EPRA | RESEARCH

European Public Real Estate Association

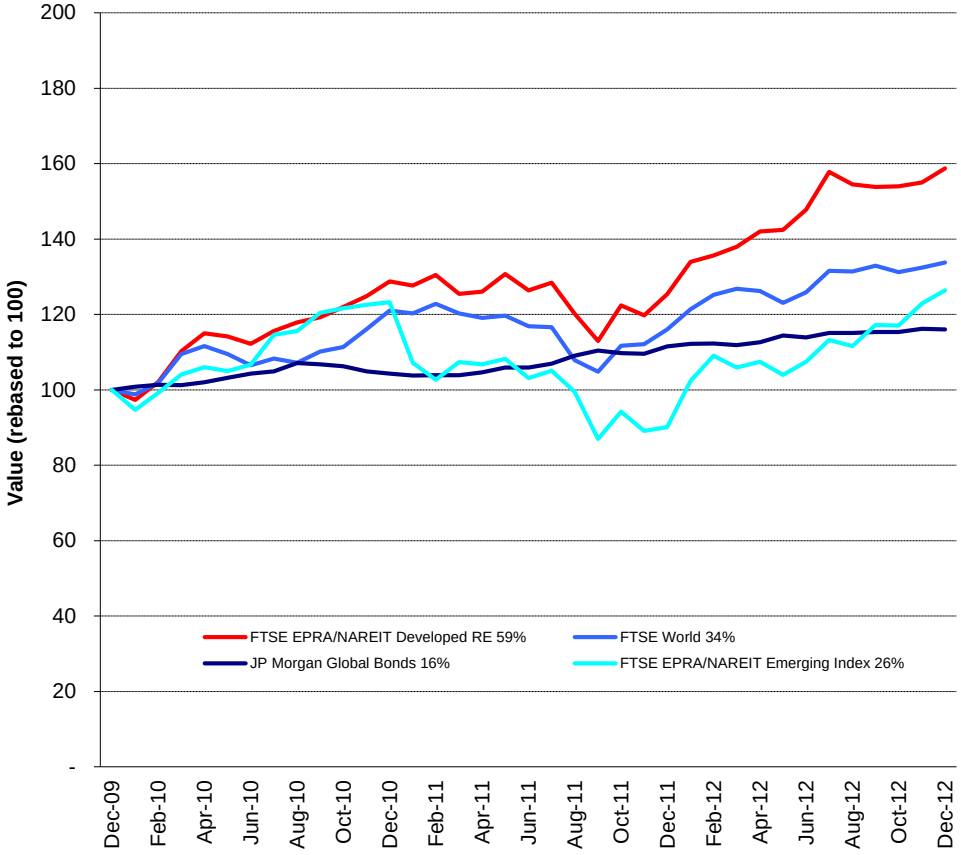
Monthly Statistical Bulletin

December 2012

Square de Meeus 23 • B-1000 Brussels • Belgium • www.epra.com

In association with: NAREIT FTSE THE INDEX COMPANY

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



Comment

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 8.1.

A disclaimer applies to this document. Please refer to page 332.

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Part I

Total Markets

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Section 1.1

Size of the total real estate market - Developed Markets

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Size of the total real estate market - Developed Markets

Countries	2011 GDP ($ Bn) ($ Bn)	2011 GDP per capita ($ Bn)	2011 Real Estate ($ Bn)	Dec-12 Total Listed ($ Bn)	Dec-12 Number of Companies	Dec-12 Index Market Cap ($ Bn)	Dec-12 Total RE v Listed RE (%)	Dec-12 Stock Market ($ Bn)	Dec-12 Stk Mkt v Listed RE (%)
Asia									
Australia	1,179.19	54,808.07	530.64	115.28	162	82	21.73%	1,360.03	8.48%
Hong Kong	2,281.97	321,898.41	1,026.89	323.74	198	118	31.53%	3,370.18	9.61%
Japan	5,485.34	42,994.83	2,468.40	193.34	272	110	7.83%	3,638.62	5.31%
New Zealand	131.74	30,986.83	59.28	5.64	18	1	9.51%	56.21	10.03%
Singapore	211.69	41,176.54	952.62	137.79	115	52	14.46%	600.49	22.95%
South Korea	1,010.92	20,786.88	454.91	0.27	27	-	0.06%	1,159.56	0.02%
Total Asia-Pacific	**10,300.85**	**-**	**5,492.74**	**776.06**	**792**	**363**	**14.13%**	**10,185.10**	**7.62%**
Europe									
Austria	398.14	48,473.08	179.16	10.26	13	2	5.72%	112.32	9.13%
Belgium	490.05	47,018.00	220.52	9.03	30	4	4.09%	297.77	3.03%
Denmark	323.35	58,624.97	145.51	1.15	40	-	0.79%	243.76	0.47%
Finland	252.50	48,053.23	113.63	2.93	8	3	2.58%	162.98	1.80%
France	2,681.04	41,285.66	1,206.47	84.06	122	36	6.97%	1,662.75	5.06%
Germany	3,428.00	41,980.97	1,542.60	66.07	169	12	4.28%	1,567.12	4.22%
Greece	307.70	28,626.90	138.47	2.58	24	0	1.86%	44.04	5.86%
Ireland	219.47	47,472.76	98.76	1.66	3	-	1.68%	107.21	1.55%
Italy	2,143.95	35,301.28	964.78	2.08	20	1	0.22%	509.74	0.41%
Luxembourg	55.85	112,240.15	25.13	0.00	7	-	0.00%	23.94	0.00%
Netherlands	812.54	49,028.44	365.64	9.10	15	8	2.49%	298.17	3.05%
Norway	439.99	94,090.76	197.99	3.07	17	1	1.55%	286.63	1.07%
Portugal	235.18	21,909.35	105.83	0.01	9	-	0.01%	70.93	0.01%
Spain	1,461.79	31,433.81	657.81	6.88	33	-	1.05%	567.91	1.21%
Sweden	483.61	53,294.09	217.62	18.01	41	10	8.28%	580.65	3.10%
Switzerland	561.85	72,303.96	252.83	11.06	32	12	4.38%	1,221.28	0.91%
United Kingdom	2,346.08	37,629.18	1,055.73	63.81	138	52	6.04%	3,415.74	1.87%
Total Europe	**16,641.08**	**-**	**7,488.49**	**291.75**	**721**	**141**	**3.90%**	**11,172.93**	**2.61%**

Please refer to page 311 for further details on calculation methodology.

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Size of the total real estate market - Developed Markets

Countries	2011 GDP ($ Bn) ($ Bn)	2011 GDP per capita ($ Bn)	2011 Real Estate ($ Bn)	Dec-12 Total Listed ($ Bn)	Dec-12 Number of Companies	Dec-12 Index Market Cap ($ Bn)	Dec-12 Total RE v Listed RE (%)	Dec-12 Stock Market ($ Bn)	Dec-12 Stk Mkt v Listed RE (%)
Middle East									
Israel	443.09	59,781.81	199.39	14.63	153	1	0.73%	40.82	28.68%
Total EMEA	**17,084.17**	**-**	**7,687.87**	**306.38**	**874**	**142**	**3.99%**	**11,213.75**	**2.73%**
North America									
Canada	1,585.32	46,959.65	713.39	89.60	129	54	12.56%	2,027.57	4.42%
United States	14,566.38	47,109.96	6,554.87	937.56	858	452	14.30%	16,855.64	5.56%
Total North America	**16,151.70**	**-**	**7,268.26**	**1,027.17**	**987**	**506**	**14.13%**	**18,883.21**	**5.44%**
Total Developed Markets	**43,536.71**	**-**	**20,448.87**	**2,109.60**	**2,653**	**1,010**	**10.32%**	**40,282.06**	**5.24%**

Please refer to page 311 for further details on calculation methodology.

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Section 1.2

Size of the total real estate market - Emerging Markets

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Size of the total real estate market - Emerging Markets

Countries	2011 GDP ($ Bn) ($ Bn)	2011 GDP per capita ($ Bn)	2011 Real Estate ($ Bn)	Dec-12 Total Listed ($ Bn)	Dec-12 Number of Companies	Dec-12 Index Market Cap ($ Bn)	Dec-12 Total RE v Listed RE (%)	Dec-12 Stock Market ($ Bn)	Dec-12 Stk Mkt v Listed RE (%)
Asia-Pacific									
China	6,156.99	4,628.78	1,572.58	137.11	192	44	0.87%	2,996.16	4.58%
India	1,639.11	1,397.32	280.85	28.69	188	5	1.02%	1,259.53	2.28%
Indonesia	710.08	2,917.47	155.50	17.91	64	8	1.15%	426.92	4.19%
Malaysia	243.66	8,618.12	76.56	42.64	131	5	5.57%	465.17	9.17%
Pakistan	186.25	1,095.86	29.43	-	6	-	0.00%	-	0.00%
Philippines	200.81	2,009.96	38.84	31.04	59	9	7.99%	222.83	13.93%
Taiwan	340.46	14,726.15	127.89	16.68	87	0	1.30%	813.36	2.05%
Thailand	313.89	4,732.27	80.76	42.56	113	6	5.27%	382.75	11.12%
Total Asia-Pacific	**9,791.26**		**2,362.42**	**316.63**	**840**	**77**	**13.40%**	**6,566.72**	**4.82%**
Europe, Middle East & Africa									
Czech Republic	207.16	20,308.02	86.62	-	3	-	0.00%	38.92	0.00%
Egypt	211.56	2,607.76	44.63	6.01	48	0	1.35%	41.27	14.56%
Hungary	135.35	13,546.75	49.45	-	7	-	0.00%	20.62	0.00%
Morocco	94.40	2,983.89	20.83	-	5	-	0.00%	40.82	0.00%
Poland	485.85	12,631.68	173.41	3.46	50	2	0.20%	177.41	1.95%
Russia	1,599.98	11,227.91	549.06	0.01	37	-	0.00%	793.29	0.00%
South Africa	356.34	7,111.73	105.02	35.30	51	17	3.36%	40.82	39.65%
Turkey	724.52	9,313.11	233.61	8.39	39	2	0.36%	300.62	2.79%
United Arab Emirates	318.94	66.77	19.83	10.35	12	4	5.22%	40.82	17.50%
Total EMEA	**4,134.11**		**1,282.46**	**63.52**	**252**	**25**	**4.95%**	**1,494.59**	**4.25%**

Please refer to page 311 for further details on calculation methodology.

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Size of the total real estate market - Emerging Markets

Countries	2011 GDP ($ Bn) ($ Bn)	2011 GDP per capita ($ Bn)	2011 Real Estate ($ Bn)	Dec-12 Total Listed ($ Bn)	Dec-12 Number of Companies	Dec-12 Index Market Cap ($ Bn)	Dec-12 Total RE v Listed RE (%)	Dec-12 Stock Market ($ Bn)	Dec-12 Stk Mkt v Listed RE (%)
Americas									
Brazil	2,123.19	11,549.85	735.51	57.70	52	28	0.78%	1,195.62	4.83%
Chile	216.81	13,696.86	79.50	5.31	42	1	0.67%	312.58	1.70%
Colombia	290.98	7,110.56	85.75	-	1	-	0.00%	261.83	0.00%
Mexico	1,058.81	10,087.72	350.61	7.92	17	2	0.23%	518.94	1.53%
Peru	154.90	5,709.42	42.43	-	13	-	0.00%	110.10	0.00%
Total Americas	**3,844.67**		**1,293.80**	**70.94**	**125**	**31**	**5.48%**	**2,399.07**	**2.96%**
Total Emerging Markets	**17,770.04**		**4,938.67**	**451.09**	**1,217**	**132**	**9.13%**	**10,460.38**	**4.31%**
World	**61,306.75**		**25,387.55**	**2,560.69**	**3,870**	**1,143**	**10.09%**	**50,742.44**	**5.05%**

Please refer to page 311 for further details on calculation methodology.

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Part II

Global Markets
(Developed plus Emerging)

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Section 2.1

FTSE EPRA/NAREIT Global Index Series

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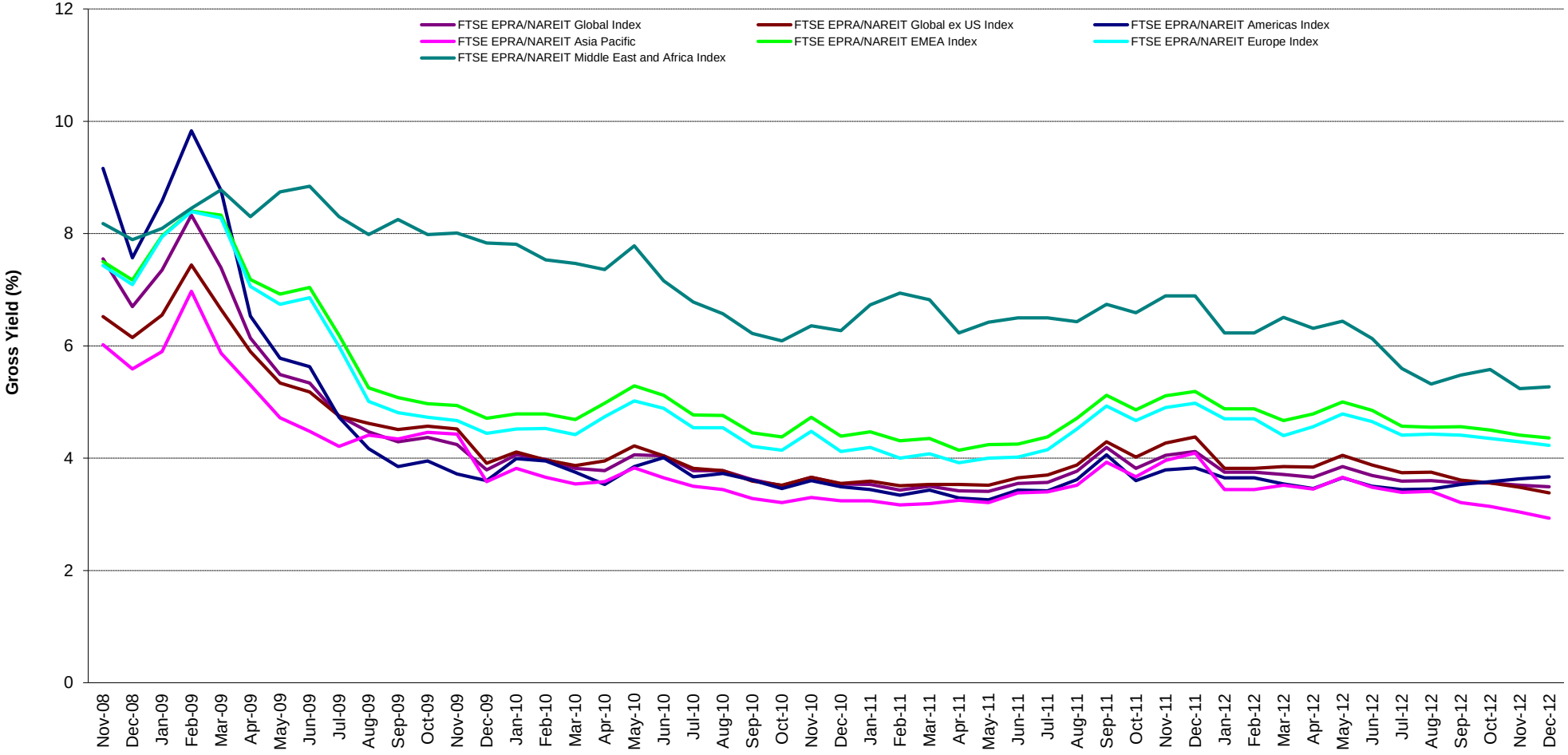
Graph 2: Dividend Yields



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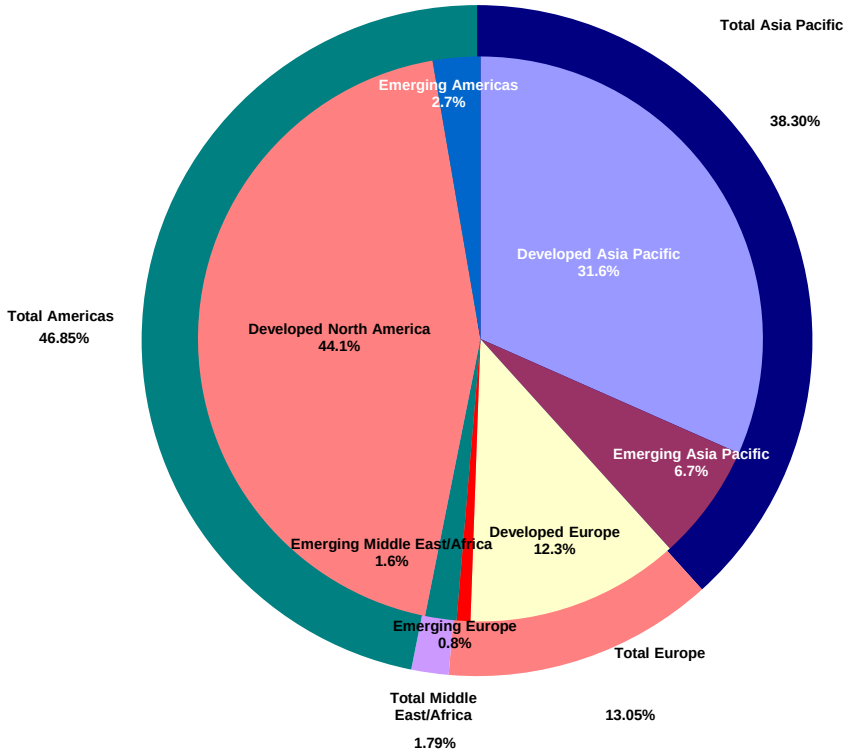
Graph 3: Global Index - Regional Breakdown by Market Cap



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FTSE EPRA/NAREIT Global Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,839.17	870,494.50	100.00	3.49	-NA-	-NA-	2.77	15.93	27.85	3.74	2.49	27.85	-NA-	12.80
Global ex US Index	EUR	1,870.55	527,847.06	60.64	3.38	-NA-	-NA-	0.49	13.09	36.84	6.27	2.57	36.84	-NA-	13.39
Asia Pacific	EUR	1,963.20	333,125.84	38.27	2.93	-NA-	-NA-	0.43	14.57	45.82	8.09	2.89	45.82	-NA-	15.12
EMEA Index	EUR	1,606.89	129,830.92	14.91	4.36	-NA-	-NA-	-0.29	10.90	29.48	6.67	1.48	29.48	-NA-	14.16
Europe Index	EUR	1,541.97	113,510.10	13.04	4.23	-NA-	-NA-	-1.15	10.40	29.30	7.87	1.30	29.30	-NA-	14.96
Middle East and Africa Index	EUR	2,501.15	16,320.82	1.87	5.27	-NA-	-NA-	9.24	17.60	31.16	-0.99	2.70	31.16	-NA-	16.82
Americas Index	EUR	1,834.17	407,537.75	46.82	3.67	-NA-	-NA-	6.56	19.44	15.84	-0.40	2.49	15.84	-NA-	15.42
Global Index	USD	1,912.05	1,147,652.61	100.00	3.49	-NA-	-NA-	0.66	12.71	29.85	6.31	3.89	29.85	-NA-	18.52
Global ex US Index	USD	1,944.58	695,909.10	60.64	3.38	-NA-	-NA-	-1.57	9.94	38.98	8.91	3.97	38.98	-NA-	20.62
Asia Pacific	USD	2,041.09	439,190.29	38.27	2.93	-NA-	-NA-	-1.63	11.38	48.10	10.77	4.30	48.10	-NA-	21.06
EMEA Index	USD	1,670.08	171,167.99	14.91	4.36	-NA-	-NA-	-2.33	7.81	31.50	9.31	2.86	31.50	-NA-	22.97
Europe Index	USD	1,602.51	149,650.76	13.04	4.23	-NA-	-NA-	-3.18	7.32	31.31	10.54	2.69	31.31	-NA-	23.95
Middle East and Africa Index	USD	2,601.06	21,517.23	1.87	5.27	-NA-	-NA-	7.01	14.33	33.20	1.46	4.10	33.20	-NA-	20.71
Americas Index	USD	1,906.97	537,294.33	46.82	3.67	-NA-	-NA-	4.38	16.12	17.65	2.07	3.89	17.65	-NA-	18.31
Global Index	GBP	1,895.72	706,035.89	100.00	3.49	-NA-	-NA-	4.77	12.46	24.14	5.62	2.43	24.14	-NA-	13.90
Global ex US Index	GBP	1,927.97	428,123.28	60.64	3.38	-NA-	-NA-	2.45	9.70	32.87	8.19	2.51	32.87	-NA-	15.56
Asia Pacific	GBP	2,023.65	270,189.87	38.27	2.93	-NA-	-NA-	2.39	11.14	41.59	10.04	2.83	41.59	-NA-	16.46
EMEA Index	GBP	1,655.82	105,302.54	14.91	4.36	-NA-	-NA-	1.65	7.58	25.72	8.59	1.42	25.72	-NA-	17.55
Europe Index	GBP	1,588.82	92,065.15	13.04	4.23	-NA-	-NA-	0.77	7.09	25.55	9.81	1.25	25.55	-NA-	18.44
Middle East and Africa Index	GBP	2,578.84	13,237.40	1.87	5.27	-NA-	-NA-	11.38	14.08	27.35	0.80	2.64	27.35	-NA-	18.11
Americas Index	GBP	1,890.68	330,543.47	46.82	3.67	-NA-	-NA-	8.64	15.87	12.48	1.40	2.43	12.48	-NA-	15.08

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Global and Emerging Markets Indices history goes back to February 2005.**

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,615.22	99,231,782.88	100.00	3.49	-NA-	-NA-	-5.13	9.96	45.92	18.16	8.92	45.92	-NA-	22.42
Global ex US Index	JPY	1,642.70	60,171,780.76	60.64	3.38	-NA-	-NA-	-7.23	7.27	56.18	21.04	9.01	56.18	-NA-	24.13
Asia Pacific	JPY	1,724.22	37,974,588.63	38.27	2.93	-NA-	-NA-	-7.28	8.67	66.43	23.10	9.35	66.43	-NA-	24.80
EMEA Index	JPY	1,410.81	14,800,039.87	14.91	4.36	-NA-	-NA-	-7.95	5.19	47.78	21.48	7.85	47.78	-NA-	25.61
Europe Index	JPY	1,353.73	12,939,552.78	13.04	4.23	-NA-	-NA-	-8.75	4.71	47.57	22.85	7.66	47.57	-NA-	26.49
Middle East and Africa Index	JPY	2,197.26	1,860,487.09	1.87	5.27	-NA-	-NA-	0.86	11.55	49.69	12.76	9.15	49.69	-NA-	23.75
Americas Index	JPY	1,610.92	46,457,154.38	46.82	3.67	-NA-	-NA-	-1.62	13.30	32.21	13.44	8.92	32.21	-NA-	22.53
Global Index	AUD	1,205.15	1,105,430.47	100.00	3.49	-NA-	-NA-	-2.82	7.44	28.22	6.49	4.40	28.22	-NA-	9.14
Global ex US Index	AUD	1,225.65	670,306.61	60.64	3.38	-NA-	-NA-	-4.96	4.80	37.24	9.09	4.48	37.24	-NA-	10.07
Asia Pacific	AUD	1,286.48	423,032.48	38.27	2.93	-NA-	-NA-	-5.02	6.18	46.24	10.95	4.81	46.24	-NA-	11.43
EMEA Index	AUD	1,052.64	164,870.72	14.91	4.36	-NA-	-NA-	-5.71	2.77	29.85	9.49	3.37	29.85	-NA-	12.97
Europe Index	AUD	1,010.04	144,145.11	13.04	4.23	-NA-	-NA-	-6.53	2.31	29.67	10.72	3.19	29.67	-NA-	14.30
Middle East and Africa Index	AUD	1,639.42	20,725.61	1.87	5.27	-NA-	-NA-	3.32	8.99	31.54	1.63	4.61	31.54	-NA-	12.64
Americas Index	AUD	1,201.94	517,527.27	46.82	3.67	-NA-	-NA-	0.78	10.70	16.18	2.24	4.39	16.18	-NA-	12.25

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Global and Emerging Markets Indices history goes back to February 2005.**

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	Total Rtn (%) - 20 Yrs * Dec-12	Total Rtn (%) - 10 Yrs * Dec-12	Total Rtn (%) - 5 Yrs * Dec-12	Total Rtn (%) - 3 Yrs * Dec-12	Total Rtn (%) - 1 Yr Dec-12	Total Rtn (%) QTD Dec-12	Total Rtn (%) Dec-12 Dec-12	Total Rtn (%) YTD Dec-12	10 Yrs Vlty (%) Dec-12	36M Vlty (%) Dec-12
Global Index	EUR	1,787.07	870,494.50	100.00	2.85	-NA-	-NA-	-NA-	15.20	27.00	3.59	2.42	27.00	-NA-	12.81
Global ex US Index	EUR	1,844.11	527,847.06	60.64	3.05	-NA-	-NA-	-NA-	12.72	36.33	6.22	2.56	36.33	-NA-	13.41
Asia Pacific	EUR	1,957.47	333,125.84	38.27	2.86	-NA-	-NA-	-NA-	14.49	45.69	8.07	2.88	45.69	-NA-	15.13
EMEA Index	EUR	1,557.78	129,830.92	14.91	3.58	-NA-	-NA-	-NA-	10.11	28.38	6.59	1.47	28.38	-NA-	14.21
Europe Index	EUR	1,491.93	113,510.10	13.04	3.44	-NA-	-NA-	-NA-	9.55	28.13	7.80	1.30	28.13	-NA-	15.01
Middle East and Africa Index	EUR	2,465.89	16,320.82	1.87	4.54	-NA-	-NA-	-NA-	17.39	30.48	-1.10	2.70	30.48	-NA-	16.84
Americas Index	EUR	1,742.41	407,537.75	46.82	2.62	-NA-	-NA-	-NA-	18.20	14.66	-0.67	2.35	14.66	-NA-	15.41
Global Index	USD	1,857.91	1,147,652.61	100.00	2.85	-NA-	-NA-	-NA-	12.00	28.98	6.16	3.82	28.98	-NA-	18.54
Global ex US Index	USD	1,917.15	695,909.10	60.64	3.05	-NA-	-NA-	-NA-	9.58	38.45	8.85	3.96	38.45	-NA-	20.65
Asia Pacific	USD	2,035.13	439,190.29	38.27	2.86	-NA-	-NA-	-NA-	11.30	47.96	10.75	4.29	47.96	-NA-	21.06
EMEA Index	USD	1,619.18	171,167.99	14.91	3.58	-NA-	-NA-	-NA-	7.04	30.38	9.23	2.86	30.38	-NA-	23.05
Europe Index	USD	1,550.66	149,650.76	13.04	3.44	-NA-	-NA-	-NA-	6.49	30.13	10.47	2.69	30.13	-NA-	24.03
Middle East and Africa Index	USD	2,564.36	21,517.23	1.87	4.54	-NA-	-NA-	-NA-	14.13	32.51	1.36	4.10	32.51	-NA-	20.72
Americas Index	USD	1,811.57	537,294.33	46.82	2.62	-NA-	-NA-	-NA-	14.91	16.45	1.79	3.75	16.45	-NA-	18.31
Global Index	GBP	1,842.04	706,035.89	100.00	2.85	-NA-	-NA-	-NA-	11.75	23.32	5.46	2.36	23.32	-NA-	13.90
Global ex US Index	GBP	1,900.77	428,123.28	60.64	3.05	-NA-	-NA-	-NA-	9.34	32.37	8.14	2.50	32.37	-NA-	15.57
Asia Pacific	GBP	2,017.75	270,189.87	38.27	2.86	-NA-	-NA-	-NA-	11.06	41.47	10.02	2.83	41.47	-NA-	16.46
EMEA Index	GBP	1,605.35	105,302.54	14.91	3.58	-NA-	-NA-	-NA-	6.81	24.65	8.52	1.42	24.65	-NA-	17.62
Europe Index	GBP	1,537.41	92,065.15	13.04	3.44	-NA-	-NA-	-NA-	6.26	24.42	9.74	1.24	24.42	-NA-	18.52
Middle East and Africa Index	GBP	2,542.45	13,237.40	1.87	4.54	-NA-	-NA-	-NA-	13.88	26.69	0.69	2.64	26.69	-NA-	18.13
Americas Index	GBP	1,796.10	330,543.47	46.82	2.62	-NA-	-NA-	-NA-	14.66	11.33	1.12	2.29	11.33	-NA-	15.06

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Global and Emerging Markets Indices history goes back to February 2005.**

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,569.48	99,231,782.88	100.00	2.85	-NA-	-NA-	-NA-	9.27	44.95	17.98	8.85	44.95	-NA-	22.42
Global ex US Index	JPY	1,619.52	60,171,780.76	60.64	3.05	-NA-	-NA-	-NA-	6.91	55.59	20.98	9.00	55.59	-NA-	24.16
Asia Pacific	JPY	1,719.19	37,974,588.63	38.27	2.86	-NA-	-NA-	-NA-	8.59	66.28	23.09	9.34	66.28	-NA-	24.80
EMEA Index	JPY	1,367.81	14,800,039.87	14.91	3.58	-NA-	-NA-	-NA-	4.44	46.52	21.40	7.85	46.52	-NA-	25.70
Europe Index	JPY	1,309.93	12,939,552.78	13.04	3.44	-NA-	-NA-	-NA-	3.90	46.24	22.77	7.66	46.24	-NA-	26.59
Middle East and Africa Index	JPY	2,166.26	1,860,487.09	1.87	4.54	-NA-	-NA-	-NA-	11.35	48.92	12.64	9.14	48.92	-NA-	23.76
Americas Index	JPY	1,530.33	46,457,154.38	46.82	2.62	-NA-	-NA-	-NA-	12.12	30.86	13.12	8.77	30.86	-NA-	22.50
Global Index	AUD	1,171.03	1,105,430.47	100.00	2.85	-NA-	-NA-	-NA-	6.76	27.37	6.33	4.33	27.37	-NA-	9.14
Global ex US Index	AUD	1,208.36	670,306.61	60.64	3.05	-NA-	-NA-	-NA-	4.46	36.72	9.03	4.47	36.72	-NA-	10.08
Asia Pacific	AUD	1,282.72	423,032.48	38.27	2.86	-NA-	-NA-	-NA-	6.10	46.11	10.93	4.80	46.11	-NA-	11.43
EMEA Index	AUD	1,020.56	164,870.72	14.91	3.58	-NA-	-NA-	-NA-	2.04	28.75	9.41	3.36	28.75	-NA-	13.00
Europe Index	AUD	977.36	144,145.11	13.04	3.44	-NA-	-NA-	-NA-	1.52	28.50	10.65	3.19	28.50	-NA-	14.34
Middle East and Africa Index	AUD	1,616.29	20,725.61	1.87	4.54	-NA-	-NA-	-NA-	8.79	30.85	1.52	4.61	30.85	-NA-	12.64
Americas Index	AUD	1,141.81	517,527.27	46.82	2.62	-NA-	-NA-	-NA-	9.54	14.99	1.95	4.25	14.99	-NA-	12.23

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	Total Rtn (%) - 20 Yrs * - 20 Yrs *	Total Rtn (%) - 10 Yrs * - 10 Yrs *	Total Rtn (%) - 5 Yrs * - 5 Yrs *	Total Rtn (%) - 3 Yrs * - 3 Yrs *	Total Rtn (%) - 1 Yr - 1 Yr	Total Rtn (%) QTD QTD	Total Rtn (%) Dec-12 Dec-12	Total Rtn (%) YTD YTD	10 Yrs Vlty (%) Vlty (%)	36M Vlty (%) Vlty (%)
Global Index	EUR	1,549.16	870,494.50	100.00	0.00	-NA-	-NA-	-1.41	11.66	23.14	2.87	2.13	23.14	-NA-	12.81
Global ex US Index	EUR	1,580.00	527,847.06	60.64	0.00	-NA-	-NA-	-3.48	8.85	31.62	5.48	2.31	31.62	-NA-	13.47
Asia Pacific	EUR	1,685.02	333,125.84	38.27	0.00	-NA-	-NA-	-3.17	10.68	40.85	7.24	2.57	40.85	-NA-	15.13
EMEA Index	EUR	1,309.56	129,830.92	14.91	0.00	-NA-	-NA-	-5.06	5.79	23.27	5.99	1.39	23.27	-NA-	14.38
Europe Index	EUR	1,268.91	113,510.10	13.04	0.00	-NA-	-NA-	-5.67	5.54	23.20	7.20	1.21	23.20	-NA-	15.18
Middle East and Africa Index	EUR	1,864.35	16,320.82	1.87	0.00	-NA-	-NA-	1.62	10.12	24.01	-1.69	2.67	24.01	-NA-	16.99
Americas Index	EUR	1,534.63	407,537.75	46.82	0.00	-NA-	-NA-	2.01	15.13	11.74	-1.34	2.01	11.74	-NA-	15.37
Global Index	USD	1,610.64	1,147,652.61	100.00	0.00	-NA-	-NA-	-3.43	8.55	25.07	5.42	3.53	25.07	-NA-	18.58
Global ex US Index	USD	1,642.70	695,909.10	60.64	0.00	-NA-	-NA-	-5.46	5.82	33.68	8.09	3.71	33.68	-NA-	20.72
Asia Pacific	USD	1,751.91	439,190.29	38.27	0.00	-NA-	-NA-	-5.15	7.60	43.04	9.90	3.97	43.04	-NA-	21.06
EMEA Index	USD	1,361.45	171,167.99	14.91	0.00	-NA-	-NA-	-7.01	2.85	25.19	8.62	2.78	25.19	-NA-	23.26
Europe Index	USD	1,319.18	149,650.76	13.04	0.00	-NA-	-NA-	-7.60	2.60	25.12	9.86	2.60	25.12	-NA-	24.25
Middle East and Africa Index	USD	1,938.36	21,517.23	1.87	0.00	-NA-	-NA-	-0.46	7.06	25.95	0.74	4.08	25.95	-NA-	20.84
Americas Index	USD	1,595.55	537,294.33	46.82	0.00	-NA-	-NA-	-0.07	11.93	13.48	1.10	3.41	13.48	-NA-	18.32
Global Index	GBP	1,596.88	706,035.89	100.00	0.00	-NA-	-NA-	0.51	8.32	19.57	4.73	2.07	19.57	-NA-	13.90
Global ex US Index	GBP	1,628.66	428,123.28	60.64	0.00	-NA-	-NA-	-1.60	5.59	27.81	7.38	2.25	27.81	-NA-	15.61
Asia Pacific	GBP	1,736.95	270,189.87	38.27	0.00	-NA-	-NA-	-1.28	7.37	36.76	9.18	2.51	36.76	-NA-	16.41
EMEA Index	GBP	1,349.83	105,302.54	14.91	0.00	-NA-	-NA-	-3.21	2.62	19.70	7.91	1.34	19.70	-NA-	17.80
Europe Index	GBP	1,307.92	92,065.15	13.04	0.00	-NA-	-NA-	-3.83	2.38	19.62	9.14	1.16	19.62	-NA-	18.73
Middle East and Africa Index	GBP	1,921.80	13,237.40	1.87	0.00	-NA-	-NA-	3.60	6.82	20.41	0.08	2.62	20.41	-NA-	17.97
Americas Index	GBP	1,581.93	330,543.47	46.82	0.00	-NA-	-NA-	4.00	11.68	8.50	0.44	1.96	8.50	-NA-	15.02

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,360.60	99,231,782.88	100.00	0.00	-NA-	-NA-	-8.99	5.91	40.55	17.17	8.54	40.55	-NA-	22.41
Global ex US Index	JPY	1,387.68	60,171,780.76	60.64	0.00	-NA-	-NA-	-10.90	3.25	50.23	20.13	8.74	50.23	-NA-	24.19
Asia Pacific	JPY	1,479.94	37,974,588.63	38.27	0.00	-NA-	-NA-	-10.60	4.98	60.75	22.14	9.01	60.75	-NA-	24.73
EMEA Index	JPY	1,150.10	14,800,039.87	14.91	0.00	-NA-	-NA-	-12.35	0.35	40.69	20.72	7.76	40.69	-NA-	25.92
Europe Index	JPY	1,114.39	12,939,552.78	13.04	0.00	-NA-	-NA-	-12.92	0.10	40.61	22.09	7.57	40.61	-NA-	26.84
Middle East and Africa Index	JPY	1,637.44	1,860,487.09	1.87	0.00	-NA-	-NA-	-6.19	4.45	41.54	11.97	9.12	41.54	-NA-	23.63
Americas Index	JPY	1,347.85	46,457,154.38	46.82	0.00	-NA-	-NA-	-5.82	9.20	27.53	12.36	8.42	27.53	-NA-	22.45
Global Index	AUD	1,015.17	1,105,430.47	100.00	0.00	-NA-	-NA-	-6.77	3.48	23.50	5.60	4.03	23.50	-NA-	9.13
Global ex US Index	AUD	1,035.38	670,306.61	60.64	0.00	-NA-	-NA-	-8.73	0.88	32.00	8.27	4.22	32.00	-NA-	10.13
Asia Pacific	AUD	1,104.21	423,032.48	38.27	0.00	-NA-	-NA-	-8.42	2.57	41.25	10.08	4.48	41.25	-NA-	11.46
EMEA Index	AUD	858.11	164,870.72	14.91	0.00	-NA-	-NA-	-10.22	-1.96	23.63	8.80	3.28	23.63	-NA-	13.06
Europe Index	AUD	831.47	144,145.11	13.04	0.00	-NA-	-NA-	-10.79	-2.19	23.55	10.04	3.10	23.55	-NA-	14.42
Middle East and Africa Index	AUD	1,221.73	20,725.61	1.87	0.00	-NA-	-NA-	-3.90	2.05	24.37	0.91	4.59	24.37	-NA-	12.50
Americas Index	AUD	1,005.66	517,527.27	46.82	0.00	-NA-	-NA-	-3.53	6.70	12.06	1.27	3.91	12.06	-NA-	12.19

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Section 2.2

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

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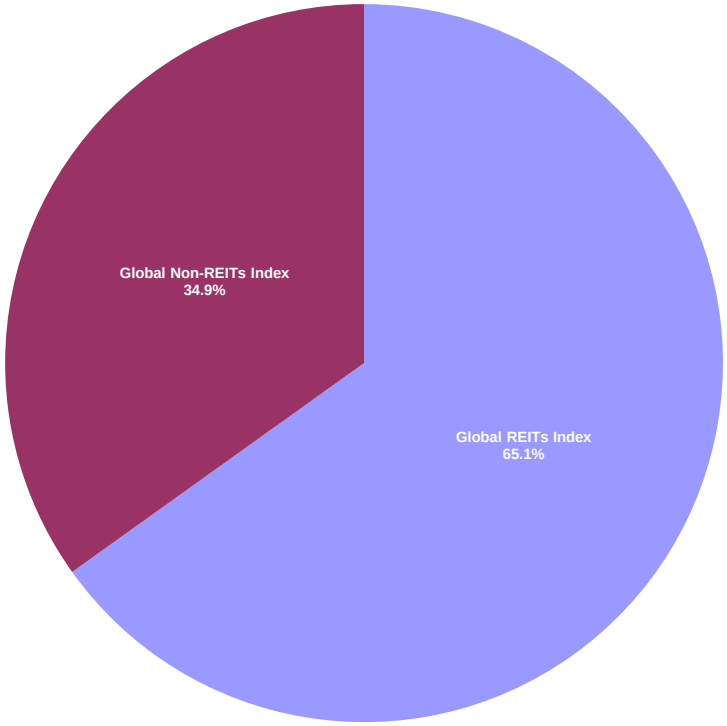
Graph 4: Global REITs/Non-REITs Index - Breakdown by Market Cap



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

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	EUR	1,796.55	566,828.83	65.12	4.19	-NA-	-NA-	4.77	18.90	21.08	1.29	1.51	21.08	-NA-	12.55
Global Non-REITs Index	EUR	1,933.24	303,665.67	34.88	2.18	-NA-	-NA-	-0.66	10.72	43.29	8.60	4.36	43.29	-NA-	17.47
Global ex US REITs Index	EUR	1,797.61	226,020.49	25.96	4.96	-NA-	-NA-	1.80	16.08	29.46	3.19	0.26	29.46	-NA-	10.53
Global ex US Non-REITs Index	EUR	1,954.97	301,826.57	34.67	2.20	-NA-	-NA-	-0.44	10.79	43.34	8.66	4.35	43.34	-NA-	17.40
Americas REITs Index	EUR	1,867.64	373,721.18	42.93	3.80	-NA-	-NA-	7.96	21.70	16.33	-0.20	2.34	16.33	-NA-	15.65
Americas Non-REITs Index	EUR	1,636.71	33,816.57	3.88	2.24	-NA-	-NA-	-5.23	0.53	10.55	-2.57	4.16	10.55	-NA-	23.47
Asia Pacific REITs Index	EUR	1,906.12	118,509.83	13.61	5.02	-NA-	-NA-	0.80	19.18	32.22	1.70	-1.10	32.22	-NA-	11.44
Asia Pacific Non-REITs Index	EUR	1,999.55	214,616.00	24.65	1.78	-NA-	-NA-	0.24	12.25	54.76	11.86	5.18	54.76	-NA-	19.44
EMEA REITs Index	EUR	1,486.66	74,597.82	8.57	4.85	-NA-	-NA-	0.16	9.81	30.62	8.64	1.54	30.62	-NA-	15.68
EMEA Non-REITs Index	EUR	1,956.72	55,233.10	6.35	3.70	-NA-	-NA-	-0.80	13.73	27.53	4.10	1.39	27.53	-NA-	13.00
Europe REITs Index	EUR	1,463.34	72,399.48	8.32	4.77	-NA-	-NA-	-0.09	9.60	31.05	8.90	1.47	31.05	-NA-	15.96
Europe Non-REITs Index	EUR	1,833.60	41,110.62	4.72	3.28	-NA-	-NA-	-3.36	13.07	25.53	6.07	1.01	25.53	-NA-	14.04
Middle East and Africa REITs Index	EUR	2,591.43	2,198.34	0.25	7.37	-NA-	-NA-	9.37	17.92	17.76	0.69	3.78	17.76	-NA-	16.24
Middle East and Africa Non-REITs Index	EUR	2,472.45	14,122.48	1.62	4.94	-NA-	-NA-	9.23	17.46	33.99	-1.24	2.54	33.99	-NA-	17.32
Emerging REITs Index	EUR	2,306.03	5,386.57	5.17	4.90	-NA-	-NA-	-NA-	-NA-	29.79	6.27	4.27	29.79	-NA-	-NA-
Emerging Non-REITs Index	EUR	2,364.45	98,733.53	94.83	2.37	-NA-	-NA-	-NA-	-NA-	40.99	7.94	2.77	40.99	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	EUR	2,736.32	56,726.77	54.48	1.90	-NA-	-NA-	-NA-	-NA-	62.13	16.00	2.01	62.13	-NA-	-NA-
Emerging Americas Non-REITs Index	EUR	1,925.67	23,604.61	22.67	1.67	-NA-	-NA-	-NA-	-NA-	9.01	-3.69	4.91	9.01	-NA-	-NA-
Emerging EMEA REITs Index	EUR	2,309.08	4,050.36	3.89	4.99	-NA-	-NA-	-NA-	-NA-	34.75	7.63	6.40	34.75	-NA-	-NA-
Emerging EMEA Non-REITs Index	EUR	2,373.00	18,402.15	17.67	4.74	-NA-	-NA-	-NA-	-NA-	36.24	2.28	2.35	36.24	-NA-	-NA-
Emerging Europe REITs Index	EUR	2,836.45	1,852.02	1.78	2.18	-NA-	-NA-	-NA-	-NA-	62.28	17.35	9.68	62.28	-NA-	-NA-
Emerging Europe Non-REITs Index	EUR	442.38	4,988.74	4.79	3.78	-NA-	-NA-	-NA-	-NA-	12.67	16.12	2.06	12.67	-NA-	-NA-
Emerging Middle East and Africa REITs Index	EUR	2,591.43	2,198.34	2.11	7.37	-NA-	-NA-	-NA-	-NA-	17.76	0.69	3.78	17.76	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	EUR	2,511.21	13,413.41	12.88	5.09	-NA-	-NA-	-NA-	-NA-	35.89	-2.19	2.45	35.89	-NA-	-NA-

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Global REITs Index	USD	1,867.70	747,302.35	65.12	4.19	-NA-	-NA-	2.62	15.59	22.97	3.80	2.90	22.97	-NA-	17.01
Global Non-REITs Index	USD	2,010.00	400,350.26	34.88	2.18	-NA-	-NA-	-2.69	7.64	45.52	11.29	5.79	45.52	-NA-	24.05
Global ex US REITs Index	USD	1,868.57	297,983.50	25.96	4.96	-NA-	-NA-	-0.29	12.85	31.48	5.75	1.63	31.48	-NA-	18.06
Global ex US Non-REITs Index	USD	2,032.59	397,925.60	34.67	2.20	-NA-	-NA-	-2.48	7.71	45.58	11.36	5.78	45.58	-NA-	23.98
Americas REITs Index	USD	1,941.76	492,710.85	42.93	3.80	-NA-	-NA-	5.75	18.32	18.14	2.28	3.74	18.14	-NA-	17.69
Americas Non-REITs Index	USD	1,701.71	44,583.48	3.88	2.24	-NA-	-NA-	-7.17	-2.27	12.27	-0.15	5.58	12.27	-NA-	30.23
Asia Pacific REITs Index	USD	1,981.75	156,242.36	13.61	5.02	-NA-	-NA-	-1.26	15.87	34.28	4.22	0.25	34.28	-NA-	16.43
Asia Pacific Non-REITs Index	USD	2,078.89	282,947.93	24.65	1.78	-NA-	-NA-	-1.81	9.12	57.17	14.64	6.62	57.17	-NA-	25.23
EMEA REITs Index	USD	1,544.94	98,349.14	8.57	4.85	-NA-	-NA-	-1.90	6.75	32.65	11.33	2.93	32.65	-NA-	24.58
EMEA Non-REITs Index	USD	2,034.63	72,818.85	6.35	3.70	-NA-	-NA-	-2.83	10.57	29.52	6.67	2.78	29.52	-NA-	20.99
Europe REITs Index	USD	1,520.69	95,450.87	8.32	4.77	-NA-	-NA-	-2.14	6.54	33.09	11.60	2.86	33.09	-NA-	24.87
Europe Non-REITs Index	USD	1,906.42	54,199.89	4.72	3.28	-NA-	-NA-	-5.34	9.93	27.48	8.70	2.39	27.48	-NA-	22.73
Middle East and Africa REITs Index	USD	2,693.28	2,898.27	0.25	7.37	-NA-	-NA-	7.12	14.63	19.60	3.18	5.20	19.60	-NA-	20.39
Middle East and Africa Non-REITs Index	USD	2,571.62	18,618.96	1.62	4.94	-NA-	-NA-	7.00	14.20	36.08	1.21	3.94	36.08	-NA-	21.09
Emerging REITs Index	USD	2,396.63	7,101.61	5.17	4.90	-NA-	-NA-	-NA-	-NA-	31.81	8.91	5.70	31.81	-NA-	-NA-
Emerging Non-REITs Index	USD	2,458.67	130,169.46	94.83	2.37	-NA-	-NA-	-NA-	-NA-	43.19	10.61	4.18	43.19	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	USD	2,845.32	74,788.09	54.48	1.90	-NA-	-NA-	-NA-	-NA-	64.66	18.88	3.40	64.66	-NA-	-NA-
Emerging Americas Non-REITs Index	USD	2,002.10	31,120.12	22.67	1.67	-NA-	-NA-	-NA-	-NA-	10.71	-1.30	6.35	10.71	-NA-	-NA-
Emerging EMEA REITs Index	USD	2,400.16	5,339.96	3.89	4.99	-NA-	-NA-	-NA-	-NA-	36.86	10.30	7.85	36.86	-NA-	-NA-
Emerging EMEA Non-REITs Index	USD	2,468.19	24,261.24	17.67	4.74	-NA-	-NA-	-NA-	-NA-	38.37	4.82	3.75	38.37	-NA-	-NA-
Emerging Europe REITs Index	USD	2,950.93	2,441.69	1.78	2.18	-NA-	-NA-	-NA-	-NA-	64.81	20.25	11.18	64.81	-NA-	-NA-
Emerging Europe Non-REITs Index	USD	459.94	6,577.11	4.79	3.78	-NA-	-NA-	-NA-	-NA-	14.42	19.00	3.45	14.42	-NA-	-NA-
Emerging Middle East and Africa REITs Index	USD	2,693.28	2,898.27	2.11	7.37	-NA-	-NA-	-NA-	-NA-	19.60	3.18	5.20	19.60	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	USD	2,612.00	17,684.13	12.88	5.09	-NA-	-NA-	-NA-	-NA-	38.01	0.23	3.86	38.01	-NA-	-NA-

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Global REITs Index	GBP	1,851.74	459,740.41	65.12	4.19	-NA-	-NA-	6.81	15.34	17.57	3.12	1.45	17.57	-NA-	12.77
Global Non-REITs Index	GBP	1,992.83	246,295.48	34.88	2.18	-NA-	-NA-	1.28	7.41	39.13	10.56	4.30	39.13	-NA-	19.43
Global ex US REITs Index	GBP	1,852.61	183,319.45	25.96	4.96	-NA-	-NA-	3.78	12.60	25.70	5.05	0.20	25.70	-NA-	12.75
Global ex US Non-REITs Index	GBP	2,015.23	244,803.83	34.67	2.20	-NA-	-NA-	1.50	7.48	39.18	10.62	4.29	39.18	-NA-	19.35
Americas REITs Index	GBP	1,925.18	303,115.71	42.93	3.80	-NA-	-NA-	10.07	18.06	12.95	1.61	2.28	12.95	-NA-	14.77
Americas Non-REITs Index	GBP	1,687.18	27,427.76	3.88	2.24	-NA-	-NA-	-3.38	-2.48	7.34	-0.81	4.10	7.34	-NA-	26.08
Asia Pacific REITs Index	GBP	1,964.83	96,120.30	13.61	5.02	-NA-	-NA-	2.77	15.62	28.38	3.54	-1.15	28.38	-NA-	12.17
Asia Pacific Non-REITs Index	GBP	2,061.13	174,069.57	24.65	1.78	-NA-	-NA-	2.20	8.88	50.27	13.88	5.12	50.27	-NA-	20.80
EMEA REITs Index	GBP	1,531.74	60,504.39	8.57	4.85	-NA-	-NA-	2.11	6.52	26.83	10.60	1.48	26.83	-NA-	18.99
EMEA Non-REITs Index	GBP	2,017.25	44,798.16	6.35	3.70	-NA-	-NA-	1.14	10.33	23.83	5.97	1.34	23.83	-NA-	16.36
Europe REITs Index	GBP	1,507.71	58,721.37	8.32	4.77	-NA-	-NA-	1.85	6.31	27.25	10.87	1.42	27.25	-NA-	19.29
Europe Non-REITs Index	GBP	1,890.14	33,343.77	4.72	3.28	-NA-	-NA-	-1.47	9.69	21.89	7.99	0.95	21.89	-NA-	17.77
Middle East and Africa REITs Index	GBP	2,670.27	1,783.02	0.25	7.37	-NA-	-NA-	11.49	14.38	14.35	2.51	3.72	14.35	-NA-	16.97
Middle East and Africa Non-REITs Index	GBP	2,549.65	11,454.38	1.62	4.94	-NA-	-NA-	11.37	13.95	30.10	0.54	2.48	30.10	-NA-	18.73
Emerging REITs Index	GBP	2,376.16	4,368.91	5.17	4.90	-NA-	-NA-	-NA-	-NA-	26.02	8.19	4.21	26.02	-NA-	-NA-
Emerging Non-REITs Index	GBP	2,437.67	80,080.25	94.83	2.37	-NA-	-NA-	-NA-	-NA-	36.90	9.89	2.71	36.90	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	GBP	2,821.02	46,009.64	54.48	1.90	-NA-	-NA-	-NA-	-NA-	57.43	18.10	1.95	57.43	-NA-	-NA-
Emerging Americas Non-REITs Index	GBP	1,985.00	19,145.10	22.67	1.67	-NA-	-NA-	-NA-	-NA-	5.85	-1.95	4.85	5.85	-NA-	-NA-
Emerging EMEA REITs Index	GBP	2,379.66	3,285.14	3.89	4.99	-NA-	-NA-	-NA-	-NA-	30.85	9.57	6.34	30.85	-NA-	-NA-
Emerging EMEA Non-REITs Index	GBP	2,447.10	14,925.51	17.67	4.74	-NA-	-NA-	-NA-	-NA-	32.29	4.13	2.29	32.29	-NA-	-NA-
Emerging Europe REITs Index	GBP	2,925.73	1,502.13	1.78	2.18	-NA-	-NA-	-NA-	-NA-	57.57	19.46	9.62	57.57	-NA-	-NA-
Emerging Europe Non-REITs Index	GBP	456.01	4,046.24	4.79	3.78	-NA-	-NA-	-NA-	-NA-	9.40	18.21	2.00	9.40	-NA-	-NA-
Emerging Middle East and Africa REITs Index	GBP	2,670.27	1,783.02	2.11	7.37	-NA-	-NA-	-NA-	-NA-	14.35	2.51	3.72	14.35	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	GBP	2,589.69	10,879.28	12.88	5.09	-NA-	-NA-	-NA-	-NA-	31.95	-0.43	2.40	31.95	-NA-	-NA-

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Global REITs Index	JPY	1,577.75	64,615,497.62	65.12	4.19	-NA-	-NA-	-3.28	12.78	38.19	15.36	7.88	38.19	-NA-	20.92
Global Non-REITs Index	JPY	1,697.96	34,616,285.26	34.88	2.18	-NA-	-NA-	-8.29	5.03	63.54	23.69	10.91	63.54	-NA-	27.72
Global ex US REITs Index	JPY	1,578.49	25,765,143.44	25.96	4.96	-NA-	-NA-	-6.02	10.11	47.75	17.53	6.55	47.75	-NA-	21.09
Global ex US Non-REITs Index	JPY	1,717.05	34,406,637.32	34.67	2.20	-NA-	-NA-	-8.09	5.09	63.60	23.76	10.90	63.60	-NA-	27.64
Americas REITs Index	JPY	1,640.31	42,602,243.38	42.93	3.80	-NA-	-NA-	-0.33	15.44	32.77	13.67	8.76	32.77	-NA-	22.11
Americas Non-REITs Index	JPY	1,437.53	3,854,911.00	3.88	2.24	-NA-	-NA-	-12.51	-4.64	26.17	10.97	10.70	26.17	-NA-	32.73
Asia Pacific REITs Index	JPY	1,674.10	13,509,496.06	13.61	5.02	-NA-	-NA-	-6.94	13.05	50.90	15.83	5.11	50.90	-NA-	19.32
Asia Pacific Non-REITs Index	JPY	1,756.15	24,465,092.57	24.65	1.78	-NA-	-NA-	-7.46	6.47	76.63	27.40	11.79	76.63	-NA-	29.13
EMEA REITs Index	JPY	1,305.10	8,503,758.18	8.57	4.85	-NA-	-NA-	-7.54	4.15	49.08	23.73	7.91	49.08	-NA-	27.16
EMEA Non-REITs Index	JPY	1,718.77	6,296,281.69	6.35	3.70	-NA-	-NA-	-8.42	7.88	45.55	18.56	7.76	45.55	-NA-	23.63
Europe REITs Index	JPY	1,284.62	8,253,159.16	8.32	4.77	-NA-	-NA-	-7.77	3.95	49.57	24.03	7.84	49.57	-NA-	27.44
Europe Non-REITs Index	JPY	1,610.46	4,686,393.62	4.72	3.28	-NA-	-NA-	-10.78	7.26	43.27	20.81	7.35	43.27	-NA-	25.04
Middle East and Africa REITs Index	JPY	2,275.16	250,599.03	0.25	7.37	-NA-	-NA-	0.96	11.85	34.41	14.68	10.30	34.41	-NA-	23.27
Middle East and Africa Non-REITs Index	JPY	2,172.39	1,609,888.07	1.62	4.94	-NA-	-NA-	0.85	11.43	52.92	12.48	8.97	52.92	-NA-	24.15
Emerging REITs Index	JPY	2,024.57	614,040.89	5.17	4.90	-NA-	-NA-	-NA-	-NA-	48.13	21.04	10.82	48.13	-NA-	-NA-
Emerging Non-REITs Index	JPY	2,076.97	11,255,102.16	94.83	2.37	-NA-	-NA-	-NA-	-NA-	60.91	22.93	9.22	60.91	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	JPY	2,403.60	6,466,552.60	54.48	1.90	-NA-	-NA-	-NA-	-NA-	85.04	32.12	8.41	85.04	-NA-	-NA-
Emerging Americas Non-REITs Index	JPY	1,691.29	2,690,801.43	22.67	1.67	-NA-	-NA-	-NA-	-NA-	24.42	9.69	11.50	24.42	-NA-	-NA-
Emerging EMEA REITs Index	JPY	2,027.55	461,719.81	3.89	4.99	-NA-	-NA-	-NA-	-NA-	53.80	22.58	13.08	53.80	-NA-	-NA-
Emerging EMEA Non-REITs Index	JPY	2,085.01	2,097,748.13	17.67	4.74	-NA-	-NA-	-NA-	-NA-	55.50	16.49	8.78	55.50	-NA-	-NA-
Emerging Europe REITs Index	JPY	2,492.82	211,120.78	1.78	2.18	-NA-	-NA-	-NA-	-NA-	85.21	33.65	16.56	85.21	-NA-	-NA-
Emerging Europe Non-REITs Index	JPY	388.53	568,689.72	4.79	3.78	-NA-	-NA-	-NA-	-NA-	28.59	32.25	8.46	28.59	-NA-	-NA-
Emerging Middle East and Africa REITs Index	JPY	2,275.16	250,599.03	2.11	7.37	-NA-	-NA-	-NA-	-NA-	34.41	14.68	10.30	34.41	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	JPY	2,206.50	1,529,058.42	12.88	5.09	-NA-	-NA-	-NA-	-NA-	55.09	11.39	8.89	55.09	-NA-	-NA-

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Global REITs Index	AUD	1,177.19	566,828.83	65.12	4.19	-NA-	-NA-	-0.92	10.19	21.43	3.97	3.40	21.43	-NA-	-NA-
Global Non-REITs Index	AUD	1,266.89	303,665.67	34.88	2.18	-NA-	-NA-	-6.05	2.61	43.70	11.48	6.30	43.70	-NA-	-NA-
Global ex US REITs Index	AUD	1,177.74	226,020.49	25.96	4.96	-NA-	-NA-	-3.73	7.58	29.83	5.92	2.12	29.83	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,281.12	301,826.57	34.67	2.20	-NA-	-NA-	-5.85	2.68	43.75	11.54	6.29	43.75	-NA-	-NA-
Americas REITs Index	AUD	1,223.87	373,721.18	42.93	3.80	-NA-	-NA-	2.10	12.79	16.66	2.45	4.24	16.66	-NA-	-NA-
Americas Non-REITs Index	AUD	1,072.57	33,816.57	3.88	2.24	-NA-	-NA-	-10.38	-6.83	10.87	0.01	6.10	10.87	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,249.08	118,509.83	13.61	5.02	-NA-	-NA-	-4.67	10.45	32.60	4.39	0.74	32.60	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,310.30	214,616.00	24.65	1.78	-NA-	-NA-	-5.20	4.02	55.20	14.82	7.14	55.20	-NA-	-NA-
EMEA REITs Index	AUD	973.76	74,597.82	8.57	4.85	-NA-	-NA-	-5.28	1.76	30.99	11.51	3.43	30.99	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,282.41	55,233.10	6.35	3.70	-NA-	-NA-	-6.18	5.41	27.90	6.85	3.28	27.90	-NA-	-NA-
Europe REITs Index	AUD	958.48	72,399.48	8.32	4.77	-NA-	-NA-	-5.52	1.56	31.43	11.79	3.36	31.43	-NA-	-NA-
Europe Non-REITs Index	AUD	1,201.60	41,110.62	4.72	3.28	-NA-	-NA-	-8.60	4.79	25.89	8.88	2.89	25.89	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,697.55	2,198.34	0.25	7.37	-NA-	-NA-	3.42	4.19	18.10	3.35	5.71	18.10	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	1,620.86	14,122.48	1.62	4.94	-NA-	-NA-	3.31	8.87	34.37	1.37	4.44	34.37	-NA-	-NA-
Emerging REITs Index	AUD	1,510.57	6,840.34	5.17	4.90	-NA-	-NA-	-NA-	-NA-	30.16	9.09	6.21	30.16	-NA-	-NA-
Emerging Non-REITs Index	AUD	1,549.67	125,380.52	94.83	2.37	-NA-	-NA-	-NA-	-NA-	41.39	10.80	4.69	41.39	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,793.38	72,036.64	54.48	1.90	-NA-	-NA-	-NA-	-NA-	62.60	19.07	3.91	62.60	-NA-	-NA-
Emerging Americas Non-REITs Index	AUD	1,261.91	29,975.21	22.67	1.67	-NA-	-NA-	-NA-	-NA-	9.33	-1.14	6.86	9.33	-NA-	-NA-
Emerging EMEA REITs Index	AUD	1,512.80	5,143.50	3.89	4.99	-NA-	-NA-	-NA-	-NA-	35.14	10.48	8.38	35.14	-NA-	-NA-
Emerging EMEA Non-REITs Index	AUD	1,555.67	23,368.67	17.67	4.74	-NA-	-NA-	-NA-	-NA-	36.64	4.99	4.26	36.64	-NA-	-NA-
Emerging Europe REITs Index	AUD	1,859.95	2,351.86	1.78	2.18	-NA-	-NA-	-NA-	-NA-	62.74	20.45	11.72	62.74	-NA-	-NA-
Emerging Europe Non-REITs Index	AUD	289.89	6,335.14	4.79	3.78	-NA-	-NA-	-NA-	-NA-	12.99	19.19	3.96	12.99	-NA-	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,697.55	2,791.64	2.11	7.37	-NA-	-NA-	-NA-	-NA-	18.10	3.35	5.71	18.10	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	1,646.32	17,033.53	12.88	5.09	-NA-	-NA-	-NA-	-NA-	36.28	0.39	4.36	36.28	-NA-	-NA-

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Global REITs Index	EUR	1,725.57	566,828.83	65.12	3.33	-NA-	-NA-	-NA-	17.87	20.02	1.08	1.41	20.02	-NA-	12.54
Global Non-REITs Index	EUR	1,918.40	303,665.67	34.88	1.96	-NA-	-NA-	-NA-	10.52	42.94	8.57	4.36	42.94	-NA-	17.48
Global ex US REITs Index	EUR	1,757.64	226,020.49	25.96	4.48	-NA-	-NA-	-NA-	15.49	28.75	3.11	0.23	28.75	-NA-	10.54
Global ex US Non-REITs Index	EUR	1,939.86	301,826.57	34.67	1.98	-NA-	-NA-	-NA-	10.59	42.99	8.63	4.35	42.99	-NA-	17.41
Americas REITs Index	EUR	1,766.54	373,721.18	42.93	2.68	-NA-	-NA-	-NA-	20.32	15.06	-0.49	2.19	15.06	-NA-	15.63
Americas Non-REITs Index	EUR	1,619.89	33,816.57	3.88	1.96	-NA-	-NA-	-NA-	0.32	10.29	-2.64	4.14	10.29	-NA-	23.47
Asia Pacific REITs Index	EUR	1,899.11	118,509.83	13.61	4.93	-NA-	-NA-	-NA-	19.09	32.11	1.68	-1.11	32.11	-NA-	11.44
Asia Pacific Non-REITs Index	EUR	1,993.95	214,616.00	24.65	1.71	-NA-	-NA-	-NA-	12.16	54.62	11.86	5.18	54.62	-NA-	19.44
EMEA REITs Index	EUR	1,438.92	74,597.82	8.57	4.05	-NA-	-NA-	-NA-	8.97	29.45	8.57	1.54	29.45	-NA-	15.76
EMEA Non-REITs Index	EUR	1,902.22	55,233.10	6.35	2.93	-NA-	-NA-	-NA-	13.02	26.51	4.02	1.39	26.51	-NA-	12.97
Europe REITs Index	EUR	1,415.69	72,399.48	8.32	3.99	-NA-	-NA-	-NA-	8.74	29.87	8.84	1.47	29.87	-NA-	16.04
Europe Non-REITs Index	EUR	1,773.87	41,110.62	4.72	2.48	-NA-	-NA-	-NA-	12.20	24.38	6.00	1.01	24.38	-NA-	14.02
Middle East and Africa REITs Index	EUR	2,544.60	2,198.34	0.25	6.26	-NA-	-NA-	-NA-	17.60	16.81	0.48	3.78	16.81	-NA-	16.27
Middle East and Africa Non-REITs Index	EUR	2,439.60	14,122.48	1.62	4.27	-NA-	-NA-	-NA-	17.27	33.35	-1.33	2.53	33.35	-NA-	17.34
Emerging REITs Index	EUR	2,265.00	5,386.57	5.17	4.24	-NA-	-NA-	-NA-	-NA-	29.01	6.18	4.27	29.01	-NA-	-NA-
Emerging Non-REITs Index	EUR	2,347.65	98,733.53	94.83	2.13	-NA-	-NA-	-NA-	-NA-	40.62	7.88	2.77	40.62	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	EUR	2,711.27	56,726.77	54.48	1.69	-NA-	-NA-	-NA-	-NA-	61.67	15.98	2.01	61.67	-NA-	-NA-
Emerging Americas Non-REITs Index	EUR	1,925.22	23,604.61	22.67	1.66	-NA-	-NA-	-NA-	-NA-	9.00	-3.69	4.91	9.00	-NA-	-NA-
Emerging EMEA REITs Index	EUR	2,268.69	4,050.36	3.89	4.25	-NA-	-NA-	-NA-	-NA-	33.90	7.51	6.40	33.90	-NA-	-NA-
Emerging EMEA Non-REITs Index	EUR	2,343.02	18,402.15	17.67	4.08	-NA-	-NA-	-NA-	-NA-	35.52	2.05	2.34	35.52	-NA-	-NA-
Emerging Europe REITs Index	EUR	2,784.84	1,852.02	1.78	1.85	-NA-	-NA-	-NA-	-NA-	61.60	17.35	9.68	61.60	-NA-	-NA-
Emerging Europe Non-REITs Index	EUR	439.28	4,988.74	4.79	3.19	-NA-	-NA-	-NA-	-NA-	11.88	15.43	2.03	11.88	-NA-	-NA-
Emerging Middle East and Africa REITs Index	EUR	2,544.60	2,198.34	2.11	6.26	-NA-	-NA-	-NA-	-NA-	16.81	0.48	3.78	16.81	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	EUR	2,478.86	13,413.41	12.88	4.41	-NA-	-NA-	-NA-	-NA-	35.26	-2.29	2.45	35.26	-NA-	-NA-

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Global REITs Index	USD	1,793.95	747,302.35	65.12	3.33	-NA-	-NA-	-NA-	14.60	21.90	3.58	2.79	21.90	-NA-	17.03
Global Non-REITs Index	USD	1,994.56	400,350.26	34.88	1.96	-NA-	-NA-	-NA-	7.44	45.17	11.27	5.78	45.17	-NA-	24.05
Global ex US REITs Index	USD	1,827.13	297,983.50	25.96	4.48	-NA-	-NA-	-NA-	12.27	30.76	5.67	1.61	30.76	-NA-	18.11
Global ex US Non-REITs Index	USD	2,016.88	397,925.60	34.67	1.98	-NA-	-NA-	-NA-	7.51	45.22	11.32	5.77	45.22	-NA-	23.99
Americas REITs Index	USD	1,836.66	492,710.85	42.93	2.68	-NA-	-NA-	-NA-	16.97	16.85	1.97	3.59	16.85	-NA-	17.68
Americas Non-REITs Index	USD	1,684.22	44,583.48	3.88	1.96	-NA-	-NA-	-NA-	-2.47	12.01	-0.22	5.57	12.01	-NA-	30.23
Asia Pacific REITs Index	USD	1,974.46	156,242.36	13.61	4.93	-NA-	-NA-	-NA-	15.78	34.17	4.20	0.24	34.17	-NA-	16.43
Asia Pacific Non-REITs Index	USD	2,073.06	282,947.93	24.65	1.71	-NA-	-NA-	-NA-	9.04	57.03	14.63	6.62	57.03	-NA-	25.23
EMEA REITs Index	USD	1,495.53	98,349.14	8.57	4.05	-NA-	-NA-	-NA-	5.93	31.47	11.26	2.93	31.47	-NA-	24.70
EMEA Non-REITs Index	USD	1,977.94	72,818.85	6.35	2.93	-NA-	-NA-	-NA-	9.88	28.49	6.59	2.78	28.49	-NA-	20.96
Europe REITs Index	USD	1,471.39	95,450.87	8.32	3.99	-NA-	-NA-	-NA-	5.71	31.90	11.54	2.86	31.90	-NA-	25.00
Europe Non-REITs Index	USD	1,844.30	54,199.89	4.72	2.48	-NA-	-NA-	-NA-	9.08	26.32	8.62	2.39	26.32	-NA-	22.70
Middle East and Africa REITs Index	USD	2,644.64	2,898.27	0.25	6.26	-NA-	-NA-	-NA-	14.32	18.63	2.97	5.20	18.63	-NA-	20.41
Middle East and Africa Non-REITs Index	USD	2,537.41	18,618.96	1.62	4.27	-NA-	-NA-	-NA-	14.01	35.43	1.11	3.93	35.43	-NA-	21.10
Emerging REITs Index	USD	2,354.00	7,101.61	5.17	4.24	-NA-	-NA-	-NA-	-NA-	31.03	8.82	5.70	31.03	-NA-	-NA-
Emerging Non-REITs Index	USD	2,441.17	130,169.46	94.83	2.13	-NA-	-NA-	-NA-	-NA-	42.82	10.56	4.18	42.82	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	USD	2,819.24	74,788.09	54.48	1.69	-NA-	-NA-	-NA-	-NA-	64.19	18.86	3.40	64.19	-NA-	-NA-
Emerging Americas Non-REITs Index	USD	2,001.64	31,120.12	22.67	1.66	-NA-	-NA-	-NA-	-NA-	10.70	-1.30	6.35	10.70	-NA-	-NA-
Emerging EMEA REITs Index	USD	2,358.18	5,339.96	3.89	4.25	-NA-	-NA-	-NA-	-NA-	35.99	10.17	7.85	35.99	-NA-	-NA-
Emerging EMEA Non-REITs Index	USD	2,436.96	24,261.24	17.67	4.08	-NA-	-NA-	-NA-	-NA-	37.64	4.58	3.74	37.64	-NA-	-NA-
Emerging Europe REITs Index	USD	2,896.96	2,441.69	1.78	1.85	-NA-	-NA-	-NA-	-NA-	64.12	20.25	11.18	64.12	-NA-	-NA-
Emerging Europe Non-REITs Index	USD	456.71	6,577.11	4.79	3.19	-NA-	-NA-	-NA-	-NA-	13.62	18.28	3.42	13.62	-NA-	-NA-
Emerging Middle East and Africa REITs Index	USD	2,644.64	2,898.27	2.11	6.26	-NA-	-NA-	-NA-	-NA-	18.63	2.97	5.20	18.63	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	USD	2,578.31	17,684.13	12.88	4.41	-NA-	-NA-	-NA-	-NA-	37.37	0.13	3.85	37.37	-NA-	-NA-

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Global REITs Index	GBP	1,778.63	459,740.41	65.12	3.33	-NA-	-NA-	-NA-	14.35	16.54	2.90	1.35	16.54	-NA-	12.78
Global Non-REITs Index	GBP	1,977.52	246,295.48	34.88	1.96	-NA-	-NA-	-NA-	7.21	38.79	10.53	4.30	38.79	-NA-	19.44
Global ex US REITs Index	GBP	1,811.52	183,319.45	25.96	4.48	-NA-	-NA-	-NA-	12.03	25.02	4.97	0.18	25.02	-NA-	12.79
Global ex US Non-REITs Index	GBP	1,999.65	244,803.83	34.67	1.98	-NA-	-NA-	-NA-	7.28	38.84	10.59	4.29	38.84	-NA-	19.35
Americas REITs Index	GBP	1,820.97	303,115.71	42.93	2.68	-NA-	-NA-	-NA-	16.72	11.72	1.30	2.13	11.72	-NA-	14.74
Americas Non-REITs Index	GBP	1,669.83	27,427.76	3.88	1.96	-NA-	-NA-	-NA-	-2.68	7.09	-0.88	4.08	7.09	-NA-	26.08
Asia Pacific REITs Index	GBP	1,957.60	96,120.30	13.61	4.93	-NA-	-NA-	-NA-	15.52	28.28	3.51	-1.17	28.28	-NA-	12.17
Asia Pacific Non-REITs Index	GBP	2,055.36	174,069.57	24.65	1.71	-NA-	-NA-	-NA-	8.81	50.13	13.88	5.12	50.13	-NA-	20.80
EMEA REITs Index	GBP	1,482.75	60,504.39	8.57	4.05	-NA-	-NA-	-NA-	5.70	25.69	10.53	1.48	25.69	-NA-	19.10
EMEA Non-REITs Index	GBP	1,961.05	44,798.16	6.35	2.93	-NA-	-NA-	-NA-	9.64	22.84	5.89	1.33	22.84	-NA-	16.33
Europe REITs Index	GBP	1,458.82	58,721.37	8.32	3.99	-NA-	-NA-	-NA-	5.48	26.10	10.80	1.41	26.10	-NA-	19.40
Europe Non-REITs Index	GBP	1,828.55	33,343.77	4.72	2.48	-NA-	-NA-	-NA-	8.84	20.78	7.91	0.95	20.78	-NA-	17.75
Middle East and Africa REITs Index	GBP	2,622.05	1,783.02	0.25	6.26	-NA-	-NA-	-NA-	14.07	13.42	2.29	3.72	13.42	-NA-	16.99
Middle East and Africa Non-REITs Index	GBP	2,515.74	11,454.38	1.62	4.27	-NA-	-NA-	-NA-	13.76	29.49	0.45	2.47	29.49	-NA-	18.74
Emerging REITs Index	GBP	2,333.90	4,368.91	5.17	4.24	-NA-	-NA-	-NA-	-NA-	25.27	8.10	4.21	25.27	-NA-	-NA-
Emerging Non-REITs Index	GBP	2,420.32	80,080.25	94.83	2.13	-NA-	-NA-	-NA-	-NA-	36.54	9.83	2.71	36.54	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	GBP	2,795.16	46,009.64	54.48	1.69	-NA-	-NA-	-NA-	-NA-	56.98	18.08	1.95	56.98	-NA-	-NA-
Emerging Americas Non-REITs Index	GBP	1,984.55	19,145.10	22.67	1.66	-NA-	-NA-	-NA-	-NA-	5.84	-1.95	4.85	5.84	-NA-	-NA-
Emerging EMEA REITs Index	GBP	2,338.04	3,285.14	3.89	4.25	-NA-	-NA-	-NA-	-NA-	30.01	9.45	6.34	30.01	-NA-	-NA-
Emerging EMEA Non-REITs Index	GBP	2,416.14	14,925.51	17.67	4.08	-NA-	-NA-	-NA-	-NA-	31.59	3.89	2.28	31.59	-NA-	-NA-
Emerging Europe REITs Index	GBP	2,872.21	1,502.13	1.78	1.85	-NA-	-NA-	-NA-	-NA-	56.91	19.46	9.62	56.91	-NA-	-NA-
Emerging Europe Non-REITs Index	GBP	452.81	4,046.24	4.79	3.19	-NA-	-NA-	-NA-	-NA-	8.63	17.51	1.97	8.63	-NA-	-NA-
Emerging Middle East and Africa REITs Index	GBP	2,622.05	1,783.02	2.11	6.26	-NA-	-NA-	-NA-	-NA-	13.42	2.29	3.72	13.42	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	GBP	2,556.29	10,879.28	12.88	4.41	-NA-	-NA-	-NA-	-NA-	31.33	-0.52	2.39	31.33	-NA-	-NA-

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Global REITs Index	JPY	1,515.45	64,615,497.62	65.12	3.33	-NA-	-NA-	-NA-	11.81	36.99	15.12	7.77	36.99	-NA-	20.92
Global Non-REITs Index	JPY	1,684.92	34,616,285.26	34.88	1.96	-NA-	-NA-	-NA-	4.83	63.14	23.66	10.91	63.14	-NA-	27.73
Global ex US REITs Index	JPY	1,543.48	25,765,143.44	25.96	4.48	-NA-	-NA-	-NA-	9.54	46.95	17.43	6.53	46.95	-NA-	21.14
Global ex US Non-REITs Index	JPY	1,703.77	34,406,637.32	34.67	1.98	-NA-	-NA-	-NA-	4.89	63.20	23.72	10.90	63.20	-NA-	27.65
Americas REITs Index	JPY	1,551.53	42,602,243.38	42.93	2.68	-NA-	-NA-	-NA-	14.13	31.32	13.33	8.60	31.32	-NA-	22.07
Americas Non-REITs Index	JPY	1,422.75	3,854,911.00	3.88	1.96	-NA-	-NA-	-NA-	-4.84	25.88	10.89	10.68	25.88	-NA-	32.73
Asia Pacific REITs Index	JPY	1,667.94	13,509,496.06	13.61	4.93	-NA-	-NA-	-NA-	12.96	50.78	15.80	5.10	50.78	-NA-	19.31
Asia Pacific Non-REITs Index	JPY	1,751.23	24,465,092.57	24.65	1.71	-NA-	-NA-	-NA-	6.39	76.47	27.40	11.79	76.47	-NA-	29.13
EMEA REITs Index	JPY	1,263.35	8,503,758.18	8.57	4.05	-NA-	-NA-	-NA-	3.36	47.74	23.65	7.91	47.74	-NA-	27.30
EMEA Non-REITs Index	JPY	1,670.88	6,296,281.69	6.35	2.93	-NA-	-NA-	-NA-	7.21	44.39	18.47	7.76	44.39	-NA-	23.60
Europe REITs Index	JPY	1,242.97	8,253,159.16	8.32	3.99	-NA-	-NA-	-NA-	3.14	48.22	23.96	7.84	48.22	-NA-	27.59
Europe Non-REITs Index	JPY	1,557.98	4,686,393.62	4.72	2.48	-NA-	-NA-	-NA-	6.43	41.96	20.72	7.35	41.96	-NA-	25.01
Middle East and Africa REITs Index	JPY	2,234.07	250,599.03	0.25	6.26	-NA-	-NA-	-NA-	11.54	33.32	14.44	10.30	33.32	-NA-	23.29
Middle East and Africa Non-REITs Index	JPY	2,143.49	1,609,888.07	1.62	4.27	-NA-	-NA-	-NA-	11.24	52.20	12.37	8.97	52.20	-NA-	24.16
Emerging REITs Index	JPY	1,988.56	614,040.89	5.17	4.24	-NA-	-NA-	-NA-	-NA-	47.25	20.94	10.82	47.25	-NA-	-NA-
Emerging Non-REITs Index	JPY	2,062.19	11,255,102.16	94.83	2.13	-NA-	-NA-	-NA-	-NA-	60.50	22.87	9.22	60.50	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	JPY	2,381.57	6,466,552.60	54.48	1.69	-NA-	-NA-	-NA-	-NA-	84.52	32.10	8.41	84.52	-NA-	-NA-
Emerging Americas Non-REITs Index	JPY	1,690.90	2,690,801.43	22.67	1.66	-NA-	-NA-	-NA-	-NA-	24.40	9.69	11.50	24.40	-NA-	-NA-
Emerging EMEA REITs Index	JPY	1,992.09	461,719.81	3.89	4.25	-NA-	-NA-	-NA-	-NA-	52.82	22.44	13.08	52.82	-NA-	-NA-
Emerging EMEA Non-REITs Index	JPY	2,058.64	2,097,748.13	17.67	4.08	-NA-	-NA-	-NA-	-NA-	54.67	16.23	8.77	54.67	-NA-	-NA-
Emerging Europe REITs Index	JPY	2,447.22	211,120.78	1.78	1.85	-NA-	-NA-	-NA-	-NA-	84.44	33.65	16.56	84.44	-NA-	-NA-
Emerging Europe Non-REITs Index	JPY	385.81	568,689.72	4.79	3.19	-NA-	-NA-	-NA-	-NA-	27.69	31.46	8.43	27.69	-NA-	-NA-
Emerging Middle East and Africa REITs Index	JPY	2,234.07	250,599.03	2.11	6.26	-NA-	-NA-	-NA-	-NA-	33.32	14.44	10.30	33.32	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	JPY	2,178.04	1,529,058.42	12.88	4.41	-NA-	-NA-	-NA-	-NA-	54.37	11.29	8.88	54.37	-NA-	-NA-

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

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	AUD	1,130.71	719,809.10	65.12	3.33	-NA-	-NA-	-NA-	9.24	20.37	3.75	3.29	20.37	-NA-	-NA-
Global Non-REITs Index	AUD	1,257.15	385,621.37	34.88	1.96	-NA-	-NA-	-NA-	2.42	43.35	11.45	6.30	43.35	-NA-	-NA-
Global ex US REITs Index	AUD	1,151.62	287,020.69	25.96	4.48	-NA-	-NA-	-NA-	7.03	29.12	5.84	2.10	29.12	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,271.22	383,285.92	34.67	1.98	-NA-	-NA-	-NA-	2.49	43.40	11.50	6.29	43.40	-NA-	-NA-
Americas REITs Index	AUD	1,157.63	474,584.01	42.93	2.68	-NA-	-NA-	-NA-	11.51	15.39	2.14	4.09	15.39	-NA-	-NA-
Americas Non-REITs Index	AUD	1,061.55	42,943.26	3.88	1.96	-NA-	-NA-	-NA-	-7.03	10.61	-0.06	6.08	10.61	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,244.49	150,494.21	13.61	4.93	-NA-	-NA-	-NA-	10.37	32.49	4.37	0.73	32.49	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,306.63	272,538.27	24.65	1.71	-NA-	-NA-	-NA-	3.95	55.06	14.82	7.14	55.06	-NA-	-NA-
EMEA REITs Index	AUD	942.62	94,730.87	8.57	4.05	-NA-	-NA-	-NA-	0.98	29.82	11.44	3.43	29.82	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,246.68	70,139.84	6.35	2.93	-NA-	-NA-	-NA-	4.75	26.88	6.77	3.28	26.88	-NA-	-NA-
Europe REITs Index	AUD	927.40	91,939.23	8.32	3.99	-NA-	-NA-	-NA-	0.77	30.24	11.72	3.36	30.24	-NA-	-NA-
Europe Non-REITs Index	AUD	1,162.44	52,205.88	4.72	2.48	-NA-	-NA-	-NA-	3.99	24.74	8.80	2.89	24.74	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,666.89	2,791.64	0.25	6.26	-NA-	-NA-	-NA-	8.98	17.15	3.14	5.71	17.15	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	1,599.31	17,933.97	1.62	4.27	-NA-	-NA-	-NA-	8.68	33.74	1.28	4.44	33.74	-NA-	-NA-
Emerging REITs Index	AUD	1,483.71	6,840.34	5.17	4.24	-NA-	-NA-	-NA-	-NA-	29.39	9.00	6.22	29.39	-NA-	-NA-
Emerging Non-REITs Index	AUD	1,538.65	125,380.52	94.83	2.13	-NA-	-NA-	-NA-	-NA-	41.03	10.74	4.68	41.03	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,776.94	72,036.64	54.48	1.69	-NA-	-NA-	-NA-	-NA-	62.14	19.05	3.91	62.14	-NA-	-NA-
Emerging Americas Non-REITs Index	AUD	1,261.62	29,975.21	22.67	1.66	-NA-	-NA-	-NA-	-NA-	9.31	-1.14	6.86	9.31	-NA-	-NA-
Emerging EMEA REITs Index	AUD	1,486.34	5,143.50	3.89	4.25	-NA-	-NA-	-NA-	-NA-	34.28	10.35	8.38	34.28	-NA-	-NA-
Emerging EMEA Non-REITs Index	AUD	1,535.99	23,368.67	17.67	4.08	-NA-	-NA-	-NA-	-NA-	35.91	4.75	4.25	35.91	-NA-	-NA-
Emerging Europe REITs Index	AUD	1,825.92	2,351.86	1.78	1.85	-NA-	-NA-	-NA-	-NA-	62.06	20.45	11.72	62.06	-NA-	-NA-
Emerging Europe Non-REITs Index	AUD	287.86	6,335.14	4.79	3.19	-NA-	-NA-	-NA-	-NA-	12.20	18.48	3.93	12.20	-NA-	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,666.89	2,791.64	2.11	6.26	-NA-	-NA-	-NA-	-NA-	17.15	3.14	5.71	17.15	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	1,625.08	17,033.53	12.88	4.41	-NA-	-NA-	-NA-	-NA-	35.65	0.30	4.36	35.65	-NA-	-NA-

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Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	EUR	1,456.87	566,828.83	100.00	0.00	-NA-	-NA-	-0.44	13.69	15.95	0.24	0.98	15.95	-NA-	12.51
Global Non-REITs Index	EUR	1,743.45	303,665.67	53.57	0.00	-NA-	-NA-	-3.05	8.11	39.66	8.11	4.33	39.66	-NA-	17.57
Global ex US REITs Index	EUR	1,401.61	226,020.49	39.87	0.00	-NA-	-NA-	-4.09	9.76	22.49	2.02	-0.29	22.49	-NA-	10.56
Global ex US Non-REITs Index	EUR	1,760.16	301,826.57	53.25	0.00	-NA-	-NA-	-2.88	8.15	39.69	8.17	4.32	39.69	-NA-	17.50
Americas REITs Index	EUR	1,545.86	373,721.18	65.93	0.00	-NA-	-NA-	3.05	17.06	12.06	-1.20	1.83	12.06	-NA-	15.59
Americas Non-REITs Index	EUR	1,515.49	33,816.57	5.97	0.00	-NA-	-NA-	-6.80	-1.32	8.19	-2.90	4.03	8.19	-NA-	23.54
Asia Pacific REITs Index	EUR	1,464.87	118,509.83	20.91	0.00	-NA-	-NA-	-5.39	12.46	25.01	0.27	-1.96	25.01	-NA-	11.29
Asia Pacific Non-REITs Index	EUR	1,820.72	214,616.00	37.86	0.00	-NA-	-NA-	-1.92	9.87	51.38	11.38	5.17	51.38	-NA-	19.51
EMEA REITs Index	EUR	1,189.54	74,597.82	13.16	0.00	-NA-	-NA-	-5.00	4.24	23.62	7.92	1.43	23.62	-NA-	16.02
EMEA Non-REITs Index	EUR	1,651.30	55,233.10	9.74	0.00	-NA-	-NA-	-4.83	9.42	22.39	3.48	1.35	22.39	-NA-	12.92
Europe REITs Index	EUR	1,175.97	72,399.48	12.77	0.00	-NA-	-NA-	-5.15	4.13	24.12	8.21	1.36	24.12	-NA-	16.29
Europe Non-REITs Index	EUR	1,600.88	41,110.62	7.25	0.00	-NA-	-NA-	-6.56	9.58	20.92	5.46	0.96	20.92	-NA-	14.00
Middle East and Africa REITs Index	EUR	1,785.75	2,198.34	0.39	0.00	-NA-	-NA-	-0.03	8.34	8.84	-0.68	3.78	8.84	-NA-	16.81
Middle East and Africa Non-REITs Index	EUR	1,876.32	14,122.48	2.49	0.00	-NA-	-NA-	2.02	10.40	27.18	-1.84	2.51	27.18	-NA-	17.38
Emerging REITs Index	EUR	1,683.07	5,386.57	5.17	0.00	-NA-	-NA-	-NA-	-NA-	22.75	5.69	4.27	22.75	-NA-	-NA-
Emerging Non-REITs Index	EUR	2,120.33	98,733.53	94.83	0.00	-NA-	-NA-	-NA-	-NA-	37.04	7.49	2.73	37.04	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	EUR	2,510.42	56,726.77	54.48	0.00	-NA-	-NA-	-NA-	-NA-	58.16	15.78	2.00	58.16	-NA-	-NA-
Emerging Americas Non-REITs Index	EUR	1,823.48	23,604.61	22.67	0.00	-NA-	-NA-	-NA-	-NA-	7.15	-3.78	4.81	7.15	-NA-	-NA-
Emerging EMEA REITs Index	EUR	1,681.68	4,050.36	3.89	0.00	-NA-	-NA-	-NA-	-NA-	27.31	6.82	6.40	27.31	-NA-	-NA-
Emerging EMEA Non-REITs Index	EUR	1,819.68	18,402.15	17.67	0.00	-NA-	-NA-	-NA-	-NA-	28.87	0.78	2.29	28.87	-NA-	-NA-
Emerging Europe REITs Index	EUR	2,513.74	1,852.02	1.78	0.00	-NA-	-NA-	-NA-	-NA-	57.83	17.35	9.68	57.83	-NA-	-NA-
Emerging Europe Non-REITs Index	EUR	422.99	4,988.74	4.79	0.00	-NA-	-NA-	-NA-	-NA-	7.73	11.69	1.91	7.73	-NA-	-NA-
Emerging Middle East and Africa REITs Index	EUR	1,785.75	2,198.34	2.11	0.00	-NA-	-NA-	-NA-	-NA-	8.84	-0.68	3.78	8.84	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	EUR	1,891.15	13,413.41	12.88	0.00	-NA-	-NA-	-NA-	-NA-	28.79	-2.82	2.42	28.79	-NA-	-NA-

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Global REITs Index	USD	1,514.71	747,302.35	131.84	0.00	-NA-	-NA-	-2.48	10.53	17.76	2.72	2.36	17.76	-NA-	17.06
Global Non-REITs Index	USD	1,812.66	400,350.26	70.63	0.00	-NA-	-NA-	-5.03	5.11	41.84	10.79	5.76	41.84	-NA-	24.14
Global ex US REITs Index	USD	1,457.25	297,983.50	52.57	0.00	-NA-	-NA-	-6.06	6.71	24.40	4.55	1.07	24.40	-NA-	18.16
Global ex US Non-REITs Index	USD	1,830.03	397,925.60	70.20	0.00	-NA-	-NA-	-4.87	5.14	41.86	10.85	5.75	41.86	-NA-	24.08
Americas REITs Index	USD	1,607.23	492,710.85	86.92	0.00	-NA-	-NA-	0.95	13.80	13.81	1.25	3.23	13.81	-NA-	17.67
Americas Non-REITs Index	USD	1,575.65	44,583.48	7.87	0.00	-NA-	-NA-	-8.71	-4.06	9.87	-0.50	5.45	9.87	-NA-	30.37
Asia Pacific REITs Index	USD	1,523.02	156,242.36	27.56	0.00	-NA-	-NA-	-7.33	9.33	26.96	2.76	-0.62	26.96	-NA-	16.21
Asia Pacific Non-REITs Index	USD	1,893.00	282,947.93	49.92	0.00	-NA-	-NA-	-3.93	6.81	53.74	14.14	6.61	53.74	-NA-	25.31
EMEA REITs Index	USD	1,236.76	98,349.14	17.35	0.00	-NA-	-NA-	-6.95	1.34	25.55	10.59	2.82	25.55	-NA-	25.05
EMEA Non-REITs Index	USD	1,716.85	72,818.85	12.85	0.00	-NA-	-NA-	-6.78	6.37	24.30	6.05	2.74	24.30	-NA-	20.87
Europe REITs Index	USD	1,222.65	95,450.87	16.84	0.00	-NA-	-NA-	-7.09	1.24	26.05	10.89	2.75	26.05	-NA-	25.35
Europe Non-REITs Index	USD	1,664.43	54,199.89	9.56	0.00	-NA-	-NA-	-8.47	6.54	22.81	8.07	2.34	22.81	-NA-	22.64
Middle East and Africa REITs Index	USD	1,856.64	2,898.27	0.51	0.00	-NA-	-NA-	-2.08	5.33	10.54	1.78	5.20	10.54	-NA-	21.06
Middle East and Africa Non-REITs Index	USD	1,950.80	18,618.96	3.28	0.00	-NA-	-NA-	-0.07	7.33	29.17	0.59	3.91	29.17	-NA-	21.09
Emerging REITs Index	USD	1,749.88	7,101.61	5.17	0.00	-NA-	-NA-	-NA-	-NA-	24.67	8.31	5.70	24.67	-NA-	-NA-
Emerging Non-REITs Index	USD	2,204.50	130,169.46	94.83	0.00	-NA-	-NA-	-NA-	-NA-	39.18	10.15	4.14	39.18	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	USD	2,610.08	74,788.09	54.48	0.00	-NA-	-NA-	-NA-	-NA-	60.63	18.65	3.39	60.63	-NA-	-NA-
Emerging Americas Non-REITs Index	USD	1,895.87	31,120.12	22.67	0.00	-NA-	-NA-	-NA-	-NA-	8.82	-1.39	6.25	8.82	-NA-	-NA-
Emerging EMEA REITs Index	USD	1,748.44	5,339.96	3.89	0.00	-NA-	-NA-	-NA-	-NA-	29.30	9.47	7.85	29.30	-NA-	-NA-
Emerging EMEA Non-REITs Index	USD	1,891.91	24,261.24	17.67	0.00	-NA-	-NA-	-NA-	-NA-	30.88	3.27	3.69	30.88	-NA-	-NA-
Emerging Europe REITs Index	USD	2,613.53	2,441.69	1.78	0.00	-NA-	-NA-	-NA-	-NA-	60.29	20.25	11.18	60.29	-NA-	-NA-
Emerging Europe Non-REITs Index	USD	439.78	6,577.11	4.79	0.00	-NA-	-NA-	-NA-	-NA-	9.41	14.46	3.30	9.41	-NA-	-NA-
Emerging Middle East and Africa REITs Index	USD	1,856.64	2,898.27	2.11	0.00	-NA-	-NA-	-NA-	-NA-	10.54	1.78	5.20	10.54	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	USD	1,966.22	17,684.13	12.88	0.00	-NA-	-NA-	-NA-	-NA-	30.79	-0.41	3.83	30.79	-NA-	-NA-

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Global REITs Index	GBP	1,501.77	459,740.41	81.11	0.00	-NA-	-NA-	1.50	10.29	12.58	2.05	0.92	12.58	-NA-	12.73
Global Non-REITs Index	GBP	1,797.17	246,295.48	43.45	0.00	-NA-	-NA-	-1.16	4.88	35.61	10.06	4.27	35.61	-NA-	19.51
Global ex US REITs Index	GBP	1,444.80	183,319.45	32.34	0.00	-NA-	-NA-	-2.22	6.48	18.94	3.86	-0.35	18.94	-NA-	12.77
Global ex US Non-REITs Index	GBP	1,814.40	244,803.83	43.19	0.00	-NA-	-NA-	-0.98	4.91	35.63	10.12	4.26	35.63	-NA-	19.42
Americas REITs Index	GBP	1,593.50	303,115.71	53.48	0.00	-NA-	-NA-	5.07	13.55	8.81	0.59	1.78	8.81	-NA-	14.69
Americas Non-REITs Index	GBP	1,562.19	27,427.76	4.84	0.00	-NA-	-NA-	-4.98	-4.27	5.05	-1.15	3.97	5.05	-NA-	26.18
Asia Pacific REITs Index	GBP	1,510.01	96,120.30	16.96	0.00	-NA-	-NA-	-3.55	9.09	21.38	2.08	-2.01	21.38	-NA-	11.80
Asia Pacific Non-REITs Index	GBP	1,876.83	174,069.57	30.71	0.00	-NA-	-NA-	0.00	6.58	46.99	13.39	5.11	46.99	-NA-	20.87
EMEA REITs Index	GBP	1,226.20	60,504.39	10.67	0.00	-NA-	-NA-	-3.15	1.12	20.04	9.87	1.37	20.04	-NA-	19.42
EMEA Non-REITs Index	GBP	1,702.18	44,798.16	7.90	0.00	-NA-	-NA-	-2.98	6.14	18.84	5.35	1.29	18.84	-NA-	16.19
Europe REITs Index	GBP	1,212.21	58,721.37	10.36	0.00	-NA-	-NA-	-3.30	1.02	20.52	10.16	1.30	20.52	-NA-	19.72
Europe Non-REITs Index	GBP	1,650.21	33,343.77	5.88	0.00	-NA-	-NA-	-4.74	6.30	17.42	7.36	0.90	17.42	-NA-	17.71
Middle East and Africa REITs Index	GBP	1,840.78	1,783.02	0.31	0.00	-NA-	-NA-	1.92	5.10	5.69	1.11	3.72	5.69	-NA-	17.29
Middle East and Africa Non-REITs Index	GBP	1,934.14	11,454.38	2.02	0.00	-NA-	-NA-	4.01	7.10	23.49	-0.07	2.45	23.49	-NA-	18.47
Emerging REITs Index	GBP	1,734.93	4,368.91	5.17	0.00	-NA-	-NA-	-NA-	-NA-	19.19	7.59	4.21	19.19	-NA-	-NA-
Emerging Non-REITs Index	GBP	2,185.67	80,080.25	94.83	0.00	-NA-	-NA-	-NA-	-NA-	33.06	9.43	2.67	33.06	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	GBP	2,587.78	46,009.64	54.48	0.00	-NA-	-NA-	-NA-	-NA-	53.57	17.87	1.94	53.57	-NA-	-NA-
Emerging Americas Non-REITs Index	GBP	1,879.68	19,145.10	22.67	0.00	-NA-	-NA-	-NA-	-NA-	4.04	-2.04	4.75	4.04	-NA-	-NA-
Emerging EMEA REITs Index	GBP	1,733.51	3,285.14	3.89	0.00	-NA-	-NA-	-NA-	-NA-	23.62	8.75	6.34	23.62	-NA-	-NA-
Emerging EMEA Non-REITs Index	GBP	1,875.75	14,925.51	17.67	0.00	-NA-	-NA-	-NA-	-NA-	25.13	2.60	2.23	25.13	-NA-	-NA-
Emerging Europe REITs Index	GBP	2,591.21	1,502.13	1.78	0.00	-NA-	-NA-	-NA-	-NA-	53.25	19.46	9.61	53.25	-NA-	-NA-
Emerging Europe Non-REITs Index	GBP	436.02	4,046.24	4.79	0.00	-NA-	-NA-	-NA-	-NA-	4.60	13.71	1.85	4.60	-NA-	-NA-
Emerging Middle East and Africa REITs Index	GBP	1,840.78	1,783.02	2.11	0.00	-NA-	-NA-	-NA-	-NA-	5.69	1.11	3.72	5.69	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	GBP	1,949.43	10,879.28	12.88	0.00	-NA-	-NA-	-NA-	-NA-	25.05	-1.06	2.37	25.05	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Global and Emerging Markets Indices history goes back to February 2005.**

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

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	JPY	1,279.56	64,615,497.62	11399.47	0.00	-NA-	-NA-	-8.09	7.84	32.33	14.16	7.32	32.33	-NA-	20.89
Global Non-REITs Index	JPY	1,531.25	34,616,285.26	6107.01	0.00	-NA-	-NA-	-10.49	2.55	59.40	23.13	10.88	59.40	-NA-	27.78
Global ex US REITs Index	JPY	1,231.02	25,765,143.44	4545.49	0.00	-NA-	-NA-	-11.46	4.12	39.80	16.19	5.97	39.80	-NA-	21.16
Global ex US Non-REITs Index	JPY	1,545.93	34,406,637.32	6070.02	0.00	-NA-	-NA-	-10.34	2.58	59.43	23.20	10.87	59.43	-NA-	27.70
Americas REITs Index	JPY	1,357.71	42,602,243.38	7515.89	0.00	-NA-	-NA-	-4.86	11.03	27.89	12.53	8.23	27.89	-NA-	22.00
Americas Non-REITs Index	JPY	1,331.04	3,854,911.00	680.08	0.00	-NA-	-NA-	-13.96	-6.39	23.48	10.59	10.56	23.48	-NA-	32.89
Asia Pacific REITs Index	JPY	1,286.58	13,509,496.06	2383.35	0.00	-NA-	-NA-	-12.66	6.67	42.67	14.20	4.20	42.67	-NA-	19.00
Asia Pacific Non-REITs Index	JPY	1,599.12	24,465,092.57	4316.13	0.00	-NA-	-NA-	-9.45	4.21	72.77	26.85	11.78	72.77	-NA-	29.17
EMEA REITs Index	JPY	1,044.76	8,503,758.18	1500.23	0.00	-NA-	-NA-	-12.30	-1.13	41.09	22.91	7.80	41.09	-NA-	27.69
EMEA Non-REITs Index	JPY	1,450.32	6,296,281.69	1110.79	0.00	-NA-	-NA-	-12.14	3.79	39.68	17.86	7.71	39.68	-NA-	23.45
Europe REITs Index	JPY	1,032.84	8,253,159.16	1456.02	0.00	-NA-	-NA-	-12.43	-1.22	41.66	23.24	7.72	41.66	-NA-	27.98
Europe Non-REITs Index	JPY	1,406.04	4,686,393.62	826.77	0.00	-NA-	-NA-	-13.74	3.94	38.01	20.11	7.30	38.01	-NA-	24.93
Middle East and Africa REITs Index	JPY	1,568.41	250,599.03	44.21	0.00	-NA-	-NA-	-7.71	2.77	24.23	13.11	10.30	24.23	-NA-	23.48
Middle East and Africa Non-REITs Index	JPY	1,647.95	1,609,888.07	284.02	0.00	-NA-	-NA-	-5.82	4.72	45.16	11.79	8.94	45.16	-NA-	23.94
Emerging REITs Index	JPY	1,478.22	614,040.89	5.17	0.00	-NA-	-NA-	-NA-	-NA-	40.10	20.37	10.82	40.10	-NA-	-NA-
Emerging Non-REITs Index	JPY	1,862.27	11,255,102.16	94.83	0.00	-NA-	-NA-	-NA-	-NA-	56.41	22.42	9.18	56.41	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	JPY	2,204.88	6,466,552.60	54.48	0.00	-NA-	-NA-	-NA-	-NA-	80.51	31.86	8.40	80.51	-NA-	-NA-
Emerging Americas Non-REITs Index	JPY	1,601.55	2,690,801.43	22.67	0.00	-NA-	-NA-	-NA-	-NA-	22.29	9.59	11.40	22.29	-NA-	-NA-
Emerging EMEA REITs Index	JPY	1,477.01	461,719.81	3.89	0.00	-NA-	-NA-	-NA-	-NA-	45.31	21.66	13.08	45.31	-NA-	-NA-
Emerging EMEA Non-REITs Index	JPY	1,598.21	2,097,748.13	17.67	0.00	-NA-	-NA-	-NA-	-NA-	47.08	14.78	8.71	47.08	-NA-	-NA-
Emerging Europe REITs Index	JPY	2,207.80	211,120.78	1.78	0.00	-NA-	-NA-	-NA-	-NA-	80.14	33.65	16.56	80.14	-NA-	-NA-
Emerging Europe Non-REITs Index	JPY	371.50	568,689.72	4.79	0.00	-NA-	-NA-	-NA-	-NA-	22.95	27.20	8.30	22.95	-NA-	-NA-
Emerging Middle East and Africa REITs Index	JPY	1,568.41	250,599.03	2.11	0.00	-NA-	-NA-	-NA-	-NA-	24.23	13.11	10.30	24.23	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	JPY	1,660.98	1,529,058.42	12.88	0.00	-NA-	-NA-	-NA-	-NA-	46.99	10.68	8.86	46.99	-NA-	-NA-

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

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	AUD	954.71	719,809.10	126.99	0.00	-NA-	-NA-	-5.85	5.36	16.28	2.89	2.86	16.28	-NA-	-NA-
Global Non-REITs Index	AUD	1,142.50	385,621.37	68.03	0.00	-NA-	-NA-	-8.31	0.20	40.06	10.97	6.27	40.06	-NA-	-NA-
Global ex US REITs Index	AUD	918.49	287,020.69	50.64	0.00	-NA-	-NA-	-9.30	1.73	22.84	4.72	1.56	22.84	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,153.45	383,285.92	67.62	0.00	-NA-	-NA-	-8.15	0.23	40.09	11.03	6.26	40.09	-NA-	-NA-
Americas REITs Index	AUD	1,013.02	474,584.01	83.73	0.00	-NA-	-NA-	-2.54	8.48	12.38	1.42	3.73	12.38	-NA-	-NA-
Americas Non-REITs Index	AUD	993.12	42,943.26	7.58	0.00	-NA-	-NA-	-11.86	-8.54	8.50	-0.33	5.97	8.50	-NA-	-NA-
Asia Pacific REITs Index	AUD	959.95	150,494.21	26.55	0.00	-NA-	-NA-	-10.53	4.22	25.37	2.93	-0.13	25.37	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,193.14	272,538.27	48.08	0.00	-NA-	-NA-	-7.24	1.82	51.81	14.33	7.13	51.81	-NA-	-NA-
EMEA REITs Index	AUD	779.52	94,730.87	16.71	0.00	-NA-	-NA-	-10.16	-3.40	23.98	10.78	3.32	23.98	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,082.11	70,139.84	12.37	0.00	-NA-	-NA-	-10.00	1.40	22.74	6.22	3.24	22.74	-NA-	-NA-
Europe REITs Index	AUD	770.63	91,939.23	16.22	0.00	-NA-	-NA-	-10.30	-3.49	24.48	11.07	3.25	24.48	-NA-	-NA-
Europe Non-REITs Index	AUD	1,049.07	52,205.88	9.21	0.00	-NA-	-NA-	-11.63	1.56	21.27	8.25	2.84	21.27	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,170.22	2,791.64	0.49	0.00	-NA-	-NA-	-5.46	0.41	9.16	1.95	5.71	9.16	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	1,229.57	17,933.97	3.16	0.00	-NA-	-NA-	-3.52	2.32	27.55	0.75	4.42	27.55	-NA-	-NA-
Emerging REITs Index	AUD	1,102.93	6,840.34	5.17	0.00	-NA-	-NA-	-NA-	-NA-	23.10	8.48	6.21	23.10	-NA-	-NA-
Emerging Non-REITs Index	AUD	1,389.48	125,380.52	94.83	0.00	-NA-	-NA-	-NA-	-NA-	37.43	10.33	4.65	37.43	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,645.11	72,036.64	54.48	0.00	-NA-	-NA-	-NA-	-NA-	58.62	18.84	3.90	58.62	-NA-	-NA-
Emerging Americas Non-REITs Index	AUD	1,194.95	29,975.21	22.67	0.00	-NA-	-NA-	-NA-	-NA-	7.45	-1.23	6.77	7.45	-NA-	-NA-
Emerging EMEA REITs Index	AUD	1,102.03	5,143.50	3.89	0.00	-NA-	-NA-	-NA-	-NA-	27.68	9.65	8.38	27.68	-NA-	-NA-
Emerging EMEA Non-REITs Index	AUD	1,192.46	23,368.67	17.67	0.00	-NA-	-NA-	-NA-	-NA-	29.24	3.44	4.19	29.24	-NA-	-NA-
Emerging Europe REITs Index	AUD	1,647.28	2,351.86	1.78	0.00	-NA-	-NA-	-NA-	-NA-	58.29	20.45	11.72	58.29	-NA-	-NA-
Emerging Europe Non-REITs Index	AUD	277.19	6,335.14	4.79	0.00	-NA-	-NA-	-NA-	-NA-	8.04	14.65	3.80	8.04	-NA-	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,170.22	2,791.64	2.11	0.00	-NA-	-NA-	-NA-	-NA-	9.16	1.95	5.71	9.16	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	1,239.29	17,033.53	12.88	0.00	-NA-	-NA-	-NA-	-NA-	29.16	-0.25	4.33	29.16	-NA-	-NA-

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Part III

Developed Markets

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Section 3.1

FTSE EPRA/NAREIT Developed Real Estate Index Series

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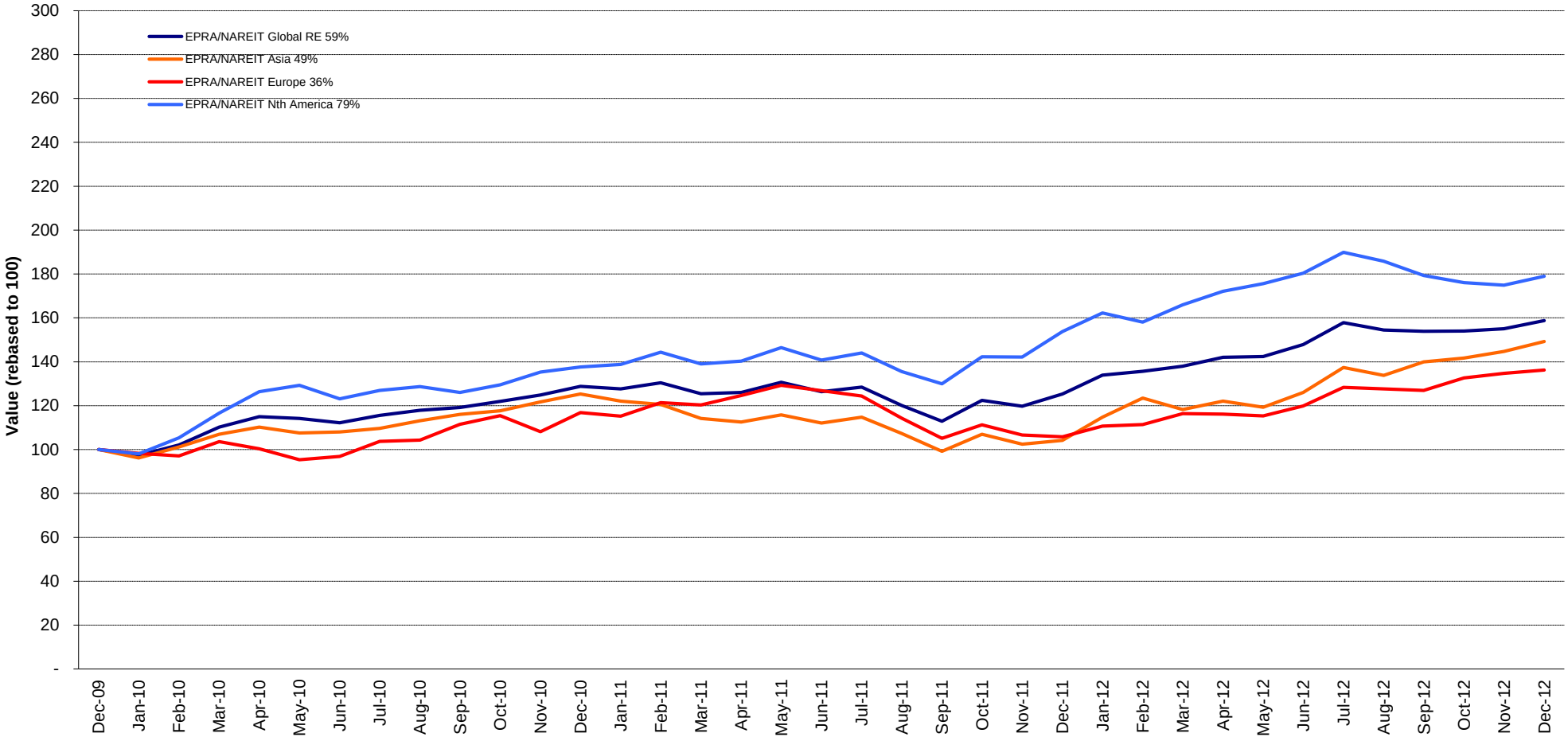
FTSE EPRA/NAREIT Developed Index Series

Graph 5: EPRA/NAREIT Developed v Developed Asia, Developed Europe & Developed North America - Total Return (EUR) Rolling 36 Months Performance



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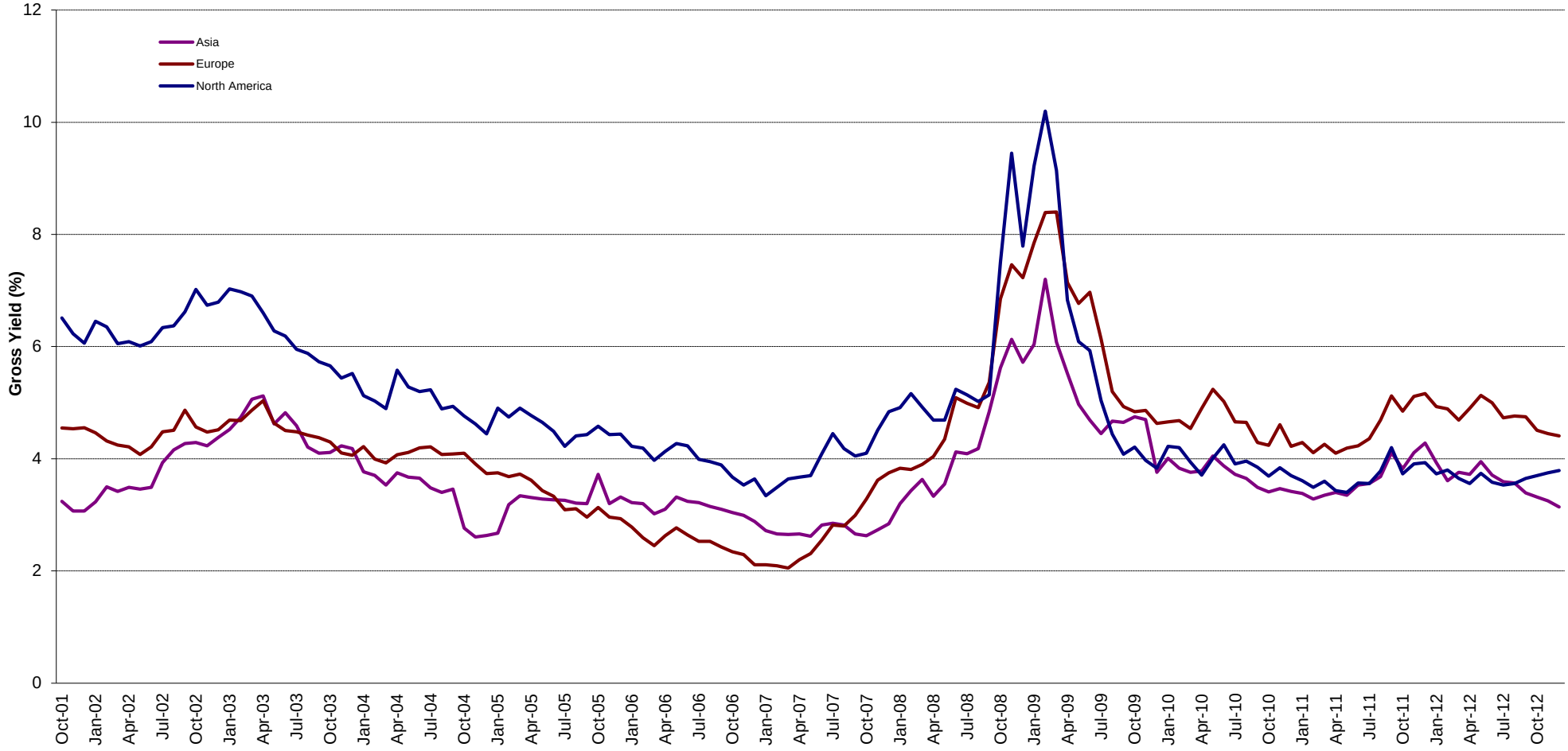
Graph 6: Dividend Yields



