPED INDEX	3191123	
EUROPE EURO ZONE CAPPED INDEX	3191105	
EUROPE EURO ZONE INDEX	1125979	
EUROPE EX UK CAPPED INDEX	3191135	
EUROPE EX UK DIVIDEND+ INDEX	2289296	
EUROPE EX UK INDEX	1148944	
EUROPE INDEX	1125954	1148773
EUROPE NON-REITS INDEX	3135083	
EUROPE REITS INDEX	3135068	
EUROPE UK RESTRICTED INDEX	1181456	
GLOBAL DIVIDEND+ INDEX	2677743	
GLOBAL EX US INDEX	2337044	
GLOBAL INDEX	1313614	1313646
HONG KONG INDEX		1314349
JAPAN INDEX		1314439
NORTH AMERICA INDEX	1313713	1314124
UK INDEX		1126372
US DIVIDEND+ INDEX	2677767	
US INDEX		1314322

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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	BTPP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	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
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Lamda Development	GR	GRS245213004	LAMDA GA	LMDr.AT	LAMDA-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F	KBU-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GY	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE	DAZ-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-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
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
Inmobiliaria Colonial	SP	ES0139140018	COL SM	COL.SM	COL-SM
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
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
London & Stamford Property	UK	GB00B4WFW713	LSP LN	LSP.L	LSP-LON
Capital Shopping Centres Group *	UK	GB0006834344	CSCG LN	CSCG.L	CSCG-LON
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Minerva	UK	GB0005953681	MNR LN	MNR.L	MNR-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Safestore Holdings	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON

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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
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
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
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	IIF.AX	IIF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Charter Hall Office REIT *	AU	AU000000CQO6	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
Westfield Retail Trust *	AU	AU000000WRT1	WRT AU	WRT.AX	WRT-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
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
KWG Property Holdings	HK	KYG532241042	1813 HK	1813.HK	1813-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Aeon Mall Co ltd	JP	JP3131430005	8905 JP	8905.T	8905-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 Holdings	JP	JP3762900003	3231 JP	3231.T	3231-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
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	JS8-SES
CDL Hospitality Trusts	SG	SG1T66931158	CDREIT SP	CDREIT.SI	-NA-
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES
Global Logistic Properties	SG	SG2C26962630	GLP SP	GLP.SI	-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

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
Yanlord Land Group	SG	SG1T57930854	YLLG SP	YNLG.SI	Z25-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA04315L1058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Crombie Real Estate Investment Trust	CA	CA2271071094	CRR-U CN	CRR_u.TO	CRR.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	FCR.TO	FCR-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties *	CA	CA4941048700	KMP CN	KMP.TO	KMP-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
Campus Crest Communities *	US	US13466Y1055	CCG US	CCG.N	CCG-US
CapLease Inc.	US	US1402881015	LSE US	LSE.N	LSE-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US
Cogdell Spencer	US	US19238U1079	CSA US	CSA.N	CSA-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	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	FSP.N	FSP-US
General Growth Properties *	US	US3700231034	GGP US	GGP.N	GGP-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Glimcher Realty Trust *	US	US3793021029	GRT US	GTY.N	GTY-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US

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Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Commonwealth REIT *	US	US2032331017	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEH US	OEH.N	OEH-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A	US	US7201902068	PDM US	PDM.N	PDM-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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Strategic Hotels & Resorts	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US

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