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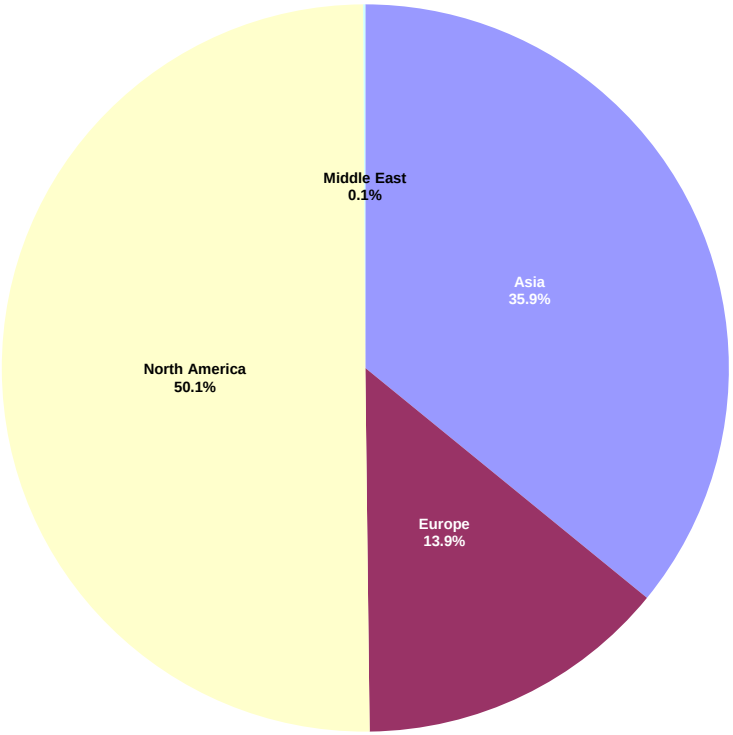
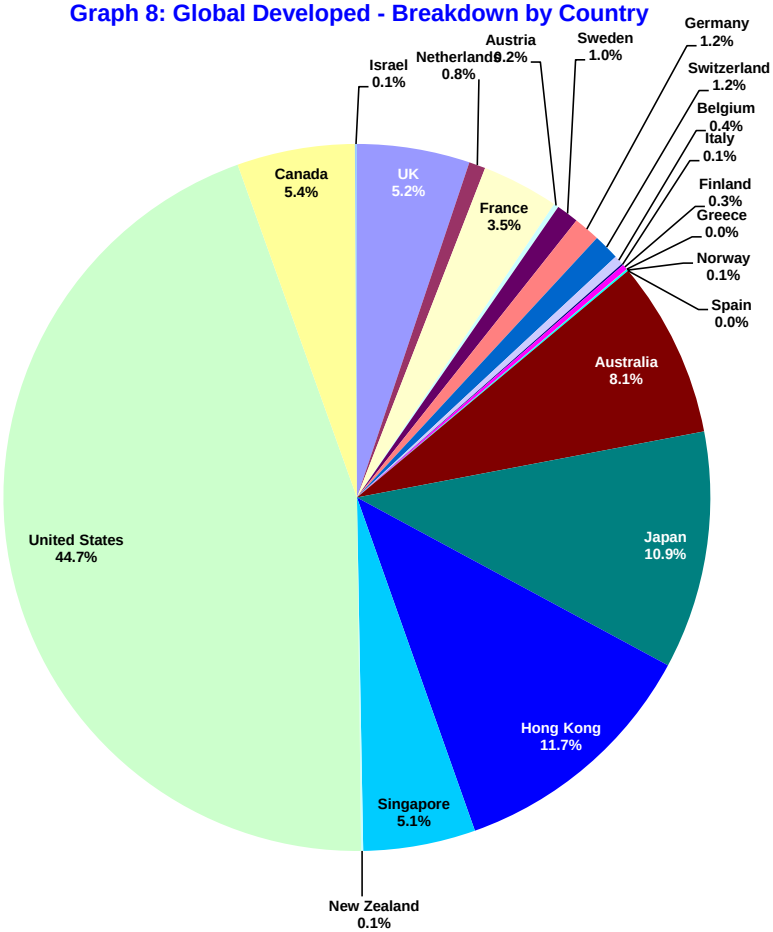
Graph 7: Global Developed - Regional Breakdown by Market Cap



Graph 8: Global Developed - Breakdown by Country



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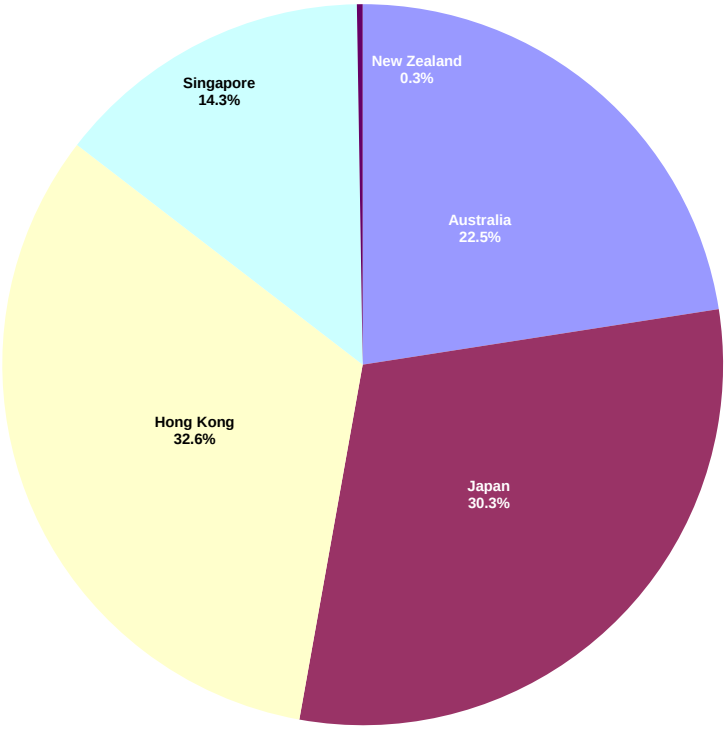
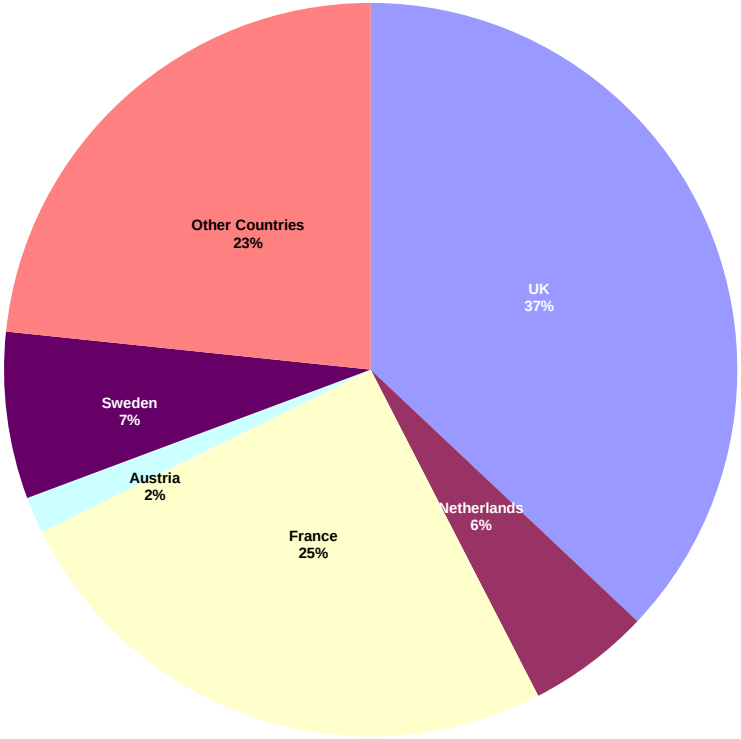
Graph 9: Asia Developed - Country Breakdown by Market Cap



Graph 10: Europe Developed - Country Breakdown by Market Cap



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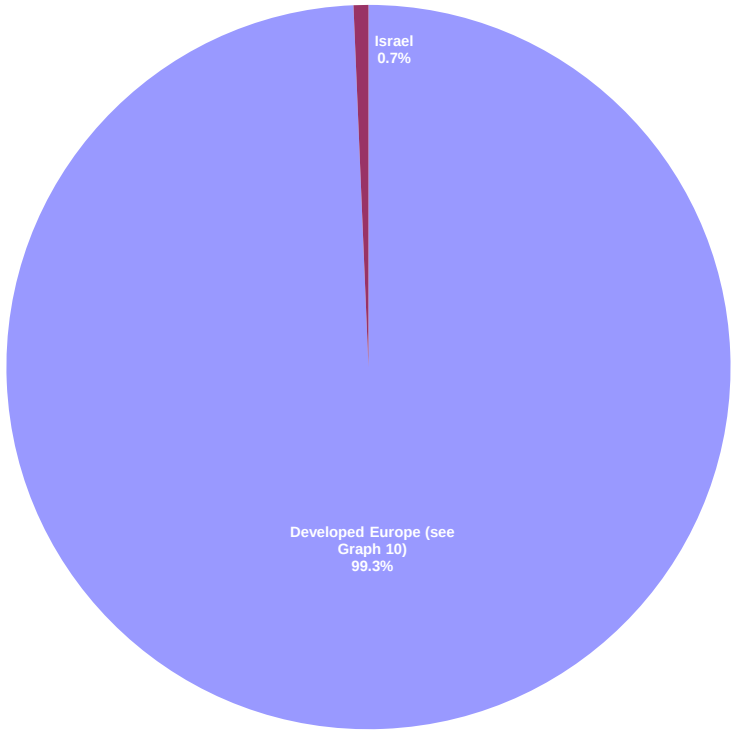
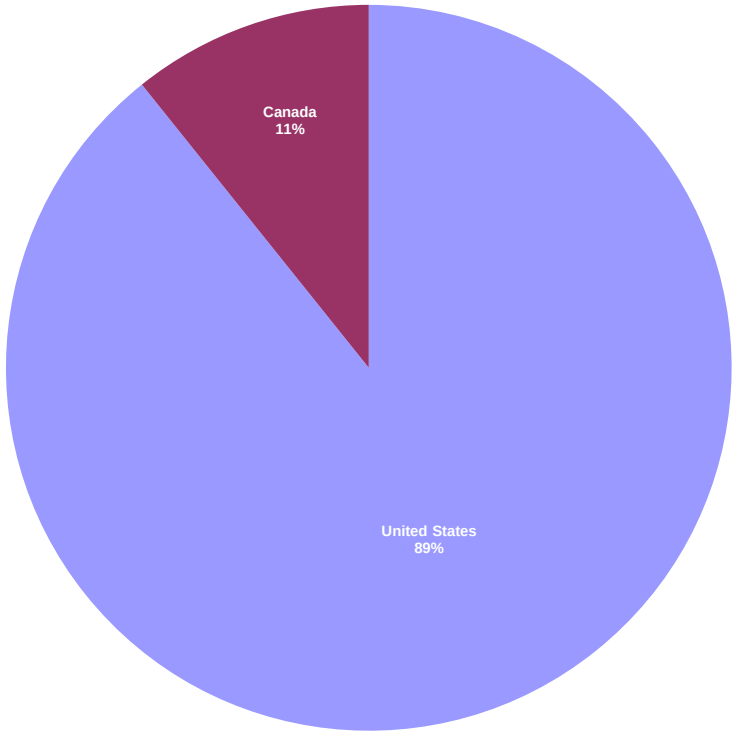
Graph 11: Europe Plus Middle East (EMEA) - Country Breakdown by Market Cap



Graph 12: North America Developed - Country Breakdown by Market Cap



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FTSE EPRA/NAREIT Developed Index Series - Index Performance

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Global	EUR	2,781.96	766,374.40	100.00	3.62	10.32	9.55	3.18	16.66	26.67	3.21	2.44	26.67	18.27	12.76
Asia	EUR	2,170.01	275,062.86	35.89	3.14	8.70	11.04	0.72	14.27	43.29	6.63	3.09	43.29	19.31	15.24
Europe	EUR	2,501.65	106,669.34	13.92	4.29	9.30	7.62	-0.96	10.86	28.70	7.35	1.13	28.70	18.84	14.95
North America	EUR	3,619.93	383,933.14	50.10	3.79	12.10	9.50	7.44	21.40	16.33	-0.19	2.34	16.33	23.42	15.67
Global ex Asia	EUR	3,204.75	491,311.54	64.11	3.89	11.30	8.90	4.96	18.42	18.79	1.39	2.08	18.79	20.89	13.55
Global ex Europe	EUR	2,786.59	659,705.06	86.08	3.52	10.47	9.93	4.02	17.83	26.39	2.56	2.65	26.39	19.11	13.53
Global ex North America	EUR	2,431.67	382,441.26	49.90	3.46	9.22	10.00	0.25	13.22	38.78	6.86	2.54	38.78	17.22	13.63
Global ex United States	EUR	2,534.02	423,726.95	55.29	3.60	9.46	10.27	0.93	13.98	36.44	5.89	2.50	36.44	17.03	13.02
Global ex Japan	EUR	1,595.32	683,092.64	89.13	3.81	-NA-	-NA-	3.18	16.46	24.67	2.47	1.60	24.67	-NA-	13.25
Global Dividend+	EUR	2,400.60	674,419.14	88.00	3.97	-NA-	-NA-	4.81	18.01	22.57	2.13	1.46	22.57	-NA-	12.27
Global	USD	3,520.70	1,010,381.54	100.00	3.62	10.65	12.08	1.07	13.42	28.65	5.77	3.84	28.65	21.47	18.18
Asia	USD	2,830.14	362,640.55	35.89	3.14	9.19	13.60	-1.35	11.09	45.52	9.27	4.50	45.52	22.62	21.09
Europe	USD	3,274.48	140,631.96	13.92	4.29	9.81	10.11	-2.99	7.76	30.70	10.01	2.51	30.70	23.63	23.91
North America	USD	4,555.41	506,174.21	50.10	3.79	12.40	12.03	5.24	18.03	18.14	2.29	3.74	18.14	25.23	17.85
Global ex Asia	USD	4,057.53	647,740.99	64.11	3.89	11.64	11.41	2.80	15.12	20.64	3.90	3.47	20.64	23.55	18.11
Global ex Europe	USD	3,538.98	869,749.58	86.08	3.52	10.82	12.47	1.89	14.55	28.36	5.11	4.06	28.36	21.84	17.79
Global ex North America	USD	3,098.90	504,207.33	49.90	3.46	9.58	12.54	-1.81	10.07	40.95	9.50	3.94	40.95	21.41	20.89
Global ex United States	USD	3,333.14	558,638.04	55.29	3.60	9.98	12.87	-1.14	10.82	38.57	8.52	3.90	38.57	21.12	20.16
Global ex Japan	USD	1,609.74	900,583.57	89.13	3.81	-NA-	-NA-	1.07	13.22	26.62	5.01	3.00	26.62	-NA-	18.70
Global ex Australia	USD	1,720.87	928,656.33	91.91	3.47	-NA-	-NA-	1.95	18.59	28.18	5.74	4.02	28.18	-NA-	23.72
Global ex Australia Hedged	USD	1,715.13	928,656.33	91.91	0.00	-NA-	-NA-	1.91	13.11	28.56	6.65	4.30	28.56	-NA-	16.46
Global Dividend+	USD	2,614.23	889,148.51	88.00	3.97	-NA-	12.56	2.67	14.73	24.48	4.66	2.85	24.48	-NA-	17.43

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	3,490.63	621,586.72	100.00	3.62	10.26	11.97	5.25	13.17	23.00	5.07	2.38	23.00	19.03	13.61
Asia	GBP	2,805.96	223,096.46	35.89	3.14	8.79	13.49	2.73	10.85	39.13	8.55	3.04	39.13	19.40	16.46
Europe	GBP	3,246.51	86,516.78	13.92	4.29	9.50	10.00	1.02	7.53	24.96	9.28	1.07	24.96	20.44	18.45
North America	GBP	4,516.50	311,398.37	50.10	3.79	11.98	11.92	9.59	17.77	12.95	1.61	2.28	12.95	24.26	14.92
Global ex Asia	GBP	4,022.88	398,490.26	64.11	3.89	11.27	11.30	7.06	14.87	15.35	3.22	2.02	15.35	21.93	14.00
Global ex Europe	GBP	3,508.75	535,069.94	86.08	3.52	10.42	12.36	6.10	14.30	22.72	4.41	2.60	22.72	19.67	13.71
Global ex North America	GBP	3,072.43	310,188.35	49.90	3.46	9.21	12.43	2.25	9.83	34.76	8.78	2.48	34.76	17.87	15.72
Global ex United States	GBP	3,304.68	343,674.12	55.29	3.60	9.59	12.76	2.95	10.57	32.48	7.80	2.44	32.48	17.61	15.04
Global ex Japan	GBP	1,595.99	554,039.01	89.13	3.81	-NA-	-NA-	5.25	12.98	21.06	4.32	1.55	21.06	-NA-	14.29
Global Dividend+	GBP	2,882.73	547,004.16	88.00	3.97	-NA-	12.45	6.91	14.48	19.01	3.97	1.40	19.01	-NA-	13.05
Global	JPY	2,974.13	87,362,639.83	100.00	3.62	8.62	8.58	-3.98	10.66	44.58	17.55	8.87	44.58	23.34	22.12
Asia	JPY	2,390.78	31,355,714.95	35.89	3.14	7.19	10.06	-6.27	8.39	63.54	21.44	9.57	63.54	24.58	24.83
Europe	JPY	2,766.13	12,159,742.28	13.92	4.29	7.80	6.67	-7.84	5.14	46.88	22.26	7.48	46.88	25.10	26.35
North America	JPY	3,848.21	43,766,352.96	50.10	3.79	10.34	8.54	-0.02	15.16	32.77	13.68	8.77	32.77	26.64	22.22
Global ex Asia	JPY	3,427.63	56,006,924.88	64.11	3.89	9.59	7.94	-2.33	12.32	35.58	15.48	8.49	35.58	25.02	22.03
Global ex Europe	JPY	2,989.57	75,202,897.56	86.08	3.52	8.80	8.96	-3.20	11.76	44.25	16.81	9.10	44.25	23.75	21.97
Global ex North America	JPY	2,617.81	43,596,286.88	49.90	3.46	7.58	9.03	-6.71	7.39	58.40	21.70	8.98	58.40	23.38	24.37
Global ex United States	JPY	2,815.70	48,302,637.71	55.29	3.60	7.97	9.32	-6.08	8.12	55.72	20.60	8.94	55.72	23.13	23.70
Global ex Japan	JPY	1,359.83	77,868,958.39	89.13	3.81	-NA-	-NA-	-3.98	10.47	42.29	16.70	7.98	42.29	-NA-	22.55
Global Dividend+	JPY	2,039.88	76,880,225.78	88.00	3.97	-NA-	-NA-	-2.46	11.94	39.89	16.32	7.83	39.89	-NA-	21.33

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	AUD	2,219.06	973,209.60	126.99	3.62	-NA-	-NA-	-NA-	8.12	27.04	5.94	4.35	27.04	-NA-	9.22
Asia	AUD	1,783.81	349,299.00	45.58	3.14	-NA-	-NA-	-NA-	5.90	43.70	9.45	5.01	43.70	-NA-	11.45
Europe	AUD	2,063.87	135,458.11	17.68	4.29	-NA-	-NA-	-NA-	2.73	29.07	10.19	3.01	29.07	-NA-	14.24
North America	AUD	2,871.23	487,552.06	63.62	3.79	-NA-	-NA-	-NA-	12.51	16.66	2.45	4.25	16.66	-NA-	12.67
Global ex Asia	AUD	2,557.43	623,910.60	81.41	3.89	-NA-	-NA-	-NA-	9.74	19.13	4.08	3.98	19.13	-NA-	10.88
Global ex Europe	AUD	2,230.58	837,751.49	109.31	3.52	-NA-	-NA-	-NA-	9.20	26.75	5.28	4.57	26.75	-NA-	9.65
Global ex North America	AUD	1,953.20	485,657.54	63.37	3.46	-NA-	-NA-	-NA-	4.93	39.18	9.68	4.45	39.18	-NA-	10.46
Global ex United States	AUD	2,100.85	538,085.74	70.21	3.60	-NA-	-NA-	-NA-	5.64	36.83	8.69	4.41	36.83	-NA-	9.75
Global ex Japan	AUD	1,014.60	867,451.10	113.19	3.81	-NA-	-NA-	-NA-	7.93	25.03	5.18	3.50	25.03	-NA-	9.69
Global Dividend+	AUD	1,919.40	856,436.73	111.75	3.97	-NA-	-NA-	-NA-	9.37	22.92	4.83	3.35	22.92	-NA-	8.63
Global ex Australia Hedged	AUD	1,795.59	894,491.07	91.91	0.00	-NA-	-NA-	2.14	15.59	32.01	7.48	4.56	32.01	-NA-	16.47
Global Hedged	AUD	1,678.44	973,209.60	8.09	0.00	-NA-	-NA-	1.00	15.05	32.01	7.37	4.38	32.01	-NA-	15.47

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,646.73	766,374.40	100.00	2.94	-NA-	-NA-	2.42	15.87	25.77	3.05	2.36	25.77	-NA-	12.76
Asia	EUR	2,164.98	275,062.86	35.89	3.09	-NA-	-NA-	0.66	14.22	43.21	6.61	3.09	43.21	-NA-	15.24
Europe	EUR	1,502.82	106,669.34	13.92	3.48	-NA-	-NA-	-1.74	9.98	27.52	7.30	1.13	27.52	-NA-	15.00
North America	EUR	3,312.50	383,933.14	50.10	2.68	-NA-	-NA-	6.02	20.04	15.06	-0.48	2.19	15.06	-NA-	15.65
Global ex Asia	EUR	2,964.07	491,311.54	64.11	2.85	-NA-	-NA-	3.73	17.19	17.55	1.15	1.96	17.55	-NA-	13.54
Global ex Europe	EUR	2,652.20	659,705.06	86.08	2.85	-NA-	-NA-	3.26	17.05	25.53	2.38	2.57	25.53	-NA-	13.53
Global ex North America	EUR	2,387.30	382,441.26	49.90	3.20	-NA-	-NA-	-0.02	12.92	38.35	6.84	2.53	38.35	-NA-	13.64
Global ex US	EUR	2,471.59	423,726.95	55.29	3.24	-NA-	-NA-	0.56	13.57	35.89	5.84	2.49	35.89	-NA-	13.03
Global ex Japan	EUR	1,138.17	683,092.64	89.13	0.00	-NA-	-NA-	-1.35	11.91	19.81	1.51	1.20	19.81	-NA-	13.23
Global	USD	3,349.62	1,010,381.54	100.00	2.94	-NA-	-NA-	0.32	12.65	27.73	5.60	3.76	27.73	-NA-	18.19
Asia	USD	2,823.57	362,640.55	35.89	3.09	-NA-	-NA-	-1.40	11.04	45.45	9.26	4.50	45.45	-NA-	21.09
Europe	USD	1,573.71	140,631.96	13.92	3.48	-NA-	-NA-	-3.76	6.92	29.51	9.96	2.51	29.51	-NA-	24.00
North America	USD	4,168.50	506,174.21	50.10	2.68	-NA-	-NA-	3.85	16.71	16.86	1.98	3.59	16.86	-NA-	17.84
Global ex Asia	USD	3,752.92	647,740.99	64.11	2.85	-NA-	-NA-	1.60	13.93	19.38	3.66	3.36	19.38	-NA-	18.13
Global ex Europe	USD	3,368.30	869,749.58	86.08	2.85	-NA-	-NA-	1.14	13.80	27.49	4.92	3.97	27.49	-NA-	17.79
Global ex North America	USD	3,042.45	504,207.33	49.90	3.20	-NA-	-NA-	-2.07	9.78	40.51	9.48	3.94	40.51	-NA-	20.92
Global ex US	USD	3,251.02	558,638.04	55.29	3.24	-NA-	-NA-	-1.50	10.42	38.01	8.46	3.89	38.01	-NA-	20.19
Global ex Japan	USD	1,523.93	900,583.57	89.13	3.06	-NA-	-NA-	0.25	12.40	25.64	4.83	2.91	25.64	-NA-	18.71

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Global	GBP	3,321.01	621,586.72	100.00	2.94	-NA-	-NA-	4.47	12.40	22.12	4.91	2.30	22.12	-NA-	13.61
Asia	GBP	2,799.45	223,096.46	35.89	3.09	-NA-	-NA-	2.68	10.80	39.06	8.54	3.03	39.06	-NA-	16.46
Europe	GBP	1,560.27	86,516.78	13.92	3.48	-NA-	-NA-	0.22	6.68	23.82	9.24	1.07	23.82	-NA-	18.52
North America	GBP	4,132.90	311,398.37	50.10	2.68	-NA-	-NA-	8.14	16.45	11.73	1.31	2.14	11.73	-NA-	14.90
Global ex Asia	GBP	3,720.87	398,490.26	64.11	2.85	-NA-	-NA-	5.80	13.68	14.14	2.97	1.91	14.14	-NA-	14.00
Global ex Europe	GBP	3,339.53	535,069.94	86.08	2.85	-NA-	-NA-	5.33	13.55	21.89	4.23	2.51	21.89	-NA-	13.71
Global ex North America	GBP	3,016.47	310,188.35	49.90	3.20	-NA-	-NA-	1.98	9.54	34.34	8.76	2.48	34.34	-NA-	15.75
Global ex US	GBP	3,223.26	343,674.12	55.29	3.24	-NA-	-NA-	2.57	10.18	31.95	7.75	2.43	31.95	-NA-	15.06
Global ex Japan	GBP	1,510.92	554,039.01	89.13	3.06	-NA-	-NA-	4.39	12.15	20.13	4.14	1.47	20.13	-NA-	14.29
Global	JPY	2,829.61	87,362,639.83	100.00	2.94	-NA-	-NA-	-4.69	9.91	43.55	17.36	8.79	43.55	-NA-	22.12
Asia	JPY	2,385.23	31,355,714.95	35.89	3.09	-NA-	-NA-	-6.32	8.34	63.45	21.43	9.56	63.45	-NA-	24.82
Europe	JPY	1,329.40	12,159,742.28	13.92	3.48	-NA-	-NA-	-8.57	4.31	45.54	22.21	7.48	45.54	-NA-	26.45
North America	JPY	3,521.37	43,766,352.96	50.10	2.68	-NA-	-NA-	-1.34	13.87	31.33	13.34	8.61	31.33	-NA-	22.19
Global ex Asia	JPY	3,170.30	56,006,924.88	64.11	2.85	-NA-	-NA-	-3.47	11.16	34.16	15.20	8.36	34.16	-NA-	22.03
Global ex Europe	JPY	2,845.39	75,202,897.56	86.08	2.85	-NA-	-NA-	-3.91	11.03	43.27	16.61	9.01	43.27	-NA-	21.96
Global ex North America	JPY	2,570.13	43,596,286.88	49.90	3.20	-NA-	-NA-	-6.97	7.11	57.91	21.68	8.97	57.91	-NA-	24.40
Global ex US	JPY	2,746.32	48,302,637.71	55.29	3.24	-NA-	-NA-	-6.42	7.73	55.09	20.54	8.92	55.09	-NA-	23.73
Global ex Japan	JPY	1,287.35	77,868,958.39	89.13	3.06	-NA-	-NA-	-4.76	9.66	41.20	16.50	7.90	41.20	-NA-	22.55

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Global	AUD	2,111.23	973,209.60	126.99	2.94	-NA-	-NA-	-NA-	7.38	26.13	5.77	4.27	26.13	-NA-	9.21
Asia	AUD	1,779.67	349,299.00	45.58	3.09	-NA-	-NA-	-NA-	5.85	43.63	9.44	5.01	43.63	-NA-	11.45
Europe	AUD	991.89	135,458.11	17.68	3.48	-NA-	-NA-	-NA-	1.92	27.89	10.14	3.01	27.89	-NA-	14.27
North America	AUD	2,627.37	487,552.06	63.62	2.68	-NA-	-NA-	-NA-	11.25	15.40	2.15	4.10	15.40	-NA-	12.65
Global ex Asia	AUD	2,365.43	623,910.60	81.41	2.85	-NA-	-NA-	-NA-	8.61	17.89	3.83	3.86	17.89	-NA-	10.85
Global ex Europe	AUD	2,123.01	837,751.49	109.31	2.85	-NA-	-NA-	-NA-	8.48	25.89	5.09	4.48	25.89	-NA-	9.64
Global ex North America	AUD	1,917.63	485,657.54	63.37	3.20	-NA-	-NA-	-NA-	4.65	38.75	9.66	4.44	38.75	-NA-	10.47
Global ex US	AUD	2,049.09	538,085.74	70.21	3.24	-NA-	-NA-	-NA-	5.26	36.28	8.64	4.40	36.28	-NA-	9.76
Global ex Japan	AUD	723.91	867,451.10	113.19	0.00	-NA-	-NA-	-NA-	3.71	20.16	4.20	3.08	20.16	-NA-	9.66

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	1,580.00	766,374.40	100.00	0.00	5.59	5.05	-1.12	12.25	21.89	2.29	2.04	21.89	18.24	12.76
Asia	EUR	1,364.22	275,062.86	35.89	0.00	5.07	7.03	-3.03	10.23	38.19	5.67	2.71	38.19	19.32	15.24
Europe	EUR	1,493.15	106,669.34	13.92	0.00	5.05	3.37	-5.54	5.92	22.60	6.83	1.04	22.60	18.73	15.17
North America	EUR	1,891.53	383,933.14	50.10	0.00	5.81	4.54	2.68	16.82	12.07	-1.19	1.84	12.07	23.39	15.62
Global ex Asia	EUR	1,734.93	491,311.54	64.11	0.00	5.76	4.15	0.27	13.77	14.19	0.49	1.67	14.19	20.78	13.50
Global ex Europe	EUR	1,575.12	659,705.06	86.08	0.00	5.67	5.37	-0.22	13.51	21.82	1.58	2.20	21.82	19.12	13.52
Global ex North America	EUR	1,498.32	382,441.26	49.90	0.00	5.38	5.92	-3.75	8.91	33.33	6.02	2.24	33.33	17.20	13.71
Global ex United States	EUR	1,540.82	423,726.95	55.29	0.00	5.54	6.05	-3.25	9.51	30.96	5.02	2.19	30.96	17.01	13.08
Global ex Japan	EUR	1,138.17	683,092.64	89.13	0.00	-NA-	-NA-	-1.35	11.91	19.81	1.51	1.20	19.81	-NA-	13.23
Global Dividend+	EUR	1,781.90	674,419.14	88.00	0.00	-NA-	-NA-	-0.12	13.03	17.50	1.13	1.03	17.50	-NA-	12.22
Global	USD	2,007.63	1,010,381.54	100.00	0.00	5.93	7.48	-3.14	9.13	23.79	4.82	3.43	23.79	21.41	18.23
Asia	USD	1,777.66	362,640.55	35.89	0.00	5.54	9.50	-5.02	7.16	40.35	8.28	4.11	40.35	22.60	21.08
Europe	USD	1,954.93	140,631.96	13.92	0.00	5.54	5.76	-7.47	2.97	24.51	9.48	2.42	24.51	23.62	24.23
North America	USD	2,379.94	506,174.21	50.10	0.00	6.10	6.95	0.58	13.58	13.82	1.26	3.24	13.82	25.15	17.84
Global ex Asia	USD	2,195.76	647,740.99	64.11	0.00	6.08	6.56	-1.78	10.60	15.97	2.98	3.06	15.97	23.43	18.16
Global ex Europe	USD	1,999.83	869,749.58	86.08	0.00	6.00	7.80	-2.26	10.36	23.72	4.10	3.60	23.72	21.80	17.80
Global ex North America	USD	1,909.50	504,207.33	49.90	0.00	5.73	8.37	-5.72	5.88	35.41	8.65	3.63	35.41	21.40	21.00
Global ex United States	USD	2,026.73	558,638.04	55.29	0.00	6.04	8.55	-5.23	6.46	33.00	7.62	3.59	33.00	21.11	20.26
Global ex Japan	USD	1,148.53	900,583.57	89.13	0.00	-NA-	-NA-	-3.37	8.80	21.68	4.03	2.58	21.68	-NA-	18.75
Global ex Australia	USD	1,279.74	928,656.33	91.91	0.00	-NA-	-NA-	-2.05	9.27	23.57	4.84	3.70	23.57	-NA-	18.31
Global ex Australia Hedged	USD	1,275.61	928,656.33	91.91	0.00	-NA-	-NA-	-2.08	9.07	23.93	5.75	3.98	23.93	-NA-	16.51
Global Dividend+	USD	1,940.47	889,148.51	88.00	0.00	-NA-	7.30	-2.16	9.89	19.33	3.63	2.41	19.33	-NA-	17.46

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	1,990.49	621,586.72	100.00	0.00	5.56	7.37	0.87	8.89	18.36	4.13	1.98	18.36	18.94	13.60
Asia	GBP	1,762.48	223,096.46	35.89	0.00	5.15	9.39	-1.09	6.93	34.19	7.57	2.65	34.19	19.33	16.40
Europe	GBP	1,938.23	86,516.78	13.92	0.00	5.24	5.66	-3.65	2.75	19.04	8.76	0.98	19.04	20.45	18.74
North America	GBP	2,359.62	311,398.37	50.10	0.00	5.70	6.85	4.74	13.33	8.82	0.60	1.79	8.82	24.13	14.85
Global ex Asia	GBP	2,177.01	398,490.26	64.11	0.00	5.73	6.45	2.28	10.36	10.88	2.31	1.61	10.88	21.78	13.99
Global ex Europe	GBP	1,982.74	535,069.94	86.08	0.00	5.61	7.69	1.78	10.12	18.29	3.41	2.14	18.29	19.59	13.66
Global ex North America	GBP	1,893.19	310,188.35	49.90	0.00	5.37	8.26	-1.83	5.65	29.47	7.93	2.18	29.47	17.83	15.79
Global ex United States	GBP	2,009.43	343,674.12	55.29	0.00	5.67	8.44	-1.31	6.23	27.16	6.91	2.13	27.16	17.57	15.10
Global ex Japan	GBP	1,138.72	554,039.01	89.13	0.00	-NA-	-NA-	0.63	8.56	16.34	3.35	1.14	16.34	-NA-	14.28
Global Dividend+	GBP	2,139.77	547,004.16	88.00	0.00	-NA-	7.20	1.89	9.65	14.09	2.95	0.97	14.09	-NA-	13.01
Global	JPY	1,695.96	87,362,639.83	100.00	0.00	3.99	4.13	-7.98	6.47	39.12	16.50	8.45	39.12	23.27	22.10
Asia	JPY	1,501.69	31,355,714.95	35.89	0.00	3.61	6.09	-9.76	4.56	57.72	20.35	9.15	57.72	24.55	24.74
Europe	JPY	1,651.44	12,159,742.28	13.92	0.00	3.61	2.46	-12.09	0.47	39.92	21.67	7.39	39.92	25.08	26.72
North America	JPY	2,010.47	43,766,352.96	50.10	0.00	4.15	3.62	-4.45	10.81	27.91	12.54	8.24	27.91	26.55	22.12
Global ex Asia	JPY	1,854.89	56,006,924.88	64.11	0.00	4.14	3.24	-6.69	7.91	30.33	14.45	8.05	30.33	24.89	22.03
Global ex Europe	JPY	1,689.37	75,202,897.56	86.08	0.00	4.06	4.44	-7.14	7.67	39.04	15.69	8.62	39.04	23.70	21.89
Global ex North America	JPY	1,613.06	43,596,286.88	49.90	0.00	3.79	4.99	-10.43	3.30	52.18	20.75	8.65	52.18	23.35	24.43
Global ex United States	JPY	1,712.10	48,302,637.71	55.29	0.00	4.10	5.14	-9.96	3.87	49.47	19.61	8.61	49.47	23.09	23.76
Global ex Japan	JPY	970.23	77,868,958.39	89.13	0.00	-NA-	-NA-	-8.19	6.15	36.75	15.62	7.55	36.75	-NA-	22.54
Global Dividend+	JPY	1,514.15	76,880,225.78	88.00	0.00	-NA-	-NA-	-7.05	7.22	34.10	15.18	7.37	34.10	-NA-	21.30

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	Total Rtn (%) - 20 Yrs * Dec-12	Total Rtn (%) - 10 Yrs * Dec-12	Total Rtn (%) - 5 Yrs * Dec-12	Total Rtn (%) - 3 Yrs * Dec-12	Total Rtn (%) - 1 Yr Dec-12	Total Rtn (%) QTD Dec-12	Total Rtn (%) Dec-12 Dec-12	Total Rtn (%) YTD Dec-12	10 Yrs Vlty (%) Dec-12	36 M Vlty (%) Dec-12
Global	AUD	1,265.39	973,209.60	126.99	0.00	-NA-	-NA-	-NA-	4.03	22.25	5.00	3.94	22.25	-NA-	9.20
Asia	AUD	1,120.44	349,299.00	45.58	0.00	-NA-	-NA-	-NA-	2.16	38.59	8.46	4.62	38.59	-NA-	11.47
Europe	AUD	1,232.17	135,458.11	17.68	0.00	-NA-	-NA-	-NA-	-1.84	22.95	9.66	2.92	22.95	-NA-	14.37
North America	AUD	1,500.06	487,552.06	63.62	0.00	-NA-	-NA-	-NA-	8.27	12.40	1.43	3.74	12.40	-NA-	12.61
Global ex Asia	AUD	1,383.97	623,910.60	81.41	0.00	-NA-	-NA-	-NA-	5.44	14.52	3.15	3.56	14.52	-NA-	10.78
Global ex Europe	AUD	1,260.47	837,751.49	109.31	0.00	-NA-	-NA-	-NA-	5.20	22.17	4.27	4.11	22.17	-NA-	9.64
Global ex North America	AUD	1,203.54	485,657.54	63.37	0.00	-NA-	-NA-	-NA-	0.93	33.72	8.83	4.14	33.72	-NA-	10.54
Global ex United States	AUD	1,277.43	538,085.74	70.21	0.00	-NA-	-NA-	-NA-	1.49	31.34	7.80	4.09	31.34	-NA-	9.82
Global ex Japan	AUD	723.91	867,451.10	113.19	0.00	-NA-	-NA-	-NA-	3.71	20.16	4.20	3.08	20.16	-NA-	9.66
Global Dividend+	AUD	1,424.71	856,436.73	111.75	0.00	-NA-	-NA-	-NA-	4.76	17.84	3.80	2.91	17.84	-NA-	8.58
Global ex Australia Hedged	AUD	1,335.67	894,491.07	91.91	0.00	-NA-	-NA-	-1.87	11.45	27.24	6.57	4.24	27.24	-NA-	16.56
Global Hedged	AUD	1,223.46	973,209.60	100.00	0.00	-NA-	-NA-	-3.20	10.70	27.02	6.42	3.97	27.02	-NA-	15.54

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Index Description	Curr	Close Value Dec-12	12 Mths Estimated Div Yld (%) Dec-12	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Gross Total Return													
Global	Local	2979.46	3.62	9.82	10.13	0.29	12.60	29.11	6.73	4.23	29.11	19.57	15.47
Global ex Asia	Local	3775.73	3.89	11.49	10.57	3.44	15.50	19.90	3.68	3.19	19.90	22.19	15.86
Global ex Europe	Local	3027.68	3.52	9.90	10.53	0.34	13.15	29.29	6.46	4.75	29.29	20.53	16.03
Global ex North America	Local	2286.43	3.46	8.12	9.28	-2.75	8.86	42.26	11.40	4.70	42.26	18.01	16.22
Global ex UK	Local	3450.69	-NA-	12.05	10.49	0.58	12.88	29.08	6.67	4.34	29.08	19.77	15.52
Asia	Local	2015.70	3.14	7.34	9.62	-4.14	8.44	48.23	12.58	6.14	48.23	20.21	18.06
Europe	Local	2786.28	4.29	9.54	8.60	0.03	9.67	28.35	8.51	1.15	28.35	18.82	15.73
Europe ex UK	Local	3441.16	4.70	10.96	10.48	2.50	10.71	27.48	8.92	0.50	27.48	17.97	16.06
Nordic	Local	3682.82	-NA-	12.52	11.01	4.27	13.36	21.81	5.59	1.06	21.81	25.32	20.66
North America	Local	4423.00	3.79	12.25	11.64	5.15	17.78	17.84	2.42	3.77	17.84	24.83	17.16
Price Return													
Global	Local	1703.89	0.00	5.16	5.61	-3.89	8.34	24.25	5.78	3.83	24.25	19.51	15.51
Global ex Europe	Local	1712.39	0.00	5.13	5.94	-3.75	9.02	24.63	5.45	4.29	24.63	20.49	16.03
Global ex Asia	Local	2052.41	0.00	5.97	5.75	-1.18	10.96	15.25	2.76	2.78	15.25	22.07	15.89
Global ex North America	Local	1414.14	0.00	4.35	5.23	-6.64	4.72	36.71	10.54	4.40	36.71	18.00	16.33
Global ex UK	Local	1947.75	0.00	7.23	5.88	-3.61	8.62	24.22	5.72	3.92	24.22	19.71	15.57
Asia	Local	1268.23	0.00	3.76	5.66	-7.71	4.61	42.97	11.58	5.75	42.97	20.18	18.03
Europe	Local	1657.33	0.00	5.27	4.30	-4.61	4.79	22.25	7.99	1.06	22.25	18.76	15.98
Europe ex UK	Local	1914.84	0.00	6.38	5.61	-2.60	5.37	20.80	8.60	0.50	20.80	17.95	16.63
Nordic	Local	2147.95	0.00	9.33	6.41	-0.23	9.20	17.28	5.59	1.06	17.28	25.31	20.56
North America	Local	2310.87	0.00	5.95	6.58	0.49	13.33	13.53	1.39	3.26	13.53	24.74	17.15

**** 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 332.**

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FTSE EPRA/NAREIT Developed Index Series - Asset Class Comparison

Gross Total Return Index Description	Curr	Close Value Dec-12	12 Mths Estimated Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Real Estate **	Local	2979.46	3.62	9.82	10.13	0.29	12.60	29.11	6.73	4.23	29.11	19.57	15.47
Global FTSE	Local	260.59	3.30	-NA-	7.53	-0.71	6.80	16.89	3.51	2.29	16.89	14.46	13.76
Global JP Morgan Bonds	Local	476.69	-NA-	5.69	3.98	4.86	4.87	4.11	0.65	-0.12	4.11	3.07	2.84

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FTSE EPRA/NAREIT 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
Simon Property Group *	US	36,822.88	4.80
Sun Hung Kai Props	HK	22,303.66	2.91
Westfield Group *	AU	19,190.72	2.50
Mitsubishi Estate	JP	18,743.79	2.45
Unibail-Rodamco *	FR	16,782.52	2.19
Mitsui Fudosan	JP	16,160.20	2.11
HCP *	US	15,519.80	2.03
Ventas *	US	14,443.73	1.88
Public Storage *	US	14,033.28	1.83
Equity Residential Props *	US	13,949.43	1.82
AMB Property *	US	12,704.08	1.66
Health Care REIT *	US	12,041.69	1.57
Boston Properties *	US	12,023.72	1.57
Sumitomo Realty & Dev	JP	11,890.17	1.55
Avalonbay Communities *	US	11,763.71	1.53
Vornado Realty Trust *	US	11,306.46	1.48
Hongkong Land Hldgs	HK	9,335.34	1.22
Wharf Holdings	HK	8,976.27	1.17
Link REIT *	HK	8,651.47	1.13
Host Hotels & Resorts *	US	8,547.59	1.12
		295,190.50	**38.52**
			(*)

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	135	383,933.14	50.14%
EPRA/NAREIT Asia	76	275,062.86	35.92%
EPRA/NAREIT Europe	83	106,669.34	13.93%
EPRA/NAREIT Global	**295**	**765,665.33**	**100.00%**
Global Ex Europe	212	659,705.06	86.16%
Global Ex Asia	219	491,311.54	64.17%
Global Ex Nth America	160	382,441.26	49.95%

(*) The Top 20 Constituents represent 38.52% of the market capitalisation of the Developed Index.

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FTSE EPRA/NAREIT Developed Index Series - Top/Bottom Performers

EPRA/NAREIT Global Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-12	Dividend Return Dec-12	Total Return Dec-12
Tokyo Tatemono	Non-Rental	Office	JP	33.43	1.52	34.95
Tokyu Land	Non-Rental	Diversified	JP	29.61	0.00	29.61
Mitsubishi Estate	Non-Rental	Diversified	JP	28.95	0.00	28.95
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	26.93	0.00	26.93
Mitsui Fudosan	Non-Rental	Diversified	JP	21.58	0.00	21.58
CapLease	Rental	Diversified	US	19.02	1.60	20.62
NTT Urban Development	Non-Rental	Office	JP	19.20	0.00	19.20
Primaris Retail REIT *	Rental	Retail	CA	17.26	0.44	17.71
Ashford Hospitality *	Rental	Lodging/Resorts	US	16.13	1.22	17.35
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	15.03	0.00	15.03
Colonia Real Estate	Rental	Residential	DE	13.40	0.00	13.40
Rouse Properties *	Rental	Retail	US	12.80	0.00	12.80
Keppel Land	Non-Rental	Diversified	SG	11.94	0.00	11.94
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	US	10.65	1.17	11.82
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	10.79	0.58	11.37
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	11.19	0.00	11.19
Lexington Corporate *	Rental	Diversified	US	8.97	1.56	10.53
Kenedix Realty Investment *	Rental	Office	JP	10.05	0.00	10.05
Mori Hills REIT Investment *	Rental	Office	JP	9.98	0.00	9.98
City Developments	Non-Rental	Diversified	SG	9.81	0.00	9.81

EPRA/NAREIT Global Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-12	Dividend Return Dec-12	Total Return Dec-12
Cedar Shopping Centers *	Rental	Retail	US	-2.58	0.00	-2.58
Silic *	Rental	Office	FR	-3.14	0.00	-3.14
Standard Life Inv Prop	Rental	Diversified	UK	-3.32	0.00	-3.32
Hufvudstaden A	Rental	Office	SE	-3.59	0.00	-3.59
Societe de la Tour Eiffel *	Rental	Diversified	FR	-3.64	0.00	-3.64
Icade *	Rental	Diversified	FR	-3.64	0.00	-3.64
Innvest REIT *	Rental	Lodging/Resorts	CA	-4.62	0.77	-3.85
Wereldhave Belgium *	Rental	Diversified	BE	-3.90	0.00	-3.90
Fabege	Rental	Office	SE	-3.94	0.00	-3.94
Shui On Land	Non-Rental	Diversified	HK	-4.09	0.00	-4.09
Goodman Group *	Non-Rental	Industrial	AU	-6.28	2.10	-4.18
STAG Industrial	Rental	Industrial	US	-4.67	0.00	-4.67
CBL & Associates Props *	Rental	Retail	US	-5.78	0.98	-4.80
Champion REIT *	Rental	Office	HK	-4.87	0.00	-4.87
Deutsche Wohnen	Rental	Residential	DE	-5.85	0.00	-5.85
Development Securities	Non-Rental	Retail	UK	-6.84	0.00	-6.84
Shimao Property	Non-Rental	Diversified	HK	-7.12	0.00	-7.12
Link REIT *	Rental	Retail	HK	-7.97	0.00	-7.97
ANF-Immobilier S.A. *	Rental	Diversified	FR	-9.06	0.00	-9.06
Alexander's Inc. *	Rental	Retail	US	-25.33	0.28	-25.05

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Section 3.2

FTSE EPRA/NAREIT Developed Asia Index Series

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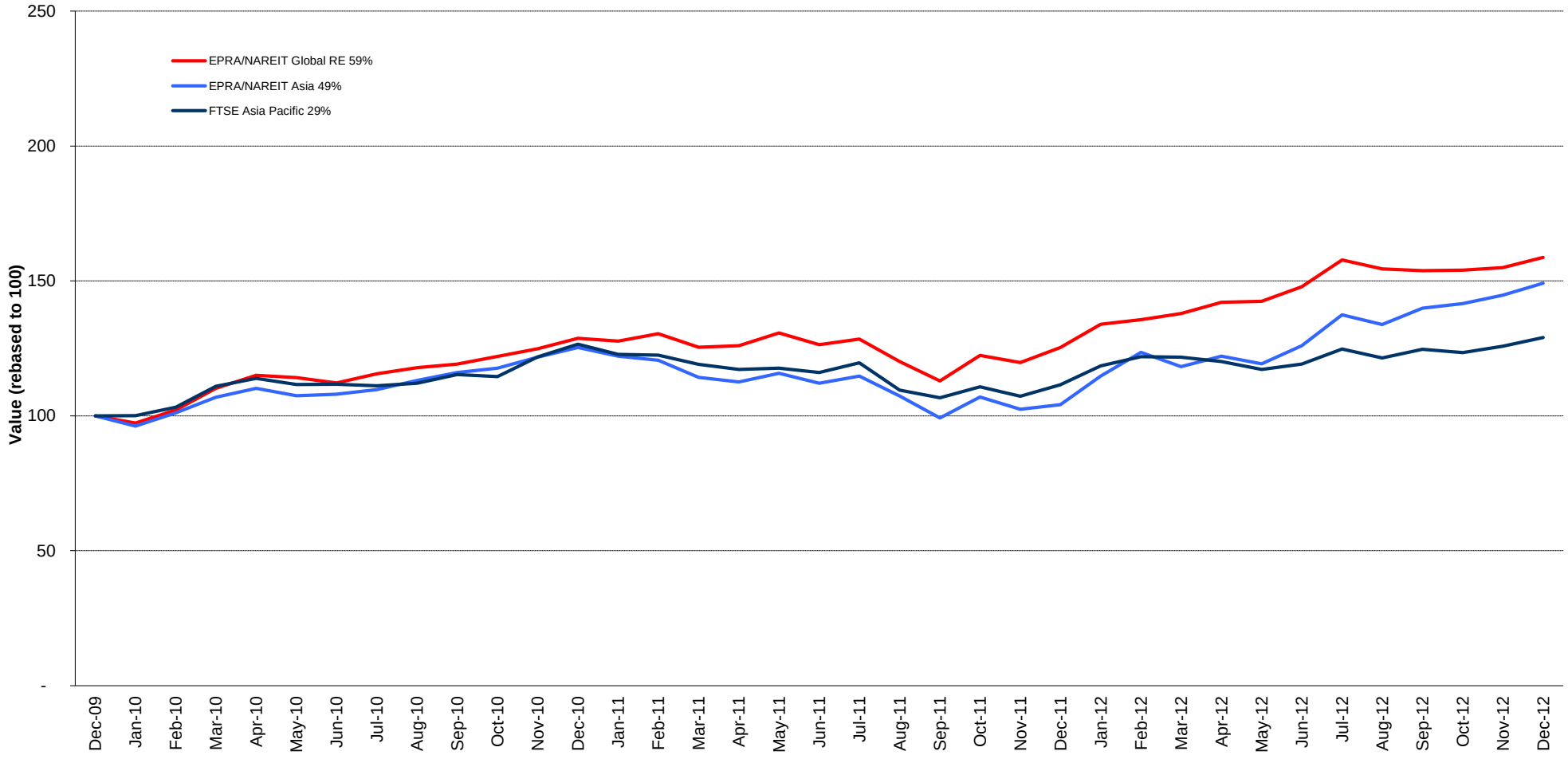
Graph 13: EPRA/NAREIT Developed Asia v EPRA/NAREIT Developed & FTSE Asia Pacific - Total Returns (EUR) Rolling 36 Months Performance



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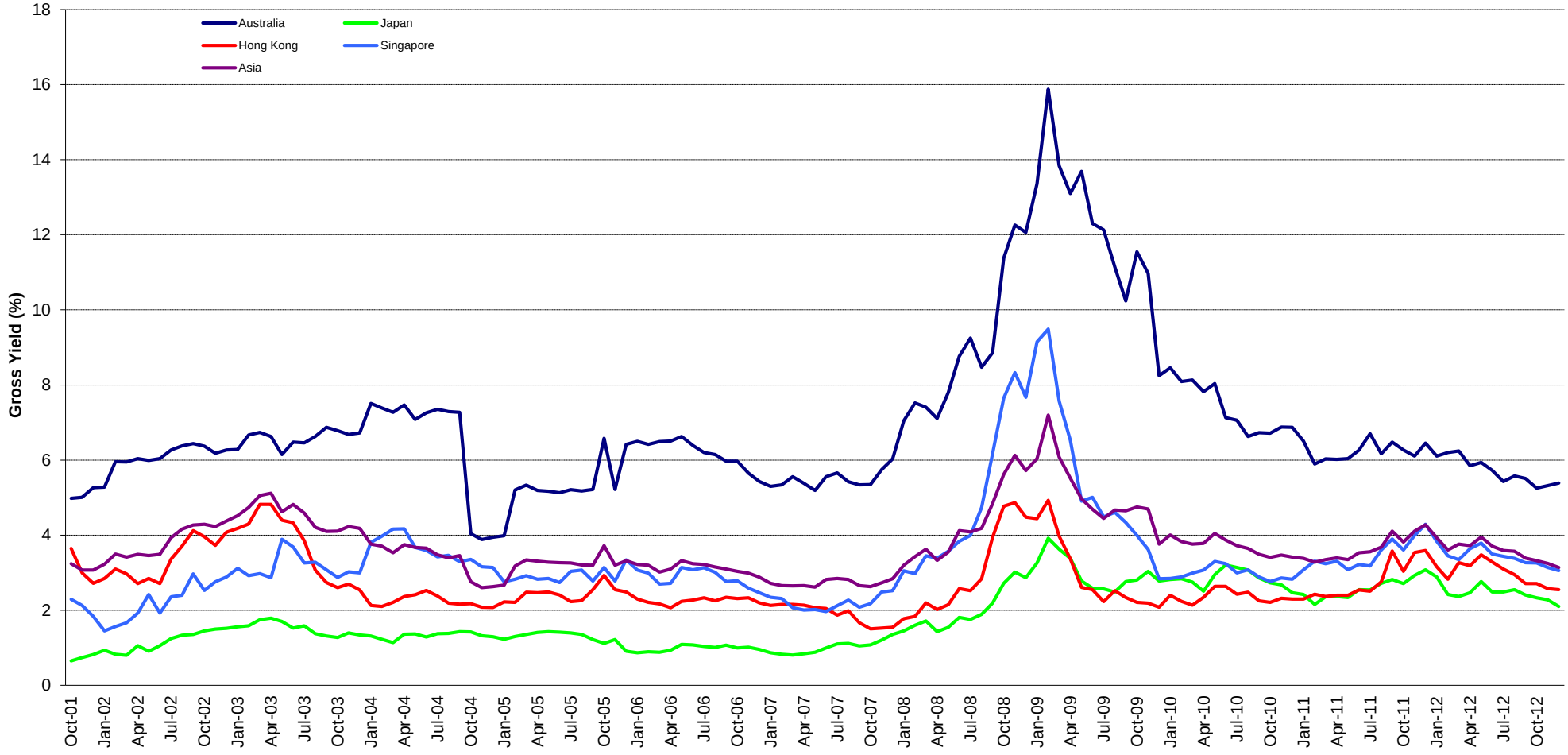
Graph 14: Dividend Yields



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

Ex Date	Description
4 December 2012	FKP Property Group (Australia): Consolidation: 7 into 1. New number of shares: 321,294,697
24 December 2012	Charter Hall Retail REIT (Australia): New number of shares: 328,614,171
24 December 2012	FKP Property Group (Australia): Deleted on market size rule.
24 December 2012	Stockland (Australia): New number of shares: 2,202,657,963
24 December 2012	Hongkong Land Holdings (Hong Kong): New number of shares: 2,347,663,926
24 December 2012	Soho China Ltd. (Hong Kong): New number of shares: 5,123,459,800
24 December 2012	Daiwa House Residential Investment Corporation (Japan): Addition to the Pure Asia Index
24 December 2012	Deiwa House Residential Investment Corporation (Japan): Number of shares: 160,535. Free float percentage: 100%.
24 December 2012	Frontier Real Estate Investment Corporation (Japan): Number of shares: 227,500. Free float percentage: 100%.
24 December 2012	Frontier Real Estate Investment Corporation (Japan): Addition to the Pure Asia Index
24 December 2012	Japan Excellent (Japan): Number of shares: 188,650. Free float percentage: 100%.
24 December 2012	Japan Excellent (Japan): Addition to the Pure Asia Index
24 December 2012	Japan Prime Realty Investment (Japan): New number of shares: 825,000
24 December 2012	Japan Real Estate Investment Corporation (Japan): New number of shares: 590,040
24 December 2012	Mori Hills REIT Investment Corporation (Japan): Number of shares: 231,520. Free float percentage: 100%.
24 December 2012	Mori Hills REIT Investment Corporation (Japan): Addition to the Pure Asia Index
24 December 2012	Mori Trust Sogo REIT (Japan): New free float percentage: 75% (was 50%)

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
21 December 2012	Bunnings Warehouse Prop *	Rental	Retail	AUD	0.069	6.19	26-Feb	Semi-Annual
21 December 2012	CFS Retail Property Trust *	Rental	Retail	AUD	0.068	6.37	28-Feb	Semi-Annual
21 December 2012	Cmnwealth Prop Office *	Rental	Office	AUD	0.032	9.02	28-Feb	Quarterly
21 December 2012	Centro Retail Australia *	Rental	Retail	AUD	0.066	0.00	28-Feb	Monthly
21 December 2012	Dexus Property Group *	Rental	Diversified	AUD	0.029	9.66	28-Feb	Dividend
21 December 2012	Goodman Group *	Non-Rental	Industrial	AUD	0.097	6.15	28-Feb	Quarterly
21 December 2012	Investa Office Fund *	Rental	Office	AUD	0.088	3.64	28-Feb	Quarterly
21 December 2012	Mirvac Group *	Non-Rental	Diversified	AUD	0.042	16.33	25-Jan	Quarterly
21 December 2012	Stockland Trust Group *	Non-Rental	Diversified	AUD	0.120	11.59	28-Feb	Semi-Annual
26 December 2012	Tokyo Tatemono	Non-Rental	Office	JPY	5.000	3.64	January	Semi-Annual
26 December 2012	Nippon Building Fund *	Rental	Office	JPY	15500.000	4.85	January	Semi-Annual
26 December 2012	Japan Prime Realty Inv. *	Rental	Office	JPY	6050.000	5.68	January	Semi-Annual

** Based on previous period figures

*** Estimated

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
7 January 2013	GPT Group *	Rental	Diversified	AUD	TBA	6.22	15-Mar	Quarterly
28 January 2013	Tokyu REIT *	Rental	Diversified	JPY	14700 ***	3.12	February	Annual
28 January 2013	Ascendas REIT *	Rental	Industrial	SGD	0.0356 ***	4.70	February	Dividend
28 January 2013	Capitamall Trust *	Rental	Retail	SGD	0.0234 ***	4.38	February	Dividend
29 January 2013	Advance Residence Investment *	Rental	Residential	JPY	4500.000	0.00	February	Dividend
29 January 2013	Tokyu REIT *	Rental	Diversified	JPY	11100.000	3.12	February	Annual
29 January 2013	Mapletree Logistics Trust *	Rental	Industrial	SGD	0.0178 ***	4.94	February	Dividend
30 January 2013	CapitaCommercial Trust *	Rental	Office	SGD	0.0447 ***	5.73	February	Semi-Annual

** Based on previous period figures

*** Estimated

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Westfield Group *	Rental	Retail	REIT	10.56	19,191	2.50	6.98	4.58	-NA-	-NA-	-2.07	8.81	41.48	3.94	1.34	0.00	1.34	41.48	-NA-	14.04	15,803	62
Westfield Retail Trust	Rental	Retail	REIT	3.02	7,263	0.95	2.64	5.84	-NA-	-NA-	-NA-	-NA-	21.29	4.50	1.00	0.00	1.00	21.29	-NA-	-NA-	8,424	88
Stockland Trust Group *	Non-Rental	Diversified	REIT	3.53	6,123	0.80	2.23	6.80	6.09	3.79	-10.19	2.33	18.18	9.28	4.13	3.54	7.67	18.18	22.70	16.77	9,905	123
Goodman Group *	Non-Rental	Industrial	REIT	4.33	5,473	0.71	1.99	4.16	-NA-	-NA-	-27.58	13.06	58.49	11.79	-6.28	2.10	-4.18	58.49	-NA-	21.18	9,251	128
GPT Group *	Rental	Diversified	REIT	3.68	5,120	0.67	1.86	5.19	-1.79	-9.28	-26.32	10.69	26.09	9.62	5.44	0.00	5.44	26.09	32.35	12.16	4,823	71
Mirvac Group *	Non-Rental	Diversified	REIT	1.49	3,994	0.52	1.45	5.79	-NA-	-0.72	-19.59	3.35	33.14	6.78	1.02	2.86	3.88	33.14	34.37	15.83	4,716	90
Dexus Property Group *	Rental	Diversified	REIT	1.02	3,868	0.50	1.41	5.49	-NA-	-NA-	-7.79	11.36	29.00	9.88	1.00	2.88	3.87	29.00	-NA-	12.33	4,438	87
CFS Retail Property Trust *	Rental	Retail	REIT	1.92	3,190	0.42	1.16	6.84	-NA-	8.46	1.78	6.64	21.60	2.75	-1.29	0.00	48.00	21.60	14.77	10.30	3,656	87
Centro Retail Trust *	Rental	Retail	REIT	2.27	2,552	0.33	0.93	5.77	-NA-	-NA-	20.51	-NA-	-NA-	11.77	4.13	3.03	7.16	-NA-	-NA-	-NA-	-NA-	-NA-
Commonwealth Prop Office *	Rental	Office	REIT	1.02	1,913	0.25	0.70	5.97	-NA-	4.87	-2.56	7.26	13.51	1.64	0.00	3.14	3.14	13.51	17.74	14.02	2,682	106
Investa Office Fund *	Rental	Office	REIT	2.97	1,436	0.19	0.52	5.57	-NA-	-1.57	-12.06	8.13	31.58	5.80	2.41	3.02	5.43	31.58	36.60	14.31	2,121	112
Charter Hall Retail REIT *	Rental	Retail	REIT	3.76	973	0.13	0.35	7.02	-NA-	-5.59	-14.08	8.73	17.50	9.62	5.03	0.00	5.03	17.50	51.84	13.93	-NA-	-NA-
Bunnings Warehouse Prop *	Rental	Retail	REIT	2.16	893	0.12	0.32	6.25	-NA-	11.37	6.74	11.21	34.37	12.01	1.41	3.24	4.65	34.37	17.30	12.83	536	46
Australia Total					**61,989**	**8.09**	**22.54**	**5.39**														
Kiwi Income Property Trust *	Rental	Diversified	REIT	1.15	711	0.09	0.26	5.91	-NA-	7.31	3.30	10.24	21.77	7.02	-1.71	0.00	-1.71	21.77	12.69	10.91	188	20
New Zealand Total					**711**	**0.09**	**0.26**	**5.91**														

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FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Dec	Free Float Mkt Cap EUR (m) 31-Dec	Free Float Global Wght (%) 31-Dec	Free Float Asia 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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Sun Hung Kai Props	Non-Rental	Diversified	Non-REIT	116.20	22,304	2.91	8.11	2.88	9.54	11.77	-4.64	2.60	22.80	4.40	2.47	0.00	2.47	22.80	31.79	31.67	18,951	64
Hongkong Land Hldgs	Rental	Office	Non-REIT	6.99	9,335	1.22	3.39	2.29	9.33	19.42	9.42	14.70	57.49	16.31	6.88	0.00	6.88	57.49	30.66	29.63	3,070	25
Wharf Holdings	Non-Rental	Diversified	Non-REIT	60.60	8,976	1.17	3.26	1.90	-NA-	-NA-	-NA-	-NA-	72.65	12.53	1.59	0.00	1.59	72.65	-NA-	-NA-	1,814	15
Link REIT *	Rental	Retail	REIT	38.70	8,651	1.13	3.15	3.55	-NA-	-NA-	21.12	28.75	40.12	7.24	-7.97	0.00	-7.97	40.12	-NA-	17.80	7,811	68
Hang Lung Properties	Rental	Diversified	Non-REIT	30.80	6,728	0.88	2.45	1.72	9.83	17.01	-0.79	2.29	41.76	16.23	8.45	0.00	8.45	41.76	32.46	33.18	6,641	75
Henderson Land Dev	Non-Rental	Diversified	Non-REIT	54.70	6,427	0.84	2.34	1.86	8.94	10.82	-4.15	-0.39	44.35	-1.97	-0.91	0.00	-0.91	44.35	32.39	32.91	6,189	73
New World Development	Non-Rental	Diversified	Non-REIT	12.02	5,383	0.70	1.96	3.16	2.38	16.64	-11.25	-3.11	98.08	2.33	-2.12	0.00	-2.12	98.08	51.34	46.30	6,426	91
Sino Land	Non-Rental	Diversified	Non-REIT	13.94	4,017	0.52	1.46	3.30	8.17	22.42	-8.61	3.57	30.20	-1.38	-0.43	0.00	-0.43	30.20	44.45	35.69	2,971	56
Swire Properties	Rental	Diversified	Non-REIT	25.85	2,960	0.39	1.08	1.55	-NA-	-NA-	-NA-	-NA-	-NA-	7.71	1.17	0.00	1.17	-NA-	-NA-	-NA-	-NA-	-NA-
Hysan Development	Rental	Diversified	Non-REIT	37.25	2,903	0.38	1.06	2.17	7.22	22.15	12.89	21.44	49.25	5.52	-0.27	0.00	-0.27	49.25	34.93	34.41	1,574	41
Kerry Properties	Non-Rental	Diversified	Non-REIT	40.25	2,813	0.37	1.02	2.16	-NA-	23.83	-6.91	2.70	60.00	2.68	1.77	0.00	1.77	60.00	41.51	33.52	1,644	44
Shimao Property	Non-Rental	Diversified	Non-REIT	14.62	1,984	0.26	0.72	1.23	-NA-	-NA-	-4.22	2.06	123.23	9.60	-7.12	0.00	-7.12	123.23	-NA-	47.81	4,110	157
Agile Property Holdings	Non-Rental	Diversified	Non-REIT	10.90	1,482	0.19	0.54	3.48	-NA-	-NA-	-2.76	1.16	62.05	24.71	4.41	0.00	4.41	62.05	-NA-	55.85	3,935	201
Country Garden Holdings	Non-Rental	Diversified	Non-REIT	4.06	1,449	0.19	0.53	0.00	-NA-	-NA-	-NA-	-NA-	46.13	34.44	9.73	0.00	9.73	46.13	-NA-	-NA-	3,294	172
Soho China	Non-Rental	Diversified	Non-REIT	6.22	1,247	0.16	0.45	4.60	-NA-	-NA-	-NA-	-NA-	20.31	29.58	6.32	0.00	6.32	20.31	-NA-	-NA-	1,504	91
Shui On Land	Non-Rental	Diversified	Non-REIT	3.75	1,095	0.14	0.40	3.33	-NA-	-NA-	-12.19	-3.53	64.19	27.99	-4.09	0.00	-4.09	64.19	-NA-	39.83	1,500	104
Champion REIT *	Rental	Office	REIT	3.71	1,030	0.13	0.37	5.96	-NA-	-NA-	1.13	9.93	34.64	4.80	-4.87	0.00	-4.87	34.64	-NA-	21.13	807	59
New World China Land	Non-Rental	Diversified	Non-REIT	3.72	944	0.12	0.34	1.88	-NA-	15.68	-7.21	11.45	144.52	25.75	-0.27	0.00	-0.27	144.52	60.90	40.36	384	31
Hong Kong Total					**89,727**	**11.71**	**32.62**	**2.55**														

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Capitaland	Non-Rental	Diversified	Non-REIT	3.70	7,286	0.95	2.65	1.62	5.86	18.55	-4.91	-2.43	71.30	16.35	4.82	0.00	4.82	71.30	33.20	26.30	7,058	73
City Developments	Non-Rental	Diversified	Non-REIT	12.87	5,450	0.71	1.98	0.62	-NA-	-NA-	-NA-	-NA-	44.61	9.63	9.81	0.00	9.81	44.61	-NA-	-NA-	2,022	28
Global Logistic Properties	Rental	Industrial	Non-REIT	2.78	3,967	0.52	1.44	1.08	-NA-	-NA-	-NA-	-NA-	58.40	10.76	-1.07	0.00	-1.07	58.40	-NA-	-NA-	-NA-	-NA-
Capitamall Trust *	Rental	Retail	REIT	2.13	3,429	0.45	1.25	4.66	-NA-	14.33	-2.00	10.11	31.16	7.44	2.90	0.00	2.90	31.16	22.90	16.49	3,603	80
Ascendas REIT *	Rental	Industrial	REIT	2.37	3,293	0.43	1.20	5.92	-NA-	15.33	4.32	7.63	37.16	-0.20	-1.25	0.00	-1.25	37.16	24.68	19.21	2,853	66
Suntec REIT *	Rental	Diversified	REIT	1.68	2,321	0.30	0.84	5.76	-NA-	-NA-	5.21	13.00	64.78	14.38	3.40	0.00	3.40	64.78	-NA-	20.53	2,001	65
CapitaCommercial Trust *	Rental	Office	REIT	1.69	2,212	0.29	0.80	4.58	-NA-	-NA-	1.58	17.86	67.02	12.71	4.01	0.00	4.01	67.02	-NA-	21.86	4,006	137
UOL Group	Non-Rental	Diversified	Non-REIT	5.97	2,138	0.28	0.78	1.68	-NA-	-NA-	-NA-	-NA-	-NA-	4.19	2.58	0.00	2.58	-NA-	-NA-	-NA-	-NA-	-NA-
Keppel Land	Non-Rental	Diversified	Non-REIT	4.03	1,932	0.25	0.70	4.96	7.57	23.11	-2.46	7.93	90.54	13.52	11.94	0.00	11.94	90.54	50.05	34.91	1,914	75
CapitaMalls Asia	Non-Rental	Retail	Non-REIT	1.94	1,872	0.24	0.68	1.61	-NA-	-NA-	-NA-	-NA-	71.68	17.58	1.04	0.00	1.04	71.68	-NA-	-NA-	2,499	101
Mapletree Logistics Trust *	Rental	Industrial	REIT	1.15	1,294	0.17	0.47	5.95	-NA-	-NA-	13.90	20.10	43.56	3.30	3.15	0.00	3.15	43.56	-NA-	13.10	790	46
Mapletree Commercial Trust	Rental	Diversified	REIT	1.22	1,053	0.14	0.38	4.14	-NA-	-NA-	-NA-	-NA-	-NA-	3.85	1.67	0.00	1.67	-NA-	-NA-	-NA-	-NA-	-NA-
Mapletree Industrial Trust *	Rental	Industrial	REIT	1.36	1,031	0.13	0.37	6.57	-NA-	-NA-	-NA-	-NA-	26.51	-3.55	-1.09	0.00	-1.09	26.51	-NA-	-NA-	771	57
CDL Hospitality Trusts	Rental	Lodging/Resorts	REIT	1.88	847	0.11	0.31	5.12	-NA-	-NA-	-NA-	-NA-	21.68	-7.39	-2.34	0.00	-2.34	21.68	-NA-	-NA-	810	73
Wing Tai Holdings	Non-Rental	Diversified	Non-REIT	1.87	678	0.09	0.25	3.75	5.34	17.79	-4.81	2.40	100.53	10.82	6.88	0.00	6.88	100.53	44.97	32.04	346	39
Yanlord Land Group	Non-Rental	Diversified	Non-REIT	1.52	552	0.07	0.20	0.00	-NA-	-NA-	-NA-	-NA-	59.16	27.20	5.56	0.00	5.56	59.16	-NA-	-NA-	8,060	1,108
Singapore Total					**39,354**	**5.14**	**14.31**	**3.06**														

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Mitsubishi Estate	Non-Rental	Diversified	Non-REIT	2049	18,744	2.45	6.81	0.59	4.64	9.09	-4.79	12.15	79.22	37.15	28.95	0.00	28.95	79.22	34.68	33.29	28,712	116
Mitsui Fudosan	Non-Rental	Diversified	Non-REIT	2090	16,160	2.11	5.88	1.05	4.37	11.24	-2.09	11.44	88.24	33.72	21.58	0.00	21.58	88.24	33.83	33.63	24,056	113
Sumitomo Realty & Dev	Non-Rental	Diversified	Non-REIT	2847	11,890	1.55	4.32	0.70	8.50	19.99	1.20	18.68	112.69	37.40	26.93	0.00	26.93	112.69	44.79	38.89	19,394	124
Nippon Building Fund *	Rental	Office	REIT	893000	4,767	0.62	1.73	3.44	-NA-	7.22	-7.43	11.75	46.60	8.03	3.48	1.80	5.27	46.60	21.05	18.59	4,142	66
Japan Real Estate *	Rental	Office	REIT	850000	4,400	0.57	1.60	3.75	-NA-	6.82	-6.28	11.44	46.95	8.14	4.94	0.00	4.94	46.95	19.56	16.68	5,042	87
Japan Retail Fund *	Rental	Retail	REIT	158600	2,887	0.38	1.05	4.74	-NA-	10.93	4.73	22.26	45.61	13.69	5.73	0.00	5.73	45.61	25.06	22.10	3,364	88
Tokyu Land	Non-Rental	Diversified	Non-REIT	626	2,189	0.29	0.80	1.12	2.78	19.03	-7.30	23.68	117.53	49.76	29.61	0.00	29.61	117.53	43.67	37.95	7,638	265
United Urban Investment *	Rental	Diversified	REIT	99200	1,830	0.24	0.67	5.54	-NA-	-NA-	9.62	16.66	19.93	12.65	6.10	0.00	6.10	19.93	-NA-	20.46	1,822	75
Japan Prime Realty Inv. *	Rental	Office	REIT	249200	1,804	0.24	0.66	4.94	-NA-	4.75	-7.21	13.99	44.32	8.52	2.21	2.48	4.70	44.32	27.59	25.93	1,759	74
Aeon Mall Co Ltd	Rental	Retail	Non-REIT	2116	1,681	0.22	0.61	1.04	-NA-	14.39	-5.57	6.66	30.78	10.79	-0.66	0.00	-0.66	30.78	38.17	28.67	2,608	118
Frontier Real Estate Investment *	Rental	Retail	REIT	755000	1,507	0.20	0.55	5.11	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	7.09	0.00	7.09	-NA-	-NA-	-NA-	1,367	69
Nomura Real Estate Office Fund	Rental	Office	REIT	497000	1,321	0.17	0.48	5.15	-NA-	-NA-	-9.34	4.88	31.91	4.04	0.71	0.00	0.71	31.91	-NA-	20.86	1,142	66
Advance Residence Investment	Rental	Residential	REIT	177100	1,282	0.17	0.47	5.21	-NA-	-NA-	-NA-	-NA-	-NA-	7.86	2.43	0.00	2.43	-NA-	-NA-	-NA-	-NA-	-NA-
Tokyo Tatemono	Non-Rental	Office	Non-REIT	439	1,251	0.16	0.45	0.00	0.43	11.56	-14.55	8.81	90.56	45.57	33.43	1.52	34.95	90.56	50.65	47.77	7,835	475
Mori Trust Sogo REIT *	Rental	Office	REIT	727000	1,158	0.15	0.42	5.38	-NA-	-NA-	-5.53	4.02	21.91	4.01	5.06	0.00	5.06	21.91	-NA-	18.91	1,058	69
Nomura Real Estate Holdings	Non-Rental	Diversified	Non-REIT	1638	1,094	0.14	0.40	1.68	-NA-	-NA-	-NA-	-NA-	42.93	19.39	15.03	0.00	15.03	42.93	-NA-	-NA-	3,616	251
Activia Properties *	Rental	Diversified	REIT	542000	972	0.13	0.35	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	13.39	6.07	0.00	6.07	-NA-	-NA-	-NA-	-NA-	-NA-
NTT Urban Development	Non-Rental	Office	Non-REIT	83200	960	0.13	0.35	1.80	-NA-	-NA-	-13.31	12.15	60.95	31.23	19.20	0.00	19.20	60.95	-NA-	31.11	1,937	153
Daiwahouse Residential Invest *	Rental	Residential	REIT	676000	952	0.12	0.35	4.77	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	7.30	0.00	7.30	-NA-	-NA-	-NA-	812	65
Mori Hills REIT Investment *	Rental	Office	REIT	463000	940	0.12	0.34	3.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	9.98	0.00	9.98	-NA-	-NA-	-NA-	683	55
Japan Excellent *	Rental	Office	REIT	485000	803	0.10	0.29	4.96	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	5.21	0.00	5.21	-NA-	-NA-	-NA-	688	65
Industrial & Infrastructure Fund Investment	Rental	Industrial	REIT	646000	797	0.10	0.29	3.96	-NA-	-NA-	-NA-	-NA-	-NA-	9.12	1.41	0.00	1.41	-NA-	-NA-	-NA-	-NA-	-NA-
ORIX JREIT *	Rental	Office	REIT	425500	796	0.10	0.29	5.52	-NA-	3.13	-5.08	2.78	41.32	11.39	3.15	0.00	3.15	41.32	28.01	26.34	935	89
Nippon Accommodations Fund *	Rental	Residential	REIT	600000	769	0.10	0.28	4.81	-NA-	-NA-	-NA-	-NA-	15.83	11.73	2.04	0.00	2.04	15.83	-NA-	-NA-	580	57
Kenedix Realty Investment *	Rental	Office	REIT	301000	752	0.10	0.27	6.29	-NA-	-NA-	-11.19	12.30	42.72	10.34	10.05	0.00	10.05	42.72	-NA-	30.97	989	100
Premier Investment Co. *	Rental	Diversified	REIT	318500	550	0.07	0.20	6.48	-NA-	2.20	-7.71	8.09	35.58	9.77	6.17	0.00	6.17	35.58	35.05	27.09	604	83
Tokyu REIT *	Rental	Diversified	REIT	470500	523	0.07	0.19	5.27	-NA-	-NA-	-8.61	6.88	27.74	17.04	5.97	0.00	5.97	27.74	-NA-	26.81	682	99
Top REIT *	Rental	Diversified	REIT	371500	505	0.07	0.18	6.86	-NA-	-NA-	-NA-	-NA-	7.53	-4.38	0.54	0.00	0.54	7.53	-NA-	-NA-	513	77
Japan Total					**83,282**	**10.87**	**30.28**	**2.10**														

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

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Asia	EUR	2,170.01	275,062.86	100.00	3.14	8.70	11.04	0.72	14.27	43.29	6.63	3.09	43.29	19.31	15.24
Pure Asia	EUR	2,267.36	245,366.49	89.20	3.04	8.94	11.53	0.93	13.83	43.48	7.01	3.28	43.48	19.87	15.70
Asia ex Australia	EUR	2,159.30	213,074.28	77.46	2.48	-NA-	-NA-	2.23	13.15	47.06	7.59	3.90	47.06	-NA-	16.86
Asia Dividend+	EUR	2,746.81	207,106.44	75.29	3.82	-NA-	-NA-	1.43	14.74	35.70	3.89	0.16	35.70	-NA-	14.64
Australia	EUR	1,969.45	61,988.57	22.54	5.39	9.74	6.26	-4.62	17.78	31.78	3.51	0.49	31.78	21.17	14.99
Pure Australia	EUR	1,491.55	40,388.74	14.68	5.73	8.23	3.34	-9.65	17.27	27.52	4.46	0.72	27.52	24.73	15.90
Japan	EUR	2,342.06	83,281.76	30.28	2.10	5.32	10.79	2.68	18.39	47.39	10.07	10.23	47.39	26.28	20.39
Hong Kong	EUR	2,219.64	89,726.70	32.62	2.55	9.86	14.15	1.38	9.36	41.49	5.57	-0.31	41.49	27.57	24.39
Singapore	EUR	1,938.34	39,354.36	14.31	3.06	6.99	17.17	3.93	13.98	62.81	7.45	2.13	62.81	24.74	18.32
New Zealand	EUR	2,085.95	711.47	0.26	5.91	-NA-	-NA-	7.88	18.73	26.16	3.29	-2.52	26.16	-NA-	14.48
Asia	USD	2,830.14	362,640.55	100.00	3.14	9.19	13.60	-1.35	11.09	45.52	9.27	4.50	45.52	22.62	21.09
Pure Asia	USD	2,957.01	323,489.11	89.20	3.04	9.43	14.10	-1.13	10.66	45.72	9.66	4.69	45.72	23.18	21.27
Asia ex Australia	USD	2,178.88	280,915.34	77.46	2.48	-NA-	-NA-	0.14	10.00	49.36	10.26	5.32	49.36	-NA-	22.37
Asia Dividend+	USD	2,991.26	273,047.38	75.29	3.82	-NA-	13.93	-0.65	11.55	37.82	6.46	1.53	37.82	-NA-	20.30
Australia	USD	2,590.53	81,725.21	22.54	5.39	10.28	8.71	-6.57	14.50	33.83	6.08	1.86	33.83	24.45	20.63
Pure Australia	USD	1,961.92	53,248.17	14.68	5.73	8.76	5.73	-11.50	14.01	29.51	7.05	2.10	29.51	28.15	21.84
Japan	USD	3,080.65	109,797.97	30.28	2.10	5.84	13.35	0.58	15.10	49.69	12.79	11.73	49.69	27.03	22.99
Hong Kong	USD	2,919.62	118,294.93	32.62	2.55	10.40	16.78	-0.70	6.32	43.69	8.19	1.05	43.69	30.38	29.49
Singapore	USD	2,549.61	51,884.45	14.31	3.06	7.52	19.87	1.80	10.81	65.35	10.12	3.52	65.35	29.33	24.25
New Zealand	USD	2,023.25	937.99	0.26	5.91	-NA-	-NA-	5.67	15.43	28.13	5.85	-1.19	28.13	-NA-	19.73
Asia	GBP	2,805.96	223,096.46	100.00	3.14	8.79	13.49	2.73	10.85	39.13	8.55	3.04	39.13	19.40	16.46
Pure Asia	GBP	2,931.75	199,010.50	89.20	3.04	9.04	13.99	2.96	10.42	39.32	8.94	3.22	39.32	20.05	16.80
Asia ex Australia	GBP	2,160.27	172,819.12	77.46	2.48	-NA-	-NA-	4.28	9.76	42.80	9.53	3.84	42.80	-NA-	17.96
Asia Dividend+	GBP	3,298.48	167,978.75	75.29	3.82	-NA-	13.82	3.46	11.31	31.76	5.76	0.10	31.76	-NA-	16.03
Australia	GBP	2,568.40	50,277.35	22.54	5.39	9.89	8.60	-2.71	14.25	27.95	5.38	0.43	27.95	21.70	16.27
Pure Australia	GBP	1,945.17	32,758.27	14.68	5.73	8.37	5.63	-7.84	13.76	23.82	6.34	0.66	23.82	25.97	17.64
Japan	GBP	3,054.34	67,547.71	30.28	2.10	5.46	13.24	4.74	14.85	43.12	12.05	10.16	43.12	25.56	19.70
Hong Kong	GBP	2,894.68	72,775.04	32.62	2.55	10.01	16.67	3.41	6.09	37.38	7.48	-0.37	37.38	27.75	26.03
Singapore	GBP	2,527.83	31,919.31	14.31	3.06	7.14	19.76	6.01	10.57	58.09	9.39	2.07	58.09	25.86	19.32
New Zealand	GBP	2,389.52	577.05	0.26	5.91	-NA-	-NA-	10.04	15.18	22.50	5.16	-2.58	22.50	-NA-	15.10

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Asia	JPY	2,390.78	31,355,714.95	100.00	3.14	7.19	10.06	-6.27	8.39	63.54	21.44	9.57	63.54	24.58	24.83
Pure Asia	JPY	2,497.95	27,970,486.26	89.20	3.04	7.43	10.55	-6.07	7.97	63.76	21.87	9.76	63.76	25.06	25.02
Asia ex Australia	JPY	1,840.62	24,289,344.83	77.46	2.48	-NA-	-NA-	-4.87	7.33	67.85	22.54	10.42	67.85	-NA-	26.24
Asia Dividend+	JPY	2,334.08	23,609,041.84	75.29	3.82	-NA-	-NA-	-5.61	8.84	54.88	18.32	6.45	54.88	-NA-	23.74
Australia	JPY	2,188.37	7,066,370.12	22.54	5.39	8.26	5.32	-11.24	11.72	50.40	17.89	6.79	50.40	26.32	23.40
Pure Australia	JPY	1,657.35	4,604,102.85	14.68	5.73	6.77	2.43	-15.92	11.24	45.54	18.97	7.04	45.54	29.37	24.20
Japan	JPY	2,617.30	9,493,681.44	30.28	2.10	4.63	9.81	-4.44	12.30	68.22	25.36	17.15	68.22	28.04	26.44
Hong Kong	JPY	2,466.37	10,228,370.73	32.62	2.55	8.38	13.14	-5.66	3.74	61.48	20.24	5.95	61.48	31.91	32.55
Singapore	JPY	2,153.80	4,486,189.01	14.31	3.06	5.55	16.14	-3.29	8.12	85.82	22.38	8.54	85.82	31.16	28.09
New Zealand	JPY	1,707.23	81,103.66	0.26	5.91	-NA-	-NA-	0.39	12.63	43.99	17.64	3.60	43.99	-NA-	22.34
Australia	AUD	1,654.89	78,718.54	22.54	5.39	8.46	2.25	-9.66	9.14	32.16	6.25	2.36	32.16	17.79	10.41
Australia Hedged	USD	729.83	81,725.21	8.09	0.00	-NA-	-NA-	-11.94	5.24	28.41	5.42	2.11	28.41	-NA-	10.46
Pure Australia	AUD	1,252.54	51,289.17	14.68	5.73	6.96	-0.56	-14.44	8.68	27.89	7.22	2.59	27.89	21.75	10.78
Hong Kong	HKD	2,930.23	916,886.22	32.62	2.55	10.45	16.71	-0.81	6.31	43.40	8.16	1.06	43.40	30.31	29.25
Singapore	SGD	1,877.76	63,376.86	14.31	3.06	6.30	15.74	-1.49	5.79	55.77	9.65	3.61	55.77	25.83	18.77
New Zealand	NZD	1,771.33	1,136.96	0.26	5.91	-NA-	-NA-	4.21	10.70	21.16	6.58	-1.71	21.16	-NA-	10.78
Asia 33	EUR	1,427.23	206,028.38	74.90	3.26	-NA-	-NA-	2.27	15.25	43.38	6.98	3.95	43.38	-NA-	-NA-
Asia 33	USD	1,878.76	271,833.85	74.96	3.26	-NA-	-NA-	0.07	11.91	46.40	9.06	5.41	46.40	-NA-	-NA-
Asia 33	GBP	1,873.07	168,161.99	75.38	3.26	-NA-	-NA-	4.38	11.85	39.61	9.46	4.64	39.61	-NA-	-NA-
Asia 33	JPY	1,578.93	23,383,147.75	74.57	3.26	-NA-	-NA-	-5.09	9.32	62.31	20.92	9.73	62.31	-NA-	-NA-
Asia 33	HKD	1,866.86	2,106,984.17	74.57	3.26	-NA-	-NA-	-0.06	11.89	46.08	9.02	5.44	46.08	-NA-	-NA-
Asia 33	AUD	1,184.39	261,882.32	95.21	3.26	-NA-	-NA-	-NA-	6.69	43.17	9.86	5.88	43.17	-NA-	-NA-

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Asia	AUD	1,783.81	349,299.00	126.99	3.14	-NA-	-NA-	-NA-	5.90	43.70	9.45	5.01	43.70	-NA-	11.45
Pure Asia	AUD	1,863.77	311,587.95	113.28	3.04	-NA-	-NA-	-NA-	5.49	43.89	9.84	5.20	43.89	-NA-	12.03
Asia ex Australia	AUD	1,373.33	270,580.46	98.37	2.48	-NA-	-NA-	-NA-	4.86	47.49	10.44	5.83	47.49	-NA-	13.71
Asia Dividend+	AUD	2,196.21	263,001.97	95.62	3.82	-NA-	-NA-	-NA-	6.34	36.09	6.64	2.02	36.09	-NA-	10.55
Australia	AUD	1,654.89	78,718.54	28.62	5.39	-NA-	-NA-	-NA-	9.14	32.16	6.25	2.36	32.16	-NA-	10.41
Pure Australia	AUD	1,252.54	51,289.17	18.65	5.73	-NA-	-NA-	-NA-	8.68	27.89	7.22	2.59	27.89	-NA-	10.78
Japan	AUD	1,941.71	105,758.50	38.45	2.10	-NA-	-NA-	-NA-	9.72	47.82	12.98	12.28	47.82	-NA-	19.30
Hong Kong	AUD	1,840.21	113,942.86	41.42	2.55	-NA-	-NA-	-NA-	1.36	41.90	8.37	1.54	41.90	-NA-	21.15
Singapore	AUD	1,607.00	49,975.62	18.17	3.06	-NA-	-NA-	-NA-	5.63	63.28	10.30	4.03	63.28	-NA-	15.60
New Zealand	AUD	1,527.64	903.49	0.33	5.91	-NA-	-NA-	-NA-	10.04	26.53	6.03	-0.71	26.53	-NA-	13.11

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Asia	EUR	2,164.98	275,062.86	100.00	3.09	-NA-	-NA-	0.66	14.22	43.21	6.61	3.09	43.21	-NA-	15.24
Pure Asia	EUR	2,260.66	245,366.49	89.20	2.99	-NA-	-NA-	0.87	13.76	43.40	7.00	3.27	43.40	-NA-	15.70
Asia ex Australia	EUR	2,152.83	213,074.28	77.46	2.42	-NA-	-NA-	2.16	13.08	46.97	7.58	3.89	46.97	-NA-	16.86
Australia	EUR	1,969.45	61,988.57	22.54	5.39	-NA-	-NA-	-4.62	17.78	31.78	3.51	0.49	31.78	-NA-	14.99
Pure Australia	EUR	1,491.55	40,388.74	14.68	5.73	-NA-	-NA-	-9.65	17.27	27.52	4.46	0.72	27.52	-NA-	15.90
Hong Kong	EUR	2,219.64	89,726.70	32.62	2.55	-NA-	-NA-	1.38	9.36	41.49	5.57	-0.31	41.49	-NA-	24.39
Japan	EUR	2,315.98	83,281.76	30.28	1.95	-NA-	-NA-	2.50	18.17	47.13	10.03	10.21	47.13	-NA-	20.39
New Zealand	EUR	1,567.12	711.47	0.26	5.91	-NA-	-NA-	1.71	18.87	26.16	3.29	-2.52	26.16	-NA-	14.54
Singapore	EUR	1,972.81	39,354.36	14.31	3.06	-NA-	-NA-	3.93	13.98	62.81	7.45	2.13	62.81	-NA-	18.32
Asia	USD	2,823.57	362,640.55	100.00	3.09	-NA-	-NA-	-1.40	11.04	45.45	9.26	4.50	45.45	-NA-	21.09
Pure Asia	USD	2,948.27	323,489.11	89.20	2.99	-NA-	-NA-	-1.20	10.59	45.64	9.65	4.69	45.64	-NA-	21.27
Asia ex Australia	USD	2,172.35	280,915.34	77.46	2.42	-NA-	-NA-	0.07	9.93	49.26	10.24	5.31	49.26	-NA-	22.37
Australia	USD	2,590.53	81,725.21	22.54	5.39	-NA-	-NA-	-6.57	14.50	33.83	6.08	1.86	33.83	-NA-	20.63
Pure Australia	USD	1,961.92	53,248.17	14.68	5.73	-NA-	-NA-	-11.50	14.01	29.51	7.05	2.10	29.51	-NA-	21.84
Hong Kong	USD	2,919.62	118,294.93	32.62	2.55	-NA-	-NA-	-0.70	6.32	43.69	8.19	1.05	43.69	-NA-	29.49
Japan	USD	3,046.34	109,797.97	30.28	1.95	-NA-	-NA-	0.40	14.89	49.42	12.75	11.71	49.42	-NA-	22.99
New Zealand	USD	2,061.33	937.99	0.26	5.91	-NA-	-NA-	5.89	15.57	28.13	5.85	-1.19	28.13	-NA-	19.75
Singapore	USD	2,594.96	51,884.45	14.31	3.06	-NA-	-NA-	1.80	10.81	65.35	10.12	3.52	65.35	-NA-	24.25
Asia	GBP	2,799.45	223,096.46	100.00	3.09	-NA-	-NA-	2.68	10.80	39.06	8.54	3.03	39.06	-NA-	16.46
Pure Asia	GBP	2,923.09	199,010.50	89.20	2.99	-NA-	-NA-	2.89	10.35	39.24	8.93	3.21	39.24	-NA-	16.80
Asia ex Australia	GBP	2,153.79	172,819.12	77.46	2.42	-NA-	-NA-	4.21	9.69	42.70	9.52	3.83	42.70	-NA-	17.96
Australia	GBP	2,568.40	50,277.35	22.54	5.39	-NA-	-NA-	-2.71	14.25	27.95	5.38	0.43	27.95	-NA-	16.27
Pure Australia	GBP	1,945.17	32,758.27	14.68	5.73	-NA-	-NA-	-7.84	13.76	23.82	6.34	0.66	23.82	-NA-	17.64
Hong Kong	GBP	2,894.68	72,775.04	32.62	2.55	-NA-	-NA-	3.41	6.09	37.38	7.48	-0.37	37.38	-NA-	26.03
Japan	GBP	3,020.32	67,547.71	30.28	1.95	-NA-	-NA-	4.56	14.64	42.86	12.01	10.14	42.86	-NA-	19.69
New Zealand	GBP	2,043.72	577.05	0.26	5.91	-NA-	-NA-	6.48	15.31	22.50	5.16	-2.58	22.50	-NA-	15.12
Singapore	GBP	2,572.79	31,919.31	14.31	3.06	-NA-	-NA-	6.01	10.57	58.09	9.39	2.07	58.09	-NA-	19.32

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Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	JPY	2,385.23	31,355,714.95	100.00	3.09	-NA-	-NA-	-6.32	8.34	63.45	21.43	9.56	63.45	-NA-	24.82
Pure Asia	JPY	2,490.57	27,970,486.26	89.20	2.99	-NA-	-NA-	-6.13	7.90	63.66	21.86	9.76	63.66	-NA-	25.02
Asia ex Australia	JPY	1,835.10	24,289,344.83	77.46	2.42	-NA-	-NA-	-4.93	7.26	67.74	22.52	10.41	67.74	-NA-	26.24
Australia	JPY	2,188.37	7,066,370.12	22.54	5.39	-NA-	-NA-	-11.24	11.72	50.40	17.89	6.79	50.40	-NA-	23.40
Pure Australia	JPY	1,657.35	4,604,102.85	14.68	5.73	-NA-	-NA-	-15.92	11.24	45.54	18.97	7.04	45.54	-NA-	24.20
Hong Kong	JPY	2,466.37	10,228,370.73	32.62	2.55	-NA-	-NA-	-5.66	3.74	61.48	20.24	5.95	61.48	-NA-	32.55
Japan	JPY	2,588.14	9,493,681.44	30.28	1.95	-NA-	-NA-	-4.61	12.09	67.92	25.31	17.13	67.92	-NA-	26.43
New Zealand	JPY	1,741.32	81,103.66	0.26	5.91	-NA-	-NA-	0.62	12.75	43.99	17.64	3.60	43.99	-NA-	22.38
Singapore	JPY	2,192.10	4,486,189.01	14.31	3.06	-NA-	-NA-	-3.29	8.12	85.82	22.38	8.54	85.82	-NA-	28.09
Australia	AUD	1,654.89	78,718.54	22.54	5.39	-NA-	-NA-	-9.66	9.14	32.16	6.25	2.36	32.16	-NA-	10.41
Pure Australia	AUD	1,252.54	51,289.17	14.68	5.73	-NA-	-NA-	-14.44	8.68	27.89	7.22	2.59	27.89	-NA-	10.78
Hong Kong	HKD	2,930.23	916,886.22	32.62	2.55	-NA-	-NA-	-0.81	6.31	43.40	8.16	1.06	43.40	-NA-	29.25
New Zealand	NZD	1,804.69	1,136.96	0.26	5.91	-NA-	-NA-	4.42	10.82	21.16	6.58	-1.71	21.16	-NA-	10.80
Singapore	SGD	1,911.15	63,376.86	14.31	3.06	-NA-	-NA-	-1.49	5.79	55.77	9.65	3.61	55.77	-NA-	18.77

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,779.67	349,299.00	126.99	3.09	-NA-	-NA-	-NA-	5.85	43.63	9.44	5.01	43.63	-NA-	11.45
Pure Asia	AUD	1,858.27	311,587.95	113.28	2.99	-NA-	-NA-	-NA-	5.42	43.81	9.83	5.20	43.81	-NA-	12.03
Asia ex Australia	AUD	1,369.21	270,580.46	98.37	2.42	-NA-	-NA-	-NA-	4.80	47.39	10.42	5.83	47.39	-NA-	13.71
Australia	AUD	1,654.89	78,718.54	28.62	5.39	-NA-	-NA-	-NA-	9.14	32.16	6.25	2.36	32.16	-NA-	10.41
Pure Australia	AUD	1,252.54	51,289.17	18.65	5.73	-NA-	-NA-	-NA-	8.68	27.89	7.22	2.59	27.89	-NA-	10.78
Hong Kong	AUD	1,840.21	113,942.86	41.42	2.55	-NA-	-NA-	-NA-	1.36	41.90	8.37	1.54	41.90	-NA-	21.15
Japan	AUD	1,920.08	105,758.50	38.45	1.95	-NA-	-NA-	-NA-	9.52	47.55	12.94	12.26	47.55	-NA-	19.29
New Zealand	AUD	1,299.24	903.49	0.33	5.91	-NA-	-NA-	-NA-	10.17	26.53	6.03	-0.71	26.53	-NA-	13.15
Singapore	AUD	1,635.58	49,975.62	18.17	3.06	-NA-	-NA-	-NA-	5.63	63.28	10.30	4.03	63.28	-NA-	15.60

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	EUR	1,364.22	275,062.86	100.00	0.00	5.07	7.03	-3.03	10.23	38.19	5.67	2.71	38.19	19.32	15.24
Pure Asia	EUR	1,468.57	245,366.49	89.20	0.00	5.46	7.82	-2.52	10.02	38.54	5.96	2.87	38.54	19.82	15.70
Asia ex Australia	EUR	1,770.86	213,074.28	77.46	0.00	-NA-	-NA-	-0.69	9.98	42.85	6.77	3.79	42.85	-NA-	16.90
Asia Dividend+	EUR	2,030.43	207,106.44	75.29	0.00	-NA-	-NA-	-3.36	9.80	30.02	2.72	-0.30	30.02	-NA-	14.58
Australia	EUR	849.75	61,988.57	22.54	0.00	2.61	-0.47	-10.88	10.85	24.40	2.10	-0.78	24.40	21.13	14.90
Pure Australia	EUR	638.13	40,388.74	14.68	0.00	1.15	-3.28	-15.64	10.47	20.11	2.48	-1.03	20.11	24.78	15.67
Japan	EUR	1,898.00	83,281.76	30.28	0.00	3.99	8.74	0.13	15.38	43.70	9.49	9.93	43.70	26.26	20.41
Hong Kong	EUR	1,539.00	89,726.70	32.62	0.00	6.65	11.01	-1.59	6.30	37.49	4.52	-0.31	37.49	27.61	24.35
Singapore	EUR	1,279.44	39,354.36	14.31	0.00	4.09	13.02	-0.12	10.21	56.88	6.82	2.13	56.88	24.31	18.03
New Zealand	EUR	1,217.12	711.47	0.26	0.00	-NA-	-NA-	0.40	10.91	18.57	0.40	-2.52	18.57	-NA-	13.57
Asia	USD	1,777.66	362,640.55	100.00	0.00	5.54	9.50	-5.02	7.16	40.35	8.28	4.11	40.35	22.60	21.08
Pure Asia	USD	1,913.63	323,489.11	89.20	0.00	5.93	10.31	-4.52	6.97	40.70	8.58	4.28	40.70	23.11	21.26
Asia ex Australia	USD	1,786.96	280,915.34	77.46	0.00	-NA-	-NA-	-2.72	6.92	45.07	9.42	5.21	45.07	-NA-	22.43
Asia Dividend+	USD	2,211.12	273,047.38	75.29	0.00	-NA-	8.84	-5.34	6.75	32.05	5.27	1.07	32.05	-NA-	20.26
Australia	USD	1,117.72	81,725.21	22.54	0.00	3.12	1.83	-12.70	7.77	26.34	4.63	0.58	26.34	24.38	20.46
Pure Australia	USD	839.37	53,248.17	14.68	0.00	1.65	-1.05	-17.37	7.40	21.98	5.02	0.32	21.98	28.08	21.52
Japan	USD	2,496.56	109,797.97	30.28	0.00	4.50	11.25	-1.92	12.18	45.94	12.21	11.44	45.94	26.99	22.96
Hong Kong	USD	2,024.33	118,294.93	32.62	0.00	7.17	13.57	-3.60	3.35	39.64	7.11	1.05	39.64	30.39	29.50
Singapore	USD	1,682.93	51,884.45	14.31	0.00	4.60	15.63	-2.17	7.15	59.33	9.47	3.53	59.33	28.91	24.04
New Zealand	USD	1,180.53	937.99	0.26	0.00	-NA-	-NA-	-1.65	7.83	20.41	2.89	-1.19	20.41	-NA-	20.36
Asia	GBP	1,762.48	223,096.46	100.00	0.00	5.15	9.39	-1.09	6.93	34.19	7.57	2.65	34.19	19.33	16.40
Pure Asia	GBP	1,897.29	199,010.50	89.20	0.00	5.55	10.20	-0.57	6.73	34.53	7.87	2.81	34.53	19.93	16.79
Asia ex Australia	GBP	1,771.70	172,819.12	77.46	0.00	-NA-	-NA-	1.30	6.69	38.70	8.70	3.73	38.70	-NA-	18.02
Asia Dividend+	GBP	2,438.22	167,978.75	75.29	0.00	-NA-	8.73	-1.42	6.51	26.25	4.58	-0.36	26.25	-NA-	15.90
Australia	GBP	1,108.18	50,277.35	22.54	0.00	2.75	1.73	-9.09	7.53	20.80	3.94	-0.83	20.80	21.46	15.88
Pure Australia	GBP	832.20	32,758.27	14.68	0.00	1.29	-1.14	-13.95	7.16	16.62	4.33	-1.09	16.62	25.80	17.26
Japan	GBP	2,475.23	67,547.71	30.28	0.00	4.13	11.14	2.14	11.93	39.53	11.47	9.87	39.53	25.50	19.66
Hong Kong	GBP	2,007.04	72,775.04	32.62	0.00	6.79	13.46	0.39	3.12	33.50	6.40	-0.37	33.50	27.74	25.99
Singapore	GBP	1,668.55	31,919.31	14.31	0.00	4.23	15.52	1.88	6.92	52.33	8.75	2.07	52.33	25.56	19.21
New Zealand	GBP	1,394.25	577.05	0.26	0.00	-NA-	-NA-	2.41	7.59	15.13	2.22	-2.58	15.13	-NA-	15.22

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	Total Rtn (%) - 20 Yrs * Dec-12	Total Rtn (%) - 10 Yrs * Dec-12	Total Rtn (%) - 5 Yrs * Dec-12	Total Rtn (%) - 3 Yrs * Dec-12	Total Rtn (%) - 1 Yr Dec-12	Total Rtn (%) QTD Dec-12	Total Rtn (%) Dec-12 Dec-12	Total Rtn (%) YTD Dec-12	10 Yrs Vlty (%) Dec-12	36 M Vlty (%) Dec-12
Asia	JPY	1,501.69	31,355,714.95	100.00	0.00	3.61	6.09	-9.76	4.56	57.72	20.35	9.15	57.72	24.55	24.74
Pure Asia	JPY	1,616.55	27,970,486.26	89.20	0.00	3.99	6.87	-9.29	4.36	58.12	20.68	9.33	58.12	24.98	24.92
Asia ex Australia	JPY	1,509.55	24,289,344.83	77.46	0.00	-NA-	-NA-	-7.58	4.32	63.03	21.61	10.31	63.03	-NA-	26.25
Asia Dividend+	JPY	1,725.34	23,609,041.84	75.29	0.00	-NA-	-NA-	-10.07	4.15	48.39	16.99	5.96	48.39	-NA-	23.61
Australia	JPY	944.20	7,066,370.12	22.54	0.00	1.23	-1.34	-17.06	5.14	41.98	16.28	5.45	41.98	26.18	23.07
Pure Australia	JPY	709.06	4,604,102.85	14.68	0.00	-0.21	-4.13	-21.50	4.79	37.08	16.71	5.18	37.08	29.22	23.65
Japan	JPY	2,124.99	9,493,681.44	30.28	0.00	3.31	7.78	-6.82	9.45	64.01	24.70	16.83	64.01	27.99	26.34
Hong Kong	JPY	1,710.07	10,228,370.73	32.62	0.00	5.21	10.03	-8.42	0.83	56.92	19.04	5.95	56.92	31.91	32.51
Singapore	JPY	1,421.66	4,486,189.01	14.31	0.00	2.69	12.03	-7.06	4.54	79.05	21.66	8.54	79.05	30.78	28.04
New Zealand	JPY	996.14	81,103.66	0.26	0.00	-NA-	-NA-	-6.57	5.21	35.32	14.35	3.60	35.32	-NA-	22.31
Australia	AUD	713.96	78,718.54	22.54	0.00	1.41	-4.21	-15.58	2.73	24.76	4.80	1.07	24.76	17.69	10.31
Australia Hedged	USD	437.24	81,725.21	22.54	0.00	-NA-	-NA-	-17.78	-1.02	21.13	3.98	0.82	21.13	-NA-	10.36
Pure Australia	AUD	536.09	51,289.17	14.68	0.00	-0.03	-6.92	-20.09	2.38	20.45	5.19	0.81	20.45	21.83	10.76
Hong Kong	HKD	2,032.25	916,886.22	32.62	0.00	7.23	13.50	-3.72	3.33	39.35	7.07	1.06	39.35	30.31	29.26
Singapore	SGD	1,241.76	63,376.86	14.31	0.00	3.43	11.65	-5.33	2.29	50.09	9.01	3.61	50.09	25.44	18.67
New Zealand	NZD	1,033.57	1,136.96	0.26	0.00	-NA-	-NA-	-3.01	3.41	13.86	3.60	-1.71	13.86	-NA-	10.86
Asia 33	EUR	1,068.39	206,028.38	74.90	0.00	-NA-	-NA-	-1.66	10.97	38.09	5.92	3.51	38.09	-NA-	-NA-
Asia 33	USD	1,406.40	271,833.85	74.96	0.00	-NA-	-NA-	-3.77	7.75	41.00	7.97	4.96	41.00	-NA-	-NA-
Asia 33	GBP	1,402.14	168,161.99	75.38	0.00	-NA-	-NA-	0.38	7.70	34.46	8.37	4.20	34.46	-NA-	-NA-
Asia 33	JPY	1,181.95	23,383,147.75	74.57	0.00	-NA-	-NA-	-8.73	5.27	56.32	19.72	9.27	56.32	-NA-	-NA-
Asia 33	HKD	1,397.48	2,106,984.17	74.57	0.00	-NA-	-NA-	-3.89	7.73	40.69	7.94	4.99	40.69	-NA-	-NA-
Asia 33	AUD	886.61	261,882.32	25.10	0.00	-NA-	-NA-	-NA-	2.73	37.89	8.76	5.43	37.89	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,120.44	349,299.00	126.99	0.00	-NA-	-NA-	-NA-	2.16	38.59	8.46	4.62	38.59	-NA-	11.47
Pure Asia	AUD	1,206.14	311,587.95	113.28	0.00	-NA-	-NA-	-NA-	1.97	38.94	8.76	4.79	38.94	-NA-	12.09
Asia ex Australia	AUD	1,126.31	270,580.46	98.37	0.00	-NA-	-NA-	-NA-	1.92	43.26	9.60	5.72	43.26	-NA-	13.78
Asia Dividend+	AUD	1,623.43	263,001.97	95.62	0.00	-NA-	-NA-	-NA-	1.76	30.39	5.44	1.56	30.39	-NA-	10.57
Australia	AUD	713.96	78,718.54	28.62	0.00	-NA-	-NA-	-NA-	2.73	24.76	4.80	1.07	24.76	-NA-	10.31
Pure Australia	AUD	536.09	51,289.17	18.65	0.00	-NA-	-NA-	-NA-	2.38	20.45	5.19	0.81	20.45	-NA-	10.76
Japan	AUD	1,573.56	105,758.50	38.45	0.00	-NA-	-NA-	-NA-	6.94	44.11	12.39	11.98	44.11	-NA-	19.26
Hong Kong	AUD	1,275.92	113,942.86	41.42	0.00	-NA-	-NA-	-NA-	-1.48	37.89	7.28	1.54	37.89	-NA-	21.11
Singapore	AUD	1,060.73	49,975.62	18.17	0.00	-NA-	-NA-	-NA-	2.14	57.33	9.65	4.03	57.33	-NA-	15.44
New Zealand	AUD	891.36	903.49	0.33	0.00	-NA-	-NA-	-NA-	2.79	18.91	3.06	-0.71	18.91	-NA-	12.54

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FTSE EPRA/NAREIT Developed Asia 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	2,015.70	3.14	7.34	9.62	-4.14	8.44	48.23	12.58	6.14	48.23	20.21	18.06
Asia FTSE	Local	270.51	3.44	-NA-	7.71	-3.73	3.40	20.47	9.51	5.61	20.47	16.40	14.48
Japan Real Estate **	JPY	2,617.30	2.10	4.63	9.81	-4.44	12.30	68.22	25.36	17.15	68.22	28.04	26.44
Japan FTSE	JPY	76.53	2.83	-NA-	1.67	-9.45	0.05	21.46	17.56	10.51	21.46	18.62	19.67
Japan JP Morgan Bonds	JPY	256.58	-NA-	3.34	1.55	2.25	2.17	1.77	-0.09	-0.33	1.77	2.01	1.48
Australia Real Estate **	AUD	1,654.89	5.39	8.46	2.25	-9.66	9.14	32.16	6.25	2.36	32.16	17.79	10.41
Australia FTSE	AUD	1,109.41	5.70	-NA-	9.15	-2.22	2.74	20.06	7.14	3.52	20.06	13.50	12.47
Australia JP Morgan Bonds	AUD	881.65	-NA-	7.53	6.29	8.37	8.41	5.71	-0.67	-0.24	5.71	4.03	4.32
Hong Kong Real Estate **	HKD	2,930.23	2.55	10.45	16.71	-0.81	6.31	43.40	8.16	1.06	43.40	30.31	29.25
Hong Kong FTSE	HKD	1,970.00	3.30	-NA-	15.59	0.53	8.18	28.70	6.96	1.55	28.70	22.72	20.55
Hong Kong JP Morgan Bonds	HKD	176.33	-NA-	-NA-	3.87	3.87	3.35	3.27	0.38	-0.14	3.27	3.42	2.01
Singapore Real Estate **	SGD	1,877.76	3.06	6.30	15.74	-1.49	5.79	55.77	9.65	3.61	55.77	25.83	18.77
Singapore FTSE	SGD	592.40	4.11	-NA-	12.38	0.44	5.13	23.37	3.14	3.02	23.37	20.13	15.42
Singapore JP Morgan Bonds	SGD	171.60	-NA-	-NA-	3.53	4.24	4.51	3.83	0.88	0.13	3.83	3.51	2.70
New Zealand Real Estate **	NZD	1,771.33	5.91	-NA-	-NA-	4.21	10.70	21.16	6.58	-1.71	21.16	-NA-	10.78
New Zealand FTSE	NZD	218.05	5.98	-NA-	6.13	-0.86	7.56	18.17	4.38	-0.01	18.17	12.99	9.97
New Zealand JP Morgan Bonds	NZD	369.80	-NA-	7.47	7.19	8.97	8.95	5.64	0.40	-0.07	5.64	3.60	3.19

**** 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 332.**

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Asia 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	22,304	8.11
Westfield Group *	Rental	Retail	AU	19,191	6.98
Mitsubishi Estate	Non-Rental	Diversified	JP	18,744	6.81
Mitsui Fudosan	Non-Rental	Diversified	JP	16,160	5.88
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	11,890	4.32
Hongkong Land Hldgs	Rental	Office	HK	9,335	3.39
Wharf Holdings	Non-Rental	Diversified	HK	8,976	3.26
Link REIT *	Rental	Retail	HK	8,651	3.15
Capitaland	Non-Rental	Diversified	SG	7,286	2.65
Westfield Retail Trust	Rental	Retail	AU	7,263	2.64
Hang Lung Properties	Rental	Diversified	HK	6,728	2.45
Henderson Land Dev	Non-Rental	Diversified	HK	6,427	2.34
Stockland Trust Group *	Non-Rental	Diversified	AU	6,123	2.23
Goodman Group *	Non-Rental	Industrial	AU	5,473	1.99
City Developments	Non-Rental	Diversified	SG	5,450	1.98
New World Development	Non-Rental	Diversified	HK	5,383	1.96
GPT Group *	Rental	Diversified	AU	5,120	1.86
Nippon Building Fund *	Rental	Office	JP	4,767	1.73
Japan Real Estate *	Rental	Office	JP	4,400	1.60
Sino Land	Non-Rental	Diversified	HK	4,017	1.46
				183,688.00	**66.78**
					(*)

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	13	61,989	22.54%
EPRA/NAREIT Japan	28	83,282	30.28%
EPRA/NAREIT Hong Kong	18	89,727	32.62%
EPRA/NAREIT Singapore	16	39,354	14.31%
EPRA/NAREIT New Zealand	1	711	0.26%
EPRA/NAREIT Asia	**76**	**275,063**	**100.00%**

(*) The Top 20 Constituents represent 66.78% of the market capitalisation of the Developed Asia Index.

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

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-12	Dividend Return Dec-12	Total Return Dec-12	
Tokyo Tatemono	Non-Rental	Office	JP	33.43	1.52	34.95	▲
Tokyu Land	Non-Rental	Diversified	JP	29.61	0.00	29.61	▲
Mitsubishi Estate	Non-Rental	Diversified	JP	28.95	0.00	28.95	▲
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	26.93	0.00	26.93	▲
Mitsui Fudosan	Non-Rental	Diversified	JP	21.58	0.00	21.58	▲
NTT Urban Development	Non-Rental	Office	JP	19.20	0.00	19.20	▲
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	15.03	0.00	15.03	▲
Keppel Land	Non-Rental	Diversified	SG	11.94	0.00	11.94	▲
Kenedix Realty Investment *	Rental	Office	JP	10.05	0.00	10.05	▲
Mori Hills REIT Investment *	Rental	Office	JP	9.98	0.00	9.98	▲
City Developments	Non-Rental	Diversified	SG	9.81	0.00	9.81	▲
Country Garden Holdings	Non-Rental	Diversified	HK	9.73	0.00	9.73	▲
Hang Lung Properties	Rental	Diversified	HK	8.45	0.00	8.45	▲
Stockland Trust Group *	Non-Rental	Diversified	AU	4.13	3.54	7.67	▲
Daiwahouse Residential Invest *	Rental	Residential	JP	7.30	0.00	7.30	▲
Centro Retail Australia *	Rental	Retail	AU	4.13	3.03	7.16	▲
Frontier Real Estate Investment *	Rental	Retail	JP	7.09	0.00	7.09	▲
Hongkong Land Hldgs	Rental	Office	HK	6.88	0.00	6.88	▲
Wing Tai Holdings	Non-Rental	Diversified	SG	6.88	0.00	6.88	▲
Soho China	Non-Rental	Diversified	HK	6.32	0.00	6.32	▲

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-12	Dividend Return Dec-12	Total Return Dec-12	
CapitaMalls Asia	Non-Rental	Retail	SG	1.04	0.00	1.04	▲
Westfield Retail Trust	Rental	Retail	AU	1.00	0.00	1.00	▲
Nomura Real Estate Office Fund	Rental	Office	JP	0.71	0.00	0.71	▲
Top REIT *	Rental	Diversified	JP	0.54	0.00	0.54	▲
Hysan Development	Rental	Diversified	HK	-0.27	0.00	-0.27	▼
New World China Land	Non-Rental	Diversified	HK	-0.27	0.00	-0.27	▼
Sino Land	Non-Rental	Diversified	HK	-0.43	0.00	-0.43	▼
Aeon Mall Co Ltd	Rental	Retail	JP	-0.66	0.00	-0.66	▼
Henderson Land Dev	Non-Rental	Diversified	HK	-0.91	0.00	-0.91	▼
Global Logistic Properties	Rental	Industrial	SG	-1.07	0.00	-1.07	▼
Mapletree Industrial Trust *	Rental	Industrial	SG	-1.09	0.00	-1.09	▼
Ascendas REIT *	Rental	Industrial	SG	-1.25	0.00	-1.25	▼
Kiwi Income Property Trust *	Rental	Diversified	NZ	-1.71	0.00	-1.71	▼
New World Development	Non-Rental	Diversified	HK	-2.12	0.00	-2.12	▼
CDL Hospitality Trusts	Rental	Lodging/Resorts	SG	-2.34	0.00	-2.34	▼
Shui On Land	Non-Rental	Diversified	HK	-4.09	0.00	-4.09	▼
Goodman Group *	Non-Rental	Industrial	AU	-6.28	2.10	-4.18	▼
Champion REIT *	Rental	Office	HK	-4.87	0.00	-4.87	▼
Shimao Property	Non-Rental	Diversified	HK	-7.12	0.00	-7.12	▼
Link REIT *	Rental	Retail	HK	-7.97	0.00	-7.97	▼

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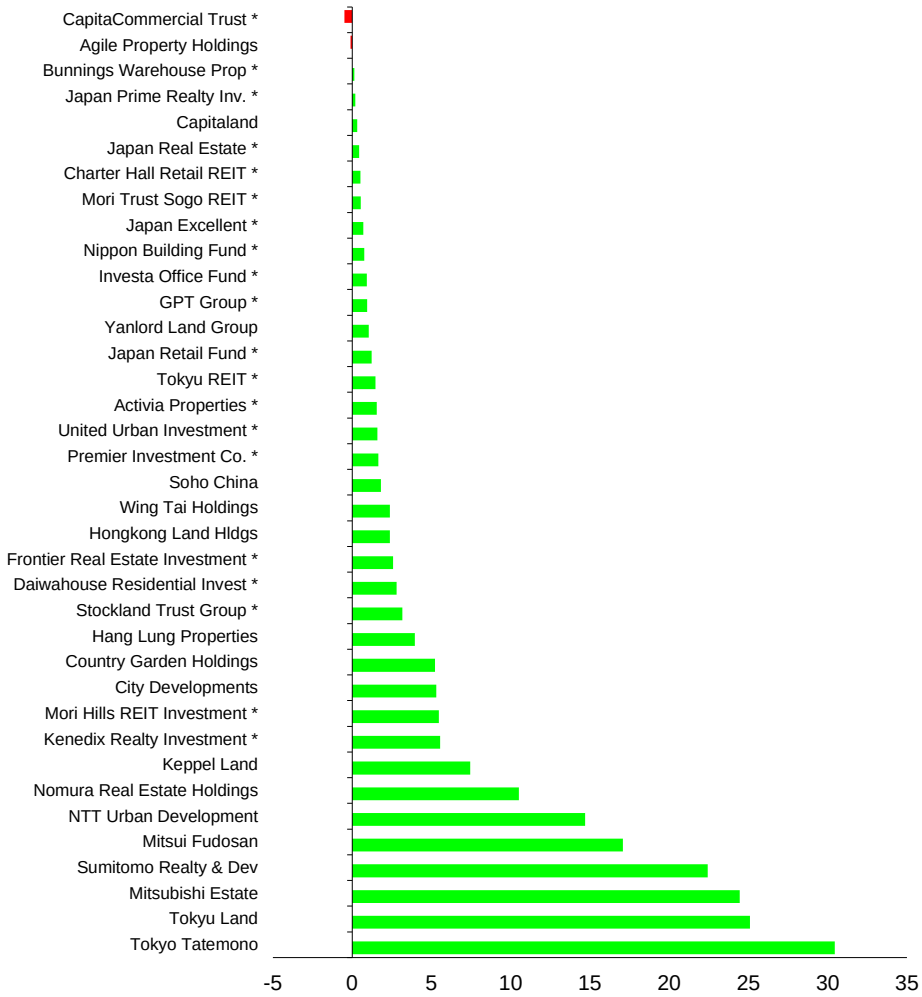
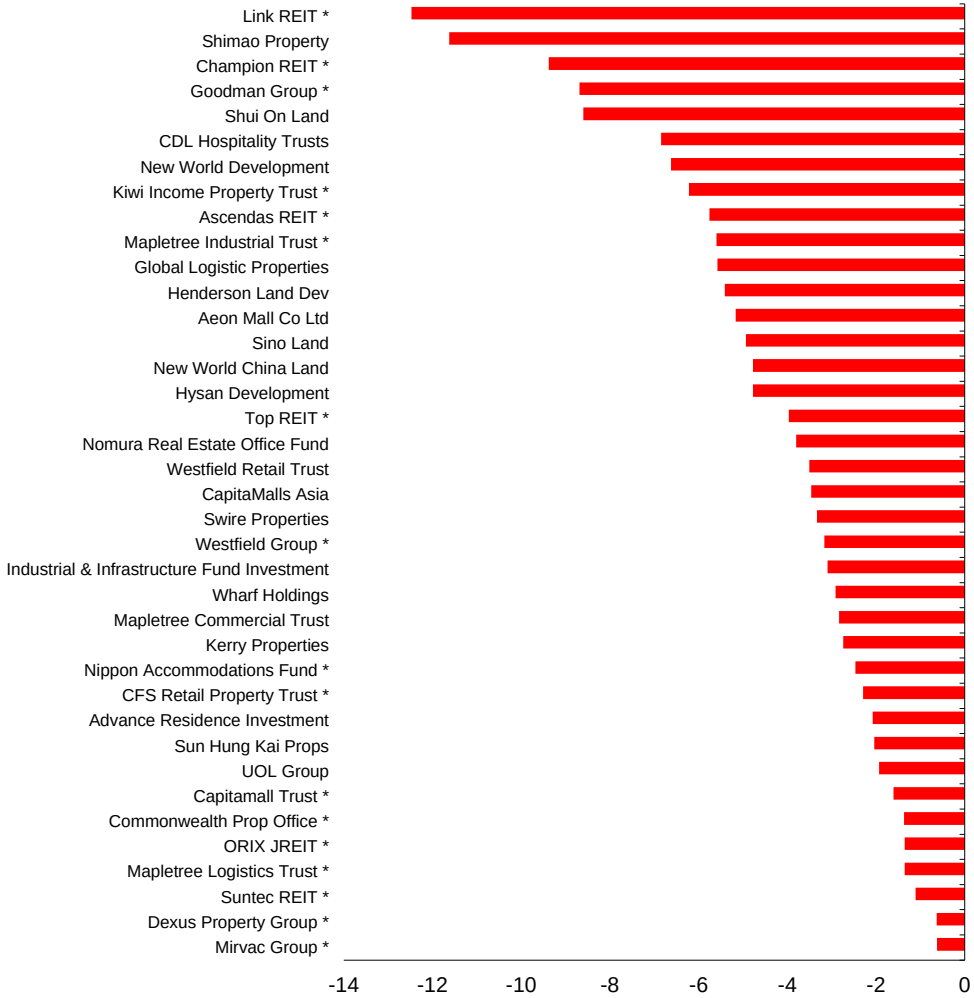
FTSE EPRA/NAREIT Developed Asia Index Series





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Section 3.3

FTSE EPRA/NAREIT Developed Europe and EMEA Index Series

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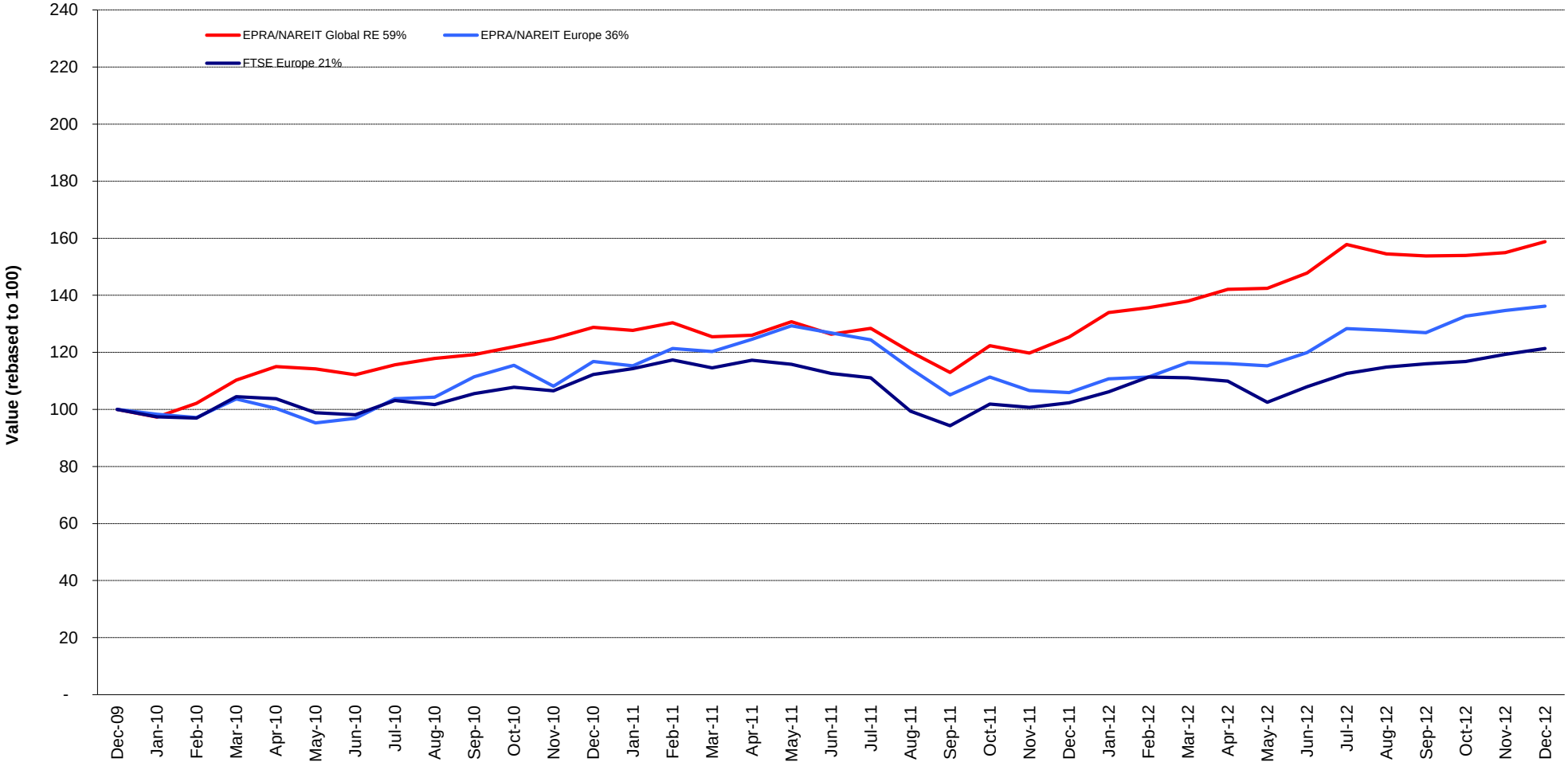
Graph 16: EPRA/NAREIT Developed Europe v EPRA/NAREIT Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



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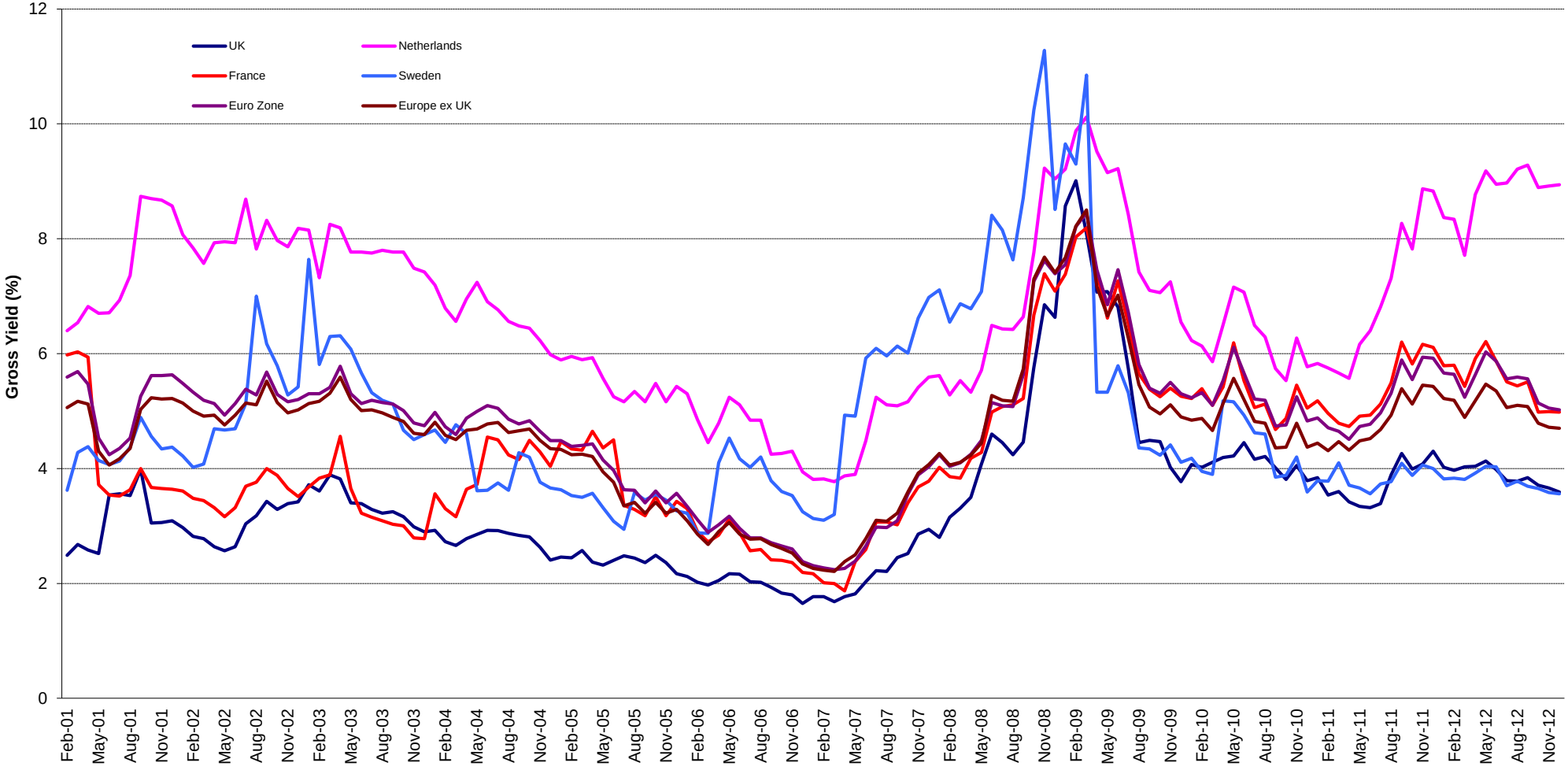
Graph 17: Dividend Yields



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

Ex Date	Description
24 December 2012	Conwert Immobilien Invest (Austria): New number of shares: 81,518,106
24 December 2012	Befimmo (Sicafi) (Belgium): New number of shares: 18,769,341
24 December 2012	Cofinimmo (Belgium): New number of shares: 15,462,986
24 December 2012	Warehouses De Pauw (Belgium): New number of shares: 14,344,760
24 December 2012	ANF-Immobilier S.A. (France): New number of shares: 27,415,256
24 December 2012	Gecina (France): New number of shares: 60,508,816
24 December 2012	Klepierre (France): New number of shares: 195,121,887
24 December 2012	Societe de la Tour Eiffel (France): New number of shares: 6,011,009
24 December 2012	Unibail - Rodamco (France): New number of shares: 92,236,969
24 December 2012	Colonia Real Estate (Germany): New free float percentage: 30% (was 50%)
24 December 2012	Deutsche EuroShop (Germany): New number of shares: 53,945,536
24 December 2012	TAG Immobilien (Germany): New number of shares: 130,366,818
24 December 2012	Eurobank Properties Real Estate Investment Co (Greece): New number of shares: 59,902,000
24 December 2012	Nieuwe Steen Inv (Netherlands): New number of shares: 67,032,949
24 December 2012	Norwegian Property ASA (Norway): New number of shares: 548,446,832
24 December 2012	Castellum (Sweden): New number of shares: 163,938,407
24 December 2012	FABEGE (Sweden): New number of shares: 162,249,133
24 December 2012	Hufvudstaden A (Sweden): New number of shares: 197,990,871
24 December 2012	CapitaMall Trust (Switzerland): New number of shares: 3,456,420,674
24 December 2012	Capital Shopping Centres Group (UK): New number of shares: 868,473,001
24 December 2012	F&C Commercial Property Trust (UK): New number of shares: 740,287,003
24 December 2012	Great Portland Estates (UK): New number of shares: 343,926,149
24 December 2012	Workspace Group (UK): New number of shares: 144,927,214

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 December 2012	Big Yellow Group *	Rental	Self Storage	GBP	0.050	1.76	4-Jan	Annual
5 December 2012	Grainger Plc	Non-Rental	Residential	GBP	0.015	25.13	8-Feb	Semi-Annual
5 December 2012	IRP Property Investors	Rental	Diversified	GBP	0.018	12.00	28-Dec	Quarterly
5 December 2012	Land Securities *	Rental	Diversified	GBP	0.074	7.99	10-Jan	Quarterly
12 December 2012	F&C Commercial Prop	Rental	Diversified	GBP	0.005	5.30	28-Dec	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
9 January 2013	British Land *	Rental	Diversified	GBP	0.066	6.34	15-Feb	Quarterly
9 January 2013	Workspace Group *	Rental	Office	GBP	0.032	1.68	5-Feb	Semi-Annual
10 January 2013	Unibail-Rodamco *	Rental	Retail	EUR	1.7 ***	3.87	February	Quarterly
16 January 2013	Grainger Plc	Non-Rental	Residential	GBP	0.0457778 ***	25.13	February	Semi-Annual
30 January 2013	Shaftesbury *	Rental	Diversified	GBP	0.055 ***	1.87	February	Semi-Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
CA Immobilien Anlage	Rental	Diversified	Non-REIT	10.47	920	0.12	0.86	3.63	-0.36	-5.16	-7.31	9.84	26.34	22.27	-0.38	0.00	-0.38	26.34	38.66	29.86	302	33
Conwert Immobilien	Non-Rental	Residential	Non-REIT	9.77	796	0.10	0.75	2.05	-NA-	-0.68	-3.04	6.51	14.22	12.26	2.95	0.00	2.95	14.22	33.07	21.73	334	42
Austria Total					**1,716**	**0.22**	**1.61**	**3.19**														
Cofinimmo *	Rental	Diversified	REIT	89.60	1,385	0.18	1.30	7.25	-NA-	4.88	-0.64	3.43	5.81	3.67	2.99	0.00	2.99	5.81	13.13	9.76	686	50
Befimmo *	Rental	Office	REIT	48.83	917	0.12	0.86	7.33	-NA-	4.32	-0.87	-3.05	4.23	12.03	1.73	0.00	1.73	4.23	18.32	13.89	225	25
Warehouses De Pauw *	Rental	Industrial	REIT	47.24	508	0.07	0.48	6.22	-NA-	10.64	6.39	17.18	27.47	16.04	6.52	0.00	6.52	27.47	18.19	14.83	132	26
Wereldhave Belgium *	Rental	Diversified	REIT	82.50	208	0.03	0.20	4.85	-NA-	6.80	15.26	15.33	29.30	12.17	-3.90	0.00	-3.90	29.30	17.63	13.56	32	15
Intervest Offices *	Rental	Office	REIT	20.12	143	0.02	0.13	8.60	-NA-	5.21	0.09	5.66	20.39	14.64	-0.15	0.00	-0.15	20.39	18.55	15.41	23	16
Leasinvest Real Estate *	Rental	Office	REIT	67.10	108	0.01	0.10	6.18	-NA-	7.41	5.00	10.40	9.63	1.67	-0.18	0.00	-0.18	9.63	15.74	11.59	27	25
Belgium Total					**3,269**	**0.43**	**3.06**	**6.98**														
Sponda	Rental	Diversified	Non-REIT	3.60	1,019	0.13	0.96	4.44	-NA-	9.21	-2.33	13.86	20.51	12.85	1.41	0.00	1.41	20.51	35.04	27.08	865	85
Citycon OYJ	Rental	Retail	Non-REIT	2.57	630	0.08	0.59	1.51	11.41	15.68	-0.73	1.84	22.04	10.30	-0.77	0.00	-0.77	22.04	30.99	23.31	211	33
Technopolis	Rental	Office	Non-REIT	3.77	284	0.04	0.27	5.08	-NA-	11.95	-2.99	13.09	23.86	12.20	5.90	0.00	5.90	23.86	30.66	26.76	63	22
Finland Total					**1,934**	**0.25**	**1.81**	**3.58**														
Unibail-Rodamco *	Rental	Retail	REIT	181.95	16,783	2.19	15.73	4.40	16.33	17.24	10.22	14.64	36.75	17.31	0.83	0.00	0.83	36.75	21.30	20.59	14,649	87
Klepierre *	Rental	Retail	REIT	30.02	2,929	0.38	2.75	4.83	14.55	13.33	1.46	6.27	42.79	10.00	1.83	0.00	1.83	42.79	30.33	24.11	1,163	40
Fonciere Des Regions *	Rental	Diversified	REIT	63.30	1,832	0.24	1.72	6.64	13.73	18.20	0.77	3.43	36.09	8.21	-1.92	0.00	-1.92	36.09	29.28	21.40	878	48
Gecina *	Rental	Diversified	REIT	84.90	1,541	0.20	1.44	5.18	9.06	9.49	0.07	8.81	37.38	6.58	-0.11	0.00	-0.11	37.38	37.90	24.81	1,511	98
Icade	Rental	Diversified	REIT	66.92	1,387	0.18	1.30	4.93	-NA-	-NA-	-4.32	7.02	16.99	5.55	-3.64	0.00	-3.64	16.99	-NA-	22.40	643	46
Silic *	Rental	Office	REIT	83.55	1,087	0.14	1.02	5.57	9.93	10.96	1.08	4.68	17.71	3.79	-3.14	0.00	-3.14	17.71	21.83	19.06	221	20
Mercialys *	Rental	Retail	REIT	17.15	789	0.10	0.74	5.36	-NA-	-NA-	7.83	12.66	24.71	8.38	4.89	0.00	4.89	24.71	-NA-	14.55	631	80
Societe de la Tour Eiffel *	Rental	Diversified	REIT	44.50	267	0.03	0.25	9.44	6.05	7.90	-5.59	2.91	26.72	9.04	-3.64	0.00	-3.64	26.72	43.26	28.61	127	47
ANF-Immobilier S.A. *	Rental	Diversified	REIT	24.20	265	0.03	0.12	21.78	4.48	10.58	-5.56	3.57	17.41	-3.68	-9.06	0.00	-9.06	17.41	30.76	16.75	276	104
Affine *	Rental	Diversified	REIT	12.61	57	0.01	0.05	9.52	2.63	7.01	-12.11	2.93	10.48	5.61	-2.25	0.00	-2.25	10.48	30.07	23.71	46	82
France Total					**26,936**	**3.51**	**25.12**	**4.98**														

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Deutsche Wohnen	Rental	Residential	Non-REIT	14.00	2,046	0.27	1.92	1.64	-NA-	11.93	2.50	27.85	36.39	2.41	-5.85	0.00	-5.85	36.39	66.44	23.68	1	0
Deutsche Euroshop	Rental	Retail	Non-REIT	31.64	1,707	0.22	1.60	3.48	-NA-	12.01	9.92	14.54	32.02	9.10	0.48	0.00	0.48	32.02	18.08	16.76	922	54
GSW Immobilien AG	Rental	Residential	Non-REIT	32.00	1,617	0.21	1.52	2.81	-NA-	-NA-	-NA-	-NA-	50.66	10.88	-1.81	0.00	-1.81	50.66	-NA-	-NA-	1,277	79
TAG Immobilien	Non-Rental	Diversified	Non-REIT	9.50	1,238	0.16	1.16	2.11	-NA-	1.15	8.31	29.33	55.44	14.63	2.10	0.00	2.10	55.44	39.09	20.40	-NA-	-NA-
Alstria Office *	Rental	Office	REIT	9.25	730	0.10	0.68	4.76	-NA-	-NA-	2.63	12.33	5.38	1.54	-2.03	0.00	-2.03	5.38	-NA-	24.87	226	31
Gagfah	Rental	Residential	Non-REIT	8.86	692	0.09	0.65	1.13	-NA-	-NA-	-1.53	14.50	122.97	11.74	2.44	0.00	2.44	122.97	-NA-	42.37	591	85
Hamborner REIT AG *	Rental	Diversified	REIT	7.48	340	0.04	0.32	5.25	-NA-	-0.09	-2.79	-1.57	19.62	8.18	0.34	0.00	0.34	19.62	19.41	13.26	128	38
Ivg Immobilien	Non-Rental	Office	Non-REIT	1.92	299	0.04	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-8.81	7.77	2.13	0.00	2.13	-8.81	-NA-	-NA-	273	92
DIC Asset	Rental	Diversified	Non-REIT	7.31	251	0.03	0.23	4.79	-NA-	-NA-	-14.47	0.63	42.84	-0.53	3.41	0.00	3.41	42.84	-NA-	30.57	201	80
Patrizia Immobilien	Non-Rental	Residential	Non-REIT	6.46	185	0.02	0.17	0.00	-NA-	-NA-	6.61	32.42	107.35	45.50	-0.29	0.00	-0.29	107.35	-NA-	42.23	279	151
Prime Office REIT-AG *	Rental	Office	REIT	3.24	126	0.02	0.12	7.10	-NA-	-NA-	-NA-	-NA-	-25.47	-4.68	-0.31	0.00	-0.31	-25.47	-NA-	-NA-	118	93
Colonia Real Estate	Rental	Residential	Non-REIT	4.61	61	0.01	0.06	0.00	4.41	36.51	-22.17	1.92	53.55	21.18	13.40	0.00	13.40	53.55	73.61	33.25	41	67
Germany Total					**9,291**	**1.21**	**8.72**	**2.65**														
Eurobank Properties *	Rental	Diversified	REIT	4.90	88	0.01	0.08	8.16	-NA-	-NA-	-4.91	-9.04	39.65	2.51	-2.00	0.00	-2.00	39.65	-NA-	47.30	25	28
Greece Total					**88**	**0.01**	**0.08**	**8.16**														
Beni Stabili *	Rental	Office	REIT	0.45	427	0.06	0.40	4.93	-NA-	4.14	-5.95	-4.23	35.37	8.80	1.39	0.00	1.39	35.37	32.65	36.93	191	45
IGD *	Rental	Retail	REIT	0.82	105	0.01	0.10	9.61	-NA-	-NA-	-11.06	-12.61	23.54	18.33	9.33	0.00	9.33	23.54	-NA-	36.19	61	58
Italy Total					**532**	**0.07**	**0.50**	**5.85**														
Corio *	Rental	Retail	REIT	34.32	2,475	0.32	2.32	8.04	6.09	9.64	-1.93	-3.83	10.33	3.72	-0.41	0.00	-0.41	10.33	21.93	23.38	2,540	103
Eurocommercial Props *	Rental	Retail	REIT	30.14	1,229	0.16	1.15	6.37	8.66	8.93	2.16	7.48	30.70	8.71	0.53	0.00	0.53	30.70	19.52	20.51	690	56
Wereldhave *	Rental	Diversified	REIT	48.00	1,041	0.14	0.98	9.79	6.61	5.78	-0.92	-2.38	2.71	10.93	1.69	0.00	1.69	2.71	20.29	20.71	1,051	101
Vastned Retail *	Rental	Retail	REIT	32.75	623	0.08	0.58	10.78	4.66	5.75	-4.69	-1.48	4.86	-0.88	-1.92	0.00	-1.92	4.86	25.63	25.13	337	54
Nieuwe Steen Inv *	Rental	Diversified	REIT	6.08	408	0.05	0.38	17.11	-NA-	3.12	-7.16	-12.85	-27.41	-0.82	-1.15	0.00	-1.15	-27.41	19.78	19.45	131	32
Netherlands Total					**5,776**	**0.75**	**5.41**	**8.94**														

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Hufvudstaden A	Rental	Office	Non-REIT	81.95	1,419	0.19	1.33	2.99	8.13	15.19	8.32	17.85	20.49	0.61	-3.59	0.00	-3.59	20.49	22.40	20.24	467	33
Fabege	Rental	Office	Non-REIT	65.75	1,244	0.16	1.17	4.56	8.76	13.90	3.78	17.73	27.55	5.20	-3.94	0.00	-3.94	27.55	33.29	30.22	503	40
Wallenstam AB	Rental	Diversified	Non-REIT	79.35	1,074	0.14	0.28	1.51	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	243	23
Wihlborgs Fastigheter	Rental	Diversified	Non-REIT	101.50	910	0.12	0.85	3.69	-NA-	-NA-	17.88	21.56	15.66	3.57	-0.25	0.00	-0.25	15.66	-NA-	18.37	266	29
Kungsleden	Rental	Diversified	Non-REIT	35.40	563	0.07	0.53	7.34	-NA-	14.21	-5.85	-3.84	-17.39	-4.58	7.60	0.00	7.60	-17.39	39.98	28.10	686	122
Fastighets AB Balder B *	Rental	Diversified	Non-REIT	37.30	493	0.06	0.25	0.00	-NA-	16.81	22.84	43.97	47.43	3.32	4.19	0.00	4.19	47.43	45.98	28.83	215	44
Klovern AB	Rental	Diversified	Non-REIT	25.60	373	0.05	0.35	4.88	-NA-	13.47	7.35	13.55	17.41	-0.78	0.39	0.00	0.39	17.41	30.65	25.03	185	50
Sweden Total					**7,840**	**1.02**	**6.41**	**3.56**														
Swiss Prime Site	Rental	Office	Non-REIT	76.35	3,784	0.49	3.55	4.65	-NA-	9.16	11.50	13.79	9.63	-0.46	2.48	0.00	2.48	9.63	14.57	10.67	-NA-	-NA-
PSP Swiss Property	Rental	Office	Non-REIT	86.55	3,319	0.43	3.11	3.47	-NA-	11.37	10.48	15.12	10.11	1.29	-0.17	0.00	-0.17	10.11	15.93	11.03	1,194	36
Mobimo	Rental	Diversified	Non-REIT	218.90	1,117	0.15	1.52	4.11	-NA-	-NA-	-NA-	-NA-	5.24	1.48	0.46	0.00	0.46	5.24	-NA-	-NA-	514	46
Allreal	Non-Rental	Office	Non-REIT	141.10	932	0.12	0.87	3.82	-NA-	10.02	5.50	9.08	5.54	2.25	0.07	0.00	0.07	5.54	11.76	8.68	397	43
Switzerland Total					**9,151**	**1.19**	**9.05**	**4.07**														
Azrieli Group	Rental	Diversified	Non-REIT	95.87	709	0.09	0.70	2.06	-NA-	-NA-	-NA-	-NA-	8.72	17.85	3.31	0.00	3.31	8.72	-NA-	-NA-	69,963	9,867
Israel Total					**709**	**0.09**	**0.70**	**2.06**														

*** Please note that Azrieli Group is included in the EMEA (Europe plus Middle East) Index, but not in the Developed Europe Index**

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Land Securities *	Rental	Diversified	REIT	8.14	7,810	1.02	7.32	3.61	7.13	5.92	-6.03	9.24	32.64	7.80	0.68	0.92	1.60	32.64	25.40	21.75	3,934	50
British Land *	Rental	Diversified	REIT	5.62	6,131	0.80	5.75	4.66	9.56	7.85	-1.89	10.28	27.33	8.93	2.18	0.00	2.18	27.33	23.66	20.31	3,757	61
Hammerson *	Rental	Retail	REIT	4.88	4,260	0.56	3.99	3.48	8.46	8.29	-3.31	8.25	40.36	8.27	3.63	0.00	3.63	40.36	27.20	20.29	2,258	53
Capital Shopping Centres Group *	Rental	Retail	REIT	3.50	2,812	0.37	2.64	4.28	8.26	4.73	-8.49	-0.33	17.29	8.56	1.36	0.00	1.36	17.29	25.89	20.58	1,221	43
Derwent London *	Rental	Office	REIT	21.06	2,639	0.34	2.47	1.51	16.14	15.69	9.69	18.52	37.20	7.67	1.99	0.00	1.99	37.20	26.37	20.37	852	32
SEGRO *	Rental	Industrial	REIT	2.47	2,255	0.29	2.11	6.00	3.96	-3.48	-17.82	-5.41	25.63	8.73	4.36	0.00	4.36	25.63	31.77	22.98	972	43
Capital & Counties Properties	Rental	Retail	Non-REIT	2.42	2,247	0.29	2.11	0.62	-NA-	-NA-	-NA-	-NA-	32.00	11.11	0.92	0.00	0.92	32.00	-NA-	-NA-	1,145	51
Great Portland Estates *	Rental	Office	REIT	4.89	2,074	0.27	1.94	1.74	10.25	13.35	8.90	21.43	54.06	9.20	3.95	0.00	3.95	54.06	22.71	19.98	942	45
Shaftesbury *	Rental	Diversified	REIT	5.62	1,732	0.23	1.62	2.08	17.39	15.22	9.58	14.72	22.80	6.44	1.35	0.00	1.35	22.80	27.69	15.35	537	31
London & Stamford Property	Rental	Diversified	REIT	1.08	725	0.09	0.68	6.49	-NA-	-NA-	4.77	0.85	7.02	-2.79	0.65	0.00	0.65	7.02	-NA-	14.47	356	49
F&C Commercial Prop	Rental	Diversified	Non-REIT	1.04	710	0.09	0.67	5.79	-NA-	-NA-	7.55	10.43	7.97	1.74	1.87	0.49	2.36	7.97	-NA-	15.23	-NA-	-NA-
Hansteen Holdings	Rental	Industrial	REIT	0.80	630	0.08	0.59	5.25	-NA-	-NA-	-1.29	3.16	10.68	4.73	3.03	0.00	3.03	10.68	-NA-	20.44	226	36
Grainger Plc	Non-Rental	Residential	Non-REIT	1.19	607	0.08	0.57	1.62	15.60	5.21	-3.92	-1.03	12.83	11.53	6.37	1.37	7.73	12.83	49.68	34.93	162	27
Big Yellow Group *	Rental	Self Storage	REIT	3.48	560	0.07	0.52	3.02	-NA-	17.29	-2.67	2.07	45.94	12.26	0.64	1.45	2.09	45.94	34.53	21.80	249	45
Unite Group	Rental	Diversified	Non-REIT	2.76	542	0.07	0.51	0.81	-NA-	6.48	-4.55	-2.29	65.95	5.24	3.83	0.00	3.83	65.95	55.32	27.81	234	43
Workspace Group *	Rental	Office	REIT	3.02	540	0.07	0.51	2.91	-NA-	-7.57	-30.49	11.72	37.67	12.27	2.76	0.00	2.76	37.67	40.94	26.81	-NA-	-NA-
St Modwen Properties	Non-Rental	Diversified	Non-REIT	2.30	426	0.06	0.40	1.48	16.42	5.56	-8.85	7.06	106.63	15.49	5.46	0.00	5.46	106.63	46.07	36.21	117	28
UK Commercial Property Trust	Rental	Diversified	Non-REIT	0.66	389	0.05	0.36	7.98	-NA-	-NA-	5.48	1.11	2.75	2.38	0.69	0.00	0.69	2.75	-NA-	13.28	235	60
Quintain Estates	Non-Rental	Diversified	Non-REIT	0.53	340	0.04	0.32	0.00	-NA-	0.15	-23.72	-3.90	41.06	0.95	0.47	0.00	0.47	41.06	126.28	38.16	467	137
Helical Bar	Non-Rental	Diversified	Non-REIT	2.30	335	0.04	0.31	2.28	15.21	6.77	-4.45	-10.54	26.76	23.73	3.60	0.00	3.60	26.76	25.80	25.64	83	25
Primary Health Prop. *	Rental	Health Care	REIT	3.48	320	0.04	0.30	5.32	-NA-	12.98	5.56	12.18	15.72	1.75	-0.57	0.00	-0.57	15.72	24.57	10.10	116	36
Mucklow <A&J> *	Rental	Diversified	REIT	3.55	263	0.03	0.25	5.37	8.71	7.83	5.24	8.43	28.19	8.55	0.07	0.00	0.07	28.19	28.26	17.43	48	18
Safestore Holdings	Rental	Self Storage	Non-REIT	1.08	249	0.03	0.23	5.00	-NA-	-NA-	-6.43	-8.89	14.00	4.85	5.37	0.00	5.37	14.00	-NA-	25.54	58	23
Development Securities	Non-Rental	Retail	Non-REIT	1.43	216	0.03	0.20	3.92	4.49	-3.89	-18.94	-22.37	-0.52	-13.29	-6.84	0.00	-6.84	-0.52	33.47	33.68	84	39
Daejan Holdings	Rental	Diversified	Non-REIT	30.80	186	0.02	0.17	2.47	8.65	10.60	3.09	5.34	14.03	6.87	8.07	0.00	8.07	14.03	25.99	22.93	43	23
Invista Foundation Prop	Rental	Diversified	Non-REIT	0.39	172	0.02	0.16	8.97	-NA-	-NA-	-7.28	5.06	20.69	0.64	2.61	0.00	2.61	20.69	-NA-	18.59	144	84
Picton Property	Rental	Diversified	Non-REIT	0.36	153	0.02	0.14	10.42	-NA-	-NA-	-6.12	-7.89	-3.36	-0.69	-1.37	0.00	-1.37	-3.36	-NA-	19.77	-NA-	-NA-
Standard Life Inv Prop	Rental	Diversified	Non-REIT	0.58	98	0.01	0.09	7.78	-NA-	-NA-	1.22	3.64	21.32	-3.05	-3.32	0.00	-3.32	21.32	-NA-	17.56	24	24
IRP Property Investors	Rental	Diversified	Non-REIT	0.60	82	0.01	0.08	12.00	-NA-	-NA-	1.30	-1.35	-2.61	-6.36	-4.00	2.88	-1.12	-2.61	-NA-	16.74	39	48
United Kingdom Total					**39,501**	**5.15**	**37.03**	**3.59**														

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Issuer	Issue Size (m)	Currency	Coupon	Maturity	Maturity Type	Last price 31-Dec	Modified Duration
Cofinimmo	100,000.00	EUR		25/11/2014	Bullet	103.59	1.82
Cofinimmo	10,000.00	EUR	Float	04/02/2015	Bullet	95.89	0.19
Cofinimmo	5,000.00	EUR	Float	02/07/2015	Bullet	94.85	0.16
Intervest Offices	75,000.00	EUR		29/06/2015	Normal	-NA-	-NA-
Leasinvest Real Estate	3,000.00	EUR	Float	05/03/2012	Bullet	-NA-	-NA-
Leasinvest Real Estate	1,500.00	EUR		05/03/2012	Bullet	-NA-	-NA-
Citycon	110,000.00	EUR		02/08/2013	Convertible	100.96	-NA-
Citycon	40,000.00	EUR		17/12/2014	Bullet	-NA-	-NA-
Sponda	150,000.00	EUR	Float	09/05/2011	Bullet	-NA-	-NA-
Sponda	100,000.00	EUR		27/05/2015	Bullet	-NA-	-NA-
Sponda	130,000.00	EUR		Perpetual	Perpetual/Call	-NA-	-NA-
Gecina	500,000.00	EUR		25/01/2012	Bullet	-NA-	-NA-
Gecina	320,000.00	EUR		01/01/2016	Convertible	123.00	-NA-
Affine	20,000.00	EUR	Variable	15/10/2023	Convertible	-NA-	-NA-
Affine	10,000.00	EUR	Variable	28/06/2025	Convertible	-NA-	-NA-
Affine	75,000.00	EUR	Float	Perpetual	Perpetual/Call	-NA-	-NA-
Klepierre	600,000.00	EUR		15/07/2011	Bullet	-NA-	-NA-
Klepierre	700,000.00	EUR		16/03/2016	Bullet	108.64	2.95
Klepierre	700,000.00	EUR		13/04/2017	Bullet	109.39	3.90
Klepierre	200,000.00	EUR		14/04/2020	Bullet	113.03	6.20

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Unibail-Rodamco	500,000.00	EUR		29/10/2011	Bullet	-NA-	-NA-
Unibail-Rodamco	105,000.00	EUR	Float	09/07/2013	Bullet	-NA-	-NA-
Unibail-Rodamco	575,000.00	EUR		01/01/2015	Convertible	249.02	-NA-
Unibail-Rodamco	635,000.00	EUR		11/03/2015	Bullet	105.39	2.08
Unibail-Rodamco	500,000.00	EUR		23/09/2016	Bullet	112.28	3.46
Unibail-Rodamco	150,000.00	EUR		06/11/2017	Bullet	115.97	4.42
Unibail-Rodamco	70,000.00	EUR	Variable	06/07/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR		17/08/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR		17/08/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	25/05/2020	Bullet	97.91	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	18/06/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	1,840,904.99	EUR	Variable	25/06/2057	Convertible	210.00	-NA-
Colonia Real Estate	54,964.00	EUR		07/12/2011	Convertible	-NA-	-NA-
Colonia Real Estate	11,440.73	EUR		11/05/2015	Convertible	-NA-	-NA-
TAG Immo	12,500.00	EUR		31/12/2012	Convertible	-NA-	-NA-
TAG Immo	30,000.00	EUR		13/05/2015	Convertible/Put	181.47	-NA-
Beni Stabili	476,514.05	EUR		27/10/2011	Convertible	-NA-	-NA-
Beni Stabili	225,000.00	EUR		23/04/2015	Convertible	100.16	-NA-
IGD	230,000.00	EUR		28/12/2013	Convertible	97.09	-NA-
Corio	250,000.00	EUR		Bullet	Normal	117.63	6.38
Corio	500,000.00		4.625%	Bullet	EUR	111.67	4.44
Wereldhave	200,000.00	EUR		23/03/2011	Convertible	-NA-	-NA-
Wereldhave	230,000.00	EUR		16/09/2014	Convertible	102.06	-NA-
Wereldhave	230,000.00	2.875%		Convertible	EUR	99.63	-NA-
Norwegian Property	823,000.00	NOK	Float	22/03/2012	Bullet	-NA-	-NA-
Norwegian Property	235,000.00	NOK	Float	22/03/2012	Bullet	-NA-	-NA-
Norwegian Property	386,000.00	NOK		22/03/2012	Bullet	-NA-	-NA-

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CA Immo	150,000.00	EUR		16/10/2014	Bullet	-NA-	-NA-
CA Immo	135,000.00	EUR		09/11/2014	Convertible	106.60	-NA-
CA Immo	200,000.00	EUR		22/09/2016	Bullet	-NA-	-NA-
Conwert Immo	196,400.00	EUR		12/11/2014	Convertible/Put	107.62	-NA-
Conwert Immo	135,000.00	EUR		01/02/2016	Convertible/Put	110.15	-NA-
Inmobiliaria Colonial	1,310,796.50	EUR		14/03/2014	Convertible	-NA-	-NA-
Castellum	200,000.00	SEK		21/06/2011	Normal	-NA-	-NA-
Kungsleden	325,000.00	NOK		30/04/2015	Normal	-NA-	-NA-
Kungsleden	600,000.00		4.815%	Normal	SEK	-NA-	-NA-
PSP Swiss Property	40,000.00	CHF		05/04/2012	Bullet	-NA-	-NA-
PSP Swiss Property	250,000.00	CHF		27/07/2012	Bullet	-NA-	-NA-
PSP Swiss Property	150,000.00	CHF		10/04/2013	Bullet	100.61	0.26
PSP Swiss Property	250,000.00	CHF		01/04/2014	Bullet	101.48	1.21
PSP Swiss Property	250,000.00	CHF		16/02/2016	Bullet	105.30	2.95
Allreal Holding	200,000.00	CHF		09/10/2014	Convertible	104.71	-NA-
Swiss Prime Site	300,000.00	CHF		20/01/2015	Convertible	107.85	-NA-
British Land	100,000.00	GBP		31/03/2011	Callable	-NA-	-NA-
British Land	100,000.00	GBP		31/03/2011	Callable	-NA-	-NA-
British Land	2,690.00	GBP		26/03/2012	Bullet	-NA-	-NA-
British Land	200,000.00	GBP		31/03/2020	Bullet	119.42	-NA-
British Land	200,000.00	GBP		31/03/2020	Callable	-NA-	-NA-
British Land	310,000.00	GBP		31/03/2028	Bullet	-NA-	-NA-
British Land	310,000.00	GBP		31/03/2028	Bullet	-NA-	-NA-
British Land	110,000.00	GBP		24/09/2035	Sinkable	-NA-	-NA-
British Land	110,000.00	GBP		24/09/2035	Sinkable	-NA-	-NA-
British Land	330,000.00	GBP		24/09/2035	Bullet	-NA-	-NA-
British Land	330,000.00	GBP		24/09/2035	Bullet	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Currency	Coupon	Maturity	Maturity Type	Last price 31-Dec	Modified Duration
Great Portland Estates	142,900.00	GBP		31/01/2029	Normal	-NA-	-NA-
Land Securities	300,000.00	GBP		03/02/2013	Callable	-NA-	-NA-
Land Securities	12,177.00	GBP		28/11/2015	Callable	-NA-	-NA-
Land Securities	389,519.00	GBP		28/11/2015	Callable	-NA-	-NA-
Land Securities	400,000.00	GBP		07/11/2019	Callable	113.74	4.34
Land Securities	255,275.00	GBP		31/03/2022	Callable	118.96	6.10
Land Securities	11,345.00	GBP		31/03/2022	Callable	-NA-	-NA-
Land Securities	300,000.00	GBP		29/09/2025	Callable	117.50	8.64
Land Securities	206,098.00	GBP		27/02/2026	Callable	120.20	8.69
Land Securities	9,104.00	GBP		27/02/2026	Callable	-NA-	-NA-
Land Securities	1,397.00	GBP		31/03/2027	Callable	-NA-	-NA-
Land Securities	6,039.00	GBP		31/03/2027	Callable	-NA-	-NA-
Land Securities	606,482.00	GBP		31/03/2027	Callable	121.71	9.41
Land Securities	316,914.00	GBP		30/09/2029	Callable	120.88	10.79
Land Securities	1,046.00	GBP		30/09/2029	Callable	-NA-	-NA-
Land Securities	2,529.00	GBP		31/07/2032	Callable	-NA-	-NA-
Land Securities	323,410.00	GBP		31/07/2032	Callable	121.85	12.10
Land Securities	500,000.00	GBP		07/02/2036	Callable	119.03	13.77
Segro (Slough Estates)	150,000.00	GBP		30/09/2015	Bullet	110.83	2.55
Segro (Slough Estates)	200,000.00	GBP		20/06/2018	Bullet	111.98	4.74
Segro (Slough Estates)	250,000.00	GBP		07/12/2020	Bullet	114.24	6.67
Segro	300,000.00	GBP		23/11/2021	Bullet	122.44	7.00
Segro (Slough Estates)	150,000.00	GBP		14/03/2022	Bullet	124.37	7.07
Segro (Slough Estates)	225,000.00	GBP		23/02/2024	Bullet	122.58	8.18
Segro (Slough Estates)	200,000.00	GBP		20/06/2035	Bullet	108.39	13.21
Hammerson	700,000.00	GBP		19/06/2015	Callable	108.79	2.31
Hammerson	300,000.00	GBP		15/12/2016	Bullet	110.93	3.64
Hammerson	250,000.00	GBP		31/03/2020	Bullet	123.23	5.83
Hammerson	300,000.00	GBP		23/02/2026	Callable	120.96	9.47
Hammerson	200,000.00	GBP		21/04/2028	Callable	132.82	10.15

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Currency	Coupon	Maturity	Maturity Type	Last price 31-Dec	Modified Duration
Liberty International	240,000.00	GBP		30/09/2010	Convertible/Put	-NA-	-NA-
Derwent London (London Merchant Securities)	175,000.00	GBP		16/03/2026	Normal	122.23	9.35
Shaftesbury	119,643.00	GBP		31/03/2024	Normal	-NA-	-NA-
Mucklow A&J Group	60,000.00	GBP		01/07/2014	Normal	-NA-	-NA-
Grainger	112,000.00	GBP		17/05/2014	Convertible	-NA-	-NA-
Development Securities	20,000.00	GBP		06/01/2016	Normal	-NA-	-NA-

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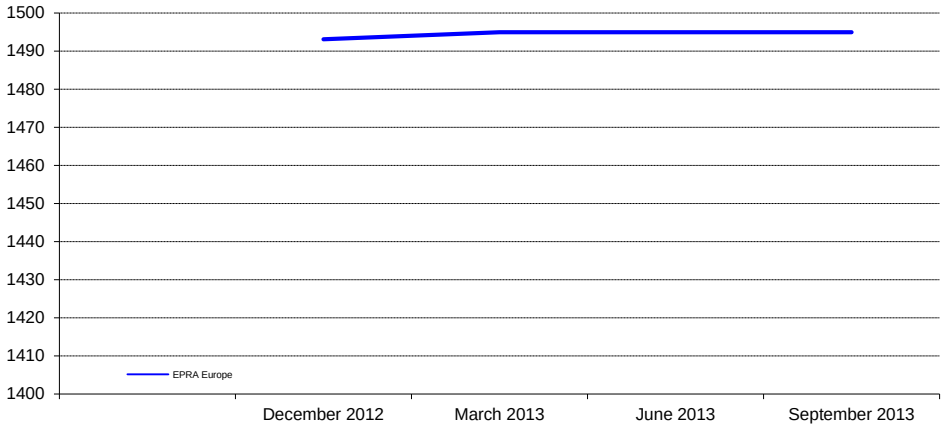
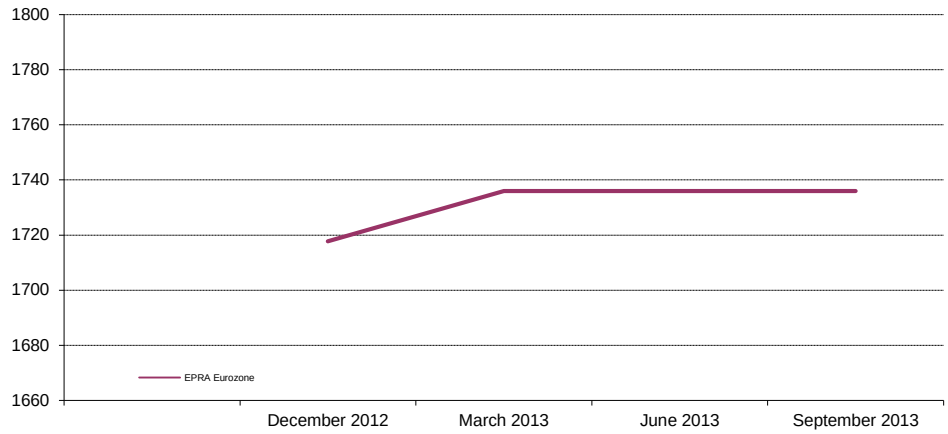
FTSE EPRA/NAREIT Developed Europe Index Series - Futures

Graph 18: EPRA Europe Future



Graph 19: EPRA Eurozone Future

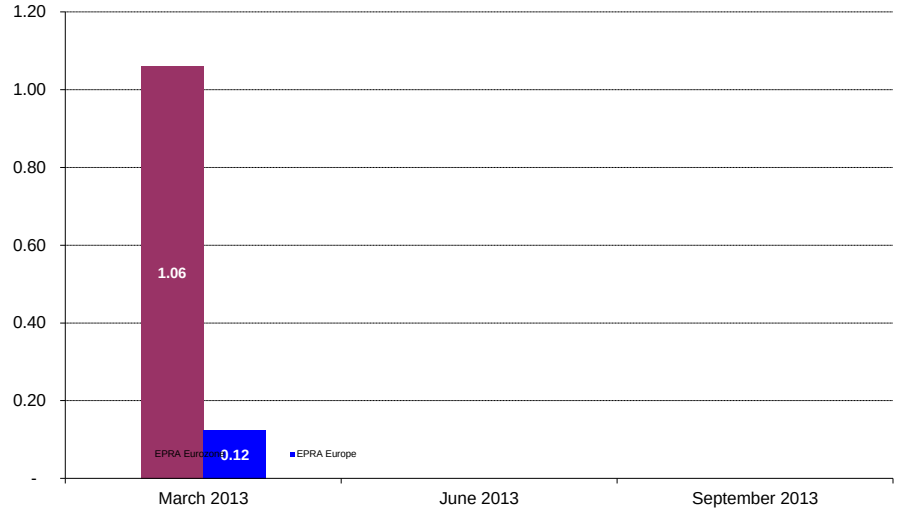


Bloomberg Code Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Dec-12
RIEH3	March 2013	EPRA Europe	3,095	1,495.00
RIEM3	June 2013	EPRA Europe	-	1,495.00
RIEU3	September 2013	EPRA Europe	-	1,495.00
REIH3	March 2013	EPRA Eurozone	500	1,736.00
REIM3	June 2013	EPRA Eurozone	-	1,736.00
REIU3	September 2013	EPRA Eurozone	-	1,736.00

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 20: Futures Spread



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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	EUR	2,501.65	106,669.34	100.00	4.29	9.30	7.62	-0.96	10.86	28.70	7.35	1.13	28.70	18.84	14.95
Euro Zone	EUR	3,164.66	49,542.41	46.44	5.02	10.05	9.56	0.77	8.30	29.24	10.97	0.18	29.24	18.76	17.52
Europe ex UK	EUR	3,560.02	67,168.46	62.97	4.70	11.00	10.51	2.18	10.60	25.90	8.21	0.43	25.90	18.16	16.27
Europe Liquid 40	EUR	2,465.60	91,154.89	85.46	4.24	9.22	7.72	-0.73	11.40	29.67	7.67	0.98	29.67	19.33	15.51
Europe Liquid 40 ex UK	EUR	3,990.28	58,469.82	54.81	4.64	9.23	11.53	3.19	11.05	26.88	8.50	0.26	26.88	18.39	16.65
Europe ex UK Dividend+	EUR	3,023.33	64,276.19	60.26	4.86	-NA-	12.33	3.79	10.50	24.25	8.13	0.28	24.25	17.91	16.18
Europe (UK Restricted)	EUR	2,472.11	90,370.21	84.72	4.41	-NA-	8.71	0.03	10.77	27.75	7.61	0.91	27.75	18.39	15.23
Euro Zone Capped	EUR	2,762.94	36,372.52	34.10	5.25	-NA-	-NA-	-1.97	6.03	26.29	8.91	-0.04	26.29	-NA-	17.23
Europe Capped	EUR	2,424.80	99,769.87	93.53	4.28	-NA-	-NA-	-1.58	10.59	28.20	6.81	1.16	28.20	-NA-	14.81
Europe ex UK Capped	EUR	3,302.79	55,920.43	52.42	4.76	-NA-	-NA-	0.59	9.70	23.79	6.65	0.36	23.79	-NA-	16.02
Europe Liquid 40 Capped	EUR	2,342.84	82,568.71	77.41	4.22	-NA-	-NA-	-1.67	11.02	28.93	6.83	1.00	28.93	-NA-	15.36
Europe Liquid 40 ex UK Capped	EUR	3,591.56	46,273.85	43.38	4.71	-NA-	-NA-	0.96	9.85	24.25	6.45	0.12	24.25	-NA-	16.40
UK	EUR	1,498.42	39,500.88	37.03	3.59	6.89	2.98	-6.79	11.19	33.77	5.91	2.34	33.77	23.40	15.89
Netherlands	EUR	2,706.26	5,776.10	5.41	8.94	8.04	7.59	-3.27	-2.61	8.88	5.19	-0.05	8.88	18.54	19.61
France	EUR	5,736.22	26,936.11	25.25	4.98	14.31	15.85	7.44	12.48	36.02	13.26	0.23	36.02	20.20	18.79
Austria	EUR	561.44	1,716.28	1.61	2.90	-NA-	-6.82	-15.89	9.31	24.48	17.26	1.15	24.48	36.01	24.41
Sweden	EUR	6,346.31	7,839.66	7.35	3.56	13.37	16.91	9.99	21.48	20.58	1.70	1.31	20.58	26.84	23.57
Germany	EUR	896.84	9,291.43	8.71	2.65	1.59	3.11	-3.12	14.61	38.78	7.97	-1.13	38.78	28.61	18.25
Switzerland	EUR	3,623.03	9,151.02	8.58	4.07	13.23	12.74	17.36	23.32	13.71	0.92	0.85	13.71	13.51	13.27
Belgium	EUR	2,288.28	3,268.95	3.06	6.98	6.83	6.81	2.23	5.05	11.44	8.62	2.41	11.44	12.79	9.23
Italy	EUR	1,163.43	531.95	0.50	5.85	2.24	-2.48	-17.63	-8.70	34.40	10.56	2.86	34.40	32.19	34.26
Finland	EUR	3,922.37	1,933.53	1.81	3.58	10.31	9.79	-1.69	9.11	21.62	11.91	1.32	21.62	27.79	23.53
Greece	EUR	341.09	88.06	0.08	8.16	-NA-	-NA-	-26.36	-20.80	42.70	2.51	-2.00	42.70	-NA-	50.61
Norway	EUR	150.73	635.37	0.60	2.35	-1.02	-16.36	-30.42	-9.74	24.85	-2.48	4.07	24.85	-NA-	34.06
Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,552.13	107,378.41	100.00	4.27	-NA-	-NA-	-NA-	-NA-	28.56	7.42	1.15	28.56	-NA-	-NA-
Israel	EUR	918.62	709.06	0.66	2.06	-NA-	-NA-	-NA-	-NA-	9.80	20.91	4.10	9.80	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	USD	3,274.48	140,631.96	100.00	4.29	9.81	10.11	-2.99	7.76	30.70	10.01	2.51	30.70	23.63	23.91
Euro Zone	USD	4,111.35	65,316.29	46.44	5.02	10.52	12.08	-1.31	5.26	31.25	13.72	1.55	31.25	24.47	26.92
Europe ex UK	USD	4,657.33	88,554.33	62.97	4.70	11.52	13.06	0.07	7.51	27.87	10.89	1.80	27.87	23.88	25.65
Europe Liquid 40	USD	2,581.53	120,177.84	85.46	4.24	-NA-	10.40	-2.78	8.29	31.70	10.34	2.36	31.70	24.17	24.38
Europe Liquid 40 ex UK	USD	4,176.52	77,086.12	54.81	4.64	-NA-	14.30	1.06	7.93	28.86	11.18	1.63	28.86	24.08	25.92
Europe ex UK Dividend+	USD	3,289.98	84,741.19	60.26	4.86	-NA-	15.11	1.65	7.41	26.19	10.81	1.65	26.19	23.81	25.56
Europe (UK Restricted)	USD	1,261.55	119,143.32	84.72	4.41	-NA-	11.41	-2.03	7.68	29.74	10.28	2.29	29.74	23.68	24.37
Euro Zone Capped	USD	3,590.72	47,953.22	34.10	5.25	-NA-	-NA-	-3.99	3.07	28.26	11.61	1.32	28.26	-NA-	26.44
Europe Capped	USD	3,174.48	131,535.75	93.53	4.28	-NA-	-NA-	-3.60	7.51	30.20	9.46	2.54	30.20	-NA-	23.66
Europe ex UK Capped	USD	4,322.40	73,725.02	52.42	4.76	-NA-	-NA-	-1.47	6.64	25.72	9.29	1.74	25.72	-NA-	25.25
Europe Liquid 40 Capped	USD	2,453.85	108,857.90	77.41	4.22	-NA-	-NA-	-3.69	7.92	30.94	9.48	2.38	30.94	-NA-	24.07
Europe Liquid 40 ex UK Capped	USD	3,761.62	61,007.06	43.38	4.71	-NA-	-NA-	-1.11	6.79	26.18	9.08	1.49	26.18	-NA-	25.47
UK	USD	1,970.96	52,077.63	37.03	3.59	7.42	5.36	-8.69	8.10	35.86	8.53	3.74	35.86	26.36	22.76
Netherlands	USD	3,459.72	7,615.16	5.41	8.94	8.42	10.08	-5.24	-5.31	10.58	7.80	1.31	10.58	24.24	28.99
France	USD	7,505.48	35,512.34	25.25	4.98	14.84	18.51	5.22	9.32	38.14	16.07	1.60	38.14	25.74	28.05
Austria	USD	844.19	2,262.74	1.61	2.90	-NA-	-4.69	-17.61	6.27	26.42	20.17	2.53	26.42	39.44	32.75
Sweden	USD	8,347.68	10,335.74	7.35	3.56	13.93	19.61	7.74	18.10	22.46	4.22	2.70	22.46	31.64	31.26
Germany	USD	1,175.35	12,249.75	8.71	2.65	2.07	5.50	-5.10	11.43	40.94	10.64	0.22	40.94	34.33	25.74
Switzerland	USD	4,765.59	12,064.63	8.58	4.07	13.79	15.34	14.96	19.89	15.49	3.42	2.23	15.49	18.61	18.61
Belgium	USD	2,990.32	4,309.75	3.06	6.98	7.32	9.24	0.10	2.12	13.18	11.32	3.81	13.18	17.71	18.45
Italy	USD	1,523.16	701.32	0.50	5.85	2.72	-0.24	-19.33	-11.27	36.50	13.29	4.26	36.50	36.64	41.34
Finland	USD	5,139.06	2,549.15	1.81	3.58	10.83	12.33	-3.70	6.08	23.52	14.69	2.70	23.52	32.58	32.25
Greece	USD	366.27	116.09	0.08	8.16	-NA-	-NA-	-27.85	-23.00	44.93	5.05	-0.66	44.93	-NA-	56.98
Norway	USD	198.26	837.66	0.60	2.35	-0.53	-13.43	-31.84	-12.25	26.79	-0.07	5.49	26.79	-NA-	41.12
Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,613.05	141,566.78	100.00	4.27	-NA-	-NA-	-NA-	-NA-	30.56	10.09	2.53	30.56	-NA-	-NA-
Israel	USD	1,208.32	934.83	0.66	2.06	-NA-	-NA-	-NA-	-NA-	11.52	23.91	5.52	11.52	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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Europe	GBP	3,246.51	86,516.78	100.00	4.29	9.50	10.00	1.02	7.53	24.96	9.28	1.07	24.96	20.44	18.45
Euro Zone	GBP	4,076.23	40,182.58	46.44	5.02	10.23	11.97	2.77	5.03	25.49	12.97	0.12	25.49	21.68	21.85
Europe ex UK	GBP	4,617.54	54,478.62	62.97	4.70	11.19	12.95	4.21	7.27	22.25	10.17	0.37	22.25	21.24	20.57
Europe Liquid 40	GBP	2,559.48	73,933.41	85.46	4.24	-NA-	10.29	1.24	8.05	25.91	9.62	0.92	25.91	20.92	18.97
Europe Liquid 40 ex UK	GBP	4,140.84	47,423.38	54.81	4.64	-NA-	14.19	5.24	7.70	23.20	10.45	0.20	23.20	21.36	20.93
Europe ex UK Dividend+	GBP	3,627.89	52,132.78	60.26	4.86	-NA-	14.80	5.85	7.18	20.64	10.08	0.22	20.64	21.15	20.54
Europe (UK Restricted)	GBP	1,250.77	73,296.97	84.72	4.41	-NA-	11.30	2.03	7.44	24.04	9.55	0.86	24.04	20.56	19.01
Euro Zone Capped	GBP	3,560.05	29,500.82	34.10	5.25	-NA-	-NA-	-0.01	2.85	22.63	10.88	-0.10	22.63	-NA-	21.57
Europe Capped	GBP	3,147.36	80,920.80	93.53	4.28	-NA-	-NA-	0.39	7.27	24.48	8.74	1.10	24.48	-NA-	18.25
Europe ex UK Capped	GBP	4,285.49	45,355.63	52.42	4.76	-NA-	-NA-	2.60	6.41	20.20	8.58	0.31	20.20	-NA-	20.32
Europe Liquid 40 Capped	GBP	2,432.89	66,969.38	77.41	4.22	-NA-	-NA-	0.29	7.69	25.19	8.76	0.94	25.19	-NA-	18.73
Europe Liquid 40 ex UK Capped	GBP	3,729.49	37,531.54	43.38	4.71	-NA-	-NA-	2.98	6.56	20.64	8.37	0.06	20.64	-NA-	20.68
UK	GBP	1,964.03	32,038.16	37.03	3.59	7.16	5.26	-4.92	7.86	29.89	7.82	2.28	29.89	22.90	17.11
Netherlands	GBP	3,430.17	4,684.85	5.41	8.94	8.03	9.97	-1.33	-5.52	5.72	7.09	-0.11	5.72	21.63	24.16
France	GBP	7,441.37	21,847.19	25.25	4.98	14.44	18.39	9.57	9.08	32.07	15.30	0.17	32.07	23.08	22.96
Austria	GBP	836.98	1,392.03	1.61	2.90	-NA-	-4.78	-14.21	6.04	20.87	19.38	1.09	20.87	36.52	27.95
Sweden	GBP	8,276.38	6,358.55	7.35	3.56	13.52	19.49	12.20	17.84	17.08	3.54	1.25	17.08	30.91	27.46
Germany	GBP	1,165.32	7,536.04	8.71	2.65	1.71	5.39	-1.17	11.19	34.75	9.92	-1.19	34.75	33.73	21.16
Switzerland	GBP	4,724.88	7,422.16	8.58	4.07	13.38	15.23	19.71	19.63	10.42	2.74	0.79	10.42	16.97	14.83
Belgium	GBP	2,964.78	2,651.36	3.06	6.98	6.94	9.14	4.24	1.89	8.21	10.58	2.35	8.21	15.79	14.25
Italy	GBP	1,510.15	431.45	0.50	5.85	2.35	-0.34	-15.99	-11.46	30.50	12.55	2.80	30.50	33.70	37.04
Finland	GBP	5,095.16	1,568.24	1.81	3.58	10.44	12.22	0.28	5.85	18.09	13.93	1.26	18.09	30.61	27.81
Greece	GBP	363.15	71.42	0.08	8.16	-NA-	-NA-	-24.87	-23.17	38.56	4.36	-2.06	38.56	-NA-	52.55
Norway	GBP	196.56	515.33	0.60	2.35	-0.89	-14.18	-29.02	-12.45	21.22	-0.73	4.00	21.22	-NA-	36.19
Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,599.27	87,091.89	100.00	4.27	-NA-	-NA-	-NA-	-NA-	24.83	9.36	1.09	24.83	-NA-	-NA-
Israel	GBP	1,198.00	575.10	0.66	2.06	-NA-	-NA-	-NA-	-NA-	6.62	23.10	4.04	6.62	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

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Europe	JPY	2,766.13	12,159,742.28	100.00	4.29	7.80	6.67	-7.84	5.14	46.88	22.26	7.48	46.88	25.10	26.35
Euro Zone	JPY	3,473.08	5,647,573.40	46.44	5.02	8.50	8.59	-6.24	2.70	47.50	26.39	6.47	47.50	25.63	29.09
Europe ex UK	JPY	3,934.30	7,656,850.22	62.97	4.70	9.47	9.53	-4.93	4.89	43.69	23.24	6.74	43.69	24.97	27.66
Europe Liquid 40	JPY	2,180.76	10,391,177.20	85.46	4.24	-NA-	6.96	-7.63	5.65	48.00	22.63	7.32	48.00	25.75	26.77
Europe Liquid 40 ex UK	JPY	3,528.14	6,665,251.23	54.81	4.64	-NA-	10.74	-3.99	5.31	44.81	23.57	6.55	44.81	25.32	27.91
Europe ex UK Dividend+	JPY	2,567.17	7,327,147.03	60.26	4.86	-NA-	11.53	-3.43	4.80	41.81	23.15	6.58	41.81	24.94	27.46
Europe (UK Restricted)	JPY	1,065.70	10,301,727.18	84.72	4.41	-NA-	7.94	-6.92	5.06	45.80	22.56	7.25	45.80	25.18	26.67
Euro Zone Capped	JPY	3,033.28	4,146,275.53	34.10	5.25	-NA-	-NA-	-8.78	0.57	44.14	24.04	6.23	44.14	-NA-	28.82
Europe Capped	JPY	2,681.66	11,373,238.86	93.53	4.28	-NA-	-NA-	-8.41	4.89	46.32	21.65	7.51	46.32	-NA-	26.19
Europe ex UK Capped	JPY	3,651.38	6,374,633.75	52.42	4.76	-NA-	-NA-	-6.40	4.05	41.28	21.47	6.67	41.28	-NA-	27.37
Europe Liquid 40 Capped	JPY	2,072.90	9,412,398.03	77.41	4.22	-NA-	-NA-	-8.50	5.30	47.15	21.67	7.34	47.15	-NA-	26.57
Europe Liquid 40 ex UK Capped	JPY	3,177.65	5,274,975.11	43.38	4.71	-NA-	-NA-	-6.05	4.20	41.81	21.23	6.40	41.81	-NA-	27.58
UK	JPY	1,664.98	4,502,892.06	37.03	3.59	5.46	2.08	-13.26	5.47	52.67	20.62	8.76	52.67	28.15	25.85
Netherlands	JPY	2,922.62	658,444.72	5.41	8.94	6.43	6.65	-9.98	-7.62	24.27	19.80	6.22	24.27	25.58	31.21
France	JPY	6,340.30	3,070,574.39	25.25	4.98	12.74	14.82	-0.04	6.66	55.24	28.99	6.52	55.24	26.43	30.01
Austria	JPY	713.13	195,647.42	1.61	2.90	-NA-	-7.66	-21.73	3.68	42.07	33.55	7.50	42.07	40.73	35.76
Sweden	JPY	7,051.75	893,680.13	7.35	3.56	11.84	15.88	2.36	15.23	37.62	15.83	7.67	37.62	31.99	32.42
Germany	JPY	992.89	1,059,174.43	8.71	2.65	0.21	2.21	-9.84	8.72	58.39	22.97	5.07	58.39	34.43	27.18
Switzerland	JPY	4,025.76	1,043,168.25	8.58	4.07	11.71	11.74	9.22	16.98	29.78	14.94	7.18	29.78	18.84	19.63
Belgium	JPY	2,526.09	372,642.53	3.06	6.98	5.36	5.84	-4.90	-0.37	27.19	23.71	8.84	27.19	19.35	21.64
Italy	JPY	1,286.70	60,640.03	0.50	5.85	0.84	-3.35	-23.36	-13.42	53.39	25.91	9.32	53.39	37.77	43.68
Finland	JPY	4,341.25	220,411.97	1.81	3.58	8.80	8.83	-8.51	3.50	38.81	27.46	7.68	38.81	33.22	34.88
Greece	JPY	309.41	10,037.91	0.08	8.16	-NA-	-NA-	-31.46	-24.87	62.86	16.75	4.15	62.86	-NA-	58.85
Norway	JPY	167.48	72,428.44	0.60	2.35	-2.35	-16.13	-35.25	-14.39	42.49	11.06	10.60	42.49	-NA-	43.93
Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,362.63	12,240,571.93	100.00	4.27	-NA-	-NA-	-NA-	-NA-	46.72	22.35	7.50	46.72	-NA-	-NA-
Israel	JPY	1,020.74	80,829.65	0.66	2.06	-NA-	-NA-	-NA-	-NA-	25.32	37.71	10.63	25.32	-NA-	-NA-

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Europe	AUD	2,063.87	135,458.11	126.99	4.29	-NA-	-NA-	-NA-	2.73	29.07	10.19	3.01	29.07	-NA-	14.24
Euro Zone	AUD	2,591.34	62,913.31	58.98	5.02	-NA-	-NA-	-NA-	0.34	29.61	13.91	2.04	29.61	-NA-	17.72
Europe ex UK	AUD	2,935.47	85,296.42	79.96	4.70	-NA-	-NA-	-NA-	2.49	26.26	11.08	2.30	26.26	-NA-	15.98
Europe Liquid 40	AUD	1,627.11	115,756.50	108.52	4.24	-NA-	-NA-	-NA-	3.23	30.05	10.52	2.86	30.05	-NA-	14.72
Europe Liquid 40 ex UK	AUD	2,632.42	74,250.12	69.61	4.64	-NA-	-NA-	-NA-	2.89	27.25	11.37	2.12	27.25	-NA-	16.30
Europe ex UK Dividend+	AUD	2,415.54	81,623.56	76.52	4.86	-NA-	-NA-	-NA-	2.39	24.61	10.99	2.15	24.61	-NA-	16.03
Europe (UK Restricted)	AUD	795.14	114,760.04	107.58	4.41	-NA-	-NA-	-NA-	2.65	28.12	10.46	2.79	28.12	-NA-	14.66
Euro Zone Capped	AUD	2,263.20	46,189.03	43.30	5.25	-NA-	-NA-	-NA-	-1.74	26.65	11.79	1.82	26.65	-NA-	17.55
Europe Capped	AUD	2,000.84	126,696.55	118.78	4.28	-NA-	-NA-	-NA-	2.49	28.57	9.64	3.04	28.57	-NA-	14.05
Europe ex UK Capped	AUD	2,724.37	71,012.68	66.57	4.76	-NA-	-NA-	-NA-	1.66	24.15	9.47	2.23	24.15	-NA-	15.67
Europe Liquid 40 Capped	AUD	1,546.64	104,853.01	98.30	4.22	-NA-	-NA-	-NA-	2.88	29.30	9.66	2.88	29.30	-NA-	14.49
Europe Liquid 40 ex UK Capped	AUD	2,370.91	58,762.61	55.09	4.71	-NA-	-NA-	-NA-	1.80	24.60	9.26	1.98	24.60	-NA-	15.95
UK	AUD	1,242.28	50,161.69	47.03	3.59	-NA-	-NA-	-NA-	3.05	34.16	8.71	4.24	34.16	-NA-	14.44
Netherlands	AUD	2,180.63	7,335.00	6.88	8.94	-NA-	-NA-	-NA-	-9.74	9.20	7.97	1.81	9.20	-NA-	19.94
France	AUD	4,730.63	34,205.84	32.07	4.98	-NA-	-NA-	-NA-	4.21	36.41	16.26	2.10	36.41	-NA-	18.76
Austria	AUD	532.08	2,179.49	2.04	2.90	-NA-	-NA-	-NA-	1.30	24.84	20.37	3.03	24.84	-NA-	24.21
Sweden	AUD	5,261.46	9,955.49	9.33	3.56	-NA-	-NA-	-NA-	12.58	20.93	4.39	3.20	20.93	-NA-	20.67
Germany	AUD	740.81	11,799.08	11.06	2.65	-NA-	-NA-	-NA-	6.23	39.18	10.83	0.71	39.18	-NA-	18.46
Switzerland	AUD	3,003.70	11,620.77	10.89	4.07	-NA-	-NA-	-NA-	14.29	14.04	3.59	2.73	14.04	-NA-	12.62
Belgium	AUD	1,884.77	4,151.19	3.89	6.98	-NA-	-NA-	-NA-	-2.65	11.76	11.50	4.32	11.76	-NA-	12.34
Italy	AUD	960.03	675.52	0.63	5.85	-NA-	-NA-	-NA-	-15.41	34.79	13.48	4.77	34.79	-NA-	34.36
Finland	AUD	3,239.10	2,455.36	2.30	3.58	-NA-	-NA-	-NA-	1.13	21.97	14.88	3.20	21.97	-NA-	22.14
Greece	AUD	230.86	111.82	0.10	8.16	-NA-	-NA-	-NA-	-26.60	43.12	5.22	-0.17	43.12	-NA-	49.30
Norway	AUD	124.96	806.84	0.76	2.35	-NA-	-NA-	-NA-	-16.35	25.20	0.09	6.00	25.20	-NA-	31.89
Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,016.69	136,358.54	100.00	4.27	-NA-	-NA-	-NA-	-NA-	28.93	10.27	3.03	28.93	-NA-	-NA-
Israel	AUD	761.59	900.43	0.66	2.06	-NA-	-NA-	-NA-	-NA-	10.12	24.11	6.04	10.12	-NA-	-NA-

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Switzerland	CHF	2,738.21	11,043.36	0.09	4.07	11.69	10.68	10.16	15.11	13.05	0.73	1.01	13.05	12.88	9.62
Sweden	SEK	6,394.79	67,238.67	0.55	3.56	13.94	16.17	7.89	14.50	16.21	3.41	0.33	16.21	26.05	20.73
Norway	NOK	177.68	4,661.80	0.04	2.35	0.13	-14.84	-31.51	-13.34	18.24	-2.85	3.66	18.24	49.49	32.18

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Europe	EUR	1,502.82	106,669.34	100.00	3.48	-NA-	-NA-	-1.74	9.98	27.52	7.30	1.13	27.52	-NA-	15.00
Euro Zone	EUR	1,781.18	49,542.41	46.44	3.72	-NA-	-NA-	-0.47	6.93	27.29	10.87	0.18	27.29	-NA-	17.65
Europe ex UK	EUR	3,262.25	67,168.46	62.97	3.42	-NA-	9.29	0.91	9.24	24.09	8.14	0.43	24.09	18.14	16.38
Europe Liquid 40	EUR	2,323.55	91,154.89	85.46	3.42	-NA-	-NA-	-1.55	10.48	28.45	7.64	0.98	28.45	-NA-	15.55
Europe Liquid 40 ex UK	EUR	3,607.82	58,469.82	54.81	3.37	-NA-	-NA-	1.85	9.63	25.02	8.44	0.26	25.02	-NA-	16.74
Europe (UK Restricted)	EUR	2,472.11	90,370.21	84.72	3.46	-NA-	8.71	0.03	10.77	27.75	7.61	0.91	27.75	18.39	15.23
Euro Zone Capped	EUR	2,542.57	36,372.52	34.10	3.96	-NA-	-NA-	-NA-	5.10	24.47	8.78	-0.04	24.47	-NA-	17.53
Europe Capped	EUR	2,228.78	82,568.71	93.53	3.45	-NA-	-NA-	-NA-	10.37	27.80	6.80	1.00	27.80	-NA-	15.48
Europe ex UK Capped	EUR	2,305.93	99,769.87	52.42	3.51	-NA-	-NA-	-NA-	9.80	27.08	6.76	1.16	27.08	-NA-	14.87
Europe Liquid 40 Capped	EUR	3,035.09	55,920.43	77.41	3.48	-NA-	-NA-	-NA-	8.47	22.06	6.57	0.36	22.06	-NA-	16.14
Europe Liquid 40 ex UK Capped	EUR	3,293.80	46,273.85	43.38	3.44	-NA-	-NA-	-NA-	9.01	22.49	6.38	0.12	22.49	-NA-	16.60
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,771.87	64,276.19	60.26	-NA-	-NA-	-NA-	-NA-	-NA-	22.39	8.05	0.28	22.39	-NA-	-NA-
UK	EUR	991.29	39,500.88	37.03	3.59	-NA-	-NA-	-6.79	11.19	33.77	5.91	2.34	33.77	-NA-	15.89
Netherlands	EUR	2,481.26	5,776.10	5.41	7.60	-NA-	-NA-	-4.30	-3.64	7.45	4.93	-0.05	7.45	-NA-	19.81
France	EUR	5,218.13	26,936.11	25.25	3.48	-NA-	-NA-	5.91	10.81	33.51	13.19	0.23	33.51	-NA-	18.93
Austria	EUR	549.71	1,716.28	1.61	2.17	-NA-	-NA-	-16.16	8.75	23.35	17.26	1.15	23.35	-NA-	24.46
Sweden	EUR	5,683.40	7,839.66	7.35	2.49	-NA-	-NA-	8.38	19.96	19.18	1.70	1.31	19.18	-NA-	23.63
Germany	EUR	837.73	9,291.43	8.71	1.95	-NA-	-NA-	-4.11	13.65	37.71	7.97	-1.13	37.71	-NA-	18.26
Switzerland	EUR	3,355.74	9,151.02	8.58	2.65	-NA-	-NA-	15.88	21.90	12.05	0.92	0.85	12.05	-NA-	13.02
Belgium	EUR	1,998.08	3,268.95	3.06	5.24	-NA-	-NA-	0.40	3.24	9.41	8.21	2.41	9.41	-NA-	9.32
Italy	EUR	1,099.94	531.95	0.50	4.68	-NA-	-NA-	-18.27	-9.66	32.47	10.55	2.86	32.47	-NA-	34.51
Finland	EUR	3,610.96	1,933.53	1.81	2.51	-NA-	-NA-	-2.61	8.04	20.21	11.91	1.32	20.21	-NA-	23.27
Greece	EUR	328.30	88.06	0.08	6.12	-NA-	-NA-	-26.92	-21.70	39.00	2.51	-2.00	39.00	-NA-	50.60
Norway	EUR	143.78	635.37	0.60	1.76	-NA-	-NA-	-30.96	-10.00	24.11	-2.49	4.06	24.11	-NA-	34.06
Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,501.18	107,378.41	232.48	3.47	-NA-	-NA-	-NA-	-NA-	27.38	7.38	1.15	27.38	-NA-	-NA-
Israel	EUR	910.05	709.06	1.54	1.55	-NA-	-NA-	-NA-	-NA-	9.22	20.91	4.10	9.22	-NA-	-NA-

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Europe	USD	1,573.71	140,631.96	100.00	3.48	-NA-	-NA-	-3.76	6.92	29.51	9.96	2.51	29.51	-NA-	24.00
Euro Zone	USD	1,864.55	65,316.29	46.44	3.72	-NA-	-NA-	-2.52	3.94	29.28	13.62	1.55	29.28	-NA-	27.11
Europe ex UK	USD	4,271.07	88,554.33	62.97	3.42	-NA-	12.00	-1.17	6.18	26.02	10.82	1.80	26.02	24.02	25.79
Europe Liquid 40	USD	2,429.17	120,177.84	85.46	3.42	-NA-	-NA-	-3.62	7.40	30.46	10.31	2.36	30.46	-NA-	24.46
Europe Liquid 40 ex UK	USD	3,768.69	77,086.12	54.81	3.37	-NA-	-NA-	-0.33	6.56	26.97	11.13	1.63	26.97	-NA-	26.07
Europe (UK Restricted)	USD	1,261.55	119,143.32	84.72	3.46	-NA-	11.41	-2.03	7.68	29.74	10.28	2.29	29.74	23.68	24.37
Euro Zone Capped	USD	3,304.77	47,953.22	34.10	3.96	-NA-	-NA-	-NA-	2.17	26.41	11.48	1.32	26.41	-NA-	26.84
Europe Capped	USD	2,334.28	108,857.90	93.53	3.45	-NA-	-NA-	-NA-	7.30	29.80	9.44	2.38	29.80	-NA-	24.26
Europe ex UK Capped	USD	3,018.96	131,535.75	52.42	3.51	-NA-	-NA-	-NA-	6.75	29.07	9.41	2.54	29.07	-NA-	23.77
Europe Liquid 40 Capped	USD	3,972.12	73,725.02	77.41	3.48	-NA-	-NA-	-NA-	5.45	23.96	9.21	1.74	23.96	-NA-	25.42
Europe Liquid 40 ex UK Capped	USD	3,449.29	61,007.06	43.38	3.44	-NA-	-NA-	-NA-	5.98	24.40	9.02	1.49	24.40	-NA-	25.74
Developed Europe Ex UK Dividend+ Net of Tax	USD	3,016.92	84,741.19	60.26	-NA-	-NA-	-NA-	-NA-	-NA-	24.30	10.73	1.65	24.30	-NA-	-NA-
UK	USD	1,038.52	52,077.63	37.03	3.59	-NA-	-NA-	-8.69	8.10	35.86	8.54	3.74	35.86	-NA-	22.76
Netherlands	USD	3,172.07	7,615.16	5.41	7.60	-NA-	-NA-	-6.26	-6.32	9.13	7.53	1.31	9.13	-NA-	29.13
France	USD	6,829.89	35,512.34	25.25	3.48	-NA-	-NA-	3.72	7.70	35.59	16.00	1.60	35.59	-NA-	28.31
Austria	USD	826.58	2,262.74	1.61	2.17	-NA-	-NA-	-17.87	5.73	25.28	20.17	2.53	25.28	-NA-	32.82
Sweden	USD	7,475.71	10,335.74	7.35	2.49	-NA-	-NA-	6.16	16.62	21.03	4.22	2.70	21.03	-NA-	31.28
Germany	USD	1,097.79	12,249.75	8.71	1.95	-NA-	-NA-	-6.07	10.49	39.86	10.64	0.22	39.86	-NA-	25.74
Switzerland	USD	4,414.00	12,064.63	8.58	2.65	-NA-	-NA-	13.51	18.51	13.80	3.42	2.23	13.80	-NA-	18.36
Belgium	USD	2,612.68	4,309.75	3.06	5.24	-NA-	-NA-	-1.69	0.36	11.11	10.89	3.81	11.11	-NA-	18.73
Italy	USD	1,440.30	701.32	0.50	4.68	-NA-	-NA-	-19.95	-12.19	34.53	13.30	4.26	34.53	-NA-	41.63
Finland	USD	4,730.65	2,549.15	1.81	2.51	-NA-	-NA-	-4.60	5.04	22.09	14.69	2.70	22.09	-NA-	32.04
Greece	USD	352.49	116.09	0.08	6.12	-NA-	-NA-	-28.40	-23.88	41.16	5.05	-0.66	41.16	-NA-	56.96
Norway	USD	189.12	837.66	0.60	1.76	-NA-	-NA-	-32.38	-12.50	26.04	-0.07	5.49	26.04	-NA-	41.13
Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,560.26	141,566.78	306.49	3.47	-NA-	-NA-	-NA-	-NA-	29.37	10.04	2.53	29.37	-NA-	-NA-
Israel	USD	1,197.05	934.83	2.02	1.55	-NA-	-NA-	-NA-	-NA-	10.92	23.91	5.52	10.92	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

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Europe	GBP	1,560.27	86,516.78	100.00	3.37	-NA-	-NA-	0.22	6.68	23.82	9.24	1.07	23.82	-NA-	18.52
Euro Zone	GBP	1,848.63	40,182.58	46.44	3.72	-NA-	-NA-	1.51	3.71	23.60	12.87	0.12	23.60	-NA-	22.01
Europe ex UK	GBP	4,234.59	54,478.62	62.97	3.42	-NA-	11.89	2.92	5.95	20.49	10.09	0.37	20.49	21.33	20.70
Europe Liquid 40	GBP	2,408.42	73,933.41	85.46	3.42	-NA-	-NA-	0.36	7.16	24.73	9.58	0.92	24.73	-NA-	19.05
Europe Liquid 40 ex UK	GBP	3,736.50	47,423.38	54.81	3.37	-NA-	-NA-	3.79	6.33	21.39	10.40	0.20	21.39	-NA-	21.06
Europe (UK Restricted)	GBP	1,250.77	73,296.97	84.72	3.46	-NA-	11.30	2.03	7.44	24.04	9.55	0.86	24.04	20.56	19.01
Euro Zone Capped	GBP	3,276.54	29,500.82	34.10	3.96	-NA-	-NA-	-NA-	1.95	20.86	10.74	-0.10	20.86	-NA-	21.88
Europe Capped	GBP	2,314.35	66,969.38	93.53	3.45	-NA-	-NA-	-NA-	7.06	24.10	8.72	0.94	24.10	-NA-	18.88
Europe ex UK Capped	GBP	2,993.17	80,920.80	52.42	3.51	-NA-	-NA-	-NA-	6.51	23.40	8.69	1.10	23.40	-NA-	18.32
Europe Liquid 40 Capped	GBP	3,938.19	45,355.63	77.41	3.48	-NA-	-NA-	-NA-	5.22	18.52	8.49	0.31	18.52	-NA-	20.46
Europe Liquid 40 ex UK Capped	GBP	3,419.83	37,531.54	43.38	3.44	-NA-	-NA-	-NA-	5.75	18.94	8.30	0.06	18.94	-NA-	20.92
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,326.77	52,132.78	60.26	-NA-	-NA-	-NA-	-NA-	-NA-	18.84	10.00	0.22	18.84	-NA-	-NA-
UK	GBP	1,029.65	32,038.16	37.03	3.59	-NA-	-NA-	-4.92	7.87	29.89	7.82	2.28	29.89	-NA-	17.11
Netherlands	GBP	3,144.97	4,684.85	5.41	7.60	-NA-	-NA-	-2.38	-6.52	4.33	6.82	-0.11	4.33	-NA-	24.35
France	GBP	6,771.56	21,847.19	25.25	3.48	-NA-	-NA-	8.01	7.46	29.63	15.23	0.17	29.63	-NA-	23.16
Austria	GBP	819.52	1,392.03	1.61	2.17	-NA-	-NA-	-14.48	5.50	19.78	19.38	1.09	19.78	-NA-	28.01
Sweden	GBP	7,411.86	6,358.55	7.35	2.49	-NA-	-NA-	10.55	16.37	15.72	3.54	1.25	15.72	-NA-	27.50
Germany	GBP	1,088.41	7,536.04	8.71	1.95	-NA-	-NA-	-2.18	10.25	33.72	9.92	-1.19	33.72	-NA-	21.16
Switzerland	GBP	4,376.30	7,422.16	8.58	2.65	-NA-	-NA-	18.20	18.25	8.80	2.74	0.79	8.80	-NA-	14.67
Belgium	GBP	2,590.37	2,651.36	3.06	5.24	-NA-	-NA-	2.38	0.14	6.23	10.16	2.35	6.23	-NA-	14.42
Italy	GBP	1,428.00	431.45	0.50	4.68	-NA-	-NA-	-16.64	-12.38	28.62	12.55	2.80	28.62	-NA-	37.30
Finland	GBP	4,690.24	1,568.24	1.81	2.51	-NA-	-NA-	-0.65	4.81	16.73	13.93	1.26	16.73	-NA-	27.54
Greece	GBP	349.48	71.42	0.08	6.12	-NA-	-NA-	-25.44	-24.05	34.96	4.36	-2.05	34.96	-NA-	52.54
Norway	GBP	187.51	515.33	0.60	1.76	-NA-	-NA-	-29.58	-12.69	20.51	-0.73	4.00	20.51	-NA-	36.20
Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,546.93	87,091.89	188.56	3.47	-NA-	-NA-	-NA-	-NA-	23.69	9.32	1.09	23.69	-NA-	-NA-
Israel	GBP	1,186.82	575.10	1.25	1.55	-NA-	-NA-	-NA-	-NA-	6.05	23.09	4.04	6.05	-NA-	-NA-

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Europe	JPY	1,329.40	12,159,742.28	100.00	-NA-	-NA-	-NA-	-8.57	4.31	45.54	22.21	7.48	45.54	-NA-	26.45
Euro Zone	JPY	1,575.09	5,647,573.40	46.44	3.72	-NA-	-NA-	-7.39	1.41	45.28	26.27	6.47	45.28	-NA-	29.30
Europe ex UK	JPY	3,608.01	7,656,850.22	62.97	3.42	-NA-	8.51	-6.11	3.60	41.62	23.17	6.74	41.62	25.25	27.83
Europe Liquid 40	JPY	2,052.06	10,391,177.20	85.46	3.42	-NA-	-NA-	-8.44	4.78	46.61	22.59	7.32	46.61	-NA-	26.88
Europe Liquid 40 ex UK	JPY	3,183.62	6,665,251.23	54.81	3.37	-NA-	-NA-	-5.31	3.97	42.69	23.51	6.55	42.69	-NA-	28.08
Europe (UK Restricted)	JPY	1,065.70	10,301,727.18	84.72	3.46	-NA-	7.94	-6.92	5.06	45.80	22.56	7.25	45.80	25.18	26.67
Euro Zone Capped	JPY	2,791.72	4,146,275.53	34.10	3.96	-NA-	-NA-	-NA-	-0.32	42.06	23.89	6.23	42.06	-NA-	29.16
Europe Capped	JPY	1,971.90	9,412,398.03	93.53	3.45	-NA-	-NA-	-NA-	4.69	45.87	21.63	7.34	45.87	-NA-	26.73
Europe ex UK Capped	JPY	2,550.28	11,373,238.86	52.42	3.51	-NA-	-NA-	-NA-	4.15	45.04	21.59	7.51	45.04	-NA-	26.29
Europe Liquid 40 Capped	JPY	3,355.47	6,374,633.75	77.41	3.48	-NA-	-NA-	-NA-	2.89	39.31	21.37	6.67	39.31	-NA-	27.53
Europe Liquid 40 ex UK Capped	JPY	2,913.81	5,274,975.11	43.38	3.44	-NA-	-NA-	-NA-	3.40	39.80	21.16	6.40	39.80	-NA-	27.83
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,354.10	7,327,147.03	60.26	-NA-	-NA-	-NA-	-NA-	-NA-	39.69	23.06	6.58	39.69	-NA-	-NA-
UK	JPY	877.30	4,502,892.06	37.03	3.59	-NA-	-NA-	-13.26	5.47	52.67	20.62	8.76	52.67	-NA-	25.85
Netherlands	JPY	2,679.62	658,444.72	5.41	7.60	-NA-	-NA-	-10.94	-8.60	22.64	19.50	6.22	22.64	-NA-	31.36
France	JPY	5,769.59	3,070,574.39	25.25	3.48	-NA-	-NA-	-1.46	5.08	52.38	28.91	6.52	52.38	-NA-	30.31
Austria	JPY	698.26	195,647.42	1.61	2.17	-NA-	-NA-	-21.98	3.15	40.79	33.56	7.50	40.79	-NA-	35.82
Sweden	JPY	6,315.15	893,680.13	7.35	2.49	-NA-	-NA-	0.86	13.79	36.02	15.83	7.67	36.02	-NA-	32.38
Germany	JPY	927.36	1,059,174.43	8.71	1.95	-NA-	-NA-	-10.76	7.80	57.17	22.97	5.07	57.17	-NA-	27.20
Switzerland	JPY	3,728.75	1,043,168.25	8.58	2.65	-NA-	-NA-	7.84	15.63	27.89	14.94	7.18	27.89	-NA-	19.56
Belgium	JPY	2,207.08	372,642.53	3.06	5.24	-NA-	-NA-	-6.60	-2.08	24.87	23.24	8.84	24.87	-NA-	21.95
Italy	JPY	1,216.71	60,640.03	0.50	4.68	-NA-	-NA-	-23.95	-14.32	51.19	25.91	9.32	51.19	-NA-	43.97
Finland	JPY	3,996.25	220,411.97	1.81	2.51	-NA-	-NA-	-9.37	2.49	37.20	27.46	7.68	37.20	-NA-	34.59
Greece	JPY	297.77	10,037.91	0.08	6.12	-NA-	-NA-	-31.98	-25.73	58.64	16.75	4.15	58.64	-NA-	58.81
Norway	JPY	159.76	72,428.44	0.60	1.76	-NA-	-NA-	-35.75	-14.63	41.64	11.05	10.60	41.64	-NA-	43.95
Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,318.04	12,240,571.93	26501.04	3.47	-NA-	-NA-	-NA-	-NA-	45.39	22.30	7.50	45.39	-NA-	-NA-
Israel	JPY	1,011.21	80,829.65	175.00	1.55	-NA-	-NA-	-NA-	-NA-	24.65	37.71	10.63	24.65	-NA-	-NA-

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Europe	AUD	991.89	135,458.11	126.99	3.48	-NA-	-NA-	-NA-	1.92	27.89	10.14	3.01	27.89	-NA-	14.27
Euro Zone	AUD	1,175.21	62,913.31	58.98	3.72	-NA-	-NA-	-NA-	-0.92	27.66	13.81	2.04	27.66	-NA-	17.82
Europe ex UK	AUD	2,692.02	85,296.42	79.96	3.42	-NA-	-NA-	-NA-	1.22	24.44	11.00	2.30	24.44	-NA-	16.05
Europe Liquid 40	AUD	1,531.08	115,756.50	108.52	3.42	-NA-	-NA-	-NA-	2.38	28.82	10.49	2.86	28.82	-NA-	14.74
Europe Liquid 40 ex UK	AUD	2,375.37	74,250.12	69.61	3.37	-NA-	-NA-	-NA-	1.58	25.38	11.31	2.12	25.38	-NA-	16.36
Europe (UK Restricted)	AUD	795.14	114,760.04	107.58	3.46	-NA-	-NA-	-NA-	2.65	28.12	10.46	2.79	28.12	-NA-	14.66
Euro Zone Capped	AUD	2,082.96	46,189.03	0.00	3.96	-NA-	-NA-	-NA-	-2.60	24.83	11.66	1.82	24.83	-NA-	17.81
Europe Capped	AUD	1,471.28	104,853.01	81.11	3.45	-NA-	-NA-	-NA-	2.28	28.17	9.62	2.88	28.17	-NA-	14.62
Europe ex UK Capped	AUD	1,902.82	126,696.55	72.39	3.51	-NA-	-NA-	-NA-	1.76	27.45	9.59	3.04	27.45	-NA-	14.11
Europe Liquid 40 Capped	AUD	2,503.59	71,012.68	69.67	3.48	-NA-	-NA-	-NA-	0.53	22.41	9.39	2.23	22.41	-NA-	15.79
Europe Liquid 40 ex UK Capped	AUD	2,174.05	58,762.61	8.72	3.44	-NA-	-NA-	-NA-	1.03	22.85	9.20	1.98	22.85	-NA-	16.15
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,215.05	81,623.56	60.26	-NA-	-NA-	-NA-	-NA-	-NA-	22.74	10.91	2.15	22.74	-NA-	-NA-
UK	AUD	654.57	50,161.69	47.03	3.59	-NA-	-NA-	-NA-	3.05	34.16	8.71	4.24	34.16	-NA-	14.44
Netherlands	AUD	1,999.32	7,335.00	6.88	7.60	-NA-	-NA-	-NA-	-10.70	7.76	7.71	1.81	7.76	-NA-	20.15
France	AUD	4,304.82	34,205.84	32.07	3.48	-NA-	-NA-	-NA-	2.66	33.89	16.19	2.10	33.89	-NA-	18.85
Austria	AUD	520.98	2,179.49	2.04	2.17	-NA-	-NA-	-NA-	0.79	23.71	20.37	3.03	23.71	-NA-	24.27
Sweden	AUD	4,711.87	9,955.49	9.33	2.49	-NA-	-NA-	-NA-	11.17	19.52	4.39	3.20	19.52	-NA-	20.72
Germany	AUD	691.93	11,799.08	11.06	1.95	-NA-	-NA-	-NA-	5.33	38.11	10.83	0.71	38.11	-NA-	18.49
Switzerland	AUD	2,782.10	11,620.77	10.89	2.65	-NA-	-NA-	-NA-	12.97	12.38	3.59	2.73	12.38	-NA-	12.38
Belgium	AUD	1,646.75	4,151.19	3.89	5.24	-NA-	-NA-	-NA-	-4.33	9.72	11.08	4.32	9.72	-NA-	12.39
Italy	AUD	907.81	675.52	0.63	4.68	-NA-	-NA-	-NA-	-16.29	32.85	13.48	4.77	32.85	-NA-	34.59
Finland	AUD	2,981.68	2,455.36	2.30	2.51	-NA-	-NA-	-NA-	0.13	20.56	14.88	3.20	20.56	-NA-	21.79
Greece	AUD	222.17	111.82	0.10	6.12	-NA-	-NA-	-NA-	-27.44	39.40	5.22	-0.18	39.40	-NA-	49.22
Norway	AUD	119.20	806.84	0.76	1.76	-NA-	-NA-	-NA-	-16.59	24.46	0.09	6.00	24.46	-NA-	31.90
Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	983.42	136,358.54	295.22	3.47	-NA-	-NA-	-NA-	-NA-	27.75	10.22	3.03	27.75	-NA-	-NA-
Israel	AUD	754.49	900.43	1.95	1.55	-NA-	-NA-	-NA-	-NA-	9.53	24.11	6.04	9.53	-NA-	-NA-

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Switzerland	CHF	2,536.49	11,043.36	8.58	2.65	-NA-	-NA-	8.78	13.79	11.40	0.73	1.01	11.40	-NA-	9.42
Sweden	SEK	5,725.85	67,238.67	7.35	2.49	-NA-	-NA-	6.31	13.06	14.86	3.41	0.33	14.86	-NA-	20.73
Norway	NKK	169.50	4,661.80	0.60	1.76	-NA-	-NA-	-32.04	-13.58	17.54	-2.85	3.66	17.54	-NA-	32.17

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	EUR	1,493.15	106,669.34	100.00	0.00	5.05	3.37	-5.54	5.92	22.60	6.83	1.04	22.60	18.73	15.17
Euro Zone	EUR	1,717.79	49,542.41	46.44	0.00	4.77	4.52	-4.50	2.66	21.84	10.52	0.18	21.84	18.76	18.25
Europe ex UK	EUR	1,983.57	67,168.46	62.97	0.00	6.41	5.65	-2.90	5.27	19.34	7.89	0.43	19.34	18.14	16.83
Europe Liquid 40	EUR	1,435.84	91,154.89	85.46	0.00	4.84	3.48	-5.33	6.34	23.51	7.23	0.90	23.51	19.22	15.71
Europe Liquid 40 ex UK	EUR	2,128.50	58,469.82	54.81	0.00	6.79	6.60	-1.99	5.54	20.20	8.23	0.26	20.20	18.40	17.20
Europe ex UK Dividend+	EUR	2,120.13	64,276.19	60.26	0.00	-NA-	6.57	-1.73	4.85	17.54	7.78	0.28	17.54	17.94	16.77
Europe (UK Restricted)	EUR	1,491.25	90,370.21	84.72	0.00	-NA-	4.19	-4.71	5.70	21.48	7.15	0.85	21.48	18.29	15.56
Euro Zone Capped	EUR	1,499.97	36,372.52	34.10	0.00	-NA-	-NA-	-7.12	0.61	19.02	8.31	-0.04	19.02	-NA-	17.86
Europe Capped	EUR	1,449.36	99,769.87	93.53	0.00	-NA-	-NA-	-6.10	5.73	22.18	6.27	1.06	22.18	-NA-	14.98
Europe ex UK Capped	EUR	1,844.76	55,920.43	52.42	0.00	-NA-	-NA-	-4.38	4.53	17.40	6.27	0.36	17.40	-NA-	16.49
Europe Liquid 40 Capped	EUR	1,367.93	82,568.71	77.41	0.00	-NA-	-NA-	-6.19	6.06	22.89	6.35	0.91	22.89	-NA-	15.50
Europe Liquid 40 ex UK Capped	EUR	1,925.85	46,273.85	43.38	0.00	-NA-	-NA-	-4.05	4.52	17.78	6.12	0.12	17.78	-NA-	16.85
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,120.13	64,276.19	60.26	0.00	-NA-	-NA-	-NA-	-NA-	17.54	7.78	0.28	17.54	-NA-	-NA-
UK	EUR	963.44	39,500.88	37.03	0.00	2.95	-0.50	-10.58	6.94	28.55	5.08	2.10	28.55	23.46	15.89
Netherlands	EUR	1,137.68	5,776.10	5.41	0.00	1.21	0.89	-9.90	-9.24	-0.23	3.46	-0.05	-0.23	18.92	21.20
France	EUR	3,279.31	26,936.11	25.25	0.00	8.77	10.69	1.71	6.41	27.89	13.03	0.23	27.89	20.27	19.58
Austria	EUR	516.25	1,716.28	1.61	0.00	-NA-	-7.60	-16.94	7.10	20.06	17.27	1.15	20.06	36.06	24.64
Sweden	EUR	3,539.61	7,839.66	7.35	0.00	9.70	11.69	4.73	16.50	15.98	1.70	1.31	15.98	26.97	23.88
Germany	EUR	562.57	9,291.43	8.71	0.00	-1.46	-0.68	-7.01	11.01	34.79	7.97	-1.13	34.79	28.49	18.36
Switzerland	EUR	2,524.13	9,151.02	8.58	0.00	10.42	9.65	13.20	19.32	9.06	0.92	0.85	9.06	13.57	12.76
Belgium	EUR	973.58	3,268.95	3.06	0.00	0.78	-0.04	-4.87	-1.94	3.60	6.99	2.41	3.60	13.16	10.14
Italy	EUR	780.56	531.95	0.50	0.00	-1.14	-5.45	-20.64	-12.70	25.15	10.56	2.86	25.15	32.51	35.53
Finland	EUR	2,289.49	1,933.53	1.81	0.00	7.18	5.69	-4.86	5.46	17.02	11.91	1.32	17.02	27.81	22.78
Greece	EUR	251.95	88.06	0.08	0.00	-NA-	-NA-	-29.65	-25.46	28.95	2.51	-2.00	28.95	-NA-	50.79
Norway	EUR	125.23	635.37	0.60	0.00	-1.99	-17.80	-32.53	-10.74	21.94	-2.49	4.06	21.94	-NA-	34.06
Spain	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,275.39	107,378.41	2153.93	0.00	-NA-	-NA-	-NA-	-NA-	22.49	6.91	1.06	22.49	-NA-	-NA-
Israel	EUR	881.58	709.06	14.22	0.00	-NA-	-NA-	-NA-	-NA-	7.49	20.91	4.10	7.49	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

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Europe	USD	1,954.93	140,631.96	100.00	0.00	5.54	5.76	-7.47	2.97	24.51	9.48	2.42	24.51	23.62	24.23
Euro Zone	USD	2,249.03	65,316.29	46.44	0.00	5.26	6.93	-6.46	-0.20	23.74	13.25	1.55	23.74	24.61	27.78
Europe ex UK	USD	2,597.00	88,554.33	62.97	0.00	6.91	8.09	-4.89	2.34	21.20	10.56	1.80	21.20	23.97	26.30
Europe Liquid 40	USD	1,503.85	120,177.84	85.46	0.00	-NA-	6.05	-7.28	3.38	25.44	9.89	2.28	25.44	24.16	24.70
Europe Liquid 40 ex UK	USD	2,229.34	77,086.12	54.81	0.00	-NA-	9.25	-4.00	2.59	22.07	10.91	1.63	22.07	24.20	26.59
Europe ex UK Dividend+	USD	2,308.80	84,741.19	60.26	0.00	-NA-	9.22	-3.75	1.94	19.37	10.46	1.65	19.37	23.98	26.25
Europe (UK Restricted)	USD	906.54	119,143.32	84.72	0.00	-NA-	6.79	-6.66	2.76	23.38	9.81	2.23	23.38	23.67	24.80
Euro Zone Capped	USD	1,963.88	47,953.22	34.10	0.00	-NA-	-NA-	-9.03	-2.19	20.88	11.00	1.32	20.88	-NA-	27.09
Europe Capped	USD	1,897.74	131,535.75	93.53	0.00	-NA-	-NA-	-8.02	2.79	24.09	8.90	2.44	24.09	-NA-	23.89
Europe ex UK Capped	USD	2,415.56	73,725.02	52.42	0.00	-NA-	-NA-	-6.34	1.63	19.23	8.91	1.74	19.23	-NA-	25.73
Europe Liquid 40 Capped	USD	1,433.02	108,857.90	77.41	0.00	-NA-	-NA-	-8.11	3.11	24.81	8.99	2.29	24.81	-NA-	24.26
Europe Liquid 40 ex UK Capped	USD	2,017.73	61,007.06	43.38	0.00	-NA-	-NA-	-6.02	1.62	19.62	8.75	1.49	19.62	-NA-	25.92
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,308.80	84,741.19	60.26	0.00	-NA-	-NA-	-NA-	-NA-	19.37	10.46	1.65	19.37	-NA-	-NA-
UK	USD	1,267.27	52,077.63	37.03	0.00	3.46	1.79	-12.41	3.97	30.56	7.69	3.49	30.56	26.42	22.68
Netherlands	USD	1,489.52	7,615.16	5.41	0.00	1.69	3.22	-11.75	-11.76	1.33	6.02	1.31	1.33	24.53	30.13
France	USD	4,293.50	35,512.34	25.25	0.00	9.28	13.25	-0.37	3.45	29.88	15.83	1.60	29.88	26.09	29.17
Austria	USD	776.37	2,262.74	1.61	0.00	-NA-	-5.48	-18.64	4.12	21.93	20.17	2.53	21.93	39.51	33.05
Sweden	USD	4,655.86	10,335.74	7.35	0.00	10.24	14.27	2.59	13.27	17.78	4.22	2.70	17.78	31.72	31.40
Germany	USD	736.56	12,249.75	8.71	0.00	-0.99	1.61	-8.91	7.92	36.89	10.64	0.22	36.89	34.10	25.79
Switzerland	USD	3,320.14	12,064.63	8.58	0.00	10.96	12.18	10.88	16.01	10.76	3.42	2.23	10.76	18.59	18.07
Belgium	USD	1,274.68	4,309.75	3.06	0.00	1.25	2.26	-6.81	-4.66	5.21	9.64	3.81	5.21	18.01	19.78
Italy	USD	1,021.96	701.32	0.50	0.00	-0.68	-3.26	-22.27	-15.12	27.10	13.30	4.27	27.10	36.94	42.71
Finland	USD	2,997.57	2,549.15	1.81	0.00	7.68	8.13	-6.81	2.52	18.85	14.69	2.70	18.85	32.51	31.65
Greece	USD	270.26	116.09	0.08	0.00	-NA-	-NA-	-31.09	-27.53	30.96	5.05	-0.66	30.96	-NA-	57.05
Norway	USD	164.72	837.66	0.60	0.00	-1.50	-14.91	-33.91	-13.22	23.84	-0.07	5.49	23.84	-NA-	41.16
Spain	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,325.92	141,566.78	2839.72	0.00	-NA-	-NA-	-NA-	-NA-	24.40	9.56	2.44	24.40	-NA-	-NA-
Israel	USD	1,159.59	934.83	18.75	0.00	-NA-	-NA-	-NA-	-NA-	9.17	23.91	5.52	9.17	-NA-	-NA-

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Europe	GBP	1,938.23	86,516.78	100.00	0.00	5.24	5.66	-3.65	2.75	19.04	8.76	0.98	19.04	20.45	18.74
Euro Zone	GBP	2,229.82	40,182.58	46.44	0.00	4.98	6.83	-2.59	-0.41	18.30	12.51	0.12	18.30	21.88	22.66
Europe ex UK	GBP	2,574.82	54,478.62	62.97	0.00	6.60	7.98	-0.95	2.12	15.87	9.83	0.37	15.87	21.40	21.21
Europe Liquid 40	GBP	1,491.01	73,933.41	85.46	0.00	-NA-	5.95	-3.44	3.15	19.93	9.17	0.84	19.93	20.93	19.26
Europe Liquid 40 ex UK	GBP	2,210.30	47,423.38	54.81	0.00	-NA-	9.14	-0.03	2.37	16.71	10.18	0.20	16.71	21.56	21.57
Europe ex UK Dividend+	GBP	2,545.93	52,132.78	60.26	0.00	-NA-	8.92	0.24	1.71	14.13	9.73	0.22	14.13	21.39	21.22
Europe (UK Restricted)	GBP	898.80	73,296.97	84.72	0.00	-NA-	6.68	-2.80	2.54	17.96	9.09	0.80	17.96	20.59	19.42
Euro Zone Capped	GBP	1,947.11	29,500.82	34.10	0.00	-NA-	-NA-	-5.27	-2.41	15.57	10.27	-0.10	15.57	-NA-	22.26
Europe Capped	GBP	1,881.53	80,920.80	93.53	0.00	-NA-	-NA-	-4.22	2.56	18.64	8.18	1.00	18.64	-NA-	18.48
Europe ex UK Capped	GBP	2,394.92	45,355.63	52.42	0.00	-NA-	-NA-	-2.47	1.41	13.99	8.19	0.31	13.99	-NA-	20.87
Europe Liquid 40 Capped	GBP	1,420.78	66,969.38	77.41	0.00	-NA-	-NA-	-4.31	2.89	19.33	8.27	0.85	19.33	-NA-	18.93
Europe Liquid 40 ex UK Capped	GBP	2,000.49	37,531.54	43.38	0.00	-NA-	-NA-	-2.13	1.39	14.37	8.03	0.06	14.37	-NA-	21.21
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,545.93	52,132.78	60.26	0.00	-NA-	-NA-	-NA-	-NA-	14.13	9.73	0.22	14.13	-NA-	-NA-
UK	GBP	1,262.85	32,038.16	37.03	0.00	3.21	1.70	-8.79	3.74	24.82	6.98	2.04	24.82	22.93	17.01
Netherlands	GBP	1,476.80	4,684.85	5.41	0.00	1.33	3.12	-8.10	-11.96	-3.12	5.33	-0.11	-3.12	22.17	25.66
France	GBP	4,256.83	21,847.19	25.25	0.00	8.89	13.14	3.75	3.22	24.18	15.07	0.17	24.18	23.42	23.91
Austria	GBP	769.74	1,392.03	1.61	0.00	-NA-	-5.57	-15.28	3.90	16.57	19.38	1.09	16.57	36.59	28.22
Sweden	GBP	4,616.10	6,358.55	7.35	0.00	9.85	14.16	6.83	13.02	12.61	3.54	1.25	12.61	31.05	27.67
Germany	GBP	730.27	7,536.04	8.71	0.00	-1.34	1.51	-5.14	7.68	30.88	9.92	-1.19	30.88	33.50	21.24
Switzerland	GBP	3,291.78	7,422.16	8.58	0.00	10.57	12.07	15.47	15.75	5.89	2.74	0.79	5.89	17.21	14.58
Belgium	GBP	1,263.79	2,651.36	3.06	0.00	0.90	2.17	-2.96	-4.87	0.59	8.92	2.35	0.59	16.07	15.24
Italy	GBP	1,013.23	431.45	0.50	0.00	-1.03	-3.36	-19.05	-15.31	21.52	12.55	2.80	21.52	34.09	38.34
Finland	GBP	2,971.97	1,568.24	1.81	0.00	7.30	8.02	-2.95	2.30	13.63	13.93	1.26	13.63	30.47	27.00
Greece	GBP	267.96	71.42	0.08	0.00	-NA-	-NA-	-28.24	-27.69	25.21	4.36	-2.05	25.21	-NA-	52.70
Norway	GBP	163.32	515.33	0.60	0.00	-1.85	-15.65	-31.18	-13.41	18.41	-0.73	4.01	18.41	-NA-	36.25
Spain	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,314.59	87,091.89	1747.00	0.00	-NA-	-NA-	-NA-	-NA-	18.93	8.84	1.00	18.93	-NA-	-NA-
Israel	GBP	1,149.69	575.10	11.54	0.00	-NA-	-NA-	-NA-	-NA-	4.37	23.10	4.04	4.37	-NA-	-NA-

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Europe	JPY	1,651.44	12,159,742.28	100.00	0.00	3.61	2.46	-12.09	0.47	39.92	21.67	7.39	39.92	25.08	26.72
Euro Zone	JPY	1,899.88	5,647,573.40	46.44	0.00	3.34	3.60	-11.13	-2.62	39.05	25.87	6.47	39.05	25.79	30.02
Europe ex UK	JPY	2,193.83	7,656,850.22	62.97	0.00	4.96	4.72	-9.64	-0.15	36.20	22.87	6.74	36.20	25.06	28.40
Europe Liquid 40	JPY	1,270.39	10,391,177.20	85.46	0.00	-NA-	2.75	-11.91	0.87	40.97	22.13	7.23	40.97	25.73	27.15
Europe Liquid 40 ex UK	JPY	1,883.25	6,665,251.23	54.81	0.00	-NA-	5.84	-8.79	0.10	37.19	23.26	6.55	37.19	25.43	28.67
Europe ex UK Dividend+	JPY	1,801.56	7,327,147.03	60.26	0.00	-NA-	4.98	-8.55	-0.54	34.15	22.76	6.58	34.15	25.09	28.25
Europe (UK Restricted)	JPY	765.81	10,301,727.18	84.72	0.00	-NA-	3.46	-11.32	0.26	38.65	22.04	7.19	38.65	25.16	27.16
Euro Zone Capped	JPY	1,659.00	4,146,275.53	34.10	0.00	-NA-	-NA-	-13.57	-4.57	35.84	23.36	6.23	35.84	-NA-	29.54
Europe Capped	JPY	1,603.13	11,373,238.86	93.53	0.00	-NA-	-NA-	-12.62	0.29	39.45	21.03	7.41	39.45	-NA-	26.47
Europe ex UK Capped	JPY	2,040.56	6,374,633.75	52.42	0.00	-NA-	-NA-	-11.02	-0.84	33.99	21.03	6.67	33.99	-NA-	27.93
Europe Liquid 40 Capped	JPY	1,210.55	9,412,398.03	77.41	0.00	-NA-	-NA-	-12.70	0.60	40.26	21.13	7.25	40.26	-NA-	26.83
Europe Liquid 40 ex UK Capped	JPY	1,704.49	5,274,975.11	43.38	0.00	-NA-	-NA-	-10.71	-0.86	34.43	20.86	6.40	34.43	-NA-	28.13
Developed Europe Ex UK Dividend+ Net of Tax	JPY	1,801.56	7,327,147.03	60.26	0.00	-NA-	-NA-	-NA-	-NA-	34.15	22.76	6.58	34.15	-NA-	-NA-
UK	JPY	1,070.53	4,502,892.06	37.03	0.00	1.57	-1.38	-16.79	1.44	46.72	19.68	8.51	46.72	28.15	25.76
Netherlands	JPY	1,258.28	658,444.72	5.41	0.00	-0.17	0.00	-16.16	-13.91	13.87	17.83	6.22	13.87	25.91	32.42
France	JPY	3,626.96	3,070,574.39	25.25	0.00	7.28	9.72	-5.35	0.93	45.96	28.73	6.52	45.96	26.80	31.24
Austria	JPY	655.84	195,647.42	1.61	0.00	-NA-	-8.43	-22.71	1.59	37.02	33.56	7.50	37.02	40.79	36.03
Sweden	JPY	3,933.07	893,680.13	7.35	0.00	8.22	10.71	-2.54	10.51	32.37	15.83	7.67	32.37	31.90	32.38
Germany	JPY	622.21	1,059,174.43	8.71	0.00	-2.81	-1.55	-13.46	5.29	53.84	22.97	5.07	53.84	34.21	27.29
Switzerland	JPY	2,804.71	1,043,168.25	8.58	0.00	8.93	8.68	5.34	13.18	24.47	14.94	7.18	24.47	18.92	19.55
Belgium	JPY	1,076.79	372,642.53	3.06	0.00	-0.60	-0.92	-11.47	-6.98	18.24	21.86	8.84	18.24	19.63	23.02
Italy	JPY	863.30	60,640.03	0.50	0.00	-2.50	-6.28	-26.15	-17.19	42.83	25.91	9.31	42.83	38.07	45.04
Finland	JPY	2,532.21	220,411.97	1.81	0.00	5.71	4.76	-11.46	0.03	33.56	27.46	7.68	33.56	32.97	34.00
Greece	JPY	228.31	10,037.91	0.08	0.00	-NA-	-NA-	-34.53	-29.29	47.17	16.75	4.16	47.17	-NA-	58.82
Norway	JPY	139.15	72,428.44	0.60	0.00	-3.31	-17.57	-37.21	-15.33	39.18	11.05	10.59	39.18	-NA-	44.02
Spain	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,120.08	12,240,571.93	245536.75	0.00	-NA-	-NA-	-NA-	-NA-	39.80	21.77	7.41	39.80	-NA-	-NA-
Israel	JPY	979.57	80,829.65	1621.38	0.00	-NA-	-NA-	-NA-	-NA-	22.68	37.71	10.63	22.68	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	AUD	1,232.17	135,458.11	126.99	0.00	-NA-	-NA-	-NA-	-1.84	22.95	9.66	2.92	22.95	-NA-	14.37
Euro Zone	AUD	1,417.54	62,913.31	58.98	0.00	-NA-	-NA-	-NA-	-4.86	22.19	13.44	2.05	22.19	-NA-	18.35
Europe ex UK	AUD	1,636.86	85,296.42	79.96	0.00	-NA-	-NA-	-NA-	-2.44	19.68	10.74	2.30	19.68	-NA-	16.46
Europe Liquid 40	AUD	947.86	115,756.50	108.52	0.00	-NA-	-NA-	-NA-	-1.45	23.87	10.07	2.78	23.87	-NA-	14.82
Europe Liquid 40 ex UK	AUD	1,405.13	74,250.12	69.61	0.00	-NA-	-NA-	-NA-	-2.20	20.55	11.09	2.12	20.55	-NA-	16.76
Europe ex UK Dividend+	AUD	1,695.14	81,623.56	76.52	0.00	-NA-	-NA-	-NA-	-2.83	17.88	10.64	2.15	17.88	-NA-	16.52
Europe (UK Restricted)	AUD	571.39	114,760.04	107.58	0.00	-NA-	-NA-	-NA-	-2.04	21.83	9.99	2.73	21.83	-NA-	14.90
Euro Zone Capped	AUD	1,237.82	46,189.03	43.30	0.00	-NA-	-NA-	-NA-	-6.76	19.36	11.18	1.82	19.36	-NA-	18.16
Europe Capped	AUD	1,196.13	126,696.55	118.78	0.00	-NA-	-NA-	-NA-	-2.01	22.53	9.08	2.94	22.53	-NA-	14.15
Europe ex UK Capped	AUD	1,522.50	71,012.68	66.57	0.00	-NA-	-NA-	-NA-	-3.12	17.73	9.08	2.23	17.73	-NA-	16.13
Europe Liquid 40 Capped	AUD	903.22	104,853.01	98.30	0.00	-NA-	-NA-	-NA-	-1.71	23.25	9.17	2.79	23.25	-NA-	14.55
Europe Liquid 40 ex UK Capped	AUD	1,271.75	58,762.61	55.09	0.00	-NA-	-NA-	-NA-	-3.13	18.12	8.93	1.98	18.12	-NA-	16.40
Developed Europe Ex UK Dividend+ Net of Tax	AUD	1,695.14	81,623.56	60.26	0.00	-NA-	-NA-	-NA-	-NA-	17.88	10.64	2.15	17.88	-NA-	-NA-
UK	AUD	798.75	50,161.69	47.03	0.00	-NA-	-NA-	-NA-	-0.89	28.92	7.86	4.00	28.92	-NA-	14.33
Netherlands	AUD	938.83	7,335.00	6.88	0.00	-NA-	-NA-	-NA-	-15.89	0.06	6.20	1.81	0.06	-NA-	21.59
France	AUD	2,706.15	34,205.84	32.07	0.00	-NA-	-NA-	-NA-	-1.39	28.26	16.02	2.10	28.26	-NA-	19.35
Austria	AUD	489.34	2,179.49	2.04	0.00	-NA-	-NA-	-NA-	-0.74	20.40	20.37	3.03	20.40	-NA-	24.49
Sweden	AUD	2,934.55	9,955.49	9.33	0.00	-NA-	-NA-	-NA-	7.97	16.31	4.39	3.20	16.31	-NA-	20.98
Germany	AUD	464.25	11,799.08	11.06	0.00	-NA-	-NA-	-NA-	2.88	35.18	10.83	0.71	35.18	-NA-	18.64
Switzerland	AUD	2,092.65	11,620.77	10.89	0.00	-NA-	-NA-	-NA-	10.59	9.37	3.59	2.73	9.37	-NA-	12.16
Belgium	AUD	803.42	4,151.19	3.89	0.00	-NA-	-NA-	-NA-	-9.12	3.89	9.82	4.32	3.89	-NA-	12.96
Italy	AUD	644.13	675.52	0.63	0.00	-NA-	-NA-	-NA-	-19.09	25.51	13.48	4.77	25.51	-NA-	35.55
Finland	AUD	1,889.34	2,455.36	2.30	0.00	-NA-	-NA-	-NA-	-2.27	17.36	14.88	3.20	17.36	-NA-	21.12
Greece	AUD	170.34	111.82	0.10	0.00	-NA-	-NA-	-NA-	-30.91	29.32	5.22	-0.18	29.32	-NA-	49.28
Norway	AUD	103.82	806.84	0.76	0.00	-NA-	-NA-	-NA-	-17.27	22.29	0.09	5.99	22.29	-NA-	31.91
Spain	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	835.71	136,358.54	2735.25	0.00	-NA-	-NA-	-NA-	-NA-	22.84	9.74	2.94	22.84	-NA-	-NA-
Israel	AUD	730.88	900.43	18.06	0.00	-NA-	-NA-	-NA-	-NA-	7.80	24.11	6.04	7.80	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Switzerland	CHF	1,908.69	11,043.36	8.58	0.00	8.92	7.65	6.27	11.40	8.42	0.73	1.01	8.42	13.04	9.34
Sweden	SEK	3,565.21	67,238.67	7.35	0.00	10.25	10.98	2.72	9.81	11.77	3.41	0.33	11.77	26.28	20.84
Norway	NOK	147.65	4,661.80	0.60	0.00	-0.85	-16.30	-33.59	-14.29	15.49	-2.86	3.66	15.49	49.44	32.18

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FTSE EPRA/NAREIT Developed Europe 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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Europe Real Estate **	Local	2,786.28	4.29	9.54	8.60	0.03	9.67	28.35	8.51	1.15	28.35	18.82	15.73
Europe FTSE	Local	238.16	4.54	-NA-	7.20	-2.25	4.45	16.96	5.36	1.68	16.96	15.70	14.43
Europe JP Morgan Bonds	Local	590.16	-NA-	6.88	5.16	6.55	6.28	8.63	2.22	0.50	8.63	3.86	4.34
UK Real Estate **	GBP	1,964.03	3.59	7.16	5.26	-4.92	7.86	29.89	7.82	2.28	29.89	22.90	17.11
UK FTSE	GBP	944.60	4.14	-NA-	8.19	2.25	6.63	10.57	3.65	0.71	10.57	14.13	13.67
UK JP Morgan Bonds	GBP	745.89	-NA-	7.51	6.02	7.71	8.83	2.62	-0.42	-0.48	2.62	5.43	5.85
Netherlands Real Estate **	EUR	2,706.26	8.94	8.04	7.59	-3.27	-2.61	8.88	5.19	-0.05	8.88	18.54	19.61
Netherlands FTSE	EUR	763.22	-NA-	-NA-	4.16	-4.61	1.89	16.98	7.19	2.05	16.98	19.90	17.33
Netherlands JP Morgan Bonds	EUR	495.00	-NA-	6.45	5.38	7.21	7.14	6.02	1.74	1.13	6.02	4.30	5.61
France Real Estate **	EUR	5,736.22	4.98	14.31	15.85	7.44	12.48	36.02	13.26	0.23	36.02	20.20	18.79
France FTSE	EUR	691.67	4.99	-NA-	6.19	-3.40	3.68	21.77	8.45	2.16	21.77	17.00	16.33
France JP Morgan Bonds	EUR	607.56	-NA-	6.65	5.23	6.93	6.69	9.58	2.08	0.70	9.58	4.36	5.62
Sweden Real Estate **	SEK	6,394.79	3.56	13.94	16.17	7.89	14.50	16.21	3.41	0.33	16.21	26.05	20.73
Sweden FTSE	SEK	2,066.05	4.43	-NA-	12.74	3.20	9.02	19.52	4.35	1.69	19.52	20.69	17.30
Sweden JP Morgan Bonds	SEK	731.14	-NA-	7.27	5.35	6.42	5.82	1.51	-0.29	-0.27	1.51	4.27	4.71
Switzerland Real Estate **	CHF	2,738.21	4.07	11.69	10.68	10.16	15.11	13.05	0.73	1.01	13.05	12.88	9.62
Switzerland FTSE	CHF	605.30	4.05	-NA-	6.50	-2.11	4.52	18.90	5.16	0.13	18.90	13.76	10.52
Germany Real Estate **	EUR	896.84	2.65	0.00	3.11	-3.12	14.61	38.78	7.97	-1.13	38.78	28.61	18.25
Germany FTSE	EUR	509.64	4.72	-NA-	9.97	-1.16	8.66	29.36	5.72	2.68	29.36	20.52	19.20
Germany JP Morgan Bonds	EUR	456.20	-NA-	-NA-	5.26	6.91	6.88	4.48	1.14	0.81	4.48	4.16	5.33
Austria Real Estate **	EUR	561.44	2.90	0.00	0.00	-15.89	9.31	24.48	17.26	1.15	24.48	36.01	24.41
Austria FTSE	EUR	445.46	4.39	1.59	6.71	-11.21	1.13	31.84	16.76	4.72	31.84	26.03	22.80
Austria JP Morgan Bonds	EUR	235.72	-NA-	-NA-	5.58	7.61	7.94	10.60	2.29	0.51	10.60	4.58	5.89

**** 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 332.**

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FTSE EPRA/NAREIT Developed Europe 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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Italy Real Estate **	EUR	1,163.43	5.85	2.24	-2.48	-17.63	-8.70	34.40	10.56	2.86	34.40	32.19	34.26
Italy FTSE	EUR	235.24	4.76	-NA-	0.85	-11.78	-6.66	12.14	6.78	2.28	12.14	19.34	21.90
Italy JP Morgan Bonds	EUR	854.03	-NA-	7.94	4.60	5.40	4.32	21.27	5.24	0.61	21.27	5.90	9.13
Belgium Real Estate **	EUR	2,288.28	6.98	6.83	6.81	2.23	5.05	11.44	8.62	2.41	11.44	12.79	9.23
Belgium FTSE	EUR	792.23	4.21	-NA-	7.48	-2.01	11.78	37.86	3.14	0.60	37.86	19.70	12.19
Belgium JP Morgan Bonds	EUR	576.17	-NA-	6.71	5.44	7.33	7.42	16.03	3.43	1.03	16.03	4.79	6.86
Finland Real Estate **	EUR	3,922.37	3.58	10.31	9.79	-1.69	9.11	21.62	11.91	1.32	21.62	27.79	23.53
Finland FTSE	EUR	865.48	5.60	-NA-	0.01	-13.50	-0.97	13.14	9.78	2.66	13.14	26.37	21.65
Finland JP Morgan Bonds	EUR	401.10	-NA-	7.19	5.22	6.94	6.77	7.32	1.78	0.99	7.32	3.60	4.58
Greece Real Estate **	EUR	341.09	8.16	-NA-	-NA-	-26.36	-20.80	42.70	2.51	-2.00	42.70	-NA-	50.61
Greece FTSE	EUR	97.82	4.85	-NA-	-6.43	-32.75	-32.50	28.42	13.23	8.34	28.42	33.23	41.57
Greece JP Morgan Bonds	EUR	-	-NA-	-NA-	-100.00	-100.00	-100.00	-100.00	-NA-	-NA-	-100.00	-NA-	-NA-
Norway Real Estate **	NOK	150.73	2.35	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,153.88	5.08	-NA-	15.11	-1.75	5.62	11.77	-1.44	-0.12	11.77	23.76	18.97
Norway JP Morgan Bonds	NOK	-	-NA-	7.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe 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	Retail	FR	16,783	15.73
Land Securities *	Rental	Diversified	UK	7,810	7.32
British Land *	Rental	Diversified	UK	6,131	5.75
Hammerson *	Rental	Retail	UK	4,260	3.99
Swiss Prime Site	Rental	Office	CH	3,784	3.55
PSP Swiss Property	Rental	Office	CH	3,319	3.11
Klepierre *	Rental	Retail	FR	2,929	2.75
Capital Shopping Centres Group *	Rental	Retail	UK	2,812	2.64
Derwent London *	Rental	Office	UK	2,639	2.47
Corio *	Rental	Retail	NL	2,475	2.32
SEGRO *	Rental	Industrial	UK	2,255	2.11
Capital & Counties Properties	Rental	Retail	UK	2,247	1.82
Great Portland Estates *	Rental	Office	UK	2,074	1.94
Deutsche Wohnen	Rental	Residential	DE	2,046	1.62
Fonciere Des Regions *	Rental	Diversified	FR	1,832	1.72
Castellum	Rental	Diversified	SE	1,764	1.65
Shaftesbury *	Rental	Diversified	UK	1,732	1.62
Deutsche Euroshop	Rental	Retail	DE	1,707	1.58
GSW Immobilien AG	Rental	Residential	DE	1,617	0.59
Gecina *	Rental	Diversified	FR	1,541	1.44
				71,755.84	**65.74**
					(*)

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	29	39,501	37.03%
EPRA/NAREIT Netherlands	5	5,776	5.41%
EPRA/NAREIT France	10	26,936	25.25%
EPRA/NAREIT Austria	2	1,716	1.61%
EPRA/NAREIT Sweden	8	7,840	7.35%
EPRA/NAREIT Germany	12	9,291	8.71%
EPRA/NAREIT Switzerland	4	9,151	8.58%
EPRA/NAREIT Belgium	6	3,269	3.06%
EPRA/NAREIT Italy	2	532	0.50%
EPRA/NAREIT Finland	3	1,934	1.81%
EPRA/NAREIT Greece	1	88	0.08%
EPRA/NAREIT Norway	1	635	0.60%
EPRA/NAREIT Europe Index	**83**	**106,669**	**100.00%**
EPRA/NAREIT Euro Zone	41	49,542	46.44%
EPRA/NAREIT Ex-UK	54	67,168	62.97%
EPRA/NAREIT Europe Liquid 40	40	91,155	85.46%
EPRA/NAREIT Europe Liquid 40 Ex UK	30	58,470	54.81%

(*) The Top 20 Constituents represent 65.74% of the market capitalisation of the Developed Europe Index.

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FTSE EPRA/NAREIT Developed Europe 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
Colonia Real Estate	Rental	Residential	DE	13.40	0.00	13.40
IGD *	Rental	Retail	IT	9.33	0.00	9.33
Daejan Holdings	Rental	Diversified	UK	8.07	0.00	8.07
Grainger Plc	Non-Rental	Residential	UK	6.37	1.37	7.73
Kungsleden	Rental	Diversified	SE	7.60	0.00	7.60
Warehouses De Pauw *	Rental	Industrial	BE	6.52	0.00	6.52
Technopolis	Rental	Office	FI	5.90	0.00	5.90
St Modwen Properties	Non-Rental	Diversified	UK	5.46	0.00	5.46
Safestore Holdings	Rental	Self Storage	UK	5.37	0.00	5.37
Mercialys *	Rental	Retail	FR	4.89	0.00	4.89
SEGRO *	Rental	Industrial	UK	4.36	0.00	4.36
Fastighets AB Balder B *	Rental	Diversified	SE	4.19	0.00	4.19
Wallenstam AB	Rental	Diversified	SE	4.00	0.00	4.00
Great Portland Estates *	Rental	Office	UK	3.95	0.00	3.95
Unite Group	Rental	Diversified	UK	3.83	0.00	3.83
Hammerson *	Rental	Retail	UK	3.63	0.00	3.63
Helical Bar	Non-Rental	Diversified	UK	3.60	0.00	3.60
DIC Asset	Rental	Diversified	DE	3.41	0.00	3.41
Azrieli Group	Rental	Diversified	ISR	3.31	0.00	3.31
Hansteen Holdings	Rental	Industrial	UK	3.03	0.00	3.03

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 31-Dec	Dividend Return 31-Dec	Total Return 31-Dec
Citycon OYJ	Rental	Retail	FI	-0.77	0.00	-0.77
IRP Property Investors	Rental	Diversified	UK	-4.00	2.88	-1.12
Nieuwe Steen Inv *	Rental	Diversified	NL	-1.15	0.00	-1.15
Picton Property	Rental	Diversified	UK	-1.37	0.00	-1.37
GSW Immobilien AG	Rental	Residential	DE	-1.81	0.00	-1.81
Vastned Retail *	Rental	Retail	NL	-1.92	0.00	-1.92
Fonciere Des Regions *	Rental	Diversified	FR	-1.92	0.00	-1.92
Eurobank Properties *	Rental	Diversified	GR	-2.00	0.00	-2.00
Alstria Office *	Rental	Office	DE	-2.03	0.00	-2.03
Affine *	Rental	Diversified	FR	-2.25	0.00	-2.25
Silic *	Rental	Office	FR	-3.14	0.00	-3.14
Standard Life Inv Prop	Rental	Diversified	UK	-3.32	0.00	-3.32
Hufvudstaden A	Rental	Office	SE	-3.59	0.00	-3.59
Societe de la Tour Eiffel *	Rental	Diversified	FR	-3.64	0.00	-3.64
Icade	Rental	Diversified	FR	-3.64	0.00	-3.64
Wereldhave Belgium *	Rental	Diversified	BE	-3.90	0.00	-3.90
Fabege	Rental	Office	SE	-3.94	0.00	-3.94
Deutsche Wohnen	Rental	Residential	DE	-5.85	0.00	-5.85
Development Securities	Non-Rental	Retail	UK	-6.84	0.00	-6.84
ANF-Immobilier S.A. *	Rental	Diversified	FR	-9.06	0.00	-9.06

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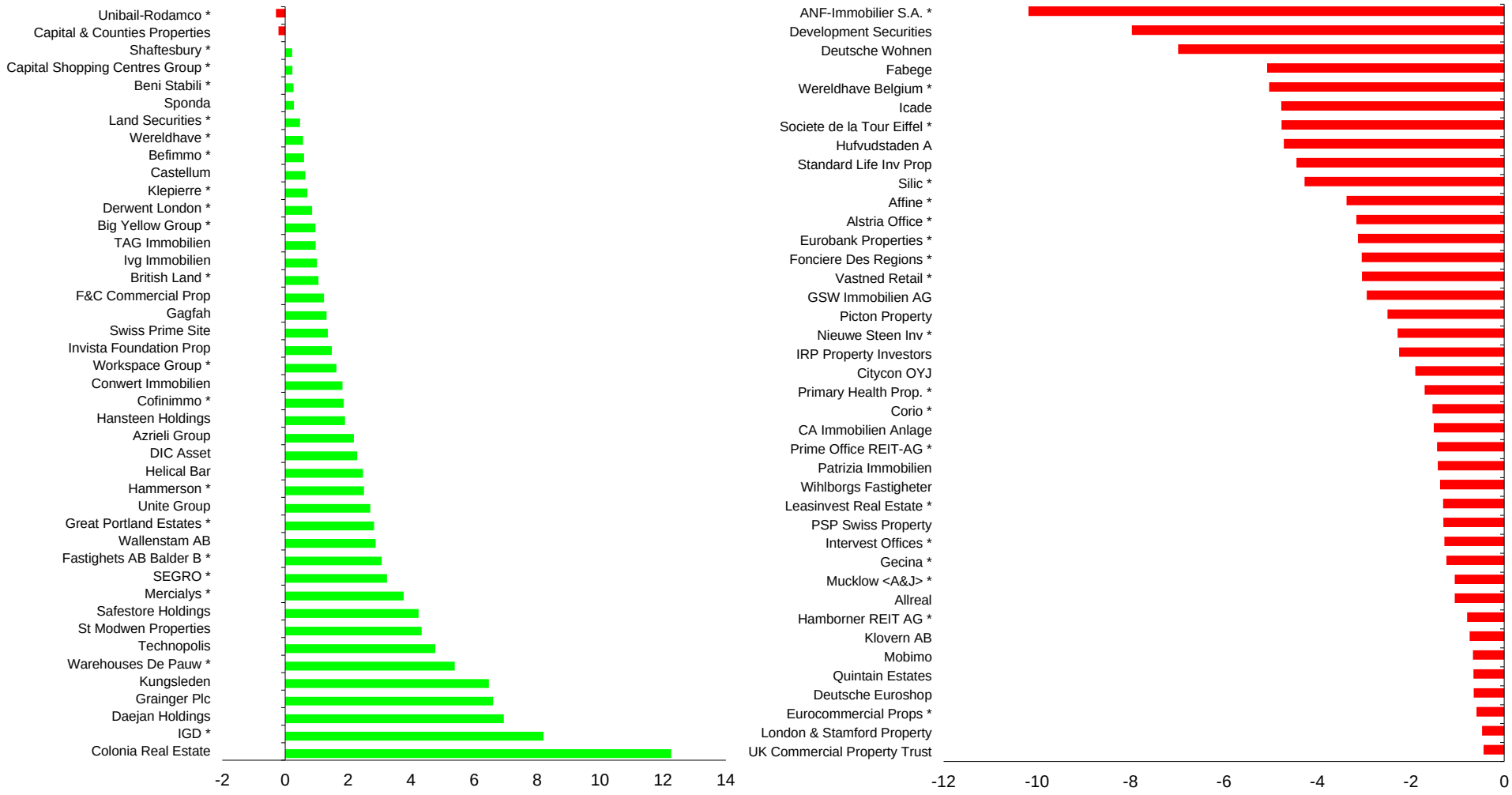
Graph 21: Total Return Performance relative to Regional Developed Index - Europe



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Section 3.4

FTSE EPRA/NAREIT Developed North America Index Series

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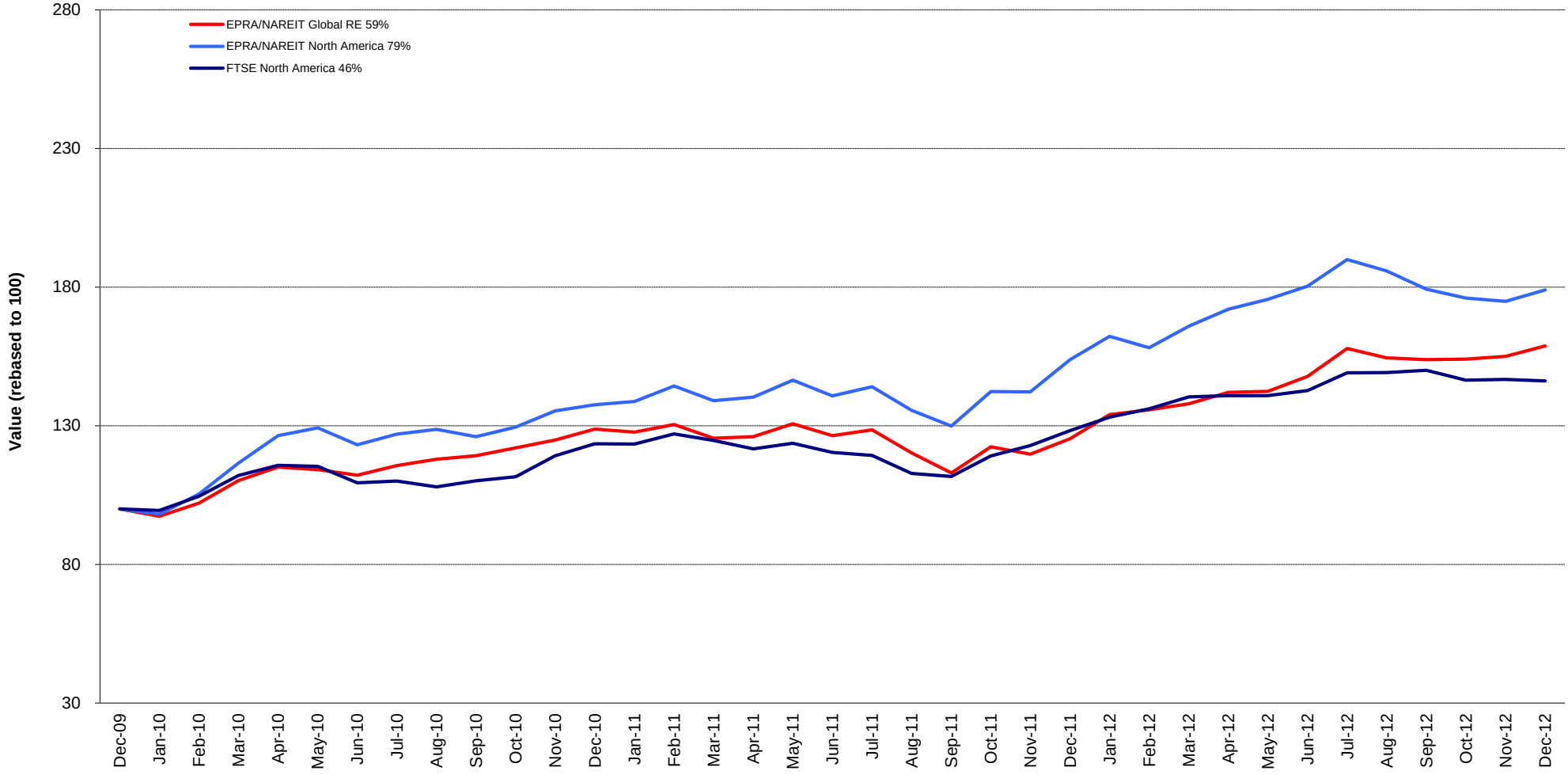
Graph 22: EPRA/NAREIT Developed North America v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR) Rolling 36 Months Performance



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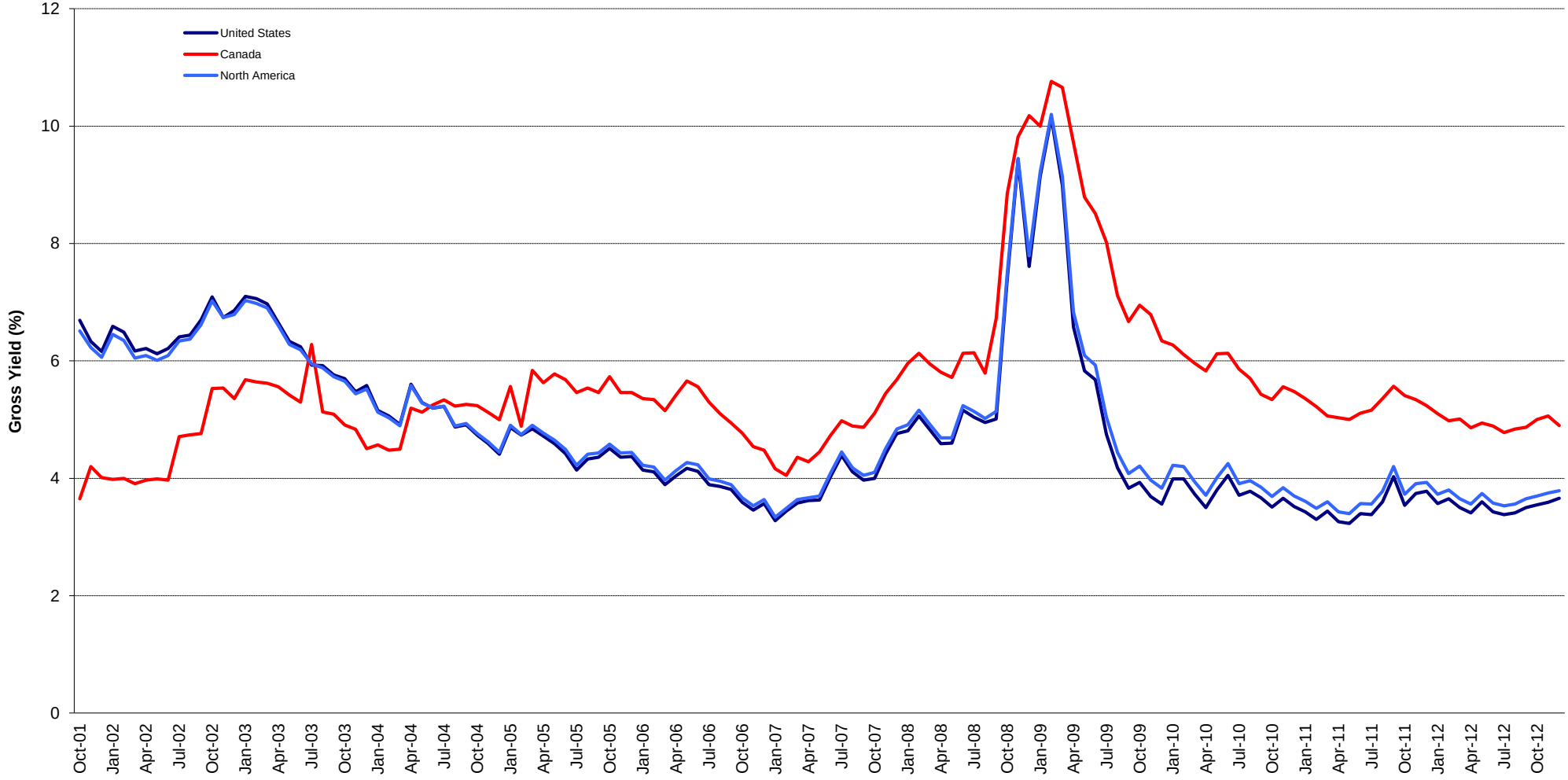
Graph 23: Dividend Yields



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

Ex Date	Description
5 December 2012	Avalonbay Communities (USA): New number of shares: 112,207,876
6 December 2012	Vornado Realty Trust (USA): Special Dividend: 1 USD
13 December 2012	Northern Property REIT (USA): Special Dividend: 0.56 USD
24 December 2012	Canadian Apartment Props REIT (Canada): New number of shares: 101,466,542
24 December 2012	Crombie Real Estate Investment Trust (Canada): New number of shares: 50,815,496
24 December 2012	Dundee International REIT (Canada): New number of shares: 68,771,268
24 December 2012	First Capital Realty (Canada): New number of shares: 203,244,008
24 December 2012	H & R REIT (Canada): New number of shares: 193,900,118
24 December 2012	Killam Properties (Canada): New number of shares: 53,750,691
24 December 2012	Morguard Real Estate Investment Trust (Canada): New number of shares: 61,099,559
24 December 2012	Northwest Healthcare Properties REIT (Canada): New number of shares: 35,372,000
24 December 2012	Riocan REIT (Canada): New number of shares: 296,281,796
24 December 2012	Acadia Realty (USA): New number of shares: 50,669,019
24 December 2012	Alexanders Inc (USA): Special Dividend: 122 USD
24 December 2012	Alexandria Real Estate Equity (USA): New number of shares: 63,688,102
24 December 2012	American Campus Communities (USA): New number of shares: 104,632,368
24 December 2012	Avalonbay Communities (USA): New number of shares: 114,382,876
24 December 2012	CBL & Associates Properties (USA): New number of shares: 161,028,146
24 December 2012	Colonial Prop (USA): New number of shares: 88,114,000
24 December 2012	CubeSmart (USA): New number of shares: 129,306,038
24 December 2012	DDR Corp (USA): New number of shares: 309,765,482
24 December 2012	Digital Realty Trust (USA): New number of shares: 123,354,511
24 December 2012	Duke Realty Corp (USA): New number of shares: 275,025,508
24 December 2012	Eastgroup Properties (USA): New number of shares: 29,635,762
24 December 2012	Equity Residential (USA): New number of shares: 324,524,716
24 December 2012	Excel Trust (USA): Number of shares: 44,666,101. Free float percentage: 100%.
24 December 2012	Extra Space Storage (USA): New number of shares: 109,522,435
24 December 2012	Federal Realty Invs (USA): New number of shares: 64,625,539
24 December 2012	Glimcher Realty Trust (USA): New number of shares: 142,012,958
24 December 2012	HCP (USA): New number of shares: 452,881,277
24 December 2012	Healthcare Realty Trust (USA): New number of shares: 87,206,555
24 December 2012	Highwoods Prop (USA): New number of shares: 78,529,922
24 December 2012	Home Properties (USA): New number of shares: 51,250,729
24 December 2012	Investors Real Estate Trust (USA): New number of shares: 92,069,865
24 December 2012	Kilroy Realty (USA): New number of shares: 74,692,939
24 December 2012	Kite Realty Group Trust (USA): New number of shares: 77,724,069
24 December 2012	Lexington Realty Trust (USA): New number of shares: 176,591,477
24 December 2012	Macerich (USA): New number of shares: 136,616,142
24 December 2012	Mid-America Apartment Comm (USA): New number of shares: 42,267,542
24 December 2012	National Retail Properties (USA): New number of shares: 110,036,842
24 December 2012	Omega Healthcare Investors (USA): New number of shares: 112,049,247
24 December 2012	Parkway Properties (USA): New number of shares: 54,749,812
24 December 2012	Pebblebrook Hotel Trust (USA): New number of shares: 60,771,204
24 December 2012	Ramco-Gershenson Properties (USA): New number of shares: 47,699,000
24 December 2012	Retail Opportunity (USA): New number of shares: 52,923,514
24 December 2012	Sovran Self Storage (USA): New number of shares: 30,433,720
24 December 2012	Spirit Realty Capital (USA): Number of shares: 84,851,515. Free float percentage: 40%.
24 December 2012	STAG Industrial (USA): New number of shares: 34,873,975
24 December 2012	Vornado Realty (USA): New number of shares: 186,143,105

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 December 2012	Weingarten Realty *	Rental	Retail	USD	0.290	7.84	14-Dec	Quarterly
5 December 2012	American Realty Capital Trust *	Rental	Retail	USD	0.060	0.00	15-Dec	Dividend
5 December 2012	Cousins Properties *	Rental	Diversified	USD	0.045	16.29	21-Dec	Quarterly
6 December 2012	Extra Space Storage *	Rental	Self Storage	USD	0.250	2.75	31-Dec	Quarterly
6 December 2012	Vornado Realty Trust *	Rental	Diversified	USD	1.000	4.56	21-Dec	Quarterly
10 December 2012	Parkway Properties *	Rental	Office	USD	0.113	16.26	26-Dec	Quarterly
10 December 2012	Public Storage *	Rental	Self Storage	USD	1.100	1.52	27-Dec	Quarterly
10 December 2012	PS Business Parks *	Rental	Industrial/Office Mi:	USD	0.440	2.71	27-Dec	Quarterly
11 December 2012	H & R Real Estate *	Rental	Diversified	CAD	0.104	5.98	31-Dec	Monthly
12 December 2012	American Assets Trust Inc. *	Rental	Diversified	USD	0.210	0.00	28-Dec	Dividend
12 December 2012	BRE Properties *	Rental	Residential	USD	0.385	4.43	31-Dec	Quarterly
12 December 2012	Digital Realty Trust *	Rental	Diversified	USD	0.730	1.86	15-Jan	Quarterly
12 December 2012	Equity Lifestyle Properties *	Rental	Residential	USD	0.438	1.19	28-Dec	Quarterly
12 December 2012	General Growth Properties *	Rental	Retail	USD	0.110	0.00	4-Jan	Dividend
12 December 2012	Morguard REIT *	Rental	Diversified	CAD	0.080	4.92	31-Dec	Monthly
12 December 2012	Washington Real Estate *	Rental	Diversified	USD	0.300	6.58	31-Dec	Quarterly
13 December 2012	Agree Realty Corp *	Rental	Retail	USD	0.400	7.47	2-Jan	Quarterly
13 December 2012	Camden Property Trust *	Rental	Residential	USD	0.560	4.10	17-Jan	Quarterly
13 December 2012	Cominar REIT *	Rental	Diversified	CAD	0.120	6.26	31-Dec	Monthly
13 December 2012	Developers Diversified *	Rental	Retail	USD	0.120	14.42	4-Jan	Quarterly
13 December 2012	Equity One Inc *	Rental	Retail	USD	0.220	5.71	31-Dec	Quarterly
13 December 2012	Northern Property REIT *	Rental	Residential	CAD	0.560	4.79	28-Dec	Monthly
13 December 2012	Taubman Centers *	Rental	Retail	USD	0.463	2.11	31-Dec	Quarterly
13 December 2012	Universal Health Realty *	Rental	Health Care	USD	0.620	5.33	31-Dec	Quarterly
13 December 2012	Ventas *	Rental	Health Care	USD	0.620	3.17	28-Dec	Quarterly
14 December 2012	Eastgroup Properties *	Rental	Industrial	USD	0.530	3.87	31-Dec	Quarterly
18 December 2012	Ramco-Gershenson *	Rental	Retail	USD	0.168	12.16	2-Jan	Quarterly
19 December 2012	Equity Residential Props *	Rental	Residential	USD	0.768	3.41	11-Jan	Quarterly
19 December 2012	LTC Properties *	Rental	Health Care	USD	0.155	4.43	31-Dec	Monthly
21 December 2012	Alexander's Inc. *	Rental	Retail	USD	1.220	0.00	20-Dec	Dividend
21 December 2012	Campus Crest Communities *	Rental	Residential	USD	0.160	0.00	9-Jan	Dividend
24 December 2012	First Capital Realty *	Rental	Retail	CAD	0.210	0.00	10-Jan	Dividend
24 December 2012	Getty Realty *	Rental	Retail	USD	0.125	10.35	10-Jan	Quarterly
26 December 2012	CBL & Associates Props *	Rental	Retail	USD	0.220	9.45	16-Jan	Quarterly

** Based on previous period figures

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
26 December 2012	DCT Industrial Trust *	Rental	Industrial	USD	0.070	8.63	10-Jan	Quarterly
26 December 2012	DuPont Fabros Technology *	Rental	Specialty	USD	0.200	2.33	15-Jan	Dividend
26 December 2012	Glimcher Realty Trust *	Rental	Retail	USD	0.100	0.00	15-Jan	Dividend
27 December 2012	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.110	5.99	15-Jan	Dividend
27 December 2012	Acadia Realty Trust *	Rental	Retail	USD	0.180	3.35	15-Jan	Quarterly
27 December 2012	Allied Properties REIT *	Rental	Office	CAD	0.113	3.97	15-Jan	Monthly
27 December 2012	Alexandria Real Estate *	Rental	Office	USD	0.560	4.59	15-Jan	Quarterly
27 December 2012	Avalonbay Communities *	Rental	Residential	USD	0.970	2.63	15-Jan	Quarterly
27 December 2012	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	15-Jan	Dividend
27 December 2012	Boardwalk REIT *	Rental	Residential	CAD	0.160	2.79	15-Jan	Monthly
27 December 2012	BioMed Realty Trust *	Rental	Office	USD	0.235	6.93	15-Jan	Quarterly
27 December 2012	Boston Properties *	Rental	Office	USD	0.650	2.57	29-Jan	Quarterly
27 December 2012	Canadian Apartment Props *	Rental	Residential	CAD	0.093	4.34	15-Jan	Monthly
27 December 2012	Chesapeake Lodging Trust *	Rental	Lodging/Resorts	USD	0.220	0.00	15-Jan	Dividend
27 December 2012	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	15-Jan	Dividend
27 December 2012	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	7.31	15-Jan	Monthly
27 December 2012	Calloway REIT *	Rental	Retail	CAD	0.129	5.35	15-Jan	Monthly
27 December 2012	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Jan	Dividend
27 December 2012	Douglas Emmett *	Rental	Office	USD	0.180	2.41	15-Jan	Dividend
27 December 2012	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.080	8.33	10-Jan	Dividend
27 December 2012	Entertainment Props *	Rental	Diversified	USD	0.750	7.29	15-Jan	Quarterly
27 December 2012	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	4.71	15-Jan	Quarterly
27 December 2012	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.090	4.15	15-Jan	Quarterly
27 December 2012	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.060	18.00	15-Jan	Dividend
27 December 2012	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.033	25.73	15-Jan	Monthly
27 December 2012	Inland Real Estate Corp *	Rental	Retail	USD	0.048	11.69	17-Jan	Monthly
27 December 2012	Kilroy Realty *	Rental	Office	USD	0.350	4.90	15-Jan	Quarterly
27 December 2012	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.200	7.09	15-Jan	Monthly
27 December 2012	CapLease Inc.	Rental	Diversified	USD	0.075	0.00	15-Jan	Dividend
27 December 2012	Lexington Corporate *	Rental	Diversified	USD	0.150	11.20	15-Jan	Quarterly
27 December 2012	National Health Investors *	Rental	Health Care	USD	0.670	0.00	31-Jan	Dividend
27 December 2012	Northern Property REIT *	Rental	Residential	CAD	0.128	4.79	15-Jan	Monthly
27 December 2012	Northwest Healthcare Properties REIT *	Rental	Office	CAD	0.067	0.00	15-Jan	Dividend
27 December 2012	Corporate Office Props *	Rental	Office	USD	0.275	5.70	15-Jan	Quarterly
27 December 2012	Pebblebrook Hotel Trust	Rental	Lodging/Resorts	USD	0.120	0.00	15-Jan	Dividend

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Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 December 2012	Primaris Retail REIT *	Rental	Retail	CAD	0.102	4.53	15-Jan	Monthly
27 December 2012	Canadian REIT *	Rental	Diversified	CAD	0.124	3.11	15-Jan	Monthly
27 December 2012	Riocan Real Estate *	Rental	Retail	CAD	0.115	4.93	8-Jan	Monthly
27 December 2012	RLJ Lodging Trust *	Rental	Lodging/Resorts	USD	0.205	0.00	15-Jan	Dividend
27 December 2012	Sun Communities *	Rental	Residential	USD	0.630	6.32	18-Jan	Quarterly
28 December 2012	CubeSmart *	Rental	Self Storage	USD	0.110	4.94	15-Jan	Quarterly
28 December 2012	Essex Property Trust *	Rental	Residential	USD	1.100	2.78	15-Jan	Quarterly
28 December 2012	Federal Realty Inv *	Rental	Retail	USD	0.730	2.42	15-Jan	Quarterly
28 December 2012	Investors Real Estate *	Rental	Diversified	USD	0.130	7.73	15-Jan	Quarterly
28 December 2012	Kimco Realty *	Rental	Retail	USD	0.210	8.70	15-Jan	Quarterly
28 December 2012	Liberty Property Trust *	Rental	Industrial/Office Mi:	USD	0.475	6.57	15-Jan	Quarterly
28 December 2012	Realty Income *	Rental	Retail	USD	0.152	3.80	15-Jan	Dividend
28 December 2012	Post Properties *	Rental	Residential	USD	0.250	3.10	15-Jan	Quarterly
28 December 2012	SL Green Realty *	Rental	Office	USD	0.330	3.08	15-Jan	Dividend
2 January 2013	Brandywine Realty Trust *	Rental	Office	USD	0.150	14.44	18-Jan	Quarterly
2 January 2013	Mack-Cali Realty *	Rental	Office	USD	0.450	9.80	11-Jan	Quarterly
2 January 2013	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	18.00	February	Dividend
2 January 2013	Kite Realty Group Trust *	Rental	Retail	USD	0.060	14.67	11-Jan	Quarterly
2 January 2013	Urstadt Biddle Class A *	Rental	Retail	USD	0.250	4.83	18-Jan	Quarterly
3 January 2013	CubeSmart *	Rental	Self Storage	USD	0.18 ***	4.94	February	Quarterly
3 January 2013	Sovran Self Storage *	Rental	Self Storage	USD	0.63 ***	4.07	February	Quarterly
4 January 2013	American Realty Capital Trust *	Rental	Retail	USD	0.060	0.00	15-Jan	Dividend
8 January 2013	National Health Investors *	Rental	Health Care	USD	0.220	0.00	31-Jan	Dividend
8 January 2013	UDR Inc. *	Rental	Residential	USD	0.220	6.94	31-Jan	Dividend
9 January 2013	Sun Communities *	Rental	Residential	USD	0.63 ***	6.32	February	Quarterly
10 January 2013	Hospitality Properties *	Rental	Lodging/Resorts	USD	0.77 ***	13.15	February	Quarterly
11 January 2013	Associated Estates Realty *	Rental	Residential	USD	0.190	4.22	1-Feb	Quarterly
11 January 2013	Mid-America Apartment *	Rental	Residential	USD	0.695	3.80	31-Jan	Quarterly
14 January 2013	Rouse Properties *	Rental	Retail	USD	0.070	0.00	30-Jan	Dividend
15 January 2013	Saul Centers *	Rental	Retail	USD	0.360	4.39	31-Jan	Quarterly
16 January 2013	Commonwealth REIT *	Rental	Office	USD	0.21 ***	5.30	February	Quarterly
17 January 2013	Education Realty Trust *	Rental	Residential	USD	0.205 ***	7.71	February	Quarterly
17 January 2013	Senior Housing Prop *	Rental	Health Care	USD	0.35 ***	5.92	February	Quarterly
18 January 2013	H & R Real Estate *	Rental	Diversified	CAD	0.12 ***	5.98	February	Monthly
18 January 2013	LTC Properties *	Rental	Health Care	USD	0.13 ***	4.43	February	Monthly

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Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 January 2013	Vornado Realty Trust *	Rental	Diversified	USD	0.9 ***	4.56	February	Quarterly
29 January 2013	Allied Properties REIT *	Rental	Office	CAD	0.105 ***	3.97	February	Monthly
29 January 2013	Boardwalk REIT *	Rental	Residential	CAD	0.160	2.79	15-Feb	Monthly
29 January 2013	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	4.34	February	Monthly
29 January 2013	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.08875 ***	7.31	February	Monthly
29 January 2013	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	6.26	February	Monthly
29 January 2013	Calloway REIT *	Rental	Retail	CAD	0.129 ***	5.35	February	Monthly
29 January 2013	Extendicare Real Estate Investment Trust	Rental	Health Care	CAD	0.0925 ***	14.51	February	Monthly
29 January 2013	First Potomac Realty Trust *	Rental	Industrial/Office Mi:	USD	0.34 ***	11.00	February	Quarterly
29 January 2013	Health Care REIT *	Rental	Health Care	USD	0.66 ***	4.41	February	Quarterly
29 January 2013	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	25.73	February	Monthly
29 January 2013	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	11.69	February	Monthly
29 January 2013	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	7.09	February	Monthly
29 January 2013	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	4.92	February	Monthly
29 January 2013	National Retail Properties *	Rental	Retail	USD	0.355 ***	4.74	February	Quarterly
29 January 2013	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	4.79	February	Monthly
29 January 2013	Omega Healthcare Investors *	Rental	Health Care	USD	0.29 ***	4.99	February	Quarterly
29 January 2013	Primaris Retail REIT *	Rental	Retail	CAD	0.106	4.53	15-Feb	Monthly
29 January 2013	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	4.53	February	Monthly
29 January 2013	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	3.11	February	Monthly
29 January 2013	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	4.93	February	Monthly
29 January 2013	Tanger Factory Outlet *	Rental	Retail	USD	0.36 ***	4.39	February	Quarterly
30 January 2013	Realty Income *	Rental	Retail	USD	0.13675 ***	3.80	February	Dividend

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

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Riocan Real Estate *	Rental	Retail	REIT	27.56	6,220	0.81	1.62	5.01	-NA-	12.59	9.56	16.89	9.50	0.85	2.19	0.43	2.61	9.50	16.35	12.31	4,615	56
Brookfield Props	Rental	Office	Non-REIT	16.96	4,850	0.63	1.26	3.29	11.03	10.53	0.56	13.35	9.71	4.65	3.41	0.00	3.41	9.71	30.55	20.93	5,735	90
H & R Real Estate *	Rental	Diversified	REIT	24.10	3,560	0.46	0.93	5.19	-NA-	10.36	8.03	20.51	8.66	-3.09	3.66	0.45	4.10	8.66	22.43	14.68	3,167	67
Dundee REIT *	Rental	Diversified	REIT	37.43	2,748	0.36	0.72	5.87	-NA-	13.91	7.09	28.49	21.29	0.85	3.40	0.51	3.90	21.29	26.67	14.80	2,416	67
Calloway REIT *	Rental	Retail	REIT	28.95	2,357	0.31	0.61	5.35	-NA-	16.02	8.42	19.86	13.93	-1.78	2.30	0.46	2.75	13.93	24.24	9.79	1,796	58
Boardwalk REIT *	Rental	Residential	REIT	64.53	2,352	0.31	0.61	2.98	-NA-	18.04	10.81	24.09	31.66	0.03	0.11	0.25	0.36	31.66	20.63	13.39	1,468	47
Canadian REIT *	Rental	Diversified	REIT	43.36	2,236	0.29	0.58	3.44	-NA-	15.80	11.72	20.75	26.65	4.08	4.31	0.30	4.60	26.65	16.49	10.15	1,470	50
Cominar REIT *	Rental	Diversified	REIT	22.57	2,122	0.28	0.55	6.38	-NA-	11.53	7.84	11.60	9.00	-4.93	2.82	0.55	3.37	9.00	16.12	10.96	1,929	69
Primaris Retail REIT *	Rental	Retail	REIT	26.90	2,004	0.26	0.52	4.53	-NA-	-NA-	12.44	23.71	36.43	11.59	17.26	0.44	17.71	36.43	-NA-	12.63	5,091	193
Canadian Apartment Props *	Rental	Residential	REIT	24.90	1,925	0.25	0.50	4.50	-NA-	10.70	13.59	26.05	16.52	1.25	4.01	0.39	4.40	16.52	17.12	11.97	1,834	72
Allied Properties REIT *	Rental	Office	REIT	33.00	1,509	0.20	0.39	4.12	-NA-	-NA-	13.81	24.10	35.77	4.26	5.43	0.36	5.79	35.77	-NA-	12.38	2,073	104
Chartwell Seniors Housing REIT *	Rental	Health Care	REIT	10.87	1,409	0.18	0.37	4.97	-NA-	-NA-	4.20	21.12	34.24	8.00	5.43	0.44	5.87	34.24	-NA-	17.91	1,487	80
Granite Real Estate *	Rental	Industrial	Non-REIT	37.76	1,349	0.18	0.35	5.30	-NA-	-NA-	-NA-	-NA-	-NA-	8.63	2.64	0.00	2.64	-NA-	-NA-	-NA-	-NA-	-NA-
Artis Real Estate Investment	Rental	Diversified	REIT	15.64	1,308	0.17	0.34	6.91	-NA-	-NA-	4.42	18.00	19.51	-2.87	-0.06	0.58	0.51	19.51	-NA-	17.97	1,550	90
First Capital Realty	Rental	Retail	Non-REIT	18.82	1,166	0.15	0.30	4.46	-NA-	11.34	7.94	16.42	13.53	1.28	2.01	1.14	3.14	13.53	14.32	10.01	1,285	84
Northern Property REIT*	Rental	Residential	REIT	30.90	752	0.10	0.20	4.95	-NA-	13.35	12.10	18.62	12.60	2.92	2.50	1.86	4.35	12.60	18.15	14.84	-NA-	-NA-
Morguard REIT *	Rental	Diversified	REIT	18.28	638	0.08	0.17	5.25	-NA-	11.20	12.39	17.22	20.21	3.58	1.11	0.44	1.55	20.21	21.30	12.45	-NA-	-NA-
Dundee International Real Estate Investment	Rental	Industrial/Office M	REIT	10.93	573	0.07	0.15	7.32	-NA-	-NA-	-NA-	-NA-	-NA-	-0.64	6.22	0.00	6.22	-NA-	-NA-	-NA-	-NA-	-NA-
Crombie Real Estate Investment Trust *	Rental	Retail	REIT	14.76	571	0.07	0.15	6.03	-NA-	-NA-	8.34	15.26	11.63	-1.50	-0.61	0.50	-0.11	11.63	-NA-	9.55	492	65
Killam Properties	Rental	Residential	Non-REIT	12.49	511	0.07	0.13	4.64	-NA-	17.51	8.83	16.90	12.55	-3.55	3.91	0.00	3.91	12.55	33.28	13.26	286	42
Extendicare REIT *	Rental	Health Care	Non-REIT	7.65	496	0.06	0.13	10.98	10.33	17.29	-1.18	1.28	-3.41	-4.38	3.24	0.00	3.24	-3.41	42.31	37.40	-NA-	-NA-
Northwest Healthcare Properties REIT *	Rental	Office	REIT	12.48	336	0.04	0.09	6.41	-NA-	-NA-	-NA-	-NA-	15.00	-3.06	-1.27	0.53	-0.74	15.00	-NA-	-NA-	185	42
Innvest REIT *	Rental	Lodging/Resorts	REIT	4.13	294	0.04	0.08	9.68	-NA-	3.11	-7.74	1.20	9.68	-19.12	-4.62	0.77	-3.85	9.68	29.77	29.18	-NA-	-NA-
Canada Total					**41,286**	**5.39**	**10.75**	**4.90**														
Simon Property Group *	Rental	Retail	REIT	158.09	36,823	4.80	9.59	2.78	-NA-	19.03	15.65	28.03	25.79	4.86	3.92	0.00	3.92	25.79	30.29	18.88	46,573	96
HCP *	Rental	Health Care	REIT	45.18	15,520	2.03	4.04	4.43	9.18	12.17	8.51	18.24	13.88	2.70	0.29	0.00	0.29	13.88	30.25	18.39	31,084	152
Ventas *	Rental	Health Care	REIT	64.72	14,444	1.88	3.76	3.83	9.23	21.98	10.84	17.85	21.89	4.96	1.68	0.97	2.66	21.89	31.99	15.28	22,566	119
Public Storage *	Rental	Self Storage	REIT	144.96	14,033	1.83	3.66	3.04	16.29	18.16	17.06	24.11	11.08	4.95	3.07	0.78	3.85	11.08	23.40	18.24	24,544	133
Equity Residential Props *	Rental	Residential	REIT	56.67	13,949	1.82	3.63	5.42	-NA-	11.79	12.48	22.30	2.49	-0.16	2.09	1.38	3.47	2.49	26.04	21.38	29,729	162
Prologis *	Rental	Industrial	REIT	36.49	12,704	1.66	3.31	3.07	-NA-	6.26	-6.63	14.60	27.63	4.17	7.51	0.00	7.51	27.63	35.16	28.49	-NA-	-NA-
Health Care REIT *	Rental	Health Care	REIT	61.29	12,042	1.57	3.14	4.83	8.45	12.34	10.78	15.98	17.83	7.41	4.08	0.00	4.08	17.83	21.86	16.02	27,958	176
Boston Properties *	Rental	Office	REIT	105.81	12,024	1.57	3.13	2.46	-NA-	14.79	5.04	18.76	8.54	-3.75	3.10	0.63	3.73	8.54	27.69	19.55	21,140	133

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Avalonbay Communities *	Rental	Residential	REIT	135.59	11,764	1.53	3.06	2.86	-NA-	16.07	10.85	21.32	6.79	0.42	2.88	0.74	3.62	6.79	26.23	24.27	34,680	224
Vornado Realty Trust *	Rental	Diversified	REIT	80.08	11,306	1.48	2.94	3.45	12.04	12.10	2.24	8.55	10.54	2.23	6.17	1.33	7.50	10.54	31.01	22.94	19,139	128
Host Hotels & Resorts *	Rental	Lodging/Resorts	REIT	15.67	8,548	1.12	2.23	2.30	9.38	7.66	0.13	11.39	8.12	-1.81	6.67	0.61	7.28	8.12	45.24	35.46	27,745	246
General Growth Properties	Rental	Retail	REIT	19.85	7,064	0.92	1.84	2.22	-NA-	4.61	-7.96	32.24	38.23	3.03	2.48	0.57	3.05	38.23	94.91	59.37	18,103	194
Digital Realty Trust *	Rental	Diversified	REIT	67.89	6,352	0.83	1.65	4.30	-NA-	-NA-	15.19	14.39	6.21	-1.76	5.19	1.13	6.32	6.21	-NA-	20.31	23,583	282
The Macerich Company *	Rental	Retail	REIT	58.30	6,041	0.79	1.57	3.98	-NA-	11.08	0.74	21.68	19.62	2.88	3.19	0.00	3.19	19.62	70.12	27.19	12,507	157
Kimco Realty *	Rental	Retail	REIT	19.32	5,947	0.78	1.55	4.35	8.88	7.32	-7.73	17.11	23.77	-2.71	0.31	1.09	1.40	23.77	39.31	25.42	15,427	197
SL Green Realty *	Rental	Office	REIT	76.65	5,211	0.68	1.36	1.72	-NA-	11.55	-2.52	16.26	16.64	-3.86	1.68	0.44	2.12	16.64	46.11	27.95	12,884	188
Federal Realty Inv *	Rental	Retail	REIT	104.02	5,099	0.67	1.33	2.81	9.24	16.48	7.39	18.34	17.75	-0.52	-0.02	0.70	0.68	17.75	24.59	15.12	9,698	144
UDR Inc. *	Rental	Residential	REIT	23.78	4,513	0.59	1.18	3.70	6.83	8.57	9.17	16.92	-1.77	-3.30	3.35	0.00	3.35	-1.77	28.83	22.38	12,016	202
Camden Property Trust *	Rental	Residential	REIT	68.21	4,324	0.56	1.13	3.28	-NA-	10.86	10.57	20.68	13.19	6.64	3.82	0.85	4.67	13.19	29.95	22.85	8,995	158
Realty Income *	Rental	Retail	REIT	40.21	4,063	0.53	1.06	4.53	-NA-	12.19	12.43	20.34	20.10	-0.55	-1.16	0.37	-0.78	20.10	20.06	13.89	8,856	165
Essex Property Trust *	Rental	Residential	REIT	146.65	4,051	0.53	1.06	3.00	-NA-	13.78	11.44	23.96	7.50	-0.33	4.38	0.78	5.17	7.50	24.06	22.49	11,383	213
Taubman Centers *	Rental	Retail	REIT	78.72	3,684	0.48	0.96	2.35	11.54	19.21	12.25	32.92	29.74	3.20	1.61	0.60	2.21	29.74	32.31	24.47	7,974	164
Developers Diversified *	Rental	Retail	REIT	15.66	3,679	0.48	0.96	3.07	-NA-	4.81	-10.32	21.53	32.62	2.73	2.29	0.78	3.07	32.62	52.00	32.85	-NA-	-NA-
American Campus Communities *	Rental	Residential	REIT	46.13	3,661	0.48	0.95	2.93	-NA-	-NA-	14.52	21.32	13.16	5.90	5.32	0.00	5.32	13.16	-NA-	13.78	11,320	235
Alexandria Real Estate *	Rental	Office	REIT	69.32	3,349	0.44	0.87	3.23	-NA-	8.22	-4.51	5.37	3.54	-4.95	2.06	0.82	2.89	3.54	33.39	22.92	7,117	161
Regency Centers *	Rental	Retail	REIT	47.12	3,213	0.42	0.84	3.93	-NA-	7.80	-2.36	14.19	30.17	-2.35	0.58	0.00	0.58	30.17	31.53	21.97	7,490	177
Liberty Property Trust *	Rental	Industrial/Office M	REIT	35.77	3,184	0.42	0.83	5.31	-NA-	5.90	8.75	8.60	21.99	0.01	2.70	1.36	4.06	21.99	28.22	20.87	7,219	172
Senior Housing Prop *	Rental	Health Care	REIT	23.64	3,164	0.41	0.82	6.60	-NA-	13.41	6.39	8.71	12.17	10.33	5.77	0.00	5.77	12.17	27.64	17.61	8,764	210
Extra Space Storage *	Rental	Self Storage	REIT	36.39	3,023	0.39	0.79	2.75	-NA-	-NA-	23.16	49.38	53.69	10.20	3.53	0.71	4.24	53.69	-NA-	23.02	6,305	158
Apartment Investment *	Rental	Residential	REIT	27.06	2,987	0.39	0.78	2.96	-NA-	4.02	1.21	21.56	21.43	4.89	7.94	0.00	7.94	21.43	38.22	26.25	9,424	239
BRE Properties *	Rental	Residential	REIT	50.83	2,957	0.39	0.77	3.03	8.80	8.55	8.25	19.00	3.74	9.22	4.48	0.79	5.27	3.74	27.60	22.67	9,509	244
Duke Realty Corp *	Rental	Industrial/Office M	REIT	13.87	2,893	0.38	0.75	4.90	8.71	1.20	-6.71	8.95	20.75	-4.49	2.74	0.00	2.74	20.75	40.79	25.42	7,928	208
Kilroy Realty *	Rental	Office	REIT	47.37	2,684	0.35	0.70	2.96	-NA-	11.23	0.37	19.09	28.11	6.57	5.03	0.78	5.81	28.11	28.89	23.09	7,963	225
National Retail Properties *	Rental	Retail	REIT	31.20	2,604	0.34	0.68	5.06	8.08	11.46	10.65	19.04	24.18	3.59	1.56	0.00	1.56	24.18	22.81	15.02	7,705	224
CBL & Associates Props *	Rental	Retail	REIT	21.21	2,591	0.34	0.67	4.15	-NA-	6.11	3.69	35.03	40.70	0.42	-5.78	0.98	-4.80	40.70	89.49	37.44	8,561	251
Weingarten Realty *	Rental	Retail	REIT	26.77	2,454	0.32	0.64	4.33	6.25	5.70	1.56	15.29	28.00	-3.74	-1.51	1.07	-0.44	28.00	39.33	21.77	5,597	173
Tanger Factory *	Rental	Retail	REIT	34.20	2,435	0.32	0.63	2.46	-NA-	19.73	16.46	24.21	19.47	6.43	4.01	0.00	4.01	19.47	20.18	12.55	5,632	175
Home Props of New York *	Rental	Residential	REIT	61.31	2,383	0.31	0.62	4.31	-NA-	9.61	10.41	12.68	11.08	1.14	4.11	0.00	4.11	11.08	25.08	17.39	6,659	212
Piedmont Office Realty Trust Cl A	Rental	Office	REIT	18.05	2,312	0.30	0.60	4.43	-NA-	-NA-	-NA-	-NA-	10.62	5.25	2.27	0.00	2.27	10.62	-NA-	-NA-	4,093	134
BioMed Realty Trust *	Rental	Office	REIT	19.33	2,255	0.29	0.59	4.86	-NA-	-NA-	0.25	10.79	11.78	4.51	0.31	1.22	1.53	11.78	-NA-	21.04	5,657	190

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Hospitality Properties *	Rental	Lodging/Resorts	REIT	23.42	2,192	0.29	0.57	8.03	-NA-	3.18	-0.55	5.05	9.83	0.46	3.17	0.00	3.17	9.83	31.32	27.72	4,269	148
Equity Lifestyle Properties *	Rental	Residential	REIT	67.29	2,108	0.28	0.55	2.60	-NA-	10.01	9.97	12.38	3.52	-0.58	2.51	0.67	3.18	3.52	21.30	17.46	3,717	134
Mid-America Apartment *	Rental	Residential	REIT	64.75	2,076	0.27	0.54	4.08	-NA-	13.81	12.57	14.44	7.74	0.15	3.90	0.00	3.90	7.74	24.50	17.90	3,876	142
Post Properties *	Rental	Residential	REIT	49.95	2,053	0.27	0.53	2.00	-NA-	10.47	9.35	38.93	16.47	4.67	1.67	0.51	2.18	16.47	30.44	25.14	4,860	180
Omega Healthcare Investors *	Rental	Health Care	REIT	23.85	2,027	0.26	0.53	7.38	5.05	24.88	13.89	13.40	31.99	6.86	4.06	0.00	4.06	31.99	33.31	20.56	6,402	240
Highwoods Properties *	Rental	Office	REIT	33.45	1,992	0.26	0.52	5.08	-NA-	8.55	7.16	4.56	18.47	3.85	3.75	0.00	3.75	18.47	26.69	20.79	5,785	220
Douglas Emmett	Rental	Office	REIT	23.30	1,850	0.24	0.48	3.09	-NA-	-NA-	2.49	19.99	31.20	1.78	2.60	0.79	3.39	31.20	-NA-	22.95	5,965	245
Forest City Enterprises	Rental	Diversified	Non-REIT	16.15	1,839	0.24	0.48	0.00	11.58	0.57	-18.01	11.09	36.63	1.89	7.31	0.00	7.31	36.63	62.07	39.44	3,215	133
Mack-Cali Realty *	Rental	Office	REIT	26.11	1,739	0.23	0.45	6.89	-NA-	4.86	1.18	-3.04	4.57	-0.15	3.28	0.00	3.28	4.57	30.25	20.73	4,823	210
LaSalle Hotel Properties *	Rental	Lodging/Resorts	REIT	25.39	1,649	0.22	0.43	3.15	-NA-	9.65	-2.15	8.05	7.81	-4.12	5.31	0.83	6.14	7.81	50.16	34.31	5,821	268
Entertainment Props *	Rental	Diversified	REIT	46.11	1,626	0.21	0.42	6.51	-NA-	12.07	5.17	15.62	12.35	5.47	1.68	1.65	3.33	12.35	35.38	20.18	-NA-	-NA-
Healthcare Realty Trust *	Rental	Health Care	REIT	24.01	1,588	0.21	0.41	5.00	-NA-	5.35	3.72	8.48	35.61	5.47	0.67	0.00	0.67	35.61	27.69	20.68	3,184	152
RLJ Lodging Trust *	Rental	Lodging/Resorts	REIT	19.37	1,562	0.20	0.41	4.23	-NA-	-NA-	-NA-	-NA-	18.27	3.52	4.20	1.10	5.30	18.27	-NA-	-NA-	2,312	112
Corporate Office Props *	Rental	Office	REIT	24.98	1,531	0.20	0.40	4.40	8.08	10.44	0.45	-7.17	22.67	5.36	1.22	1.11	2.33	22.67	26.32	23.98	4,737	235
Sovran Self Storage *	Rental	Self Storage	REIT	62.10	1,434	0.19	0.37	2.90	-NA-	11.57	12.60	23.74	49.75	8.12	0.50	0.00	0.50	49.75	27.21	21.83	3,235	171
CubeSmart *	Rental	Self Storage	REIT	14.57	1,429	0.19	0.37	3.02	-NA-	-NA-	11.86	27.63	39.47	14.06	5.58	0.80	6.38	39.47	-NA-	26.97	3,619	192
Colonial Properties *	Rental	Residential	REIT	21.37	1,428	0.19	0.37	3.37	-NA-	4.20	2.61	25.69	5.90	2.38	4.75	0.00	4.75	5.90	45.37	23.09	2,701	143
Lexington Corporate *	Rental	Diversified	REIT	10.45	1,400	0.18	0.36	5.74	-NA-	5.72	0.91	25.03	46.86	9.73	8.97	1.56	10.53	46.86	39.43	28.44	3,457	187
American Realty Capital Trust *	Rental	Retail	REIT	11.55	1,388	0.18	0.36	6.19	-NA-	-NA-	-NA-	-NA-	-NA-	-0.01	-0.94	0.51	-0.43	-NA-	-NA-	-NA-	-NA-	-NA-
Diamondrock Hospitality *	Rental	Lodging/Resorts	REIT	9.00	1,332	0.17	0.35	3.56	-NA-	-NA-	-6.43	4.41	-3.32	-5.71	2.97	0.92	3.89	-3.32	-NA-	34.66	4,686	267
Brandywine Realty Trust *	Rental	Office	REIT	12.19	1,320	0.17	0.34	4.92	19.73	1.37	-2.01	6.42	34.63	1.23	2.18	0.00	2.18	34.63	55.16	27.75	3,435	197
DCT Industrial Trust *	Rental	Industrial	REIT	6.49	1,313	0.17	0.34	4.31	-NA-	-NA-	-2.44	13.96	32.23	2.47	3.84	1.12	4.96	32.23	-NA-	19.81	6,353	367
Washington Real Estate *	Rental	Diversified	REIT	26.15	1,307	0.17	0.34	4.59	5.04	5.32	1.91	4.10	0.98	-1.38	0.89	1.16	2.04	0.98	23.62	16.58	2,744	159
Medical Properties Trust *	Rental	Health Care	REIT	11.96	1,219	0.16	0.32	6.69	-NA-	-NA-	8.18	11.76	29.28	16.36	2.49	0.00	2.49	29.28	-NA-	20.64	4,027	251
Eastgroup Properties *	Rental	Industrial	REIT	53.81	1,210	0.16	0.32	3.94	10.77	11.23	8.95	16.21	28.59	2.14	2.93	1.01	3.94	28.59	23.53	18.65	2,205	138
Glimcher Realty Trust *	Rental	Retail	REIT	11.09	1,195	0.16	0.31	3.61	-NA-	2.82	-1.35	65.28	24.89	5.87	3.45	0.93	4.38	24.89	50.22	41.64	2,391	152
National Health Inv *	Rental	Health Care	REIT	56.53	1,190	0.16	0.31	4.74	7.43	16.52	18.78	19.66	34.54	11.20	1.86	1.21	3.06	34.54	24.58	18.14	1,105	70
DuPont Fabros Technology *	Rental	Specialty	REIT	24.16	1,159	0.15	0.30	3.31	-NA-	-NA-	5.86	12.33	2.31	-2.93	4.63	0.87	5.50	2.31	-NA-	28.67	5,644	369
Sunstone Hotel Investors *	Rental	Lodging/Resorts	REIT	10.71	1,102	0.14	0.29	0.00	-NA-	-NA-	-6.17	6.45	31.41	-2.64	3.78	0.00	3.78	31.41	-NA-	39.23	2,890	199
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	REIT	23.10	1,065	0.14	0.28	2.08	-NA-	-NA-	-NA-	-NA-	22.94	-0.73	10.79	0.58	11.37	22.94	-NA-	-NA-	2,367	169
First Industrial Realty *	Rental	Industrial	REIT	14.08	1,050	0.14	0.27	0.00	-NA-	1.06	-13.78	39.11	37.63	7.15	6.67	0.00	6.67	37.63	48.40	49.14	2,205	159
Commonwealth REIT *	Rental	Office	REIT	15.84	1,005	0.13	0.26	6.31	-0.49	-2.49	-7.21	-8.31	5.71	10.51	4.69	0.00	4.69	5.71	33.94	28.04	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Strategic Hotels & Resorts	Rental	Lodging/Resorts	REIT	6.40	992	0.13	0.26	0.00	-NA-	-NA-	-17.48	50.97	19.18	6.49	2.73	0.00	2.73	19.18	-NA-	60.61	2,981	228
Acadia Realty Trust *	Rental	Retail	REIT	25.08	964	0.13	0.25	2.87	-NA-	16.47	3.22	17.32	28.10	1.77	1.05	0.73	1.77	28.10	25.52	17.75	2,680	211
Equity One Inc *	Rental	Retail	REIT	21.01	943	0.12	0.25	4.19	-NA-	9.13	2.62	13.77	28.92	0.81	1.64	1.06	2.71	28.92	24.96	20.40	2,535	204
Education Realty Trust *	Rental	Residential	REIT	10.64	912	0.12	0.24	3.76	-NA-	-NA-	2.65	33.74	7.33	-1.47	3.20	0.00	3.20	7.33	-NA-	22.52	2,542	211
Sun Communities *	Rental	Residential	REIT	39.89	900	0.12	0.23	6.32	-NA-	6.00	20.31	34.52	16.10	-6.73	3.34	1.63	4.97	16.10	32.35	27.55	1,541	130
PS Business Parks *	Rental	Industrial/Office M	REIT	64.98	892	0.12	0.23	2.71	10.64	9.71	7.02	11.97	20.40	-2.10	0.76	0.68	1.44	20.40	22.81	20.56	1,534	130
American Assets Trust Inc.	Rental	Diversified	REIT	27.93	832	0.11	0.22	3.01	-NA-	-NA-	-NA-	-NA-	40.27	5.04	2.57	0.77	3.34	40.27	-NA-	-NA-	937	85
LTC Properties *	Rental	Health Care	REIT	35.19	810	0.11	0.21	5.29	9.49	22.10	11.61	14.61	19.93	11.95	7.55	0.47	8.02	19.93	25.63	17.87	1,269	119
Franklin Street Properties	Rental	Office	REIT	12.31	774	0.10	0.20	6.17	-NA-	-NA-	-1.08	-1.36	31.36	12.92	6.58	0.00	6.58	31.36	-NA-	30.27	797	78
Hersha Hospitality Trust	Rental	Lodging/Resorts	REIT	5.00	752	0.10	0.20	4.80	-NA-	0.82	-6.20	21.77	7.38	3.27	6.61	1.28	7.89	7.38	45.96	40.51	2,067	208
Pennsylvania Real Estate *	Rental	Retail	REIT	17.64	749	0.10	0.19	3.63	4.10	2.53	-5.52	31.69	75.00	12.23	5.88	0.00	5.88	75.00	60.07	47.09	1,484	150
Government Properties *	Rental	Office	REIT	23.97	745	0.10	0.19	7.18	-NA-	-NA-	-NA-	1.42	6.30	2.44	3.99	0.00	3.99	6.30	-NA-	18.58	5,406	550
Cousins Properties *	Rental	Diversified	REIT	8.35	656	0.09	0.17	2.16	6.96	0.59	-12.31	6.21	33.07	5.73	1.71	0.55	2.25	33.07	34.98	26.67	1,125	130
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	REIT	20.88	627	0.08	0.16	4.21	-NA-	-NA-	-NA-	-NA-	40.75	6.19	10.65	1.17	11.82	40.75	-NA-	-NA-	645	78
Investors Real Estate *	Rental	Diversified	REIT	8.73	610	0.08	0.16	5.96	-NA-	3.47	5.80	5.40	26.80	7.13	2.83	1.53	4.36	26.80	16.05	14.76	689	86
Sabra Health Care REIT *	Rental	Health Care	REIT	21.72	607	0.08	0.16	6.08	-NA-	24.69	-5.96	11.25	87.84	10.19	0.09	0.00	0.09	87.84	103.41	31.44	1,228	153
Associated Estates Realty	Rental	Residential	REIT	16.12	605	0.08	0.16	4.47	-NA-	11.32	15.67	17.30	5.52	7.52	6.54	0.00	6.54	5.52	33.28	21.98	1,337	168
Hudson Pacific Properties	Rental	Office	REIT	21.06	566	0.07	0.15	2.37	-NA-	-NA-	-NA-	-NA-	-NA-	13.84	8.72	0.00	8.72	-NA-	-NA-	-NA-	-NA-	-NA-
Inland Real Estate Corp *	Rental	Retail	REIT	8.38	564	0.07	0.15	6.80	-NA-	4.34	-3.62	7.38	17.61	3.30	5.14	0.60	5.74	17.61	32.13	17.95	707	95
Ashford Hospitality *	Rental	Lodging/Resorts	REIT	10.51	542	0.07	0.14	4.19	-NA-	-NA-	10.75	34.74	36.88	26.43	16.13	1.22	17.35	36.88	-NA-	44.72	847	119
Retail Opportunity Investment Corp. *	Rental	Retail	REIT	12.86	516	0.07	0.13	4.35	-NA-	-NA-	8.49	10.95	13.09	1.01	1.34	0.00	1.34	13.09	-NA-	9.84	-NA-	-NA-
Alexander's Inc. *	Rental	Retail	REIT	330.80	510	0.07	0.13	4.53	10.69	18.88	0.60	6.14	-6.22	-21.46	-25.33	0.28	-25.05	-6.22	35.67	29.77	413	61
Universal Health Realty *	Rental	Health Care	REIT	50.61	486	0.06	0.13	4.90	9.44	11.08	12.18	21.81	36.08	11.42	3.84	1.27	5.11	36.08	22.05	19.64	483	75
Saul Centers *	Rental	Retail	REIT	42.79	482	0.06	0.13	3.37	-NA-	9.47	-1.07	12.94	24.87	-2.82	0.45	0.00	0.45	24.87	28.71	18.23	312	49
Ramco-Gershenson *	Rental	Retail	REIT	13.31	482	0.06	0.13	5.06	3.70	3.13	-3.42	17.33	42.10	7.57	-0.52	1.26	0.73	42.10	43.67	31.17	774	122
First Potomac Realty Trust *	Rental	Industrial/Office M	REIT	12.36	478	0.06	0.12	6.47	-NA-	-NA-	-0.27	5.50	0.84	-2.48	5.37	0.00	5.37	0.84	-NA-	24.66	600	95
STAG Industrial	Rental	Industrial	REIT	17.97	475	0.06	0.12	6.01	-NA-	-NA-	-NA-	-NA-	-NA-	10.52	-4.67	0.00	-4.67	-NA-	-NA-	-NA-	-NA-	-NA-
Spirit Realty Capital *	Rental	Diversified	REIT	17.78	458	0.06	0.12	1.87	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	9.55	0.00	9.55	-NA-	-NA-	-NA-	2,347	389
Felcor Lodging Trust *	Rental	Lodging/Resorts	REIT	4.67	441	0.06	0.11	0.00	-NA-	-3.55	-18.75	9.06	53.11	-1.48	11.19	0.00	11.19	53.11	67.17	67.75	859	148
Parkway Properties *	Rental	Office	REIT	13.99	436	0.06	0.11	3.22	13.73	-0.70	-12.43	-9.44	45.69	5.48	4.09	0.84	4.93	45.69	37.99	36.32	1,132	197
Excel Trust *	Rental	Retail	REIT	12.67	429	0.06	0.11	5.13	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	6.47	0.00	6.47	-NA-	-NA-	-NA-	783	138

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

Index Constituents	Investment Focus	Sector	REIT Status	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Campus Crest Communities	Rental	Residential	REIT	12.26	359	0.05	0.09	5.22	-NA-	-NA-	-NA-	-NA-	28.23	15.00	7.17	1.40	8.57	28.23	-NA-	-NA-	521	110
Urstadt Biddle Class A *	Rental	Retail	REIT	19.68	350	0.05	0.09	5.03	-NA-	9.70	8.74	12.76	14.33	-1.50	4.74	0.00	4.74	14.33	23.43	18.83	472	102
Getty Realty *	Rental	Retail	REIT	18.06	343	0.04	0.09	2.08	8.13	6.26	-0.87	-2.52	32.15	1.31	7.24	0.74	7.99	32.15	30.93	33.14	522	115
Kite Realty Group Trust *	Rental	Retail	REIT	5.59	330	0.04	0.09	4.29	-NA-	-NA-	-13.15	15.37	29.27	10.78	4.68	0.00	4.68	29.27	-NA-	31.47	540	124
Rouse Properties *	Rental	Retail	REIT	16.92	314	0.04	0.08	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	18.40	12.80	0.00	12.80	-NA-	-NA-	-NA-	617	149
Cedar Shopping Centers *	Rental	Retail	REIT	5.28	288	0.04	0.07	3.79	3.20	-0.75	-5.78	-2.80	27.15	0.95	-2.58	0.00	-2.58	27.15	61.48	35.11	368	97
CapLease	Rental	Diversified	REIT	5.57	280	0.04	0.07	5.39	-NA-	-NA-	-5.85	12.46	44.68	9.19	19.02	1.60	20.62	44.68	-NA-	28.50	610	165
Agree Realty Corp *	Rental	Retail	REIT	26.79	232	0.03	0.06	5.97	-NA-	10.49	3.42	10.72	16.45	6.67	2.17	1.53	3.70	16.45	32.80	22.75	285	93
Winthrop Realty Trust	Rental	Diversified	REIT	11.05	206	0.03	0.05	5.88	-3.30	5.87	-11.01	6.65	15.04	4.01	-1.43	1.45	0.02	15.04	34.32	29.84	256	94
United States Total					**342,647.45**	**44.71**	**89.25**	**3.66**														

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

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	3,619.93	383,933.14	100.00	3.79	12.10	9.50	7.44	21.40	16.33	-0.19	2.34	16.33	23.42	15.67
United States	EUR	3,319.01	342,647.45	89.25	3.66	11.56	9.03	7.02	21.01	16.16	0.07	2.36	16.16	24.21	16.37
United States Dividend+	EUR	2,323.69	329,808.69	85.90	3.75	-NA-	-NA-	7.83	22.21	15.86	0.16	2.36	15.86	-NA-	15.88
Canada	EUR	5,959.50	41,285.69	10.75	4.90	12.16	15.30	11.79	25.08	17.62	-2.29	2.16	17.62	19.06	12.09
North America	USD	4,555.41	506,174.21	131.84	3.79	12.40	12.03	5.24	18.03	18.14	2.29	3.74	18.14	25.23	17.85
United States	USD	4,365.69	451,743.50	117.66	3.66	12.11	11.54	4.82	17.65	17.98	2.55	3.76	17.98	26.00	18.44
United States Dividend+	USD	2,530.48	434,817.00	113.25	3.75	-NA-	11.52	5.62	18.81	17.67	2.65	3.76	17.67	-NA-	17.78
Canada	USD	7,838.89	54,430.70	14.18	4.90	12.50	17.97	9.50	21.61	19.46	0.13	3.56	19.46	20.98	15.16
North America	GBP	4,516.50	311,398.37	81.11	3.79	11.98	11.92	9.59	17.77	12.95	1.61	2.28	12.95	24.26	14.92
United States	GBP	4,328.40	277,912.60	72.39	3.66	11.71	11.44	9.16	17.39	12.79	1.88	2.30	12.79	25.12	15.57
United States Dividend+	GBP	2,790.38	267,499.42	69.67	3.75	-NA-	11.41	9.99	18.55	12.50	1.97	2.30	12.50	-NA-	14.93
Canada	GBP	7,771.93	33,485.77	8.72	4.90	12.79	17.85	14.03	21.34	14.21	-0.52	2.10	14.21	18.70	12.17
North America	JPY	3,848.21	43,766,352.96	11399.47	3.79	10.34	8.54	-0.02	15.16	32.77	13.68	8.77	32.77	26.64	22.22
United States	JPY	3,687.94	39,060,002.13	10173.65	3.66	10.06	8.07	-0.41	14.78	32.58	13.97	8.79	32.58	27.30	22.75
United States Dividend+	JPY	1,974.53	37,596,451.83	9792.45	3.75	-NA-	-NA-	0.35	15.92	32.23	14.08	8.79	32.23	-NA-	22.09
Canada	JPY	6,621.95	4,706,350.83	1225.83	4.90	10.86	14.29	4.03	18.65	34.25	11.29	8.58	34.25	23.39	19.72
North America	AUD	2,871.23	487,552.06	126.99	3.79	-NA-	-NA-	-NA-	12.51	16.66	2.45	4.25	16.66	-NA-	12.67
United States	AUD	2,751.65	435,123.86	113.33	3.66	-NA-	-NA-	-NA-	12.15	16.50	2.72	4.27	16.50	-NA-	13.43
United States Dividend+	AUD	1,857.90	418,820.08	109.09	3.75	-NA-	-NA-	-NA-	13.26	16.19	2.82	4.27	16.19	-NA-	13.09
Canada	AUD	4,940.78	52,428.20	13.66	4.90	-NA-	-NA-	-NA-	15.92	17.96	0.30	4.06	17.96	-NA-	9.20
Canada	CAD	5,396.30	54,196.65	10.75	4.90	10.80	12.64	9.69	19.54	16.81	1.33	3.81	16.81	15.73	8.87

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

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	3,312.50	383,933.14	100.00	2.68	-NA-	-NA-	6.02	20.04	15.06	-0.48	2.19	15.06	-NA-	15.65
United States	EUR	3,044.45	342,647.45	89.25	2.56	-NA-	-NA-	5.63	19.68	14.92	-0.22	2.21	14.92	-NA-	16.36
Canada	EUR	5,300.11	41,285.69	10.75	3.68	-NA-	-NA-	10.03	23.42	16.18	-2.59	2.06	16.18	-NA-	12.07
North America	USD	4,168.50	506,174.21	100.00	2.68	-NA-	-NA-	3.85	16.71	16.86	1.98	3.59	16.86	-NA-	17.84
United States	USD	4,004.54	451,743.50	89.25	2.56	-NA-	-NA-	3.47	16.35	16.71	2.25	3.61	16.71	-NA-	18.44
Canada	USD	6,971.55	54,430.70	10.75	3.68	-NA-	-NA-	7.78	19.99	17.99	-0.18	3.46	17.99	-NA-	15.17
North America	GBP	4,132.90	311,398.37	100.00	2.68	-NA-	-NA-	8.14	16.45	11.73	1.31	2.14	11.73	-NA-	14.90
United States	GBP	3,970.34	277,912.60	89.25	2.56	-NA-	-NA-	7.75	16.10	11.59	1.58	2.15	11.59	-NA-	15.55
Canada	GBP	6,912.00	33,485.77	10.75	3.68	-NA-	-NA-	12.23	19.73	12.81	-0.84	2.01	12.81	-NA-	12.15
North America	JPY	3,521.37	43,766,352.96	100.00	2.68	-NA-	-NA-	-1.34	13.87	31.33	13.34	8.61	31.33	-NA-	22.19
United States	JPY	3,382.86	39,060,002.13	89.25	2.56	-NA-	-NA-	-1.70	13.52	31.16	13.64	8.63	31.16	-NA-	22.72
Canada	JPY	5,889.26	4,706,350.83	10.75	3.68	-NA-	-NA-	2.39	17.07	32.60	10.94	8.47	32.60	-NA-	19.71
North America	AUD	2,627.37	487,552.06	126.99	2.68	-NA-	-NA-	-NA-	11.25	15.40	2.15	4.10	15.40	-NA-	12.65
United States	AUD	2,524.02	435,123.86	113.33	2.56	-NA-	-NA-	-NA-	10.92	15.25	2.42	4.11	15.25	-NA-	13.41
Canada	AUD	4,394.10	52,428.20	13.66	3.68	-NA-	-NA-	-NA-	14.38	16.51	-0.02	3.96	16.51	-NA-	9.18
Canada	CAD	4,799.60	54,196.65	10.75	3.42	-NA-	-NA-	7.96	17.95	15.38	1.01	3.71	15.38	-NA-	8.87

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

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	1,891.53	383,933.14	100.00	0.00	5.81	4.54	2.68	16.82	12.07	-1.19	1.84	12.07	23.39	15.62
United States	EUR	1,747.04	342,647.45	89.25	0.00	5.33	4.20	2.47	16.64	12.08	-0.90	1.85	12.08	24.17	16.32
United States Dividend+	EUR	1,874.92	329,808.69	85.90	0.00	-NA-	-NA-	3.00	17.49	11.56	-0.83	1.85	11.56	-NA-	15.82
Canada	EUR	2,959.37	41,285.69	10.75	0.00	7.80	8.86	4.92	18.56	11.96	-3.51	1.77	11.96	19.00	12.01
North America	USD	2,379.94	506,174.21	100.00	0.00	6.10	6.95	0.58	13.58	13.82	1.26	3.24	13.82	25.15	17.84
United States	USD	2,297.98	451,743.50	89.25	0.00	5.85	6.60	0.37	13.40	13.82	1.56	3.25	13.82	25.90	18.44
United States Dividend+	USD	2,091.58	434,817.00	85.90	0.00	-NA-	6.29	0.89	14.23	13.30	1.63	3.24	13.30	-NA-	17.78
Canada	USD	3,892.64	54,430.70	10.75	0.00	8.14	11.37	2.77	15.27	13.70	-1.12	3.16	13.70	20.92	15.17
North America	GBP	2,359.62	311,398.37	100.00	0.00	5.70	6.85	4.74	13.33	8.82	0.60	1.79	8.82	24.13	14.85
United States	GBP	2,278.35	277,912.60	89.25	0.00	5.47	6.50	4.52	13.15	8.83	0.89	1.80	8.83	24.99	15.50
United States Dividend+	GBP	1,868.58	267,499.42	85.90	0.00	-NA-	6.18	5.07	13.98	8.32	0.96	1.79	8.32	-NA-	14.87
Canada	GBP	3,859.39	33,485.77	10.75	0.00	8.42	11.27	7.02	15.01	8.71	-1.77	1.71	8.71	18.61	12.10
North America	JPY	2,010.47	43,766,352.96	100.00	0.00	4.15	3.62	-4.45	10.81	27.91	12.54	8.24	27.91	26.55	22.12
United States	JPY	1,941.23	39,060,002.13	89.25	0.00	3.91	3.28	-4.65	10.64	27.92	12.87	8.25	27.92	27.20	22.64
United States Dividend+	JPY	2,331.01	37,596,451.83	85.90	0.00	-NA-	-NA-	-4.15	11.45	27.33	12.95	8.24	27.33	-NA-	21.99
Canada	JPY	3,288.33	4,706,350.83	10.75	0.00	6.56	7.90	-2.36	12.46	27.78	9.90	8.16	27.78	23.33	19.68
North America	AUD	1,500.06	487,552.06	457.07	2.00	-NA-	-NA-	-NA-	8.27	12.40	1.43	3.74	12.40	-NA-	12.61
United States	AUD	1,448.40	435,123.86	407.92	3.00	-NA-	-NA-	-NA-	8.10	12.40	1.72	3.75	12.40	-NA-	13.36
United States Dividend+	AUD	1,394.14	418,820.08	392.63	4.00	-NA-	-NA-	-NA-	8.89	11.88	1.79	3.74	11.88	-NA-	13.03
Canada	AUD	2,453.49	52,428.20	49.15	5.00	-NA-	-NA-	-NA-	9.88	12.28	-0.96	3.66	12.28	-NA-	9.11
Canada	CAD	2,679.77	54,196.65	10.75	0.00	6.50	6.35	2.95	13.30	11.19	0.06	3.41	11.19	15.70	8.88

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed North America 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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
North America Real Estate **	Local	4,423.00	3.79	12.25	11.64	5.15	17.78	17.84	2.42	3.77	17.84	24.83	17.16
North America FTSE	Local	262.32	2.63	-NA-	7.42	1.52	10.19	15.61	-0.03	1.02	15.61	14.55	14.67
United States Real Estate **	USD	4,365.69	3.66	12.11	11.54	4.82	17.65	17.98	2.55	3.76	17.98	26.00	18.44
United States FTSE	USD	1,079.14	2.58	-NA-	7.37	1.70	10.86	16.32	-0.23	0.93	16.32	14.73	14.90
United States JP Morgan Bonds	USD	544.20	-NA-	6.22	4.90	5.56	6.02	2.17	-0.09	-0.51	2.17	4.98	4.12
Canada Real Estate **	CAD	5,396.30	4.90	10.80	12.64	9.69	19.54	16.81	1.33	3.81	16.81	15.73	8.87
Canada FTSE	CAD	836.18	3.16	-NA-	9.30	-0.04	2.97	7.68	2.26	2.02	7.68	14.01	11.66
Canada JP Morgan Bonds	CAD	693.27	-NA-	7.13	5.80	5.81	6.24	2.34	0.01	-0.46	2.34	4.00	3.73

**** 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 332.**

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT Developed North America 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	36,823	9.59
HCP *	Rental	Health Care	US	15,520	4.04
Ventas *	Rental	Health Care	US	14,444	3.76
Public Storage *	Rental	Self Storage	US	14,033	3.66
Equity Residential Props *	Rental	Residential	US	13,949	3.63
AMB Property *	Rental	Industrial	US	12,704	3.31
Health Care REIT *	Rental	Health Care	US	12,042	3.14
Boston Properties *	Rental	Office	US	12,024	3.13
Avalonbay Communities *	Rental	Residential	US	11,764	3.06
Vornado Realty Trust *	Rental	Diversified	US	11,306	2.94
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	8,548	2.23
General Growth Properties	Rental	Retail	US	7,064	1.84
Digital Realty Trust *	Rental	Diversified	US	6,352	1.65
Riocan Real Estate *	Rental	Retail	CA	6,220	1.62
The Macerich Company *	Rental	Retail	US	6,041	1.57
Kimco Realty *	Rental	Retail	US	5,947	1.55
SL Green Realty *	Rental	Office	US	5,211	1.36
Federal Realty Inv *	Rental	Retail	US	5,099	1.33
Brookfield Props	Rental	Office	CA	4,850	1.26
UDR Inc. *	Rental	Residential	US	4,513	1.18
				214,454.32	**55.86**
					(*)

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	112	342,647	89.25%
EPRA/NAREIT Canada	23	41,286	10.75%
EPRA/NAREIT North America	**135**	**383,933**	**100.00%**

(*) The Top 20 Constituents represent 55.86% of the market capitalisation of the Developed North America Index.

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-12	Dividend Return Dec-12	Total Return Dec-12	
CapLease	Rental	Diversified	US	19.02	1.60	20.62	▲
Primaris Retail REIT *	Rental	Retail	CA	17.26	0.44	17.71	▲
Ashford Hospitality *	Rental	Lodging/Resorts	US	16.13	1.22	17.35	▲
Rouse Properties *	Rental	Retail	US	12.80	0.00	12.80	▲
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	US	10.65	1.17	11.82	▲
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	10.79	0.58	11.37	▲
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	11.19	0.00	11.19	▲
Lexington Corporate *	Rental	Diversified	US	8.97	1.56	10.53	▲
Spirit Realty Capital *	Rental	Diversified	US	9.55	0.00	9.55	▲
Hudson Pacific Properties	Rental	Office	US	8.72	0.00	8.72	▲
Campus Crest Communities	Rental	Residential	US	7.17	1.40	8.57	▲
LTC Properties *	Rental	Health Care	US	7.55	0.47	8.02	▲
Getty Realty *	Rental	Retail	US	7.24	0.74	7.99	▲
Apartment Investment *	Rental	Residential	US	7.94	0.00	7.94	▲
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	6.61	1.28	7.89	▲
AMB Property *	Rental	Industrial	US	7.51	0.00	7.51	▲
Vornado Realty Trust *	Rental	Diversified	US	6.17	1.33	7.50	▲
Forest City Enterprises	Rental	Diversified	US	7.31	0.00	7.31	▲
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	6.67	0.61	7.28	▲
First Industrial Realty *	Rental	Industrial	US	6.67	0.00	6.67	▲

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Dec-12	Dividend Return Dec-12	Total Return Dec-12	
Federal Realty Inv *	Rental	Retail	US	-0.02	0.70	0.68	▲
Healthcare Realty Trust *	Rental	Health Care	US	0.67	0.00	0.67	▲
Regency Centers *	Rental	Retail	US	0.58	0.00	0.58	▲
Artis Real Estate Investment	Rental	Diversified	CA	-0.06	0.58	0.51	▲
Sovran Self Storage *	Rental	Self Storage	US	0.50	0.00	0.50	▲
Saul Centers *	Rental	Retail	US	0.45	0.00	0.45	▲
Boardwalk REIT *	Rental	Residential	CA	0.11	0.25	0.36	▲
HCP *	Rental	Health Care	US	0.29	0.00	0.29	▲
Sabra Health Care REIT *	Rental	Health Care	US	0.09	0.00	0.09	▲
Winthrop Realty Trust	Rental	Diversified	US	-1.43	1.45	0.02	▲
Crombie Real Estate Investment Trust *	Rental	Retail	CA	-0.61	0.50	-0.11	▼
American Realty Capital Trust *	Rental	Retail	US	-0.94	0.51	-0.43	▼
Weingarten Realty *	Rental	Retail	US	-1.51	1.07	-0.44	▼
Northwest Healthcare Properties REIT *	Rental	Office	CA	-1.27	0.53	-0.74	▼
Realty Income *	Rental	Retail	US	-1.16	0.37	-0.78	▼
Cedar Shopping Centers *	Rental	Retail	US	-2.58	0.00	-2.58	▼
Innvest REIT *	Rental	Lodging/Resorts	CA	-4.62	0.77	-3.85	▼
STAG Industrial	Rental	Industrial	US	-4.67	0.00	-4.67	▼
CBL & Associates Props *	Rental	Retail	US	-5.78	0.98	-4.80	▼
Alexander's Inc. *	Rental	Retail	US	-25.33	0.28	-25.05	▼

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Graph 24: Total Return Performance relative to Regional Developed Index - North America

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Section 3.5

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

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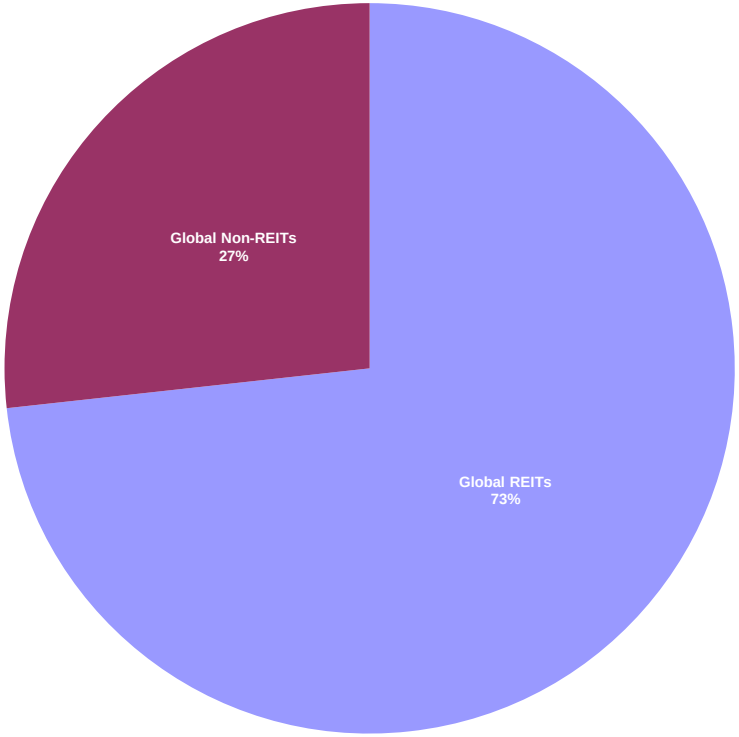
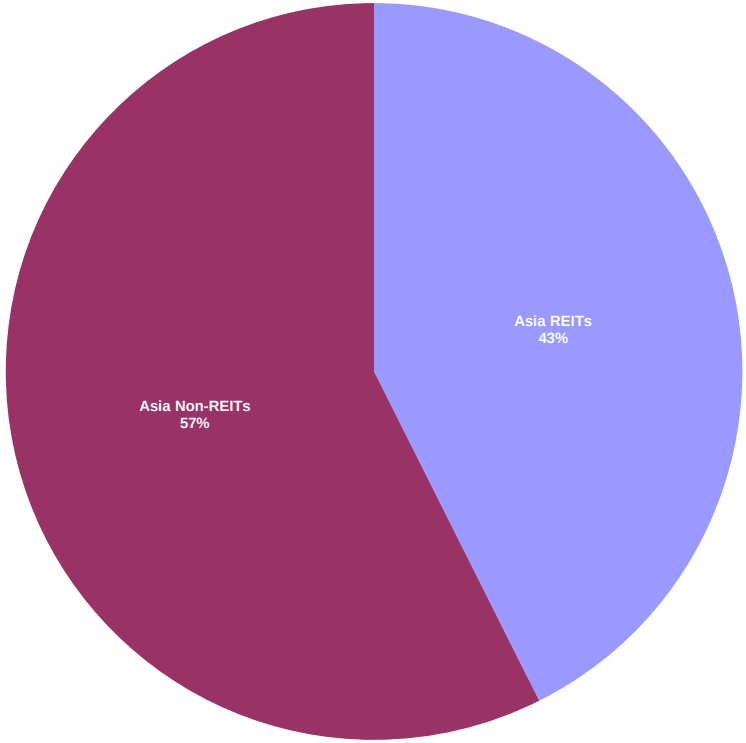
FTSE EPRA/NAREIT Developed REIT/Non-REIT Index Series

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



Graph 26: Developed Asia Market Cap Breakdown REIT/Non-REIT



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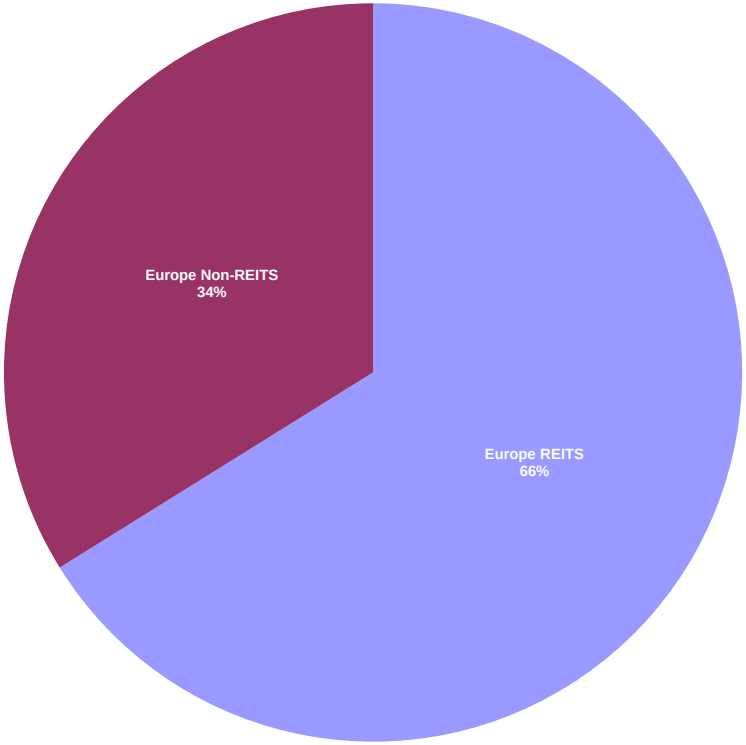
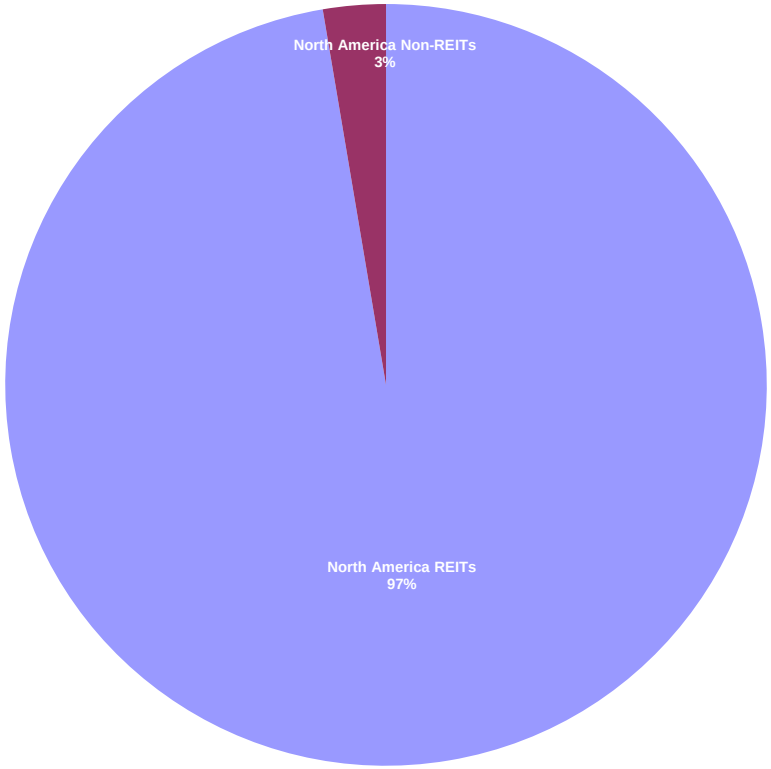
Graph 27: Developed Europe Market Cap Breakdown REIT/Non-REIT



Graph 28: Developed North America Market Cap Breakdown REIT/Non-REIT



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

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	1,129.82	561,442.26	73.26	4.18	-NA-	-NA-	4.72	18.95	20.99	1.24	1.48	20.99	-NA-	12.57
Global Non-REITs	EUR	1,163.58	204,932.14	26.74	2.09	-NA-	-NA-	-0.08	11.71	44.49	8.92	5.13	44.49	-NA-	17.83
Global ex Asia REITs	EUR	1,113.21	444,268.64	90.43	3.96	-NA-	-NA-	6.08	18.94	18.37	1.13	2.17	18.37	-NA-	13.97
Global ex Asia Non-REITs	EUR	774.19	47,042.91	9.57	3.26	-NA-	-NA-	-3.30	13.53	22.85	3.92	1.24	22.85	-NA-	13.52
Global ex Europe REITs	EUR	1,206.85	490,894.80	99.92	4.09	-NA-	-NA-	5.70	20.96	19.74	0.24	1.51	19.74	-NA-	13.50
Global ex Europe Non-REITs	EUR	1,261.24	168,810.26	34.36	1.85	-NA-	-NA-	0.42	11.44	48.98	9.84	6.09	48.98	-NA-	19.89
Global ex US REITs	EUR	944.04	220,633.91	44.91	4.97	-NA-	-NA-	1.70	16.17	29.43	3.12	0.16	29.43	-NA-	10.53
Global ex US Non-REITs	EUR	991.84	203,093.04	41.34	2.11	-NA-	-NA-	0.20	11.83	44.59	9.01	5.12	44.59	-NA-	17.73
Asia REITs	EUR	1,199.86	117,173.62	42.60	5.02	-NA-	-NA-	0.66	19.16	32.33	1.70	-1.09	32.33	-NA-	11.46
Asia Non-REITs	EUR	1,287.97	157,889.23	57.40	1.74	-NA-	-NA-	0.69	11.38	51.78	10.48	6.34	51.78	-NA-	20.29
Australia REITs Index	EUR	831.05	61,988.57	22.54	5.39	-NA-	-NA-	-3.53	18.13	32.52	3.73	0.56	32.52	-NA-	-NA-
Hong Kong REITs Index	EUR	2,105.16	9,681.00	3.52	3.81	-NA-	-NA-	23.46	31.53	38.23	4.34	-8.90	38.23	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,412.45	80,045.71	29.10	2.40	-NA-	-NA-	-0.11	-NA-	41.56	5.71	0.84	41.56	-NA-	-NA-
Japan REITs Index	EUR	1,001.31	29,312.81	10.66	4.46	-NA-	-NA-	0.96	17.16	20.20	-4.73	-2.28	20.20	-NA-	-NA-
Japan Non-REITs Index	EUR	862.83	53,968.95	19.62	0.82	-NA-	-NA-	3.84	19.65	63.91	18.79	17.39	63.91	-NA-	-NA-
New Zealand REITs Index	EUR	1,437.26	711.47	0.26	5.91	-NA-	-NA-	7.88	18.73	26.16	3.29	-2.52	26.16	-NA-	-NA-
Singapore REITs Index	EUR	1,727.05	15,479.78	5.63	5.31	-NA-	-NA-	10.06	21.65	51.58	3.15	0.11	51.58	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,397.16	23,874.57	8.68	1.60	-NA-	-NA-	0.93	10.26	71.66	10.40	3.47	71.66	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	EUR	893.99	70,547.46	66.14	4.84	-NA-	-NA-	0.03	9.77	30.40	8.70	1.27	30.40	-NA-	15.96
Europe Non-REITS	EUR	745.61	36,121.88	33.86	3.21	-NA-	-NA-	-3.18	13.93	25.31	4.77	0.85	25.31	-NA-	13.93
Austria Non-REITs Index	EUR	335.55	1,716.28	1.61	2.90	-NA-	-NA-	-15.89	9.31	24.48	17.26	1.15	24.48	-NA-	-NA-
Belgium REITs Index	EUR	1,201.77	3,268.95	3.06	6.98	-NA-	-NA-	2.23	5.05	11.44	8.62	2.41	11.44	-NA-	-NA-
Finland Non-REITs Index	EUR	967.63	1,933.53	1.81	3.58	-NA-	-NA-	-1.69	9.11	21.62	11.91	1.32	21.62	-NA-	-NA-
France REITs Index	EUR	1,558.93	26,936.11	25.25	4.98	-NA-	-NA-	7.73	12.48	36.02	13.26	0.23	36.02	-NA-	-NA-
Germany REITs Index	EUR	850.63	1,196.15	1.12	5.14	-NA-	-NA-	2.96	11.59	1.42	2.62	-1.19	1.42	-NA-	-NA-
Germany Non-REITs Index	EUR	622.29	8,095.28	7.59	2.28	-NA-	-NA-	-3.14	15.72	46.41	8.84	-1.12	46.41	-NA-	-NA-
Greece REITs Index	EUR	559.60	88.06	0.08	8.16	-NA-	-NA-	-4.95	-9.07	42.70	2.51	-2.00	42.70	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	536.20	531.95	0.50	5.85	-NA-	-NA-	-NA-	-6.35	34.40	10.55	2.86	34.40	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	912.81	5,776.10	5.41	8.94	-NA-	-NA-	-3.29	-2.65	8.88	5.19	-0.05	8.88	-NA-	-NA-
Netherlands Non-REITs	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	151.56	635.37	0.60	2.35	-NA-	-NA-	-30.42	-9.75	24.84	-2.49	4.06	24.84	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,297.03	7,839.66	7.35	3.56	-NA-	-NA-	9.99	21.48	20.58	1.70	1.31	20.58	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,798.50	9,151.02	8.58	4.07	-NA-	-NA-	17.36	23.32	13.71	0.92	0.85	13.71	-NA-	-NA-
Spain Non-REITs Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	EUR	329.98	32,750.14	30.70	3.75	-NA-	-NA-	-6.13	11.91	34.48	6.07	2.35	34.48	-NA-	17.32
UK Non-REITs	EUR	247.58	6,750.74	6.33	2.79	-NA-	-NA-	-9.03	7.75	30.28	5.17	2.28	30.28	-NA-	12.12
Israel Non-REITs	EUR	1,028.99	709.06	0.66	2.06	-NA-	-NA-	-NA-	-NA-	9.80	20.91	4.10	9.80	-NA-	-NA-
Canada REITs Index	EUR	1,814.75	32,912.83	8.57	5.05	-NA-	-NA-	13.76	26.21	19.02	-2.93	2.27	19.02	-NA-	-NA-
Canada Non-REITs Index	EUR	858.34	8,372.86	2.18	4.31	-NA-	-NA-	4.25	20.18	11.97	0.26	1.72	11.97	-NA-	-NA-
United States REITs Index	EUR	987.34	340,808.35	88.77	3.68	-NA-	-NA-	7.47	21.31	16.07	0.08	2.34	16.07	-NA-	-NA-
United States Non-REITs Index	EUR	543.47	1,839.10	0.48	0.00	-NA-	-NA-	-11.45	1.56	34.54	-0.57	5.86	34.54	-NA-	-NA-

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

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Global REITs	USD	1,253.69	740,200.74	73.26	4.18	-NA-	-NA-	2.57	15.64	22.87	3.75	2.87	22.87	-NA-	17.02
Global Non-REITs	USD	1,291.17	270,180.80	26.74	2.09	-NA-	-NA-	-2.13	8.61	46.75	11.62	6.57	46.75	-NA-	24.14
Global ex Asia REITs	USD	1,235.19	585,720.02	90.43	3.96	-NA-	-NA-	3.90	15.63	20.22	3.64	3.57	20.22	-NA-	18.02
Global ex Asia Non-REITs	USD	859.11	62,020.97	9.57	3.26	-NA-	-NA-	-5.28	10.37	24.77	6.50	2.62	24.77	-NA-	21.51
Global ex Europe REITs	USD	1,339.29	647,191.56	99.92	4.09	-NA-	-NA-	3.54	17.60	21.61	2.72	2.90	21.61	-NA-	16.40
Global ex Europe Non-REITs	USD	1,399.52	222,558.02	34.36	1.85	-NA-	-NA-	-1.64	8.34	51.31	12.56	7.54	51.31	-NA-	25.62
Global ex US REITs	USD	1,241.76	290,881.89	44.91	4.97	-NA-	-NA-	-0.38	12.94	31.45	5.68	1.53	31.45	-NA-	18.08
Global ex US Non-REITs	USD	1,304.62	267,756.15	41.34	2.11	-NA-	-NA-	-1.85	8.72	46.84	11.72	6.56	46.84	-NA-	24.04
Asia REITs	USD	1,331.70	154,480.71	42.60	5.02	-NA-	-NA-	-1.40	15.84	34.40	4.22	0.26	34.40	-NA-	16.46
Asia Non-REITs	USD	1,429.18	208,159.83	57.40	1.74	-NA-	-NA-	-1.38	8.29	54.15	13.22	7.80	54.15	-NA-	26.01
Australia REITs Index	USD	1,093.13	81,725.21	22.54	5.39	-NA-	-NA-	-5.50	14.84	34.59	6.30	1.93	34.59	-NA-	-NA-
Hong Kong REITs Index	USD	2,769.04	12,763.34	3.52	3.81	-NA-	-NA-	20.93	27.87	40.39	6.93	-7.66	40.39	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,857.87	105,531.58	29.10	2.40	-NA-	-NA-	-2.15	-NA-	43.76	8.33	2.22	43.76	-NA-	-NA-
Japan REITs Index	USD	1,317.09	38,645.76	10.66	4.46	-NA-	-NA-	-1.10	13.91	22.07	-2.37	-0.94	22.07	-NA-	-NA-
Japan Non-REITs Index	USD	1,134.93	71,152.21	19.62	0.82	-NA-	-NA-	1.72	16.33	66.47	21.73	19.00	66.47	-NA-	-NA-
New Zealand REITs Index	USD	1,890.51	937.99	0.26	5.91	-NA-	-NA-	5.67	15.43	28.13	5.85	-1.19	28.13	-NA-	-NA-
Singapore REITs Index	USD	2,271.69	20,408.41	5.63	5.31	-NA-	-NA-	7.80	18.27	53.95	5.71	1.48	53.95	-NA-	-NA-
Singapore Non-REITs Index	USD	1,837.77	31,476.04	8.68	1.60	-NA-	-NA-	-1.14	7.20	74.34	13.14	4.88	74.34	-NA-	-NA-

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Europe REITS	USD	710.42	93,009.18	66.14	4.84	-NA-	-NA-	-7.02	1.34	25.34	10.66	2.54	25.34	-NA-	25.33
Europe Non-REITS	USD	667.97	47,622.78	33.86	3.21	-NA-	-NA-	-8.38	7.34	22.76	7.22	2.20	22.76	-NA-	22.44
Austria Non-REITs Index	USD	372.30	2,262.74	1.61	2.90	-NA-	-NA-	-17.61	6.27	26.43	20.17	2.53	26.43	-NA-	-NA-
Belgium REITs Index	USD	1,330.58	4,309.75	3.06	6.98	-NA-	-NA-	0.10	2.12	13.18	11.32	3.81	13.18	-NA-	-NA-
Finland Non-REITs Index	USD	1,074.19	2,549.15	1.81	3.58	-NA-	-NA-	-3.70	6.08	23.52	14.69	2.70	23.52	-NA-	-NA-
France REITs Index	USD	1,727.57	35,512.34	25.25	4.98	-NA-	-NA-	5.50	9.32	38.14	16.07	1.60	38.14	-NA-	-NA-
Germany REITs Index	USD	944.78	1,577.00	1.12	5.14	-NA-	-NA-	0.87	8.48	3.01	5.17	0.16	3.01	-NA-	-NA-
Germany Non-REITs Index	USD	690.82	10,672.75	7.59	2.28	-NA-	-NA-	-5.11	12.51	48.69	11.54	0.23	48.69	-NA-	-NA-
Greece REITs Index	USD	622.51	116.09	0.08	8.16	-NA-	-NA-	-6.85	-11.60	44.93	5.05	-0.66	44.93	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	594.25	701.32	0.50	5.85	-NA-	-NA-	-NA-	-8.99	36.49	13.29	4.26	36.49	-NA-	-NA-
Italy Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	USD	1,013.23	7,615.16	5.41	8.94	-NA-	-NA-	-5.26	-5.35	10.58	7.80	1.31	10.58	-NA-	-NA-
Netherlands Non-REITs	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	199.36	837.66	0.60	2.35	-NA-	-NA-	-31.84	-12.25	26.80	-0.07	5.49	26.80	-NA-	-NA-
Sweden Non-REITs Index	USD	1,706.06	10,335.74	7.35	3.56	-NA-	-NA-	7.74	18.10	22.46	4.22	2.70	22.46	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,365.68	12,064.63	8.58	4.07	-NA-	-NA-	14.96	19.89	15.49	3.42	2.23	15.49	-NA-	-NA-
Spain Non-REITs Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	USD	434.04	43,177.51	30.70	3.75	-NA-	-NA-	-8.05	8.80	36.58	8.69	3.75	36.58	-NA-	23.91
UK Non-REITs	USD	325.65	8,900.11	6.33	2.79	-NA-	-NA-	-10.89	4.76	32.31	7.78	3.68	32.31	-NA-	19.68
Israel Non-REITs	USD	1,073.61	934.83	0.66	2.06	-NA-	-NA-	-NA-	-NA-	11.52	23.91	5.52	11.52	-NA-	-NA-
Canada REITs Index	USD	2,387.05	43,392.00	8.57	5.05	-NA-	-NA-	11.43	22.70	20.87	-0.52	3.67	20.87	-NA-	-NA-
Canada Non-REITs Index	USD	1,129.02	11,038.70	2.18	4.31	-NA-	-NA-	2.11	16.84	13.71	2.74	3.11	13.71	-NA-	-NA-
United States REITs Index	USD	1,298.71	449,318.85	88.77	3.68	-NA-	-NA-	5.27	17.94	17.89	2.56	3.74	17.89	-NA-	-NA-
United States Non-REITs Index	USD	714.85	2,424.66	0.48	0.00	-NA-	-NA-	-13.27	-1.26	36.63	1.89	7.31	36.63	-NA-	-NA-

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Global REITs	GBP	1,242.98	455,371.49	73.26	4.18	-NA-	-NA-	6.82	15.39	17.48	3.07	1.42	17.48	-NA-	12.79
Global Non-REITs	GBP	1,280.14	166,215.23	26.74	2.09	-NA-	-NA-	1.92	8.37	40.30	10.89	5.07	40.30	-NA-	19.52
Global ex Asia REITs	GBP	1,224.64	360,334.96	90.43	3.96	-NA-	-NA-	8.20	15.38	14.94	2.96	2.11	14.94	-NA-	14.04
Global ex Asia Non-REITs	GBP	851.78	38,155.30	9.57	3.26	-NA-	-NA-	-1.36	10.13	19.29	5.80	1.18	19.29	-NA-	16.95
Global ex Europe REITs	GBP	1,327.85	398,152.25	99.92	4.09	-NA-	-NA-	7.82	17.34	16.27	2.05	1.45	16.27	-NA-	12.92
Global ex Europe Non-REITs	GBP	1,387.56	136,917.69	34.36	1.85	-NA-	-NA-	2.43	8.11	44.66	11.82	6.03	44.66	-NA-	21.21
Global ex US REITs	GBP	1,231.15	178,950.54	44.91	4.97	-NA-	-NA-	3.74	12.69	25.67	4.98	0.10	25.67	-NA-	12.76
Global ex US Non-REITs	GBP	1,293.48	164,723.58	41.34	2.11	-NA-	-NA-	2.21	8.49	40.39	10.98	5.06	40.39	-NA-	19.40
Asia REITs	GBP	1,320.32	95,036.54	42.60	5.02	-NA-	-NA-	2.68	15.59	28.49	3.53	-1.15	28.49	-NA-	12.20
Asia Non-REITs	GBP	1,416.97	128,059.93	57.40	1.74	-NA-	-NA-	2.70	8.05	47.38	12.47	6.28	47.38	-NA-	21.54
Australia REITs Index	GBP	1,083.79	50,277.35	22.54	5.39	-NA-	-NA-	-1.60	14.59	28.67	5.60	0.50	28.67	-NA-	-NA-
Hong Kong REITs Index	GBP	2,745.39	7,852.01	3.52	3.81	-NA-	-NA-	25.93	27.59	34.22	6.22	-8.95	34.22	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,842.00	64,923.03	29.10	2.40	-NA-	-NA-	1.89	-NA-	37.45	7.62	0.78	37.45	-NA-	-NA-
Japan REITs Index	GBP	1,305.84	23,774.87	10.66	4.46	-NA-	-NA-	2.99	13.66	16.71	-3.01	-2.33	16.71	-NA-	-NA-
Japan Non-REITs Index	GBP	1,125.24	43,772.84	19.62	0.82	-NA-	-NA-	5.92	16.07	59.15	20.94	17.32	59.15	-NA-	-NA-
New Zealand REITs Index	GBP	1,874.36	577.05	0.26	5.91	-NA-	-NA-	10.04	15.18	22.50	5.16	-2.58	22.50	-NA-	-NA-
Singapore REITs Index	GBP	2,252.29	12,555.26	5.63	5.31	-NA-	-NA-	12.26	18.01	47.19	5.02	0.05	47.19	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,822.07	19,364.06	8.68	1.60	-NA-	-NA-	2.95	6.96	66.69	12.39	3.41	66.69	-NA-	-NA-

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Europe REITS	GBP	983.08	57,219.24	66.14	4.84	-NA-	-NA-	2.02	6.47	26.62	10.66	1.22	26.62	-NA-	19.30
Europe Non-REITS	GBP	820.32	29,297.54	33.86	3.21	-NA-	-NA-	-1.24	10.52	21.68	6.66	0.80	21.68	-NA-	17.64
Austria Non-REITs Index	GBP	369.12	1,392.03	1.61	2.90	-NA-	-NA-	-14.21	6.04	20.87	19.38	1.09	20.87	-NA-	-NA-
Belgium REITs Index	GBP	1,319.22	2,651.36	3.06	6.98	-NA-	-NA-	4.24	1.89	8.21	10.58	2.35	8.21	-NA-	-NA-
Finland Non-REITs Index	GBP	1,065.02	1,568.24	1.81	3.58	-NA-	-NA-	0.28	5.85	18.09	13.93	1.26	18.09	-NA-	-NA-
France REITs Index	GBP	1,712.82	21,847.19	25.25	4.98	-NA-	-NA-	9.86	9.08	32.07	15.30	0.17	32.07	-NA-	-NA-
Germany REITs Index	GBP	936.71	970.17	1.12	5.14	-NA-	-NA-	5.04	8.25	-1.52	4.48	-1.24	-1.52	-NA-	-NA-
Germany Non-REITs Index	GBP	684.92	6,565.88	7.59	2.28	-NA-	-NA-	-1.19	12.26	42.16	10.81	-1.18	42.16	-NA-	-NA-
Greece REITs Index	GBP	617.19	71.42	0.08	8.16	-NA-	-NA-	-3.00	-11.80	38.56	4.36	-2.06	38.56	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	589.18	431.45	0.50	5.85	-NA-	-NA-	-NA-	-9.19	30.50	12.55	2.80	30.50	-NA-	-NA-
Italy Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	GBP	1,004.57	4,684.85	5.41	8.94	-NA-	-NA-	-1.35	-5.56	5.72	7.09	-0.11	5.72	-NA-	-NA-
Netherlands Non-REITs	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	197.66	515.33	0.60	2.35	-NA-	-NA-	-29.02	-12.45	21.23	-0.73	4.01	21.23	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,691.49	6,358.55	7.35	3.56	-NA-	-NA-	12.20	17.84	17.08	3.54	1.25	17.08	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,345.47	7,422.16	8.58	4.07	-NA-	-NA-	19.71	19.63	10.42	2.74	0.79	10.42	-NA-	-NA-
Spain Non-REITs Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	GBP	522.62	26,562.81	30.70	3.75	-NA-	-NA-	-4.25	8.56	30.58	7.98	2.29	30.58	-NA-	18.33
UK Non-REITs	GBP	392.17	5,475.35	6.33	2.79	-NA-	-NA-	-7.21	4.53	26.50	7.07	2.22	26.50	-NA-	14.51
Israel Non-REITs	GBP	908.69	575.10	0.66	2.06	-NA-	-NA-	-NA-	-NA-	6.62	23.10	4.04	6.62	-NA-	-NA-
Canada REITs Index	GBP	2,366.66	26,694.76	8.57	5.05	-NA-	-NA-	16.04	22.43	15.56	-1.17	2.22	15.56	-NA-	-NA-
Canada Non-REITs Index	GBP	1,119.38	6,791.01	2.18	4.31	-NA-	-NA-	6.34	16.58	8.72	2.07	1.66	8.72	-NA-	-NA-
United States REITs Index	GBP	1,287.61	276,420.96	88.77	3.68	-NA-	-NA-	9.62	17.68	12.71	1.88	2.29	12.71	-NA-	-NA-
United States Non-REITs Index	GBP	708.75	1,491.65	0.48	0.00	-NA-	-NA-	-9.68	-1.48	30.63	1.22	5.80	30.63	-NA-	-NA-

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Global REITs	JPY	1,059.06	64,001,456.73	73.26	4.18	-NA-	-NA-	-2.55	12.83	38.08	15.31	7.85	38.08	-NA-	20.92
Global Non-REITs	JPY	1,090.72	23,361,183.10	26.74	2.09	-NA-	-NA-	-7.02	5.97	64.92	24.05	11.73	64.92	-NA-	27.97
Global ex Asia REITs	JPY	1,043.43	50,644,281.75	90.43	3.96	-NA-	-NA-	-1.29	12.82	35.10	15.18	8.58	35.10	-NA-	22.05
Global ex Asia Non-REITs	JPY	725.74	5,362,643.13	9.57	3.26	-NA-	-NA-	-10.01	7.69	40.22	18.36	7.60	40.22	-NA-	24.23
Global ex Europe REITs	JPY	1,131.37	55,959,418.36	99.92	4.09	-NA-	-NA-	-1.63	14.74	36.66	14.16	7.88	36.66	-NA-	20.57
Global ex Europe Non-REITs	JPY	1,182.25	19,243,479.20	34.36	1.85	-NA-	-NA-	-6.55	5.71	70.04	25.10	12.75	70.04	-NA-	29.58
Global ex US REITs	JPY	1,048.98	25,151,102.55	44.91	4.97	-NA-	-NA-	-5.36	10.19	47.72	17.44	6.45	47.72	-NA-	21.07
Global ex US Non-REITs	JPY	1,102.09	23,151,535.15	41.34	2.11	-NA-	-NA-	-6.76	6.08	65.02	24.16	11.72	65.02	-NA-	27.86
Asia REITs	JPY	1,124.96	13,357,174.98	42.60	5.02	-NA-	-NA-	-6.32	13.03	51.03	15.82	5.12	51.03	-NA-	19.36
Asia Non-REITs	JPY	1,207.31	17,998,539.97	57.40	1.74	-NA-	-NA-	-6.30	5.65	73.24	25.83	13.02	73.24	-NA-	29.96
Australia REITs Index	JPY	923.43	7,066,370.12	22.54	5.39	-NA-	-NA-	-10.22	12.05	51.25	18.14	6.87	51.25	-NA-	-NA-
Hong Kong REITs Index	JPY	2,339.16	1,103,582.40	3.52	3.81	-NA-	-NA-	14.89	24.76	57.77	18.84	-3.18	57.77	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,569.45	9,124,788.33	29.10	2.40	-NA-	-NA-	-7.04	-NA-	61.56	20.40	7.17	61.56	-NA-	-NA-
Japan REITs Index	JPY	956.24	3,341,505.34	10.66	4.46	-NA-	-NA-	-6.04	11.13	37.18	8.50	3.86	37.18	-NA-	-NA-
Japan Non-REITs Index	JPY	823.92	6,152,176.10	19.62	0.82	-NA-	-NA-	-3.37	13.50	87.07	35.29	24.76	87.07	-NA-	-NA-
New Zealand REITs Index	JPY	1,597.02	81,103.66	0.26	5.91	-NA-	-NA-	0.39	12.63	43.99	17.64	3.60	43.99	-NA-	-NA-
Singapore REITs Index	JPY	1,919.02	1,764,613.46	5.63	5.31	-NA-	-NA-	2.42	15.39	73.00	17.48	6.39	73.00	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,552.47	2,721,575.54	8.68	1.60	-NA-	-NA-	-6.08	4.59	95.92	25.74	9.96	95.92	-NA-	-NA-

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

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	JPY	837.61	8,042,038.37	66.14	4.84	-NA-	-NA-	-6.93	4.11	48.83	23.80	7.63	48.83	-NA-	27.37
Europe Non-REITS	JPY	698.94	4,117,703.90	33.86	3.21	-NA-	-NA-	-9.90	8.07	43.02	19.32	7.18	43.02	-NA-	24.65
Austria Non-REITs Index	JPY	314.50	195,647.42	1.61	2.90	-NA-	-NA-	-21.73	3.68	42.08	33.56	7.50	42.08	-NA-	-NA-
Belgium REITs Index	JPY	1,124.02	372,642.53	3.06	6.98	-NA-	-NA-	-4.90	-0.37	27.19	23.71	8.84	27.19	-NA-	-NA-
Finland Non-REITs Index	JPY	907.43	220,411.97	1.81	3.58	-NA-	-NA-	-8.51	3.50	38.81	27.46	7.68	38.81	-NA-	-NA-
France REITs Index	JPY	1,459.38	3,070,574.39	25.25	4.98	-NA-	-NA-	0.23	6.66	55.24	28.99	6.52	55.24	-NA-	-NA-
Germany REITs Index	JPY	798.10	136,355.16	1.12	5.14	-NA-	-NA-	-4.17	5.84	15.76	16.88	5.01	15.76	-NA-	-NA-
Germany Non-REITs Index	JPY	583.57	922,819.26	7.59	2.28	-NA-	-NA-	-9.85	9.77	67.10	23.96	5.09	67.10	-NA-	-NA-
Greece REITs Index	JPY	525.87	10,037.91	0.08	8.16	-NA-	-NA-	-11.50	-13.75	62.87	16.75	4.15	62.87	-NA-	-NA-
Greece Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	JPY	502.00	60,640.03	0.50	5.85	-NA-	-NA-	-NA-	-11.20	53.39	25.91	9.32	53.39	-NA-	-NA-
Italy Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	JPY	855.93	658,444.72	5.41	8.94	-NA-	-NA-	-10.00	-7.65	24.27	19.80	6.22	24.27	-NA-	-NA-
Netherlands Non-REITs	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	168.41	72,428.44	0.60	2.35	-NA-	-NA-	-35.25	-14.39	42.49	11.06	10.60	42.49	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,441.21	893,680.13	7.35	3.56	-NA-	-NA-	2.36	15.23	37.62	15.83	7.67	37.62	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,998.42	1,043,168.25	8.58	4.07	-NA-	-NA-	9.22	16.98	29.79	14.94	7.18	29.79	-NA-	-NA-
Spain Non-REITs Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	JPY	366.65	3,733,343.62	30.70	3.75	-NA-	-NA-	-12.65	6.15	53.48	20.80	8.78	53.48	-NA-	26.91
UK Non-REITs	JPY	275.10	769,548.43	6.33	2.79	-NA-	-NA-	-15.35	2.21	48.69	19.79	8.71	48.69	-NA-	22.70
Israel Non-REITs	JPY	938.95	80,829.65	0.66	2.06	-NA-	-NA-	-NA-	-NA-	25.32	37.71	10.64	25.32	-NA-	-NA-
Canada REITs Index	JPY	2,016.48	3,751,889.20	8.57	5.05	-NA-	-NA-	5.87	19.71	35.84	10.56	8.70	35.84	-NA-	-NA-
Canada Non-REITs Index	JPY	953.75	954,461.63	2.18	4.31	-NA-	-NA-	-2.99	14.00	27.79	14.19	8.10	27.79	-NA-	-NA-
United States REITs Index	JPY	1,097.09	38,850,354.18	88.77	3.68	-NA-	-NA-	0.01	15.07	32.48	13.98	8.77	32.48	-NA-	-NA-
United States Non-REITs Index	JPY	603.88	209,647.95	0.48	0.00	-NA-	-NA-	-17.60	-3.66	53.55	13.24	12.51	53.55	-NA-	-NA-

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Global REITs	AUD	790.19	712,968.75	93.03	4.18	-NA-	-NA-	-NA-	10.24	21.33	3.92	3.37	21.33	-NA-	9.50
Global Non-REITs	AUD	813.81	260,240.85	33.96	2.09	-NA-	-NA-	-NA-	3.53	44.91	11.80	7.09	44.91	-NA-	14.57
Global ex Asia REITs	AUD	778.53	564,171.38	114.83	3.96	-NA-	-NA-	-NA-	10.23	18.71	3.81	4.07	18.71	-NA-	11.33
Global ex Asia Non-REITs	AUD	541.49	59,739.22	12.16	3.26	-NA-	-NA-	-NA-	5.22	23.21	6.67	3.13	23.21	-NA-	11.31
Global ex Europe REITs	AUD	844.14	623,381.38	126.88	4.09	-NA-	-NA-	-NA-	12.11	20.09	2.89	3.40	20.09	-NA-	10.15
Global ex Europe Non-REITs	AUD	882.10	214,370.11	43.63	1.85	-NA-	-NA-	-NA-	3.28	49.41	12.74	8.06	49.41	-NA-	16.51
Global ex US REITs	AUD	782.67	280,180.34	57.03	4.97	-NA-	-NA-	-NA-	7.66	29.80	5.85	2.03	29.80	-NA-	7.96
Global ex US Non-REITs	AUD	822.29	257,905.40	52.49	2.11	-NA-	-NA-	-NA-	3.64	45.01	11.90	7.08	45.01	-NA-	14.49
Asia REITs	AUD	839.36	148,797.37	54.10	5.02	-NA-	-NA-	-NA-	10.43	32.71	4.39	0.75	32.71	-NA-	7.58
Asia Non-REITs	AUD	900.80	200,501.63	72.89	1.74	-NA-	-NA-	-NA-	3.23	52.22	13.41	8.32	52.22	-NA-	17.01
Australia REITs Index	AUD	768.75	78,718.54	28.62	5.39	-NA-	-NA-	-NA-	9.47	32.90	6.47	2.43	32.90	-NA-	-NA-
Hong Kong REITs Index	AUD	1,745.30	12,293.78	4.47	3.81	-NA-	-NA-	-NA-	21.90	38.63	7.10	-7.21	38.63	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,171.00	101,649.08	36.95	2.40	-NA-	-NA-	-NA-	-NA-	41.96	8.51	2.72	41.96	-NA-	-NA-
Japan REITs Index	AUD	830.15	37,223.98	13.53	4.46	-NA-	-NA-	-NA-	8.58	20.54	-2.21	-0.46	20.54	-NA-	-NA-
Japan Non-REITs Index	AUD	715.34	68,534.52	24.92	0.82	-NA-	-NA-	-NA-	10.89	64.38	21.93	19.58	64.38	-NA-	-NA-
New Zealand REITs Index	AUD	1,191.57	903.49	0.33	5.91	-NA-	-NA-	-NA-	10.04	26.53	6.03	-0.71	26.53	-NA-	-NA-
Singapore REITs Index	AUD	1,431.82	19,657.59	7.15	5.31	-NA-	-NA-	-NA-	12.74	52.02	5.88	1.97	52.02	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,158.33	30,318.03	11.02	1.60	-NA-	-NA-	-NA-	2.19	72.16	13.32	5.39	72.16	-NA-	-NA-

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Europe REITS	AUD	624.96	89,587.37	83.99	4.84	-NA-	-NA-	-NA-	1.72	30.77	11.57	3.16	30.77	-NA-	15.42
Europe Non-REITS	AUD	521.49	45,870.74	43.00	3.21	-NA-	-NA-	-NA-	5.59	25.67	7.54	2.73	25.67	-NA-	12.77
Austria Non-REITs Index	AUD	234.66	2,179.49	2.04	2.90	-NA-	-NA-	-NA-	1.30	24.85	20.37	3.03	24.85	-NA-	-NA-
Belgium REITs Index	AUD	838.65	4,151.19	3.89	6.98	-NA-	-NA-	-NA-	-2.65	11.76	11.50	4.32	11.76	-NA-	-NA-
Finland Non-REITs Index	AUD	677.05	2,455.36	2.30	3.58	-NA-	-NA-	-NA-	1.13	21.97	14.87	3.20	21.97	-NA-	-NA-
France REITs Index	AUD	1,088.87	34,205.84	32.07	4.98	-NA-	-NA-	-NA-	4.21	36.41	16.26	2.10	36.41	-NA-	-NA-
Germany REITs Index	AUD	595.48	1,518.98	1.42	5.14	-NA-	-NA-	-NA-	3.41	1.72	5.34	0.65	1.72	-NA-	-NA-
Germany Non-REITs Index	AUD	435.41	10,280.10	9.64	2.28	-NA-	-NA-	-NA-	7.25	46.83	11.72	0.72	46.83	-NA-	-NA-
Greece REITs Index	AUD	392.36	111.82	0.10	8.16	-NA-	-NA-	-NA-	-15.73	43.11	5.22	-0.18	43.11	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs	AUD	374.55	675.52	0.63	5.85	-NA-	-NA-	-NA-	-13.24	34.78	13.48	4.77	34.78	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	638.63	7,335.00	6.88	8.94	-NA-	-NA-	-NA-	-9.77	9.20	7.98	1.81	9.20	-NA-	-NA-
Netherlands Non-REITs	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	125.65	806.84	0.76	2.35	-NA-	-NA-	-NA-	-16.36	25.20	0.09	6.00	25.20	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,075.31	9,955.49	9.33	3.56	-NA-	-NA-	-NA-	12.58	20.93	4.39	3.20	20.93	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,491.06	11,620.77	10.89	4.07	-NA-	-NA-	-NA-	14.29	14.04	3.59	2.73	14.04	-NA-	-NA-
Spain Non-REITs Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	AUD	273.57	41,589.01	38.99	3.75	-NA-	-NA-	-NA-	3.72	34.87	8.87	4.26	34.87	-NA-	15.75
UK Non-REITs	AUD	205.25	8,572.68	8.04	2.79	-NA-	-NA-	-NA-	-0.14	30.65	7.95	4.18	30.65	-NA-	12.04
Israel Non-REITs	AUD	652.68	900.43	0.66	2.06	-NA-	-NA-	-NA-	-NA-	10.12	24.11	6.04	10.12	-NA-	-NA-
Canada REITs Index	AUD	1,504.54	41,795.61	10.89	5.05	-NA-	-NA-	-NA-	16.96	19.36	-0.36	4.18	19.36	-NA-	-NA-
Canada Non-REITs Index	AUD	711.61	10,632.59	2.77	4.31	-NA-	-NA-	-NA-	11.38	12.29	2.91	3.61	12.29	-NA-	-NA-
United States REITs Index	AUD	818.56	432,788.41	112.72	3.68	-NA-	-NA-	-NA-	12.43	16.41	2.72	4.25	16.41	-NA-	-NA-
United States Non-REITs Index	AUD	450.57	2,335.45	0.61	0.00	-NA-	-NA-	-NA-	-5.88	34.93	2.06	7.83	34.93	-NA-	-NA-

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Global REITs	EUR	810.39	561,442.26	73.26	0.00	-NA-	-NA-	-0.45	13.75	15.87	0.19	0.95	15.87	-NA-	12.53
Global Non-REITs	EUR	1,000.82	204,932.14	26.74	0.00	-NA-	-NA-	-2.44	9.16	41.02	8.41	5.10	41.02	-NA-	17.93
Global ex Asia REITs	EUR	815.33	444,268.64	57.97	0.00	-NA-	-NA-	1.18	14.13	13.73	0.17	1.72	13.73	-NA-	13.91
Global ex Asia Non-REITs	EUR	635.05	47,042.91	6.14	0.00	-NA-	-NA-	-6.35	10.19	18.63	3.60	1.17	18.63	-NA-	13.52
Global ex Europe REITs	EUR	864.83	490,894.80	64.05	0.00	-NA-	-NA-	0.50	15.81	14.86	-0.86	0.92	14.86	-NA-	13.46
Global ex Europe Non-REITs	EUR	1,101.22	168,810.26	22.03	0.00	-NA-	-NA-	-1.76	9.07	45.81	9.25	6.07	45.81	-NA-	19.98
Global ex US REITs	EUR	643.46	220,633.91	28.79	0.00	-NA-	-NA-	-4.17	9.86	22.46	1.93	-0.40	22.46	-NA-	10.54
Global ex US Non-REITs	EUR	849.98	203,093.04	26.50	0.00	-NA-	-NA-	-2.22	9.23	41.08	8.50	5.10	41.08	-NA-	17.83
Asia REITs	EUR	797.38	117,173.62	42.60	0.00	-NA-	-NA-	-5.53	12.42	25.09	0.25	-1.96	25.09	-NA-	11.30
Asia Non-REITs	EUR	1,124.92	157,889.23	57.40	0.00	-NA-	-NA-	-1.48	9.05	48.65	9.91	6.33	48.65	-NA-	20.38
Australia REITs Index	EUR	533.69	61,988.57	22.54	0.00	-NA-	-NA-	-9.86	11.16	25.09	2.31	-0.71	25.09	-NA-	-NA-
Hong Kong REITs Index	EUR	1,512.52	9,681.00	3.52	0.00	-NA-	-NA-	17.39	25.66	32.60	2.74	-8.90	32.60	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,177.05	80,045.71	29.10	0.00	-NA-	-NA-	-2.86	-NA-	37.81	4.73	0.84	37.81	-NA-	-NA-
Japan REITs Index	EUR	717.68	29,312.81	10.66	0.00	-NA-	-NA-	-4.47	11.01	14.09	-6.07	-2.95	14.09	-NA-	-NA-
Japan Non-REITs Index	EUR	804.86	53,968.95	19.62	0.00	-NA-	-NA-	2.60	18.20	62.07	18.76	17.36	62.07	-NA-	-NA-
New Zealand REITs Index	EUR	892.26	711.47	0.26	0.00	-NA-	-NA-	0.40	10.91	18.57	0.40	-2.52	18.57	-NA-	-NA-
Singapore REITs Index	EUR	1,144.65	15,479.78	5.63	0.00	-NA-	-NA-	2.95	14.73	42.45	1.87	0.11	42.45	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,230.50	23,874.57	8.68	0.00	-NA-	-NA-	-1.14	8.30	68.36	10.27	3.47	68.36	-NA-	-NA-

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Europe REITS	EUR	1,072.91	70,547.46	66.14	0.00	-NA-	-NA-	-5.08	4.24	23.42	7.98	1.16	23.42	-NA-	16.28
Europe Non-REITS	EUR	1,183.44	36,121.88	33.86	0.00	-NA-	-NA-	-6.47	10.40	20.88	4.63	0.82	20.88	-NA-	13.89
Austria Non-REITs Index	EUR	308.54	1,716.28	1.61	0.00	-NA-	-NA-	-16.94	7.10	20.05	17.27	1.15	20.05	-NA-	-NA-
Belgium REITs Index	EUR	749.91	3,268.95	3.06	0.00	-NA-	-NA-	-4.87	-1.94	3.60	6.99	2.41	3.60	-NA-	-NA-
Finland Non-REITs Index	EUR	768.79	1,933.53	1.81	0.00	-NA-	-NA-	-4.86	5.46	17.02	11.91	1.32	17.02	-NA-	-NA-
France REITs Index	EUR	1,114.76	26,936.11	25.25	0.00	-NA-	-NA-	1.97	6.41	27.89	13.03	0.23	27.89	-NA-	-NA-
Germany REITs Index	EUR	610.15	1,196.15	1.12	0.00	-NA-	-NA-	-2.77	5.90	-4.06	2.62	-1.19	-4.06	-NA-	-NA-
Germany Non-REITs Index	EUR	490.23	8,095.28	7.59	0.00	-NA-	-NA-	-6.78	12.46	42.95	8.84	-1.12	42.95	-NA-	-NA-
Greece REITs Index	EUR	359.55	88.06	0.08	0.00	-NA-	-NA-	-11.65	-16.11	28.94	2.51	-2.00	28.94	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	398.47	531.95	0.50	0.00	-NA-	-NA-	-NA-	-11.15	25.14	10.55	2.86	25.14	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	579.91	5,776.10	5.41	0.00	-NA-	-NA-	-10.08	-9.54	-0.23	3.46	-0.05	-0.23	-NA-	-NA-
Netherlands Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	125.07	635.37	0.60	0.00	-NA-	-NA-	-32.53	-10.74	21.95	-2.49	4.07	21.95	-NA-	-NA-
Sweden Non-REITs Index	EUR	933.23	7,839.66	7.35	0.00	-NA-	-NA-	4.73	16.50	15.98	1.70	1.31	15.98	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,452.90	9,151.02	8.58	0.00	-NA-	-NA-	13.20	19.32	9.06	0.92	0.85	9.06	-NA-	-NA-
Spain Non-REITs	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	EUR	259.10	32,750.14	30.70	0.00	-NA-	-NA-	-10.07	7.41	29.02	5.22	2.10	29.02	-NA-	17.29
UK Non-REITs	EUR	202.60	6,750.74	6.33	0.00	-NA-	-NA-	-12.16	4.76	26.29	4.41	2.09	26.29	-NA-	12.20
Israel Non-REITs	EUR	899.74	709.06	14.22	0.00	-NA-	-NA-	-NA-	-NA-	7.49	20.91	4.10	7.49	-NA-	-NA-
Canada REITs Index	EUR	1,160.07	32,912.83	79.72	0.00	-NA-	-NA-	6.27	19.15	13.00	-4.17	1.84	13.00	-NA-	-NA-
Canada Non-REITs Index	EUR	655.39	8,372.86	20.28	0.00	-NA-	-NA-	-0.45	15.56	7.69	-0.86	1.48	7.69	-NA-	-NA-
United States REITs Index	EUR	733.78	340,808.35	99.46	0.00	-NA-	-NA-	2.81	16.88	11.97	-0.90	1.83	11.97	-NA-	-NA-
United States Non-REITs Index	EUR	533.33	1,839.10	0.54	0.00	-NA-	-NA-	-11.63	1.50	34.54	-0.57	5.86	34.54	-NA-	-NA-

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Global REITs	USD	899.26	740,200.74	73.26	0.00	-NA-	-NA-	-2.49	10.59	17.68	2.67	2.33	17.68	-NA-	17.06
Global Non-REITs	USD	1,110.58	270,180.80	26.74	0.00	-NA-	-NA-	-4.44	6.13	43.22	11.10	6.54	43.22	-NA-	24.24
Global ex Asia REITs	USD	904.75	585,720.02	57.97	0.00	-NA-	-NA-	-0.89	10.96	15.50	2.66	3.12	15.50	-NA-	18.07
Global ex Asia Non-REITs	USD	704.69	62,020.97	6.14	0.00	-NA-	-NA-	-8.27	7.12	20.48	6.17	2.55	20.48	-NA-	21.49
Global ex Europe REITs	USD	959.67	647,191.56	64.05	0.00	-NA-	-NA-	-1.55	12.59	16.65	1.59	2.30	16.65	-NA-	16.37
Global ex Europe Non-REITs	USD	1,221.99	222,558.02	22.03	0.00	-NA-	-NA-	-3.77	6.04	48.08	11.96	7.52	48.08	-NA-	25.74
Global ex US REITs	USD	846.39	290,881.89	28.79	0.00	-NA-	-NA-	-6.13	6.81	24.37	4.46	0.96	24.37	-NA-	18.17
Global ex US Non-REITs	USD	1,118.03	267,756.15	26.50	0.00	-NA-	-NA-	-4.22	6.20	43.28	11.19	6.54	43.28	-NA-	24.15
Asia REITs	USD	884.82	154,480.71	42.60	0.00	-NA-	-NA-	-7.46	9.30	27.04	2.74	-0.62	27.04	-NA-	16.23
Asia Non-REITs	USD	1,248.28	208,159.83	57.40	0.00	-NA-	-NA-	-3.49	6.02	50.97	12.64	7.79	50.97	-NA-	26.12
Australia REITs Index	USD	702.00	81,725.21	22.54	0.00	-NA-	-NA-	-11.71	8.07	27.04	4.85	0.65	27.04	-NA-	-NA-
Hong Kong REITs Index	USD	1,989.51	12,763.34	3.52	0.00	-NA-	-NA-	14.99	22.17	34.67	5.29	-7.66	34.67	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,548.25	105,531.58	29.10	0.00	-NA-	-NA-	-4.85	-NA-	39.96	7.33	2.22	39.96	-NA-	-NA-
Japan REITs Index	USD	944.01	38,645.76	10.66	0.00	-NA-	-NA-	-6.43	7.92	15.87	-3.74	-1.63	15.87	-NA-	-NA-
Japan Non-REITs Index	USD	1,058.68	71,152.21	19.62	0.00	-NA-	-NA-	0.50	14.91	64.60	21.70	18.96	64.60	-NA-	-NA-
New Zealand REITs Index	USD	1,173.64	937.99	0.26	0.00	-NA-	-NA-	-1.65	7.83	20.42	2.89	-1.19	20.42	-NA-	-NA-
Singapore REITs Index	USD	1,505.63	20,408.41	5.63	0.00	-NA-	-NA-	0.84	11.54	44.67	4.39	1.48	44.67	-NA-	-NA-
Singapore Non-REITs Index	USD	1,618.54	31,476.04	8.68	0.00	-NA-	-NA-	-3.17	5.29	70.99	13.01	4.88	70.99	-NA-	-NA-

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Europe REITS	USD	991.54	93,009.18	66.14	0.00	-NA-	-NA-	-2.03	6.71	32.43	11.39	2.66	32.43	-NA-	24.87
Europe Non-REITS	USD	827.38	47,622.78	33.86	0.00	-NA-	-NA-	-5.16	10.77	27.27	7.37	2.23	27.27	-NA-	22.52
Austria Non-REITs Index	USD	342.38	2,262.74	1.61	0.00	-NA-	-NA-	-18.64	4.12	21.93	20.17	2.53	21.93	-NA-	-NA-
Belgium REITs Index	USD	832.15	4,309.75	3.06	0.00	-NA-	-NA-	-6.81	-4.66	5.21	9.64	3.81	5.21	-NA-	-NA-
Finland Non-REITs Index	USD	853.10	2,549.15	1.81	0.00	-NA-	-NA-	-6.81	2.52	18.85	14.69	2.70	18.85	-NA-	-NA-
France REITs Index	USD	1,237.00	35,512.34	25.25	0.00	-NA-	-NA-	-0.12	3.45	29.88	15.83	1.60	29.88	-NA-	-NA-
Germany REITs Index	USD	677.06	1,577.00	1.12	0.00	-NA-	-NA-	-4.76	2.96	-2.56	5.17	0.16	-2.56	-NA-	-NA-
Germany Non-REITs Index	USD	543.99	10,672.75	7.59	0.00	-NA-	-NA-	-8.69	9.33	45.18	11.54	0.23	45.18	-NA-	-NA-
Greece REITs Index	USD	398.98	116.09	0.08	0.00	-NA-	-NA-	-13.45	-18.44	30.95	5.05	-0.66	30.95	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	442.17	701.32	0.66	0.00	-NA-	-NA-	-NA-	-13.62	27.10	13.30	4.27	27.10	-NA-	-NA-
Italy Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	USD	643.51	7,615.16	5.41	0.00	-NA-	-NA-	-11.92	-12.06	1.33	6.03	1.31	1.33	-NA-	-NA-
Netherlands Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	164.51	837.66	0.60	0.00	-NA-	-NA-	-33.91	-13.22	23.85	-0.07	5.49	23.85	-NA-	-NA-
Sweden Non-REITs Index	USD	1,227.53	10,335.74	7.35	0.00	-NA-	-NA-	2.59	13.27	17.78	4.22	2.70	17.78	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,911.08	12,064.63	8.58	0.00	-NA-	-NA-	10.88	16.01	10.76	3.42	2.23	10.76	-NA-	-NA-
Spain Non-REITs	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	USD	340.81	43,177.51	30.70	0.00	-NA-	-NA-	-11.91	4.42	31.03	7.83	3.49	31.03	-NA-	23.79
UK Non-REITs	USD	266.49	8,900.11	6.33	0.00	-NA-	-NA-	-13.96	1.84	28.26	7.00	3.48	28.26	-NA-	19.76
Israel Non-REITs	USD	938.76	934.83	18.75	0.00	-NA-	-NA-	-NA-	-NA-	9.17	23.91	5.52	9.17	-NA-	-NA-
Canada REITs Index	USD	1,525.91	43,392.00	79.72	0.00	-NA-	-NA-	4.10	15.84	14.77	-1.80	3.23	14.77	-NA-	-NA-
Canada Non-REITs Index	USD	862.07	11,038.70	20.28	0.00	-NA-	-NA-	-2.49	12.35	9.37	1.59	2.87	9.37	-NA-	-NA-
United States REITs Index	USD	965.18	449,318.85	99.46	0.00	-NA-	-NA-	0.71	13.63	13.72	1.55	3.22	13.72	-NA-	-NA-
United States Non-REITs Index	USD	701.52	2,424.66	0.54	0.00	-NA-	-NA-	-13.44	-1.32	36.63	1.89	7.31	36.63	-NA-	-NA-

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Global REITs	GBP	891.58	455,371.49	73.26	0.00	-NA-	-NA-	1.54	10.35	12.51	2.00	0.89	12.51	-NA-	12.75
Global Non-REITs	GBP	1,101.09	166,215.23	26.74	0.00	-NA-	-NA-	-0.49	5.89	36.93	10.37	5.05	36.93	-NA-	19.62
Global ex Asia REITs	GBP	897.02	360,334.96	57.97	0.00	-NA-	-NA-	3.21	10.72	10.43	1.98	1.67	10.43	-NA-	14.02
Global ex Asia Non-REITs	GBP	698.67	38,155.30	6.14	0.00	-NA-	-NA-	-4.48	6.89	15.19	5.47	1.11	15.19	-NA-	16.94
Global ex Europe REITs	GBP	951.47	398,152.25	64.05	0.00	-NA-	-NA-	2.52	12.35	11.53	0.92	0.86	11.53	-NA-	12.82
Global ex Europe Non-REITs	GBP	1,211.55	136,917.69	22.03	0.00	-NA-	-NA-	0.20	5.81	41.58	11.22	6.01	41.58	-NA-	21.30
Global ex US REITs	GBP	839.16	178,950.54	28.79	0.00	-NA-	-NA-	-2.25	6.58	18.90	3.77	-0.46	18.90	-NA-	12.77
Global ex US Non-REITs	GBP	1,108.48	164,723.58	26.50	0.00	-NA-	-NA-	-0.26	5.96	36.98	10.46	5.04	36.98	-NA-	19.50
Asia REITs	GBP	877.26	95,036.54	42.60	0.00	-NA-	-NA-	-3.64	9.06	21.46	2.06	-2.01	21.46	-NA-	11.82
Asia Non-REITs	GBP	1,237.62	128,059.93	57.40	0.00	-NA-	-NA-	0.50	5.79	44.34	11.90	6.27	44.34	-NA-	21.64
Australia REITs Index	GBP	696.00	50,277.35	22.54	0.00	-NA-	-NA-	-8.06	7.83	21.46	4.16	-0.77	21.46	-NA-	-NA-
Hong Kong REITs Index	GBP	1,972.52	7,852.01	3.52	0.00	-NA-	-NA-	19.74	21.90	28.76	4.59	-8.95	28.76	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,535.02	64,923.03	29.10	0.00	-NA-	-NA-	-0.91	-NA-	33.81	6.63	0.78	33.81	-NA-	-NA-
Japan REITs Index	GBP	935.94	23,774.87	10.66	0.00	-NA-	-NA-	-2.56	7.69	10.78	-4.38	-3.01	10.78	-NA-	-NA-
Japan Non-REITs Index	GBP	1,049.63	43,772.84	19.62	0.00	-NA-	-NA-	4.65	14.66	57.37	20.90	17.29	57.37	-NA-	-NA-
New Zealand REITs Index	GBP	1,163.61	577.05	0.26	0.00	-NA-	-NA-	2.41	7.59	15.13	2.22	-2.58	15.13	-NA-	-NA-
Singapore REITs Index	GBP	1,492.77	12,555.26	5.63	0.00	-NA-	-NA-	5.01	11.30	38.31	3.70	0.06	38.31	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,604.72	19,364.06	8.68	0.00	-NA-	-NA-	0.84	5.06	63.48	12.26	3.41	63.48	-NA-	-NA-

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Europe REITS	GBP	979.66	57,219.24	66.14	0.00	-NA-	-NA-	-3.18	1.12	19.84	9.93	1.10	19.84	-NA-	19.71
Europe Non-REITS	GBP	1,080.58	29,297.54	33.86	0.00	-NA-	-NA-	-4.59	7.10	17.37	6.51	0.76	17.37	-NA-	17.61
Austria Non-REITs Index	GBP	339.45	1,392.03	1.61	0.00	-NA-	-NA-	-15.28	3.90	16.57	19.38	1.09	16.57	-NA-	-NA-
Belgium REITs Index	GBP	825.04	2,651.36	3.06	0.00	-NA-	-NA-	-2.96	-4.87	0.59	8.92	2.35	0.59	-NA-	-NA-
Finland Non-REITs Index	GBP	845.82	1,568.24	1.81	0.00	-NA-	-NA-	-2.95	2.30	13.63	13.93	1.26	13.63	-NA-	-NA-
France REITs Index	GBP	1,226.44	21,847.19	25.25	0.00	-NA-	-NA-	4.01	3.22	24.18	15.07	0.17	24.18	-NA-	-NA-
Germany REITs Index	GBP	671.28	970.17	1.12	0.00	-NA-	-NA-	-0.82	2.74	-6.84	4.48	-1.24	-6.84	-NA-	-NA-
Germany Non-REITs Index	GBP	539.34	6,565.88	7.59	0.00	-NA-	-NA-	-4.91	9.09	38.80	10.80	-1.18	38.80	-NA-	-NA-
Greece REITs Index	GBP	395.58	71.42	0.08	0.00	-NA-	-NA-	-9.87	-18.62	25.21	4.36	-2.06	25.21	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	438.39	431.45	0.40	0.00	-NA-	-NA-	-NA-	-13.81	21.52	12.55	2.80	21.52	-NA-	-NA-
Italy Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	GBP	638.01	4,684.85	5.41	0.00	-NA-	-NA-	-8.28	-12.25	-3.12	5.33	-0.11	-3.12	-NA-	-NA-
Netherlands Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	163.10	515.33	0.60	0.00	-NA-	-NA-	-31.18	-13.41	18.40	-0.73	4.00	18.40	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,217.05	6,358.55	7.35	0.00	-NA-	-NA-	6.83	13.02	12.61	3.54	1.25	12.61	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,894.76	7,422.16	8.58	0.00	-NA-	-NA-	15.47	15.75	5.89	2.74	0.79	5.89	-NA-	-NA-
Spain Non-REITs	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	GBP	410.35	26,562.81	30.70	0.00	-NA-	-NA-	-8.26	4.20	25.28	7.12	2.04	25.28	-NA-	18.20
UK Non-REITs	GBP	320.87	5,475.35	6.33	0.00	-NA-	-NA-	-10.40	1.62	22.63	6.30	2.03	22.63	-NA-	14.53
Israel Non-REITs	GBP	794.56	575.10	11.54	0.00	-NA-	-NA-	-NA-	-NA-	4.37	23.10	4.04	4.37	-NA-	-NA-
Canada REITs Index	GBP	1,512.88	26,694.76	79.72	0.00	-NA-	-NA-	8.40	15.58	9.73	-2.44	1.78	9.73	-NA-	-NA-
Canada Non-REITs Index	GBP	854.71	6,791.01	20.28	0.00	-NA-	-NA-	1.54	12.10	4.57	0.93	1.42	4.57	-NA-	-NA-
United States REITs Index	GBP	956.94	276,420.96	99.46	0.00	-NA-	-NA-	4.87	13.38	8.72	0.89	1.77	8.72	-NA-	-NA-
United States Non-REITs Index	GBP	695.52	1,491.65	0.54	0.00	-NA-	-NA-	-9.86	-1.54	30.63	1.22	5.80	30.63	-NA-	-NA-

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

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Global REITs	JPY	759.65	64,001,456.73	73.26	0.00	-NA-	-NA-	-7.36	7.90	32.24	14.10	7.29	32.24	-NA-	20.89
Global Non-REITs	JPY	938.17	23,361,183.10	26.74	0.00	-NA-	-NA-	-9.22	3.54	60.95	23.47	11.71	60.95	-NA-	28.03
Global ex Asia REITs	JPY	764.29	50,644,281.75	57.97	0.00	-NA-	-NA-	-5.84	8.26	29.80	14.09	8.11	29.80	-NA-	22.04
Global ex Asia Non-REITs	JPY	595.29	5,362,643.13	6.14	0.00	-NA-	-NA-	-12.85	4.52	35.39	18.00	7.52	35.39	-NA-	24.20
Global ex Europe REITs	JPY	810.68	55,959,418.36	64.05	0.00	-NA-	-NA-	-6.47	9.85	31.10	12.91	7.25	31.10	-NA-	20.45
Global ex Europe Non-REITs	JPY	1,032.28	19,243,479.20	22.03	0.00	-NA-	-NA-	-8.58	3.46	66.42	24.42	12.73	66.42	-NA-	29.64
Global ex US REITs	JPY	714.99	25,151,102.55	28.79	0.00	-NA-	-NA-	-10.82	4.21	39.76	16.09	5.85	39.76	-NA-	21.14
Global ex US Non-REITs	JPY	944.46	23,151,535.15	26.50	0.00	-NA-	-NA-	-9.01	3.61	61.01	23.57	11.70	61.01	-NA-	27.92
Asia REITs	JPY	747.46	13,357,174.98	42.60	0.00	-NA-	-NA-	-12.09	6.64	42.77	14.18	4.20	42.77	-NA-	19.03
Asia Non-REITs	JPY	1,054.49	17,998,539.97	57.40	0.00	-NA-	-NA-	-8.31	3.44	69.66	25.18	13.01	69.66	-NA-	30.02
Australia REITs Index	JPY	593.02	7,066,370.12	22.54	0.00	-NA-	-NA-	-16.12	5.44	42.77	16.53	5.52	42.77	-NA-	-NA-
Hong Kong REITs Index	JPY	1,680.65	1,103,582.40	3.52	0.00	-NA-	-NA-	9.24	19.20	51.34	17.01	-3.18	51.34	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,307.89	9,124,788.33	29.10	0.00	-NA-	-NA-	-9.60	-NA-	57.28	19.29	7.17	57.28	-NA-	-NA-
Japan REITs Index	JPY	685.31	3,341,505.34	10.66	0.00	-NA-	-NA-	-11.10	5.30	30.22	6.98	3.14	30.22	-NA-	-NA-
Japan Non-REITs Index	JPY	768.55	6,152,176.10	19.62	0.00	-NA-	-NA-	-4.52	12.12	84.98	35.26	24.73	84.98	-NA-	-NA-
New Zealand REITs Index	JPY	991.44	81,103.66	0.26	0.00	-NA-	-NA-	-6.57	5.21	35.32	14.35	3.60	35.32	-NA-	-NA-
Singapore REITs Index	JPY	1,271.89	1,764,613.46	5.63	0.00	-NA-	-NA-	-4.20	8.83	62.58	16.02	6.40	62.58	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,367.28	2,721,575.54	8.68	0.00	-NA-	-NA-	-8.00	2.73	92.16	25.59	9.96	92.16	-NA-	-NA-

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Europe REITS	JPY	1,471.50	8,042,038.37	66.14	0.00	-NA-	-NA-	-11.67	-1.12	40.86	22.99	7.51	40.86	-NA-	27.91
Europe Non-REITS	JPY	1,623.09	4,117,703.90	33.86	0.00	-NA-	-NA-	-12.96	4.72	37.96	19.16	7.15	37.96	-NA-	24.58
Austria Non-REITs Index	JPY	289.23	195,647.42	1.61	0.00	-NA-	-NA-	-22.70	1.59	37.02	33.56	7.50	37.02	-NA-	-NA-
Belgium REITs Index	JPY	702.96	372,642.53	3.06	0.00	-NA-	-NA-	-11.47	-6.98	18.24	21.86	8.84	18.24	-NA-	-NA-
Finland Non-REITs Index	JPY	720.66	220,411.97	1.81	0.00	-NA-	-NA-	-11.46	0.03	33.56	27.46	7.68	33.56	-NA-	-NA-
France REITs Index	JPY	1,044.97	3,070,574.39	25.25	0.00	-NA-	-NA-	-5.11	0.93	45.96	28.73	6.52	45.96	-NA-	-NA-
Germany REITs Index	JPY	571.95	136,355.16	1.12	0.00	-NA-	-NA-	-9.51	0.46	9.50	16.88	5.01	9.50	-NA-	-NA-
Germany Non-REITs Index	JPY	459.54	922,819.26	7.59	0.00	-NA-	-NA-	-13.25	6.67	63.15	23.96	5.09	63.15	-NA-	-NA-
Greece REITs Index	JPY	337.04	10,037.91	0.08	0.00	-NA-	-NA-	-17.78	-20.43	47.17	16.75	4.15	47.17	-NA-	-NA-
Greece Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	JPY	373.52	60,640.03	56.85	0.00	-NA-	-NA-	-NA-	-15.72	42.83	25.91	9.32	42.83	-NA-	-NA-
Italy Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	JPY	543.60	658,444.72	5.41	0.00	-NA-	-NA-	-16.32	-14.20	13.87	17.83	6.22	13.87	-NA-	-NA-
Netherlands Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	138.97	72,428.44	0.60	0.00	-NA-	-NA-	-37.21	-15.33	39.18	11.06	10.60	39.18	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,036.96	893,680.13	7.35	0.00	-NA-	-NA-	-2.54	10.51	32.37	15.83	7.67	32.37	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,614.40	1,043,168.25	8.58	0.00	-NA-	-NA-	5.34	13.19	24.47	14.94	7.18	24.47	-NA-	-NA-
Spain Non-REITs	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	JPY	287.91	3,733,343.62	30.70	0.00	-NA-	-NA-	-16.31	1.89	47.26	19.84	8.51	47.26	-NA-	26.79
UK Non-REITs	JPY	225.12	769,548.43	6.33	0.00	-NA-	-NA-	-18.26	-0.63	44.13	18.92	8.50	44.13	-NA-	22.74
Israel Non-REITs	JPY	821.01	80,829.65	1621.38	0.00	-NA-	-NA-	-NA-	-NA-	22.68	37.71	10.63	22.68	-NA-	-NA-
Canada REITs Index	JPY	1,289.03	3,751,889.20	79.72	0.00	-NA-	-NA-	-1.10	13.02	28.98	9.14	8.24	28.98	-NA-	-NA-
Canada Non-REITs Index	JPY	728.24	954,461.63	20.28	0.00	-NA-	-NA-	-7.36	9.62	22.91	12.91	7.85	22.91	-NA-	-NA-
United States REITs Index	JPY	815.34	38,850,354.18	99.46	0.00	-NA-	-NA-	-4.32	10.86	27.79	12.86	8.22	27.79	-NA-	-NA-
United States Non-REITs Index	JPY	592.61	209,647.95	0.54	0.00	-NA-	-NA-	-17.77	-3.72	53.55	13.24	12.51	53.55	-NA-	-NA-

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Global REITs	AUD	566.79	712,968.75	93.03	0.00	-NA-	-NA-	-NA-	5.42	16.20	2.84	2.83	16.20	-NA-	9.46
Global Non-REITs	AUD	699.99	260,240.85	33.96	0.00	-NA-	-NA-	-NA-	1.17	41.43	11.28	7.06	41.43	-NA-	14.67
Global ex Asia REITs	AUD	570.25	564,171.38	73.62	0.00	-NA-	-NA-	-NA-	5.78	14.05	2.82	3.62	14.05	-NA-	11.22
Global ex Asia Non-REITs	AUD	444.16	59,739.22	7.80	0.00	-NA-	-NA-	-NA-	2.12	18.97	6.34	3.05	18.97	-NA-	11.26
Global ex Europe REITs	AUD	604.87	623,381.38	81.34	0.00	-NA-	-NA-	-NA-	7.33	15.19	1.76	2.80	15.19	-NA-	10.14
Global ex Europe Non-REITs	AUD	770.21	214,370.11	27.97	0.00	-NA-	-NA-	-NA-	1.09	46.23	12.14	8.04	46.23	-NA-	16.58
Global ex US REITs	AUD	533.47	280,180.34	36.56	0.00	-NA-	-NA-	-NA-	1.82	22.81	4.63	1.45	22.81	-NA-	7.98
Global ex US Non-REITs	AUD	704.68	257,905.40	33.65	0.00	-NA-	-NA-	-NA-	1.23	41.48	11.37	7.06	41.48	-NA-	14.58
Asia REITs	AUD	557.69	148,797.37	54.10	0.00	-NA-	-NA-	-NA-	4.19	25.45	2.90	-0.13	25.45	-NA-	7.52
Asia Non-REITs	AUD	786.78	200,501.63	72.89	0.00	-NA-	-NA-	-NA-	1.07	49.08	12.82	8.31	49.08	-NA-	17.09
Australia REITs Index	AUD	494.05	78,718.54	28.62	0.00	-NA-	-NA-	-NA-	3.02	25.45	5.02	1.14	25.45	-NA-	-NA-
Hong Kong REITs Index	AUD	1,253.97	12,293.78	4.47	0.00	-NA-	-NA-	-NA-	16.46	32.99	5.46	-7.21	32.99	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	975.84	101,649.08	36.95	0.00	-NA-	-NA-	-NA-	-NA-	38.20	7.51	2.72	38.20	-NA-	-NA-
Japan REITs Index	AUD	595.00	37,223.98	13.53	0.00	-NA-	-NA-	-NA-	2.88	14.42	-3.58	-1.15	14.42	-NA-	-NA-
Japan Non-REITs Index	AUD	667.27	68,534.52	24.92	0.00	-NA-	-NA-	-NA-	9.54	62.54	21.90	19.54	62.54	-NA-	-NA-
New Zealand REITs Index	AUD	739.73	903.49	0.33	0.00	-NA-	-NA-	-NA-	2.79	18.91	3.06	-0.71	18.91	-NA-	-NA-
Singapore REITs Index	AUD	948.98	19,657.59	7.15	0.00	-NA-	-NA-	-NA-	6.33	42.86	4.56	1.98	42.86	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,020.15	30,318.03	11.02	0.00	-NA-	-NA-	-NA-	0.37	68.85	13.19	5.39	68.85	-NA-	-NA-

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Europe REITS	AUD	1,072.91	89,587.37	83.99	0.00	-NA-	-NA-	-NA-	-3.39	23.77	10.84	3.04	23.77	-NA-	15.62
Europe Non-REITS	AUD	1,183.44	45,870.74	43.00	0.00	-NA-	-NA-	-NA-	2.32	21.23	7.39	2.70	21.23	-NA-	12.72
Austria Non-REITs Index	AUD	215.80	2,179.49	2.04	0.00	-NA-	-NA-	-NA-	-0.74	20.40	20.37	3.04	20.40	-NA-	-NA-
Belgium REITs Index	AUD	524.50	4,151.19	3.89	0.00	-NA-	-NA-	-NA-	-9.12	3.90	9.82	4.32	3.90	-NA-	-NA-
France REITs Index	AUD	779.67	34,205.84	32.07	0.00	-NA-	-NA-	-NA-	-1.39	28.26	16.02	2.10	28.26	-NA-	-NA-
Finland Non-REITs Index	AUD	537.70	2,455.36	2.30	0.00	-NA-	-NA-	-NA-	-2.27	17.36	14.88	3.20	17.36	-NA-	-NA-
Germany REITs Index	AUD	426.75	1,518.98	1.42	0.00	-NA-	-NA-	-NA-	-1.85	-3.78	5.34	0.65	-3.78	-NA-	-NA-
Germany Non-REITs Index	AUD	342.87	10,280.10	9.64	0.00	-NA-	-NA-	-NA-	4.22	43.36	11.72	0.72	43.36	-NA-	-NA-
Greece REITs Index	AUD	251.48	111.82	0.10	0.00	-NA-	-NA-	-NA-	-22.25	29.32	5.23	-0.17	29.32	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	AUD	278.69	675.52	0.63	0.00	-NA-	-NA-	-NA-	-17.66	25.50	13.48	4.77	25.50	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	405.60	7,335.00	6.88	0.00	-NA-	-NA-	-NA-	-16.17	0.06	6.20	1.81	0.06	-NA-	-NA-
Netherlands Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	103.69	806.84	0.76	0.00	-NA-	-NA-	-NA-	-17.27	22.30	0.10	6.00	22.30	-NA-	-NA-
Sweden Non-REITs Index	AUD	773.70	9,955.49	9.33	0.00	-NA-	-NA-	-NA-	7.97	16.31	4.39	3.20	16.31	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,204.54	11,620.77	10.89	0.00	-NA-	-NA-	-NA-	10.59	9.37	3.59	2.73	9.37	-NA-	-NA-
Spain Non-REITs	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	AUD	214.81	41,589.01	38.99	0.00	-NA-	-NA-	-NA-	-0.46	29.40	8.00	4.00	29.40	-NA-	15.61
UK Non-REITs	AUD	167.97	8,572.68	8.04	0.00	-NA-	-NA-	-NA-	-2.92	26.66	7.18	3.99	26.66	-NA-	12.03
Israel Non-REITs	AUD	570.70	900.43	18.06	0.00	-NA-	-NA-	-NA-	-NA-	7.80	24.11	6.04	7.80	-NA-	-NA-
Canada REITs Index	AUD	961.77	41,795.61	101.24	0.00	-NA-	-NA-	-NA-	10.42	13.33	-1.63	3.74	13.33	-NA-	-NA-
Canada Non-REITs Index	AUD	543.36	10,632.59	25.75	0.00	-NA-	-NA-	-NA-	7.10	8.00	1.76	3.37	8.00	-NA-	-NA-
United States REITs Index	AUD	608.35	432,788.41	126.31	0.00	-NA-	-NA-	-NA-	8.32	12.29	1.72	3.73	12.29	-NA-	-NA-
United States Non-REITs Index	AUD	442.16	2,335.45	0.68	0.00	-NA-	-NA-	-NA-	-5.93	34.92	2.06	7.83	34.92	-NA-	-NA-

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Section 3.6

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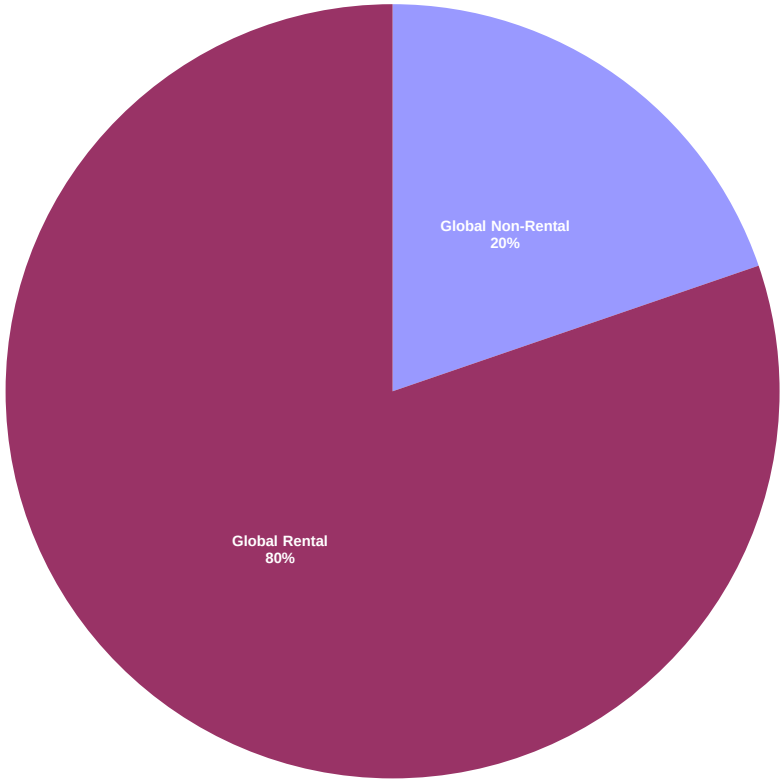
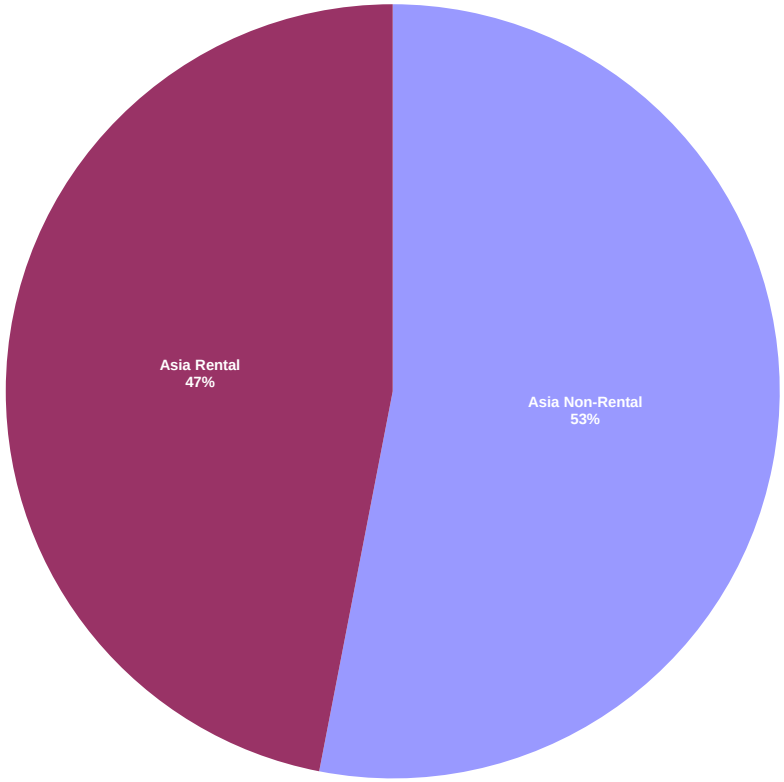
Graph 29: Developed Investment Focus Market Cap Breakdown



Graph 30: Developed Asia Investment Focus Market Cap Breakdown



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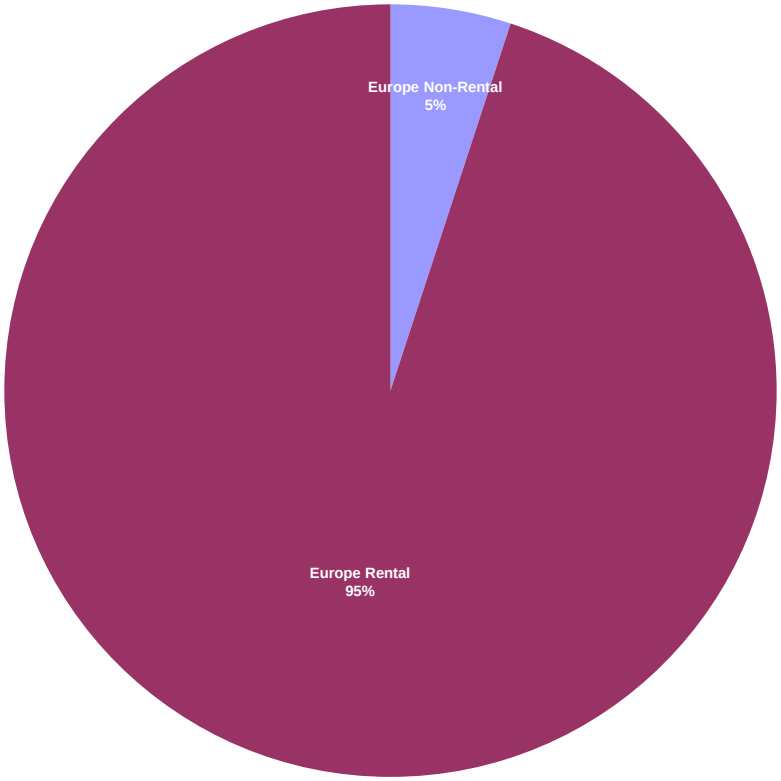
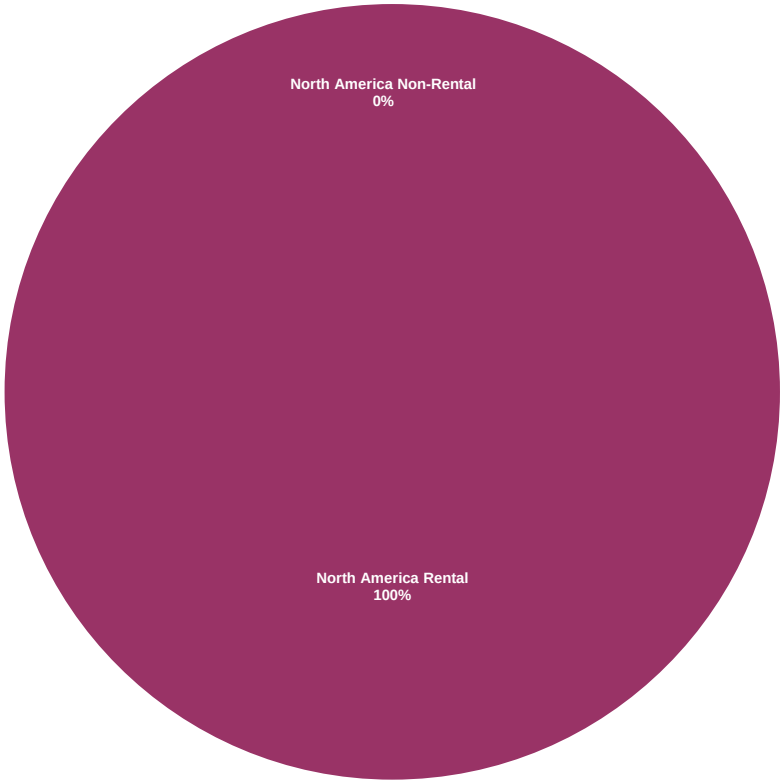
Graph 31: Developed Europe Investment Focus Market Cap Breakdown



Graph 32: Developed North America Investment Focus Market Cap Breakdown



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Global Non-Rental	EUR	1,220.46	151,279.21	19.74	2.14	-NA-	-NA-	-1.16	11.00	49.83	10.19	6.28	49.83	-NA-	-NA-
Global Rental	EUR	1,266.99	615,095.19	80.26	3.99	-NA-	-NA-	5.02	18.96	21.71	1.60	1.52	21.71	-NA-	-NA-
Asia Non-Rental	EUR	1,332.44	145,906.25	53.04	2.14	-NA-	-NA-	-0.26	11.01	50.63	10.22	6.43	50.63	-NA-	-NA-
Asia Rental	EUR	1,301.95	129,156.60	46.96	4.26	-NA-	-NA-	2.46	19.95	35.10	2.72	-0.54	35.10	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,378.14	130,315.91	47.38	1.72	-NA-	-NA-	0.51	11.05	53.68	10.80	7.26	53.68	-NA-	-NA-
Asia ex Australia Rental	EUR	1,747.56	82,758.37	30.09	3.67	-NA-	-NA-	8.35	20.73	36.52	2.70	-1.21	36.52	-NA-	-NA-
Australia Non-Rental	EUR	795.21	15,590.34	5.67	5.61	-NA-	-NA-	-10.79	11.73	24.61	5.77	0.21	24.61	-NA-	-NA-
Australia Rental	EUR	966.14	46,398.23	16.87	5.31	-NA-	-NA-	-3.27	19.15	32.81	2.75	0.59	32.81	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,818.20	58,120.05	21.13	2.55	-NA-	-NA-	-1.48	6.39	41.44	3.92	-0.33	41.44	-NA-	-NA-
Hong Kong Rental	EUR	2,515.34	31,606.65	11.49	2.55	-NA-	-NA-	17.18	24.02	44.13	8.81	-0.27	44.13	-NA-	-NA-
Japan Non-Rental	EUR	1,063.99	52,287.89	19.01	0.81	-NA-	-NA-	3.95	19.91	66.19	19.64	18.36	66.19	-NA-	-NA-
Japan Rental	EUR	1,178.61	30,993.87	11.27	4.28	-NA-	-NA-	0.88	16.77	19.79	-4.55	-2.51	19.79	-NA-	-NA-
Europe Non-Rental	EUR	567.58	5,372.95	5.04	2.05	-NA-	-NA-	-12.64	3.61	25.19	9.12	2.10	25.19	-NA-	-NA-
Europe Rental	EUR	989.32	101,296.39	94.96	4.40	-NA-	-NA-	-0.31	11.16	28.78	7.25	1.08	28.78	-NA-	-NA-
UK Non-Rental	EUR	355.86	1,923.19	1.80	1.68	-NA-	-NA-	-17.73	-2.05	27.46	6.71	3.43	27.46	-NA-	-NA-
UK Rental	EUR	636.64	37,577.69	35.23	3.68	-NA-	-NA-	-6.26	11.80	33.69	5.87	2.28	33.69	-NA-	-NA-
North America Non-Rental	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,387.26	383,933.14	100.00	3.79	-NA-	-NA-	8.39	21.64	16.32	-0.19	2.34	16.32	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,343.36	342,647.45	89.25	3.66	-NA-	-NA-	8.05	21.26	16.15	0.07	2.36	16.15	-NA-	-NA-

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Global Non-Rental	USD	1,364.10	199,445.23	19.74	2.14	-NA-	-NA-	-3.18	7.91	52.16	12.92	7.74	52.16	-NA-	-NA-
Global Rental	USD	1,416.09	810,936.31	80.26	3.99	-NA-	-NA-	2.87	15.65	23.61	4.12	2.91	23.61	-NA-	-NA-
Global ex Australia Non-Rental in AUS$ Hedged	USD	-	178,891.05	23.34	0.00	-NA-	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS$ Hedged	USD	-	749,765.28	97.83	0.00	-NA-	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS$ Unhedged	USD	1,298.94	178,891.05	23.34	1.74	-NA-	-NA-	-2.57	14.76	55.05	13.48	8.52	55.05	-NA-	-NA-
Global ex Australia Rental in AUS$ Unhedged	USD	1,378.07	749,765.28	97.83	3.88	-NA-	-NA-	4.00	22.99	22.68	4.02	2.99	22.68	-NA-	-NA-
Asia Non-Rental	USD	1,489.32	192,361.57	53.04	2.14	-NA-	-NA-	-2.30	7.92	52.98	12.96	7.89	52.98	-NA-	-NA-
Asia Rental	USD	1,455.31	170,278.97	46.96	4.26	-NA-	-NA-	0.36	16.61	37.21	5.27	0.82	37.21	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,540.30	171,807.40	47.38	1.72	-NA-	-NA-	-1.54	7.96	56.08	13.55	8.73	56.08	-NA-	-NA-
Asia ex Australia Rental	USD	1,953.30	109,107.94	30.09	3.67	-NA-	-NA-	6.13	17.37	38.65	5.24	0.14	38.65	-NA-	-NA-
Australia Non-Rental	USD	889.57	20,554.18	5.67	5.61	-NA-	-NA-	-12.60	8.63	26.55	8.39	1.59	26.55	-NA-	-NA-
Australia Rental	USD	1,079.96	61,171.03	16.87	5.31	-NA-	-NA-	-5.25	15.83	34.88	5.30	1.97	34.88	-NA-	-NA-
Hong Kong Non-Rental	USD	2,032.08	76,624.99	21.13	2.55	-NA-	-NA-	-3.50	3.43	43.65	6.49	1.03	43.65	-NA-	-NA-
Hong Kong Rental	USD	2,810.98	41,669.94	11.49	2.55	-NA-	-NA-	14.78	20.56	46.38	11.51	1.09	46.38	-NA-	-NA-
Japan Non-Rental	USD	1,189.35	68,935.91	19.01	0.81	-NA-	-NA-	1.82	16.58	68.78	22.61	19.98	68.78	-NA-	-NA-
Japan Rental	USD	1,317.54	40,862.06	11.27	4.28	-NA-	-NA-	-1.18	13.52	21.65	-2.19	-1.18	21.65	-NA-	-NA-
Europe Non-Rental	USD	634.49	7,083.66	5.04	2.05	-NA-	-NA-	-14.43	0.73	27.14	11.82	3.50	27.14	-NA-	-NA-
Europe Rental	USD	1,105.39	133,548.30	94.96	4.40	-NA-	-NA-	-2.36	8.06	30.79	9.91	2.46	30.79	-NA-	-NA-
UK Non-Rental	USD	397.66	2,535.52	1.80	1.68	-NA-	-NA-	-19.41	-4.77	29.45	9.36	4.84	29.45	-NA-	-NA-
UK Rental	USD	711.72	49,542.10	35.23	3.68	-NA-	-NA-	-8.18	8.70	35.77	8.49	3.68	35.77	-NA-	-NA-
North America Non-Rental	USD	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	1,550.62	506,174.21	100.00	3.79	-NA-	-NA-	6.17	18.26	18.13	2.29	3.74	18.13	-NA-	-NA-
United States Non-Rental	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	1,501.55	451,743.50	89.25	3.66	-NA-	-NA-	5.84	17.89	17.96	2.55	3.76	17.96	-NA-	-NA-

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Global Non-Rental	GBP	1,352.44	122,698.71	19.74	2.14	-NA-	-NA-	0.82	7.68	45.48	12.17	6.22	45.48	-NA-	-NA-
Global Rental	GBP	1,403.99	498,888.02	80.26	3.99	-NA-	-NA-	7.12	15.40	18.18	3.43	1.47	18.18	-NA-	-NA-
Asia Non-Rental	GBP	1,476.60	118,340.84	53.04	2.14	-NA-	-NA-	1.74	7.68	46.26	12.21	6.37	46.26	-NA-	-NA-
Asia Rental	GBP	1,442.88	104,755.62	46.96	4.26	-NA-	-NA-	4.51	16.36	31.18	4.57	-0.60	31.18	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,527.14	105,695.91	47.38	1.72	-NA-	-NA-	2.53	7.73	49.22	12.80	7.20	49.22	-NA-	-NA-
Asia ex Australia Rental	GBP	1,936.61	67,123.21	30.09	3.67	-NA-	-NA-	10.52	17.12	32.56	4.55	-1.26	32.56	-NA-	-NA-
Australia Non-Rental	GBP	881.98	12,644.93	5.67	5.61	-NA-	-NA-	-8.99	8.39	21.00	7.68	0.16	21.00	-NA-	-NA-
Australia Rental	GBP	1,070.74	37,632.42	16.87	5.31	-NA-	-NA-	-1.33	15.58	28.96	4.61	0.53	28.96	-NA-	-NA-
Hong Kong Non-Rental	GBP	2,014.72	47,139.69	21.13	2.55	-NA-	-NA-	0.49	3.21	37.34	5.79	-0.39	37.34	-NA-	-NA-
Hong Kong Rental	GBP	2,786.97	25,635.35	11.49	2.55	-NA-	-NA-	19.52	20.30	39.95	10.78	-0.33	39.95	-NA-	-NA-
Japan Non-Rental	GBP	1,179.20	42,409.37	19.01	0.81	-NA-	-NA-	6.04	16.33	61.37	21.80	18.30	61.37	-NA-	-NA-
Japan Rental	GBP	1,306.29	25,138.34	11.27	4.28	-NA-	-NA-	2.90	13.28	16.31	-2.83	-2.57	16.31	-NA-	-NA-
Europe Non-Rental	GBP	629.07	4,357.87	5.04	2.05	-NA-	-NA-	-10.89	0.51	21.56	11.09	2.05	21.56	-NA-	-NA-
Europe Rental	GBP	1,095.95	82,158.92	94.96	4.40	-NA-	-NA-	1.68	7.82	25.05	9.19	1.02	25.05	-NA-	-NA-
UK Non-Rental	GBP	394.26	1,559.85	1.80	1.68	-NA-	-NA-	-16.08	-4.98	23.76	8.64	3.37	23.76	-NA-	-NA-
UK Rental	GBP	705.64	30,478.30	35.23	3.68	-NA-	-NA-	-4.38	8.46	29.81	7.78	2.23	29.81	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	1,537.38	311,398.37	100.00	3.79	-NA-	-NA-	10.56	18.00	12.94	1.61	2.28	12.94	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	1,488.72	277,912.60	89.25	3.66	-NA-	-NA-	10.22	17.63	12.78	1.88	2.30	12.78	-NA-	-NA-

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Global Non-Rental	JPY	1,152.33	17,245,031.90	19.74	2.14	-NA-	-NA-	-8.02	5.29	71.00	25.49	12.95	71.00	-NA-	-NA-
Global Rental	JPY	1,196.25	70,117,607.93	80.26	3.99	-NA-	-NA-	-2.27	12.84	38.91	15.71	7.90	38.91	-NA-	-NA-
Asia Non-Rental	JPY	1,258.11	16,632,543.56	53.04	2.14	-NA-	-NA-	-7.18	5.29	71.92	25.54	13.12	71.92	-NA-	-NA-
Asia Rental	JPY	1,229.38	14,723,171.39	46.96	4.26	-NA-	-NA-	-4.65	13.78	54.19	16.99	5.70	54.19	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,301.18	14,855,326.56	47.38	1.72	-NA-	-NA-	-6.46	5.34	75.40	26.19	13.99	75.40	-NA-	-NA-
Asia ex Australia Rental	JPY	1,650.06	9,434,018.27	30.09	3.67	-NA-	-NA-	0.83	14.52	55.82	16.96	4.99	55.82	-NA-	-NA-
Australia Non-Rental	JPY	751.47	1,777,216.99	5.67	5.61	-NA-	-NA-	-16.97	5.98	42.22	20.46	6.51	42.22	-NA-	-NA-
Australia Rental	JPY	912.30	5,289,153.13	16.87	5.31	-NA-	-NA-	-9.98	13.01	51.58	17.03	6.91	51.58	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,716.61	6,625,379.53	21.13	2.55	-NA-	-NA-	-8.32	0.92	61.43	18.36	5.92	61.43	-NA-	-NA-
Hong Kong Rental	JPY	2,374.59	3,602,991.19	11.49	2.55	-NA-	-NA-	9.04	17.63	64.50	23.93	5.99	64.50	-NA-	-NA-
Japan Non-Rental	JPY	1,004.71	5,960,543.20	19.01	0.81	-NA-	-NA-	-3.26	13.75	89.68	36.26	25.79	89.68	-NA-	-NA-
Japan Rental	JPY	1,113.00	3,533,138.24	11.27	4.28	-NA-	-NA-	-6.12	10.76	36.71	8.71	3.61	36.71	-NA-	-NA-
Europe Non-Rental	JPY	535.99	612,488.35	5.04	2.05	-NA-	-NA-	-18.70	-1.72	42.88	24.28	8.51	42.88	-NA-	-NA-
Europe Rental	JPY	933.79	11,547,253.93	94.96	4.40	-NA-	-NA-	-7.24	5.43	46.98	22.15	7.42	46.98	-NA-	-NA-
UK Non-Rental	JPY	335.93	219,234.00	1.80	1.68	-NA-	-NA-	-23.44	-7.09	45.47	21.54	9.92	45.47	-NA-	-NA-
UK Rental	JPY	601.23	4,283,658.06	35.23	3.68	-NA-	-NA-	-12.77	6.05	52.58	20.58	8.71	52.58	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,309.90	43,766,352.96	100.00	3.79	-NA-	-NA-	0.87	15.38	32.76	13.68	8.77	32.76	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,268.44	39,060,002.13	89.25	3.66	-NA-	-NA-	0.56	15.02	32.57	13.97	8.79	32.57	-NA-	-NA-

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Global Non-Rental	AUD	859.78	192,107.64	25.07	2.14	-NA-	-NA-	-NA-	2.87	50.26	13.10	8.26	50.26	-NA-	-NA-
Global Rental	AUD	892.55	781,101.96	101.92	3.99	-NA-	-NA-	-NA-	10.24	22.06	4.29	3.41	22.06	-NA-	-NA-
Asia Non-Rental	AUD	938.70	185,284.59	67.36	2.14	-NA-	-NA-	-NA-	2.88	51.06	13.14	8.41	51.06	-NA-	-NA-
Asia Rental	AUD	917.27	164,014.41	59.63	4.26	-NA-	-NA-	-NA-	11.16	35.49	5.44	1.31	35.49	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	970.83	165,486.60	60.16	1.72	-NA-	-NA-	-NA-	2.92	54.12	13.73	9.26	54.12	-NA-	-NA-
Asia ex Australia Rental	AUD	1,231.14	105,093.86	38.21	3.67	-NA-	-NA-	-NA-	11.89	36.92	5.42	0.63	36.92	-NA-	-NA-
Australia Non-Rental	AUD	560.69	19,797.99	7.20	5.61	-NA-	-NA-	-NA-	3.55	24.97	8.57	2.08	24.97	-NA-	-NA-
Australia Rental	AUD	680.69	58,920.55	21.42	5.31	-NA-	-NA-	-NA-	10.42	33.19	5.47	2.46	33.19	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,280.80	73,805.95	26.83	2.55	-NA-	-NA-	-NA-	-1.40	41.85	6.67	1.52	41.85	-NA-	-NA-
Hong Kong Rental	AUD	1,771.73	40,136.90	14.59	2.55	-NA-	-NA-	-NA-	14.93	44.55	11.69	1.59	44.55	-NA-	-NA-
Japan Non-Rental	AUD	749.64	66,399.76	24.14	0.81	-NA-	-NA-	-NA-	11.13	66.67	22.81	20.57	66.67	-NA-	-NA-
Japan Rental	AUD	830.44	39,358.75	14.31	4.28	-NA-	-NA-	-NA-	8.22	20.13	-2.03	-0.69	20.13	-NA-	-NA-
Europe Non-Rental	AUD	399.91	6,823.05	6.40	2.05	-NA-	-NA-	-NA-	-3.98	25.55	12.00	4.00	25.55	-NA-	-NA-
Europe Rental	AUD	696.72	128,635.06	120.59	4.40	-NA-	-NA-	-NA-	3.01	29.16	10.09	2.96	29.16	-NA-	-NA-
UK Non-Rental	AUD	250.64	2,442.24	2.29	1.68	-NA-	-NA-	-NA-	-9.22	27.83	9.54	5.36	27.83	-NA-	-NA-
UK Rental	AUD	448.59	47,719.45	44.74	3.68	-NA-	-NA-	-NA-	3.62	34.07	8.67	4.19	34.07	-NA-	-NA-
North America Non-Rental	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	AUD	977.34	487,552.06	126.99	3.79	-NA-	-NA-	-NA-	12.73	16.65	2.45	4.25	16.65	-NA-	-NA-
United States Non-Rental	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	AUD	946.41	435,123.86	113.33	3.66	-NA-	-NA-	-NA-	12.38	16.49	2.72	4.27	16.49	-NA-	-NA-

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Global Non-Rental	EUR	1,031.38	151,279.21	19.74	0.00	-NA-	-NA-	-3.70	8.23	45.99	9.26	5.94	45.99	-NA-	-NA-
Global Rental	EUR	920.81	615,095.19	80.26	0.00	-NA-	-NA-	0.07	14.00	16.78	0.68	1.11	16.78	-NA-	-NA-
Asia Non-Rental	EUR	1,138.24	145,906.25	53.04	0.00	-NA-	-NA-	-2.73	8.26	46.77	9.27	6.09	46.77	-NA-	-NA-
Asia Rental	EUR	887.44	129,156.60	46.96	0.00	-NA-	-NA-	-3.26	13.91	28.73	1.75	-0.98	28.73	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,211.75	130,315.91	47.38	0.00	-NA-	-NA-	-1.59	8.74	50.50	10.11	7.25	50.50	-NA-	21.05
Asia ex Australia Rental	EUR	1,280.29	82,758.37	30.09	0.00	-NA-	-NA-	3.12	15.36	30.69	1.70	-1.45	30.69	-NA-	11.67
Australia Non-Rental	EUR	502.50	15,590.34	5.67	0.00	-NA-	-NA-	-16.82	4.87	17.02	2.85	-2.55	17.02	-NA-	-NA-
Australia Rental	EUR	615.47	46,398.23	16.87	0.00	-NA-	-NA-	-9.52	12.26	25.74	1.85	-0.15	25.74	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,518.50	58,120.05	21.13	0.00	-NA-	-NA-	-4.19	3.53	37.47	2.61	-0.33	37.47	-NA-	-NA-
Hong Kong Rental	EUR	1,945.78	31,606.65	11.49	0.00	-NA-	-NA-	12.66	19.89	39.91	8.25	-0.27	39.91	-NA-	-NA-
Japan Non-Rental	EUR	992.17	52,287.89	19.01	0.00	-NA-	-NA-	2.70	18.45	64.34	19.61	18.33	64.34	-NA-	-NA-
Japan Rental	EUR	860.10	30,993.87	11.27	0.00	-NA-	-NA-	-4.19	11.00	14.00	-5.81	-3.15	14.00	-NA-	-NA-
Europe Non-Rental	EUR	502.81	5,372.95	5.04	0.00	-NA-	-NA-	-14.32	1.53	22.01	8.82	1.96	22.01	-NA-	-NA-
Europe Rental	EUR	733.63	101,296.39	94.96	0.00	-NA-	-NA-	-5.03	6.10	22.56	6.73	0.99	22.56	-NA-	-NA-
UK Non-Rental	EUR	316.52	1,923.19	1.80	0.00	-NA-	-NA-	-19.22	-3.44	25.33	5.95	3.04	25.33	-NA-	-NA-
UK Rental	EUR	490.15	37,577.69	35.23	0.00	-NA-	-NA-	-10.16	7.41	28.36	5.04	2.05	28.36	-NA-	-NA-
North America Non-Rental	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,020.32	383,933.14	-NA-	0.00	-NA-	-NA-	3.60	17.05	12.06	-1.19	1.84	12.06	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	999.08	342,647.45	-NA-	0.00	-NA-	-NA-	3.48	16.89	12.07	-0.90	1.85	12.07	-NA-	-NA-

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Global Non-Rental	USD	1,152.78	199,445.23	19.74	0.00	-NA-	-NA-	-5.67	5.22	48.27	11.96	7.39	48.27	-NA-	-NA-
Global Rental	USD	1,029.19	810,936.31	80.26	0.00	-NA-	-NA-	-1.98	10.83	18.60	3.18	2.49	18.60	-NA-	-NA-
Asia Non-Rental	USD	1,272.22	192,361.57	53.04	0.00	-NA-	-NA-	-4.72	5.25	49.06	11.98	7.54	49.06	-NA-	-NA-
Asia Rental	USD	991.89	170,278.97	46.96	0.00	-NA-	-NA-	-5.25	10.74	30.74	4.28	0.38	30.74	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,354.38	171,807.40	47.38	0.00	-NA-	-NA-	-3.60	5.71	52.85	12.84	8.71	52.85	-NA-	26.73
Asia ex Australia Rental	USD	1,430.98	109,107.94	30.09	0.00	-NA-	-NA-	1.01	12.15	32.73	4.22	-0.10	32.73	-NA-	15.40
Australia Non-Rental	USD	561.65	20,554.18	5.67	0.00	-NA-	-NA-	-18.52	1.96	18.85	5.40	-1.22	18.85	-NA-	-NA-
Australia Rental	USD	687.91	61,171.03	16.87	0.00	-NA-	-NA-	-11.38	9.14	27.71	4.37	1.21	27.71	-NA-	-NA-
Hong Kong Non-Rental	USD	1,697.24	76,624.99	21.13	0.00	-NA-	-NA-	-6.15	0.65	39.62	5.15	1.03	39.62	-NA-	-NA-
Hong Kong Rental	USD	2,174.81	41,669.94	11.49	0.00	-NA-	-NA-	10.35	16.56	42.09	10.93	1.09	42.09	-NA-	-NA-
Japan Non-Rental	USD	1,108.95	68,935.91	19.01	0.00	-NA-	-NA-	0.60	15.16	66.90	22.57	19.95	66.90	-NA-	-NA-
Japan Rental	USD	961.34	40,862.06	11.27	0.00	-NA-	-NA-	-6.15	7.92	15.78	-3.48	-1.82	15.78	-NA-	-NA-
Europe Non-Rental	USD	561.99	7,083.66	5.04	0.00	-NA-	-NA-	-16.08	-1.29	23.92	11.52	3.35	23.92	-NA-	-NA-
Europe Rental	USD	819.99	133,548.30	94.96	0.00	-NA-	-NA-	-6.98	3.15	24.47	9.37	2.37	24.47	-NA-	-NA-
UK Non-Rental	USD	353.78	2,535.52	1.80	0.00	-NA-	-NA-	-20.88	-6.12	27.29	8.58	4.46	27.29	-NA-	-NA-
UK Rental	USD	547.84	49,542.10	35.23	0.00	-NA-	-NA-	-12.00	4.42	30.36	7.64	3.44	30.36	-NA-	-NA-
North America Non-Rental	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	1,140.41	506,174.21	-NA-	0.00	-NA-	-NA-	1.48	13.80	13.81	1.26	3.24	13.81	-NA-	-NA-
United States Non-Rental	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	1,116.68	451,743.50	-NA-	0.00	-NA-	-NA-	1.36	13.64	13.81	1.56	3.25	13.81	-NA-	-NA-

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Global Non-Rental	GBP	1,142.93	122,698.71	19.74	0.00	-NA-	-NA-	-1.77	4.99	41.76	11.23	5.88	41.76	-NA-	-NA-
Global Rental	GBP	1,020.40	498,888.02	80.26	0.00	-NA-	-NA-	2.07	10.59	13.40	2.50	1.05	13.40	-NA-	-NA-
Asia Non-Rental	GBP	1,261.35	118,340.84	53.04	0.00	-NA-	-NA-	-0.78	5.02	42.52	11.24	6.03	42.52	-NA-	-NA-
Asia Rental	GBP	983.42	104,755.62	46.96	0.00	-NA-	-NA-	-1.33	10.50	25.00	3.59	-1.03	25.00	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,342.81	105,695.91	47.38	0.00	-NA-	-NA-	0.39	5.48	46.14	12.09	7.19	46.14	-NA-	22.30
Asia ex Australia Rental	GBP	1,418.76	67,123.21	30.09	0.00	-NA-	-NA-	5.19	11.91	26.90	3.54	-1.51	26.90	-NA-	11.59
Australia Non-Rental	GBP	556.85	12,644.93	5.67	0.00	-NA-	-NA-	-15.15	1.74	13.62	4.70	-2.61	13.62	-NA-	-NA-
Australia Rental	GBP	682.04	37,632.42	16.87	0.00	-NA-	-NA-	-7.71	8.90	22.10	3.69	-0.21	22.10	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,682.74	47,139.69	21.13	0.00	-NA-	-NA-	-2.27	0.43	33.49	4.46	-0.39	33.49	-NA-	-NA-
Hong Kong Rental	GBP	2,156.23	25,635.35	11.49	0.00	-NA-	-NA-	14.91	16.30	35.85	10.20	-0.33	35.85	-NA-	-NA-
Japan Non-Rental	GBP	1,099.48	42,409.37	19.01	0.00	-NA-	-NA-	4.76	14.91	59.57	21.77	18.26	59.57	-NA-	-NA-
Japan Rental	GBP	953.13	25,138.34	11.27	0.00	-NA-	-NA-	-2.27	7.68	10.69	-4.11	-3.20	10.69	-NA-	-NA-
Europe Non-Rental	GBP	557.19	4,357.87	5.04	0.00	-NA-	-NA-	-12.61	-1.51	18.47	10.79	1.90	18.47	-NA-	-NA-
Europe Rental	GBP	812.98	82,158.92	94.96	0.00	-NA-	-NA-	-3.13	2.92	19.00	8.66	0.93	19.00	-NA-	-NA-
UK Non-Rental	GBP	350.76	1,559.85	1.80	0.00	-NA-	-NA-	-17.60	-6.33	21.70	7.86	2.99	21.70	-NA-	-NA-
UK Rental	GBP	543.16	30,478.30	35.23	0.00	-NA-	-NA-	-8.36	4.20	24.64	6.93	1.99	24.64	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	1,130.67	311,398.37	-NA-	0.00	-NA-	-NA-	5.68	13.55	8.81	0.60	1.79	8.81	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	1,107.14	277,912.60	-NA-	0.00	-NA-	-NA-	5.56	13.39	8.82	0.89	1.80	8.82	-NA-	-NA-

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Global Non-Rental	JPY	973.81	17,245,031.90	19.74	0.00	-NA-	-NA-	-10.38	2.66	66.62	24.43	12.60	66.62	-NA-	-NA-
Global Rental	JPY	869.42	70,117,607.93	80.26	0.00	-NA-	-NA-	-6.88	8.13	33.29	14.67	7.46	33.29	-NA-	-NA-
Asia Non-Rental	JPY	1,074.72	16,632,543.56	53.04	0.00	-NA-	-NA-	-9.48	2.69	67.52	24.45	12.75	67.52	-NA-	-NA-
Asia Rental	JPY	837.91	14,723,171.39	46.96	0.00	-NA-	-NA-	-9.98	8.05	46.93	15.89	5.24	46.93	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,144.12	14,855,326.56	47.38	0.00	-NA-	-NA-	-8.42	3.14	71.77	25.40	13.98	71.77	-NA-	30.70
Asia ex Australia Rental	JPY	1,208.83	9,434,018.27	30.09	0.00	-NA-	-NA-	-4.04	9.42	49.16	15.83	4.73	49.16	-NA-	18.36
Australia Non-Rental	JPY	474.46	1,777,216.99	5.67	0.00	-NA-	-NA-	-22.59	-0.52	33.56	17.14	3.56	33.56	-NA-	-NA-
Australia Rental	JPY	581.12	5,289,153.13	16.87	0.00	-NA-	-NA-	-15.80	6.49	43.52	16.00	6.12	43.52	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,433.75	6,625,379.53	21.13	0.00	-NA-	-NA-	-10.84	-1.79	56.90	16.87	5.92	56.90	-NA-	-NA-
Hong Kong Rental	JPY	1,837.18	3,602,991.19	11.49	0.00	-NA-	-NA-	4.84	13.72	59.68	23.28	5.99	59.68	-NA-	-NA-
Japan Non-Rental	JPY	936.79	5,960,543.20	19.01	0.00	-NA-	-NA-	-4.43	12.35	87.56	36.22	25.76	87.56	-NA-	-NA-
Japan Rental	JPY	812.10	3,533,138.24	11.27	0.00	-NA-	-NA-	-10.84	5.29	30.11	7.27	2.94	30.11	-NA-	-NA-
Europe Non-Rental	JPY	474.74	612,488.35	5.04	0.00	-NA-	-NA-	-20.27	-3.69	39.26	23.94	8.36	39.26	-NA-	-NA-
Europe Rental	JPY	692.69	11,547,253.93	94.96	0.00	-NA-	-NA-	-11.62	0.64	39.88	21.55	7.33	39.88	-NA-	-NA-
UK Non-Rental	JPY	298.86	219,234.00	1.80	0.00	-NA-	-NA-	-24.83	-8.41	43.05	20.67	9.52	43.05	-NA-	-NA-
UK Rental	JPY	462.79	4,283,658.06	35.23	0.00	-NA-	-NA-	-16.40	1.88	46.50	19.63	8.46	46.50	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	963.37	43,766,352.96	-NA-	0.00	-NA-	-NA-	-3.59	11.03	27.90	12.54	8.24	27.90	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	943.32	39,060,002.13	-NA-	0.00	-NA-	-NA-	-3.70	10.88	27.90	12.87	8.25	27.90	-NA-	-NA-

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Global Non-Rental	AUD	726.58	192,107.64	25.07	0.00	-NA-	-NA-	-NA-	0.31	46.41	12.15	7.92	46.41	-NA-	-NA-
Global Rental	AUD	648.69	781,101.96	101.92	0.00	-NA-	-NA-	-NA-	5.65	17.12	3.35	2.99	17.12	-NA-	-NA-
Asia Non-Rental	AUD	801.87	185,284.59	67.36	0.00	-NA-	-NA-	-NA-	0.34	47.20	12.16	8.07	47.20	-NA-	-NA-
Asia Rental	AUD	625.18	164,014.41	59.63	0.00	-NA-	-NA-	-NA-	5.56	29.10	4.45	0.86	29.10	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	853.65	165,486.60	60.16	0.00	-NA-	-NA-	-NA-	0.77	50.94	13.02	9.24	50.94	-NA-	17.94
Asia ex Australia Rental	AUD	901.94	105,093.86	38.21	0.00	-NA-	-NA-	-NA-	6.91	31.07	4.40	0.38	31.07	-NA-	9.54
Australia Non-Rental	AUD	354.00	19,797.99	7.20	0.00	-NA-	-NA-	-NA-	-2.81	17.35	5.57	-0.74	17.35	-NA-	-NA-
Australia Rental	AUD	433.59	58,920.55	21.42	0.00	-NA-	-NA-	-NA-	4.04	26.11	4.55	1.71	26.11	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,069.75	73,805.95	26.83	0.00	-NA-	-NA-	-NA-	-4.05	37.87	5.33	1.52	37.87	-NA-	-NA-
Hong Kong Rental	AUD	1,370.76	40,136.90	14.59	0.00	-NA-	-NA-	-NA-	11.11	40.31	11.11	1.59	40.31	-NA-	-NA-
Japan Non-Rental	AUD	698.96	66,399.76	24.14	0.00	-NA-	-NA-	-NA-	9.78	64.81	22.77	20.53	64.81	-NA-	-NA-
Japan Rental	AUD	605.92	39,358.75	14.31	0.00	-NA-	-NA-	-NA-	2.87	14.33	-3.32	-1.34	14.33	-NA-	-NA-
Europe Non-Rental	AUD	354.22	6,823.05	6.40	0.00	-NA-	-NA-	-NA-	-5.90	22.36	11.70	3.86	22.36	-NA-	-NA-
Europe Rental	AUD	516.83	128,635.06	120.59	0.00	-NA-	-NA-	-NA-	-1.67	22.91	9.55	2.87	22.91	-NA-	-NA-
UK Non-Rental	AUD	222.98	2,442.24	2.29	0.00	-NA-	-NA-	-NA-	-10.51	25.69	8.75	4.96	25.69	-NA-	-NA-
UK Rental	AUD	345.30	47,719.45	44.74	0.00	-NA-	-NA-	-NA-	-0.46	28.73	7.82	3.95	28.73	-NA-	-NA-
North America Non-Rental	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	AUD	718.79	487,552.06	-NA-	0.00	-NA-	-NA-	-NA-	8.48	12.39	1.43	3.74	12.39	-NA-	-NA-
United States Non-Rental	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	AUD	703.83	435,123.86	-NA-	0.00	-NA-	-NA-	-NA-	8.33	12.39	1.72	3.75	12.39	-NA-	-NA-

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Section 3.7

FTSE EPRA/NAREIT Developed Sector Index Series

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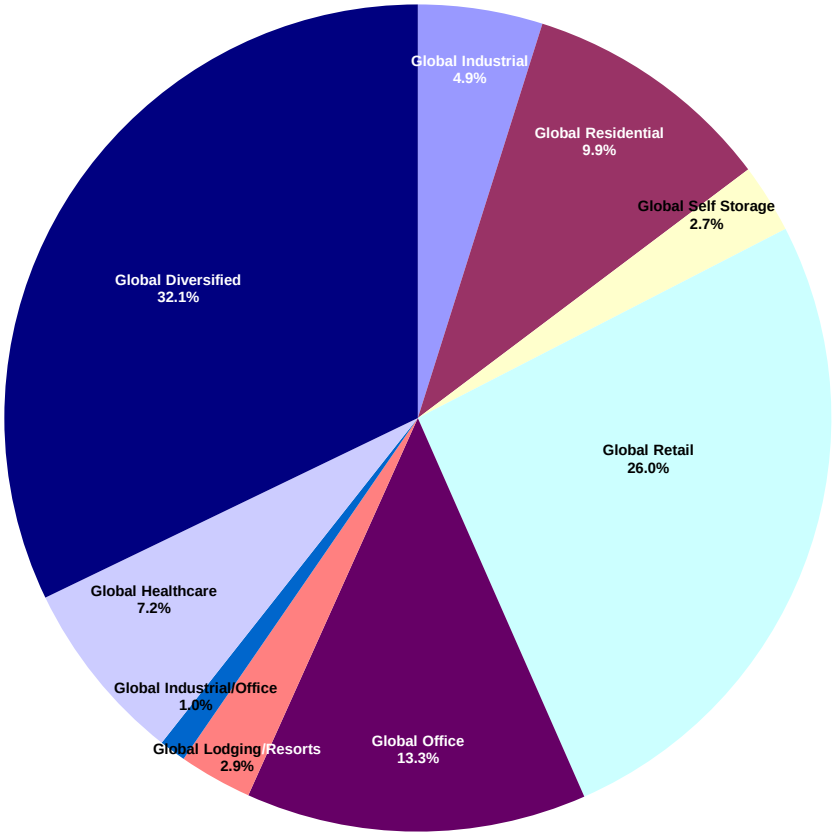
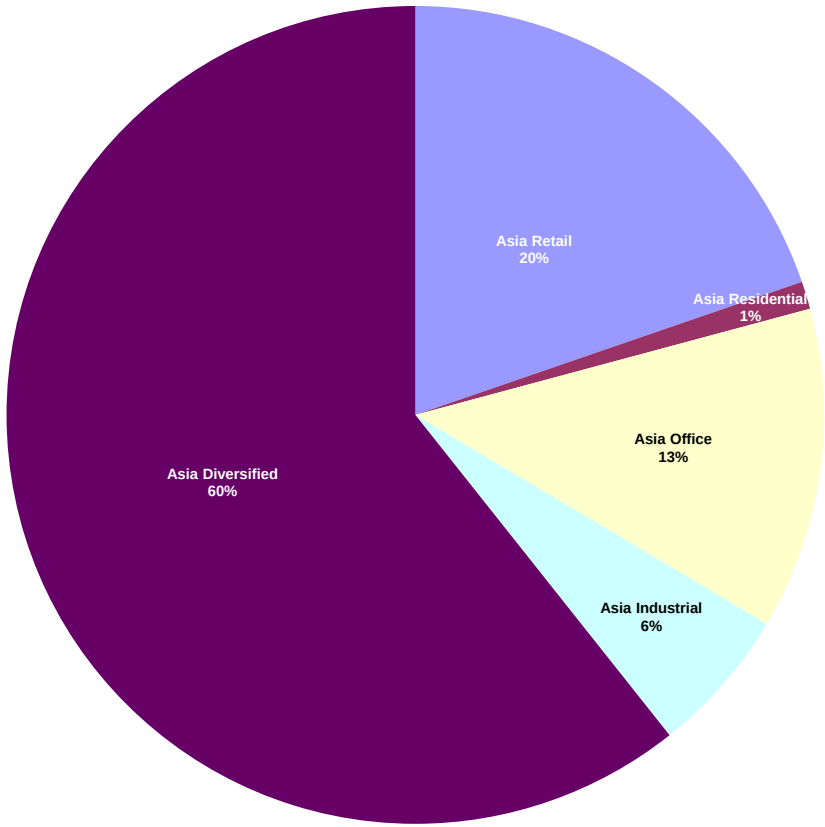
Graph 33: Sector Breakdown - Developed



Graph 34: Sector Breakdown - Developed Asia



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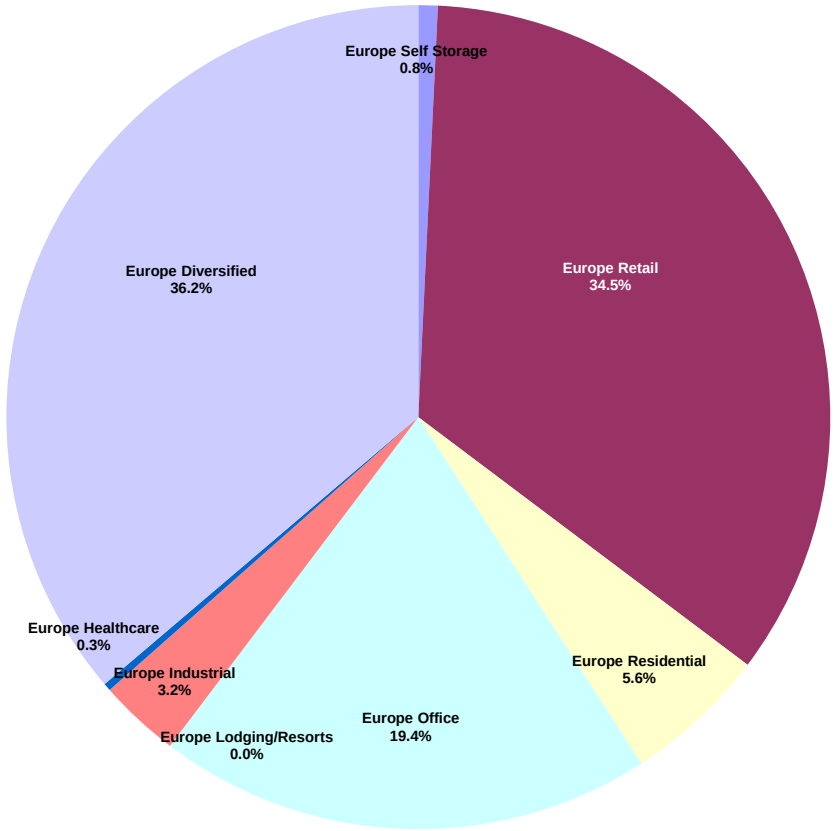
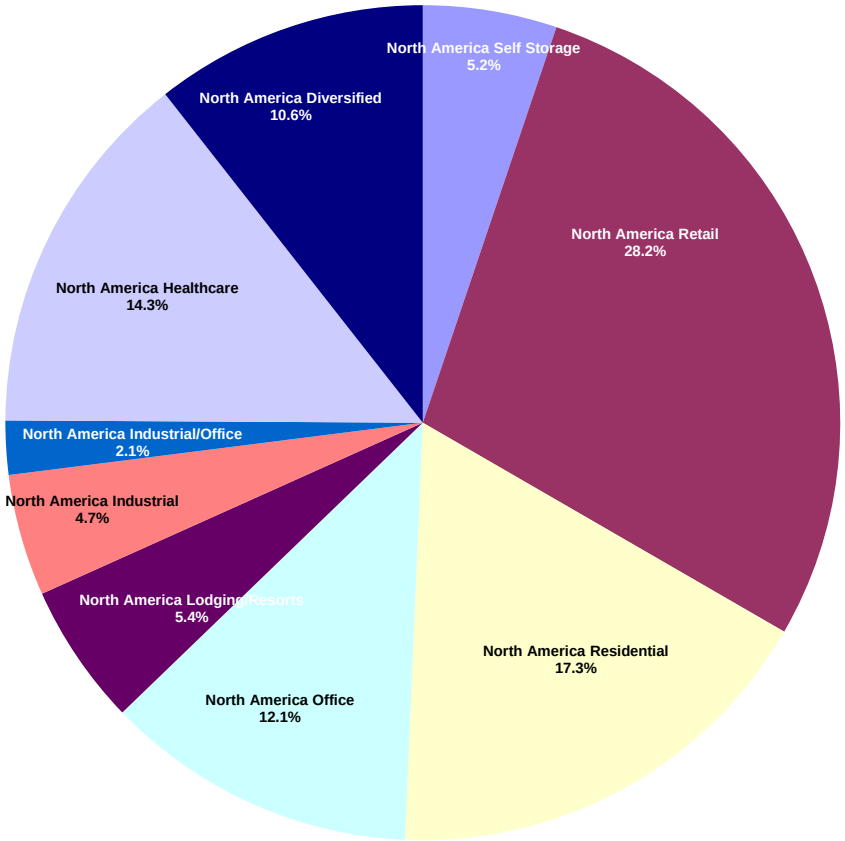
Graph 35: Sector Breakdown - Developed Europe



Graph 36: Sector Breakdown - Developed North America



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Global Industrial	EUR	599.85	37,348.27	4.87	3.84	-NA-	-NA-	-10.22	16.56	38.45	3.67	1.40	38.45	-NA-	-NA-
Global Residential	EUR	1,569.39	75,578.17	9.86	3.65	-NA-	-NA-	9.66	18.59	10.54	-0.58	1.98	10.54	-NA-	-NA-
Global Self Storage	EUR	2,147.96	20,727.48	2.70	3.01	-NA-	-NA-	19.84	29.92	18.80	4.11	2.49	18.80	-NA-	-NA-
Global Retail	EUR	1,265.02	198,984.56	25.96	3.99	-NA-	-NA-	5.07	21.71	29.33	2.60	0.33	29.33	-NA-	-NA-
Global Office	EUR	1,305.18	102,070.08	13.32	3.62	-NA-	-NA-	3.86	16.03	21.86	0.63	1.76	21.86	-NA-	-NA-
Global Lodging/Resorts	EUR	765.19	21,943.97	2.86	3.27	-NA-	-NA-	-2.68	12.98	11.37	-3.28	4.66	11.37	-NA-	-NA-
Global Industrial/Office	EUR	905.33	8,019.26	1.05	5.09	-NA-	-NA-	5.75	13.49	19.65	-4.40	2.11	19.65	-NA-	-NA-
Global Healthcare	EUR	2,177.11	55,322.57	7.22	4.78	-NA-	-NA-	13.90	20.93	18.32	3.23	1.24	18.32	-NA-	-NA-
Global Diversified	EUR	1,165.02	246,380.05	32.15	3.06	-NA-	-NA-	-0.18	12.50	36.05	6.78	4.88	36.05	-NA-	-NA-
Asia Retail	EUR	1,341.14	54,087.93	19.72	4.66	-NA-	-NA-	4.74	19.47	36.08	2.37	-2.24	36.08	-NA-	-NA-
Asia Residential	EUR	2,425.81	3,002.32	1.09	4.97	-NA-	-NA-	0.14	2.94	36.96	-6.02	-5.77	36.96	-NA-	-NA-
Asia Office	EUR	1,461.49	34,876.65	12.72	3.73	-NA-	-NA-	3.45	18.24	36.47	2.89	2.10	36.47	-NA-	-NA-
Asia Industrial	EUR	762.85	15,854.40	5.78	4.05	-NA-	-NA-	-8.00	23.02	54.83	4.25	-3.43	54.83	-NA-	-NA-
Asia Diversified	EUR	1,265.87	166,394.43	60.68	2.39	-NA-	-NA-	-0.59	12.57	47.21	9.40	6.01	47.21	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,358.99	147,289.39	53.71	1.93	-NA-	-NA-	0.86	12.12	51.34	9.95	6.38	51.34	-NA-	-NA-
Asia ex Australia Industrial	EUR	2,363.59	10,381.39	3.79	3.99	-NA-	-NA-	13.27	19.94	52.60	1.90	-2.04	52.60	-NA-	-NA-
Asia ex Australia Office	EUR	1,440.30	31,528.00	11.50	3.51	-NA-	-NA-	3.88	17.73	40.08	3.16	2.10	40.08	-NA-	-NA-
Asia ex Australia Residential	EUR	2,407.91	3,002.32	1.09	4.97	-NA-	-NA-	0.14	2.94	36.96	-6.03	-5.77	36.96	-NA-	-NA-
Asia ex Australia Retail	EUR	1,758.30	20,026.06	7.30	3.64	-NA-	-NA-	12.20	22.56	36.69	3.33	-5.83	36.69	-NA-	-NA-

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Europe Self Storage	EUR	1,002.90	808.67	0.76	3.63	-NA-	-NA-	-6.58	1.52	38.40	7.97	3.14	38.40	-NA-	-NA-
Europe Retail	EUR	1,010.00	36,804.41	34.50	4.45	-NA-	-NA-	-2.38	8.27	35.77	11.46	1.16	35.77	-NA-	-NA-
Europe Residential	EUR	572.16	6,004.71	5.63	1.88	-NA-	-NA-	-1.96	17.17	45.40	8.90	-1.01	45.40	-NA-	-NA-
Europe Office	EUR	1,348.39	20,704.80	19.41	3.66	-NA-	-NA-	5.54	15.78	22.76	3.31	0.73	22.76	-NA-	-NA-
Europe Industrial	EUR	347.74	3,393.33	3.18	5.90	-NA-	-NA-	-15.08	1.73	27.40	7.22	4.46	27.40	-NA-	-NA-
Europe Healthcare	EUR	962.24	320.12	0.30	5.32	-NA-	-NA-	-0.45	15.99	18.90	-0.05	-0.52	18.90	-NA-	-NA-
Europe Diversified	EUR	950.80	38,633.32	36.22	4.70	-NA-	-NA-	-1.24	10.60	25.21	5.67	1.36	25.21	-NA-	-NA-
Eurozone Retail	EUR	1,480.67	27,269.31	25.56	4.93	-NA-	-NA-	2.48	6.18	34.46	13.32	0.83	34.46	-NA-	-NA-
Eurozone Residential	EUR	605.64	5,397.93	5.06	1.91	-NA-	-NA-	-0.63	19.78	48.59	8.82	-1.91	48.59	-NA-	-NA-
Eurozone Office	EUR	981.92	4,119.89	3.86	5.48	-NA-	-NA-	-2.84	-0.46	10.83	6.53	-0.21	10.83	-NA-	-NA-
Eurozone Industrial	EUR	945.42	508.23	0.48	6.22	-NA-	-NA-	1.33	18.92	37.09	16.04	6.52	37.09	-NA-	-NA-
Eurozone Diversified	EUR	1,148.47	12,247.04	11.48	6.39	-NA-	-NA-	0.17	8.42	23.83	8.26	-0.39	23.83	-NA-	-NA-
UK Self Storage	EUR	1,002.90	808.67	0.76	3.63	-NA-	-NA-	-6.58	1.52	38.40	7.97	3.14	38.40	-NA-	-NA-
UK Retail	EUR	603.56	9,535.09	8.94	3.05	-NA-	-NA-	-9.33	10.49	33.90	6.48	2.11	33.90	-NA-	-NA-
UK Residential	EUR	379.95	606.78	0.57	1.62	-NA-	-NA-	-9.60	2.09	16.30	9.49	7.73	16.30	-NA-	-NA-
UK Industrial	EUR	270.20	2,885.09	2.70	5.84	-NA-	-NA-	-18.70	-1.77	25.84	5.87	4.12	25.84	-NA-	-NA-
UK Healthcare	EUR	962.24	320.12	0.30	5.32	-NA-	-NA-	-0.45	15.99	18.90	-0.05	-0.52	18.90	-NA-	-NA-
UK Diversified	EUR	659.49	20,092.38	18.84	4.03	-NA-	-NA-	-5.20	12.51	32.27	5.35	1.93	32.27	-NA-	-NA-
UK Office	EUR	1,094.30	5,252.76	4.92	1.75	-NA-	-NA-	4.29	23.11	47.11	6.80	2.85	47.11	-NA-	-NA-

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North America Self Storage	EUR	2,248.99	19,918.82	5.19	2.98	-NA-	-NA-	21.48	31.64	18.09	3.95	2.46	18.09	-NA-	-NA-
North America Retail	EUR	1,275.99	108,092.22	28.15	3.51	-NA-	-NA-	7.38	26.98	23.67	0.02	1.35	23.67	-NA-	-NA-
North America Residential	EUR	1,713.38	66,571.14	17.34	3.75	-NA-	-NA-	14.47	25.34	6.72	-1.19	2.59	6.72	-NA-	-NA-
North America Office	EUR	1,135.00	46,488.62	12.11	3.51	-NA-	-NA-	3.49	14.63	12.83	-1.97	2.01	12.83	-NA-	-NA-
North America Lodging/Resorts	EUR	773.38	21,096.85	5.49	3.19	-NA-	-NA-	-2.12	12.79	10.58	-3.03	5.02	10.58	-NA-	-NA-
North America Industrial	EUR	627.58	18,100.54	4.71	3.28	-NA-	-NA-	-9.74	17.12	29.20	2.56	5.48	29.20	-NA-	-NA-
North America Industrial/Office	EUR	905.33	8,019.26	2.09	5.09	-NA-	-NA-	5.75	13.49	19.65	-4.40	2.11	19.65	-NA-	-NA-
North America Healthcare	EUR	2,222.01	55,002.45	14.33	4.77	-NA-	-NA-	14.21	20.97	18.31	3.26	1.25	18.31	-NA-	-NA-
North America Diversified	EUR	1,236.81	40,643.24	10.59	4.28	-NA-	-NA-	5.73	17.72	12.51	-2.24	3.71	12.51	-NA-	-NA-
United States Self Storage	EUR	2,248.99	19,918.82	5.19	2.98	-NA-	-NA-	21.48	31.64	18.09	3.95	2.46	18.09	-NA-	-NA-
United States Retail	EUR	1,211.81	95,774.17	24.95	3.31	-NA-	-NA-	6.63	27.22	24.76	0.23	1.13	24.76	-NA-	-NA-
United States Residential	EUR	1,643.26	61,031.21	15.90	3.73	-NA-	-NA-	14.38	24.93	5.27	-0.99	2.76	5.27	-NA-	-NA-
United States Office	EUR	1,129.86	39,793.18	10.36	3.49	-NA-	-NA-	3.07	13.39	12.14	-2.36	2.00	12.14	-NA-	-NA-
United States Lodging/Resorts	EUR	753.14	20,803.20	5.42	3.10	-NA-	-NA-	-2.08	12.92	10.57	-2.69	5.19	10.57	-NA-	-NA-
United States Industrial	EUR	628.40	16,751.44	4.36	3.12	-NA-	-NA-	-9.70	17.22	29.52	2.38	5.86	29.52	-NA-	-NA-
United States Industrial/Office	EUR	904.58	7,446.65	1.94	4.92	-NA-	-NA-	5.73	13.46	19.55	-4.53	1.92	19.55	-NA-	-NA-
United States Healthcare	EUR	2,338.52	53,096.85	13.83	4.71	-NA-	-NA-	14.64	21.00	18.14	3.32	1.16	18.14	-NA-	-NA-
United States Diversified	EUR	1,022.14	28,031.93	7.30	3.78	-NA-	-NA-	3.12	14.63	10.90	-1.16	4.58	10.90	-NA-	-NA-

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Global Industrial	USD	670.53	49,239.64	4.87	3.84	-NA-	-NA-	-12.06	13.32	40.61	6.24	2.79	40.61	-NA-	-NA-
Global Residential	USD	1,754.22	99,641.62	9.86	3.65	-NA-	-NA-	7.42	15.29	12.27	1.89	3.38	12.27	-NA-	-NA-
Global Self Storage	USD	2,401.54	27,326.94	2.70	3.01	-NA-	-NA-	17.39	26.31	20.65	6.69	3.89	20.65	-NA-	-NA-
Global Retail	USD	1,413.91	262,339.56	25.96	3.99	-NA-	-NA-	2.92	18.33	31.34	5.14	1.70	31.34	-NA-	-NA-
Global Office	USD	1,458.86	134,568.33	13.32	3.62	-NA-	-NA-	1.73	12.81	23.76	3.12	3.15	23.76	-NA-	-NA-
Global Lodging/Resorts	USD	855.47	28,930.74	2.86	3.27	-NA-	-NA-	-4.67	9.83	13.10	-0.88	6.09	13.10	-NA-	-NA-
Global Industrial/Office	USD	1,011.48	10,572.52	1.05	5.09	-NA-	-NA-	3.58	10.33	21.51	-2.03	3.50	21.51	-NA-	-NA-
Global Healthcare	USD	2,433.20	72,936.81	7.22	4.78	-NA-	-NA-	11.56	17.57	20.17	5.79	2.63	20.17	-NA-	-NA-
Global Diversified	USD	1,301.96	324,825.38	32.15	3.06	-NA-	-NA-	-2.23	9.37	38.17	9.42	6.31	38.17	-NA-	-NA-
Asia Retail	USD	1,498.85	71,309.07	19.72	4.66	-NA-	-NA-	2.59	16.14	38.20	4.91	-0.90	38.20	-NA-	-NA-
Asia Residential	USD	2,711.51	3,958.24	1.09	4.97	-NA-	-NA-	-1.90	0.07	39.10	-3.70	-4.48	39.10	-NA-	-NA-
Asia Office	USD	1,633.92	45,981.09	12.72	3.73	-NA-	-NA-	1.34	14.95	38.60	5.44	3.50	38.60	-NA-	-NA-
Asia Industrial	USD	853.25	20,902.31	5.78	4.05	-NA-	-NA-	-9.87	19.61	57.25	6.83	-2.11	57.25	-NA-	-NA-
Asia Diversified	USD	1,414.89	219,373.01	60.68	2.39	-NA-	-NA-	-2.62	9.44	49.51	12.11	7.46	49.51	-NA-	-NA-
Asia ex Australia Diversified	USD	1,518.87	194,185.09	53.71	1.93	-NA-	-NA-	-1.21	9.00	53.70	12.67	7.83	53.70	-NA-	-NA-
Asia ex Australia Industrial	USD	2,666.05	13,686.73	3.79	3.99	-NA-	-NA-	11.15	16.96	54.98	4.43	-0.70	54.98	-NA-	-NA-
Asia ex Australia Office	USD	1,610.03	41,566.24	11.50	3.51	-NA-	-NA-	1.76	14.46	42.27	5.72	3.49	42.27	-NA-	-NA-
Asia ex Australia Residential	USD	2,691.51	3,958.24	1.09	4.97	-NA-	-NA-	-1.90	0.07	39.10	-3.70	-4.48	39.10	-NA-	-NA-
Asia ex Australia Retail	USD	1,964.88	26,402.19	7.30	3.64	-NA-	-NA-	9.90	19.15	38.82	5.89	-4.54	38.82	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Europe Self Storage	USD	1,120.94	1,066.14	0.76	3.63	-NA-	-NA-	-8.49	-1.30	40.56	10.64	4.55	40.56	-NA-	-NA-
Europe Retail	USD	1,129.06	48,522.62	34.50	4.45	-NA-	-NA-	-4.38	5.27	37.89	14.22	2.54	37.89	-NA-	-NA-
Europe Residential	USD	639.57	7,916.55	5.63	1.88	-NA-	-NA-	-3.97	13.91	47.67	11.60	0.34	47.67	-NA-	-NA-
Europe Office	USD	1,506.65	27,297.04	19.41	3.66	-NA-	-NA-	3.37	12.57	24.68	5.87	2.10	24.68	-NA-	-NA-
Europe Industrial	USD	388.71	4,473.73	3.18	5.90	-NA-	-NA-	-16.82	-1.09	29.39	9.88	5.89	29.39	-NA-	-NA-
Europe Healthcare	USD	1,075.83	422.04	0.30	5.32	-NA-	-NA-	-2.48	12.78	20.75	2.43	0.85	20.75	-NA-	-NA-
Europe Diversified	USD	1,062.04	50,933.84	36.22	4.70	-NA-	-NA-	-3.28	7.51	27.17	8.28	2.74	27.17	-NA-	-NA-
Eurozone Retail	USD	1,655.21	35,951.63	25.56	4.93	-NA-	-NA-	0.38	3.23	36.56	16.13	2.21	36.56	-NA-	-NA-
Eurozone Residential	USD	676.97	7,116.59	5.06	1.91	-NA-	-NA-	-2.67	16.45	50.91	11.52	-0.56	50.91	-NA-	-NA-
Eurozone Office	USD	1,096.07	5,431.62	3.86	5.48	-NA-	-NA-	-4.86	-3.24	12.56	9.17	1.15	12.56	-NA-	-NA-
Eurozone Industrial	USD	1,055.66	670.05	0.48	6.22	-NA-	-NA-	-0.77	15.62	39.23	18.92	7.97	39.23	-NA-	-NA-
Eurozone Diversified	USD	1,282.21	16,146.40	11.48	6.39	-NA-	-NA-	-1.90	5.37	25.76	10.95	0.97	25.76	-NA-	-NA-
UK Self Storage	USD	1,120.94	1,066.14	0.76	3.63	-NA-	-NA-	-8.49	-1.30	40.56	10.64	4.55	40.56	-NA-	-NA-
UK Retail	USD	674.68	12,570.98	8.94	3.05	-NA-	-NA-	-11.19	7.42	35.99	9.12	3.50	35.99	-NA-	-NA-
UK Residential	USD	424.86	799.97	0.57	1.62	-NA-	-NA-	-11.45	-0.75	18.12	12.21	9.21	18.12	-NA-	-NA-
UK Industrial	USD	302.11	3,803.68	2.70	5.84	-NA-	-NA-	-20.36	-4.49	27.80	8.50	5.55	27.80	-NA-	-NA-
UK Healthcare	USD	1,075.83	422.04	0.30	5.32	-NA-	-NA-	-2.48	12.78	20.75	2.43	0.85	20.75	-NA-	-NA-
UK Diversified	USD	737.21	26,489.62	18.84	4.03	-NA-	-NA-	-7.14	9.38	34.33	7.97	3.32	34.33	-NA-	-NA-
UK Office	USD	1,051.76	6,925.20	4.92	1.75	-NA-	-NA-	-0.27	17.24	46.34	9.16	4.26	46.34	-NA-	-NA-

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North America Self Storage	USD	2,514.54	26,260.80	5.19	2.98	-NA-	-NA-	19.00	27.99	19.94	6.53	3.86	19.94	-NA-	-NA-
North America Retail	USD	1,426.21	142,507.87	28.15	3.51	-NA-	-NA-	5.18	23.45	25.59	2.50	2.74	25.59	-NA-	-NA-
North America Residential	USD	1,915.15	87,766.83	17.34	3.75	-NA-	-NA-	12.12	21.86	8.38	1.26	3.99	8.38	-NA-	-NA-
North America Office	USD	1,268.59	61,290.21	12.11	3.51	-NA-	-NA-	1.37	11.45	14.59	0.46	3.41	14.59	-NA-	-NA-
North America Lodging/Resorts	USD	864.63	27,813.91	5.49	3.19	-NA-	-NA-	-4.12	9.66	12.30	-0.62	6.46	12.30	-NA-	-NA-
North America Industrial	USD	701.31	23,863.60	4.71	3.28	-NA-	-NA-	-11.59	13.86	31.21	5.10	6.92	31.21	-NA-	-NA-
North America Industrial/Office	USD	1,011.48	10,572.52	2.09	5.09	-NA-	-NA-	3.58	10.33	21.51	-2.03	3.50	21.51	-NA-	-NA-
North America Healthcare	USD	2,483.39	72,514.77	14.33	4.77	-NA-	-NA-	11.87	17.61	20.16	5.81	2.64	20.16	-NA-	-NA-
North America Diversified	USD	1,382.37	53,583.71	10.59	4.28	-NA-	-NA-	3.56	14.45	14.27	0.18	5.13	14.27	-NA-	-NA-
United States Self Storage	USD	2,514.54	26,260.80	5.19	2.98	-NA-	-NA-	19.00	27.99	19.94	6.53	3.86	19.94	-NA-	-NA-
United States Retail	USD	1,354.49	126,267.86	24.95	3.31	-NA-	-NA-	4.45	23.68	26.71	2.72	2.51	26.71	-NA-	-NA-
United States Residential	USD	1,836.78	80,463.04	15.90	3.73	-NA-	-NA-	12.04	21.46	6.92	1.46	4.17	6.92	-NA-	-NA-
United States Office	USD	1,262.82	52,462.99	10.36	3.49	-NA-	-NA-	0.96	10.25	13.89	0.06	3.40	13.89	-NA-	-NA-
United States Lodging/Resorts	USD	841.99	27,426.76	5.42	3.1	-NA-	-NA-	-4.08	9.78	12.30	-0.27	6.63	12.30	-NA-	-NA-
United States Industrial	USD	702.24	22,084.96	4.36	3.12	-NA-	-NA-	-11.55	13.96	31.54	4.91	7.31	31.54	-NA-	-NA-
United States Industrial/Office	USD	1,010.64	9,817.60	1.94	4.92	-NA-	-NA-	3.56	10.30	21.41	-2.16	3.31	21.41	-NA-	-NA-
United States Healthcare	USD	2,613.61	70,002.44	13.83	4.71	-NA-	-NA-	12.29	17.64	19.98	5.88	2.55	19.98	-NA-	-NA-
United States Diversified	USD	1,142.38	36,957.06	7.30	3.78	-NA-	-NA-	1.01	11.43	12.62	1.29	6.01	12.62	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Industrial	GBP	664.80	30,292.23	4.87	3.84	-NA-	-NA-	-8.42	13.07	34.43	5.54	1.34	34.43	-NA-	-NA-
Global Residential	GBP	1,739.24	61,299.52	9.86	3.65	-NA-	-NA-	11.86	15.04	7.34	1.22	1.93	7.34	-NA-	-NA-
Global Self Storage	GBP	2,381.03	16,811.53	2.70	3.01	-NA-	-NA-	22.25	26.04	15.35	5.99	2.43	15.35	-NA-	-NA-
Global Retail	GBP	1,401.83	161,391.30	25.96	3.99	-NA-	-NA-	7.18	18.07	25.57	4.45	0.27	25.57	-NA-	-NA-
Global Office	GBP	1,446.40	82,786.44	13.32	3.62	-NA-	-NA-	5.94	12.56	18.33	2.44	1.70	18.33	-NA-	-NA-
Global Lodging/Resorts	GBP	848.17	17,798.19	2.86	3.27	-NA-	-NA-	-0.73	9.60	8.14	-1.53	4.60	8.14	-NA-	-NA-
Global Industrial/Office	GBP	1,002.84	6,504.21	1.05	5.09	-NA-	-NA-	7.86	10.09	16.18	-2.68	2.05	16.18	-NA-	-NA-
Global Healthcare	GBP	2,412.42	44,870.73	7.22	4.78	-NA-	-NA-	16.18	17.32	14.89	5.10	1.19	14.89	-NA-	-NA-
Global Diversified	GBP	1,290.84	199,832.57	32.15	3.06	-NA-	-NA-	1.81	9.13	32.10	8.71	4.82	32.10	-NA-	-NA-
Asia Retail	GBP	1,486.05	43,869.34	19.72	4.66	-NA-	-NA-	6.83	15.89	32.13	4.22	-2.30	32.13	-NA-	-NA-
Asia Residential	GBP	2,688.35	2,435.11	1.09	4.97	-NA-	-NA-	2.15	-0.14	32.99	-4.33	-5.82	32.99	-NA-	-NA-
Asia Office	GBP	1,619.96	28,287.56	12.72	3.73	-NA-	-NA-	5.53	14.70	32.51	4.75	2.05	32.51	-NA-	-NA-
Asia Industrial	GBP	845.96	12,859.10	5.78	4.05	-NA-	-NA-	-6.14	19.35	50.34	6.13	-3.49	50.34	-NA-	-NA-
Asia Diversified	GBP	1,402.81	134,958.27	60.68	2.39	-NA-	-NA-	1.40	9.20	42.95	11.38	5.95	42.95	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,505.90	119,462.67	53.71	1.93	-NA-	-NA-	2.88	8.76	46.95	11.93	6.32	46.95	-NA-	-NA-
Asia ex Australia Industrial	GBP	2,643.28	8,420.08	3.79	3.99	-NA-	-NA-	15.74	16.70	48.17	3.74	-2.10	48.17	-NA-	-NA-
Asia ex Australia Office	GBP	1,596.28	25,571.55	11.50	3.51	-NA-	-NA-	5.97	14.21	36.02	5.02	2.04	36.02	-NA-	-NA-
Asia ex Australia Residential	GBP	2,668.52	2,435.11	1.09	4.97	-NA-	-NA-	2.15	-0.14	32.99	-4.33	-5.82	32.99	-NA-	-NA-
Asia ex Australia Retail	GBP	1,948.09	16,242.63	7.30	3.64	-NA-	-NA-	14.45	18.89	32.73	5.20	-5.89	32.73	-NA-	-NA-

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Europe Self Storage	GBP	1,111.37	655.89	0.76	3.63	-NA-	-NA-	-4.71	-1.52	34.39	9.92	3.09	34.39	-NA-	-NA-
Europe Retail	GBP	1,119.42	29,851.11	34.50	4.45	-NA-	-NA-	-0.43	5.04	31.83	13.47	1.10	31.83	-NA-	-NA-
Europe Residential	GBP	634.10	4,870.26	5.63	1.88	-NA-	-NA-	0.00	13.66	41.18	10.86	-1.07	41.18	-NA-	-NA-
Europe Office	GBP	1,493.78	16,793.14	19.41	3.66	-NA-	-NA-	7.65	12.32	19.20	5.17	0.67	19.20	-NA-	-NA-
Europe Industrial	GBP	385.39	2,752.24	3.18	5.9	-NA-	-NA-	-13.38	-1.30	23.71	9.16	4.40	23.71	-NA-	-NA-
Europe Healthcare	GBP	1,066.64	259.64	0.30	5.32	-NA-	-NA-	1.56	12.54	15.45	1.75	-0.57	15.45	-NA-	-NA-
Europe Diversified	GBP	1,052.97	31,334.50	36.22	4.7	-NA-	-NA-	0.72	7.27	21.58	7.57	1.30	21.58	-NA-	-NA-
Eurozone Retail	GBP	1,641.07	22,117.44	25.56	4.93	-NA-	-NA-	4.53	3.01	30.56	15.37	0.77	30.56	-NA-	-NA-
Eurozone Residential	GBP	671.19	4,378.12	5.06	1.91	-NA-	-NA-	1.36	16.20	44.29	10.79	-1.96	44.29	-NA-	-NA-
Eurozone Office	GBP	1,086.71	3,341.53	3.86	5.48	-NA-	-NA-	-0.92	-3.45	7.62	8.45	-0.27	7.62	-NA-	-NA-
Eurozone Industrial	GBP	1,046.65	412.22	0.48	6.22	-NA-	-NA-	3.34	15.37	33.11	18.13	6.46	33.11	-NA-	-NA-
Eurozone Diversified	GBP	1,271.26	9,933.27	11.48	6.39	-NA-	-NA-	2.16	5.14	20.24	10.22	-0.45	20.24	-NA-	-NA-
UK Self Storage	GBP	1,111.37	655.89	0.76	3.63	-NA-	-NA-	-4.71	-1.52	34.39	9.92	3.09	34.39	-NA-	-NA-
UK Retail	GBP	668.92	7,733.67	8.94	3.05	-NA-	-NA-	-7.52	7.18	30.01	8.40	2.05	30.01	-NA-	-NA-
UK Residential	GBP	421.23	492.14	0.57	1.62	-NA-	-NA-	-7.79	-0.97	12.93	11.47	7.67	12.93	-NA-	-NA-
UK Industrial	GBP	299.53	2,340.02	2.70	5.84	-NA-	-NA-	-17.06	-4.70	22.19	7.78	4.06	22.19	-NA-	-NA-
UK Healthcare	GBP	1,066.64	259.64	0.30	5.32	-NA-	-NA-	1.56	12.54	15.45	1.75	-0.57	15.45	-NA-	-NA-
UK Diversified	GBP	730.91	16,296.41	18.84	4.03	-NA-	-NA-	-3.30	9.14	28.43	7.26	1.87	28.43	-NA-	-NA-
UK Office	GBP	1,213.15	4,260.38	4.92	1.75	-NA-	-NA-	6.39	19.43	42.84	8.73	2.80	42.84	-NA-	-NA-

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North America Self Storage	GBP	2,493.07	16,155.64	5.19	2.98	-NA-	-NA-	23.93	27.71	14.67	5.83	2.41	14.67	-NA-	-NA-
North America Retail	GBP	1,414.03	87,670.84	28.15	3.51	-NA-	-NA-	9.53	23.18	20.08	1.82	1.30	20.08	-NA-	-NA-
North America Residential	GBP	1,898.79	53,994.15	17.34	3.75	-NA-	-NA-	16.76	21.59	3.62	0.59	2.53	3.62	-NA-	-NA-
North America Office	GBP	1,257.76	37,705.73	12.11	3.51	-NA-	-NA-	5.56	11.21	9.56	-0.20	1.96	9.56	-NA-	-NA-
North America Lodging/Resorts	GBP	857.25	17,111.11	5.49	3.19	-NA-	-NA-	-0.16	9.42	7.37	-1.27	4.96	7.37	-NA-	-NA-
North America Industrial	GBP	695.32	14,680.89	4.71	3.28	-NA-	-NA-	-7.94	13.62	25.45	4.41	5.42	25.45	-NA-	-NA-
North America Industrial/Office	GBP	1,002.84	6,504.21	2.09	5.09	-NA-	-NA-	7.86	10.09	16.18	-2.68	2.05	16.18	-NA-	-NA-
North America Healthcare	GBP	2,462.17	44,611.09	14.33	4.77	-NA-	-NA-	16.49	17.35	14.88	5.12	1.20	14.88	-NA-	-NA-
North America Diversified	GBP	1,370.56	32,964.70	10.59	4.28	-NA-	-NA-	7.85	14.20	9.25	-0.47	3.65	9.25	-NA-	-NA-
United States Self Storage	GBP	2,493.07	16,155.64	5.19	2.98	-NA-	-NA-	23.93	27.71	14.67	5.83	2.41	14.67	-NA-	-NA-
United States Retail	GBP	1,342.92	77,679.98	24.95	3.31	-NA-	-NA-	8.77	23.41	21.14	2.04	1.07	21.14	-NA-	-NA-
United States Residential	GBP	1,821.09	49,500.86	15.90	3.73	-NA-	-NA-	16.67	21.19	2.22	0.79	2.70	2.22	-NA-	-NA-
United States Office	GBP	1,252.03	32,275.23	10.36	3.49	-NA-	-NA-	5.13	10.00	8.88	-0.60	1.95	8.88	-NA-	-NA-
United States Lodging/Resorts	GBP	834.80	16,872.94	5.42	3.1	-NA-	-NA-	-0.11	9.54	7.36	-0.93	5.13	7.36	-NA-	-NA-
United States Industrial	GBP	696.24	13,586.67	4.36	3.12	-NA-	-NA-	-7.89	13.71	25.76	4.22	5.80	25.76	-NA-	-NA-
United States Industrial/Office	GBP	1,002.01	6,039.79	1.94	4.92	-NA-	-NA-	7.85	10.06	16.08	-2.80	1.86	16.08	-NA-	-NA-
United States Healthcare	GBP	2,591.29	43,065.50	13.83	4.71	-NA-	-NA-	16.93	17.39	14.71	5.19	1.11	14.71	-NA-	-NA-
United States Diversified	GBP	1,132.63	22,735.98	7.30	3.78	-NA-	-NA-	5.19	11.19	7.68	0.63	4.52	7.68	-NA-	-NA-

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Global Industrial	JPY	566.43	4,257,505.35	4.87	3.84	-NA-	-NA-	-16.45	10.56	58.01	18.08	7.77	58.01	-NA-	-NA-
Global Residential	JPY	1,481.89	8,615,512.68	9.86	3.65	-NA-	-NA-	2.05	12.49	26.17	13.24	8.39	26.17	-NA-	-NA-
Global Self Storage	JPY	2,028.72	2,362,823.53	2.70	3.01	-NA-	-NA-	11.53	23.24	35.59	18.57	8.93	35.59	-NA-	-NA-
Global Retail	JPY	1,194.41	22,683,190.14	25.96	3.99	-NA-	-NA-	-2.22	15.45	47.60	16.85	6.63	47.60	-NA-	-NA-
Global Office	JPY	1,232.38	11,635,450.45	13.32	3.62	-NA-	-NA-	-3.35	10.07	39.09	14.60	8.15	39.09	-NA-	-NA-
Global Lodging/Resorts	JPY	722.67	2,501,496.82	2.86	3.27	-NA-	-NA-	-9.43	7.16	27.11	10.16	11.23	27.11	-NA-	-NA-
Global Industrial/Office	JPY	854.45	914,153.00	1.05	5.09	-NA-	-NA-	-1.59	7.65	36.55	8.88	8.52	36.55	-NA-	-NA-
Global Healthcare	JPY	2,055.46	6,306,481.21	7.22	4.78	-NA-	-NA-	5.99	14.71	35.04	17.58	7.60	35.04	-NA-	-NA-
Global Diversified	JPY	1,099.84	28,086,026.65	32.15	3.06	-NA-	-NA-	-7.11	6.71	55.27	21.61	11.46	55.27	-NA-	-NA-
Asia Retail	JPY	1,266.17	6,165,738.59	19.72	4.66	-NA-	-NA-	-2.53	13.32	55.31	16.59	3.90	55.31	-NA-	-NA-
Asia Residential	JPY	2,290.56	342,249.11	1.09	4.97	-NA-	-NA-	-6.80	-2.36	56.32	7.03	0.15	56.32	-NA-	-NA-
Asia Office	JPY	1,380.26	3,975,754.62	12.72	3.73	-NA-	-NA-	-3.72	12.16	55.76	17.19	8.52	55.76	-NA-	-NA-
Asia Industrial	JPY	720.79	1,807,318.01	5.78	4.05	-NA-	-NA-	-14.37	16.70	76.72	18.73	2.63	76.72	-NA-	-NA-
Asia Diversified	JPY	1,195.24	18,968,087.11	60.68	2.39	-NA-	-NA-	-7.49	6.78	68.02	24.60	12.67	68.02	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,283.07	16,790,213.92	53.71	1.93	-NA-	-NA-	-6.14	6.34	72.72	25.22	13.06	72.72	-NA-	-NA-
Asia ex Australia Industrial	JPY	2,252.16	1,183,423.20	3.79	3.99	-NA-	-NA-	5.59	14.11	74.16	16.06	4.11	74.16	-NA-	-NA-
Asia ex Australia Office	JPY	1,360.08	3,594,025.33	11.50	3.51	-NA-	-NA-	-3.32	11.68	59.88	17.49	8.51	59.88	-NA-	-NA-
Asia ex Australia Residential	JPY	2,273.67	342,249.11	1.09	4.97	-NA-	-NA-	-6.80	-2.36	56.32	7.03	0.15	56.32	-NA-	-NA-
Asia ex Australia Retail	JPY	1,659.84	2,282,865.77	7.30	3.64	-NA-	-NA-	4.41	16.25	56.01	17.69	0.08	56.01	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Europe Self Storage	JPY	946.92	92,183.62	0.76	3.63	-NA-	-NA-	-13.06	-3.71	57.96	22.97	9.62	57.96	-NA-	-NA-
Europe Retail	JPY	953.78	4,195,508.17	34.50	4.45	-NA-	-NA-	-9.16	2.71	54.96	26.94	7.51	54.96	-NA-	-NA-
Europe Residential	JPY	540.28	684,504.78	5.63	1.88	-NA-	-NA-	-8.77	11.14	65.95	24.03	5.20	65.95	-NA-	-NA-
Europe Office	JPY	1,272.75	2,360,238.18	19.41	3.66	-NA-	-NA-	-1.79	9.83	40.11	17.66	7.05	40.11	-NA-	-NA-
Europe Industrial	JPY	328.36	386,821.18	3.18	5.9	-NA-	-NA-	-20.98	-3.49	45.41	22.11	11.02	45.41	-NA-	-NA-
Europe Healthcare	JPY	908.81	36,491.77	0.30	5.32	-NA-	-NA-	-7.35	10.04	35.70	13.84	5.73	35.70	-NA-	-NA-
Europe Diversified	JPY	897.16	4,403,994.58	36.22	4.7	-NA-	-NA-	-8.11	4.89	42.91	20.34	7.72	42.91	-NA-	-NA-
Eurozone Retail	JPY	1,398.24	3,108,557.95	25.56	4.93	-NA-	-NA-	-4.63	0.72	53.47	29.07	7.16	53.47	-NA-	-NA-
Eurozone Residential	JPY	571.87	615,335.58	5.06	1.91	-NA-	-NA-	-7.53	13.62	69.59	23.94	4.25	69.59	-NA-	-NA-
Eurozone Office	JPY	925.91	469,645.29	3.86	5.48	-NA-	-NA-	-9.61	-5.59	26.50	21.32	6.05	26.50	-NA-	-NA-
Eurozone Industrial	JPY	891.78	57,936.09	0.48	6.22	-NA-	-NA-	-5.72	12.81	56.46	32.16	13.20	56.46	-NA-	-NA-
Eurozone Diversified	JPY	1,083.15	1,396,098.48	11.48	6.39	-NA-	-NA-	-6.80	2.81	41.33	23.30	5.86	41.33	-NA-	-NA-
UK Self Storage	JPY	946.92	92,183.62	0.76	3.63	-NA-	-NA-	-13.06	-3.71	57.96	22.97	9.62	57.96	-NA-	-NA-
UK Retail	JPY	569.94	1,086,950.22	8.94	3.05	-NA-	-NA-	-15.63	4.81	52.82	21.27	8.52	52.82	-NA-	-NA-
UK Residential	JPY	358.90	69,169.19	0.57	1.62	-NA-	-NA-	-15.87	-3.17	32.74	24.70	14.50	32.74	-NA-	-NA-
UK Industrial	JPY	255.21	328,885.09	2.70	5.84	-NA-	-NA-	-24.34	-6.82	43.63	20.58	10.66	43.63	-NA-	-NA-
UK Healthcare	JPY	908.81	36,491.77	0.30	5.32	-NA-	-NA-	-7.35	10.04	35.70	13.84	5.73	35.70	-NA-	-NA-
UK Diversified	JPY	622.76	2,290,424.89	18.84	4.03	-NA-	-NA-	-11.78	6.72	50.96	19.99	8.33	50.96	-NA-	-NA-
UK Office	JPY	1,033.64	598,787.28	4.92	1.75	-NA-	-NA-	-2.94	16.78	67.90	21.64	9.31	67.90	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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North America Self Storage	JPY	2,124.18	2,270,639.91	5.19	2.98	-NA-	-NA-	13.06	24.88	34.78	18.40	8.90	34.78	-NA-	-NA-
North America Retail	JPY	1,204.80	12,321,943.38	28.15	3.51	-NA-	-NA-	-0.08	20.44	41.14	13.91	7.72	41.14	-NA-	-NA-
North America Residential	JPY	1,617.83	7,588,758.79	17.34	3.75	-NA-	-NA-	6.52	18.89	21.80	12.54	9.03	21.80	-NA-	-NA-
North America Office	JPY	1,071.65	5,299,457.65	12.11	3.51	-NA-	-NA-	-3.69	8.74	28.78	11.65	8.42	28.78	-NA-	-NA-
North America Lodging/Resorts	JPY	730.41	2,404,929.32	5.49	3.19	-NA-	-NA-	-8.91	6.99	26.20	10.45	11.62	26.20	-NA-	-NA-
North America Industrial	JPY	592.44	2,063,366.16	4.71	3.28	-NA-	-NA-	-16.01	11.10	47.46	16.81	12.10	47.46	-NA-	-NA-
North America Industrial/Office	JPY	854.45	914,153.00	2.09	5.09	-NA-	-NA-	-1.59	7.65	36.55	8.88	8.52	36.55	-NA-	-NA-
North America Healthcare	JPY	2,097.86	6,269,989.44	14.33	4.77	-NA-	-NA-	6.28	14.75	35.03	17.60	7.61	35.03	-NA-	-NA-
North America Diversified	JPY	1,167.76	4,633,115.31	10.59	4.28	-NA-	-NA-	-1.61	11.66	28.41	11.34	10.22	28.41	-NA-	-NA-
United States Specialty	JPY	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Self Storage	JPY	2,124.18	2,270,639.91	5.19	2.98	-NA-	-NA-	13.06	24.88	34.78	18.40	8.90	34.78	-NA-	-NA-
United States Retail	JPY	1,144.21	10,917,750.13	24.95	3.31	-NA-	-NA-	-0.77	20.68	42.39	14.16	7.48	42.39	-NA-	-NA-
United States Residential	JPY	1,551.63	6,957,236.33	15.90	3.73	-NA-	-NA-	6.44	18.50	20.15	12.76	9.21	20.15	-NA-	-NA-
United States Office	JPY	1,066.78	4,536,212.60	10.36	3.49	-NA-	-NA-	-4.09	7.56	27.98	11.20	8.41	27.98	-NA-	-NA-
United States Lodging/Resorts	JPY	711.28	2,371,454.97	5.42	3.1	-NA-	-NA-	-8.87	7.11	26.20	10.83	11.79	26.20	-NA-	-NA-
United States Industrial	JPY	593.22	1,909,575.76	4.36	3.12	-NA-	-NA-	-15.97	11.19	47.82	16.60	12.50	47.82	-NA-	-NA-
United States Industrial/Office	JPY	853.74	848,879.18	1.94	4.92	-NA-	-NA-	-1.61	7.62	36.44	8.74	8.32	36.44	-NA-	-NA-
United States Healthcare	JPY	2,207.87	6,052,761.28	13.83	4.71	-NA-	-NA-	6.68	14.78	34.83	17.67	7.52	34.83	-NA-	-NA-
United States Diversified	JPY	965.04	3,195,491.97	7.30	3.78	-NA-	-NA-	-4.03	8.72	26.57	12.57	11.15	26.57	-NA-	-NA-

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Global Industrial	AUD	422.63	47,428.11	6.19	3.84	-NA-	-NA-	-NA-	8.03	38.85	6.42	3.29	38.85	-NA-	-NA-
Global Residential	AUD	1,105.67	95,975.80	12.52	3.65	-NA-	-NA-	-NA-	9.90	10.86	2.06	3.88	10.86	-NA-	-NA-
Global Self Storage	AUD	1,513.67	26,321.58	3.43	3.01	-NA-	-NA-	-NA-	20.41	19.14	6.86	4.40	19.14	-NA-	-NA-
Global Retail	AUD	891.17	252,688.09	32.97	3.99	-NA-	-NA-	-NA-	12.80	29.70	5.31	2.19	29.70	-NA-	-NA-
Global Office	AUD	919.51	129,617.56	16.91	3.62	-NA-	-NA-	-NA-	7.54	22.22	3.29	3.65	22.22	-NA-	-NA-
Global Lodging/Resorts	AUD	539.20	27,866.38	3.64	3.27	-NA-	-NA-	-NA-	4.70	11.69	-0.72	6.61	11.69	-NA-	-NA-
Global Industrial/Office	AUD	637.53	10,183.56	1.33	5.09	-NA-	-NA-	-NA-	5.18	19.99	-1.87	4.01	19.99	-NA-	-NA-
Global Healthcare	AUD	1,533.62	70,253.46	9.17	4.78	-NA-	-NA-	-NA-	12.08	18.66	5.97	3.13	18.66	-NA-	-NA-
Global Diversified	AUD	820.61	312,875.06	40.83	3.06	-NA-	-NA-	-NA-	4.26	36.44	9.60	6.83	36.44	-NA-	-NA-
Asia Retail	AUD	944.71	68,685.61	19.72	4.66	-NA-	-NA-	-NA-	10.71	36.47	5.08	-0.42	36.47	-NA-	-NA-
Asia Residential	AUD	1,709.04	3,812.62	1.09	4.97	-NA-	-NA-	-NA-	-4.60	37.36	-3.54	-4.02	37.36	-NA-	-NA-
Asia Office	AUD	1,029.84	44,289.44	12.72	3.73	-NA-	-NA-	-NA-	9.58	36.86	5.62	4.01	36.86	-NA-	-NA-
Asia Industrial	AUD	537.80	20,133.31	5.78	4.05	-NA-	-NA-	-NA-	14.02	55.28	7.01	-1.63	55.28	-NA-	-NA-
Asia Diversified	AUD	891.79	211,302.27	60.68	2.39	-NA-	-NA-	-NA-	4.33	47.64	12.30	7.99	47.64	-NA-	-NA-
Asia ex Australia Diversified	AUD	957.33	187,041.02	53.71	1.93	-NA-	-NA-	-NA-	3.90	51.77	12.86	8.36	51.77	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,680.39	13,183.20	3.79	3.99	-NA-	-NA-	-NA-	11.49	53.04	4.60	-0.22	53.04	-NA-	-NA-
Asia ex Australia Office	AUD	1,014.79	40,037.02	11.50	3.51	-NA-	-NA-	-NA-	9.12	40.49	5.89	4.00	40.49	-NA-	-NA-
Asia ex Australia Residential	AUD	1,696.43	3,812.62	1.09	4.97	-NA-	-NA-	-NA-	-4.60	37.36	-3.54	-4.02	37.36	-NA-	-NA-
Asia ex Australia Retail	AUD	1,238.44	25,430.86	7.30	3.64	-NA-	-NA-	-NA-	13.58	37.09	6.07	-4.08	37.09	-NA-	-NA-

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Europe Self Storage	AUD	706.52	1,026.91	0.96	3.63	-NA-	-NA-	-NA-	-5.92	38.80	10.82	5.06	38.80	-NA-	-NA-
Europe Retail	AUD	711.64	46,737.47	43.82	4.45	-NA-	-NA-	-NA-	0.35	36.16	14.41	3.04	36.16	-NA-	-NA-
Europe Residential	AUD	403.11	7,625.30	7.15	1.88	-NA-	-NA-	-NA-	8.59	45.82	11.78	0.83	45.82	-NA-	-NA-
Europe Office	AUD	949.63	26,292.78	24.65	3.66	-NA-	-NA-	-NA-	7.31	23.12	6.04	2.60	23.12	-NA-	-NA-
Europe Industrial	AUD	245.00	4,309.14	4.04	5.9	-NA-	-NA-	-NA-	-5.71	27.77	10.06	6.41	27.77	-NA-	-NA-
Europe Healthcare	AUD	678.08	406.51	0.38	5.32	-NA-	-NA-	-NA-	7.51	19.24	2.59	1.34	19.24	-NA-	-NA-
Europe Diversified	AUD	669.39	49,059.99	45.99	4.7	-NA-	-NA-	-NA-	2.49	25.57	8.46	3.25	25.57	-NA-	-NA-
Eurozone Retail	AUD	1,043.26	34,628.97	32.46	4.93	-NA-	-NA-	-NA-	-1.59	34.85	16.32	2.70	34.85	-NA-	-NA-
Eurozone Residential	AUD	426.69	6,854.77	6.43	1.91	-NA-	-NA-	-NA-	11.01	49.03	11.71	-0.08	49.03	-NA-	-NA-
Eurozone Office	AUD	690.84	5,231.79	4.90	5.48	-NA-	-NA-	-NA-	-7.76	11.16	9.34	1.65	11.16	-NA-	-NA-
Eurozone Industrial	AUD	665.37	645.40	0.61	6.22	-NA-	-NA-	-NA-	10.22	37.48	19.11	8.50	37.48	-NA-	-NA-
Eurozone Diversified	AUD	808.16	15,552.37	14.58	6.39	-NA-	-NA-	-NA-	0.45	24.19	11.13	1.46	24.19	-NA-	-NA-
UK Self Storage	AUD	706.52	1,026.91	0.96	3.63	-NA-	-NA-	-NA-	-5.92	38.80	10.82	5.06	38.80	-NA-	-NA-
UK Retail	AUD	425.24	12,108.50	11.35	3.05	-NA-	-NA-	-NA-	2.40	34.28	9.29	4.01	34.28	-NA-	-NA-
UK Residential	AUD	267.78	770.54	0.72	1.62	-NA-	-NA-	-NA-	-5.39	16.64	12.39	9.74	16.64	-NA-	-NA-
UK Industrial	AUD	190.42	3,663.74	3.43	5.84	-NA-	-NA-	-NA-	-8.96	26.21	8.67	6.07	26.21	-NA-	-NA-
UK Healthcare	AUD	678.08	406.51	0.38	5.32	-NA-	-NA-	-NA-	7.51	19.24	2.59	1.34	19.24	-NA-	-NA-
UK Diversified	AUD	464.66	25,515.07	23.92	4.03	-NA-	-NA-	-NA-	4.27	32.65	8.14	3.83	32.65	-NA-	-NA-
UK Office	AUD	771.22	6,670.42	6.25	1.75	-NA-	-NA-	-NA-	14.10	47.53	9.63	4.77	47.53	-NA-	-NA-

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North America Self Storage	AUD	1,584.89	25,294.66	6.59	2.98	-NA-	-NA-	-NA-	22.01	18.43	6.71	4.37	18.43	-NA-	-NA-
North America Retail	AUD	898.93	137,265.01	35.75	3.51	-NA-	-NA-	-NA-	17.68	24.02	2.67	3.24	24.02	-NA-	-NA-
North America Residential	AUD	1,207.10	84,537.89	22.02	3.75	-NA-	-NA-	-NA-	16.16	7.02	1.42	4.50	7.02	-NA-	-NA-
North America Office	AUD	799.58	59,035.34	15.38	3.51	-NA-	-NA-	-NA-	6.24	13.16	0.63	3.91	13.16	-NA-	-NA-
North America Lodging/Resorts	AUD	544.97	26,790.63	6.98	3.19	-NA-	-NA-	-NA-	4.53	10.89	-0.46	6.98	10.89	-NA-	-NA-
North America Industrial	AUD	442.03	22,985.66	5.99	3.28	-NA-	-NA-	-NA-	8.54	29.57	5.27	7.45	29.57	-NA-	-NA-
North America Industrial/Office	AUD	637.53	10,183.56	2.65	5.09	-NA-	-NA-	-NA-	5.18	19.99	-1.87	4.01	19.99	-NA-	-NA-
North America Healthcare	AUD	1,565.25	69,846.95	18.19	4.77	-NA-	-NA-	-NA-	12.11	18.66	5.99	3.14	18.66	-NA-	-NA-
North America Diversified	AUD	871.29	51,612.36	13.44	4.28	-NA-	-NA-	-NA-	9.10	12.83	0.35	5.64	12.83	-NA-	-NA-
United States Self Storage	AUD	1,584.89	25,294.66	6.59	2.98	-NA-	-NA-	-NA-	22.01	18.43	6.71	4.37	18.43	-NA-	-NA-
United States Retail	AUD	853.72	121,622.46	31.68	3.31	-NA-	-NA-	-NA-	17.90	25.12	2.89	3.01	25.12	-NA-	-NA-
United States Residential	AUD	1,157.71	77,502.80	20.19	3.73	-NA-	-NA-	-NA-	15.78	5.58	1.63	4.68	5.58	-NA-	-NA-
United States Office	AUD	795.94	50,532.88	13.16	3.49	-NA-	-NA-	-NA-	5.09	12.46	0.22	3.90	12.46	-NA-	-NA-
United States Lodging/Resorts	AUD	530.70	26,417.73	6.88	3.1	-NA-	-NA-	-NA-	4.65	10.89	-0.11	7.15	10.89	-NA-	-NA-
United States Industrial	AUD	442.61	21,272.45	5.54	3.12	-NA-	-NA-	-NA-	8.63	29.89	5.09	7.83	29.89	-NA-	-NA-
United States Industrial/Office	AUD	637.00	9,456.41	2.46	4.92	-NA-	-NA-	-NA-	5.15	19.89	-2.00	3.82	19.89	-NA-	-NA-
United States Healthcare	AUD	1,647.34	67,427.05	17.56	4.71	-NA-	-NA-	-NA-	12.15	18.48	6.06	3.05	18.48	-NA-	-NA-
United States Diversified	AUD	720.03	35,597.41	9.27	3.78	-NA-	-NA-	-NA-	6.23	11.22	1.46	6.53	11.22	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Self Storage	EUR	1,713.71	20,727.48	2.70	0.00	-NA-	-NA-	15.97	25.87	15.08	3.30	1.75	15.08	-NA-	-NA-
Global Retail	EUR	912.93	198,984.56	25.96	0.00	-NA-	-NA-	0.07	16.47	24.24	1.76	0.05	24.24	-NA-	-NA-
Global Residential	EUR	1,218.41	75,578.17	9.86	0.00	-NA-	-NA-	5.66	14.93	7.16	-1.44	1.41	7.16	-NA-	-NA-
Global Office	EUR	980.51	102,070.08	13.32	0.00	-NA-	-NA-	-0.60	11.70	17.29	-0.18	1.27	17.29	-NA-	-NA-
Global Lodging/Resorts	EUR	596.94	21,943.97	2.86	0.00	-NA-	-NA-	-5.84	10.29	8.04	-4.02	4.08	8.04	-NA-	-NA-
Global Industrial/Office	EUR	597.55	8,019.26	1.05	0.00	-NA-	-NA-	-0.64	7.71	14.00	-5.61	1.45	14.00	-NA-	-NA-
Global Industral	EUR	421.24	37,348.27	4.87	0.00	-NA-	-NA-	-14.98	11.53	32.66	2.54	0.66	32.66	-NA-	-NA-
Global Healthcare	EUR	1,437.54	55,322.57	7.22	0.00	-NA-	-NA-	7.32	14.58	12.49	1.99	0.92	12.49	-NA-	-NA-
Global Diversified	EUR	919.65	246,380.05	32.15	0.00	-NA-	-NA-	-3.83	8.55	31.03	5.81	4.55	31.03	-NA-	-NA-
Asia Retail	EUR	906.27	54,087.93	19.66	0.00	-NA-	-NA-	-1.18	13.12	29.11	1.61	-2.55	29.11	-NA-	-NA-
Asia Residential	EUR	2,115.12	3,002.32	1.09	0.00	-NA-	-NA-	-1.95	0.35	32.75	-6.06	-5.77	32.75	-NA-	-NA-
Asia Office	EUR	1,081.34	34,876.65	12.68	0.00	-NA-	-NA-	-1.30	13.22	30.88	1.88	1.30	30.88	-NA-	-NA-
Asia Industrial	EUR	481.09	15,854.40	5.76	0.00	-NA-	-NA-	-14.24	17.08	47.57	2.76	-4.29	47.57	-NA-	-NA-
Asia Diversified	EUR	1,042.73	166,394.43	60.49	0.00	-NA-	-NA-	-3.55	9.37	43.04	8.42	5.73	43.04	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,172.12	147,289.39	53.71	0.00	-NA-	-NA-	-1.57	9.48	47.77	9.21	6.38	47.77	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,549.95	10,381.39	3.79	0.00	-NA-	-NA-	6.30	14.33	45.31	0.87	-2.21	45.31	-NA-	-NA-
Asia ex Australia Office	EUR	1,107.28	31,528.00	11.50	0.00	-NA-	-NA-	-0.48	13.05	34.55	2.40	1.56	34.55	-NA-	-NA-
Asia ex Australia Residential	EUR	2,101.02	3,002.32	1.09	0.00	-NA-	-NA-	-1.95	0.35	32.75	-6.06	-5.77	32.75	-NA-	-NA-
Asia ex Australia Retail	EUR	1,326.83	20,026.06	7.30	0.00	-NA-	-NA-	7.46	17.60	31.10	1.93	-6.00	31.10	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe Self Storage	EUR	866.13	808.67	0.76	0.00	-NA-	-NA-	-8.68	-1.67	33.11	6.88	2.11	33.11	-NA-	-NA-
Europe Retail	EUR	757.36	36,804.41	34.50	0.00	-NA-	-NA-	-6.74	3.46	29.84	11.03	1.16	29.84	-NA-	-NA-
Europe Residential	EUR	485.62	6,004.71	5.63	0.00	-NA-	-NA-	-4.47	14.62	42.64	8.77	-1.13	42.64	-NA-	-NA-
Europe Office	EUR	1,035.49	20,704.80	19.41	0.00	-NA-	-NA-	1.20	11.66	17.91	2.99	0.73	17.91	-NA-	-NA-
Europe Industrial	EUR	253.23	3,393.33	3.18	0.00	-NA-	-NA-	-19.29	-3.11	19.67	6.74	4.46	19.67	-NA-	-NA-
Europe Healthcare	EUR	688.06	320.12	0.30	0.00	-NA-	-NA-	-5.58	9.67	12.53	-0.05	-0.52	12.53	-NA-	-NA-
Europe Diversified	EUR	694.79	38,633.32	36.22	0.00	-NA-	-NA-	-6.28	5.03	18.21	4.91	1.15	18.21	-NA-	-NA-
Eurozone Retail	EUR	1,051.79	27,269.31	25.56	0.00	-NA-	-NA-	-2.90	0.63	27.16	12.92	0.83	27.16	-NA-	-NA-
Eurozone Residential	EUR	512.88	5,397.93	5.06	0.00	-NA-	-NA-	-3.24	17.00	45.79	8.82	-1.91	45.79	-NA-	-NA-
Eurozone Office	EUR	665.35	4,119.89	3.86	0.00	-NA-	-NA-	-8.73	-6.06	4.50	5.26	-0.21	4.50	-NA-	-NA-
Eurozone Industrial	EUR	641.63	508.23	0.48	0.00	-NA-	-NA-	-3.85	14.72	27.47	16.04	6.52	27.47	-NA-	-NA-
Eurozone Diversified	EUR	824.57	12,247.04	11.48	0.00	-NA-	-NA-	-5.31	2.21	15.26	7.75	-0.39	15.26	-NA-	-NA-
UK Self Storage	EUR	866.13	808.67	0.76	0.00	-NA-	-NA-	-8.68	-1.67	33.11	6.88	2.11	33.11	-NA-	-NA-
UK Retail	EUR	487.02	9,535.09	8.94	0.00	-NA-	-NA-	-12.39	6.71	29.41	5.98	2.11	29.41	-NA-	-NA-
UK Residential	EUR	334.23	606.78	0.57	0.00	-NA-	-NA-	-11.56	0.50	14.15	8.17	6.43	14.15	-NA-	-NA-
UK Industrial	EUR	197.88	2,885.09	2.70	0.00	-NA-	-NA-	-22.73	-6.83	18.42	5.32	4.13	18.42	-NA-	-NA-
UK Healthcare	EUR	688.06	320.12	0.30	0.00	-NA-	-NA-	-5.58	9.67	12.53	-0.05	-0.52	12.53	-NA-	-NA-
UK Diversified	EUR	490.26	20,092.38	18.84	0.00	-NA-	-NA-	-9.71	7.67	26.57	4.21	1.53	26.57	-NA-	-NA-
UK Office	EUR	941.00	5,252.76	4.92	0.00	-NA-	-NA-	1.81	20.59	44.09	6.52	2.86	44.09	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America Self Storage	EUR	1,787.16	19,918.82	5.19	0.00	-NA-	-NA-	17.50	27.55	14.43	3.16	1.73	14.43	-NA-	-NA-
North America Retail	EUR	939.15	108,092.22	28.15	0.00	-NA-	-NA-	2.64	22.21	19.39	-0.97	1.00	19.39	-NA-	-NA-
North America Residential	EUR	1,271.69	66,571.14	17.34	0.00	-NA-	-NA-	9.51	21.15	3.31	-2.15	1.94	3.31	-NA-	-NA-
North America Office	EUR	851.74	46,488.62	12.11	0.00	-NA-	-NA-	-0.85	10.66	8.95	-2.83	1.54	8.95	-NA-	-NA-
North America Lodging/Resorts	EUR	603.16	21,096.85	5.49	0.00	-NA-	-NA-	-5.28	10.17	7.37	-3.80	4.43	7.37	-NA-	-NA-
North America Industrial	EUR	456.70	18,100.54	4.71	0.00	-NA-	-NA-	-14.07	12.63	24.83	1.61	4.70	24.83	-NA-	-NA-
North America Industrial/Office	EUR	597.55	8,019.26	2.09	0.00	-NA-	-NA-	-0.64	7.71	14.00	-5.61	1.45	14.00	-NA-	-NA-
North America Healthcare	EUR	1,463.42	55,002.45	14.33	0.00	-NA-	-NA-	7.61	14.61	12.48	2.00	0.93	12.48	-NA-	-NA-
North America Diversified	EUR	910.78	40,643.24	10.59	0.00	-NA-	-NA-	1.09	12.87	7.81	-3.35	3.11	7.81	-NA-	-NA-
United States Self Storage	EUR	1,787.16	19,918.82	5.19	0.00	-NA-	-NA-	17.50	27.55	14.43	3.16	1.73	14.43	-NA-	-NA-
United States Retail	EUR	907.75	95,774.17	24.95	0.00	-NA-	-NA-	2.24	22.77	20.70	-0.72	0.80	20.70	-NA-	-NA-
United States Residential	EUR	1,226.20	61,031.21	15.90	0.00	-NA-	-NA-	9.53	20.91	1.99	-1.95	2.09	1.99	-NA-	-NA-
United States Lodging/Resorts	EUR	595.23	20,803.20	5.42	0.00	-NA-	-NA-	-5.03	10.45	7.47	-3.44	4.59	7.47	-NA-	-NA-
United States Industrial	EUR	458.28	16,751.44	4.36	0.00	-NA-	-NA-	-14.01	12.75	25.25	1.47	5.01	25.25	-NA-	-NA-
United States Industrial/Office	EUR	597.30	7,446.65	1.94	0.00	-NA-	-NA-	-0.65	7.70	13.95	-5.70	1.26	13.95	-NA-	-NA-
United States Healthcare	EUR	1,554.40	53,096.85	13.83	0.00	-NA-	-NA-	8.16	14.74	12.40	2.08	0.85	12.40	-NA-	-NA-
United States Diversified	EUR	784.43	28,031.93	7.30	0.00	-NA-	-NA-	-0.74	10.51	6.75	-2.18	3.92	6.75	-NA-	-NA-
United States Office	EUR	848.06	39,793.18	10.36	0.00	-NA-	-NA-	-1.20	9.54	8.32	-3.21	1.47	8.32	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Self Storage	USD	1,915.42	27,326.94	2.70	0.00	-NA-	-NA-	13.60	22.37	16.87	5.86	3.14	16.87	-NA-	-NA-
Global Retail	USD	1,020.39	262,339.56	25.96	0.00	-NA-	-NA-	-1.97	13.24	26.18	4.29	1.42	26.18	-NA-	-NA-
Global Residential	USD	1,361.83	99,641.62	9.86	0.00	-NA-	-NA-	3.50	11.74	8.83	1.00	2.79	8.83	-NA-	-NA-
Global Office	USD	1,020.39	262,339.56	13.32	0.00	-NA-	-NA-	-1.97	13.24	26.18	4.29	1.42	26.18	-NA-	-NA-
Global Lodging/Resorts	USD	667.21	28,930.74	2.86	0.00	-NA-	-NA-	-7.77	7.22	9.73	-1.65	5.51	9.73	-NA-	-NA-
Global Industrial/Office	USD	667.89	10,572.52	1.05	0.00	-NA-	-NA-	-2.68	4.72	15.78	-3.27	2.83	15.78	-NA-	-NA-
Global Industral	USD	470.83	49,239.64	4.87	0.00	-NA-	-NA-	-16.72	8.43	34.73	5.08	2.04	34.73	-NA-	-NA-
Global Healthcare	USD	1,606.74	72,936.81	7.22	0.00	-NA-	-NA-	5.12	11.39	14.24	4.51	2.30	14.24	-NA-	-NA-
Global Diversified	USD	1,027.90	324,825.38	32.15	0.00	-NA-	-NA-	-5.80	5.53	33.08	8.43	5.98	33.08	-NA-	-NA-
Asia Retail	USD	1,012.95	71,309.07	19.66	0.00	-NA-	-NA-	-3.20	9.97	31.13	4.13	-1.22	31.13	-NA-	-NA-
Asia Residential	USD	2,364.09	3,958.24	1.09	0.00	-NA-	-NA-	-3.96	-2.44	34.82	-3.73	-4.48	34.82	-NA-	-NA-
Asia Office	USD	1,208.62	45,981.09	12.68	0.00	-NA-	-NA-	-3.32	10.07	32.92	4.41	2.69	32.92	-NA-	-NA-
Asia Industrial	USD	537.72	20,902.31	5.76	0.00	-NA-	-NA-	-16.00	13.83	49.87	5.30	-2.98	49.87	-NA-	-NA-
Asia Diversified	USD	1,165.46	219,373.01	60.49	0.00	-NA-	-NA-	-5.53	6.33	45.27	11.11	7.18	45.27	-NA-	-NA-
Asia ex Australia Diversified	USD	1,310.09	194,185.09	53.71	0.00	-NA-	-NA-	-3.58	6.43	50.07	11.91	7.83	50.07	-NA-	-NA-
Asia ex Australia Industrial	USD	1,747.71	13,686.73	3.79	0.00	-NA-	-NA-	4.31	11.47	47.58	3.38	-0.87	47.58	-NA-	-NA-
Asia ex Australia Office	USD	1,237.61	41,566.24	11.50	0.00	-NA-	-NA-	-2.52	9.91	36.65	4.93	2.95	36.65	-NA-	-NA-
Asia ex Australia Residential	USD	2,348.33	3,958.24	1.09	0.00	-NA-	-NA-	-3.96	-2.44	34.82	-3.73	-4.48	34.82	-NA-	-NA-
Asia ex Australia Retail	USD	1,483.00	26,402.19	7.30	0.00	-NA-	-NA-	5.26	14.33	33.14	4.46	-4.71	33.14	-NA-	-NA-

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Europe Self Storage	USD	968.08	1,066.14	0.76	0.00	-NA-	-NA-	-10.55	-4.40	35.19	9.53	3.50	35.19	-NA-	-NA-
Europe Retail	USD	846.51	48,522.62	34.50	0.00	-NA-	-NA-	-8.65	0.58	31.87	13.78	2.54	31.87	-NA-	-NA-
Europe Residential	USD	542.78	7,916.55	5.63	0.00	-NA-	-NA-	-6.43	11.43	44.86	11.47	0.23	44.86	-NA-	-NA-
Europe Office	USD	1,157.37	27,297.04	19.41	0.00	-NA-	-NA-	-0.87	8.56	19.75	5.55	2.10	19.75	-NA-	-NA-
Europe Industrial	USD	283.03	4,473.73	3.18	0.00	-NA-	-NA-	-20.94	-5.80	21.54	9.38	5.89	21.54	-NA-	-NA-
Europe Healthcare	USD	769.05	422.04	0.30	0.00	-NA-	-NA-	-7.51	6.62	14.28	2.43	0.85	14.28	-NA-	-NA-
Europe Diversified	USD	776.57	50,933.84	36.22	0.00	-NA-	-NA-	-8.20	2.11	20.05	7.51	2.54	20.05	-NA-	-NA-
Eurozone Retail	USD	1,175.59	35,951.63	25.56	0.00	-NA-	-NA-	-4.89	-2.16	29.14	15.72	2.21	29.14	-NA-	-NA-
Eurozone Residential	USD	573.25	7,116.59	5.06	0.00	-NA-	-NA-	-5.23	13.75	48.06	11.52	-0.56	48.06	-NA-	-NA-
Eurozone Office	USD	743.66	5,431.62	3.86	0.00	-NA-	-NA-	-10.60	-8.67	6.13	7.87	1.15	6.13	-NA-	-NA-
Eurozone Industrial	USD	717.15	670.05	0.48	0.00	-NA-	-NA-	-5.82	11.54	29.46	18.92	7.97	29.46	-NA-	-NA-
Eurozone Diversified	USD	921.63	16,146.40	11.48	0.00	-NA-	-NA-	-7.25	-0.63	17.06	10.42	0.97	17.06	-NA-	-NA-
UK Self Storage	USD	968.08	1,066.14	0.76	0.00	-NA-	-NA-	-10.55	-4.40	35.19	9.53	3.50	35.19	-NA-	-NA-
UK Retail	USD	544.34	12,570.98	8.94	0.00	-NA-	-NA-	-14.19	3.74	31.43	8.60	3.50	31.43	-NA-	-NA-
UK Residential	USD	373.58	799.97	0.57	0.00	-NA-	-NA-	-13.37	-2.30	15.93	10.85	7.88	15.93	-NA-	-NA-
UK Industrial	USD	221.17	3,803.68	2.70	0.00	-NA-	-NA-	-24.31	-9.42	20.27	7.94	5.55	20.27	-NA-	-NA-
UK Healthcare	USD	769.05	422.04	0.30	0.00	-NA-	-NA-	-7.51	6.62	14.28	2.43	0.85	14.28	-NA-	-NA-
UK Diversified	USD	547.97	26,489.62	18.84	0.00	-NA-	-NA-	-11.56	4.67	28.55	6.79	2.92	28.55	-NA-	-NA-
UK Office	USD	1,051.76	6,925.20	4.92	0.00	-NA-	-NA-	-0.27	17.24	46.34	9.16	4.26	46.34	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America Self Storage	USD	1,997.52	26,260.80	5.19	0.00	-NA-	-NA-	15.10	24.00	16.21	5.72	3.13	16.21	-NA-	-NA-
North America Retail	USD	1,049.70	142,507.87	28.15	0.00	-NA-	-NA-	0.54	18.82	21.25	1.49	2.38	21.25	-NA-	-NA-
North America Residential	USD	1,421.38	87,766.83	17.34	0.00	-NA-	-NA-	7.27	17.78	4.92	0.28	3.33	4.92	-NA-	-NA-
North America Office	USD	952.00	61,290.21	12.11	0.00	-NA-	-NA-	-2.88	7.59	10.65	-0.42	2.93	10.65	-NA-	-NA-
North America Lodging/Resorts	USD	674.15	27,813.91	5.49	0.00	-NA-	-NA-	-7.22	7.11	9.05	-1.42	5.86	9.05	-NA-	-NA-
North America Industrial	USD	510.46	23,863.60	4.71	0.00	-NA-	-NA-	-15.83	9.50	26.78	4.12	6.13	26.78	-NA-	-NA-
North America Industrial/Office	USD	667.89	10,572.52	2.09	0.00	-NA-	-NA-	-2.68	4.72	15.78	-3.27	2.83	15.78	-NA-	-NA-
North America Healthcare	USD	1,635.68	72,514.77	14.33	0.00	-NA-	-NA-	5.40	11.43	14.24	4.53	2.31	14.24	-NA-	-NA-
North America Diversified	USD	1,017.98	53,583.71	10.59	0.00	-NA-	-NA-	-0.98	9.73	9.49	-0.95	4.52	9.49	-NA-	-NA-
United States Self Storage	USD	1,997.52	26,260.80	5.19	0.00	-NA-	-NA-	15.10	24.00	16.21	5.72	3.13	16.21	-NA-	-NA-
United States Retail	USD	1,014.60	126,267.86	24.95	0.00	-NA-	-NA-	0.15	19.36	22.58	1.74	2.18	22.58	-NA-	-NA-
United States Residential	USD	1,370.53	80,463.04	15.90	0.00	-NA-	-NA-	7.28	17.54	3.58	0.48	3.48	3.58	-NA-	-NA-
United States Office	USD	947.88	52,462.99	5.42	0.00	-NA-	-NA-	-3.22	6.49	10.01	-0.81	2.86	10.01	-NA-	-NA-
United States Lodging/Resorts	USD	665.29	27,426.76	4.36	0.00	-NA-	-NA-	-6.97	7.38	9.14	-1.05	6.02	9.14	-NA-	-NA-
United States Industrial	USD	512.22	22,084.96	1.94	0.00	-NA-	-NA-	-15.77	9.62	27.21	3.98	6.45	27.21	-NA-	-NA-
United States Industrial/Office	USD	667.61	9,817.60	13.83	0.00	-NA-	-NA-	-2.68	4.71	15.73	-3.36	2.64	15.73	-NA-	-NA-
United States Healthcare	USD	1,737.36	70,002.44	7.30	0.00	-NA-	-NA-	5.94	11.55	14.15	4.61	2.23	14.15	-NA-	-NA-
United States Diversified	USD	876.77	36,957.06	10.36	0.00	-NA-	-NA-	-2.77	7.44	8.41	0.25	5.34	8.41	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Self Storage	GBP	1,899.06	16,811.53	2.70	0.00	-NA-	-NA-	18.30	22.11	11.74	5.17	1.69	11.74	-NA-	-NA-
Global Retail	GBP	1,011.67	161,391.30	25.96	0.00	-NA-	-NA-	2.08	12.99	20.64	3.60	-0.01	20.64	-NA-	-NA-
Global Residential	GBP	1,350.20	61,299.52	9.86	0.00	-NA-	-NA-	7.78	11.49	4.05	0.34	1.35	4.05	-NA-	-NA-
Global Office	GBP	1,086.56	82,786.44	13.32	0.00	-NA-	-NA-	1.40	8.36	13.89	1.63	1.22	13.89	-NA-	-NA-
Global Lodging/Resorts	GBP	661.51	17,798.19	2.86	0.00	-NA-	-NA-	-3.96	6.99	4.91	-2.29	4.03	4.91	-NA-	-NA-
Global Industrial/Office	GBP	662.18	6,504.21	1.05	0.00	-NA-	-NA-	1.35	4.49	10.69	-3.91	1.39	10.69	-NA-	-NA-
Global Industral	GBP	466.81	30,292.23	4.87	0.00	-NA-	-NA-	-13.28	8.19	28.82	4.39	0.61	28.82	-NA-	-NA-
Global Healthcare	GBP	1,593.02	44,870.73	7.22	0.00	-NA-	-NA-	9.47	11.15	9.22	3.83	0.86	9.22	-NA-	-NA-
Global Diversified	GBP	1,019.12	199,832.57	32.15	0.00	-NA-	-NA-	-1.90	5.30	27.23	7.72	4.49	27.23	-NA-	-NA-
Asia Retail	GBP	1,004.29	43,869.34	19.66	0.00	-NA-	-NA-	0.80	9.73	25.37	3.44	-2.61	25.37	-NA-	-NA-
Asia Residential	GBP	2,343.89	2,435.11	1.09	0.00	-NA-	-NA-	0.01	-2.66	28.90	-4.36	-5.82	28.90	-NA-	-NA-
Asia Office	GBP	1,198.30	28,287.56	12.68	0.00	-NA-	-NA-	0.68	9.83	27.09	3.72	1.25	27.09	-NA-	-NA-
Asia Industrial	GBP	533.13	12,859.10	5.76	0.00	-NA-	-NA-	-12.52	13.58	43.29	4.61	-4.34	43.29	-NA-	-NA-
Asia Diversified	GBP	1,155.51	134,958.27	60.49	0.00	-NA-	-NA-	-1.62	6.09	38.89	10.38	5.67	38.89	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,298.90	119,462.67	53.71	0.00	-NA-	-NA-	0.40	6.20	43.48	11.18	6.32	43.48	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,732.78	8,420.08	3.79	0.00	-NA-	-NA-	8.62	11.23	41.09	2.70	-2.27	41.09	-NA-	-NA-
Asia ex Australia Office	GBP	1,227.04	25,571.55	11.50	0.00	-NA-	-NA-	1.51	9.67	30.65	4.25	1.51	30.65	-NA-	-NA-
Asia ex Australia Residential	GBP	2,328.27	2,435.11	1.09	0.00	-NA-	-NA-	0.01	-2.66	28.90	-4.36	-5.82	28.90	-NA-	-NA-
Asia ex Australia Retail	GBP	1,470.34	16,242.63	7.30	0.00	-NA-	-NA-	9.61	14.08	27.30	3.77	-6.05	27.30	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Europe Self Storage	GBP	959.81	655.89	0.76	0.00	-NA-	-NA-	-6.85	-4.61	29.25	8.81	2.05	29.25	-NA-	-NA-
Europe Retail	GBP	839.28	29,851.11	34.50	0.00	-NA-	-NA-	-4.87	0.36	26.07	13.04	1.10	26.07	-NA-	-NA-
Europe Residential	GBP	538.14	4,870.26	5.63	0.00	-NA-	-NA-	-2.56	11.19	38.50	10.74	-1.18	38.50	-NA-	-NA-
Europe Office	GBP	1,147.49	16,793.14	19.41	0.00	-NA-	-NA-	3.23	8.32	14.49	4.85	0.67	14.49	-NA-	-NA-
Europe Industrial	GBP	280.62	2,752.24	3.18	0.00	-NA-	-NA-	-17.67	-6.01	16.20	8.67	4.41	16.20	-NA-	-NA-
Europe Healthcare	GBP	762.48	259.64	0.30	0.00	-NA-	-NA-	-3.69	6.39	9.26	1.75	-0.57	9.26	-NA-	-NA-
Europe Diversified	GBP	769.94	31,334.50	36.22	0.00	-NA-	-NA-	-4.40	1.89	14.78	6.80	1.10	14.78	-NA-	-NA-
Eurozone Retail	GBP	1,165.55	22,117.44	25.56	0.00	-NA-	-NA-	-0.96	-2.38	23.47	14.96	0.77	23.47	-NA-	-NA-
Eurozone Residential	GBP	568.36	4,378.12	5.06	0.00	-NA-	-NA-	-1.31	13.50	41.56	10.79	-1.96	41.56	-NA-	-NA-
Eurozone Office	GBP	737.31	3,341.53	3.86	0.00	-NA-	-NA-	-6.90	-8.87	1.47	7.16	-0.27	1.47	-NA-	-NA-
Eurozone Industrial	GBP	711.03	412.22	0.48	0.00	-NA-	-NA-	-1.93	11.29	23.77	18.13	6.46	23.77	-NA-	-NA-
Eurozone Diversified	GBP	913.76	9,933.27	11.48	0.00	-NA-	-NA-	-3.41	-0.85	11.92	9.69	-0.45	11.92	-NA-	-NA-
UK Self Storage	GBP	959.81	655.89	0.76	0.00	-NA-	-NA-	-6.85	-4.61	29.25	8.81	2.05	29.25	-NA-	-NA-
UK Retail	GBP	539.69	7,733.67	8.94	0.00	-NA-	-NA-	-10.64	3.51	25.66	7.89	2.05	25.66	-NA-	-NA-
UK Residential	GBP	370.39	492.14	0.57	0.00	-NA-	-NA-	-9.79	-2.51	10.84	10.12	6.37	10.84	-NA-	-NA-
UK Industrial	GBP	219.28	2,340.02	2.70	0.00	-NA-	-NA-	-21.18	-9.62	14.98	7.23	4.06	14.98	-NA-	-NA-
UK Healthcare	GBP	762.48	259.64	0.30	0.00	-NA-	-NA-	-3.69	6.39	9.26	1.75	-0.57	9.26	-NA-	-NA-
UK Diversified	GBP	543.29	16,296.41	18.84	0.00	-NA-	-NA-	-7.90	4.44	22.90	6.09	1.48	22.90	-NA-	-NA-
UK Office	GBP	1,042.78	4,260.38	4.92	0.00	-NA-	-NA-	3.85	16.98	39.91	8.44	2.80	39.91	-NA-	-NA-

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North America Self Storage	GBP	1,980.45	16,155.64	5.19	0.00	-NA-	-NA-	19.86	23.73	11.11	5.02	1.68	11.11	-NA-	-NA-
North America Retail	GBP	1,040.73	87,670.84	28.15	0.00	-NA-	-NA-	4.70	18.56	15.93	0.82	0.94	15.93	-NA-	-NA-
North America Residential	GBP	1,409.24	53,994.15	17.34	0.00	-NA-	-NA-	11.71	17.53	0.31	-0.38	1.88	0.31	-NA-	-NA-
North America Office	GBP	943.87	37,705.73	12.11	0.00	-NA-	-NA-	1.14	7.35	5.79	-1.07	1.48	5.79	-NA-	-NA-
North America Lodging/Resorts	GBP	668.39	17,111.11	5.49	0.00	-NA-	-NA-	-3.38	6.88	4.26	-2.07	4.37	4.26	-NA-	-NA-
North America Industrial	GBP	506.10	14,680.89	4.71	0.00	-NA-	-NA-	-12.35	9.26	21.21	3.44	4.64	21.21	-NA-	-NA-
North America Industrial/Office	GBP	662.18	6,504.21	2.09	0.00	-NA-	-NA-	1.35	4.49	10.69	-3.91	1.39	10.69	-NA-	-NA-
North America Healthcare	GBP	1,621.71	44,611.09	14.33	0.00	-NA-	-NA-	9.76	11.18	9.22	3.84	0.87	9.22	-NA-	-NA-
North America Diversified	GBP	1,009.29	32,964.70	10.59	0.00	-NA-	-NA-	3.11	9.49	4.68	-1.61	3.06	4.68	-NA-	-NA-
United States Self Storage	GBP	1,980.45	16,155.64	5.19	0.00	-NA-	-NA-	19.86	23.73	11.11	5.02	1.68	11.11	-NA-	-NA-
United States Retail	GBP	1,005.94	77,679.98	24.95	0.00	-NA-	-NA-	4.29	19.10	17.20	1.07	0.74	17.20	-NA-	-NA-
United States Residential	GBP	1,358.82	49,500.86	15.90	0.00	-NA-	-NA-	11.72	17.29	-0.97	-0.18	2.03	-0.97	-NA-	-NA-
United States Lodging/Resorts	GBP	659.61	16,872.94	5.42	0.00	-NA-	-NA-	-3.13	7.14	4.35	-1.70	4.53	4.35	-NA-	-NA-
United States Industrial	GBP	507.85	13,586.67	4.36	0.00	-NA-	-NA-	-12.29	9.38	21.62	3.30	4.95	21.62	-NA-	-NA-
United States Industrial/Office	GBP	661.90	6,039.79	1.94	0.00	-NA-	-NA-	1.34	4.48	10.64	-4.00	1.20	10.64	-NA-	-NA-
United States Healthcare	GBP	1,722.52	43,065.50	13.83	0.00	-NA-	-NA-	10.32	11.31	9.14	3.92	0.79	9.14	-NA-	-NA-
United States Diversified	GBP	869.28	22,735.98	7.30	0.00	-NA-	-NA-	1.25	7.20	3.65	-0.41	3.86	3.65	-NA-	-NA-
United States Office	GBP	939.79	32,275.23	10.36	0.00	-NA-	-NA-	0.78	6.26	5.18	-1.46	1.41	5.18	-NA-	-NA-

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Global Self Storage	JPY	1,618.06	2,362,823.53	2.70	0.00	-NA-	-NA-	7.92	19.40	31.34	17.65	8.14	31.34	-NA-	-NA-
Global Retail	JPY	861.98	22,683,190.14	25.96	0.00	-NA-	-NA-	-6.87	10.48	41.80	15.90	6.33	41.80	-NA-	-NA-
Global Residential	JPY	1,150.41	8,615,512.68	9.86	0.00	-NA-	-NA-	-1.67	9.02	22.30	12.25	7.77	22.30	-NA-	-NA-
Global Office	JPY	925.79	11,635,450.45	13.32	0.00	-NA-	-NA-	-7.49	5.96	33.87	13.69	7.63	33.87	-NA-	-NA-
Global Lodging/Resorts	JPY	563.63	2,501,496.82	2.86	0.00	-NA-	-NA-	-12.38	4.62	23.31	9.31	10.62	23.31	-NA-	-NA-
Global Industrial/Office	JPY	564.20	914,153.00	1.05	0.00	-NA-	-NA-	-7.54	2.17	30.11	7.50	7.82	30.11	-NA-	-NA-
Global Industral	JPY	397.73	4,257,505.35	4.87	0.00	-NA-	-NA-	-20.88	5.79	51.41	16.78	6.98	51.41	-NA-	-NA-
Global Healthcare	JPY	1,357.30	6,306,481.21	7.22	0.00	-NA-	-NA-	-0.13	8.68	28.38	16.15	7.26	28.38	-NA-	-NA-
Global Diversified	JPY	868.33	28,086,026.65	32.15	0.00	-NA-	-NA-	-10.50	2.96	49.55	20.51	11.12	49.55	-NA-	-NA-
Asia Retail	JPY	855.69	6,165,738.59	19.66	0.00	-NA-	-NA-	-8.03	7.30	47.36	15.72	3.57	47.36	-NA-	-NA-
Asia Residential	JPY	1,997.08	342,249.11	1.09	0.00	-NA-	-NA-	-8.76	-4.82	51.51	6.99	0.15	51.51	-NA-	-NA-
Asia Office	JPY	1,020.99	3,975,754.62	12.68	0.00	-NA-	-NA-	-8.15	7.39	49.38	16.04	7.66	49.38	-NA-	-NA-
Asia Industrial	JPY	454.24	1,807,318.01	5.76	0.00	-NA-	-NA-	-20.19	11.06	68.42	17.03	1.72	68.42	-NA-	-NA-
Asia Diversified	JPY	984.53	18,968,087.11	60.49	0.00	-NA-	-NA-	-10.25	3.74	63.26	23.48	12.37	63.26	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,106.70	16,790,213.92	53.71	0.00	-NA-	-NA-	-8.40	3.84	68.65	24.38	13.06	68.65	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,476.39	1,183,423.20	3.79	0.00	-NA-	-NA-	-0.90	8.76	65.85	14.89	3.93	65.85	-NA-	-NA-
Asia ex Australia Office	JPY	1,045.48	3,594,025.33	11.50	0.00	-NA-	-NA-	-7.39	7.24	53.57	16.62	7.94	53.57	-NA-	-NA-
Asia ex Australia Residential	JPY	1,983.76	342,249.11	1.09	0.00	-NA-	-NA-	-8.76	-4.82	51.51	6.99	0.15	51.51	-NA-	-NA-
Asia ex Australia Retail	JPY	1,252.78	2,282,865.77	7.30	0.00	-NA-	-NA-	0.00	11.55	49.63	16.09	-0.09	49.63	-NA-	-NA-

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Europe Self Storage	JPY	817.79	92,183.62	0.76	0.00	-NA-	-NA-	-15.01	-6.73	51.93	21.73	8.52	51.93	-NA-	-NA-
Europe Retail	JPY	715.09	4,195,508.17	34.50	0.00	-NA-	-NA-	-13.21	-1.87	48.19	26.46	7.51	48.19	-NA-	-NA-
Europe Residential	JPY	458.52	684,504.78	5.63	0.00	-NA-	-NA-	-11.10	8.72	62.80	23.88	5.08	62.80	-NA-	-NA-
Europe Office	JPY	977.70	2,360,238.18	19.41	0.00	-NA-	-NA-	-5.82	5.92	34.57	17.30	7.05	34.57	-NA-	-NA-
Europe Industrial	JPY	239.09	386,821.18	3.18	0.00	-NA-	-NA-	-24.89	-8.09	36.58	21.57	11.02	36.58	-NA-	-NA-
Europe Healthcare	JPY	649.66	36,491.77	0.30	0.00	-NA-	-NA-	-12.13	4.03	28.43	13.84	5.73	28.43	-NA-	-NA-
Europe Diversified	JPY	656.01	4,403,994.58	36.22	0.00	-NA-	-NA-	-12.78	-0.38	34.91	19.48	7.50	34.91	-NA-	-NA-
Eurozone Retail	JPY	993.09	3,108,557.95	25.56	0.00	-NA-	-NA-	-9.64	-4.54	45.13	28.61	7.16	45.13	-NA-	-NA-
Eurozone Residential	JPY	484.26	615,335.58	5.06	0.00	-NA-	-NA-	-9.96	10.98	66.39	23.94	4.25	66.39	-NA-	-NA-
Eurozone Office	JPY	628.21	469,645.29	3.86	0.00	-NA-	-NA-	-15.06	-10.89	19.27	19.88	6.05	19.27	-NA-	-NA-
Eurozone Industrial	JPY	605.82	57,936.09	0.48	0.00	-NA-	-NA-	-10.53	8.82	45.48	32.16	13.21	45.48	-NA-	-NA-
Eurozone Diversified	JPY	778.55	1,396,098.48	11.48	0.00	-NA-	-NA-	-11.88	-3.05	31.55	22.71	5.86	31.55	-NA-	-NA-
UK Self Storage	JPY	817.79	92,183.62	0.76	0.00	-NA-	-NA-	-15.01	-6.73	51.93	21.73	8.52	51.93	-NA-	-NA-
UK Retail	JPY	459.84	1,086,950.22	8.94	0.00	-NA-	-NA-	-18.47	1.22	47.70	20.70	8.52	47.70	-NA-	-NA-
UK Residential	JPY	315.58	69,169.19	0.57	0.00	-NA-	-NA-	-17.70	-4.67	30.29	23.20	13.11	30.29	-NA-	-NA-
UK Industrial	JPY	186.84	328,885.09	2.70	0.00	-NA-	-NA-	-28.09	-11.63	35.16	19.96	10.66	35.16	-NA-	-NA-
UK Healthcare	JPY	649.66	36,491.77	0.30	0.00	-NA-	-NA-	-12.13	4.03	28.43	13.84	5.73	28.43	-NA-	-NA-
UK Diversified	JPY	462.90	2,290,424.89	18.84	0.00	-NA-	-NA-	-15.97	2.13	44.46	18.69	7.91	44.46	-NA-	-NA-
UK Office	JPY	888.48	598,787.28	4.92	0.00	-NA-	-NA-	-5.25	14.39	64.46	21.32	9.31	64.46	-NA-	-NA-

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North America Self Storage	JPY	1,687.41	2,270,639.91	5.19	0.00	-NA-	-NA-	9.35	20.98	30.60	17.49	8.12	30.60	-NA-	-NA-
North America Retail	JPY	886.74	12,321,943.38	28.15	0.00	-NA-	-NA-	-4.48	15.93	36.26	12.79	7.34	36.26	-NA-	-NA-
North America Residential	JPY	1,200.72	7,588,758.79	17.34	0.00	-NA-	-NA-	1.91	14.92	17.91	11.45	8.34	17.91	-NA-	-NA-
North America Office	JPY	804.21	5,299,457.65	12.11	0.00	-NA-	-NA-	-7.73	4.97	24.34	10.67	7.92	24.34	-NA-	-NA-
North America Lodging/Resorts	JPY	569.49	2,404,929.32	5.49	0.00	-NA-	-NA-	-11.85	4.51	22.55	9.56	10.98	22.55	-NA-	-NA-
North America Industrial	JPY	431.22	2,063,366.16	4.71	0.00	-NA-	-NA-	-20.03	6.83	42.48	15.72	11.28	42.48	-NA-	-NA-
North America Industrial/Office	JPY	564.20	914,153.00	2.09	0.00	-NA-	-NA-	-7.54	2.17	30.11	7.50	7.82	30.11	-NA-	-NA-
North America Healthcare	JPY	1,381.75	6,269,989.44	14.33	0.00	-NA-	-NA-	0.14	8.72	28.38	16.17	7.27	28.38	-NA-	-NA-
North America Diversified	JPY	859.95	4,633,115.31	10.59	0.00	-NA-	-NA-	-5.93	7.06	23.04	10.08	9.59	23.04	-NA-	-NA-
United States Self Storage	JPY	1,687.41	2,270,639.91	5.19	0.00	-NA-	-NA-	9.35	20.98	30.60	17.49	8.12	30.60	-NA-	-NA-
United States Retail	JPY	857.09	10,917,750.13	24.95	0.00	-NA-	-NA-	-4.86	16.46	37.76	13.07	7.13	37.76	-NA-	-NA-
United States Residential	JPY	1,157.76	6,957,236.33	15.90	0.00	-NA-	-NA-	1.93	14.68	16.40	11.67	8.49	16.40	-NA-	-NA-
United States Lodging/Resorts	JPY	562.01	2,371,454.97	5.42	0.00	-NA-	-NA-	-11.62	4.77	22.66	9.97	11.16	22.66	-NA-	-NA-
United States Industrial	JPY	432.70	1,909,575.76	4.36	0.00	-NA-	-NA-	-19.98	6.95	42.95	15.56	11.60	42.95	-NA-	-NA-
United States Industrial/Office	JPY	563.96	848,879.18	1.94	0.00	-NA-	-NA-	-7.54	2.16	30.06	7.40	7.61	30.06	-NA-	-NA-
United States Healthcare	JPY	1,467.65	6,052,761.28	13.83	0.00	-NA-	-NA-	0.65	8.84	28.28	16.26	7.18	28.28	-NA-	-NA-
United States Diversified	JPY	740.65	3,195,491.97	7.30	0.00	-NA-	-NA-	-7.63	4.82	21.83	11.41	10.44	21.83	-NA-	-NA-
United States Office	JPY	800.73	4,536,212.60	10.36	0.00	-NA-	-NA-	-8.06	3.90	23.63	10.24	7.84	23.63	-NA-	-NA-

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Global Self Storage	AUD	1,207.27	26,321.58	3.43	0.00	-NA-	-NA-	-NA-	16.66	15.41	6.04	3.64	15.41	-NA-	-NA-
Global Retail	AUD	643.14	252,688.09	32.97	0.00	-NA-	-NA-	-NA-	7.95	24.60	4.46	1.91	24.60	-NA-	-NA-
Global Residential	AUD	858.35	95,975.80	12.52	0.00	-NA-	-NA-	-NA-	6.52	7.47	1.17	3.29	7.47	-NA-	-NA-
Global Office	AUD	690.75	129,617.56	16.91	0.00	-NA-	-NA-	-NA-	3.52	17.63	2.47	3.16	17.63	-NA-	-NA-
Global Lodging/Resorts	AUD	420.53	27,866.38	3.64	0.00	-NA-	-NA-	-NA-	2.21	8.36	-1.49	6.02	8.36	-NA-	-NA-
Global Industrial/Office	AUD	420.96	10,183.56	1.33	0.00	-NA-	-NA-	-NA-	-0.17	14.33	-3.12	3.34	14.33	-NA-	-NA-
Global Industral	AUD	296.76	47,428.11	6.19	0.00	-NA-	-NA-	-NA-	3.36	33.05	5.26	2.54	33.05	-NA-	-NA-
Global Healthcare	AUD	1,012.71	70,253.46	9.17	0.00	-NA-	-NA-	-NA-	6.19	12.81	4.68	2.80	12.81	-NA-	-NA-
Global Diversified	AUD	647.88	312,875.06	40.83	0.00	-NA-	-NA-	-NA-	0.60	31.41	8.61	6.50	31.41	-NA-	-NA-
Asia Retail	AUD	638.45	68,685.61	25.05	0.00	-NA-	-NA-	-NA-	4.83	29.49	4.30	-0.74	29.49	-NA-	-NA-
Asia Residential	AUD	1,490.06	3,812.62	1.39	0.00	-NA-	-NA-	-NA-	-7.00	33.13	-3.57	-4.02	33.13	-NA-	-NA-
Asia Office	AUD	761.78	44,289.44	16.15	0.00	-NA-	-NA-	-NA-	4.93	31.26	4.58	3.19	31.26	-NA-	-NA-
Asia Industrial	AUD	338.92	20,133.31	7.34	0.00	-NA-	-NA-	-NA-	8.51	47.99	5.48	-2.51	47.99	-NA-	-NA-
Asia Diversified	AUD	734.58	211,302.27	77.06	0.00	-NA-	-NA-	-NA-	1.36	43.45	11.29	7.70	43.45	-NA-	-NA-
Asia ex Australia Diversified	AUD	825.74	187,041.02	68.21	0.00	-NA-	-NA-	-NA-	1.46	48.19	12.10	8.36	48.19	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,101.56	13,183.20	4.81	0.00	-NA-	-NA-	-NA-	6.27	45.73	3.54	-0.39	45.73	-NA-	-NA-
Asia ex Australia Office	AUD	780.06	40,037.02	14.60	0.00	-NA-	-NA-	-NA-	4.77	34.94	5.11	3.46	34.94	-NA-	-NA-
Asia ex Australia Residential	AUD	1,480.13	3,812.62	1.39	0.00	-NA-	-NA-	-NA-	-7.00	33.13	-3.57	-4.02	33.13	-NA-	-NA-
Asia ex Australia Retail	AUD	934.72	25,430.86	9.27	0.00	-NA-	-NA-	-NA-	8.99	31.48	4.63	-4.25	31.48	-NA-	-NA-

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Europe Self Storage	AUD	610.17	1,026.91	0.96	0.00	-NA-	-NA-	-NA-	-8.87	33.50	9.71	4.01	33.50	-NA-	-NA-
Europe Retail	AUD	533.55	46,737.47	43.82	0.00	-NA-	-NA-	-NA-	-4.12	30.22	13.97	3.04	30.22	-NA-	-NA-
Europe Residential	AUD	342.11	7,625.30	7.15	0.00	-NA-	-NA-	-NA-	6.22	43.05	11.65	0.71	43.05	-NA-	-NA-
Europe Office	AUD	729.48	26,292.78	24.65	0.00	-NA-	-NA-	-NA-	3.48	18.25	5.72	2.60	18.25	-NA-	-NA-
Europe Industrial	AUD	178.39	4,309.14	4.04	0.00	-NA-	-NA-	-NA-	-10.20	20.01	9.56	6.41	20.01	-NA-	-NA-
Europe Healthcare	AUD	484.73	406.51	0.38	0.00	-NA-	-NA-	-NA-	1.64	12.85	2.60	1.34	12.85	-NA-	-NA-
Europe Diversified	AUD	489.47	49,059.99	45.99	0.00	-NA-	-NA-	-NA-	-2.66	18.55	7.68	3.04	18.55	-NA-	-NA-
Eurozone Retail	AUD	740.96	34,628.97	32.46	0.00	-NA-	-NA-	-NA-	-6.73	27.52	15.91	2.70	27.52	-NA-	-NA-
Eurozone Residential	AUD	361.32	6,854.77	6.43	0.00	-NA-	-NA-	-NA-	8.43	46.21	11.71	-0.08	46.21	-NA-	-NA-
Eurozone Office	AUD	468.72	5,231.79	4.90	0.00	-NA-	-NA-	-NA-	-12.94	4.80	8.04	1.65	4.80	-NA-	-NA-
Eurozone Industrial	AUD	452.01	645.40	0.61	0.00	-NA-	-NA-	-NA-	6.32	27.83	19.11	8.50	27.83	-NA-	-NA-
Eurozone Diversified	AUD	580.89	15,552.37	14.58	0.00	-NA-	-NA-	-NA-	-5.27	15.60	10.60	1.46	15.60	-NA-	-NA-
UK Self Storage	AUD	610.17	1,026.91	0.96	0.00	-NA-	-NA-	-NA-	-8.87	33.50	9.71	4.01	33.50	-NA-	-NA-
UK Retail	AUD	343.09	12,108.50	11.35	0.00	-NA-	-NA-	-NA-	-1.11	29.78	8.78	4.01	29.78	-NA-	-NA-
UK Residential	AUD	235.46	770.54	0.72	0.00	-NA-	-NA-	-NA-	-6.86	14.48	11.03	8.41	14.48	-NA-	-NA-
UK Industrial	AUD	139.40	3,663.74	3.43	0.00	-NA-	-NA-	-NA-	-13.66	18.76	8.11	6.06	18.76	-NA-	-NA-
UK Healthcare	AUD	484.73	406.51	0.38	0.00	-NA-	-NA-	-NA-	1.64	12.85	2.60	1.34	12.85	-NA-	-NA-
UK Diversified	AUD	345.38	25,515.07	23.92	0.00	-NA-	-NA-	-NA-	-0.22	26.94	6.97	3.42	26.94	-NA-	-NA-
UK Office	AUD	662.91	6,670.42	6.25	0.00	-NA-	-NA-	-NA-	11.76	44.51	9.34	4.77	44.51	-NA-	-NA-

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North America Self Storage	AUD	1,259.02	25,294.66	6.59	0.00	-NA-	-NA-	-NA-	18.21	14.76	5.89	3.63	14.76	-NA-	-NA-
North America Retail	AUD	661.61	137,265.01	35.75	0.00	-NA-	-NA-	-NA-	13.26	19.73	1.65	2.88	19.73	-NA-	-NA-
North America Residential	AUD	895.88	84,537.89	22.02	0.00	-NA-	-NA-	-NA-	12.28	3.60	0.44	3.84	3.60	-NA-	-NA-
North America Office	AUD	600.04	59,035.34	15.38	0.00	-NA-	-NA-	-NA-	2.56	9.26	-0.25	3.43	9.26	-NA-	-NA-
North America Lodging/Resorts	AUD	424.91	26,790.63	6.98	0.00	-NA-	-NA-	-NA-	2.11	7.68	-1.26	6.37	7.68	-NA-	-NA-
North America Industrial	AUD	321.74	22,985.66	5.99	0.00	-NA-	-NA-	-NA-	4.38	25.19	4.30	6.65	25.19	-NA-	-NA-
North America Industrial/Office	AUD	420.96	10,183.56	2.65	0.00	-NA-	-NA-	-NA-	-0.17	14.33	-3.12	3.34	14.33	-NA-	-NA-
North America Healthcare	AUD	1,030.95	69,846.95	18.19	0.00	-NA-	-NA-	-NA-	6.22	12.81	4.70	2.81	12.81	-NA-	-NA-
North America Diversified	AUD	641.63	51,612.36	13.44	0.00	-NA-	-NA-	-NA-	4.60	8.12	-0.79	5.03	8.12	-NA-	-NA-
United States Self Storage	AUD	1,259.02	25,294.66	6.59	0.00	-NA-	-NA-	-NA-	18.21	14.76	5.89	3.63	14.76	-NA-	-NA-
United States Retail	AUD	639.49	121,622.46	31.68	0.00	-NA-	-NA-	-NA-	13.78	21.05	1.91	2.67	21.05	-NA-	-NA-
United States Residential	AUD	863.83	77,502.80	20.19	0.00	-NA-	-NA-	-NA-	12.05	2.29	0.65	3.99	2.29	-NA-	-NA-
United States Lodging/Resorts	AUD	419.33	26,417.73	6.88	0.00	-NA-	-NA-	-NA-	2.36	7.78	-0.89	6.54	7.78	-NA-	-NA-
United States Industrial	AUD	322.85	21,272.45	5.54	0.00	-NA-	-NA-	-NA-	4.50	25.61	4.15	6.96	25.61	-NA-	-NA-
United States Industrial/Office	AUD	420.79	9,456.41	2.46	0.00	-NA-	-NA-	-NA-	-0.19	14.28	-3.20	3.14	14.28	-NA-	-NA-
United States Healthcare	AUD	1,095.04	67,427.05	17.56	0.00	-NA-	-NA-	-NA-	6.34	12.72	4.78	2.73	12.72	-NA-	-NA-
United States Diversified	AUD	552.62	35,597.41	9.27	0.00	-NA-	-NA-	-NA-	2.42	7.05	0.41	5.85	7.05	-NA-	-NA-
United States Office	AUD	597.44	50,532.88	13.16	0.00	-NA-	-NA-	-NA-	1.51	8.64	-0.65	3.36	8.64	-NA-	-NA-

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Part IV

Emerging Markets

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Section 4.1

FTSE EPRA/NAREIT Emerging Markets Index Series

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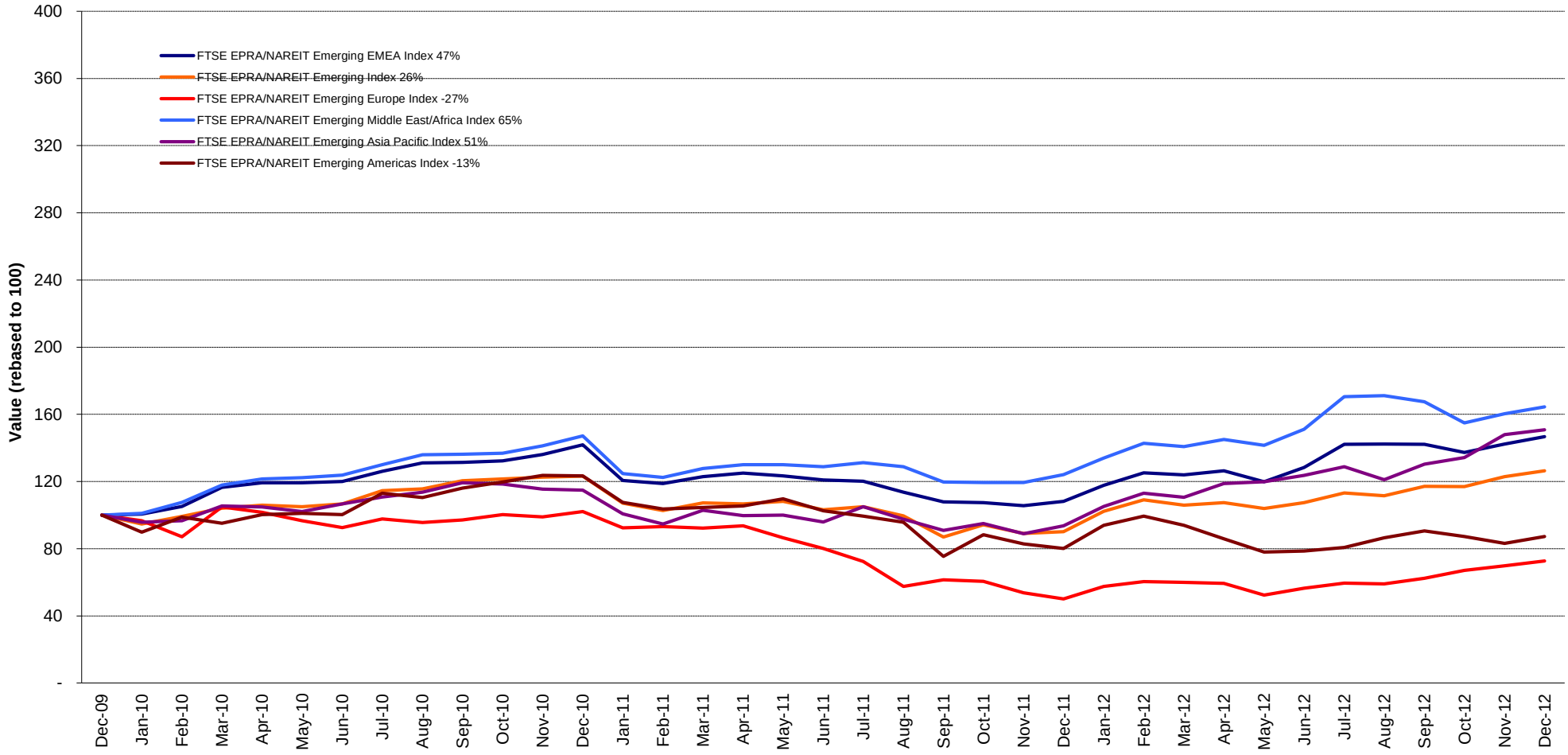
Graph 37: EPRA/NAREIT Global Emerging Markets v Regions - Total Return (EUR) Rolling 36 Months Performance



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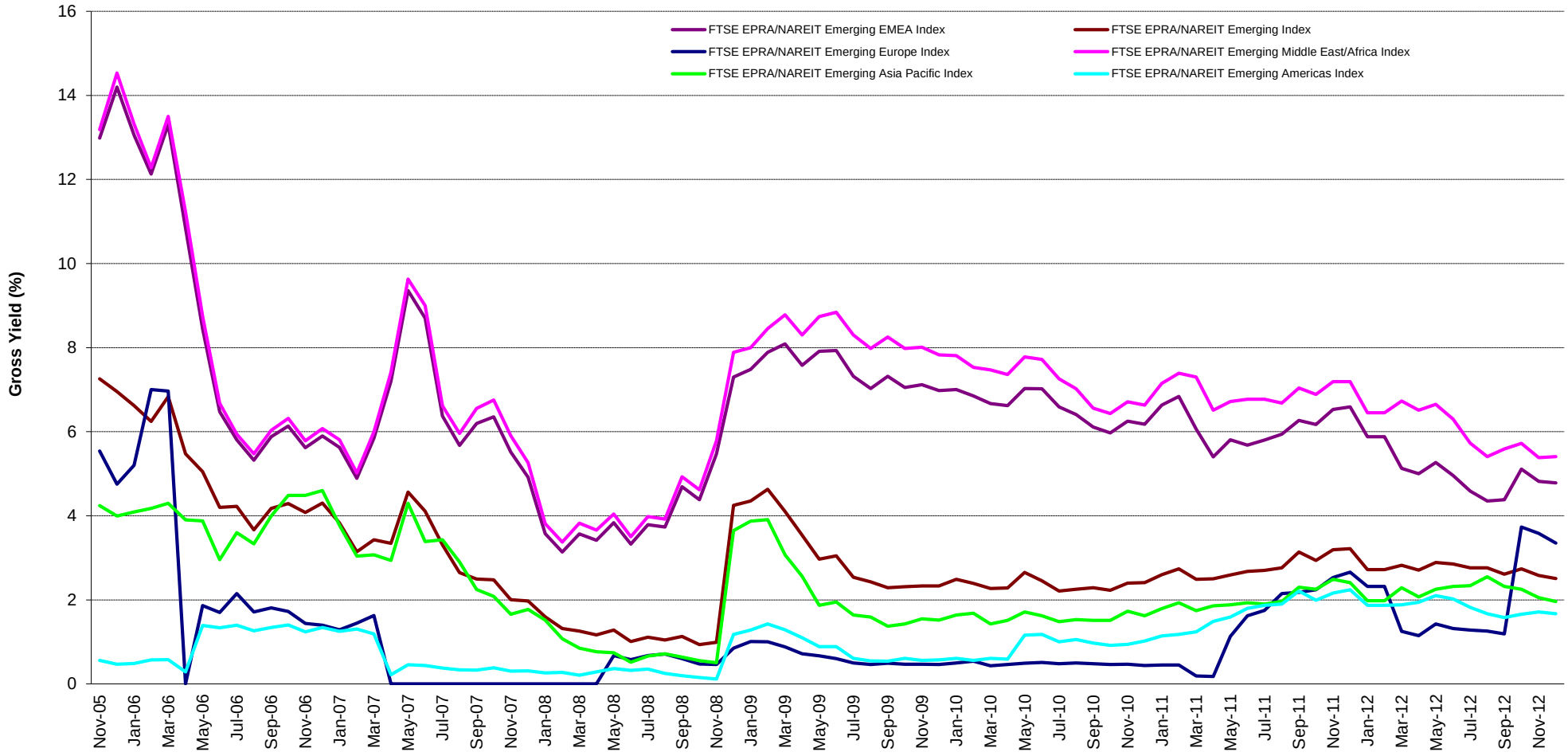
Graph 38: Dividend Yields



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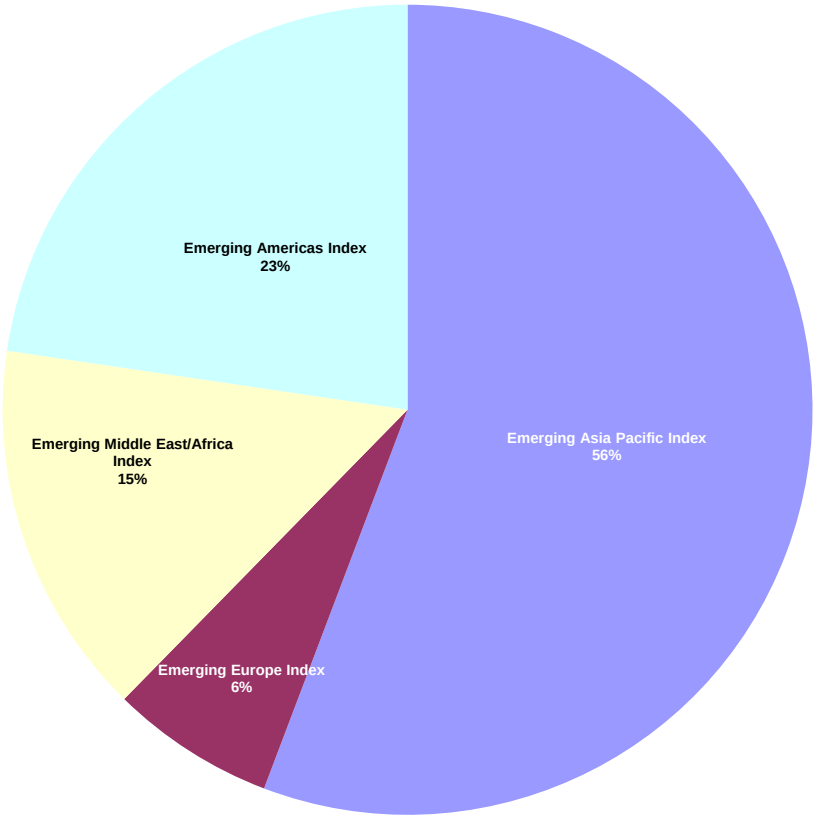
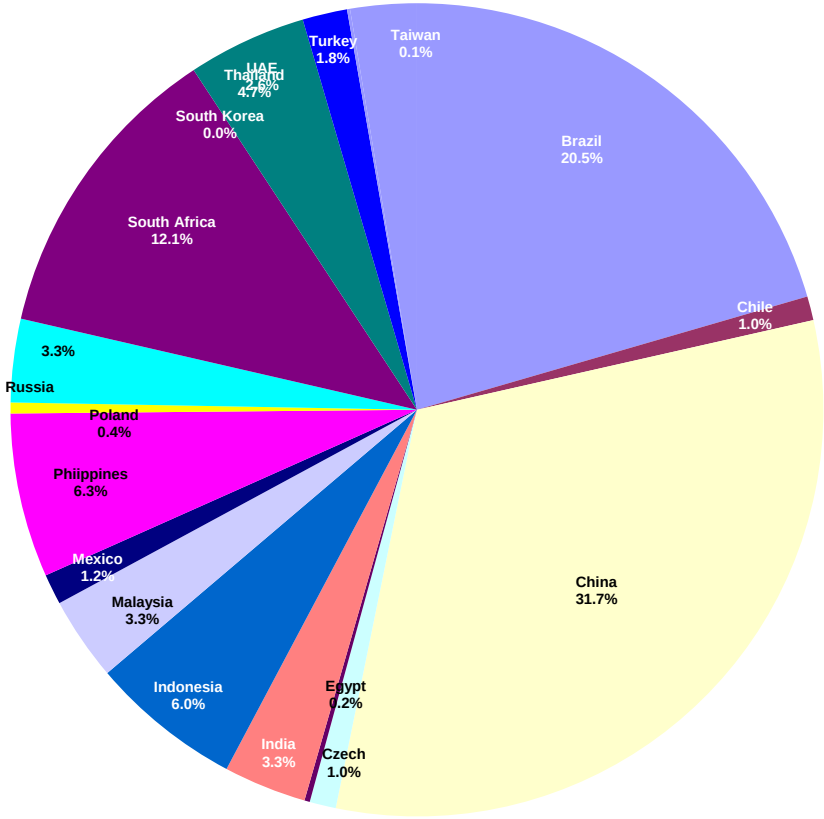
Graph 39: Global Emerging - Regional Breakdown by Market Cap



Graph 40: Global Emerging - Breakdown by Country



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Ex Date	Description
12 December 2012	Anant Raj Industries (India): New name: Anant Raj
24 December 2012	Hopson Development Holdings (China): Number of shares: 1,752,367,809. Free float percentage: 40%.
24 December 2012	Hui Xian Real Estate Investment Trust (China): New number of shares: 5,076,415,649
24 December 2012	Longfor Properties Co. Ltd. (China): New number of shares: 5,427,274,000
24 December 2012	Sino-Ocean Land Holdings (Red Chip) (China): New number of shares: 5,845,561,763
24 December 2012	Summarecon (Indonesia): New number of shares: 7,213,390,840
24 December 2012	Glomac Bhd (Malaysia): New number of shares: 727,821,000
24 December 2012	IJM Land Bhd (Malaysia): New number of shares: 1,403,036,000
24 December 2012	Growthpoint Prop Ltd (South Africa): New number of shares: 1,767,603,559
24 December 2012	Resilient Prop Inc Fd (South Africa): New number of shares: 285,744,070
24 December 2012	Property Perfect (Thailand): New number of shares: 5,641,047,963
24 December 2012	Sansiri PCL (Thailand): Number of shares: 7,873,805,219. Free float percentage: 39%.
24 December 2012	Globe Trade Centre (Poland): New number of shares: 319,372,990
24 December 2012	Immofinanz AG (Russia): New number of shares: 1,046,514,500
24 December 2012	PDG Realty S/A Empreendimentos e Participacoes Ord (Brazil): Reclassification from Diversified to Residential
24 December 2012	Consorcio Ara (Mexico): New number of shares: 1,298,452,760

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Dividends: December

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
None								

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Dividends: January

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
None								

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

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AMERICAS																						
BR Malls Participacoes S/A Ord	Rental	Retail	Non-REIT	27.02	4,499	4.32	19.06	0.56	-NA-	-NA-	18.11	36.90	49.95	-4.01	-0.37	0.00	-0.37	49.95	-NA-	23.85	7,796	173
BR Properties S/A Ord	Rental	Industrial/Office N	Non-REIT	25.50	2,927	2.81	12.40	0.76	-NA-	-NA-	-NA-	-NA-	38.88	-3.59	0.55	0.00	0.55	38.88	-NA-	-NA-	3,941	135
Cyrela Brazil Realty S/A Empreendimentose e I	Non-rental	Residential	Non-REIT	17.89	2,071	1.99	8.77	1.61	-NA-	-NA-	-4.51	-8.15	22.49	2.82	-0.33	0.00	-0.33	22.49	-NA-	34.25	6,157	297
Multiplan Empreendimentos Imobiliaros S/A Or	Rental	Retail	Non-REIT	60.20	1,849	1.78	7.83	1.62	-NA-	-NA-	23.76	23.68	58.02	0.85	1.79	0.00	1.79	58.02	-NA-	20.46	1,887	102
PDG Realty S/A Empreendimentos e Participac	Non-rental	Residential	Non-REIT	3.31	1,643	1.58	6.96	4.48	-NA-	-NA-	-10.31	-25.22	-41.38	-13.35	-4.06	0.00	-4.06	-41.38	-NA-	40.50	10,292	627
MRV Engenharia e Participacoes SA	Non-rental	Residential	Non-REIT	11.98	1,602	1.54	6.79	3.14	-NA-	-NA-	0.74	-3.40	15.49	-1.24	0.59	0.00	0.59	15.49	-NA-	43.60	5,786	361
Aliansce Shopping Centers SA	Rental	Retail	Non-REIT	24.46	948	0.91	4.02	0.74	-NA-	-NA-	-NA-	-NA-	72.91	11.28	1.92	0.00	1.92	72.91	-NA-	-NA-	1,628	172
Even Construtora e Incorporadora SA ON	Non-rental	Diversified	Non-REIT	9.40	812	0.78	3.44	2.45	-NA-	-NA-	-NA-	-NA-	55.83	20.36	1.62	0.00	1.62	55.83	-NA-	-NA-	2,318	285
Iguatemi Empresa de Shopping Centers S/A Or	Rental	Retail	Non-REIT	27.24	800	0.77	3.39	1.39	-NA-	-NA-	16.09	19.45	59.38	5.15	0.59	0.00	0.59	59.38	-NA-	25.95	1,188	149
Gafisa	Non-rental	Residential	Non-REIT	4.71	749	0.72	3.17	0.00	-NA-	-NA-	-19.91	-28.97	14.32	5.61	4.90	0.00	4.90	14.32	-NA-	57.01	6,818	911
Helbor Empreendimentos S.A.	Non-rental	Diversified	Non-REIT	12.55	681	0.65	2.88	2.12	-NA-	-NA-	29.38	48.73	87.15	15.67	0.40	0.00	0.40	87.15	-NA-	28.79	657	97
EZ TEC Empreendimentos e Partipacoes	Non-rental	Residential	Non-REIT	25.70	559	0.54	2.37	2.07	-NA-	-NA-	-NA-	-NA-	62.76	2.07	0.39	0.00	0.39	62.76	-NA-	-NA-	1,223	219
Rossi Residencial SA	Rental	Residential	Non-REIT	4.55	519	0.50	2.20	6.51	-NA-	-NA-	-NA-	-NA-	-38.01	-7.56	-8.27	0.00	-8.27	-38.01	-NA-	-NA-	2,968	571
Tecnisa S.A.	Rental	Diversified	Non-REIT	8.06	415	0.40	1.76	3.73	-NA-	-NA-	-5.26	-6.08	-16.81	-14.71	-0.74	0.00	-0.74	-16.81	-NA-	33.81	601	145
Brookfield Incorporacoes SA	Non-rental	Residential	Non-REIT	3.42	366	0.35	1.55	5.72	-NA-	-NA-	-16.62	-19.96	-26.67	-13.42	-0.58	0.00	-0.58	-26.67	-NA-	42.20	1,954	534
Sonae Sierra Brasil	Rental	Retail	Non-REIT	32.25	365	0.35	1.55	0.99	-NA-	-NA-	-NA-	-NA-	35.71	-0.15	1.10	0.00	1.10	35.71	-NA-	-NA-	545	149
JHSF Participacoes SA	Non-rental	Residential	Non-REIT	8.61	272	0.26	1.15	2.17	-NA-	-NA-	9.68	33.81	59.67	13.29	2.26	0.00	2.26	59.67	-NA-	33.85	449	165
Rodobens Negocios Imobiliarios S/A Ord	Non-rental	Residential	Non-REIT	12.65	114	0.11	0.48	2.72	-NA-	-NA-	-9.25	-10.24	16.75	7.20	0.40	0.00	0.40	16.75	-NA-	31.20	130	114
General Shopping Brasil	Non-rental	Retail	Non-REIT	10.67	100	0.10	0.42	0.00	-NA-	-NA-	-9.20	7.66	-5.99	0.85	3.19	0.00	3.19	-5.99	-NA-	34.51	98	98
Viver Incorporadora e Construtora S.A.	Non-rental	Residential	Non-REIT	0.64	60	0.06	0.25	0.00	-NA-	-NA-	-49.02	-42.46	-66.86	-44.77	3.23	0.00	3.23	-66.86	-NA-	39.44	-NA-	-NA-
Brazil Total					**21,350**	**20.51**	**90.45**	**1.79**														
Desarrolladora Homex SA de CV	Non-rental	Residential	Non-REIT	26.71	393	0.38	1.66	0.00	-NA-	-NA-	-21.56	-28.61	-31.51	-9.03	1.17	0.00	1.17	-31.51	-NA-	45.36	1,109	282
Geo B	Non-rental	Residential	Non-REIT	15.12	367	0.35	1.56	0.00	-NA-	14.75	-13.55	-24.22	-12.25	-4.30	0.80	0.00	0.80	-12.25	41.36	35.53	671	183
Consorcio Ara	Non-rental	Residential	Non-REIT	4.13	235	0.23	1.00	0.00	-NA-	3.86	-17.91	-22.10	7.27	2.48	0.98	0.00	0.98	7.27	36.40	27.29	151	64
Urbi Desarrollos Urbanos	Non-rental	Residential	Non-REIT	8.11	232	0.22	0.98	0.00	-NA-	-NA-	-26.41	-34.98	-48.93	2.92	1.25	0.00	1.25	-48.93	-NA-	37.18	586	253
Sare Holding S.A. de C.V.	Non-rental	Residential	Non-REIT	0.87	35	0.03	0.15	0.00	-NA-	-NA-	-43.00	-43.52	-26.69	-24.78	0.82	0.00	0.82	-26.69	-NA-	39.37	65	188
Mexico Total					**1,262**	**1.21**	**5.35**	**0.00**														
Parauco Arauco	Non-rental	Retail	Non-REIT	1188.90	993	0.95	4.21	1.39	-NA-	21.36	17.11	30.47	44.12	21.69	1.62	0.00	1.62	44.12	28.16	23.04	673	68
Chile Total					**993**	**0.95**	**4.21**	**1.39**														
Americas Total					**23,605**	**22.67**	**100.00**	**1.06**														

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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ASIA																						
China Overseas Land & Inv (Red Chip)	Non-rental	Residential	REIT	23.10	9,228	8.86	15.89	1.52	15.85	42.08	7.73	12.14	78.16	17.14	-0.65	0.00	-0.65	78.16	44.07	40.07	14,137	153
China Resources Land (Red Chip)	Non-rental	Residential	Non-REIT	21.10	4,812	4.62	8.29	1.09	-NA-	38.71	4.12	6.15	69.07	23.54	0.96	0.00	0.96	69.07	51.97	42.51	6,220	129
Evergrande Real Estate Group	Non-rental	Diversified	Non-REIT	4.25	2,495	2.40	4.30	5.56	-NA-	-NA-	-NA-	1.15	37.89	38.44	4.94	0.00	4.94	37.89	-NA-	64.20	12,712	509
Sino-Ocean Land Holdings (Red Chip)	Non-rental	Diversified	Non-REIT	5.79	2,484	2.39	4.28	2.76	-NA-	-NA-	-9.73	-6.92	60.83	31.89	9.04	0.00	9.04	60.83	-NA-	47.54	1,557	63
Yuexiu Property (Red Chip)	Non-rental	Diversified	Non-REIT	2.45	1,664	1.60	2.87	3.55	3.52	19.17	3.03	5.01	118.75	24.37	1.66	0.00	1.66	118.75	57.60	34.66	2,266	136
Longfor Properties Co. Ltd.	Non-rental	Diversified	Non-REIT	15.18	1,612	1.55	2.78	1.43	-NA-	-NA-	-NA-	20.62	74.89	26.50	2.43	0.00	2.43	74.89	-NA-	36.24	4,013	249
Shenzhen Vanke (B)	Non-rental	Residential	Non-REIT	12.50	1,609	1.54	2.77	1.28	-NA-	38.34	0.27	9.28	62.76	28.21	0.00	0.00	0.00	62.76	45.29	42.24	920	57
Guangzhou R&F Properties (H)	Non-rental	Diversified	Non-REIT	12.90	1,220	1.17	2.10	4.82	-NA-	-NA-	-11.74	1.58	116.61	44.46	0.16	0.00	0.16	116.61	-NA-	50.60	3,178	260
Greentown China Holdings	Non-rental	Diversified	Non-REIT	14.20	1,184	1.14	2.04	0.88	-NA-	-NA-	3.49	5.31	321.36	68.65	12.70	0.00	12.70	321.36	-NA-	74.54	2,135	180
Poly (Hong Kong) Investments (Red Chip)	Non-rental	Diversified	Non-REIT	6.06	1,068	1.03	1.84	0.00	4.55	30.11	-2.51	-14.37	79.82	45.67	6.32	0.00	6.32	79.82	68.58	68.12	3,995	374
Hui Xian Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	4.15	1,026	0.99	1.77	5.40	-NA-	-NA-	-NA-	-NA-	-NA-	5.87	0.24	0.00	0.24	-NA-	-NA-	-NA-	298	29
Franshion Properties China (Red Chip)	Non-rental	Diversified	Non-REIT	2.79	1,001	0.96	1.72	1.43	-NA-	-NA-	-7.81	0.60	86.00	17.72	1.09	0.00	1.09	86.00	-NA-	38.70	625	62
Hopson Dev Hold	Non-rental	Residential	Non-REIT	12.38	849	0.82	1.46	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.00	0.00	3.00	-NA-	-NA-	-NA-	1,275	150
Shenzhen Investment (Red Chip)	Non-rental	Diversified	Non-REIT	3.14	836	0.80	1.44	4.78	-NA-	11.73	-10.86	-1.64	125.90	74.44	0.32	0.00	0.32	125.90	62.76	45.90	1,550	185
Shanghai Lujiazui Fin & Trade Dev (B)	Non-rental	Diversified	Non-REIT	1.26	485	0.47	0.84	1.92	-NA-	7.51	-10.38	-11.79	57.04	26.36	9.50	0.00	9.50	57.04	41.50	31.20	186	38
China Merchants Prop (B)	Non-rental	Diversified	Non-REIT	27.34	454	0.44	0.78	0.91	-NA-	26.26	7.55	15.16	163.73	82.88	17.90	0.00	17.90	163.73	43.98	42.75	823	181
C C Land Holdings	Non-rental	Diversified	Non-REIT	2.72	344	0.33	0.59	1.47	-NA-	-NA-	-NA-	-NA-	-NA-	63.86	14.29	0.00	14.29	-NA-	-NA-	-NA-	659	191
Mingfa Group (International)	Non-rental	Diversified	Non-REIT	2.30	273	0.26	0.47	2.17	-NA-	-NA-	-NA-	1.76	0.43	5.50	-0.86	0.00	-0.86	0.43	-NA-	34.05	56	21
Fantasia Holdings Group Co. Ltd.	Non-rental	Residential	Non-REIT	1.28	261	0.25	0.45	3.13	-NA-	-NA-	-NA-	-15.88	88.24	70.67	13.27	0.00	13.27	88.24	-NA-	52.88	276	106
Beijing North Star (H)	Non-rental	Diversified	Non-REIT	2.10	145	0.14	0.25	1.78	-NA-	10.03	-14.10	-7.34	85.22	52.17	8.81	0.00	8.81	85.22	56.06	36.80	103	71
China Total					**33,053**	**31.75**	**56.93**	**2.17**														
DLF	Non-rental	Diversified	Non-REIT	230.60	1,633	1.57	2.81	0.87	-NA-	-NA-	-25.98	-13.47	25.94	-1.14	2.19	0.00	2.19	25.94	-NA-	42.92	8,572	525
Unitech	Non-rental	Diversified	Non-REIT	33.65	914	0.88	1.57	0.00	26.43	58.82	-41.23	-25.62	73.90	38.48	-1.17	0.00	-1.17	73.90	95.66	60.16	6,522	713
Ascendas India Trust	Non-rental	Office	Non-REIT	0.75	318	0.31	0.55	7.28	-NA-	-NA-	-10.14	-8.53	8.70	-1.96	-1.96	0.00	-1.96	8.70	-NA-	21.80	244	77
Prestige Estates Projects Ltd	Non-rental	Diversified	Non-REIT	179.40	163	0.16	0.28	0.67	-NA-	-NA-	-NA-	-NA-	151.61	32.15	0.50	0.00	0.50	151.61	-NA-	-NA-	2,735	1,679
Anant RAJ Industries	Non-rental	Diversified	Non-REIT	89.90	147	0.14	0.25	0.44	-NA-	-NA-	-23.57	-11.95	126.73	25.73	-3.90	0.00	-3.90	126.73	-NA-	62.06	1,425	970
Sunteck Realty Ltd.	Non-rental	Diversified	Non-REIT	468.90	123	0.12	0.21	0.03	-NA-	59.95	6.34	-7.02	55.26	47.48	4.19	0.00	4.19	55.26	73.04	46.11	63	52
Parsvnath Developers	Non-rental	Diversified	Non-REIT	38.70	70	0.07	0.12	0.00	-NA-	-NA-	-28.68	-14.60	-11.24	-3.49	-2.27	0.00	-2.27	-11.24	-NA-	67.63	102	146
Orbit Corporation	Non-rental	Diversified	Non-REIT	54.40	64	0.06	0.11	0.00	-NA-	-NA-	-34.89	-29.41	100.74	7.40	-1.54	0.00	-1.54	100.74	-NA-	63.50	528	820
India Total					**3,432**	**3.30**	**5.91**	**1.14**														

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KLCC Property Holdings	Rental	Diversified	Non-REIT	6.30	730	0.70	1.26	2.70	-NA-	-NA-	14.34	24.38	102.86	8.25	0.64	0.00	0.64	102.86	-NA-	21.07	547	75
IGB	Non-rental	Diversified	Non-REIT	2.30	637	0.61	1.10	2.45	4.39	11.83	1.83	6.62	-5.49	-0.86	-2.95	0.00	-2.95	-5.49	30.70	21.90	120	19
SP Setia	Non-rental	Diversified	Non-REIT	3.09	460	0.44	0.79	3.40	-NA-	15.88	2.74	9.49	-17.40	-15.11	1.31	0.00	1.31	-17.40	29.37	21.29	560	122
IJM Land Bhd	Non-rental	Diversified	Non-REIT	2.40	334	0.32	0.58	1.67	-NA-	15.24	-2.92	2.08	6.09	12.68	18.81	0.00	18.81	6.09	64.96	30.13	106	32
Eastern & Orient	Non-rental	Diversified	Non-REIT	1.56	329	0.32	0.57	2.04	2.31	9.36	-9.22	15.50	11.43	-5.45	0.00	0.00	0.00	11.43	57.84	29.75	363	111
Mah Sing Group	Non-rental	Diversified	Non-REIT	2.07	320	0.31	0.55	3.99	-NA-	-NA-	-NA-	-NA-	-NA-	-1.90	-1.43	0.00	-1.43	-NA-	-NA-	-NA-	95	30
Pavilion Real Estate Investment Trust	Non-rental	Retail	Non-REIT	1.39	310	0.30	0.53	2.06	-NA-	-NA-	-NA-	-NA-	27.52	-0.71	2.21	0.00	2.21	27.52	-NA-	-NA-	102	33
Tebrau Teguh Bhd	Non-rental	Diversified	Non-REIT	0.71	88	0.08	0.15	0.00	-2.33	11.61	-7.83	1.21	0.00	8.46	-0.70	0.00	-0.70	0.00	69.66	30.36	18	21
Glomac Bhd	Non-rental	Diversified	Non-REIT	0.83	75	0.07	0.13	4.97	-NA-	8.69	8.78	15.41	7.19	3.11	-0.60	0.00	-0.60	7.19	38.45	22.44	35	47
Land And General	Non-rental	Diversified	REIT	0.41	60	0.06	0.10	0.00	-6.19	5.82	-3.74	4.49	17.39	2.53	3.85	0.00	3.85	17.39	53.03	48.56	40	66
LBS Bina Group BHD	Non-rental	Diversified	Non-REIT	0.84	60	0.06	0.10	2.23	-NA-	0.36	8.25	12.18	8.39	-2.33	-0.59	0.00	-0.59	8.39	40.97	45.40	62	102
YTL Land & Development BHD	Non-rental	Diversified	Non-REIT	0.92	57	0.06	0.10	0.00	-9.95	1.48	-10.01	-NA-	-12.86	-7.58	-0.54	0.00	-0.54	-12.86	-NA-	-NA-	11	19
Malaysia Total					**3,461**	**3.32**	**5.96**	**2.53**														
Ayala Land	Non-rental	Diversified	Non-REIT	26.45	2,688	2.58	4.63	0.81	10.84	21.79	13.57	33.55	75.19	10.90	0.00	0.00	0.00	75.19	34.29	26.11	1,694	63
SM Prime Hldgs	Rental	Retail	Non-REIT	16.50	2,118	2.03	3.65	1.41	-NA-	19.43	16.52	30.21	57.80	16.20	-1.79	0.00	-1.79	57.80	25.87	24.95	1,635	77
Robinson`s Land Corporation	Rental	Diversified	Non-REIT	20.75	632	0.61	1.09	1.73	12.85	35.84	8.32	22.26	86.81	8.98	-1.19	0.00	-1.19	86.81	47.16	31.15	430	68
Megaworld Corporation	Non-rental	Diversified	Non-REIT	2.77	588	0.56	1.01	1.20	-NA-	20.44	-5.11	24.35	64.90	24.22	0.00	0.00	0.00	64.90	45.58	34.15	1,241	211
Vista Land & Lifescapes	Non-rental	Residential	Non-REIT	4.86	302	0.29	0.52	1.73	-NA-	-NA-	-2.73	39.70	72.81	1.67	-0.41	0.00	-0.41	72.81	-NA-	36.35	296	98
Filinvest Land	Non-rental	Diversified	Non-REIT	1.49	269	0.26	0.46	3.18	-NA-	12.41	4.69	21.84	52.90	9.56	-0.67	0.00	-0.67	52.90	43.34	26.74	292	108
Sm Devt Corp	Rental	Diversified	Non-REIT	5.89	202	0.19	0.35	0.77	-NA-	-NA-	-NA-	-NA-	-NA-	-3.44	-1.34	0.00	-1.34	-NA-	-NA-	-NA-	60	30
Philippines Total					**6,799**	**6.53**	**11.71**	**1.25**														
Central Pattana	Rental	Retail	Non-REIT	81.75	1,325	1.27	2.28	0.45	-NA-	31.73	27.31	59.87	117.54	36.25	3.15	0.00	3.15	117.54	39.44	31.48	2,764	209
Land & Houses	Non-rental	Residential	Non-REIT	9.75	727	0.70	1.25	5.44	-NA-	3.25	7.86	18.90	62.28	7.14	1.56	0.00	1.56	62.28	38.30	33.37	1,416	195
Cpn Retail Growth Leasehold Property Fund	Rental	Diversified	Non-REIT	19.00	578	0.56	1.00	5.74	-NA-	-NA-	-NA-	-NA-	-NA-	16.56	0.53	0.00	0.53	-NA-	-NA-	-NA-	128	22
Preuksa Real Estate	Non-rental	Residential	Non-REIT	21.10	346	0.33	0.60	1.90	-NA-	-NA-	-NA-	7.32	85.34	17.22	0.00	0.00	0.00	85.34	-NA-	-NA-	966	279
Sansiri	Non-rental	Residential	Non-REIT	3.52	268	0.26	0.46	3.98	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-1.12	0.00	-1.12	-NA-	-NA-	-NA-	2,020	754
Supalai PCL	Non-rental	Residential	Non-REIT	17.70	264	0.25	0.45	3.39	-NA-	22.25	40.11	47.21	25.87	-9.69	0.00	0.00	0.00	25.87	44.96	36.92	676	256
LPN Development	Non-rental	Diversified	Non-REIT	17.90	255	0.25	0.44	3.74	-NA-	26.30	20.60	39.10	43.28	-4.79	-2.72	0.00	-2.72	43.28	41.60	32.14	698	273
Amata Corp	Non-rental	Industrial/Office N	Non-REIT	16.20	210	0.20	0.36	3.09	-NA-	18.21	-0.06	32.25	30.56	-2.99	0.62	0.00	0.62	30.56	50.36	41.34	685	326
Quality Houses	Non-rental	Residential	Non-REIT	2.14	195	0.19	0.34	0.40	-NA-	-NA-	-NA-	-NA-	-NA-	8.63	-0.93	0.00	-0.93	-NA-	-NA-	-NA-	1,158	594
SC Asset	Non-rental	Diversified	Non-REIT	28.75	187	0.18	0.32	2.26	-NA-	-NA-	37.05	78.22	139.02	59.72	9.52	0.00	9.52	139.02	-NA-	38.76	763	408
Asian Property Development	Non-rental	Residential	Non-REIT	8.50	178	0.17	0.31	2.12	-NA-	11.56	12.43	24.20	75.00	-6.08	0.00	0.00	0.00	75.00	44.98	29.40	668	375
Ticon Industrial Connection Pcl	Non-rental	Industrial	Non-REIT	14.50	155	0.15	0.27	2.76	-NA-	-NA-	-NA-	-NA-	-NA-	12.40	0.00	0.00	0.00	-NA-	-NA-	-NA-	194	126
Property Perfect	Non-rental	Residential	Non-REIT	1.05	147	0.14	0.25	3.81	-NA-	17.81	64.47	131.50	57.97	-0.94	0.00	0.00	0.00	57.97	156.48	269.72	1,080	735
Siam Future Development PCL	Non-rental	Retail	Non-REIT	7.05	82	0.08	0.14	0.18	-NA-	20.98	-0.23	33.70	25.89	-11.32	0.00	0.00	0.00	25.89	-NA-	35.25	175	214
Thailand Total					**4,917**	**4.72**	**8.47**	**2.84**														

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Stock Performance

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Lippo Karawaci	Non-rental	Diversified	Non-REIT	1000.00	1,362	1.31	2.35	0.43	-NA-	45.88	8.87	27.43	51.52	1.01	0.00	0.00	0.00	51.52	54.91	37.99	1,386	102
Summarecon	Non-rental	Diversified	Non-REIT	1900.00	809	0.78	1.39	1.21	21.27	49.85	27.11	47.90	55.08	13.10	-1.55	0.00	-1.55	55.08	63.35	41.36	343	42
Ciputra Develop	Non-rental	Diversified	Non-REIT	800.00	716	0.69	1.23	0.88	-NA-	37.50	12.61	49.24	48.15	12.68	0.00	0.00	0.00	48.15	74.32	43.09	255	36
Alam Sutera Realty	Non-rental	Diversified	Non-REIT	600.00	696	0.67	1.20	1.02	-NA-	-NA-	24.78	79.28	30.43	21.21	0.00	0.00	0.00	30.43	-NA-	43.90	1,198	172
Bumi Serpong Damai PT	Non-rental	Diversified	Non-REIT	1110.00	611	0.59	1.05	0.90	-NA-	-NA-	-NA-	-NA-	-NA-	-1.77	-1.77	0.00	-1.77	-NA-	-NA-	-NA-	941	154
Sentul City	Non-rental	Diversified	Non-REIT	189.00	350	0.34	0.60	0.00	-NA-	-NA-	-22.13	24.90	-28.68	-10.00	0.00	0.00	0.00	-28.68	-NA-	67.84	231	66
Kawasan Industri Jababeka	Non-rental	Diversified	Non-REIT	200.00	312	0.30	0.54	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.98	0.00	0.00	0.00	-NA-	-NA-	-NA-	139	44
First Real Estate Investment Trust	Non-rental	Health Care	Non-REIT	1.06	310	0.30	0.53	7.05	-NA-	-NA-	13.64	21.42	39.47	0.95	0.95	0.00	0.95	39.47	-NA-	11.27	162	52
Pakuwon Jati	Non-rental	Diversified	Non-REIT	225.00	256	0.25	0.44	0.64	11.49	55.91	19.39	20.03	20.00	-16.67	0.00	0.00	0.00	20.00	65.82	33.20	322	126
Intiland Development Tbk PT	Non-rental	Diversified	Non-REIT	335.00	205	0.20	0.00	0.90	-NA-	-NA-	-NA-	-NA-	31.37	1.52	3.08	0.00	3.08	31.37	-NA-	-NA-	93	45
Bakrieland Devel	Non-rental	Diversified	Non-REIT	54.00	185	0.18	0.32	0.00	-NA-	15.66	-39.15	-35.53	-54.62	0.00	0.00	0.00	0.00	-54.62	124.51	55.47	324	175
Agung Podomoro Land Tbk PT	Non-rental	Diversified	Non-REIT	370.00	179	0.17	0.31	1.62	-NA-	-NA-	-NA-	-NA-	7.43	5.71	1.37	0.00	1.37	7.43	-NA-	-NA-	146	81
Ciputra Property	Non-rental	Diversified	Non-REIT	600.00	145	0.14	0.25	1.33	-NA-	-NA-	0.23	35.31	22.45	-4.76	-4.76	0.00	-4.76	22.45	-NA-	41.51	128	88
Ciputra Surya	Non-rental	Diversified	Non-REIT	2250.00	140	0.13	0.24	1.11	-NA-	44.25	18.22	64.33	158.62	25.70	-1.10	0.00	-1.10	158.62	66.25	51.37	226	161
Indonesia Total					**5,992**	**5.75**	**9.97**	**1.05**														
Hung Poo Real Estate Development	Non-rental	Diversified	Non-REIT	29.90	124	0.12	0.21	5.02	-NA-	28.03	12.80	-9.88	49.50	1.36	0.50	0.00	0.50	49.50	62.19	38.82	244	197
Taiwan Total					**124**	**0.12**	**0.21**	**5.02**														
Asia Total					**57,778**	**55.49**	**100.00**	**2.00**														

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EUROPE																						
Globe Trade Centre	Non-rental	Diversified	Non-REIT	9.90	387	0.37	5.66	0.00	-NA-	-NA-	-25.96	-27.19	6.45	33.06	-0.50	0.00	-0.50	6.45	-NA-	38.87	393	101
LC Corp SA	Rental	Diversified	Non-REIT	1.17	64	0.06	0.94	0.00	-NA-	-NA-	-17.33	-9.14	34.48	-1.68	3.54	0.00	3.54	34.48	-NA-	39.01	9	14
Poland Total					**452**	**0.43**	**6.60**	**0.00**														
Emlak Konut Gayrimenkul Yatirim Ortakligi AS	Non-rental	Residential	REIT	3.12	995	0.96	14.54	1.52	-NA-	-NA-	-NA-	-NA-	62.43	24.30	-1.58	0.00	-1.58	62.43	-NA-	-NA-	6,342	638
Akmerkez Gayrimenkul Yatirim	Non-rental	Retail	REIT	22.30	265	0.25	3.87	4.35	-NA-	-NA-	11.90	26.92	37.69	19.89	-1.33	0.00	-1.33	37.69	-NA-	62.86	55	21
Torunlar Gayrimenkul Yatirim Ortakligi	Non-rental	Diversified	REIT	3.22	205	0.20	3.00	1.39	-NA-	-NA-	-NA-	-NA-	86.67	13.38	0.00	0.00	0.00	86.67	-NA-	-NA-	455	222
Is Gayrimenkul Yatirim Ortak	Non-rental	Diversified	REIT	1.50	153	0.15	2.24	3.33	-NA-	16.47	5.05	8.94	55.00	11.94	-1.96	0.00	-1.96	55.00	44.44	29.05	294	192
Sinpas Gayrimenkul Yatirim Ortakligi	Non-rental	Diversified	REIT	1.41	144	0.14	2.10	3.55	-NA-	-NA-	-5.51	-2.90	42.42	10.16	-3.42	0.00	-3.42	42.42	-NA-	39.01	1,048	729
Alarko G.Yat.Ort	Non-rental	Diversified	REIT	22.80	52	0.05	0.75	1.27	-NA-	17.78	11.40	18.65	42.97	21.60	3.87	0.00	3.87	42.97	46.04	39.19	449	870
Akfen Gayrimenkul Yatirim Ortakligi AS	Non-rental	Lodging/Resorts	REIT	1.66	39	0.04	0.57	0.00	-NA-	-NA-	-NA-	-NA-	12.93	3.11	1.84	0.00	1.84	12.93	-NA-	-NA-	667	1,714
Turkey Total					**1,852**	**1.78**	**27.07**	**2.18**														
Atrium European Real Estate	Non-rental	Retail	Non-REIT	4.45	828	0.80	12.10	3.82	-NA-	-NA-	-NA-	-0.86	36.14	9.50	-1.40	0.00	-1.40	36.14	-NA-	21.79	15	2
Orco Property Group S.A.	Non-rental	Diversified	Non-REIT	2.45	262	0.25	3.82	0.00	-NA-	-18.77	-50.39	-27.43	-27.94	44.97	3.81	0.00	3.81	-27.94	57.10	51.43	707	270
Czech Total					**1,089**	**1.05**	**15.92**	**0.00**														
Immofinanz AG	Non-rental	Diversified	Non-REIT	3.18	3,324	3.19	48.59	4.72	-NA-	-5.15	-13.72	9.94	36.90	12.50	-2.28	0.00	-2.28	36.90	57.48	31.88	1,756	53
PIK Group	Non-rental	Residential	Non-REIT	67.50	124	0.12	1.81	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-4.20	14.43	0.00	14.43	-NA-	-NA-	-NA-	-NA-	-NA-
Russia Total					**3,448**	**3.31**	**50.40**	**0.00**														
Europe Total					**6,841**	**6.57**	**100.00**	**1.09**														

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Six Of October Development & Investment	Non-rental	Diversified	Non-REIT	20.60	223	0.21	1.43	0.00	-NA-	33.06	-22.31	-8.39	157.50	-10.43	5.59	0.00	5.59	157.50	104.97	58.08	251	113
Egypt Total					**223**	**0.21**	**1.43**	**0.00**														
Emaar Properties	Non-rental	Diversified	Non-REIT	3.75	2,313	2.22	14.82	2.67	-NA-	14.02	-23.57	0.23	49.81	7.76	0.81	0.00	0.81	49.81	61.22	36.92	2,735	118
Aldar Properties PJSC	Non-rental	Diversified	Non-REIT	1.28	432	0.41	2.77	3.91	-NA-	-NA-	-35.70	-35.60	44.57	1.59	0.00	0.00	0.00	44.57	-NA-	41.60	943	218
UAE Total					**2,745**	**2.64**	**17.58**	**2.87**														
Growthpoint Prop Ltd	Rental	Diversified	Non-REIT	24.50	3,872	3.72	24.80	5.67	3.26	20.30	13.45	24.67	35.73	-1.49	-1.80	0.00	-1.80	35.73	20.35	15.25	230,483	5,953
Redefine Income Find	Rental	Diversified	Non-REIT	9.40	2,325	2.23	14.89	6.81	-NA-	18.34	10.01	17.20	31.28	0.53	-1.05	0.00	-1.05	31.28	22.17	11.43	99,486	4,279
Capital Property Fund	Rental	Diversified	Non-REIT	10.70	1,537	1.48	9.85	6.31	6.93	18.56	12.12	14.65	21.45	1.04	2.29	0.00	2.29	21.45	21.69	12.90	59,013	3,839
Resilient Prop Inc Fd	Rental	Diversified	Non-REIT	51.75	1,322	1.27	8.47	4.68	-NA-	26.63	14.89	27.63	52.41	7.81	-0.08	0.00	-0.08	52.41	-NA-	13.20	43,358	3,280
Hyprop Investments Ltd	Rental	Retail	Non-REIT	73.00	1,190	1.14	7.62	4.59	12.71	20.39	13.20	17.22	30.24	1.96	-0.67	0.00	-0.67	30.24	20.43	13.93	61,328	5,154
Fountainhead Property Trust	Rental	Retail	REIT	8.43	876	0.84	5.61	6.62	-NA-	17.87	9.46	15.07	22.71	4.20	2.80	0.00	2.80	22.71	19.53	12.37	46,833	5,345
SA Corporate Real Estate Fund	Rental	Diversified	REIT	3.65	669	0.64	4.29	8.12	-NA-	13.06	3.78	17.39	9.68	1.39	3.11	0.00	3.11	9.68	20.40	11.17	32,709	4,888
Emira Property Fund	Rental	Diversified	REIT	14.58	653	0.63	4.18	7.59	-NA-	-NA-	9.28	13.50	27.04	8.89	1.60	0.00	1.60	27.04	-NA-	11.51	31,444	4,816
Arrowhead Properties (A)	Rental	Diversified	Non-REIT	6.63	101	0.10	0.65	7.54	-NA-	-NA-	-NA-	-NA-	20.25	2.00	1.07	0.00	1.07	20.25	-NA-	-NA-	10,749	10,632
Arrowhead Properties (B)	Rental	Diversified	Non-REIT	6.50	99	0.10	0.63	5.20	-NA-	-NA-	-NA-	-NA-	63.24	11.11	-0.76	0.00	-0.76	63.24	-NA-	-NA-	5,176	5,222
South Africa Total					**12,644**	**12.14**	**80.99**	**6.06**														
Middle East/Africa Total					**15,612**	**14.99**	**100.00**	**2.97**														
EMEA Total					**22,453**	**21.56**	**100.00**	**2.22**														
Emerging Markets Total					**103,835**	**99.73**	**100.00**	**1.78**														

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Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging Index	EUR	2,348.64	104,120.11	100.00	2.51	-NA-	-NA-	-2.13	8.12	40.22	7.85	2.85	40.22	-NA-	18.51
Emerging Asia Pacific Index	EUR	2,730.15	58,062.98	55.77	1.96	-NA-	-NA-	-4.26	14.66	60.94	15.65	1.92	60.94	-NA-	20.14
Emerging EMEA Index	EUR	2,317.77	22,452.51	21.56	4.78	-NA-	-NA-	7.08	13.63	35.68	3.20	3.06	35.68	-NA-	16.85
Emerging Europe Index	EUR	1,140.32	6,840.76	6.57	3.35	-NA-	-NA-	-19.38	-10.11	45.12	16.43	3.99	45.12	-NA-	27.41
Emerging Middle East/Africa Index	EUR	2,530.13	15,611.75	14.99	5.41	-NA-	-NA-	9.49	18.05	32.51	-1.80	2.64	32.51	-NA-	17.44
Emerging Americas Index	EUR	1,925.67	23,604.61	22.67	1.67	-NA-	-NA-	-4.84	-4.43	9.01	-3.69	4.91	9.01	-NA-	27.07
Brazil Index	EUR	2,774.98	21,350.21	21.26	1.79	-NA-	-NA-	-NA-	-NA-	10.13	-4.28	5.05	10.13	-NA-	-NA-
Chile Index	EUR	2,826.34	992.67	0.99	1.39	-NA-	-NA-	-NA-	-NA-	54.63	17.69	10.08	54.63	-NA-	-NA-
China Index	EUR	3,098.73	33,053.47	32.92	2.17	-NA-	-NA-	-NA-	-NA-	95.85	24.77	2.42	95.85	-NA-	-NA-
Egypt Index	EUR	937.03	222.62	0.22	0.00	-NA-	-NA-	-NA-	-NA-	140.26	-16.28	16.08	140.26	-NA-	-NA-
India Index	EUR	953.13	3,432.02	3.42	1.14	-NA-	-NA-	-NA-	-NA-	37.11	4.94	4.57	37.11	-NA-	-NA-
Indonesia Index	EUR	2,472.91	6,277.00	6.25	1.06	-NA-	-NA-	-NA-	-NA-	11.19	0.60	-3.69	11.19	-NA-	-NA-
Malaysia Index	EUR	2,681.96	3,460.64	3.45	2.53	-NA-	-NA-	-NA-	-NA-	14.12	-2.59	-0.12	14.12	-NA-	-NA-
Mexico Index	EUR	628.05	1,261.73	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-22.06	-7.38	-1.03	-22.06	-NA-	-NA-
Philippines Index	EUR	4,721.23	6,798.55	6.77	1.25	-NA-	-NA-	-NA-	-NA-	75.36	11.27	5.52	75.36	-NA-	-NA-
Poland Index	EUR	502.09	1,279.43	1.27	2.47	-NA-	-NA-	-NA-	-NA-	15.64	14.53	4.92	15.64	-NA-	-NA-
South Africa Index	EUR	3,134.14	12,643.95	12.59	6.06	-NA-	-NA-	-NA-	-NA-	28.20	-2.71	3.30	28.20	-NA-	-NA-
Thailand Index	EUR	7,642.70	4,917.41	4.90	2.84	-NA-	-NA-	-NA-	-NA-	72.23	12.21	0.83	72.23	-NA-	-NA-
Turkey Index	EUR	3,138.35	1,852.02	1.84	2.18	-NA-	-NA-	-NA-	-NA-	62.28	17.35	9.68	62.28	-NA-	-NA-
Taiwan Index	EUR	2,881.62	123.88	0.12	5.02	-NA-	-NA-	-NA-	-NA-	63.33	-0.16	2.29	63.33	-NA-	-NA-
UAE Index	EUR	2,300.57	2,745.18	2.73	2.86	-NA-	-NA-	-NA-	-NA-	46.81	4.16	-1.21	46.81	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging Index	USD	2,442.14	137,271.07	100.00	2.51	-NA-	-NA-	1.49	5.12	42.41	10.52	4.26	42.41	-NA-	25.28
Emerging Asia Pacific Index	USD	2,838.84	76,549.74	55.77	1.96	-NA-	-NA-	-0.72	11.48	63.44	18.51	3.31	63.44	-NA-	25.48
Emerging EMEA Index	USD	2,410.38	29,601.20	21.56	4.78	-NA-	-NA-	11.03	10.48	37.80	5.76	4.47	37.80	-NA-	21.52
Emerging Europe Index	USD	1,185.74	9,018.80	6.57	3.35	-NA-	-NA-	-16.40	-12.60	47.38	19.32	5.41	47.38	-NA-	32.33
Emerging Middle East/Africa Index	USD	2,631.24	20,582.40	14.99	5.41	-NA-	-NA-	13.53	14.77	34.58	0.63	4.04	34.58	-NA-	21.34
Emerging Americas Index	USD	2,002.10	31,120.12	22.67	1.67	-NA-	-NA-	-1.32	-7.09	10.71	-1.30	6.35	10.71	-NA-	33.95
Brazil Index	USD	2,609.14	28,147.93	21.26	1.79	-NA-	-NA-	-NA-	-NA-	11.84	-1.91	6.49	11.84	-NA-	-NA-
Chile Index	USD	2,963.13	1,308.73	0.99	1.39	-NA-	-NA-	-NA-	-NA-	57.05	20.61	11.59	57.05	-NA-	-NA-
China Index	USD	2,913.68	43,577.42	32.92	2.17	-NA-	-NA-	-NA-	-NA-	98.90	27.86	3.82	98.90	-NA-	-NA-
Egypt Index	USD	881.03	293.50	0.22	0.00	-NA-	-NA-	-NA-	-NA-	144.01	-14.20	17.67	144.01	-NA-	-NA-
India Index	USD	896.14	4,524.74	3.42	1.14	-NA-	-NA-	-NA-	-NA-	39.25	7.55	6.00	39.25	-NA-	-NA-
Indonesia Index	USD	2,325.17	8,275.55	6.25	1.06	-NA-	-NA-	-NA-	-NA-	12.92	3.09	-2.38	12.92	-NA-	-NA-
Malaysia Index	USD	2,521.60	4,562.48	3.45	2.53	-NA-	-NA-	-NA-	-NA-	15.90	-0.17	1.25	15.90	-NA-	-NA-
Mexico Index	USD	590.51	1,663.45	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-20.85	-5.09	0.32	-20.85	-NA-	-NA-
Philippines Index	USD	4,439.10	8,963.15	6.77	1.25	-NA-	-NA-	-NA-	-NA-	78.09	14.03	6.96	78.09	-NA-	-NA-
Poland Index	USD	472.08	1,686.79	1.27	2.47	-NA-	-NA-	-NA-	-NA-	17.44	17.37	6.35	17.44	-NA-	-NA-
South Africa Index	USD	2,946.84	16,669.68	12.59	6.06	-NA-	-NA-	-NA-	-NA-	30.20	-0.29	4.72	30.20	-NA-	-NA-
Thailand Index	USD	7,185.95	6,483.08	4.90	2.84	-NA-	-NA-	-NA-	-NA-	74.92	14.99	2.21	74.92	-NA-	-NA-
Turkey Index	USD	2,950.93	2,441.69	1.84	2.18	-NA-	-NA-	-NA-	-NA-	64.81	20.25	11.18	64.81	-NA-	-NA-
Taiwan Index	USD	2,709.41	163.33	0.12	5.02	-NA-	-NA-	-NA-	-NA-	65.88	2.31	3.69	65.88	-NA-	-NA-
UAE Index	USD	2,225.45	3,619.22	2.73	2.86	-NA-	-NA-	-NA-	-NA-	49.10	6.74	0.14	49.10	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

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Emerging Index	GBP	2,421.28	84,449.16	100.00	2.51	-NA-	-NA-	-2.83	4.89	36.16	9.80	2.79	36.16	-NA-	21.02
Emerging Asia Pacific Index	GBP	2,814.60	47,093.40	55.77	1.96	-NA-	-NA-	-4.94	11.23	56.27	17.73	1.86	56.27	-NA-	21.87
Emerging EMEA Index	GBP	2,389.80	18,210.66	21.56	4.78	-NA-	-NA-	6.31	10.23	31.74	5.07	3.00	31.74	-NA-	18.41
Emerging Europe Index	GBP	1,175.62	5,548.37	6.57	3.35	-NA-	-NA-	-19.95	-12.80	40.91	18.54	3.93	40.91	-NA-	28.59
Emerging Middle East/Africa Index	GBP	2,608.76	12,662.29	14.99	5.41	-NA-	-NA-	8.71	14.52	28.67	-0.03	2.58	28.67	-NA-	18.74
Emerging Americas Index	GBP	1,985.00	19,145.10	22.67	1.67	-NA-	-NA-	-5.52	-7.29	5.85	-1.95	4.85	5.85	-NA-	29.67
Brazil Index	GBP	2,861.06	17,316.61	21.26	1.79	-NA-	-NA-	-NA-	-NA-	6.93	-2.55	4.99	6.93	-NA-	-NA-
Chile Index	GBP	3,249.23	805.13	0.99	1.39	-NA-	-NA-	-NA-	-NA-	50.15	19.82	10.02	50.15	-NA-	-NA-
China Index	GBP	3,195.01	26,808.83	32.92	2.17	-NA-	-NA-	-NA-	-NA-	90.17	27.02	2.36	90.17	-NA-	-NA-
Egypt Index	GBP	966.10	180.56	0.22	0.00	-NA-	-NA-	-NA-	-NA-	133.28	-14.76	16.01	133.28	-NA-	-NA-
India Index	GBP	982.67	2,783.62	3.42	1.14	-NA-	-NA-	-NA-	-NA-	33.14	6.84	4.51	33.14	-NA-	-NA-
Indonesia Index	GBP	2,549.68	5,091.12	6.25	1.06	-NA-	-NA-	-NA-	-NA-	7.96	2.42	-3.75	7.96	-NA-	-NA-
Malaysia Index	GBP	2,765.08	2,806.84	3.45	2.53	-NA-	-NA-	-NA-	-NA-	10.81	-0.83	-0.17	10.81	-NA-	-NA-
Mexico Index	GBP	647.53	1,023.36	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-24.32	-5.71	-1.09	-24.32	-NA-	-NA-
Philippines Index	GBP	4,867.72	5,514.13	6.77	1.25	-NA-	-NA-	-NA-	-NA-	70.27	13.28	5.46	70.27	-NA-	-NA-
Poland Index	GBP	517.66	1,037.71	1.27	2.47	-NA-	-NA-	-NA-	-NA-	12.29	16.59	4.86	12.29	-NA-	-NA-
South Africa Index	GBP	3,231.37	10,255.19	12.59	6.06	-NA-	-NA-	-NA-	-NA-	24.48	-0.95	3.24	24.48	-NA-	-NA-
Thailand Index	GBP	7,879.79	3,988.39	4.90	2.84	-NA-	-NA-	-NA-	-NA-	67.24	14.24	0.78	67.24	-NA-	-NA-
Turkey Index	GBP	3,235.86	1,502.13	1.84	2.18	-NA-	-NA-	-NA-	-NA-	57.57	19.46	9.62	57.57	-NA-	-NA-
Taiwan Index	GBP	2,971.02	100.48	0.12	5.02	-NA-	-NA-	-NA-	-NA-	58.59	1.64	2.24	58.59	-NA-	-NA-
UAE Index	GBP	2,440.33	2,226.55	2.73	2.86	-NA-	-NA-	-NA-	-NA-	42.55	6.04	-1.26	42.55	-NA-	-NA-

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Emerging Index	JPY	2,063.01	11,869,143.05	100.00	2.51	-NA-	-NA-	0.66	2.56	60.04	22.83	9.31	60.04	-NA-	28.32
Emerging Asia Pacific Index	JPY	2,398.13	6,618,873.68	55.77	1.96	-NA-	-NA-	-1.54	8.76	83.68	31.71	8.32	83.68	-NA-	28.63
Emerging EMEA Index	JPY	2,036.19	2,559,467.94	21.56	4.78	-NA-	-NA-	10.12	7.79	54.86	17.54	9.53	54.86	-NA-	25.18
Emerging Europe Index	JPY	1,001.66	779,810.50	6.57	3.35	-NA-	-NA-	-17.09	-14.73	65.63	32.61	10.52	65.63	-NA-	37.14
Emerging Middle East/Africa Index	JPY	2,222.75	1,779,657.44	14.99	5.41	-NA-	-NA-	12.60	11.98	51.24	11.84	9.08	51.24	-NA-	24.28
Emerging Americas Index	JPY	1,691.29	2,690,801.43	22.67	1.67	-NA-	-NA-	-2.14	-9.35	24.42	9.69	11.50	24.42	-NA-	35.94
Brazil Index	JPY	2,124.99	2,433,811.09	21.26	1.79	-NA-	-NA-	-NA-	-NA-	25.69	9.02	11.65	25.69	-NA-	-NA-
Chile Index	JPY	2,413.29	113,159.71	0.99	1.39	-NA-	-NA-	-NA-	-NA-	76.49	34.04	16.99	76.49	-NA-	-NA-
China Index	JPY	2,373.02	3,767,921.68	32.92	2.17	-NA-	-NA-	-NA-	-NA-	123.53	42.10	8.85	123.53	-NA-	-NA-
Egypt Index	JPY	717.55	25,377.54	0.22	0.00	-NA-	-NA-	-NA-	-NA-	174.21	-4.64	23.37	174.21	-NA-	-NA-
India Index	JPY	729.86	391,232.02	3.42	1.14	-NA-	-NA-	-NA-	-NA-	56.49	19.53	11.14	56.49	-NA-	-NA-
Indonesia Index	JPY	1,893.71	715,545.19	6.25	1.06	-NA-	-NA-	-NA-	-NA-	26.90	14.58	2.35	26.90	-NA-	-NA-
Malaysia Index	JPY	2,053.69	394,495.03	3.45	2.53	-NA-	-NA-	-NA-	-NA-	30.25	10.94	6.15	30.25	-NA-	-NA-
Mexico Index	JPY	480.94	143,830.63	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-11.04	5.48	5.18	-11.04	-NA-	-NA-
Philippines Index	JPY	3,615.38	774,998.56	6.77	1.25	-NA-	-NA-	-NA-	-NA-	100.14	26.73	12.14	100.14	-NA-	-NA-
Poland Index	JPY	384.48	145,848.54	1.27	2.47	-NA-	-NA-	-NA-	-NA-	31.98	30.44	11.50	31.98	-NA-	-NA-
South Africa Index	JPY	2,400.02	1,441,343.88	12.59	6.06	-NA-	-NA-	-NA-	-NA-	46.31	10.81	9.79	46.31	-NA-	-NA-
Thailand Index	JPY	5,852.53	560,559.23	4.90	2.84	-NA-	-NA-	-NA-	-NA-	96.57	27.80	7.16	96.57	-NA-	-NA-
Turkey Index	JPY	2,403.36	211,120.78	1.84	2.18	-NA-	-NA-	-NA-	-NA-	85.21	33.65	16.56	85.21	-NA-	-NA-
Taiwan Index	JPY	2,206.65	14,121.97	0.12	5.02	-NA-	-NA-	-NA-	-NA-	86.41	13.71	8.72	86.41	-NA-	-NA-
UAE Index	JPY	1,812.50	312,936.03	2.73	2.86	-NA-	-NA-	-NA-	-NA-	67.55	18.63	4.99	67.55	-NA-	-NA-

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Emerging Index	AUD	1,539.26	132,220.87	100.00	2.51	-NA-	-NA-	-12.60	0.21	40.63	10.70	4.76	40.63	-NA-	15.63
Emerging Asia Pacific Index	AUD	1,789.30	73,733.48	55.77	1.96	-NA-	-NA-	-14.50	6.27	61.40	18.71	3.81	61.40	-NA-	17.87
Emerging EMEA Index	AUD	1,519.24	28,512.17	21.56	4.78	-NA-	-NA-	-4.38	5.31	36.07	5.93	4.98	36.07	-NA-	13.23
Emerging Europe Index	AUD	747.36	8,687.00	6.57	3.35	-NA-	-NA-	-28.01	-16.69	45.54	19.51	5.92	45.54	-NA-	26.58
Emerging Middle East/Africa Index	AUD	1,658.44	19,825.18	14.99	5.41	-NA-	-NA-	-2.23	9.41	32.89	0.80	4.55	32.89	-NA-	13.37
Emerging Americas Index	AUD	1,261.91	29,975.21	22.67	1.67	-NA-	-NA-	-15.02	-11.43	9.33	-1.14	6.86	9.33	-NA-	25.13
Brazil Index	AUD	1,982.37	27,112.37	21.26	1.79	-NA-	-NA-	-NA-	-NA-	10.44	-1.74	7.01	10.44	-NA-	-NA-
Chile Index	AUD	2,251.32	1,260.59	0.99	1.39	-NA-	-NA-	-NA-	-NA-	55.08	20.81	12.13	55.08	-NA-	-NA-
China Index	AUD	2,213.75	41,974.21	32.92	2.17	-NA-	-NA-	-NA-	-NA-	96.41	28.07	4.33	96.41	-NA-	-NA-
Egypt Index	AUD	669.39	282.70	0.22	0.00	-NA-	-NA-	-NA-	-NA-	140.95	-14.06	18.24	140.95	-NA-	-NA-
India Index	AUD	680.87	4,358.28	3.42	1.14	-NA-	-NA-	-NA-	-NA-	37.51	7.72	6.52	37.51	-NA-	-NA-
Indonesia Index	AUD	1,766.62	7,971.09	6.25	1.06	-NA-	-NA-	-NA-	-NA-	11.51	3.26	-1.90	11.51	-NA-	-NA-
Malaysia Index	AUD	1,915.86	4,394.63	3.45	2.53	-NA-	-NA-	-NA-	-NA-	14.45	-0.01	1.74	14.45	-NA-	-NA-
Mexico Index	AUD	448.66	1,602.26	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-21.83	-4.93	0.81	-21.83	-NA-	-NA-
Philippines Index	AUD	3,372.74	8,633.39	6.77	1.25	-NA-	-NA-	-NA-	-NA-	75.86	14.22	7.48	75.86	-NA-	-NA-
Poland Index	AUD	358.68	1,624.74	1.27	2.47	-NA-	-NA-	-NA-	-NA-	15.98	17.56	6.87	15.98	-NA-	-NA-
South Africa Index	AUD	2,238.95	16,056.40	12.59	6.06	-NA-	-NA-	-NA-	-NA-	28.57	-0.13	5.23	28.57	-NA-	-NA-
Thailand Index	AUD	5,459.74	6,244.56	4.90	2.84	-NA-	-NA-	-NA-	-NA-	72.73	15.18	2.71	72.73	-NA-	-NA-
Turkey Index	AUD	2,242.06	2,351.86	1.84	2.18	-NA-	-NA-	-NA-	-NA-	62.74	20.45	11.72	62.74	-NA-	-NA-
Taiwan Index	AUD	2,058.55	157.32	0.12	5.02	-NA-	-NA-	-NA-	-NA-	63.80	2.48	4.20	63.80	-NA-	-NA-
UAE Index	AUD	1,690.85	3,486.07	2.73	2.86	-NA-	-NA-	-NA-	-NA-	47.23	6.91	0.63	47.23	-NA-	-NA-

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Emerging Index	EUR	2,330.54	104,120.11	100.00	2.24	-NA-	-NA-	-2.28	7.96	39.84	7.79	2.85	39.84	-NA-	18.51
Emerging Asia Pacific Index	EUR	2,704.82	58,062.98	55.77	1.75	-NA-	-NA-	-4.43	14.40	60.47	15.63	1.92	60.47	-NA-	20.15
Emerging EMEA Index	EUR	2,285.86	22,452.51	21.56	4.11	-NA-	-NA-	6.78	13.41	34.93	2.99	3.05	34.93	-NA-	16.87
Emerging Europe Index	EUR	1,128.77	6,840.76	6.57	2.83	-NA-	-NA-	-19.54	-10.37	44.19	15.92	3.97	44.19	-NA-	27.36
Emerging Middle East/Africa Index	EUR	2,495.24	15,611.75	14.99	4.67	-NA-	-NA-	9.18	17.85	31.83	-1.91	2.63	31.83	-NA-	17.46
Emerging Americas Index	EUR	1,925.22	23,604.61	22.67	1.66	-NA-	-NA-	-4.84	-4.44	9.00	-3.69	4.91	9.00	-NA-	27.07
Brazil Index	EUR	2,841.68	21,350.21	21.26	1.79	-NA-	-NA-	-NA-	-NA-	10.13	-4.28	5.05	10.13	-NA-	-NA-
Chile Index	EUR	2,861.95	992.67	0.99	1.11	-NA-	-NA-	-NA-	-NA-	54.06	17.69	10.08	54.06	-NA-	-NA-
China Index	EUR	3,144.72	33,053.47	32.92	1.95	-NA-	-NA-	-NA-	-NA-	95.26	24.75	2.42	95.26	-NA-	-NA-
Egypt Index	EUR	959.55	222.62	0.22	0.00	-NA-	-NA-	-NA-	-NA-	140.25	-16.28	16.08	140.25	-NA-	-NA-
India Index	EUR	976.04	3,432.02	3.42	1.14	-NA-	-NA-	-NA-	-NA-	37.11	4.94	4.57	37.11	-NA-	-NA-
Indonesia Index	EUR	2,521.91	6,277.00	6.25	0.84	-NA-	-NA-	-NA-	-NA-	10.92	0.57	-3.69	10.92	-NA-	-NA-
Malaysia Index	EUR	2,746.42	3,460.64	3.45	2.53	-NA-	-NA-	-NA-	-NA-	14.12	-2.59	-0.12	14.12	-NA-	-NA-
Mexico Index	EUR	643.14	1,261.73	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-22.06	-7.38	-1.03	-22.06	-NA-	-NA-
Philippines Index	EUR	4,735.31	6,798.55	6.77	0.87	-NA-	-NA-	-NA-	-NA-	74.50	11.27	5.52	74.50	-NA-	-NA-
Poland Index	EUR	511.86	1,279.43	1.27	2.00	-NA-	-NA-	-NA-	-NA-	15.13	14.38	4.78	15.13	-NA-	-NA-
South Africa Index	EUR	3,160.51	12,643.95	12.59	5.15	-NA-	-NA-	-NA-	-NA-	27.39	-2.84	3.30	27.39	-NA-	-NA-
Thailand Index	EUR	7,667.08	4,917.41	4.90	2.56	-NA-	-NA-	-NA-	-NA-	71.66	12.16	0.83	71.66	-NA-	-NA-
Turkey Index	EUR	3,155.15	1,852.02	1.84	1.85	-NA-	-NA-	-NA-	-NA-	61.60	17.35	9.68	61.60	-NA-	-NA-
Taiwan Index	EUR	2,807.13	123.88	0.12	4.01	-NA-	-NA-	-NA-	-NA-	61.26	-0.16	2.29	61.26	-NA-	-NA-
UAE Index	EUR	2,346.55	2,745.18	2.73	2.86	-NA-	-NA-	-NA-	-NA-	46.81	4.16	-1.21	46.81	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

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Emerging Index	USD	2,423.30	137,271.07	100.00	2.24	-NA-	-NA-	1.33	4.96	42.02	10.46	4.25	42.02	-NA-	25.29
Emerging Asia Pacific Index	USD	2,812.48	76,549.74	55.77	1.75	-NA-	-NA-	-0.90	11.22	62.98	18.49	3.31	62.98	-NA-	25.50
Emerging EMEA Index	USD	2,377.17	29,601.20	21.56	4.11	-NA-	-NA-	10.73	10.26	37.03	5.54	4.46	37.03	-NA-	21.54
Emerging Europe Index	USD	1,173.71	9,018.80	6.57	2.83	-NA-	-NA-	-16.57	-12.86	46.44	18.79	5.39	46.44	-NA-	32.29
Emerging Middle East/Africa Index	USD	2,594.93	20,582.40	14.99	4.67	-NA-	-NA-	13.22	14.58	33.89	0.52	4.04	33.89	-NA-	21.35
Emerging Americas Index	USD	2,001.64	31,120.12	22.67	1.66	-NA-	-NA-	-1.33	-7.10	10.70	-1.30	6.35	10.70	-NA-	33.95
Brazil Index	USD	2,609.14	28,147.93	21.26	1.79	-NA-	-NA-	-NA-	-NA-	11.84	-1.91	6.49	11.84	-NA-	-NA-
Chile Index	USD	2,930.01	1,308.73	0.99	1.11	-NA-	-NA-	-NA-	-NA-	56.46	20.61	11.59	56.46	-NA-	-NA-
China Index	USD	2,887.40	43,577.42	32.92	1.95	-NA-	-NA-	-NA-	-NA-	98.31	27.84	3.82	98.31	-NA-	-NA-
Egypt Index	USD	881.03	293.50	0.22	0.00	-NA-	-NA-	-NA-	-NA-	144.01	-14.20	17.67	144.01	-NA-	-NA-
India Index	USD	896.14	4,524.74	3.42	1.14	-NA-	-NA-	-NA-	-NA-	39.25	7.55	6.00	39.25	-NA-	-NA-
Indonesia Index	USD	2,315.58	8,275.55	6.25	0.84	-NA-	-NA-	-NA-	-NA-	12.65	3.06	-2.38	12.65	-NA-	-NA-
Malaysia Index	USD	2,521.60	4,562.48	3.45	2.53	-NA-	-NA-	-NA-	-NA-	15.90	-0.17	1.25	15.90	-NA-	-NA-
Mexico Index	USD	590.51	1,663.45	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-20.85	-5.09	0.32	-20.85	-NA-	-NA-
Philippines Index	USD	4,347.81	8,963.15	6.77	0.87	-NA-	-NA-	-NA-	-NA-	77.22	14.03	6.96	77.22	-NA-	-NA-
Poland Index	USD	469.97	1,686.79	1.27	2.00	-NA-	-NA-	-NA-	-NA-	16.92	17.21	6.21	16.92	-NA-	-NA-
South Africa Index	USD	2,901.87	16,669.68	12.59	5.15	-NA-	-NA-	-NA-	-NA-	29.38	-0.43	4.71	29.38	-NA-	-NA-
Thailand Index	USD	7,039.66	6,483.08	4.90	2.56	-NA-	-NA-	-NA-	-NA-	74.33	14.94	2.21	74.33	-NA-	-NA-
Turkey Index	USD	2,896.96	2,441.69	1.84	1.85	-NA-	-NA-	-NA-	-NA-	64.12	20.25	11.18	64.12	-NA-	-NA-
Taiwan Index	USD	2,577.42	163.33	0.12	4.01	-NA-	-NA-	-NA-	-NA-	63.78	2.31	3.69	63.78	-NA-	-NA-
UAE Index	USD	2,216.64	3,619.22	2.73	2.86	-NA-	-NA-	-NA-	-NA-	49.10	6.74	0.14	49.10	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

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Emerging Index	GBP	2,402.61	84,449.16	100.00	2.24	-NA-	-NA-	-2.98	4.73	35.78	9.74	2.79	35.78	-NA-	21.02
Emerging Asia Pacific Index	GBP	2,788.46	47,093.40	55.77	1.75	-NA-	-NA-	-5.12	10.98	55.82	17.71	1.86	55.82	-NA-	21.88
Emerging EMEA Index	GBP	2,356.87	18,210.66	21.56	4.11	-NA-	-NA-	6.02	10.02	31.02	4.85	2.99	31.02	-NA-	18.43
Emerging Europe Index	GBP	1,163.68	5,548.37	6.57	2.83	-NA-	-NA-	-20.12	-13.05	40.01	18.01	3.91	40.01	-NA-	28.54
Emerging Middle East/Africa Index	GBP	2,572.76	12,662.29	14.99	4.67	-NA-	-NA-	8.41	14.33	28.01	-0.14	2.57	28.01	-NA-	18.75
Emerging Americas Index	GBP	1,984.55	19,145.10	22.67	1.66	-NA-	-NA-	-5.52	-7.30	5.84	-1.95	4.85	5.84	-NA-	29.67
Brazil Index	GBP	2,861.06	17,316.61	21.26	1.79	-NA-	-NA-	-NA-	-NA-	6.93	-2.55	4.99	6.93	-NA-	-NA-
Chile Index	GBP	3,212.92	805.13	0.99	1.11	-NA-	-NA-	-NA-	-NA-	49.59	19.82	10.02	49.59	-NA-	-NA-
China Index	GBP	3,166.19	26,808.83	32.92	1.95	-NA-	-NA-	-NA-	-NA-	89.60	27.00	2.36	89.60	-NA-	-NA-
Egypt Index	GBP	966.10	180.56	0.22	0.00	-NA-	-NA-	-NA-	-NA-	133.28	-14.76	16.01	133.28	-NA-	-NA-
India Index	GBP	982.67	2,783.62	3.42	1.14	-NA-	-NA-	-NA-	-NA-	33.14	6.84	4.51	33.14	-NA-	-NA-
Indonesia Index	GBP	2,539.16	5,091.12	6.25	0.84	-NA-	-NA-	-NA-	-NA-	7.71	2.38	-3.75	7.71	-NA-	-NA-
Malaysia Index	GBP	2,765.08	2,806.84	3.45	2.53	-NA-	-NA-	-NA-	-NA-	10.81	-0.83	-0.17	10.81	-NA-	-NA-
Mexico Index	GBP	647.53	1,023.36	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-24.32	-5.71	-1.09	-24.32	-NA-	-NA-
Philippines Index	GBP	4,767.61	5,514.13	6.77	0.87	-NA-	-NA-	-NA-	-NA-	69.43	13.28	5.46	69.43	-NA-	-NA-
Poland Index	GBP	515.35	1,037.71	1.27	2.00	-NA-	-NA-	-NA-	-NA-	11.78	16.44	4.72	11.78	-NA-	-NA-
South Africa Index	GBP	3,182.06	10,255.19	12.59	5.15	-NA-	-NA-	-NA-	-NA-	23.70	-1.09	3.24	23.70	-NA-	-NA-
Thailand Index	GBP	7,719.38	3,988.39	4.90	2.56	-NA-	-NA-	-NA-	-NA-	66.68	14.19	0.78	66.68	-NA-	-NA-
Turkey Index	GBP	3,176.67	1,502.13	1.84	1.85	-NA-	-NA-	-NA-	-NA-	56.91	19.46	9.62	56.91	-NA-	-NA-
Taiwan Index	GBP	2,826.28	100.48	0.12	4.01	-NA-	-NA-	-NA-	-NA-	56.58	1.64	2.24	56.58	-NA-	-NA-
UAE Index	GBP	2,430.66	2,226.55	2.73	2.86	-NA-	-NA-	-NA-	-NA-	42.55	6.04	-1.26	42.55	-NA-	-NA-

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Emerging Index	JPY	2,047.10	11,869,143.05	100.00	2.24	-NA-	-NA-	0.50	2.41	59.60	22.77	9.30	59.60	-NA-	28.32
Emerging Asia Pacific Index	JPY	2,375.86	6,618,873.68	55.77	1.75	-NA-	-NA-	-1.72	8.52	83.15	31.69	8.32	83.15	-NA-	28.65
Emerging EMEA Index	JPY	2,008.13	2,559,467.94	21.56	4.11	-NA-	-NA-	9.82	7.58	54.00	17.30	9.52	54.00	-NA-	25.19
Emerging Europe Index	JPY	991.50	779,810.50	6.57	2.83	-NA-	-NA-	-17.26	-14.98	64.58	32.02	10.49	64.58	-NA-	37.09
Emerging Middle East/Africa Index	JPY	2,192.08	1,779,657.44	14.99	4.67	-NA-	-NA-	12.29	11.79	50.46	11.72	9.08	50.46	-NA-	24.30
Emerging Americas Index	JPY	1,690.90	2,690,801.43	22.67	1.66	-NA-	-NA-	-2.14	-9.36	24.40	9.69	11.50	24.40	-NA-	35.94
Brazil Index	JPY	2,124.99	2,433,811.09	21.26	1.79	-NA-	-NA-	-NA-	-NA-	25.69	9.02	11.65	25.69	-NA-	-NA-
Chile Index	JPY	2,386.32	113,159.71	0.99	1.11	-NA-	-NA-	-NA-	-NA-	75.83	34.04	16.99	75.83	-NA-	-NA-
China Index	JPY	2,351.61	3,767,921.68	32.92	1.95	-NA-	-NA-	-NA-	-NA-	122.86	42.08	8.85	122.86	-NA-	-NA-
Egypt Index	JPY	717.55	25,377.54	0.22	0.00	-NA-	-NA-	-NA-	-NA-	174.21	-4.64	23.37	174.21	-NA-	-NA-
India Index	JPY	729.86	391,232.02	3.42	1.14	-NA-	-NA-	-NA-	-NA-	56.49	19.53	11.14	56.49	-NA-	-NA-
Indonesia Index	JPY	1,885.90	715,545.19	6.25	0.84	-NA-	-NA-	-NA-	-NA-	26.60	14.54	2.35	26.60	-NA-	-NA-
Malaysia Index	JPY	2,053.69	394,495.03	3.45	2.53	-NA-	-NA-	-NA-	-NA-	30.25	10.94	6.15	30.25	-NA-	-NA-
Mexico Index	JPY	480.94	143,830.63	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-11.04	5.48	5.18	-11.04	-NA-	-NA-
Philippines Index	JPY	3,541.03	774,998.56	6.77	0.87	-NA-	-NA-	-NA-	-NA-	99.16	26.73	12.14	99.16	-NA-	-NA-
Poland Index	JPY	382.76	145,848.54	1.27	2.00	-NA-	-NA-	-NA-	-NA-	31.39	30.27	11.36	31.39	-NA-	-NA-
South Africa Index	JPY	2,363.40	1,441,343.88	12.59	5.15	-NA-	-NA-	-NA-	-NA-	45.40	10.66	9.78	45.40	-NA-	-NA-
Thailand Index	JPY	5,733.38	560,559.23	4.90	2.56	-NA-	-NA-	-NA-	-NA-	95.92	27.74	7.16	95.92	-NA-	-NA-
Turkey Index	JPY	2,359.40	211,120.78	1.84	1.85	-NA-	-NA-	-NA-	-NA-	84.44	33.65	16.56	84.44	-NA-	-NA-
Taiwan Index	JPY	2,099.15	14,121.97	0.12	4.01	-NA-	-NA-	-NA-	-NA-	84.05	13.71	8.72	84.05	-NA-	-NA-
UAE Index	JPY	1,805.32	312,936.03	2.73	2.86	-NA-	-NA-	-NA-	-NA-	67.55	18.63	4.99	67.55	-NA-	-NA-

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Emerging Index	AUD	1,527.39	132,220.87	100.00	2.24	-NA-	-NA-	-12.74	0.05	40.24	10.64	4.76	40.24	-NA-	15.62
Emerging Asia Pacific Index	AUD	1,772.68	73,733.48	55.77	1.75	-NA-	-NA-	-14.66	6.02	60.94	18.69	3.81	60.94	-NA-	17.87
Emerging EMEA Index	AUD	1,498.31	28,512.17	21.56	4.11	-NA-	-NA-	-4.65	5.11	35.32	5.72	4.97	35.32	-NA-	13.23
Emerging Europe Index	AUD	739.78	8,687.00	6.57	2.83	-NA-	-NA-	-28.15	-16.93	44.61	18.99	5.90	44.61	-NA-	26.52
Emerging Middle East/Africa Index	AUD	1,635.56	19,825.18	14.99	4.67	-NA-	-NA-	-2.50	9.22	32.21	0.69	4.54	32.21	-NA-	13.37
Emerging Americas Index	AUD	1,261.62	29,975.21	22.67	1.66	-NA-	-NA-	-15.03	-11.44	9.31	-1.14	6.86	9.31	-NA-	25.13
Brazil Index	AUD	1,982.37	27,112.37	21.26	1.79	-NA-	-NA-	-NA-	-NA-	10.44	-1.74	7.01	10.44	-NA-	-NA-
Chile Index	AUD	2,226.16	1,260.59	0.99	1.11	-NA-	-NA-	-NA-	-NA-	54.51	20.81	12.13	54.51	-NA-	-NA-
China Index	AUD	2,193.79	41,974.21	32.92	1.95	-NA-	-NA-	-NA-	-NA-	95.83	28.05	4.33	95.83	-NA-	-NA-
Egypt Index	AUD	669.39	282.70	0.22	0.00	-NA-	-NA-	-NA-	-NA-	140.95	-14.06	18.24	140.95	-NA-	-NA-
India Index	AUD	680.87	4,358.28	3.42	1.14	-NA-	-NA-	-NA-	-NA-	37.51	7.72	6.52	37.51	-NA-	-NA-
Indonesia Index	AUD	1,759.33	7,971.09	6.25	0.84	-NA-	-NA-	-NA-	-NA-	11.24	3.23	-1.90	11.24	-NA-	-NA-
Malaysia Index	AUD	1,915.86	4,394.63	3.45	2.53	-NA-	-NA-	-NA-	-NA-	14.45	-0.01	1.74	14.45	-NA-	-NA-
Mexico Index	AUD	448.66	1,602.26	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-21.83	-4.93	0.81	-21.83	-NA-	-NA-
Philippines Index	AUD	3,303.37	8,633.39	6.77	0.87	-NA-	-NA-	-NA-	-NA-	75.00	14.21	7.48	75.00	-NA-	-NA-
Poland Index	AUD	357.07	1,624.74	1.27	2.00	-NA-	-NA-	-NA-	-NA-	15.46	17.40	6.73	15.46	-NA-	-NA-
South Africa Index	AUD	2,204.78	16,056.40	12.59	5.15	-NA-	-NA-	-NA-	-NA-	27.76	-0.27	5.22	27.76	-NA-	-NA-
Thailand Index	AUD	5,348.59	6,244.56	4.90	2.56	-NA-	-NA-	-NA-	-NA-	72.15	15.13	2.71	72.15	-NA-	-NA-
Turkey Index	AUD	2,201.05	2,351.86	1.84	1.85	-NA-	-NA-	-NA-	-NA-	62.06	20.45	11.72	62.06	-NA-	-NA-
Taiwan Index	AUD	1,958.27	157.32	0.12	4.01	-NA-	-NA-	-NA-	-NA-	61.73	2.48	4.20	61.73	-NA-	-NA-
UAE Index	AUD	1,684.15	3,486.07	2.73	2.86	-NA-	-NA-	-NA-	-NA-	47.23	6.91	0.63	47.23	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets Index Series - Index Performance

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Emerging Index	EUR	2,082.93	104,120.11	100.00	0.00	-NA-	-NA-	-4.84	5.14	36.08	7.39	2.81	36.08	-NA-	18.57
Emerging Asia Pacific Index	EUR	2,500.79	58,062.98	55.77	0.00	-NA-	-NA-	-6.20	12.19	56.91	15.43	1.91	56.91	-NA-	20.18
Emerging EMEA Index	EUR	1,758.12	22,452.51	21.56	0.00	-NA-	-NA-	-0.01	6.73	28.31	1.81	3.01	28.31	-NA-	17.02
Emerging Europe Index	EUR	1,067.03	6,840.76	6.57	0.00	-NA-	-NA-	-20.67	-11.81	39.26	13.11	3.87	39.26	-NA-	27.15
Emerging Middle East/Africa Index	EUR	1,873.23	15,611.75	14.99	0.00	-NA-	-NA-	1.71	10.29	25.10	-2.52	2.61	25.10	-NA-	17.69
Emerging Americas Index	EUR	1,823.48	23,604.61	22.67	0.00	-NA-	-NA-	-5.93	-5.88	7.15	-3.78	4.81	7.15	-NA-	27.17
Brazil Index	EUR	2,602.05	21,350.21	21.26	1.79	-NA-	-NA-	-NA-	-NA-	8.10	-4.38	4.95	8.10	-NA-	-NA-
Chile Index	EUR	2,546.10	992.67	0.99	1.39	-NA-	-NA-	-NA-	-NA-	51.84	17.69	10.08	51.84	-NA-	-NA-
China Index	EUR	2,830.95	33,053.47	32.92	2.17	-NA-	-NA-	-NA-	-NA-	90.09	24.56	2.42	90.09	-NA-	-NA-
Egypt Index	EUR	872.52	222.62	0.22	0.00	-NA-	-NA-	-NA-	-NA-	140.26	-16.28	16.08	140.26	-NA-	-NA-
India Index	EUR	927.36	3,432.02	3.42	1.14	-NA-	-NA-	-NA-	-NA-	35.41	4.65	4.57	35.41	-NA-	-NA-
Indonesia Index	EUR	2,417.74	6,277.00	6.25	1.06	-NA-	-NA-	-NA-	-NA-	9.88	0.44	-3.69	9.88	-NA-	-NA-
Malaysia Index	EUR	2,422.86	3,460.64	3.45	2.53	-NA-	-NA-	-NA-	-NA-	11.88	-2.95	-0.25	11.88	-NA-	-NA-
Mexico Index	EUR	625.76	1,261.73	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-22.06	-7.38	-1.03	-22.06	-NA-	-NA-
Philippines Index	EUR	4,407.13	6,798.55	6.77	1.25	-NA-	-NA-	-NA-	-NA-	72.51	11.27	5.52	72.51	-NA-	-NA-
Poland Index	EUR	490.42	1,279.43	1.27	2.47	-NA-	-NA-	-NA-	-NA-	12.96	13.74	4.20	12.96	-NA-	-NA-
South Africa Index	EUR	2,256.53	12,643.95	12.59	6.06	-NA-	-NA-	-NA-	-NA-	20.18	-3.60	3.27	20.18	-NA-	-NA-
Thailand Index	EUR	6,226.53	4,917.41	4.90	2.84	-NA-	-NA-	-NA-	-NA-	66.57	11.70	0.83	66.57	-NA-	-NA-
Turkey Index	EUR	2,779.65	1,852.02	1.84	2.18	-NA-	-NA-	-NA-	-NA-	57.83	17.35	9.68	57.83	-NA-	-NA-
Taiwan Index	EUR	2,289.81	123.88	0.12	5.02	-NA-	-NA-	-NA-	-NA-	53.49	-0.16	2.29	53.49	-NA-	-NA-
UAE Index	EUR	2,041.45	2,745.18	2.73	2.86	-NA-	-NA-	-NA-	-NA-	42.06	4.16	-1.21	42.06	-NA-	-NA-

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Emerging Index	USD	2,165.61	137,271.07	100.00	0.00	-NA-	-NA-	-1.33	2.21	38.20	10.05	4.22	38.20	-NA-	25.34
Emerging Asia Pacific Index	USD	2,600.06	76,549.74	55.77	0.00	-NA-	-NA-	-2.74	9.07	59.36	18.29	3.30	59.36	-NA-	25.50
Emerging EMEA Index	USD	1,827.91	29,601.20	21.56	0.00	-NA-	-NA-	3.68	3.76	30.31	4.33	4.42	30.31	-NA-	21.63
Emerging Europe Index	USD	1,109.39	9,018.80	6.57	0.00	-NA-	-NA-	-17.74	-14.26	41.43	15.91	5.30	41.43	-NA-	32.11
Emerging Middle East/Africa Index	USD	1,947.59	20,582.40	14.99	0.00	-NA-	-NA-	5.46	7.23	27.06	-0.11	4.01	27.06	-NA-	21.54
Emerging Americas Index	USD	1,895.87	31,120.12	22.67	0.00	-NA-	-NA-	-2.46	-8.49	8.82	-1.39	6.25	8.82	-NA-	34.12
Brazil Index	USD	2,446.55	28,147.93	21.26	1.79	-NA-	-NA-	-NA-	-NA-	9.78	-2.01	6.38	9.78	-NA-	-NA-
Chile Index	USD	2,669.10	1,308.73	0.99	1.39	-NA-	-NA-	-NA-	-NA-	54.21	20.61	11.59	54.21	-NA-	-NA-
China Index	USD	2,661.77	43,577.42	32.92	2.17	-NA-	-NA-	-NA-	-NA-	93.06	27.65	3.82	93.06	-NA-	-NA-
Egypt Index	USD	820.38	293.50	0.22	0.00	-NA-	-NA-	-NA-	-NA-	144.00	-14.20	17.67	144.00	-NA-	-NA-
India Index	USD	871.94	4,524.74	3.42	1.14	-NA-	-NA-	-NA-	-NA-	37.53	7.25	6.00	37.53	-NA-	-NA-
Indonesia Index	USD	2,273.25	8,275.55	6.25	1.06	-NA-	-NA-	-NA-	-NA-	11.59	2.93	-2.38	11.59	-NA-	-NA-
Malaysia Index	USD	2,278.06	4,562.48	3.45	2.53	-NA-	-NA-	-NA-	-NA-	13.63	-0.55	1.11	13.63	-NA-	-NA-
Mexico Index	USD	588.36	1,663.45	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-20.84	-5.09	0.32	-20.84	-NA-	-NA-
Philippines Index	USD	4,143.75	8,963.15	6.77	1.25	-NA-	-NA-	-NA-	-NA-	75.20	14.03	6.96	75.20	-NA-	-NA-
Poland Index	USD	461.12	1,686.79	1.27	2.47	-NA-	-NA-	-NA-	-NA-	14.72	16.56	5.62	14.72	-NA-	-NA-
South Africa Index	USD	2,121.67	16,669.68	12.59	6.06	-NA-	-NA-	-NA-	-NA-	22.05	-1.21	4.68	22.05	-NA-	-NA-
Thailand Index	USD	5,854.42	6,483.08	4.90	2.84	-NA-	-NA-	-NA-	-NA-	69.17	14.47	2.21	69.17	-NA-	-NA-
Turkey Index	USD	2,613.53	2,441.69	1.84	2.18	-NA-	-NA-	-NA-	-NA-	60.29	20.25	11.18	60.29	-NA-	-NA-
Taiwan Index	USD	2,152.97	163.33	0.12	5.02	-NA-	-NA-	-NA-	-NA-	55.88	2.31	3.69	55.88	-NA-	-NA-
UAE Index	USD	1,974.69	3,619.22	2.73	2.86	-NA-	-NA-	-NA-	-NA-	44.27	6.74	0.14	44.27	-NA-	-NA-

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Emerging Index	GBP	2,147.11	84,449.16	100.00	0.00	-NA-	-NA-	-5.52	1.99	32.13	9.33	2.75	32.13	-NA-	21.03
Emerging Asia Pacific Index	GBP	2,577.86	47,093.40	55.77	0.00	-NA-	-NA-	-6.87	8.83	52.36	17.51	1.85	52.36	-NA-	21.89
Emerging EMEA Index	GBP	1,812.30	18,210.66	21.56	0.00	-NA-	-NA-	-0.73	3.53	24.59	3.65	2.95	24.59	-NA-	18.27
Emerging Europe Index	GBP	1,099.92	5,548.37	6.57	0.00	-NA-	-NA-	-21.24	-14.45	35.22	15.15	3.82	35.22	-NA-	28.30
Emerging Middle East/Africa Index	GBP	1,930.95	12,662.29	14.99	0.00	-NA-	-NA-	0.98	6.99	21.48	-0.77	2.55	21.48	-NA-	18.66
Emerging Americas Index	GBP	1,879.68	19,145.10	22.67	0.00	-NA-	-NA-	-6.60	-8.69	4.04	-2.04	4.75	4.04	-NA-	29.82
Brazil Index	GBP	2,682.77	17,316.61	21.26	1.79	-NA-	-NA-	-NA-	-NA-	4.96	-2.65	4.89	4.96	-NA-	-NA-
Chile Index	GBP	2,926.81	805.13	0.99	1.39	-NA-	-NA-	-NA-	-NA-	47.43	19.82	10.02	47.43	-NA-	-NA-
China Index	GBP	2,918.77	26,808.83	32.92	2.17	-NA-	-NA-	-NA-	-NA-	84.58	26.81	2.36	84.58	-NA-	-NA-
Egypt Index	GBP	899.59	180.56	0.22	0.00	-NA-	-NA-	-NA-	-NA-	133.29	-14.76	16.01	133.29	-NA-	-NA-
India Index	GBP	956.13	2,783.62	3.42	1.14	-NA-	-NA-	-NA-	-NA-	31.49	6.54	4.51	31.49	-NA-	-NA-
Indonesia Index	GBP	2,492.74	5,091.12	6.25	1.06	-NA-	-NA-	-NA-	-NA-	6.69	2.26	-3.75	6.69	-NA-	-NA-
Malaysia Index	GBP	2,498.02	2,806.84	3.45	2.53	-NA-	-NA-	-NA-	-NA-	8.64	-1.20	-0.31	8.64	-NA-	-NA-
Mexico Index	GBP	645.17	1,023.36	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-24.32	-5.71	-1.09	-24.32	-NA-	-NA-
Philippines Index	GBP	4,543.85	5,514.13	6.77	1.25	-NA-	-NA-	-NA-	-NA-	67.51	13.28	5.46	67.51	-NA-	-NA-
Poland Index	GBP	505.64	1,037.71	1.27	2.47	-NA-	-NA-	-NA-	-NA-	9.68	15.79	4.14	9.68	-NA-	-NA-
South Africa Index	GBP	2,326.53	10,255.19	12.59	6.06	-NA-	-NA-	-NA-	-NA-	16.69	-1.86	3.21	16.69	-NA-	-NA-
Thailand Index	GBP	6,419.69	3,988.39	4.90	2.84	-NA-	-NA-	-NA-	-NA-	61.74	13.72	0.78	61.74	-NA-	-NA-
Turkey Index	GBP	2,865.88	1,502.13	1.84	2.18	-NA-	-NA-	-NA-	-NA-	53.25	19.46	9.62	53.25	-NA-	-NA-
Taiwan Index	GBP	2,360.85	100.48	0.12	5.02	-NA-	-NA-	-NA-	-NA-	49.04	1.64	2.24	49.04	-NA-	-NA-
UAE Index	GBP	2,165.35	2,226.55	2.73	2.86	-NA-	-NA-	-NA-	-NA-	37.93	6.04	-1.26	37.93	-NA-	-NA-

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Emerging Index	JPY	1,829.41	11,869,143.05	100.00	0.00	-NA-	-NA-	-2.14	-0.27	55.31	22.31	9.27	55.31	-NA-	28.36
Emerging Asia Pacific Index	JPY	2,196.42	6,618,873.68	55.77	0.00	-NA-	-NA-	-3.54	6.41	79.08	31.46	8.31	79.08	-NA-	28.66
Emerging EMEA Index	JPY	1,544.14	2,559,467.94	21.56	0.00	-NA-	-NA-	2.83	1.24	46.44	15.95	9.47	46.44	-NA-	25.03
Emerging Europe Index	JPY	937.16	779,810.50	6.57	0.00	-NA-	-NA-	-18.42	-16.35	58.94	28.82	10.40	58.94	-NA-	36.83
Emerging Middle East/Africa Index	JPY	1,645.24	1,779,657.44	14.99	0.00	-NA-	-NA-	4.59	4.62	42.78	11.02	9.05	42.78	-NA-	24.22
Emerging Americas Index	JPY	1,601.55	2,690,801.43	22.67	0.00	-NA-	-NA-	-3.26	-10.72	22.29	9.59	11.40	22.29	-NA-	36.15
Brazil Index	JPY	1,992.57	2,433,811.09	21.26	1.79	-NA-	-NA-	-NA-	-NA-	23.38	8.91	11.54	23.38	-NA-	-NA-
Chile Index	JPY	2,173.82	113,159.71	0.99	1.39	-NA-	-NA-	-NA-	-NA-	73.30	34.04	16.99	73.30	-NA-	-NA-
China Index	JPY	2,167.85	3,767,921.68	32.92	2.17	-NA-	-NA-	-NA-	-NA-	116.96	41.86	8.85	116.96	-NA-	-NA-
Egypt Index	JPY	668.15	25,377.54	0.22	0.00	-NA-	-NA-	-NA-	-NA-	174.21	-4.64	23.37	174.21	-NA-	-NA-
India Index	JPY	710.14	391,232.02	3.42	1.14	-NA-	-NA-	-NA-	-NA-	54.55	19.19	11.13	54.55	-NA-	-NA-
Indonesia Index	JPY	1,851.43	715,545.19	6.25	1.06	-NA-	-NA-	-NA-	-NA-	25.41	14.40	2.35	25.41	-NA-	-NA-
Malaysia Index	JPY	1,855.34	394,495.03	3.45	2.53	-NA-	-NA-	-NA-	-NA-	27.69	10.53	6.01	27.69	-NA-	-NA-
Mexico Index	JPY	479.18	143,830.63	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-11.05	5.48	5.18	-11.05	-NA-	-NA-
Philippines Index	JPY	3,374.83	774,998.56	6.77	1.25	-NA-	-NA-	-NA-	-NA-	96.89	26.73	12.14	96.89	-NA-	-NA-
Poland Index	JPY	375.55	145,848.54	1.27	2.47	-NA-	-NA-	-NA-	-NA-	28.92	29.54	10.74	28.92	-NA-	-NA-
South Africa Index	JPY	1,727.98	1,441,343.88	12.59	6.06	-NA-	-NA-	-NA-	-NA-	37.16	9.79	9.75	37.16	-NA-	-NA-
Thailand Index	JPY	4,768.07	560,559.23	4.90	2.84	-NA-	-NA-	-NA-	-NA-	90.12	27.22	7.16	90.12	-NA-	-NA-
Turkey Index	JPY	2,128.56	211,120.78	1.84	2.18	-NA-	-NA-	-NA-	-NA-	80.14	33.65	16.56	80.14	-NA-	-NA-
Taiwan Index	JPY	1,753.46	14,121.97	0.12	5.02	-NA-	-NA-	-NA-	-NA-	75.18	13.71	8.72	75.18	-NA-	-NA-
UAE Index	JPY	1,608.26	312,936.03	2.73	2.86	-NA-	-NA-	-NA-	-NA-	62.13	18.62	4.99	62.13	-NA-	-NA-

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Emerging Index	AUD	1,364.96	132,220.87	100.00	0.00	-NA-	-NA-	-15.03	-2.56	36.47	10.23	4.72	36.47	-NA-	15.61
Emerging Asia Pacific Index	AUD	1,638.80	73,733.48	55.77	0.00	-NA-	-NA-	-16.24	3.97	57.36	18.48	3.81	57.36	-NA-	17.89
Emerging EMEA Index	AUD	1,152.11	28,512.17	21.56	0.00	-NA-	-NA-	-10.71	-1.09	28.68	4.51	4.92	28.68	-NA-	13.10
Emerging Europe Index	AUD	699.24	8,687.00	6.57	0.00	-NA-	-NA-	-29.16	-18.27	39.66	16.10	5.81	39.66	-NA-	26.24
Emerging Middle East/Africa Index	AUD	1,227.55	19,825.18	14.99	0.00	-NA-	-NA-	-9.18	2.21	25.47	0.06	4.52	25.47	-NA-	13.32
Emerging Americas Index	AUD	1,194.95	29,975.21	22.67	0.00	-NA-	-NA-	-16.00	-12.77	7.45	-1.23	6.77	7.45	-NA-	25.21
Brazil Index	AUD	1,858.84	27,112.37	21.26	1.79	-NA-	-NA-	-NA-	-NA-	8.41	-1.84	6.90	8.41	-NA-	-NA-
Chile Index	AUD	2,027.93	1,260.59	0.99	1.39	-NA-	-NA-	-NA-	-NA-	52.28	20.81	12.13	52.28	-NA-	-NA-
China Index	AUD	2,022.35	41,974.21	32.92	2.17	-NA-	-NA-	-NA-	-NA-	90.64	27.86	4.33	90.64	-NA-	-NA-
Egypt Index	AUD	623.30	282.70	0.22	0.00	-NA-	-NA-	-NA-	-NA-	140.94	-14.06	18.24	140.94	-NA-	-NA-
India Index	AUD	662.48	4,358.28	3.42	1.14	-NA-	-NA-	-NA-	-NA-	35.81	7.42	6.51	35.81	-NA-	-NA-
Indonesia Index	AUD	1,727.17	7,971.09	6.25	1.06	-NA-	-NA-	-NA-	-NA-	10.19	3.10	-1.90	10.19	-NA-	-NA-
Malaysia Index	AUD	1,730.82	4,394.63	3.45	2.53	-NA-	-NA-	-NA-	-NA-	12.20	-0.38	1.61	12.20	-NA-	-NA-
Mexico Index	AUD	447.02	1,602.26	1.26	0.00	-NA-	-NA-	-NA-	-NA-	-21.84	-4.93	0.81	-21.84	-NA-	-NA-
Philippines Index	AUD	3,148.33	8,633.39	6.77	1.25	-NA-	-NA-	-NA-	-NA-	73.01	14.21	7.48	73.01	-NA-	-NA-
Poland Index	AUD	350.35	1,624.74	1.27	2.47	-NA-	-NA-	-NA-	-NA-	13.28	16.75	6.14	13.28	-NA-	-NA-
South Africa Index	AUD	1,612.00	16,056.40	12.59	6.06	-NA-	-NA-	-NA-	-NA-	20.52	-1.05	5.19	20.52	-NA-	-NA-
Thailand Index	AUD	4,448.06	6,244.56	4.90	2.84	-NA-	-NA-	-NA-	-NA-	67.05	14.66	2.71	67.05	-NA-	-NA-
Turkey Index	AUD	1,985.71	2,351.86	1.84	2.18	-NA-	-NA-	-NA-	-NA-	58.29	20.45	11.72	58.29	-NA-	-NA-
Taiwan Index	AUD	1,635.78	157.32	0.12	5.02	-NA-	-NA-	-NA-	-NA-	53.93	2.48	4.20	53.93	-NA-	-NA-
UAE Index	AUD	1,500.33	3,486.07	2.73	2.86	-NA-	-NA-	-NA-	-NA-	42.47	6.91	0.63	42.47	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.**

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Emerging (%) Weight 31-Dec
China Overseas Land & Inv (Red Chip)	CHN	9,228.47	8.86
China Resources Land (Red Chip)	CHN	4,812.07	4.62
BR Malls Participacoes S/A Ord	BRAZ	4,499.31	4.32
Growthpoint Prop Ltd	SAF	3,871.55	3.72
BR Properties S/A Ord	BRAZ	2,926.70	2.81
Ayala Land	PHIL	2,687.55	2.58
Evergrande Real Estate Group	CHN	2,495.44	2.40
Sino-Ocean Land Holdings (Red Chip)	CHN	2,484.12	2.39
Redefine Income Find	SAF	2,324.73	2.23
Emaar Properties	UAE	2,313.26	2.22
SM Prime Hldgs	PHIL	2,118.10	2.03
Cyrela Brazil Realty S/A Empreendimentose e Participacoes Or	BRAZ	2,071.02	1.99
Multiplan Empreendimentos Imobiliaros S/A Ord	BRAZ	1,849.23	1.78
Yuexiu Property (Red Chip)	CHN	1,664.25	1.60
PDG Realty S/A Empreendimentos e Participacoes Ord	BRAZ	1,642.55	1.58
DLF	IDA	1,632.74	1.57
Longfor Properties Co. Ltd.	CHN	1,612.46	1.55
Shenzhen Vanke (B)	CHN	1,608.57	1.54
MRV Engenharia e Participacoes SA	BRAZ	1,602.34	1.54
Capital Property Fund	SAF	1,537.20	1.48
Total		**54,981.67**	**52.81**
			(*)

Country Breakdown

Country Index	Number of Constituents 31-Dec	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Emerging Markets Weight 31-Dec
Emerging Europe Index	13	6,840.76	6.57%
Emerging Middle East/Africa Index	13	15,611.75	14.99%
Total Emerging EMEA Index	26	22,452.51	21.56%
Emerging Asia Pacific Index	76	58,062.98	55.77%
Emerging Americas Index	26	23,604.61	22.67%
Total Emerging Index	**128**	**104,120.11**	**100.00%**

(*) The Top 20 Constituents represent 52.81% of the market capitalisation of the Emerging Markets Index.

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

Top 20 Performance

Stock	Country	Price Return Dec-12	Div Return Dec-12	Total Return Dec-12
IJM Land Bhd	MAL	18.81	0.00	18.81
China Merchants Prop (B)	CHN	17.90	0.00	17.90
C C Land Holdings	CHN	14.29	0.00	14.29
Fantasia Holdings Group Co. Ltd.	CHN	13.27	0.00	13.27
Greentown China Holdings	CHN	12.70	0.00	12.70
YTL Land & Development BHD	MAL	10.46	0.00	10.46
SC Asset	THAI	9.52	0.00	9.52
Shanghai Lujiazui Fin & Trade Dev (B)	CHN	9.50	0.00	9.50
Sino-Ocean Land Holdings (Red Chip)	CHN	9.04	0.00	9.04
Beijing North Star (H)	CHN	8.81	0.00	8.81
Poly (Hong Kong) Investments (Red Chip)	CHN	6.32	0.00	6.32
Six Of October Development & Investment	EGY	5.59	0.00	5.59
Evergrande Real Estate Group	CHN	4.94	0.00	4.94
Gafisa	BRAZ	4.90	0.00	4.90
Sunteck Realty Ltd.	IDA	4.19	0.00	4.19
Alarko G.Yat.Ort	TUR	3.87	0.00	3.87
Land And General	MAL	3.85	0.00	3.85
LC Corp SA	POL	3.54	0.00	3.54
Viver Incorporadora e Construtora S.A.	BRAZ	3.23	0.00	3.23
General Shopping Brasil	BRAZ	3.19	0.00	3.19

Bottom 20 Performance

Stock	Country	Price Return Dec-12	Div Return Dec-12	Total Return Dec-12
Robinson`s Land Corporation	PHIL	-1.19	0.00	-1.19
Akmerkez Gayrimenkul Yatirim	TRY	-1.33	0.00	-1.33
Sm Devt Corp	PHIL	-1.34	0.00	-1.34
Mah Sing Group	MAL	-1.43	0.00	-1.43
Orbit Corporation	IDA	-1.54	0.00	-1.54
Summarecon	INDO	-1.55	0.00	-1.55
Emlak Konut Gayrimenkul Yatirim Ortakligi AS	TUR	-1.58	0.00	-1.58
Bumi Serpong Damai PT	INDO	-1.77	0.00	-1.77
SM Prime Hldgs	PHIL	-1.79	0.00	-1.79
Growthpoint Prop Ltd	SAF	-1.80	0.00	-1.80
Ascendas India Trust	IDA	-1.96	0.00	-1.96
Is Gayrimenkul Yatirim Ortak	TUR	-1.96	0.00	-1.96
Parsvnath Developers	IDA	-2.27	0.00	-2.27
LPN Development	THAI	-2.72	0.00	-2.72
IGB	MAL	-2.95	0.00	-2.95
Sinpas Gayrimenkul Yatirim Ortakligi	TRY	-3.42	0.00	-3.42
Anant RAJ Industries	IDA	-3.90	0.00	-3.90
PDG Realty S/A Empreendimentos e Participacoes Ord	BRAZ	-4.06	0.00	-4.06
Ciputra Property	INDO	-4.76	0.00	-4.76
Rossi Residencial SA	BRAZ	-8.27	0.00	-8.27

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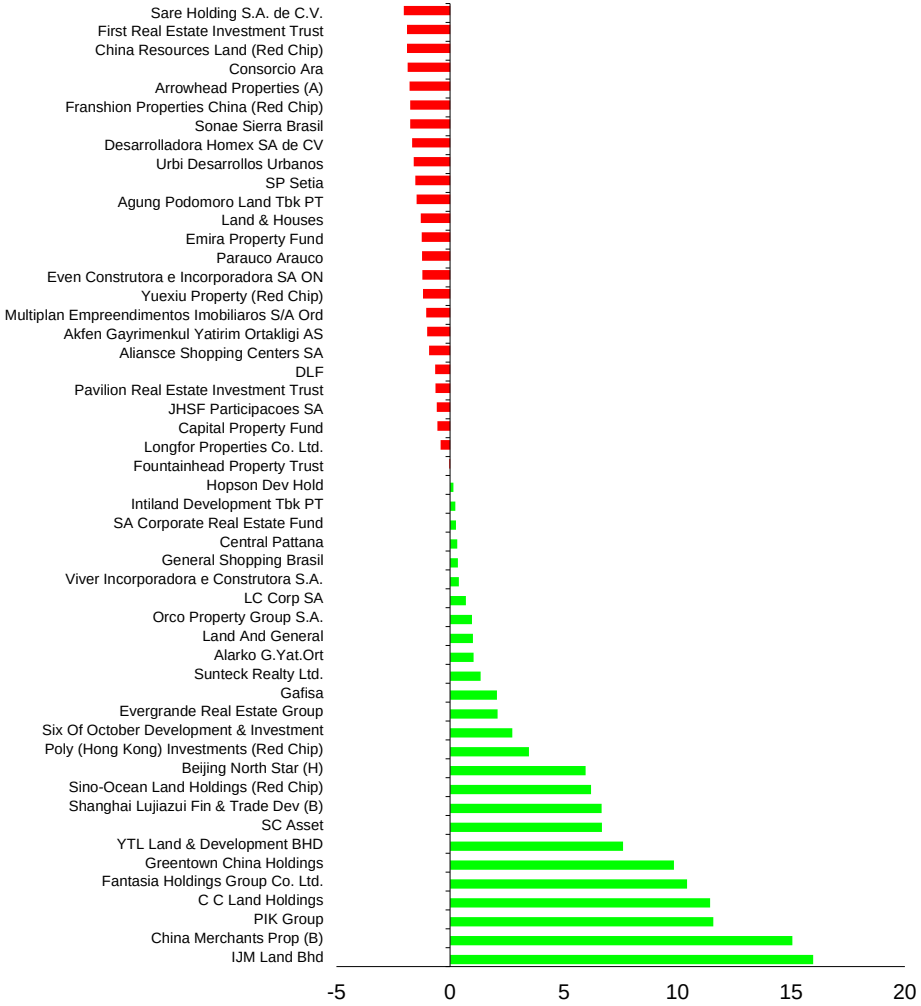
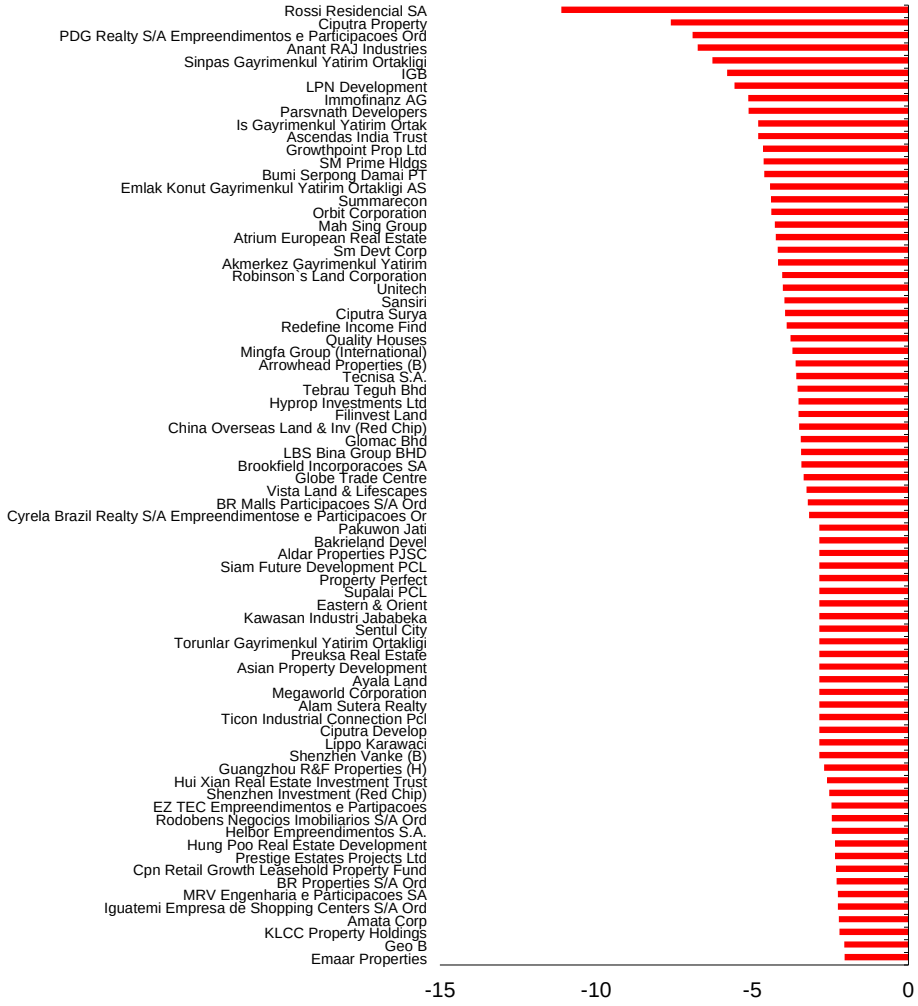
Graph 41: Total Return Performance relative to Emerging Market Index





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Section 4.2

FTSE EPRA/NAREIT Emerging Markets REIT/Non-REIT Index Series

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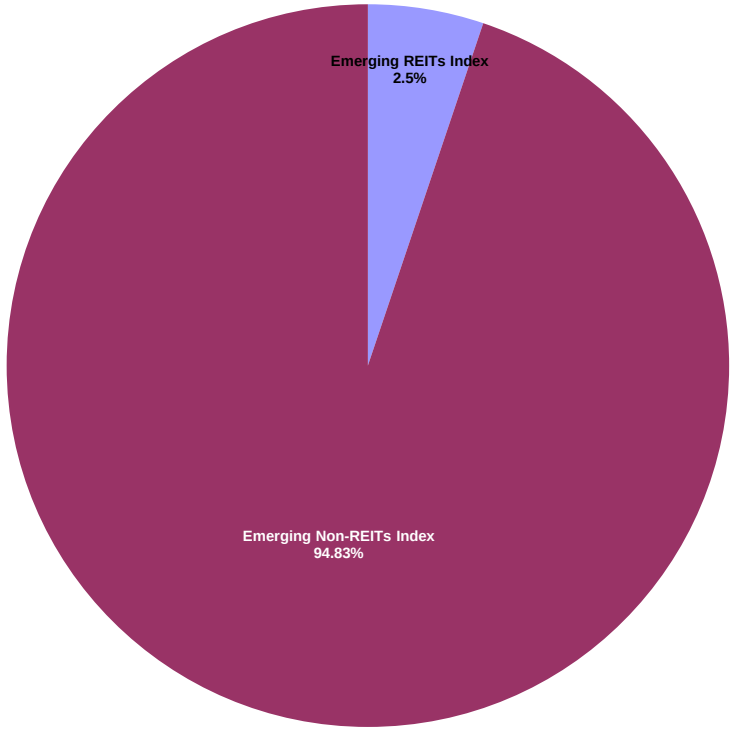
Graph 42: Global Emerging - Breakdown by Sector



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FTSE EPRA/NAREIT Global Emerging Markets REIT/Non-REIT Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging REITs Index	EUR	2,306.03	5,386.57	5.17	4.90	-NA-	-NA-	-NA-	-NA-	29.79	6.27	4.27	29.79	-NA-	-NA-
Emerging Non-REITs Index	EUR	2,364.45	98,733.53	94.83	2.37	-NA-	-NA-	-NA-	-NA-	40.99	7.94	2.77	40.99	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	EUR	2,736.32	56,726.77	54.48	1.90	-NA-	-NA-	-NA-	-NA-	62.13	16.00	2.01	62.13	-NA-	-NA-
Emerging Americas Non-REITs Index	EUR	1,925.67	23,604.61	22.67	1.67	-NA-	-NA-	-NA-	-NA-	9.01	-3.69	4.91	9.01	-NA-	-NA-
Emerging EMEA REITs Index	EUR	2,309.08	4,050.36	3.89	4.99	-NA-	-NA-	-NA-	-NA-	34.75	7.63	6.40	34.75	-NA-	-NA-
Emerging EMEA Non-REITs Index	EUR	2,373.00	18,402.15	17.67	4.74	-NA-	-NA-	-NA-	-NA-	36.24	2.28	2.35	36.24	-NA-	-NA-
Emerging Europe REITs Index	EUR	2,836.45	1,852.02	1.78	2.18	-NA-	-NA-	-NA-	-NA-	62.28	17.35	9.68	62.28	-NA-	-NA-
Emerging Europe Non-REITs Index	EUR	442.38	4,988.74	4.79	3.78	-NA-	-NA-	-NA-	-NA-	12.67	16.12	2.06	12.67	-NA-	-NA-
Emerging Middle East and Africa REITs Index	EUR	2,591.43	2,198.34	2.11	7.37	-NA-	-NA-	-NA-	-NA-	17.76	0.69	3.78	17.76	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	EUR	2,511.21	13,413.41	12.88	5.09	-NA-	-NA-	-NA-	-NA-	35.89	-2.19	2.45	35.89	-NA-	-NA-
Emerging REITs Index	USD	2,396.63	7,101.61	5.17	4.90	-NA-	-NA-	-NA-	-NA-	31.81	8.91	5.70	31.81	-NA-	-NA-
Emerging Non-REITs Index	USD	2,458.67	130,169.46	94.83	2.37	-NA-	-NA-	-NA-	-NA-	43.19	10.61	4.18	43.19	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	USD	2,845.32	74,788.09	54.48	1.90	-NA-	-NA-	-NA-	-NA-	64.66	18.88	3.40	64.66	-NA-	-NA-
Emerging Americas Non-REITs Index	USD	2,002.10	31,120.12	22.67	1.67	-NA-	-NA-	-NA-	-NA-	10.71	-1.30	6.35	10.71	-NA-	-NA-
Emerging EMEA REITs Index	USD	2,400.16	5,339.96	3.89	4.99	-NA-	-NA-	-NA-	-NA-	36.86	10.30	7.85	36.86	-NA-	-NA-
Emerging EMEA Non-REITs Index	USD	2,468.19	24,261.24	17.67	4.74	-NA-	-NA-	-NA-	-NA-	38.37	4.82	3.75	38.37	-NA-	-NA-
Emerging Europe REITs Index	USD	2,950.93	2,441.69	1.78	2.18	-NA-	-NA-	-NA-	-NA-	64.81	20.25	11.18	64.81	-NA-	-NA-
Emerging Europe Non-REITs Index	USD	459.94	6,577.11	4.79	3.78	-NA-	-NA-	-NA-	-NA-	14.42	19.00	3.45	14.42	-NA-	-NA-
Emerging Middle East and Africa REITs Index	USD	2,693.28	2,898.27	2.11	7.37	-NA-	-NA-	-NA-	-NA-	19.60	3.18	5.20	19.60	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	USD	2,612.00	17,684.13	12.88	5.09	-NA-	-NA-	-NA-	-NA-	38.01	0.23	3.86	38.01	-NA-	-NA-
Emerging REITs Index	GBP	2,376.16	4,368.91	5.17	4.90	-NA-	-NA-	-NA-	-NA-	26.02	8.19	4.21	26.02	-NA-	-NA-
Emerging Non-REITs Index	GBP	2,437.67	80,080.25	94.83	2.37	-NA-	-NA-	-NA-	-NA-	36.90	9.89	2.71	36.90	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	GBP	2,821.02	46,009.64	54.48	1.90	-NA-	-NA-	-NA-	-NA-	57.43	18.10	1.95	57.43	-NA-	-NA-
Emerging Americas Non-REITs Index	GBP	1,985.00	19,145.10	22.67	1.67	-NA-	-NA-	-NA-	-NA-	5.85	-1.95	4.85	5.85	-NA-	-NA-
Emerging EMEA REITs Index	GBP	2,379.66	3,285.14	3.89	4.99	-NA-	-NA-	-NA-	-NA-	30.85	9.57	6.34	30.85	-NA-	-NA-
Emerging EMEA Non-REITs Index	GBP	2,447.10	14,925.51	17.67	4.74	-NA-	-NA-	-NA-	-NA-	32.29	4.13	2.29	32.29	-NA-	-NA-
Emerging Europe REITs Index	GBP	2,925.73	1,502.13	1.78	2.18	-NA-	-NA-	-NA-	-NA-	57.57	19.46	9.62	57.57	-NA-	-NA-
Emerging Europe Non-REITs Index	GBP	456.01	4,046.24	4.79	3.78	-NA-	-NA-	-NA-	-NA-	9.40	18.21	2.00	9.40	-NA-	-NA-
Emerging Middle East and Africa REITs Index	GBP	2,670.27	1,783.02	2.11	7.37	-NA-	-NA-	-NA-	-NA-	14.35	2.51	3.72	14.35	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	GBP	2,589.69	10,879.28	12.88	5.09	-NA-	-NA-	-NA-	-NA-	31.95	-0.43	2.40	31.95	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.**

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Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging REITs Index	JPY	2,024.57	614,040.89	5.17	4.90	-NA-	-NA-	-NA-	-NA-	48.13	21.04	10.82	48.13	-NA-	-NA-
Emerging Non-REITs Index	JPY	2,076.97	11,255,102.16	94.83	2.37	-NA-	-NA-	-NA-	-NA-	60.91	22.93	9.22	60.91	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	JPY	2,403.60	6,466,552.60	54.48	1.90	-NA-	-NA-	-NA-	-NA-	85.04	32.12	8.41	85.04	-NA-	-NA-
Emerging Americas Non-REITs Index	JPY	1,691.29	2,690,801.43	22.67	1.67	-NA-	-NA-	-NA-	-NA-	24.42	9.69	11.50	24.42	-NA-	-NA-
Emerging EMEA REITs Index	JPY	2,027.55	461,719.81	3.89	4.99	-NA-	-NA-	-NA-	-NA-	53.80	22.58	13.08	53.80	-NA-	-NA-
Emerging EMEA Non-REITs Index	JPY	2,085.01	2,097,748.13	17.67	4.74	-NA-	-NA-	-NA-	-NA-	55.50	16.49	8.78	55.50	-NA-	-NA-
Emerging Europe REITs Index	JPY	2,492.82	211,120.78	1.78	2.18	-NA-	-NA-	-NA-	-NA-	85.21	33.65	16.56	85.21	-NA-	-NA-
Emerging Europe Non-REITs Index	JPY	388.53	568,689.72	4.79	3.78	-NA-	-NA-	-NA-	-NA-	28.59	32.25	8.46	28.59	-NA-	-NA-
Emerging Middle East and Africa REITs Index	JPY	2,275.16	250,599.03	2.11	7.37	-NA-	-NA-	-NA-	-NA-	34.41	14.68	10.30	34.41	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	JPY	2,206.50	1,529,058.42	12.88	5.09	-NA-	-NA-	-NA-	-NA-	55.09	11.39	8.89	55.09	-NA-	-NA-
Emerging REITs Index	AUD	1,510.57	6,840.34	5.17	4.90	-NA-	-NA-	-NA-	-NA-	30.16	9.09	6.21	30.16	-NA-	-NA-
Emerging Non-REITs Index	AUD	1,549.67	125,380.52	94.83	2.37	-NA-	-NA-	-NA-	-NA-	41.39	10.80	4.69	41.39	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,793.38	72,036.64	54.48	1.90	-NA-	-NA-	-NA-	-NA-	62.60	19.07	3.91	62.60	-NA-	-NA-
Emerging Americas Non-REITs Index	AUD	1,261.91	29,975.21	22.67	1.67	-NA-	-NA-	-NA-	-NA-	9.33	-1.14	6.86	9.33	-NA-	-NA-
Emerging EMEA REITs Index	AUD	1,512.80	5,143.50	3.89	4.99	-NA-	-NA-	-NA-	-NA-	35.14	10.48	8.38	35.14	-NA-	-NA-
Emerging EMEA Non-REITs Index	AUD	1,555.67	23,368.67	17.67	4.74	-NA-	-NA-	-NA-	-NA-	36.64	4.99	4.26	36.64	-NA-	-NA-
Emerging Europe REITs Index	AUD	1,859.95	2,351.86	1.78	2.18	-NA-	-NA-	-NA-	-NA-	62.74	20.45	11.72	62.74	-NA-	-NA-
Emerging Europe Non-REITs Index	AUD	289.89	6,335.14	4.79	3.78	-NA-	-NA-	-NA-	-NA-	12.99	19.19	3.96	12.99	-NA-	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,697.55	2,791.64	2.11	7.37	-NA-	-NA-	-NA-	-NA-	18.10	3.35	5.71	18.10	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	1,646.32	17,033.53	12.88	5.09	-NA-	-NA-	-NA-	-NA-	36.28	0.39	4.36	36.28	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.**

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Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging REITs Index	EUR	2,265.00	5,386.57	5.17	4.24	-NA-	-NA-	-NA-	-NA-	29.01	6.18	4.27	29.01	-NA-	-NA-
Emerging Non-REITs Index	EUR	2,347.65	98,733.53	94.83	2.13	-NA-	-NA-	-NA-	-NA-	40.62	7.88	2.77	40.62	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	EUR	2,711.27	56,726.77	54.48	1.69	-NA-	-NA-	-NA-	-NA-	61.67	15.98	2.01	61.67	-NA-	-NA-
Emerging Americas Non-REITs Index	EUR	1,925.22	23,604.61	22.67	1.66	-NA-	-NA-	-NA-	-NA-	9.00	-3.69	4.91	9.00	-NA-	-NA-
Emerging EMEA REITs Index	EUR	2,268.69	4,050.36	3.89	4.25	-NA-	-NA-	-NA-	-NA-	33.90	7.51	6.40	33.90	-NA-	-NA-
Emerging EMEA Non-REITs Index	EUR	2,343.02	18,402.15	17.67	4.08	-NA-	-NA-	-NA-	-NA-	35.52	2.05	2.34	35.52	-NA-	-NA-
Emerging Europe REITs Index	EUR	2,784.84	1,852.02	1.78	1.85	-NA-	-NA-	-NA-	-NA-	61.60	17.35	9.68	61.60	-NA-	-NA-
Emerging Europe Non-REITs Index	EUR	439.28	4,988.74	4.79	3.19	-NA-	-NA-	-NA-	-NA-	11.88	15.43	2.03	11.88	-NA-	-NA-
Emerging Middle East and Africa REITs Index	EUR	2,544.60	2,198.34	2.11	6.26	-NA-	-NA-	-NA-	-NA-	16.81	0.48	3.78	16.81	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	EUR	2,478.86	13,413.41	12.88	4.41	-NA-	-NA-	-NA-	-NA-	35.26	-2.29	2.45	35.26	-NA-	-NA-
Emerging REITs Index	USD	2,354.00	7,101.61	5.17	4.24	-NA-	-NA-	-NA-	-NA-	31.03	8.82	5.70	31.03	-NA-	-NA-
Emerging Non-REITs Index	USD	2,441.17	130,169.46	94.83	2.13	-NA-	-NA-	-NA-	-NA-	42.82	10.56	4.18	42.82	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	USD	2,819.24	74,788.09	54.48	1.69	-NA-	-NA-	-NA-	-NA-	64.19	18.86	3.40	64.19	-NA-	-NA-
Emerging Americas Non-REITs Index	USD	2,001.64	31,120.12	22.67	1.66	-NA-	-NA-	-NA-	-NA-	10.70	-1.30	6.35	10.70	-NA-	-NA-
Emerging EMEA REITs Index	USD	2,358.18	5,339.96	3.89	4.25	-NA-	-NA-	-NA-	-NA-	35.99	10.17	7.85	35.99	-NA-	-NA-
Emerging EMEA Non-REITs Index	USD	2,436.96	24,261.24	17.67	4.08	-NA-	-NA-	-NA-	-NA-	37.64	4.58	3.74	37.64	-NA-	-NA-
Emerging Europe REITs Index	USD	2,896.96	2,441.69	1.78	1.85	-NA-	-NA-	-NA-	-NA-	64.12	20.25	11.18	64.12	-NA-	-NA-
Emerging Europe Non-REITs Index	USD	456.71	6,577.11	4.79	3.19	-NA-	-NA-	-NA-	-NA-	13.62	18.28	3.42	13.62	-NA-	-NA-
Emerging Middle East and Africa REITs Index	USD	2,644.64	2,898.27	2.11	6.26	-NA-	-NA-	-NA-	-NA-	18.63	2.97	5.20	18.63	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	USD	2,578.31	17,684.13	12.88	4.41	-NA-	-NA-	-NA-	-NA-	37.37	0.13	3.85	37.37	-NA-	-NA-
Emerging REITs Index	GBP	2,333.90	4,368.91	5.17	4.24	-NA-	-NA-	-NA-	-NA-	25.27	8.10	4.21	25.27	-NA-	-NA-
Emerging Non-REITs Index	GBP	2,420.32	80,080.25	94.83	2.13	-NA-	-NA-	-NA-	-NA-	36.54	9.83	2.71	36.54	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	GBP	2,795.16	46,009.64	54.48	1.69	-NA-	-NA-	-NA-	-NA-	56.98	18.08	1.95	56.98	-NA-	-NA-
Emerging Americas Non-REITs Index	GBP	1,984.55	19,145.10	22.67	1.66	-NA-	-NA-	-NA-	-NA-	5.84	-1.95	4.85	5.84	-NA-	-NA-
Emerging EMEA REITs Index	GBP	2,338.04	3,285.14	3.89	4.25	-NA-	-NA-	-NA-	-NA-	30.01	9.45	6.34	30.01	-NA-	-NA-
Emerging EMEA Non-REITs Index	GBP	2,416.14	14,925.51	17.67	4.08	-NA-	-NA-	-NA-	-NA-	31.59	3.89	2.28	31.59	-NA-	-NA-
Emerging Europe REITs Index	GBP	2,872.21	1,502.13	1.78	1.85	-NA-	-NA-	-NA-	-NA-	56.91	19.46	9.62	56.91	-NA-	-NA-
Emerging Europe Non-REITs Index	GBP	452.81	4,046.24	4.79	3.19	-NA-	-NA-	-NA-	-NA-	8.63	17.51	1.97	8.63	-NA-	-NA-
Emerging Middle East and Africa REITs Index	GBP	2,622.05	1,783.02	2.11	6.26	-NA-	-NA-	-NA-	-NA-	13.42	2.29	3.72	13.42	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	GBP	2,556.29	10,879.28	12.88	4.41	-NA-	-NA-	-NA-	-NA-	31.33	-0.52	2.39	31.33	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets REIT/Non-REIT Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging REITs Index	JPY	1,988.56	614,040.89	5.17	4.24	-NA-	-NA-	-NA-	-NA-	47.25	20.94	10.82	47.25	-NA-	-NA-
Emerging Non-REITs Index	JPY	2,062.19	11,255,102.16	94.83	2.13	-NA-	-NA-	-NA-	-NA-	60.50	22.87	9.22	60.50	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	JPY	2,381.57	6,466,552.60	54.48	1.69	-NA-	-NA-	-NA-	-NA-	84.52	32.10	8.41	84.52	-NA-	-NA-
Emerging Americas Non-REITs Index	JPY	1,690.90	2,690,801.43	22.67	1.66	-NA-	-NA-	-NA-	-NA-	24.40	9.69	11.50	24.40	-NA-	-NA-
Emerging EMEA REITs Index	JPY	1,992.09	461,719.81	3.89	4.25	-NA-	-NA-	-NA-	-NA-	52.82	22.44	13.08	52.82	-NA-	-NA-
Emerging EMEA Non-REITs Index	JPY	2,058.64	2,097,748.13	17.67	4.08	-NA-	-NA-	-NA-	-NA-	54.67	16.23	8.77	54.67	-NA-	-NA-
Emerging Europe REITs Index	JPY	2,447.22	211,120.78	1.78	1.85	-NA-	-NA-	-NA-	-NA-	84.44	33.65	16.56	84.44	-NA-	-NA-
Emerging Europe Non-REITs Index	JPY	385.81	568,689.72	4.79	3.19	-NA-	-NA-	-NA-	-NA-	27.69	31.46	8.43	27.69	-NA-	-NA-
Emerging Middle East and Africa REITs Index	JPY	2,234.07	250,599.03	2.11	6.26	-NA-	-NA-	-NA-	-NA-	33.32	14.44	10.30	33.32	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	JPY	2,178.04	1,529,058.42	12.88	4.41	-NA-	-NA-	-NA-	-NA-	54.37	11.29	8.88	54.37	-NA-	-NA-
Emerging REITs Index	AUD	1,483.71	6,840.34	5.17	4.24	-NA-	-NA-	-NA-	-NA-	29.39	9.00	6.22	29.39	-NA-	-NA-
Emerging Non-REITs Index	AUD	1,538.65	125,380.52	94.83	2.13	-NA-	-NA-	-NA-	-NA-	41.03	10.74	4.68	41.03	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,776.94	72,036.64	54.48	1.69	-NA-	-NA-	-NA-	-NA-	62.14	19.05	3.91	62.14	-NA-	-NA-
Emerging Americas Non-REITs Index	AUD	1,261.62	29,975.21	22.67	1.66	-NA-	-NA-	-NA-	-NA-	9.31	-1.14	6.86	9.31	-NA-	-NA-
Emerging EMEA REITs Index	AUD	1,486.34	5,143.50	3.89	4.25	-NA-	-NA-	-NA-	-NA-	34.28	10.35	8.38	34.28	-NA-	-NA-
Emerging EMEA Non-REITs Index	AUD	1,535.99	23,368.67	17.67	4.08	-NA-	-NA-	-NA-	-NA-	35.91	4.75	4.25	35.91	-NA-	-NA-
Emerging Europe REITs Index	AUD	1,825.92	2,351.86	1.78	1.85	-NA-	-NA-	-NA-	-NA-	62.06	20.45	11.72	62.06	-NA-	-NA-
Emerging Europe Non-REITs Index	AUD	287.86	6,335.14	4.79	3.19	-NA-	-NA-	-NA-	-NA-	12.20	18.48	3.93	12.20	-NA-	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,666.89	2,791.64	2.11	6.26	-NA-	-NA-	-NA-	-NA-	17.15	3.14	5.71	17.15	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	1,625.08	17,033.53	12.88	4.41	-NA-	-NA-	-NA-	-NA-	35.65	0.30	4.36	35.65	-NA-	-NA-

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Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging REITs Index	EUR	1,683.07	5,386.57	5.17	0.00	-NA-	-NA-	-NA-	-NA-	22.75	5.69	4.27	22.75	-NA-	-NA-
Emerging Non-REITs Index	EUR	2,120.33	98,733.53	94.83	0.00	-NA-	-NA-	-NA-	-NA-	37.04	7.49	2.73	37.04	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	EUR	2,510.42	56,726.77	54.48	0.00	-NA-	-NA-	-NA-	-NA-	58.16	15.78	2.00	58.16	-NA-	-NA-
Emerging Americas Non-REITs Index	EUR	1,823.48	23,604.61	22.67	0.00	-NA-	-NA-	-NA-	-NA-	7.15	-3.78	4.81	7.15	-NA-	-NA-
Emerging EMEA REITs Index	EUR	1,681.68	4,050.36	3.89	0.00	-NA-	-NA-	-NA-	-NA-	27.31	6.82	6.40	27.31	-NA-	-NA-
Emerging EMEA Non-REITs Index	EUR	1,819.68	18,402.15	17.67	0.00	-NA-	-NA-	-NA-	-NA-	28.87	0.78	2.29	28.87	-NA-	-NA-
Emerging Europe REITs Index	EUR	2,513.74	1,852.02	1.78	0.00	-NA-	-NA-	-NA-	-NA-	57.83	17.35	9.68	57.83	-NA-	-NA-
Emerging Europe Non-REITs Index	EUR	422.99	4,988.74	4.79	0.00	-NA-	-NA-	-NA-	-NA-	7.73	11.69	1.91	7.73	-NA-	-NA-
Emerging Middle East and Africa REITs Index	EUR	1,785.75	2,198.34	2.11	0.00	-NA-	-NA-	-NA-	-NA-	8.84	-0.68	3.78	8.84	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	EUR	1,891.15	13,413.41	12.88	0.00	-NA-	-NA-	-NA-	-NA-	28.79	-2.82	2.42	28.79	-NA-	-NA-
Emerging REITs Index	USD	1,749.88	7,101.61	5.17	0.00	-NA-	-NA-	-NA-	-NA-	24.67	8.31	5.70	24.67	-NA-	-NA-
Emerging Non-REITs Index	USD	2,204.50	130,169.46	94.83	0.00	-NA-	-NA-	-NA-	-NA-	39.18	10.15	4.14	39.18	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	USD	2,610.08	74,788.09	54.48	0.00	-NA-	-NA-	-NA-	-NA-	60.63	18.65	3.39	60.63	-NA-	-NA-
Emerging Americas Non-REITs Index	USD	1,895.87	31,120.12	22.67	0.00	-NA-	-NA-	-NA-	-NA-	8.82	-1.39	6.25	8.82	-NA-	-NA-
Emerging EMEA REITs Index	USD	1,748.44	5,339.96	3.89	0.00	-NA-	-NA-	-NA-	-NA-	29.30	9.47	7.85	29.30	-NA-	-NA-
Emerging EMEA Non-REITs Index	USD	1,891.91	24,261.24	17.67	0.00	-NA-	-NA-	-NA-	-NA-	30.88	3.27	3.69	30.88	-NA-	-NA-
Emerging Europe REITs Index	USD	2,613.53	2,441.69	1.78	0.00	-NA-	-NA-	-NA-	-NA-	60.29	20.25	11.18	60.29	-NA-	-NA-
Emerging Europe Non-REITs Index	USD	439.78	6,577.11	4.79	0.00	-NA-	-NA-	-NA-	-NA-	9.41	14.46	3.30	9.41	-NA-	-NA-
Emerging Middle East and Africa REITs Index	USD	1,856.64	2,898.27	2.11	0.00	-NA-	-NA-	-NA-	-NA-	10.54	1.78	5.20	10.54	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	USD	1,966.22	17,684.13	12.88	0.00	-NA-	-NA-	-NA-	-NA-	30.79	-0.41	3.83	30.79	-NA-	-NA-
Emerging REITs Index	GBP	1,734.93	4,368.91	5.17	0.00	-NA-	-NA-	-NA-	-NA-	19.19	7.59	4.21	19.19	-NA-	-NA-
Emerging Non-REITs Index	GBP	2,185.67	80,080.25	94.83	0.00	-NA-	-NA-	-NA-	-NA-	33.06	9.43	2.67	33.06	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	GBP	2,587.78	46,009.64	54.48	0.00	-NA-	-NA-	-NA-	-NA-	53.57	17.87	1.94	53.57	-NA-	-NA-
Emerging Americas Non-REITs Index	GBP	1,879.68	19,145.10	22.67	0.00	-NA-	-NA-	-NA-	-NA-	4.04	-2.04	4.75	4.04	-NA-	-NA-
Emerging EMEA REITs Index	GBP	1,733.51	3,285.14	3.89	0.00	-NA-	-NA-	-NA-	-NA-	23.62	8.75	6.34	23.62	-NA-	-NA-
Emerging EMEA Non-REITs Index	GBP	1,875.75	14,925.51	17.67	0.00	-NA-	-NA-	-NA-	-NA-	25.13	2.60	2.23	25.13	-NA-	-NA-
Emerging Europe REITs Index	GBP	2,591.21	1,502.13	1.78	0.00	-NA-	-NA-	-NA-	-NA-	53.25	19.46	9.61	53.25	-NA-	-NA-
Emerging Europe Non-REITs Index	GBP	436.02	4,046.24	4.79	0.00	-NA-	-NA-	-NA-	-NA-	4.60	13.71	1.85	4.60	-NA-	-NA-
Emerging Middle East and Africa REITs Index	GBP	1,840.78	1,783.02	2.11	0.00	-NA-	-NA-	-NA-	-NA-	5.69	1.11	3.72	5.69	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	GBP	1,949.43	10,879.28	12.88	0.00	-NA-	-NA-	-NA-	-NA-	25.05	-1.06	2.37	25.05	-NA-	-NA-

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Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging REITs Index	JPY	1,478.22	614,040.89	5.17	0.00	-NA-	-NA-	-NA-	-NA-	40.10	20.37	10.82	40.10	-NA-	-NA-
Emerging Non-REITs Index	JPY	1,862.27	11,255,102.16	94.83	0.00	-NA-	-NA-	-NA-	-NA-	56.41	22.42	9.18	56.41	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	JPY	2,204.88	6,466,552.60	54.48	0.00	-NA-	-NA-	-NA-	-NA-	80.51	31.86	8.40	80.51	-NA-	-NA-
Emerging Americas Non-REITs Index	JPY	1,601.55	2,690,801.43	22.67	0.00	-NA-	-NA-	-NA-	-NA-	22.29	9.59	11.40	22.29	-NA-	-NA-
Emerging EMEA REITs Index	JPY	1,477.01	461,719.81	3.89	0.00	-NA-	-NA-	-NA-	-NA-	45.31	21.66	13.08	45.31	-NA-	-NA-
Emerging EMEA Non-REITs Index	JPY	1,598.21	2,097,748.13	17.67	0.00	-NA-	-NA-	-NA-	-NA-	47.08	14.78	8.71	47.08	-NA-	-NA-
Emerging Europe REITs Index	JPY	2,207.80	211,120.78	1.78	0.00	-NA-	-NA-	-NA-	-NA-	80.14	33.65	16.56	80.14	-NA-	-NA-
Emerging Europe Non-REITs Index	JPY	371.50	568,689.72	4.79	0.00	-NA-	-NA-	-NA-	-NA-	22.95	27.20	8.30	22.95	-NA-	-NA-
Emerging Middle East and Africa REITs Index	JPY	1,568.41	250,599.03	2.11	0.00	-NA-	-NA-	-NA-	-NA-	24.23	13.11	10.30	24.23	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	JPY	1,660.98	1,529,058.42	12.88	0.00	-NA-	-NA-	-NA-	-NA-	46.99	10.68	8.86	46.99	-NA-	-NA-
Emerging REITs Index	AUD	1,102.93	6,840.34	5.17	0.00	-NA-	-NA-	-NA-	-NA-	23.10	8.48	6.21	23.10	-NA-	-NA-
Emerging Non-REITs Index	AUD	1,389.48	125,380.52	94.83	0.00	-NA-	-NA-	-NA-	-NA-	37.43	10.33	4.65	37.43	-NA-	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,645.11	72,036.64	54.48	0.00	-NA-	-NA-	-NA-	-NA-	58.62	18.84	3.90	58.62	-NA-	-NA-
Emerging Americas Non-REITs Index	AUD	1,194.95	29,975.21	22.67	0.00	-NA-	-NA-	-NA-	-NA-	7.45	-1.23	6.77	7.45	-NA-	-NA-
Emerging EMEA REITs Index	AUD	1,102.03	5,143.50	3.89	0.00	-NA-	-NA-	-NA-	-NA-	27.68	9.65	8.38	27.68	-NA-	-NA-
Emerging EMEA Non-REITs Index	AUD	1,192.46	23,368.67	17.67	0.00	-NA-	-NA-	-NA-	-NA-	29.24	3.44	4.19	29.24	-NA-	-NA-
Emerging Europe REITs Index	AUD	1,647.28	2,351.86	1.78	0.00	-NA-	-NA-	-NA-	-NA-	58.29	20.45	11.72	58.29	-NA-	-NA-
Emerging Europe Non-REITs Index	AUD	277.19	6,335.14	4.79	0.00	-NA-	-NA-	-NA-	-NA-	8.04	14.65	3.80	8.04	-NA-	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,170.22	2,791.64	2.11	0.00	-NA-	-NA-	-NA-	-NA-	9.16	1.95	5.71	9.16	-NA-	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	1,239.29	17,033.53	12.88	0.00	-NA-	-NA-	-NA-	-NA-	29.16	-0.25	4.33	29.16	-NA-	-NA-

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Section 4.3

FTSE EPRA/NAREIT Emerging Markets Sector Index Series

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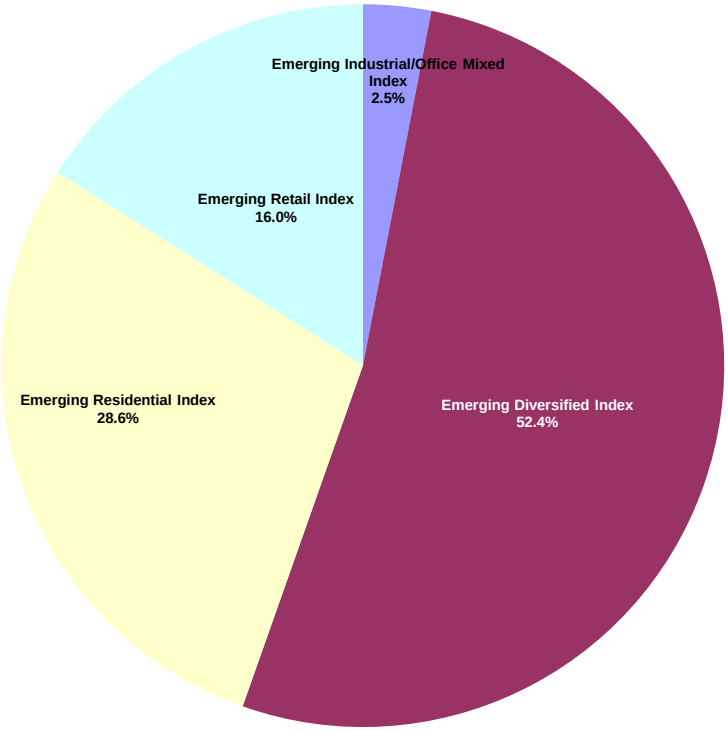
Graph 42: Global Emerging - Breakdown by Sector



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FTSE EPRA/NAREIT Global Emerging Markets Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging Industrial/Office Mixed Index	EUR	4,315.98	3,136.71	3.04	0.92	-NA-	-NA-	-NA-	-NA-	25.31	-6.55	2.73	25.31	-NA-	-NA-
Emerging Diversified Index	EUR	2,069.25	54,092.95	52.37	3.13	-NA-	-NA-	-NA-	-NA-	36.35	9.58	3.37	36.35	-NA-	-NA-
Emerging Residential Index	EUR	2,051.02	29,520.81	28.58	1.86	-NA-	-NA-	-NA-	-NA-	48.06	9.53	1.50	48.06	-NA-	-NA-
Emerging Retail Index	EUR	4,415.36	16,547.85	16.02	1.74	-NA-	-NA-	-NA-	-NA-	45.03	3.30	3.61	45.03	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	4,486.11	4,135.41	3.04	0.92	-NA-	-NA-	-NA-	-NA-	27.27	-4.23	4.14	27.27	-NA-	-NA-
Emerging Diversified Index	USD	2,151.84	71,315.69	52.37	3.13	-NA-	-NA-	-NA-	-NA-	38.47	12.30	4.78	38.47	-NA-	-NA-
Emerging Residential Index	USD	2,132.52	38,919.98	28.58	1.86	-NA-	-NA-	-NA-	-NA-	50.37	12.25	2.89	50.37	-NA-	-NA-
Emerging Retail Index	USD	4,589.95	21,816.55	16.02	1.74	-NA-	-NA-	-NA-	-NA-	47.29	5.86	5.03	47.29	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	4,447.79	2,544.11	3.04	0.92	-NA-	-NA-	-NA-	-NA-	21.68	-4.86	2.67	21.68	-NA-	-NA-
Emerging Diversified Index	GBP	2,133.46	43,873.41	52.37	3.13	-NA-	-NA-	-NA-	-NA-	32.39	11.56	3.31	32.39	-NA-	-NA-
Emerging Residential Index	GBP	2,114.30	23,943.57	28.58	1.86	-NA-	-NA-	-NA-	-NA-	43.77	11.51	1.45	43.77	-NA-	-NA-
Emerging Retail Index	GBP	4,550.74	13,421.54	16.02	1.74	-NA-	-NA-	-NA-	-NA-	40.82	5.17	3.56	40.82	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,789.67	357,568.64	3.04	0.92	-NA-	-NA-	-NA-	-NA-	43.02	6.43	9.18	43.02	-NA-	-NA-
Emerging Diversified Index	JPY	1,817.78	6,166,310.97	52.37	3.13	-NA-	-NA-	-NA-	-NA-	55.62	24.80	9.86	55.62	-NA-	-NA-
Emerging Residential Index	JPY	1,801.46	3,365,216.49	28.58	1.86	-NA-	-NA-	-NA-	-NA-	68.99	24.75	7.88	68.99	-NA-	-NA-
Emerging Retail Index	JPY	3,877.39	1,886,367.77	16.02	1.74	-NA-	-NA-	-NA-	-NA-	65.52	17.65	10.12	65.52	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,827.55	3,983.27	3.04	0.92	-NA-	-NA-	-NA-	-NA-	25.67	-4.08	4.64	25.67	-NA-	-NA-
Emerging Diversified Index	AUD	1,356.29	68,691.98	52.37	3.13	-NA-	-NA-	-NA-	-NA-	36.74	12.48	5.29	36.74	-NA-	-NA-
Emerging Residential Index	AUD	1,344.11	37,488.12	28.58	1.86	-NA-	-NA-	-NA-	-NA-	48.49	12.43	3.39	48.49	-NA-	-NA-
Emerging Retail Index	AUD	2,893.00	21,013.92	16.02	1.74	-NA-	-NA-	-NA-	-NA-	45.45	6.04	5.54	45.45	-NA-	-NA-

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FTSE EPRA/NAREIT Global Emerging Markets Sector Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging Industrial/Office Mixed Index	EUR	4,274.62	3,136.71	3.04	0.89	-NA-	-NA-	-NA-	-NA-	25.29	-6.56	2.73	25.29	-NA-	-NA-
Emerging Diversified Index	EUR	2,050.29	54,092.95	52.37	2.75	-NA-	-NA-	-NA-	-NA-	35.86	9.49	3.37	35.86	-NA-	-NA-
Emerging Residential Index	EUR	2,042.25	29,520.81	28.58	1.75	-NA-	-NA-	-NA-	-NA-	47.84	9.53	1.50	47.84	-NA-	-NA-
Emerging Retail Index	EUR	4,374.52	16,547.85	16.02	1.52	-NA-	-NA-	-NA-	-NA-	44.68	3.27	3.60	44.68	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	4,443.25	4,135.41	3.04	0.89	-NA-	-NA-	-NA-	-NA-	27.24	-4.24	4.14	27.24	-NA-	-NA-
Emerging Diversified Index	USD	2,132.10	71,315.69	52.37	2.75	-NA-	-NA-	-NA-	-NA-	37.97	12.20	4.78	37.97	-NA-	-NA-
Emerging Residential Index	USD	2,123.39	38,919.98	28.58	1.75	-NA-	-NA-	-NA-	-NA-	50.14	12.24	2.89	50.14	-NA-	-NA-
Emerging Retail Index	USD	4,547.52	21,816.55	16.02	1.52	-NA-	-NA-	-NA-	-NA-	46.94	5.83	5.02	46.94	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	4,405.30	2,544.11	3.04	0.89	-NA-	-NA-	-NA-	-NA-	21.66	-4.87	2.67	21.66	-NA-	-NA-
Emerging Diversified Index	GBP	2,113.89	43,873.41	52.37	2.75	-NA-	-NA-	-NA-	-NA-	31.92	11.47	3.31	31.92	-NA-	-NA-
Emerging Residential Index	GBP	2,105.25	23,943.57	28.58	1.75	-NA-	-NA-	-NA-	-NA-	43.55	11.50	1.45	43.55	-NA-	-NA-
Emerging Retail Index	GBP	4,508.67	13,421.54	16.02	1.52	-NA-	-NA-	-NA-	-NA-	40.48	5.13	3.55	40.48	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,753.46	357,568.64	3.04	0.89	-NA-	-NA-	-NA-	-NA-	43.00	6.42	9.18	43.00	-NA-	-NA-
Emerging Diversified Index	JPY	1,801.10	6,166,310.97	52.37	2.75	-NA-	-NA-	-NA-	-NA-	55.06	24.70	9.86	55.06	-NA-	-NA-
Emerging Residential Index	JPY	1,793.75	3,365,216.49	28.58	1.75	-NA-	-NA-	-NA-	-NA-	68.73	24.74	7.88	68.73	-NA-	-NA-
Emerging Retail Index	JPY	3,841.54	1,886,367.77	16.02	1.52	-NA-	-NA-	-NA-	-NA-	65.13	17.61	10.11	65.13	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,800.54	3,983.27	3.04	0.89	-NA-	-NA-	-NA-	-NA-	25.65	-4.09	4.64	25.65	-NA-	-NA-
Emerging Diversified Index	AUD	1,343.84	68,691.98	52.37	2.75	-NA-	-NA-	-NA-	-NA-	36.25	12.39	5.29	36.25	-NA-	-NA-
Emerging Residential Index	AUD	1,338.35	37,488.12	28.58	1.75	-NA-	-NA-	-NA-	-NA-	48.26	12.42	3.39	48.26	-NA-	-NA-
Emerging Retail Index	AUD	2,866.26	21,013.92	16.02	1.52	-NA-	-NA-	-NA-	-NA-	45.10	6.00	5.53	45.10	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.**

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FTSE EPRA/NAREIT Global Emerging Markets Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging Industrial/Office Mixed Index	EUR	3,874.11	3,136.71	3.04	0.92	-NA-	-NA-	-NA-	-NA-	24.12	-6.65	2.73	24.12	-NA-	-NA-
Emerging Diversified Index	EUR	1,792.15	54,092.95	52.37	3.13	-NA-	-NA-	-NA-	-NA-	31.25	8.92	3.35	31.25	-NA-	-NA-
Emerging Residential Index	EUR	1,897.46	29,520.81	28.58	1.86	-NA-	-NA-	-NA-	-NA-	44.86	9.44	1.50	44.86	-NA-	-NA-
Emerging Retail Index	EUR	3,912.05	16,547.85	16.02	1.74	-NA-	-NA-	-NA-	-NA-	42.31	2.93	3.43	42.31	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	4,027.90	4,135.41	3.04	0.92	-NA-	-NA-	-NA-	-NA-	26.06	-4.34	4.14	26.06	-NA-	-NA-
Emerging Diversified Index	USD	1,863.29	71,315.69	52.37	3.13	-NA-	-NA-	-NA-	-NA-	33.30	11.62	4.77	33.30	-NA-	-NA-
Emerging Residential Index	USD	1,972.78	38,919.98	28.58	1.86	-NA-	-NA-	-NA-	-NA-	47.12	12.15	2.89	47.12	-NA-	-NA-
Emerging Retail Index	USD	4,067.35	21,816.55	16.02	1.74	-NA-	-NA-	-NA-	-NA-	44.53	5.48	4.84	44.53	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	3,993.50	2,544.11	3.04	0.92	-NA-	-NA-	-NA-	-NA-	20.52	-4.96	2.67	20.52	-NA-	-NA-
Emerging Diversified Index	GBP	1,847.37	43,873.41	52.37	3.13	-NA-	-NA-	-NA-	-NA-	27.45	10.89	3.29	27.45	-NA-	-NA-
Emerging Residential Index	GBP	1,955.93	23,943.57	28.58	1.86	-NA-	-NA-	-NA-	-NA-	40.66	11.41	1.45	40.66	-NA-	-NA-
Emerging Retail Index	GBP	4,032.61	13,421.54	16.02	1.74	-NA-	-NA-	-NA-	-NA-	38.18	4.79	3.37	38.18	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,402.60	357,568.64	3.04	0.92	-NA-	-NA-	-NA-	-NA-	41.66	6.32	9.18	41.66	-NA-	-NA-
Emerging Diversified Index	JPY	1,574.02	6,166,310.97	52.37	3.13	-NA-	-NA-	-NA-	-NA-	49.80	24.05	9.84	49.80	-NA-	-NA-
Emerging Residential Index	JPY	1,666.52	3,365,216.49	28.58	1.86	-NA-	-NA-	-NA-	-NA-	65.33	24.64	7.88	65.33	-NA-	-NA-
Emerging Retail Index	JPY	3,435.92	1,886,367.77	16.02	1.74	-NA-	-NA-	-NA-	-NA-	62.42	17.23	9.92	62.42	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,538.75	3,983.27	3.04	0.92	-NA-	-NA-	-NA-	-NA-	24.48	-4.18	4.64	24.48	-NA-	-NA-
Emerging Diversified Index	AUD	1,174.41	68,691.98	52.37	3.13	-NA-	-NA-	-NA-	-NA-	31.63	11.80	5.28	31.63	-NA-	-NA-
Emerging Residential Index	AUD	1,243.43	37,488.12	28.58	1.86	-NA-	-NA-	-NA-	-NA-	45.28	12.33	3.39	45.28	-NA-	-NA-
Emerging Retail Index	AUD	2,563.61	21,013.92	16.02	1.74	-NA-	-NA-	-NA-	-NA-	42.72	5.66	5.35	42.72	-NA-	-NA-

*** -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.**

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Section 4.4

FTSE EPRA/NAREIT AIM Index Series

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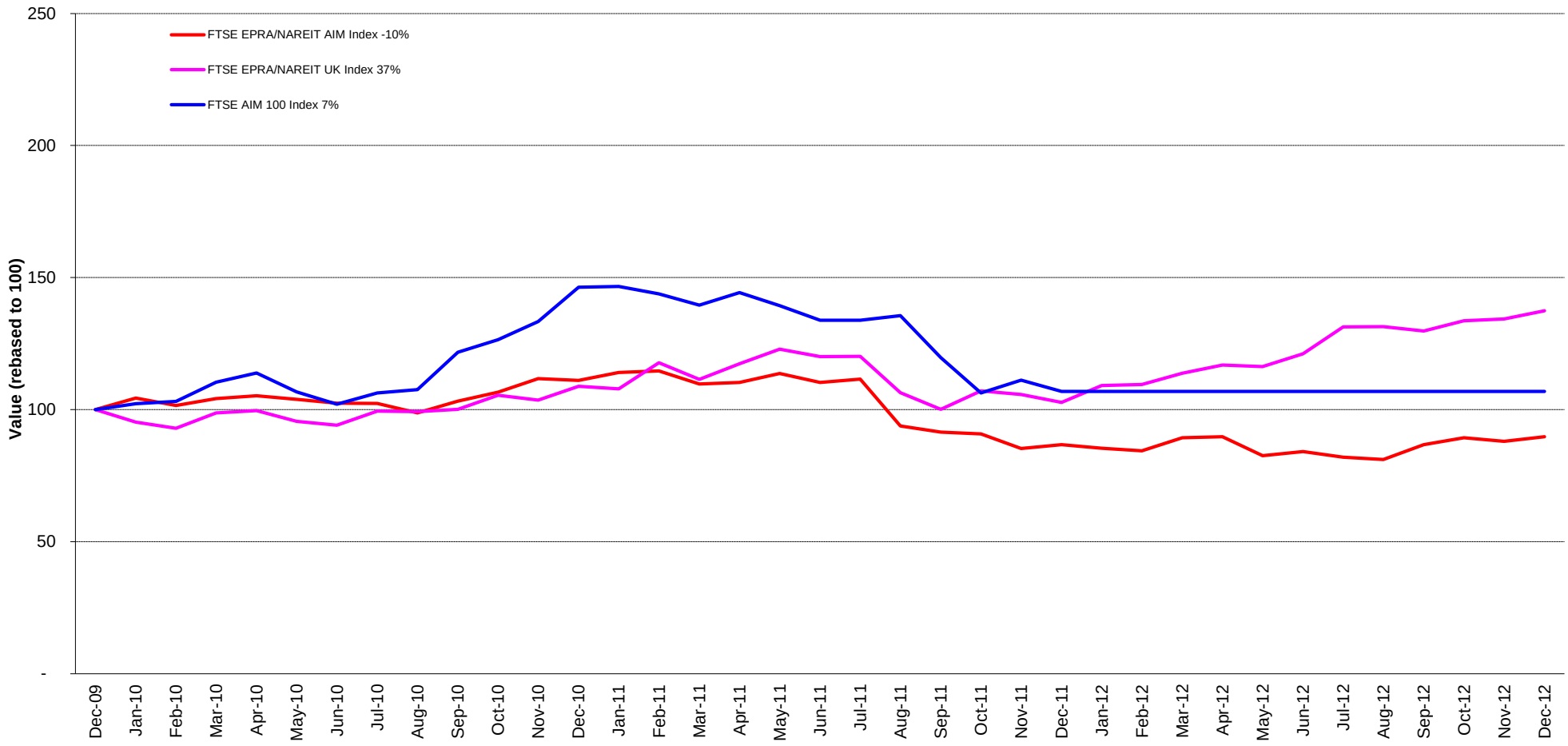
FTSE EPRA/NAREIT AIM Index Series

Graph 43: EPRA/NAREIT AIM Index - Total Return (EUR) Rolling 36 Months Performance



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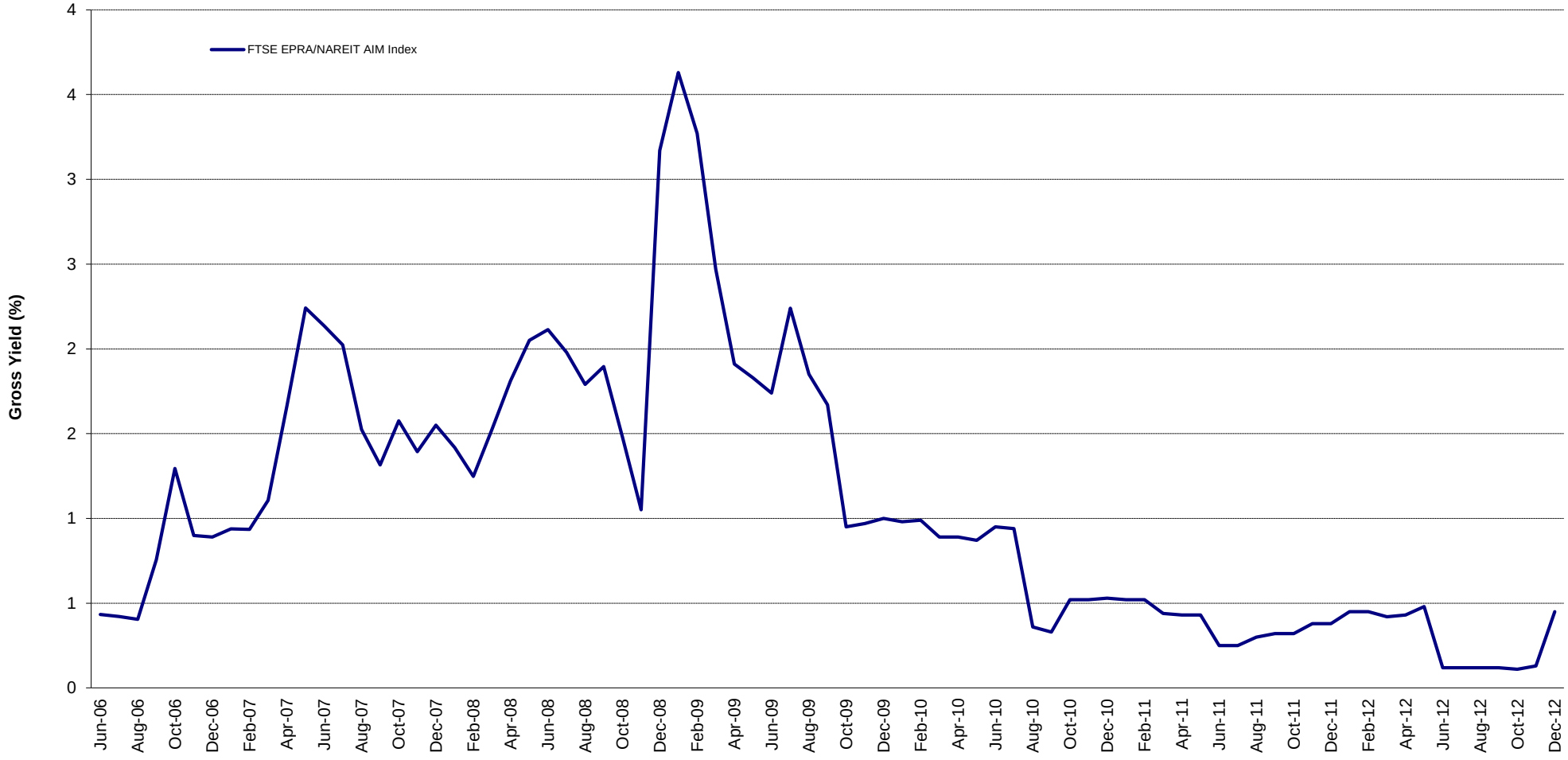
Graph 44: Dividend Yields



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FTSE EPRA/NAREIT AIM Index Series - Corporate Actions & Changes

Ex Date	Description
24 December 2012	Mirland Development Corp (Cyprus): Deleted on liquidity rule
24 December 2012	Conygar Investment Company (UK): New number of shares: 92,831,142
24 December 2012	NewRiver Retail (UK): Number of shares: 31,703,508. Free float percentage: 100%.
24 December 2012	Songbird Estates (UK): New number of shares: 711,462,494
24 December 2012	Taliesin Property Fund (UK): Deleted on liquidity rule

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FTSE EPRA/NAREIT AIM Index Series - Dividends: December

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
None								

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT AIM Index Series - Dividends: January

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
None								

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT AIM Index Series - Stock Performance

Index Constituents	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-12	Dividend Rtn (%) Dec-12	Total Rtn (%) Dec-12	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Songbird Estates	1.19	635	41.60	41.60	0.00	-NA-	-NA-	-NA-	-NA-	3.48	6.49	-0.52	0.00	-0.52	3.48	-NA-	-NA-	414	65
LXB Retail Properties	1.18	300	19.64	19.64	0.00	-NA-	-NA-	-NA-	6.75	13.19	4.89	1.07	0.00	1.07	13.19	-NA-	14.94	126	42
Max Property Group	1.10	182	11.89	11.89	0.00	-NA-	-NA-	-NA-	-3.13	17.02	3.77	0.92	0.00	0.92	17.02	-NA-	17.48	101	56
Dolphin Capital Investors	26.38	169	11.10	11.10	0.00	-NA-	-NA-	-28.12	-22.65	18.54	14.67	0.00	0.00	0.00	18.54	-NA-	39.42	448	265
Conygar Investment Company	0.89	83	5.41	5.41	1.40	-NA-	-NA-	-13.14	-10.65	-8.83	-1.93	-0.28	0.00	-0.28	-8.83	-NA-	18.27	63	76
Sirius Real Estate	0.19	48	3.12	3.12	0.00	-NA-	-NA-	-23.10	-10.72	-12.94	0.71	0.00	0.00	0.00	-12.94	-NA-	35.88	5	12
Treveria	0.05	23	1.48	1.48	0.00	-NA-	-NA-	-32.66	-6.33	-58.84	8.43	0.65	0.00	0.65	-58.84	-NA-	76.98	16	71
Lok'N Store Group	1.18	23	1.48	1.48	4.26	-NA-	1.27	-9.15	11.28	11.90	2.17	0.00	0.00	0.00	11.90	40.54	29.38	119	528
NewRiver Retail	2.06	65	4.28	4.28	7.28	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.52	0.00	3.52	-NA-	-NA-	-NA-	79	121
AIM Total		**1,527**	**100.00**	**100.00**															
Emerging Markets and AIM Total		**105,361**	**100.00**	**100.00**															

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT AIM Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	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-12	Total Rtn (%) YTD	36M Vlty (%)	10 Yrs Vlty (%)
AIM Index	EUR	622.19	1,882.10	100.00	0.45	-NA-	-NA-	-27.93	-3.56	3.41	3.47	1.97	3.41	14.44	0.00
AIM Index	USD	818.40	2,481.35	100.00	0.45	-NA-	-NA-	-21.67	-6.24	5.02	6.04	3.36	5.02	20.48	0.00
AIM Index	GBP	813.43	1,526.53	100.00	0.45	-NA-	-NA-	-24.96	-6.44	0.41	5.34	1.91	0.41	15.46	0.00
AIM Index	JPY	691.35	214,549.91	100.00	0.45	-NA-	-NA-	-22.31	-8.52	18.03	17.85	8.37	18.03	23.62	0.00
AIM Index	AUD	515.83	2,390.06	100.00	0.45	-NA-	-NA-	-32.55	-10.62	3.71	6.21	3.87	3.71	16.21	0.00

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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FTSE EPRA/NAREIT AIM Index Series - Index Performance

Price Return Index Description	Curr	Close Value Dec-12	Free Float Mkt Cap Ccy (m) Dec-12	Free Float Mkt Cap (%) Weight Dec-12	Div Yld (%) Dec-12	Total Rtn (%) - 20 Yrs * Dec-12	Total Rtn (%) - 10 Yrs * Dec-12	Total Rtn (%) - 5 Yrs * Dec-12	Total Rtn (%) - 3 Yrs * Dec-12	Total Rtn (%) - 1 Yr Dec-12	Total Rtn (%) QTD Dec-12	Total Rtn (%) Dec-12 Dec-12	Total Rtn (%) YTD Dec-12	36M Vlty (%) Dec-12	10 Yrs Vlty (%) Dec-12
AIM Index	EUR	588.94	1,882.10	100.00	0.00	-NA-	-NA-	-29.23	-4.53	3.27	3.34	1.89	3.27	14.45	0.00
AIM Index	USD	774.67	2,481.35	100.00	0.00	-NA-	-NA-	-23.08	-7.19	4.88	5.91	3.28	4.88	20.56	0.00
AIM Index	GBP	770.03	1,526.53	100.00	0.00	-NA-	-NA-	-26.32	-7.39	0.28	5.21	1.83	0.28	15.41	0.00
AIM Index	JPY	654.41	214,549.91	100.00	0.00	-NA-	-NA-	-23.72	-9.44	17.87	17.70	8.29	17.87	23.61	0.00
AIM Index	AUD	488.27	2,390.06	100.00	0.00	-NA-	-NA-	-33.76	-11.52	3.57	6.08	3.79	3.57	16.33	0.00

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FTSE EPRA/NAREIT AIM Index Series - Top Constituents & Country Breakdown

Top Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Dec	Free Float Emerging (%) Weight 31-Dec
Immofinanz AG	RUS	3,323.73	3.19
Atrium European Real Estate	CZE	827.82	0.80
Songbird Estates	UK	634.98	41.60
LXB Retail Properties	UK	299.84	19.64
Orco Property Group S.A.	CZE	261.57	-NA-
Max Property Group	UK	181.50	11.89
Dolphin Capital Investors	VGB	169.44	-NA-
PIK Group	RUS	124.01	0.12
Conygar Investment Company	UK	82.62	5.41
NewRiver Retail	UK	65.31	1.98
Sirius Real Estate	UK	47.60	3.12
Treveria	UK	22.66	1.48

Country Breakdown

Country Index	Number of Constituents 31-Dec	Free Float Mkt Cap (EUR m) 31-Dec	Free Float AIM Weight 31-Dec
AIM Index	9	1,882.10	100.00%
Total AIM Index	**9**	**1,882.10**	**100.00%**

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FTSE EPRA/NAREIT AIM Index Series - Top and Bottom Performance

Top Performance

Stock	Country	Price Return Dec-12	Div Return Dec-12	Total Return Dec-12	
PIK Group	RUS	14.43	0.00	14.43	▲
Orco Property Group S.A.	CZE	3.81	0.00	3.81	▲

Bottom Performance

Stock	Country	Price Return Dec-12	Div Return Dec-12	Total Return Dec-12	
Sirius Real Estate	UK	0.00	0	0.00	=
Sirius Real Estate	UK	0.00	0	0.00	=
Conygar Investment Company	UK	-0.28	0	-0.28	▼
Songbird Estates	UK	-0.52	0	-0.52	▼
Atrium European Real Estate	CZE	-1.40	0	-1.40	▼
Immofinanz AG	RUS	-2.28	0	-2.28	▼

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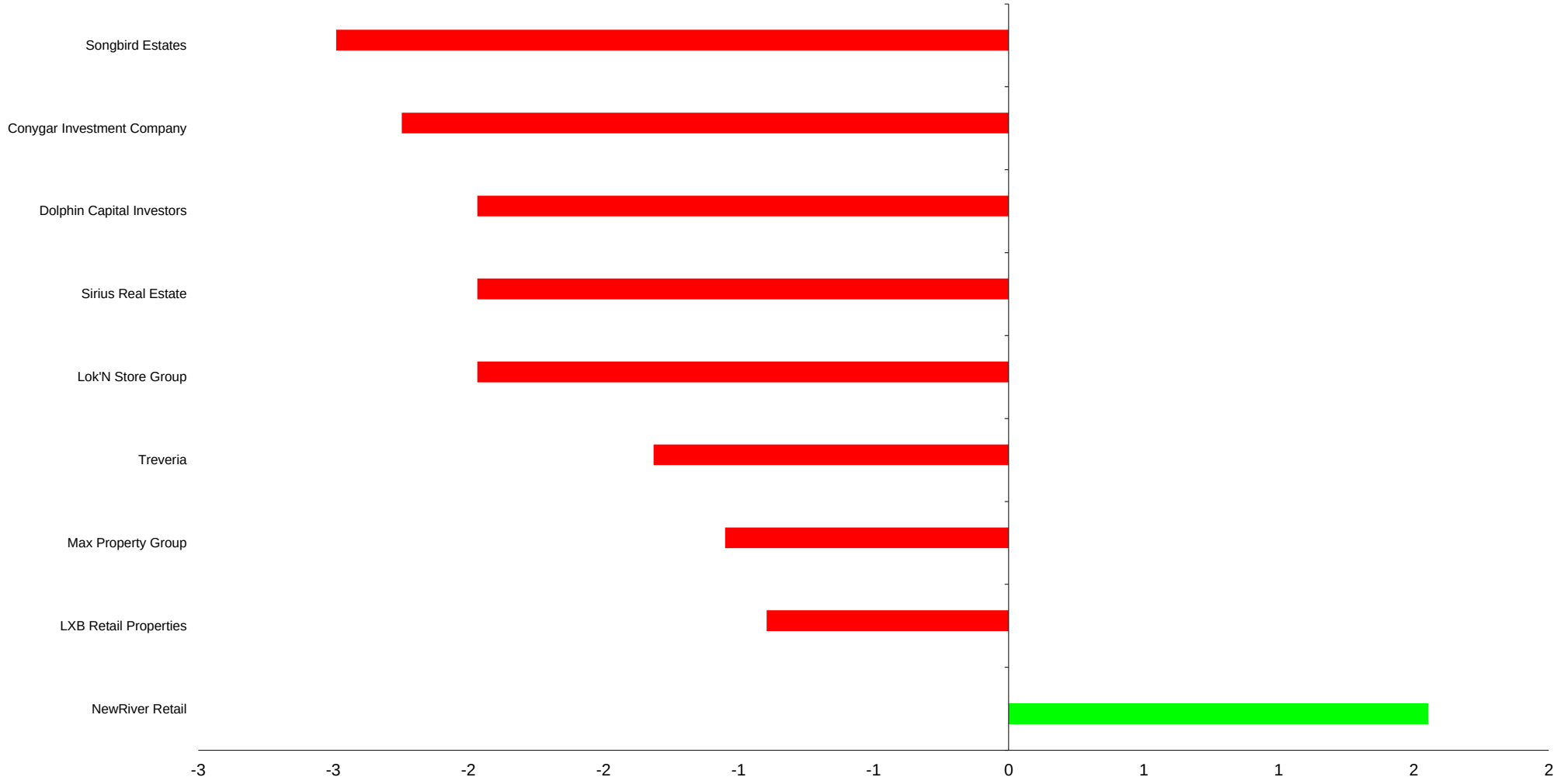
Graph 45: Total Return Performance relative to Regional Index



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Part V

Custom Liquid Indices

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Section 5.1

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	1,010,381.54	558,638.04	140,631.96	77,086.12	120,177.84	856,741.81	465,464.16	433,046.07	74,329.16	47,107.46	142,840.36	91,203.68	67,280.25
Weighted Avg Market Cap	11,418.36	5,341.42	6,400.42	8,123.81	7,373.95	13,192.74	6,116.72	14,450.66	8,369.65	5,587.41	12,466.96	15,675.21	14,095.65
Median Market Cap	1,705.53	1,536.63	837.66	1,635.89	1,951.22	3,456.30	2,955.35	3,938.43	1,639.84	2,734.30	5,295.62	3,345.46	7,215.58
Largest Market Cap	48,546.97	29,404.96	22,125.93	22,125.93	22,125.93	48,546.97	29,404.96	48,546.97	22,125.93	10,296.06	29,404.96	24,711.65	25,300.88
Smallest Market Cap	74.83	74.83	74.83	393.67	393.67	116.09	116.09	1,723.18	116.09	711.44	937.99	1,741.08	5,099.21
Dividend Yield (***)	2.94%	3.24%	3.48%	3.37%	3.42%	2.66%	2.78%	2.61%	3.27%	2.83%	2.64%	1.62%	3.64%
Number of Holdings	295	183	83	30	40	148	94	65	29	15	19	12	7
Number of Countries	20	19	12	8	9	20	19	2	11	1	3	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	766,374.40	423,726.95	106,669.34	58,469.82	91,154.89	649,838.66	353,054.57	328,465.44	56,378.67	35,731.01	108,344.41	69,177.99	51,032.07
Weighted Avg Market Cap	8,660.83	4,051.46	4,854.72	6,161.91	5,593.14	10,006.70	4,639.53	10,960.83	6,348.38	4,238.05	9,456.19	11,889.65	10,691.55
Median Market Cap	1,293.64	1,165.53	635.37	1,240.82	1,480.00	2,621.60	2,241.63	2,987.30	1,243.82	2,073.97	4,016.73	2,537.53	5,473.01
Largest Market Cap	36,822.88	22,303.66	16,782.52	16,782.52	16,782.52	36,822.88	22,303.66	36,822.88	16,782.52	7,809.56	22,303.66	18,743.79	19,190.72
Smallest Market Cap	56.76	56.76	56.76	298.60	298.60	88.06	88.06	1,307.03	88.06	539.63	711.47	1,320.61	3,867.75
Dividend Yield (***)	2.94%	3.24%	3.48%	3.37%	3.42%	2.66%	2.78%	2.61%	3.27%	2.83%	2.64%	1.62%	3.64%
Number of Holdings	295	183	83	30	40	148	94	65	29	15	19	12	7
Number of Countries	20	19	12	8	9	20	19	2	11	1	3	1	1

(***) Please note 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
Simon Property Group	USA	Retail	4.80%
Sun Hung Kai Props	HK	Diversified	2.91%
Westfield Group	AU	Retail	2.50%
Mitsubishi Estate	JA	Diversified	2.45%
Unibail - Rodamco	FRA	Retail	2.19%
Mitsui Fudosan Co.	JA	Diversified	2.11%
HCP	USA	Health Care	2.03%
Ventas Inc	USA	Health Care	1.88%
Public Storage	USA	Self Storage	1.83%
Equity Residential	USA	Residential	1.82%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Retail	15.73%
Land Securities Group	UK	Diversified	7.32%
British Land Co	UK	Diversified	5.75%
Hammerson	UK	Retail	3.99%
Swiss Prime Site	SWIT	Office	3.55%
PSP Swiss Property	SWIT	Office	3.11%
Klepierre	FRA	Retail	2.75%
Capital Shopping Centres Group	UK	Retail	2.64%
Derwent London	UK	Office	2.47%
Corio	NETH	Retail	2.32%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.26%
Westfield Group	AU	Retail	4.53%
Mitsubishi Estate	JA	Diversified	4.42%
Unibail - Rodamco	FRA	Retail	3.96%
Mitsui Fudosan Co.	JA	Diversified	3.81%
Sumitomo Realty & Development	JA	Diversified	2.81%
Hongkong Land Holdings	HK	Office	2.20%
Wharf Holdings	HK	Diversified	2.12%
Link Real Estate Investment Trust	HK	Retail	2.04%
Land Securities Group	UK	Diversified	1.84%

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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	Retail	28.70%
Swiss Prime Site	SWIT	Office	6.47%
PSP Swiss Property	SWIT	Office	5.68%
Klepierre	FRA	Retail	5.01%
Corio	NETH	Retail	4.23%
Deutsche Wohnen AG	GER	Residential	3.50%
Fonciere Des Regions	FRA	Diversified	3.13%
Castellum	SWED	Diversified	3.02%
Deutsche EuroShop	GER	Retail	2.92%
GSW Immobilien AG	GER	Residential	2.77%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Retail	18.41%
Land Securities Group	UK	Diversified	8.57%
British Land Co	UK	Diversified	6.73%
Hammerson	UK	Retail	4.67%
Swiss Prime Site	SWIT	Office	4.15%
PSP Swiss Property	SWIT	Office	3.64%
Klepierre	FRA	Retail	3.21%
Capital Shopping Centres Group	UK	Retail	3.09%
Derwent London	UK	Office	2.90%
Corio	NETH	Retail	2.72%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	5.67%
Sun Hung Kai Props	HK	Diversified	3.43%
Westfield Group	AU	Retail	2.95%
Mitsubishi Estate	JA	Diversified	2.88%
Unibail - Rodamco	FRA	Retail	2.58%
Mitsui Fudosan Co.	JA	Diversified	2.49%
HCP	USA	Health Care	2.39%
Ventas Inc	USA	Health Care	2.22%
Public Storage	USA	Self Storage	2.16%
Equity Residential	USA	Residential	2.15%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.33%
Westfield Group	AU	Retail	4.59%
Mitsubishi Estate	JA	Diversified	4.48%
Unibail - Rodamco	FRA	Retail	4.01%
Mitsui Fudosan Co.	JA	Diversified	3.86%
Sumitomo Realty & Development	JA	Diversified	2.84%
Hongkong Land Holdings	HK	Office	2.23%
Wharf Holdings	HK	Diversified	2.15%
Link Real Estate Investment Trust	HK	Retail	2.07%
Land Securities Group	UK	Diversified	1.87%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	11.21%
HCP	USA	Health Care	4.72%
Ventas Inc	USA	Health Care	4.40%
Public Storage	USA	Self Storage	4.27%
Equity Residential	USA	Residential	4.25%
ProLogis	USA	Industrial	3.87%
Healthcare REIT	USA	Health Care	3.67%
Boston Property	USA	Office	3.66%
Avalonbay Communities	USA	Residential	3.58%
Vornado Realty	USA	Diversified	3.44%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Retail	29.77%
Swiss Prime Site	SWIT	Office	6.71%
PSP Swiss Property	SWIT	Office	5.89%
Klepierre	FRA	Retail	5.19%
Corio	NETH	Retail	4.39%
Deutsche Wohnen AG	GER	Residential	3.63%
Fonciere Des Regions	FRA	Diversified	3.25%
Castellum	SWED	Diversified	3.13%
Deutsche EuroShop	GER	Retail	3.03%
GSW Immobilien AG	GER	Residential	2.87%

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

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	Diversified	21.86%
British Land Co	UK	Diversified	17.16%
Hammerson	UK	Retail	11.92%
Capital Shopping Centres Group	UK	Retail	7.87%
Derwent London	UK	Office	7.39%
Segro	UK	Industrial	6.31%
Capital & Counties Properties	UK	Retail	6.29%
Great Portland Estates	UK	Office	5.80%
Shaftesbury	UK	Diversified	4.85%
London & Stamford Property	UK	Diversified	2.03%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	20.59%
Hongkong Land Holdings	HK	Office	8.62%
Wharf Holdings	HK	Diversified	8.28%
Link Real Estate Investment Trust	HK	Retail	7.99%
Capitaland	SI	Diversified	6.72%
Hang Lung Properties	HK	Diversified	6.21%
Henderson Land Dev	HK	Diversified	5.93%
City Developments	SI	Diversified	5.03%
New World Development	HK	Diversified	4.97%
Sino Land	HK	Diversified	3.71%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	27.10%
Mitsui Fudosan Co.	JA	Diversified	23.36%
Sumitomo Realty & Development	JA	Diversified	17.19%
Nippon Building Fund Inc	JA	Office	6.89%
Japan Real Estate Investment Corporation	JA	Office	6.36%
Japan Retail Fund Investment	JA	Retail	4.17%
Tokyu Land	JA	Diversified	3.16%
United Urban Investment	JA	Diversified	2.65%
Japan Prime Realty Investment	JA	Office	2.61%
Aeon Mall Co ltd	JA	Retail	2.43%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	37.61%
Westfield Retail Trust	AU	Retail	14.23%
Stockland	AU	Diversified	12.00%
Goodman Group	AU	Industrial	10.72%
GPT Group	AU	Diversified	10.03%
Mirvac Group	AU	Diversified	7.83%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global Market Cap USD	Liquid Global Market Cap EUR	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
				Country Breakdown (USD)												
Hong Kong	Asia ex-Japan			7.39%	13.37%	0.00%	0.00%	0.00%	11.93%	21.96%	0.00%	0.00%	0.00%	71.57%	0.00%	0.00%
Chines Blue Chips (HK listed)	Asia ex-Japan			4.31%	7.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.09%	0.17%	0.00%	0.00%	0.00%	0.11%	0.20%	0.00%	0.00%	0.00%	0.66%	0.00%	0.00%
Singapore	Asia ex-Japan			5.14%	9.29%	0.00%	0.00%	0.00%	4.63%	8.52%	0.00%	0.00%	0.00%	27.78%	0.00%	0.00%
	Asia ex-Japan	465,464.16	353,054.57	16.94%	30.63%	0.00%	0.00%	0.00%	16.67%	30.69%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	423,695.74	321,373.22	8.09%	14.63%	0.00%	0.00%	0.00%	7.85%	14.45%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	423,695.74	321,373.22	8.09%	14.63%	0.00%	0.00%	0.00%	7.85%	14.45%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.22%	0.41%	1.61%	2.94%	1.88%	0.14%	0.26%	0.00%	1.63%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.43%	0.77%	3.06%	3.94%	2.53%	0.43%	0.80%	0.00%	4.98%	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			0.25%	0.46%	1.81%	1.74%	1.12%	0.25%	0.47%	0.00%	2.92%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			3.51%	6.36%	25.25%	45.06%	28.90%	3.77%	6.93%	0.00%	43.41%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			1.21%	2.19%	8.71%	13.00%	8.34%	1.24%	2.27%	0.00%	14.24%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.01%	0.02%	0.08%	0.00%	0.00%	0.01%	0.02%	0.00%	0.16%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.07%	0.13%	0.50%	0.00%	0.00%	0.07%	0.12%	0.00%	0.76%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			0.75%	1.36%	5.41%	9.18%	5.89%	0.73%	1.34%	0.00%	8.42%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.08%	0.15%	0.60%	0.00%	0.00%	0.10%	0.18%	0.00%	1.13%	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%
Sweden	Europe ex-UK			1.02%	1.85%	7.35%	10.09%	6.47%	0.85%	1.56%	0.00%	9.76%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			1.19%	2.16%	8.58%	14.06%	9.02%	1.09%	2.01%	0.00%	12.60%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	47,107.46	35,731.01	8.76%	15.85%	62.97%	100.00%	64.14%	8.68%	15.97%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Israel	Middle East	-	-	0.09%	0.17%	0.00%	0.00%	0.00%	0.11%	0.20%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Middle East	-	-	0.09%	0.17%	0.00%	0.00%	0.00%	0.11%	0.20%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	433,046.07	328,465.44	10.87%	19.65%	0.00%	0.00%	0.00%	10.65%	19.59%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	433,046.07	328,465.44	10.87%	19.65%	0.00%	0.00%	0.00%	10.65%	19.59%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			5.39%	9.74%	0.00%	0.00%	0.00%	4.88%	8.97%	9.65%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			44.71%	0.00%	0.00%	0.00%	0.00%	45.67%	0.00%	90.35%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	301,324.29	228,554.48	50.10%	9.74%	0.00%	0.00%	0.00%	50.55%	8.97%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	423,695.74	321,373.22	5.15%	9.32%	37.03%	0.00%	35.86%	5.50%	10.12%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	423,695.74	321,373.22	5.15%	9.32%	37.03%	0.00%	35.86%	5.50%	10.12%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		**67,280.25**	**51,032.07**	**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		**91,203.68**	**69,177.99**													

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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	32.15%	27.60%	36.22%	25.17%	34.13%	32.76%	53.94%	10.47%	23.57%	47.88%	71.49%	73.45%	37.44%
Healthcare	7.22%	0.00%	0.30%	0.00%	0.00%	7.26%	0.00%	14.37%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.70%	0.00%	0.76%	0.00%	0.00%	2.71%	0.16%	5.19%	0.00%	1.57%	0.00%	0.00%	0.00%
Industrial	4.87%	0.76%	3.18%	0.00%	2.47%	4.44%	4.57%	3.87%	0.90%	8.07%	6.70%	0.00%	10.72%
Office	13.32%	23.00%	19.41%	20.64%	18.41%	12.28%	13.15%	11.65%	22.13%	14.70%	10.66%	17.77%	0.00%
Residential	9.86%	8.04%	5.63%	8.81%	5.65%	10.39%	2.62%	19.04%	7.72%	1.70%	0.00%	0.00%	0.00%
Retail	25.96%	40.60%	34.50%	45.38%	39.33%	27.08%	25.57%	29.31%	45.68%	26.08%	11.15%	8.78%	51.84%
Lodging/Resorts	2.86%	0.00%	0.00%	0.00%	0.00%	2.15%	0.00%	4.25%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.05%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	1.85%	0.00%	0.00%	0.00%	0.00%	0.00%
Mixed Industrial/Office	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%
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 Comparison: Standard Indices

Performance (USD Total Return)

Country	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Hong Kong *	1.05%	12.80%	0.05%	19.96%	6.32%	43.69%	43.69%	6.32%	-0.70%	29.49%	-25.26%	11.93%	88.69%	-57.42%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	-1.19%	10.76%	-0.46%	10.74%	15.43%	28.13%	28.13%	15.43%	-NA-	19.73%	7.89%	11.27%	39.07%	-38.41%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	3.52%	29.53%	-0.92%	21.55%	10.81%	65.35%	65.35%	10.81%	1.80%	24.25%	-27.73%	13.86%	82.56%	-55.99%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	1.86%	8.47%	7.47%	10.23%	14.50%	33.83%	33.83%	14.50%	-6.57%	20.63%	-1.97%	14.43%	33.25%	-64.42%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	2.53%	7.22%	-7.32%	5.31%	6.27%	26.42%	26.42%	6.27%	-17.61%	32.75%	-27.43%	30.81%	128.87%	-86.18%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	3.81%	4.91%	-3.27%	0.03%	2.12%	13.18%	13.18%	2.12%	0.10%	18.45%	-6.54%	0.68%	17.82%	-19.89%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	2.70%	13.04%	-12.60%	7.26%	6.08%	23.52%	23.52%	6.08%	-3.70%	32.25%	-21.47%	23.08%	58.73%	-56.29%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	1.60%	13.64%	-3.23%	8.61%	9.32%	38.14%	38.14%	9.32%	5.22%	28.05%	-11.40%	6.74%	53.97%	-35.89%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	0.22%	14.97%	2.82%	9.60%	11.43%	40.94%	40.94%	11.43%	-5.10%	25.74%	-20.85%	24.04%	23.56%	-54.97%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	-0.66%	9.05%	-0.79%	29.70%	-23.00%	44.93%	44.93%	-23.00%	-NA-	56.98%	-41.42%	-46.22%	1.01%	-57.61%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	4.26%	35.77%	-25.41%	10.12%	-11.27%	36.50%	36.50%	-11.27%	-19.33%	41.34%	-46.19%	-4.88%	27.81%	-61.74%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	1.31%	17.47%	-11.80%	-3.08%	-5.31%	10.58%	10.58%	-5.31%	-5.24%	28.99%	-26.98%	5.13%	45.34%	-38.09%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	5.49%	26.23%	-10.06%	10.71%	-12.25%	26.79%	26.79%	-NA-	-31.84%	-NA-	-30.07%	-23.80%	169.13%	-91.91%	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	2.70%	7.30%	-4.79%	14.98%	18.10%	22.46%	22.46%	18.10%	7.74%	31.26%	-14.71%	57.71%	37.27%	-35.80%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	2.23%	8.01%	2.83%	0.83%	19.89%	15.49%	15.49%	19.89%	14.96%	18.61%	5.23%	41.81%	21.24%	-3.90%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	11.73%	23.03%	-0.77%	10.45%	15.10%	49.69%	49.69%	15.10%	0.58%	22.99%	-22.13%	30.80%	1.36%	-33.39%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	3.56%	8.67%	3.31%	7.32%	21.61%	19.46%	19.46%	21.61%	9.50%	15.16%	12.28%	34.07%	80.28%	-51.44%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	3.76%	10.87%	3.62%	0.83%	17.65%	17.98%	17.98%	17.65%	4.82%	18.44%	7.75%	28.09%	28.61%	-39.56%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	3.74%	13.62%	1.43%	10.13%	8.10%	35.86%	35.86%	8.10%	-8.69%	22.76%	-8.62%	1.75%	29.09%	-61.09%	-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 Comparison: Standard & Customised Indices

Performance (USD Total Return)

	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Region																						
Asia *	4.50%	16.51%	1.48%	15.18%	11.09%	45.52%	45.52%	11.09%	-1.35%	21.09%	-19.61%	17.21%	43.43%	-52.48%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	1.86%	8.47%	7.47%	10.23%	14.50%	33.83%	33.83%	14.50%	-6.57%	20.63%	-1.97%	14.43%	33.25%	-64.42%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	1.80%	12.32%	-3.62%	6.60%	7.51%	27.87%	27.87%	7.51%	0.07%	25.65%	-14.41%	13.54%	44.70%	-44.19%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	11.73%	23.03%	-0.77%	10.45%	15.10%	49.69%	49.69%	15.10%	0.58%	22.99%	-22.13%	30.80%	1.36%	-33.39%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	3.74%	10.64%	3.59%	1.27%	18.03%	18.14%	18.14%	18.03%	5.24%	17.85%	8.19%	28.65%	32.22%	-40.63%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	3.74%	13.62%	1.43%	10.13%	8.10%	35.86%	35.86%	8.10%	-8.69%	22.76%	-8.62%	1.75%	29.09%	-61.09%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																						
UK	3.74%	13.03%	2.01%	-1.94%	8.70%	22.94%	35.15%	7.60%	-9.88%	23.70%	-9.03%	1.34%	20.40%	-60.37%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	1.36%	8.28%	7.17%	3.56%	6.14%	26.31%	33.94%	12.36%	-6.96%	20.97%	-5.69%	12.29%	27.67%	-61.49%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	13.29%	24.66%	0.00%	-18.88%	14.59%	21.21%	55.98%	16.02%	1.32%	24.54%	-22.29%	28.84%	1.20%	-32.43%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	1.79%	16.27%	-1.74%	-12.41%	7.84%	10.13%	47.23%	6.96%	-0.22%	27.56%	-25.20%	11.11%	82.30%	-55.67%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	3.52%	10.11%	3.28%	10.12%	1.67%	25.57%	15.71%	16.87%	3.63%	17.80%	8.52%	27.11%	28.61%	-41.78%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	1.72%	12.83%	-3.46%	-11.52%	11.73%	9.33%	29.49%	6.68%	-0.57%	26.63%	-15.57%	11.04%	43.72%	-44.31%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	3.84%	12.65%	1.82%	-0.95%	5.51%	19.78%	27.53%	12.46%	0.13%	18.38%	-6.08%	18.76%	34.57%	-47.43%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	4.12%	14.67%	0.41%	-7.79%	8.74%	16.66%	39.10%	10.06%	-1.65%	20.65%	-16.13%	14.27%	40.61%	-50.90%	-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 Comparison: Standard Indices

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Europe ex-UK *	Jan-12	4.56%		-10.50%	-10.98%	16.97%	-7.23%	4.58%		-5.26%	-3.95%	16.68%	-11.93%
Europe ex-UK *	Feb-12	2.89%		-7.91%	-11.86%	21.51%	-7.31%	0.58%		-4.71%	-8.24%	20.28%	-11.73%
Europe ex-UK *	Mar-12	4.40%	12.32%	-3.86%	-11.94%	22.51%	-7.13%	4.55%	9.97%	-0.37%	-3.21%	23.27%	-11.47%
Europe ex-UK *	Apr-12	-2.44%		-6.21%	-19.98%	15.98%	-7.65%	-0.26%		-0.63%	-6.82%	15.86%	-10.88%
Europe ex-UK *	May-12	-7.33%		-13.08%	-25.84%	9.43%	-8.99%	-0.67%		-1.30%	-10.81%	15.22%	-11.04%
Europe ex-UK *	Jun-12	6.61%	-3.62%	-7.34%	-20.20%	13.60%	-5.90%	3.97%	3.00%	2.62%	-5.42%	17.28%	-8.61%
Europe ex-UK *	Jul-12	3.10%		-4.47%	-14.39%	10.46%	-4.06%	7.03%		9.84%	3.20%	15.91%	-5.94%
Europe ex-UK *	Aug-12	1.44%		-3.10%	-7.59%	5.44%	-3.71%	-0.52%		9.27%	11.74%	10.29%	-6.42%
Europe ex-UK *	Sep-12	1.85%	6.51%	-1.31%	11.11%	3.92%	-3.99%	-0.60%	5.84%	8.62%	20.74%	9.61%	-5.50%
Europe ex-UK *	Oct-12	6.27%		4.88%	7.86%	5.25%	-2.98%	4.55%		13.56%	19.19%	10.59%	-4.28%
Europe ex-UK *	Nov-12	2.50%		7.50%	21.78%	6.56%	-1.15%	1.53%		15.29%	26.40%	12.43%	-2.04%
Europe ex-UK *	Dec-12	1.80%	10.89%	9.44%	27.87%	7.51%	0.07%	1.13%	7.35%	16.60%	28.70%	10.86%	-0.96%
UK *	Jan-12	7.04%		-2.19%	-3.44%	17.91%	-19.14%	6.15%		0.24%	1.13%	17.07%	-19.26%
UK *	Feb-12	2.58%		0.34%	-9.92%	23.57%	-18.49%	0.39%		0.63%	-6.99%	21.45%	-18.69%
UK *	Mar-12	3.48%	13.62%	3.83%	-4.20%	24.83%	-18.62%	3.94%	10.76%	4.59%	2.09%	24.70%	-18.63%
UK *	Apr-12	2.02%		5.93%	-11.20%	15.34%	-17.84%	2.65%		7.37%	-0.47%	15.38%	-17.34%
UK *	May-12	-7.01%		-1.50%	-18.62%	11.20%	-18.66%	-0.46%		6.87%	-5.38%	16.32%	-17.27%
UK *	Jun-12	6.92%	1.43%	5.31%	-11.69%	12.99%	-16.24%	4.17%	6.43%	11.32%	0.90%	16.82%	-15.19%
UK *	Jul-12	5.17%		10.75%	-6.40%	10.65%	-14.42%	8.37%		20.64%	9.22%	15.97%	-12.59%
UK *	Aug-12	2.46%		13.48%	8.10%	5.76%	-14.70%	0.11%		20.78%	23.48%	10.43%	-13.35%
UK *	Sep-12	0.80%	8.62%	14.39%	24.38%	6.88%	-13.35%	-1.24%	7.15%	19.28%	29.72%	11.53%	-11.59%
UK *	Oct-12	3.70%		18.62%	15.96%	6.94%	-12.42%	2.95%		22.80%	24.82%	11.67%	-10.47%
UK *	Nov-12	0.89%		19.67%	22.80%	8.12%	-10.33%	0.52%		23.44%	27.10%	13.42%	-8.14%
UK *	Dec-12	3.74%	8.53%	24.15%	35.86%	8.10%	-8.69%	2.34%	5.91%	26.33%	33.77%	11.19%	-6.79%
Asia ex-Jap ex-Aus *	Jan-12	11.07%		-10.72%	-10.32%	18.06%	-4.74%	10.14%		-8.50%	-6.08%	17.22%	-4.88%
Asia ex-Jap ex-Aus *	Feb-12	10.03%		-1.76%	-0.80%	29.06%	-3.65%	7.67%		-1.48%	2.42%	26.85%	-3.89%
Asia ex-Jap ex-Aus *	Mar-12	-4.66%	16.51%	-6.34%	-2.83%	22.05%	-5.04%	-4.23%	13.58%	-5.65%	3.55%	21.93%	-5.04%
Asia ex-Jap ex-Aus *	Apr-12	2.60%		-3.90%	-3.19%	18.21%	-5.00%	3.23%		-2.60%	8.52%	18.26%	-4.41%
Asia ex-Jap ex-Aus *	May-12	-8.72%		-12.28%	-11.36%	6.89%	-7.22%	-2.28%		-4.82%	3.06%	11.82%	-5.64%
Asia ex-Jap ex-Aus *	Jun-12	8.35%	1.48%	-4.95%	-1.66%	8.61%	-4.84%	5.57%	6.50%	0.48%	12.35%	12.29%	-3.65%
Asia ex-Jap ex-Aus *	Jul-12	5.87%		0.63%	2.63%	7.64%	-3.50%	9.09%		9.62%	19.75%	12.81%	-1.44%
Asia ex-Jap ex-Aus *	Aug-12	-0.31%		0.32%	9.16%	7.80%	-3.64%	-2.60%		6.77%	24.69%	12.56%	-2.12%
Asia ex-Jap ex-Aus *	Sep-12	6.72%	12.63%	7.06%	35.21%	8.29%	-4.45%	4.56%	11.10%	11.63%	41.01%	13.00%	-2.51%
Asia ex-Jap ex-Aus *	Oct-12	1.95%		9.15%	23.06%	8.78%	-5.00%	1.22%		13.00%	32.46%	13.59%	-2.88%
Asia ex-Jap ex-Aus *	Nov-12	2.55%		11.94%	36.55%	10.03%	-3.33%	2.18%		15.46%	41.33%	15.42%	-0.96%
Asia ex-Jap ex-Aus *	Dec-12	4.50%	9.27%	16.98%	45.52%	11.09%	-1.35%	3.09%	6.63%	19.03%	43.29%	14.27%	0.72%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance Comparison: Standard Indices

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Australia *	Jan-12	9.51%		7.35%	7.73%	25.74%	-9.88%	8.59%		10.01%	12.83%	24.85%	-10.01%
Australia *	Feb-12	3.92%		11.55%	6.37%	34.51%	-9.37%	1.69%		11.88%	9.83%	32.20%	-9.60%
Australia *	Mar-12	-4.68%	8.47%	6.33%	1.79%	28.99%	-9.97%	-4.25%	5.74%	7.12%	8.47%	28.86%	-9.97%
Australia *	Apr-12	6.13%		12.85%	1.95%	26.80%	-10.02%	6.78%		14.38%	14.28%	26.85%	-9.46%
Australia *	May-12	-8.04%		3.78%	-3.76%	19.22%	-12.14%	-1.56%		12.60%	11.90%	24.71%	-10.64%
Australia *	Jun-12	10.12%	7.47%	14.27%	6.35%	21.16%	-9.98%	7.29%	12.77%	20.80%	21.50%	25.27%	-8.85%
Australia *	Jul-12	8.30%		23.76%	20.19%	22.30%	-7.86%	11.60%		34.81%	40.24%	28.18%	-5.89%
Australia *	Aug-12	-1.80%		21.53%	17.30%	15.51%	-8.67%	-4.05%		29.35%	33.99%	20.62%	-7.23%
Australia *	Sep-12	1.77%	8.23%	23.68%	37.77%	11.05%	-10.26%	-0.29%	6.76%	28.97%	43.68%	15.88%	-8.44%
Australia *	Oct-12	4.97%		29.82%	27.90%	15.62%	-10.18%	4.21%		34.41%	37.67%	20.73%	-8.18%
Australia *	Nov-12	-0.79%		28.80%	27.70%	14.34%	-8.30%	-1.16%		32.85%	32.18%	19.94%	-6.06%
Australia *	Dec-12	1.86%	6.08%	31.19%	33.83%	14.50%	-6.57%	0.49%	3.51%	33.50%	31.78%	17.78%	-4.62%
Japan *	Jan-12	7.43%		-16.34%	-16.73%	7.64%	-8.63%	6.53%		-14.27%	-12.79%	6.88%	-8.77%
Japan *	Feb-12	12.73%		-5.69%	-10.08%	22.06%	-8.10%	10.32%		-5.42%	-7.16%	19.96%	-8.34%
Japan *	Mar-12	1.59%	23.03%	-4.19%	8.47%	19.13%	-8.54%	2.04%	19.93%	-3.49%	15.59%	19.02%	-8.55%
Japan *	Apr-12	-1.20%		-5.34%	4.31%	15.68%	-8.58%	-0.59%		-4.05%	16.92%	15.72%	-8.01%
Japan *	May-12	-8.70%		-13.57%	-5.58%	4.85%	-10.58%	-2.26%		-6.23%	9.78%	9.69%	-9.05%
Japan *	Jun-12	10.00%	-0.77%	-4.93%	4.73%	5.96%	-6.42%	7.17%	4.13%	0.50%	19.65%	9.56%	-5.25%
Japan *	Jul-12	2.23%		-2.81%	0.87%	5.65%	-4.87%	5.34%		5.87%	17.69%	10.73%	-2.84%
Japan *	Aug-12	-1.76%		-4.52%	7.21%	3.68%	-5.48%	-4.01%		1.62%	22.46%	8.26%	-3.98%
Japan *	Sep-12	8.24%	8.71%	3.35%	19.66%	8.74%	-5.23%	6.05%	7.23%	7.77%	24.79%	13.47%	-3.31%
Japan *	Oct-12	1.68%		5.08%	19.46%	10.06%	-4.89%	0.95%		8.79%	28.59%	14.93%	-2.77%
Japan *	Nov-12	-0.72%		4.33%	26.88%	11.17%	-3.63%	-1.08%		7.61%	31.32%	16.61%	-1.27%
Japan *	Dec-12	11.73%	12.79%	16.57%	49.69%	15.10%	0.58%	10.23%	10.07%	18.62%	47.39%	18.39%	2.68%
North America *	Jan-12	6.36%		15.06%	11.62%	32.98%	-1.84%	5.47%		17.92%	16.91%	32.04%	-1.98%
North America *	Feb-12	-0.43%		14.57%	6.10%	43.26%	-1.57%	-2.56%		14.90%	9.55%	40.80%	-1.82%
North America *	Mar-12	4.48%	10.64%	19.70%	11.99%	43.76%	-0.22%	4.95%	7.86%	20.59%	19.34%	43.61%	-0.23%
North America *	Apr-12	3.07%		23.38%	9.42%	32.95%	0.31%	3.71%		25.06%	22.65%	33.01%	0.93%
North America *	May-12	-4.66%		17.63%	3.16%	29.29%	-0.68%	2.06%		27.63%	19.95%	35.24%	1.02%
North America *	Jun-12	5.41%	3.59%	24.00%	12.15%	32.86%	2.27%	2.70%	8.70%	31.08%	28.12%	37.37%	3.55%
North America *	Jul-12	2.20%		26.72%	12.98%	29.38%	4.38%	5.31%		38.04%	31.82%	35.60%	6.61%
North America *	Aug-12	0.13%		26.88%	19.99%	24.00%	3.19%	-2.17%		35.04%	37.06%	29.48%	4.82%
North America *	Sep-12	-1.52%	0.77%	24.96%	32.32%	20.53%	1.95%	-3.51%	-0.59%	30.30%	38.00%	25.78%	4.01%
North America *	Oct-12	-1.09%		23.60%	14.95%	22.02%	1.45%	-1.80%		27.96%	23.73%	27.41%	3.71%
North America *	Nov-12	-0.32%		23.21%	18.82%	19.28%	3.40%	-0.69%		27.09%	22.98%	25.13%	5.93%
North America *	Dec-12	3.74%	2.29%	27.81%	18.14%	18.03%	5.24%	2.34%	-0.19%	30.06%	16.33%	21.40%	7.44%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance Comparison: Standard Indices

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Global *	Jan-12	7.76%		1.49%	16.91%	24.69%	-4.75%	6.86%		4.01%	4.90%	23.81%	-4.89%
Global *	Feb-12	3.52%		5.06%	25.06%	33.95%	-4.23%	1.30%		5.36%	4.03%	31.66%	-4.47%
Global *	Mar-12	1.21%	12.90%	6.33%	28.65%	31.46%	-4.12%	1.66%	10.05%	7.12%	9.96%	31.33%	-4.12%
Global *	Apr-12	2.35%		8.83%	0.57%	24.44%	-3.81%	2.98%		10.31%	12.73%	24.49%	-3.22%
Global *	May-12	-6.34%		1.93%	-6.28%	17.03%	-5.22%	0.26%		10.60%	8.96%	22.42%	-3.60%
Global *	Jun-12	6.52%	2.12%	8.58%	2.36%	19.52%	-2.54%	3.78%	7.16%	14.78%	16.94%	23.57%	-1.32%
Global *	Jul-12	3.61%		12.50%	5.29%	17.15%	-0.85%	6.77%		22.55%	22.85%	22.78%	1.27%
Global *	Aug-12	0.20%		12.73%	12.57%	14.38%	-1.38%	-2.10%		19.98%	28.59%	19.44%	0.18%
Global *	Sep-12	1.63%	5.51%	14.56%	30.59%	12.92%	-2.20%	-0.43%	4.07%	19.46%	36.19%	17.84%	-0.22%
Global *	Oct-12	0.84%		15.52%	16.91%	13.65%	-2.53%	0.11%		19.60%	25.85%	18.68%	-0.36%
Global *	Nov-12	1.01%		16.68%	25.06%	13.33%	-0.76%	0.64%		20.36%	29.44%	18.89%	1.67%
Global *	Dec-12	3.84%	5.77%	21.17%	28.65%	13.42%	1.07%	2.44%	3.21%	23.29%	26.67%	16.66%	3.18%
Global ex-US *	Jan-12	8.90%		-7.81%	-7.88%	19.62%	-6.35%	7.99%		-5.52%	-3.52%	18.77%	-6.49%
Global ex-US *	Feb-12	7.57%		-0.83%	-2.52%	28.65%	-5.51%	5.27%		-0.55%	0.64%	26.44%	-5.75%
Global ex-US *	Mar-12	-2.10%	14.68%	-2.91%	-3.70%	24.14%	-6.39%	-1.66%	11.79%	-2.20%	2.62%	24.02%	-6.40%
Global ex-US *	Apr-12	1.87%		-1.10%	-6.16%	19.24%	-6.28%	2.50%		0.24%	5.19%	19.28%	-5.70%
Global ex-US *	May-12	-7.92%		-8.93%	-13.50%	9.49%	-8.05%	-1.43%		-1.19%	0.57%	14.54%	-6.48%
Global ex-US *	Jun-12	7.39%	0.73%	-2.20%	-5.37%	11.53%	-5.55%	4.63%	5.71%	3.39%	8.11%	15.32%	-4.37%
Global ex-US *	Jul-12	5.19%		2.87%	-0.62%	9.94%	-3.99%	8.39%		12.06%	15.96%	15.22%	-1.94%
Global ex-US *	Aug-12	0.36%		3.24%	6.84%	8.53%	-4.10%	-1.95%		9.88%	22.04%	13.33%	-2.59%
Global ex-US *	Sep-12	4.71%	10.53%	8.10%	29.22%	8.51%	-4.53%	2.59%	9.03%	12.72%	34.76%	13.22%	-2.59%
Global ex-US *	Oct-12	2.26%		10.54%	18.91%	8.96%	-4.69%	1.52%		14.44%	27.99%	13.78%	-2.57%
Global ex-US *	Nov-12	2.14%		12.90%	30.53%	10.02%	-2.93%	1.76%		16.45%	35.10%	15.42%	-0.55%
Global ex-US *	Dec-12	3.90%	8.52%	17.31%	38.57%	10.82%	-1.14%	2.50%	5.89%	19.36%	36.44%	13.98%	0.93%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance Comparison: Customised Indices

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Jan-12	4.55%		-11.73%	-11.60%	15.52%	-8.31%	3.68%		-9.52%	-7.39%	14.73%	-8.44%
Europe ex-UK	Feb-12	2.96%		-9.11%	-12.75%	19.66%	-8.46%	0.76%		-8.83%	-9.90%	17.63%	-8.68%
Europe ex-UK	Mar-12	4.82%	12.83%	-4.73%	-12.42%	20.65%	-8.22%	5.29%	9.99%	-4.01%	-6.65%	20.56%	-8.22%
Europe ex-UK	Apr-12	-3.00%		-7.59%	-20.49%	14.58%	-8.76%	-2.41%		-6.32%	-10.86%	14.65%	-8.18%
Europe ex-UK	May-12	-7.10%		-14.16%	-25.83%	8.60%	-10.05%	-0.56%		-6.84%	-13.77%	13.63%	-8.50%
Europe ex-UK	Jun-12	7.13%	-3.46%	-8.03%	-19.89%	13.09%	-6.86%	4.38%	1.30%	-2.76%	-8.48%	16.94%	-5.68%
Europe ex-UK	Jul-12	2.96%		-5.31%	-14.26%	9.60%	-4.99%	6.10%		3.17%	0.05%	14.89%	-2.95%
Europe ex-UK	Aug-12	1.59%		-3.80%	-7.05%	4.77%	-4.60%	-0.74%		2.40%	6.18%	9.41%	-3.08%
Europe ex-UK	Sep-12	1.72%	6.40%	-2.15%	12.02%	3.11%	-4.91%	-0.34%	4.96%	2.06%	16.83%	7.62%	-2.97%
Europe ex-UK	Oct-12	6.93%		4.63%	9.09%	4.51%	-3.80%	6.16%		8.34%	17.42%	9.15%	-1.64%
Europe ex-UK	Nov-12	2.73%		7.49%	23.43%	5.94%	-1.92%	2.36%		10.89%	27.75%	11.15%	0.49%
Europe ex-UK	Dec-12	1.72%	11.73%	9.33%	29.49%	6.68%	-0.57%	0.34%	9.03%	11.27%	27.51%	9.75%	1.52%
UK	Jan-12	6.94%		-2.72%	-3.79%	15.30%	-20.08%	6.05%		-0.30%	0.76%	14.49%	-20.20%
UK	Feb-12	2.09%		-0.68%	-11.24%	20.95%	-19.54%	-0.09%		-0.40%	-8.35%	18.88%	-19.75%
UK	Mar-12	3.52%	13.03%	2.82%	-4.90%	22.16%	-19.70%	3.99%	10.18%	3.58%	1.34%	22.04%	-19.70%
UK	Apr-12	2.10%		4.97%	-12.16%	13.27%	-18.87%	2.73%		6.40%	-1.54%	13.31%	-18.37%
UK	May-12	-6.62%		-1.97%	-19.02%	9.92%	-19.60%	-0.04%		6.36%	-5.84%	14.99%	-18.22%
UK	Jun-12	7.00%	2.01%	4.89%	-12.01%	11.69%	-17.14%	4.25%	7.05%	10.88%	0.53%	15.48%	-16.10%
UK	Jul-12	5.04%		10.17%	-6.92%	9.42%	-15.21%	8.24%		20.01%	8.61%	14.68%	-13.39%
UK	Aug-12	2.00%		12.38%	7.48%	5.00%	-15.67%	-0.34%		19.60%	22.77%	9.64%	-14.34%
UK	Sep-12	0.64%	7.83%	13.10%	23.79%	6.27%	-14.32%	-1.39%	6.37%	17.94%	29.10%	10.89%	-12.58%
UK	Oct-12	3.79%		17.39%	15.19%	6.48%	-13.53%	3.05%		21.53%	23.98%	11.19%	-11.60%
UK	Nov-12	0.95%		18.51%	21.58%	7.59%	-11.52%	0.58%		22.24%	25.84%	12.86%	-9.35%
UK	Dec-12	3.74%	8.70%	22.94%	35.15%	7.60%	-9.88%	2.34%	6.08%	25.10%	33.08%	10.68%	-8.00%
Asia ex-Jap ex-Aus	Jan-12	13.83%		-14.86%	-13.83%	20.09%	2.14%	12.88%		-12.74%	-9.76%	19.24%	1.99%
Asia ex-Jap ex-Aus	Feb-12	11.46%		-5.10%	1.60%	28.89%	4.36%	9.08%		-4.82%	4.90%	26.68%	4.10%
Asia ex-Jap ex-Aus	Mar-12	-8.36%	16.27%	-13.03%	-9.94%	19.18%	1.65%	-7.95%	13.34%	-12.39%	-4.03%	19.06%	1.64%
Asia ex-Jap ex-Aus	Apr-12	2.54%		-10.83%	-9.42%	14.28%	1.77%	3.17%		-9.61%	1.53%	14.32%	2.40%
Asia ex-Jap ex-Aus	May-12	-9.50%		-19.30%	-18.04%	2.46%	-0.76%	-3.13%		-12.44%	-4.71%	7.18%	0.94%
Asia ex-Jap ex-Aus	Jun-12	5.89%	-1.74%	-14.55%	-9.50%	4.27%	-0.03%	3.17%	3.11%	-9.66%	3.40%	7.81%	1.22%
Asia ex-Jap ex-Aus	Jul-12	7.71%		-7.96%	-3.95%	2.17%	0.57%	10.99%		0.26%	12.07%	7.08%	2.72%
Asia ex-Jap ex-Aus	Aug-12	1.97%		-6.14%	6.68%	6.48%	1.36%	-0.37%		-0.11%	21.86%	11.18%	2.96%
Asia ex-Jap ex-Aus	Sep-12	8.80%	19.50%	2.12%	42.78%	6.51%	-0.05%	6.60%	17.88%	6.49%	48.91%	11.14%	1.98%
Asia ex-Jap ex-Aus	Oct-12	-0.09%		2.03%	21.13%	4.47%	-1.86%	-0.81%		5.63%	30.39%	9.09%	0.33%
Asia ex-Jap ex-Aus	Nov-12	6.04%		8.19%	45.35%	6.98%	-0.78%	5.65%		11.60%	50.44%	12.22%	1.65%
Asia ex-Jap ex-Aus	Dec-12	1.79%	7.84%	10.13%	47.23%	6.96%	-0.22%	0.42%	5.23%	12.06%	44.97%	10.02%	1.86%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance Comparison: Customised Indices

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Jan-12	9.76%		3.51%	4.13%	20.93%	-10.37%	8.84%		6.08%	9.06%	20.08%	-10.50%
Australia	Feb-12	3.90%		7.55%	2.91%	29.45%	-9.82%	1.68%		7.86%	6.26%	27.23%	-10.05%
Australia	Mar-12	-5.06%	8.28%	2.12%	-1.38%	25.38%	-10.42%	-4.63%	5.55%	2.87%	5.09%	25.25%	-10.43%
Australia	Apr-12	6.03%		8.27%	-0.93%	23.43%	-10.48%	6.68%		9.75%	11.05%	23.48%	-9.93%
Australia	May-12	-7.92%		-0.30%	-6.24%	15.98%	-12.54%	-1.44%		8.17%	9.01%	21.33%	-11.05%
Australia	Jun-12	9.78%	7.17%	9.44%	4.08%	17.82%	-10.31%	6.96%	12.46%	15.69%	18.91%	21.82%	-9.19%
Australia	Jul-12	8.64%		18.90%	18.86%	19.47%	-8.08%	11.95%		29.52%	38.68%	25.21%	-6.12%
Australia	Aug-12	-2.03%		16.48%	15.72%	12.83%	-9.05%	-4.28%		23.97%	32.18%	17.82%	-7.62%
Australia	Sep-12	2.17%	8.74%	19.01%	36.67%	8.32%	-10.63%	0.10%	7.27%	24.10%	42.53%	13.03%	-8.82%
Australia	Oct-12	5.52%		25.58%	27.44%	13.38%	-10.40%	4.76%		30.01%	37.17%	18.40%	-8.40%
Australia	Nov-12	-0.76%		24.62%	26.91%	12.05%	-8.53%	-1.13%		28.54%	31.35%	17.54%	-6.29%
Australia	Dec-12	1.36%	6.14%	26.31%	33.94%	12.36%	-6.96%	-0.01%	3.57%	28.53%	31.88%	15.57%	-5.01%
Japan	Jan-12	8.31%		-15.83%	-16.28%	7.59%	-8.84%	7.41%		-13.74%	-12.31%	6.83%	-8.98%
Japan	Feb-12	13.46%		-4.51%	-9.50%	22.29%	-8.11%	11.03%		-4.23%	-6.55%	20.19%	-8.34%
Japan	Mar-12	1.44%	24.66%	-3.13%	10.26%	19.42%	-8.64%	1.90%	21.52%	-2.42%	17.50%	19.30%	-8.64%
Japan	Apr-12	-0.99%		-4.09%	5.98%	15.84%	-8.57%	-0.38%		-2.79%	18.80%	15.88%	-8.01%
Japan	May-12	-9.15%		-12.86%	-4.84%	4.45%	-10.60%	-2.75%		-5.46%	10.65%	9.27%	-9.08%
Japan	Jun-12	11.16%	0.00%	-3.14%	6.52%	6.02%	-6.15%	8.31%	4.93%	2.40%	21.69%	9.62%	-4.98%
Japan	Jul-12	2.56%		-0.66%	2.56%	5.79%	-4.53%	5.68%		8.21%	19.67%	10.87%	-2.49%
Japan	Aug-12	-1.82%		-2.47%	9.32%	4.06%	-5.26%	-4.07%		3.81%	24.87%	8.66%	-3.76%
Japan	Sep-12	8.45%	9.20%	5.78%	21.25%	9.39%	-5.06%	6.26%	7.72%	10.30%	26.45%	14.14%	-3.14%
Japan	Oct-12	1.76%		7.64%	20.62%	10.53%	-4.74%	1.03%		11.43%	29.84%	15.42%	-2.62%
Japan	Nov-12	-0.60%		6.99%	28.25%	11.53%	-3.36%	-0.97%		10.36%	32.74%	16.99%	-1.00%
Japan	Dec-12	13.29%	14.59%	21.21%	55.98%	16.02%	1.32%	11.76%	11.82%	23.34%	53.59%	19.34%	3.44%
North America	Jan-12	5.92%		14.95%	11.32%	31.46%	-3.44%	5.04%		17.80%	16.59%	30.53%	-3.58%
North America	Feb-12	-0.51%		14.36%	5.73%	41.72%	-3.14%	-2.64%		14.69%	9.17%	39.29%	-3.38%
North America	Mar-12	4.48%	10.11%	19.48%	11.79%	42.06%	-1.74%	4.96%	7.33%	20.37%	19.13%	41.92%	-1.74%
North America	Apr-12	3.09%		23.17%	9.14%	31.80%	-1.19%	3.72%		24.85%	22.34%	31.85%	-0.59%
North America	May-12	-4.78%		17.28%	2.66%	28.33%	-2.12%	1.93%		27.25%	19.36%	34.24%	-0.45%
North America	Jun-12	5.22%	3.28%	23.40%	11.35%	31.97%	0.90%	2.51%	8.38%	30.45%	27.21%	36.45%	2.17%
North America	Jul-12	2.33%		26.27%	12.09%	28.56%	2.95%	5.44%		37.55%	30.79%	34.74%	5.15%
North America	Aug-12	-0.24%		25.97%	18.06%	23.10%	1.71%	-2.53%		34.07%	34.85%	28.54%	3.31%
North America	Sep-12	-1.95%	0.08%	23.51%	29.84%	19.57%	0.36%	-3.94%	-1.27%	28.79%	35.41%	24.77%	2.39%
North America	Oct-12	-1.15%		22.09%	12.73%	20.88%	-0.13%	-1.85%		26.40%	21.34%	26.23%	2.10%
North America	Nov-12	-0.65%		21.30%	16.43%	18.03%	1.79%	-1.01%		25.12%	20.51%	23.81%	4.28%
North America	Dec-12	3.52%	1.67%	25.57%	15.71%	16.87%	3.63%	2.12%	-0.79%	27.78%	13.94%	20.21%	5.80%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance Comparison: Customised Indices

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	Jan-12	7.65%		1.10%	-0.16%	22.92%	-5.75%	6.75%		3.61%	4.57%	22.06%	-5.89%
Global	Feb-12	3.48%		4.63%	0.26%	32.04%	-5.21%	1.27%		4.93%	3.52%	29.78%	-5.45%
Global	Mar-12	1.13%	12.65%	5.81%	2.99%	29.71%	-5.09%	1.58%	9.81%	6.59%	9.76%	29.58%	-5.10%
Global	Apr-12	2.25%		8.18%	0.22%	23.02%	-4.76%	2.87%		9.65%	12.34%	23.07%	-4.17%
Global	May-12	-6.44%		1.21%	-6.69%	15.96%	-6.13%	0.15%		9.82%	8.49%	21.30%	-4.52%
Global	Jun-12	6.44%	1.82%	7.73%	1.90%	18.48%	-3.36%	3.70%	6.84%	13.88%	16.42%	22.50%	-2.15%
Global	Jul-12	3.82%		11.84%	4.99%	16.17%	-1.59%	6.98%		21.83%	22.50%	21.76%	0.51%
Global	Aug-12	0.06%		11.91%	11.86%	13.51%	-2.21%	-2.24%		19.11%	27.77%	18.52%	-0.66%
Global	Sep-12	1.44%	5.38%	13.52%	29.34%	12.00%	-3.09%	-0.61%	3.95%	18.38%	34.89%	16.87%	-1.12%
Global	Oct-12	0.77%		14.39%	15.59%	12.67%	-3.43%	0.05%		18.43%	24.42%	17.66%	-1.27%
Global	Nov-12	0.84%		15.35%	23.51%	12.29%	-1.73%	0.46%		18.98%	27.83%	17.79%	0.68%
Global	Dec-12	3.84%	5.51%	19.78%	27.53%	12.46%	0.13%	2.44%	2.96%	21.88%	25.57%	15.68%	2.22%
Global ex-US	Jan-12	9.09%		-8.51%	-8.37%	17.61%	-7.09%	8.18%		-6.24%	-4.04%	16.78%	-7.23%
Global ex-US	Feb-12	7.55%		-1.59%	-3.30%	26.46%	-6.23%	5.25%		-1.31%	-0.16%	24.29%	-6.47%
Global ex-US	Mar-12	-2.27%	14.67%	-3.83%	-4.10%	22.25%	-7.14%	-1.83%	11.78%	-3.12%	2.20%	22.13%	-7.15%
Global ex-US	Apr-12	1.57%		-2.32%	-6.83%	17.44%	-7.01%	2.20%		-0.99%	4.44%	17.49%	-6.43%
Global ex-US	May-12	-8.09%		-10.22%	-14.14%	8.18%	-8.77%	-1.61%		-2.58%	-0.17%	13.16%	-7.21%
Global ex-US	Jun-12	7.55%	0.41%	-3.43%	-5.82%	10.29%	-6.15%	4.79%	5.37%	2.08%	7.59%	14.03%	-4.98%
Global ex-US	Jul-12	5.48%		1.86%	-0.71%	8.77%	-4.42%	8.69%		10.96%	15.85%	14.00%	-2.38%
Global ex-US	Aug-12	0.42%		2.29%	6.80%	7.56%	-4.63%	-1.89%		8.86%	21.99%	12.32%	-3.12%
Global ex-US	Sep-12	4.89%	11.10%	7.29%	28.92%	7.58%	-5.03%	2.77%	9.60%	11.88%	34.45%	12.26%	-3.11%
Global ex-US	Oct-12	2.21%		9.65%	18.33%	8.07%	-5.20%	1.47%		13.53%	27.36%	12.85%	-3.09%
Global ex-US	Nov-12	2.18%		12.05%	29.95%	9.14%	-3.50%	1.81%		15.57%	34.50%	14.48%	-1.14%
Global ex-US	Dec-12	4.12%	8.74%	16.66%	39.10%	10.06%	-1.65%	2.71%	6.11%	18.71%	36.96%	13.20%	0.41%

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Part VI

Correlations

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Section 6.1

Risk / Return Profiles and Correlations - Developed Markets

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Developed Markets - Correlations

Graph 46: Developed Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date

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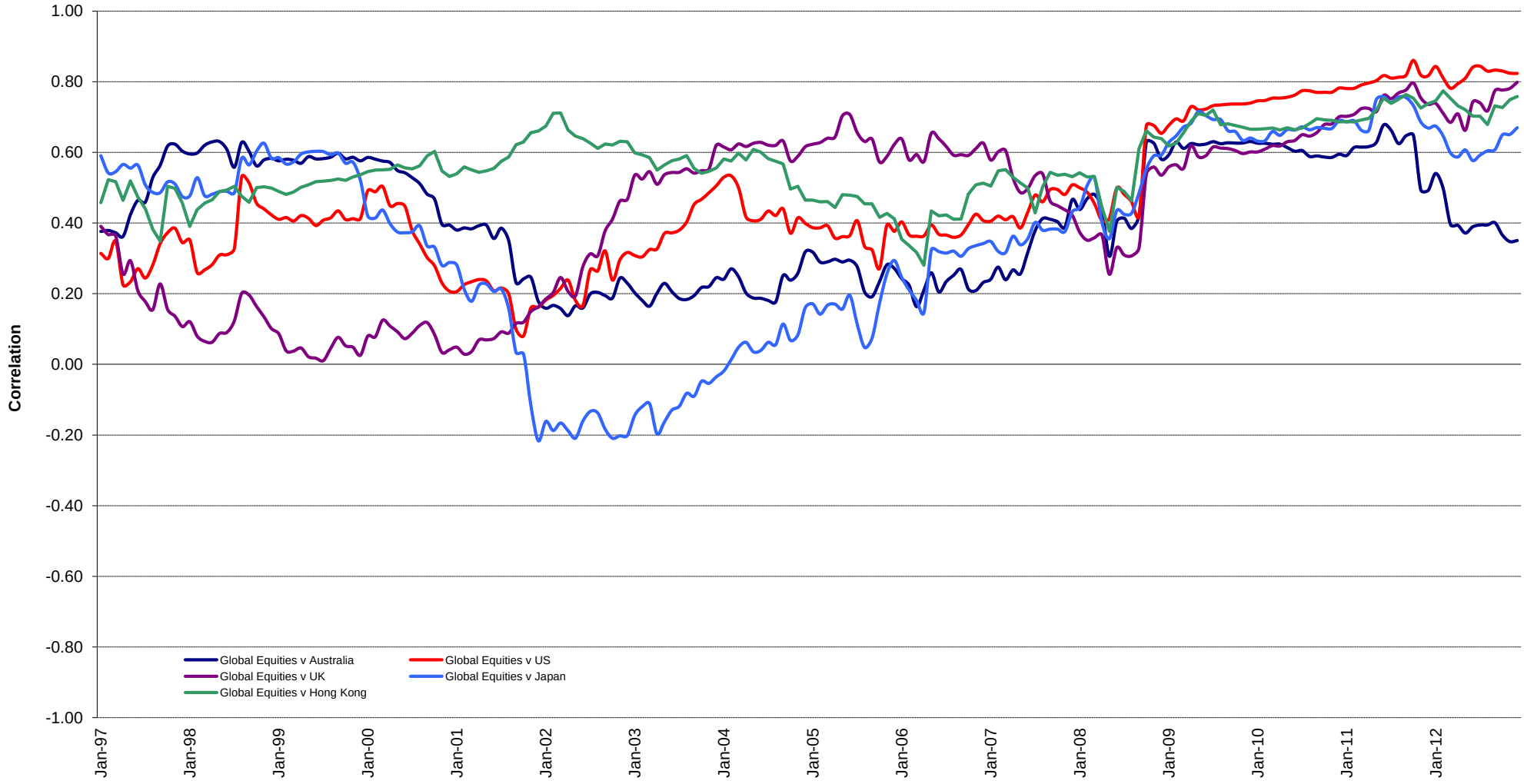
Developed Markets - Correlations

Graph 47: Top 5 Countries v Global Equities 36 Months Correlations (Local) 1997 to Date



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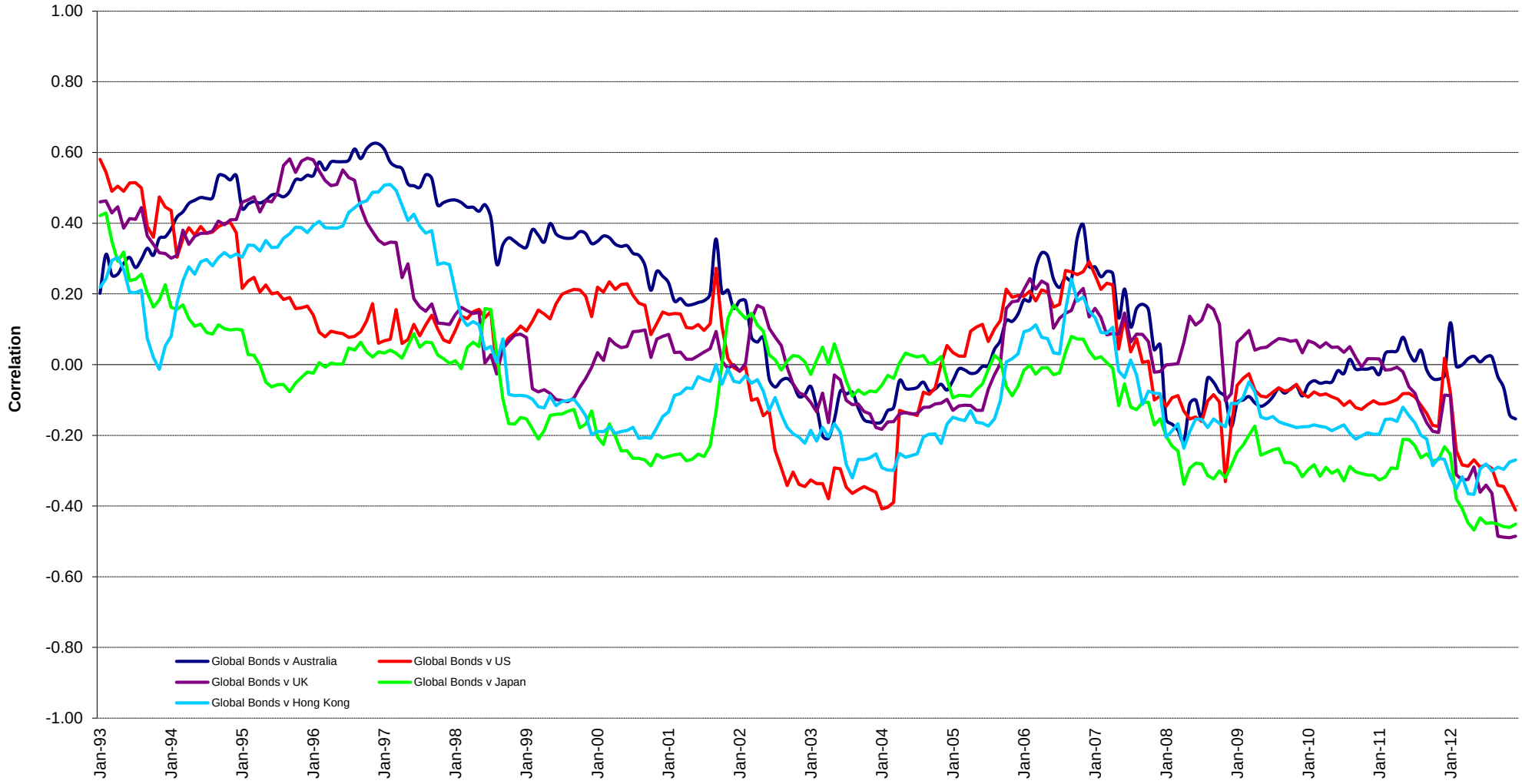
Developed Markets - Correlations

Graph 48: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



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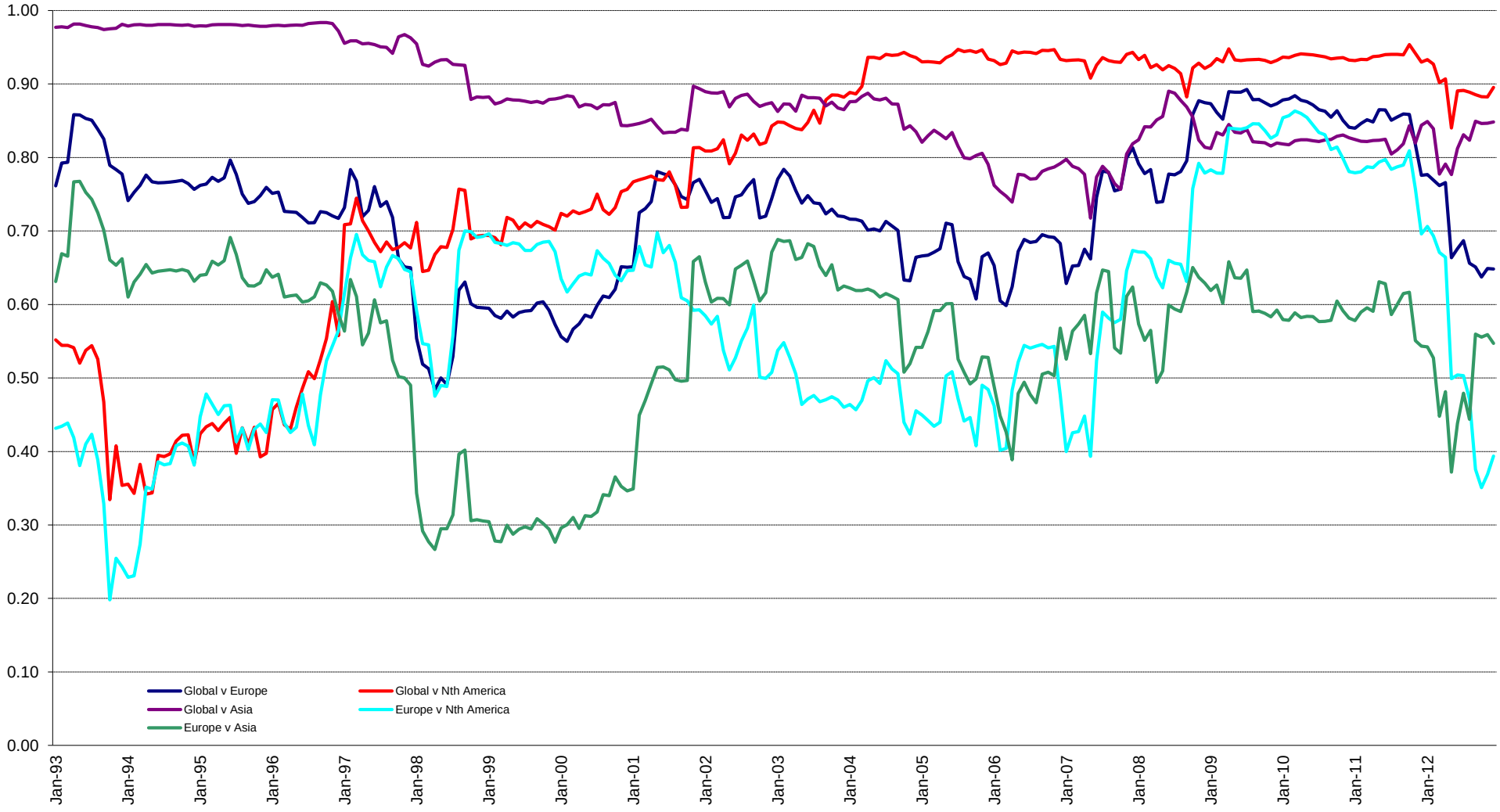
Developed Markets - Correlations

Graph 49: Global Developed & Developed Regional 36 Months Correlations (EUR) 1993 to Date



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Developed Markets - 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	0.65	0.90	0.85	0.88	0.73	0.78	0.81	-0.28
Europe Real Estate	0.65	1.00	0.39	0.55	0.60	0.79	0.35	0.47	-0.34
Nth America Real Estate	0.90	0.39	1.00	0.57	0.76	0.50	0.81	0.65	-0.23
Asia Real Estate	0.85	0.55	0.57	1.00	0.77	0.69	0.59	0.82	-0.22
Global Equities	0.88	0.60	0.76	0.77	1.00	0.84	0.92	0.89	-0.55
Europe Equities	0.73	0.79	0.50	0.69	0.84	1.00	0.60	0.68	-0.58
North America Equities	0.78	0.35	0.81	0.59	0.92	0.60	1.00	0.75	-0.50
Asia Equities	0.81	0.47	0.65	0.82	0.89	0.68	0.75	1.00	-0.36
Global Bonds	-0.28	-0.34	-0.23	-0.22	-0.55	-0.58	-0.50	-0.36	1.00

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Developed Markets - 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	0.88	0.92	0.93	0.94	0.91	0.91	0.91	-0.42
Europe Real Estate	0.88	1.00	0.72	0.80	0.87	0.92	0.79	0.81	-0.38
Nth America Real Estate	0.92	0.72	1.00	0.74	0.83	0.76	0.86	0.76	-0.43
Asia Real Estate	0.93	0.80	0.74	1.00	0.90	0.87	0.82	0.92	-0.35
Global Equities	0.94	0.87	0.83	0.90	1.00	0.97	0.97	0.95	-0.57
Europe Equities	0.91	0.92	0.76	0.87	0.97	1.00	0.90	0.90	-0.52
North America Equities	0.91	0.79	0.86	0.82	0.97	0.90	1.00	0.88	-0.62
Asia Equities	0.91	0.81	0.76	0.92	0.95	0.90	0.88	1.00	-0.48
Global Bonds	-0.42	-0.38	-0.43	-0.35	-0.57	-0.52	-0.62	-0.48	1.00

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Developed Markets - 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	0.35	0.31	0.38	0.40	0.42	0.46	0.01	0.21	0.12	0.29	0.29	0.32	0.30	0.15	0.34	0.28	0.36	0.26	-0.16
Singapore	0.35	1.00	0.78	0.58	0.56	0.47	0.64	0.24	0.52	0.51	0.62	0.63	0.57	0.61	0.39	0.44	0.42	0.61	0.56	-0.35
Hong Kong	0.31	0.78	1.00	0.37	0.63	0.47	0.57	0.20	0.60	0.49	0.60	0.51	0.64	0.55	0.30	0.51	0.42	0.61	0.57	-0.27
Japan	0.38	0.58	0.37	1.00	0.48	0.38	0.54	0.06	0.18	0.50	0.43	0.51	0.48	0.31	0.37	0.40	0.29	0.42	0.56	-0.46
US	0.40	0.56	0.63	0.48	1.00	0.62	0.77	0.25	0.44	0.57	0.67	0.67	0.57	0.55	0.41	0.43	0.55	0.66	0.74	-0.42
Canada	0.42	0.47	0.47	0.38	0.62	1.00	0.55	0.45	0.50	0.40	0.57	0.63	0.46	0.46	0.22	0.32	0.56	0.62	0.51	-0.23
UK	0.46	0.64	0.57	0.54	0.77	0.55	1.00	0.42	0.58	0.68	0.78	0.77	0.61	0.78	0.70	0.48	0.72	0.78	0.62	-0.50
Switzerland	0.01	0.24	0.20	0.06	0.25	0.45	0.42	1.00	0.66	0.54	0.58	0.38	0.35	0.54	0.47	0.22	0.60	0.56	0.11	0.04
Sweden	0.21	0.52	0.60	0.18	0.44	0.50	0.58	0.66	1.00	0.63	0.75	0.56	0.53	0.71	0.55	0.30	0.64	0.82	0.45	-0.17
Austria	0.12	0.51	0.49	0.50	0.57	0.40	0.68	0.54	0.63	1.00	0.77	0.57	0.65	0.72	0.71	0.41	0.67	0.78	0.51	-0.36
Netherlands	0.29	0.62	0.60	0.43	0.67	0.57	0.78	0.58	0.75	0.77	1.00	0.75	0.81	0.90	0.66	0.47	0.79	0.86	0.47	-0.29
Norway	0.29	0.63	0.51	0.51	0.67	0.63	0.77	0.38	0.56	0.57	0.75	1.00	0.58	0.72	0.52	0.39	0.64	0.77	0.55	-0.41
Italy	0.32	0.57	0.64	0.48	0.57	0.46	0.61	0.35	0.53	0.65	0.81	0.58	1.00	0.71	0.51	0.56	0.61	0.66	0.46	-0.28
France	0.30	0.61	0.55	0.31	0.55	0.46	0.78	0.54	0.71	0.72	0.90	0.72	0.71	1.00	0.71	0.46	0.75	0.84	0.38	-0.23
Germany	0.15	0.39	0.30	0.37	0.41	0.22	0.70	0.47	0.55	0.71	0.66	0.52	0.51	0.71	1.00	0.23	0.51	0.63	0.43	-0.34
Greece	0.34	0.44	0.51	0.40	0.43	0.32	0.48	0.22	0.30	0.41	0.47	0.39	0.56	0.46	0.23	1.00	0.46	0.42	0.33	-0.29
Belgium	0.28	0.42	0.42	0.29	0.55	0.56	0.72	0.60	0.64	0.67	0.79	0.64	0.61	0.75	0.51	0.46	1.00	0.79	0.38	-0.30
Finland	0.36	0.61	0.61	0.42	0.66	0.62	0.78	0.56	0.82	0.78	0.86	0.77	0.66	0.84	0.63	0.42	0.79	1.00	0.60	-0.36
Global Equities	0.26	0.56	0.57	0.56	0.74	0.51	0.62	0.11	0.45	0.51	0.47	0.55	0.46	0.38	0.43	0.33	0.38	0.60	1.00	-0.55
Global Bonds	-0.16	-0.35	-0.27	-0.46	-0.42	-0.23	-0.50	0.04	-0.17	-0.36	-0.29	-0.41	-0.28	-0.23	-0.34	-0.29	-0.30	-0.36	-0.55	1.00

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Developed Markets - 36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.58	-0.21
Australia - ASX	0.58	1.00	-0.74
Australia Bonds	-0.21	-0.74	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.89	0.01
Singapore - STI	0.89	1.00	-0.07
Singapore Bonds	0.01	-0.07	1.00

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.83	-0.39
UK - FTSE 100	0.83	1.00	-0.45
UK Bonds	-0.39	-0.45	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.82	-0.26
Japan - Nikkei	0.82	1.00	-0.42
Japan Bonds	-0.26	-0.42	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.85	-0.49
United States - S&P 50	0.85	1.00	-0.66
United States Bonds	-0.49	-0.66	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.68	-0.36
Netherlands - AEX	0.68	1.00	-0.46
Netherlands Bonds	-0.36	-0.46	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.94	-0.23
Hong Kong - Hang Seng	0.94	1.00	-0.32
Hong Kong Bonds	-0.23	-0.32	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.53	-0.39
Canada - TSX	0.53	1.00	-0.67
Canada Bonds	-0.39	-0.67	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.74	-0.24
France - CAC 40	0.74	1.00	-0.49
France Bonds	-0.24	-0.49	1.00

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Developed Markets - 36 Months Correlations (in Local Currency)

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.56	-0.45
Sweden - OMX	0.56	1.00	-0.69
Sweden Bonds	-0.45	-0.69	1.00

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	0.30	-NA-	0.00
Switzerland - SMI	1.00	-NA-	0.00
Switzerland Bonds	-NA-	-NA-	0.00

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.73	0.05
Belgium - BEL 20	0.73	1.00	-0.03
Belgium Bonds	0.05	-0.03	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	0.49
Spain Bonds	-NA-	0.49	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	0.54	-0.31	0.00
Germany - DAX	1.00	-0.56	0.00
Germany Bonds	-0.56	1.00	0.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.78	-0.32
Finland - HEX 25	0.78	1.00	-0.52
Finland Bonds	-0.32	-0.52	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	0.62	0.56	0.00
Italy - MIB30	1.00	0.35	0.00
Italy Bonds	0.35	1.00	0.00

	Denmark - RE	Denmark - KFX	Denmark Bonds
Denmark - RE	-NA-	-NA-	0.00
Denmark - KFX	1.00	-0.38	0.00
Denmark Bonds	-0.38	1.00	0.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.72	-0.16
Austria - WBI	0.72	1.00	-0.30
Austria Bonds	-0.16	-0.30	1.00

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Developed Markets - 36 Months Correlations (in Local Currency)

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.67	-NA-
Greece - ASE 20	0.67	1.00	-NA-
Greece Bonds	-NA-	-NA-	-NA-

	New Zealand - RE	New Zealand - NZX	New Zealand Bonds
New Zealand - RE	1.00	-NA-	-0.06
New Zealand - NZX	-NA-	-NA-	-NA-
New Zealand Bonds	-0.06	-NA-	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.73	-NA-
Norway - OBX	0.73	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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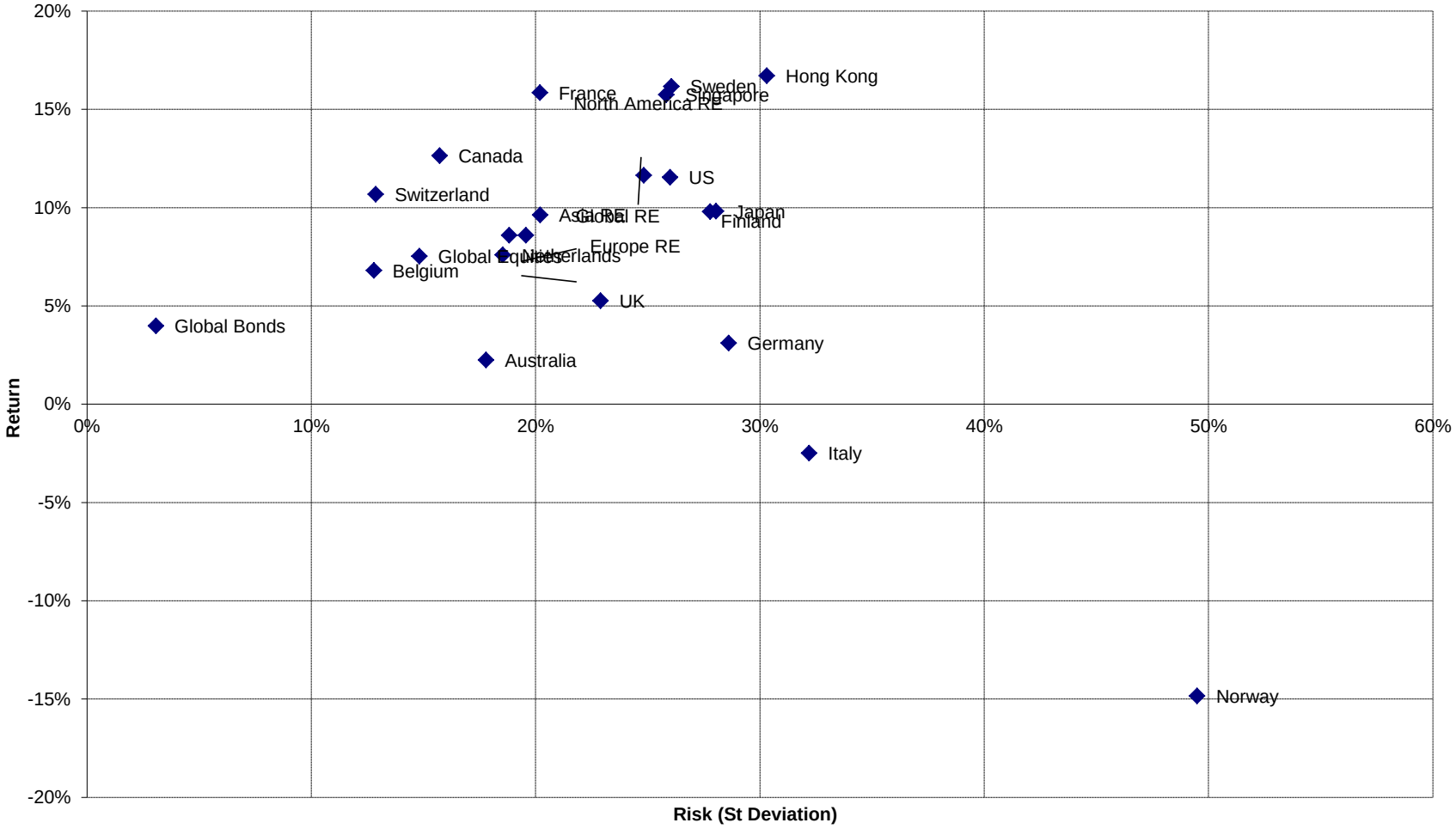
Developed Markets - Risk/Return Profiles

Graph 50: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



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Section 6.2

Risk / Return Profiles and Correlations - Emerging Markets

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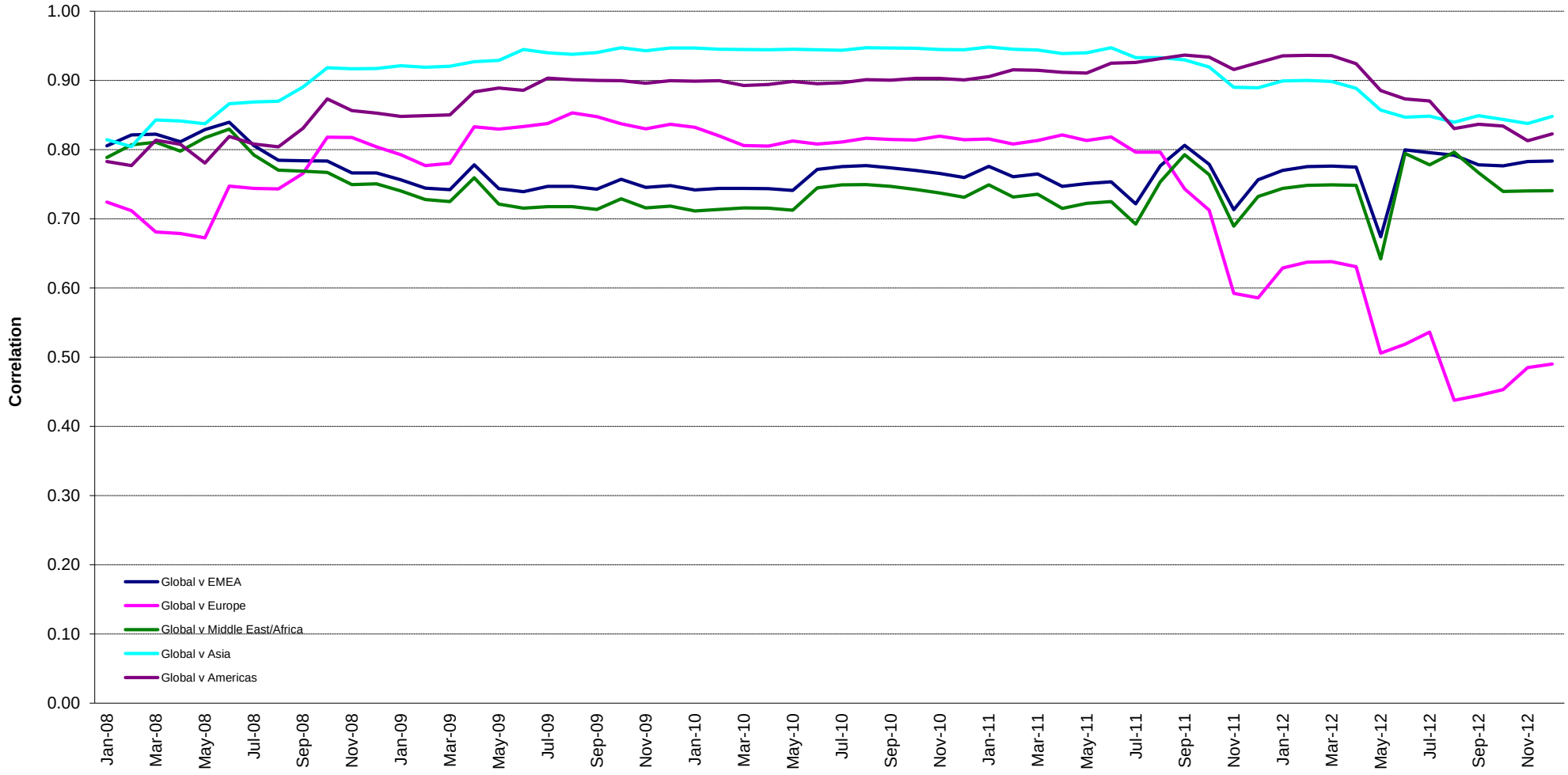
Emerging Markets - Correlations

Graph 51: Global Emerging v Regions 36 Months Asset Class Correlations (Local)



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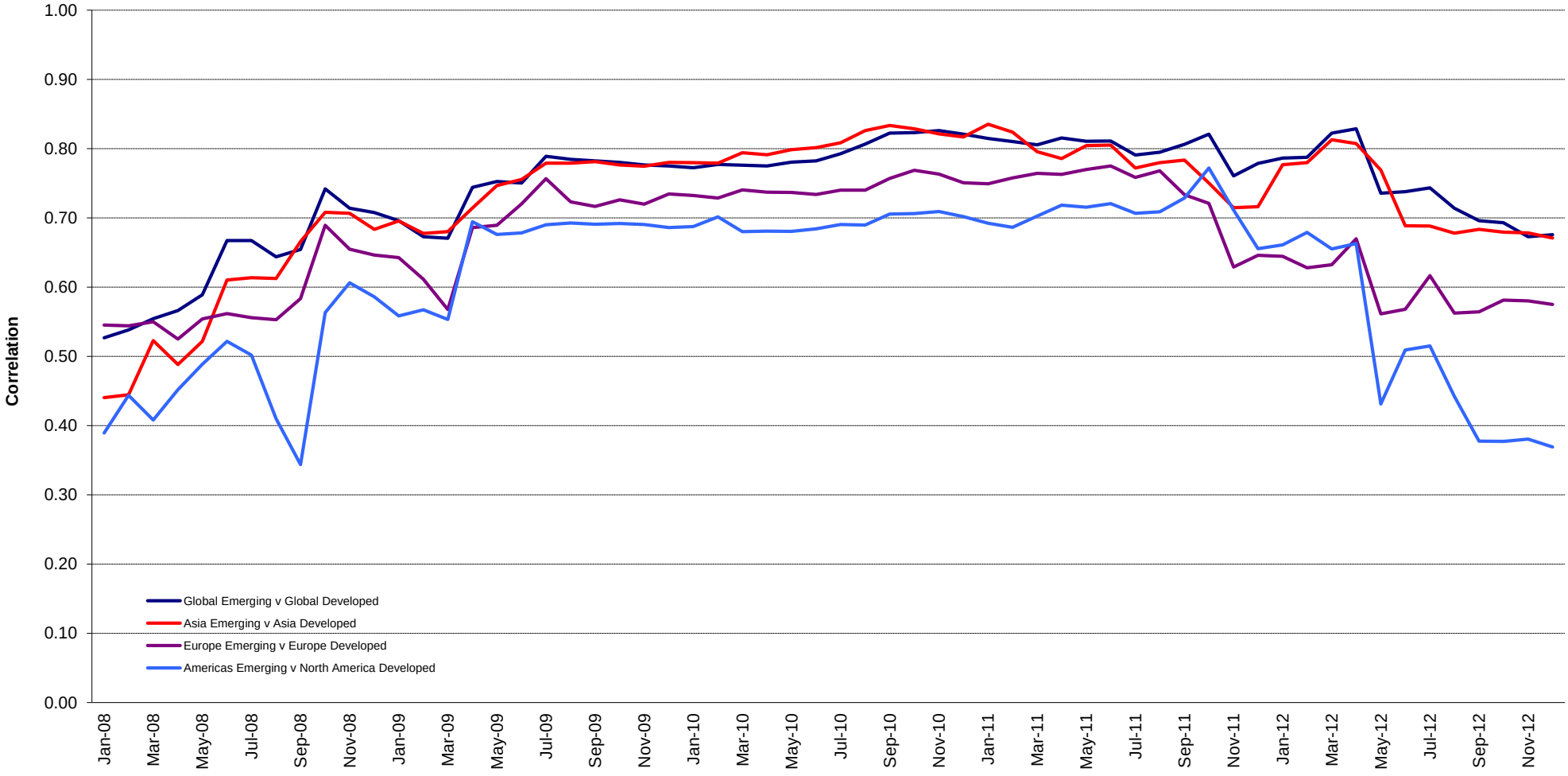
Emerging Markets - Correlations

Graph 52: Global Emerging v Global Developed 36 Months Asset Class Correlations (Local)



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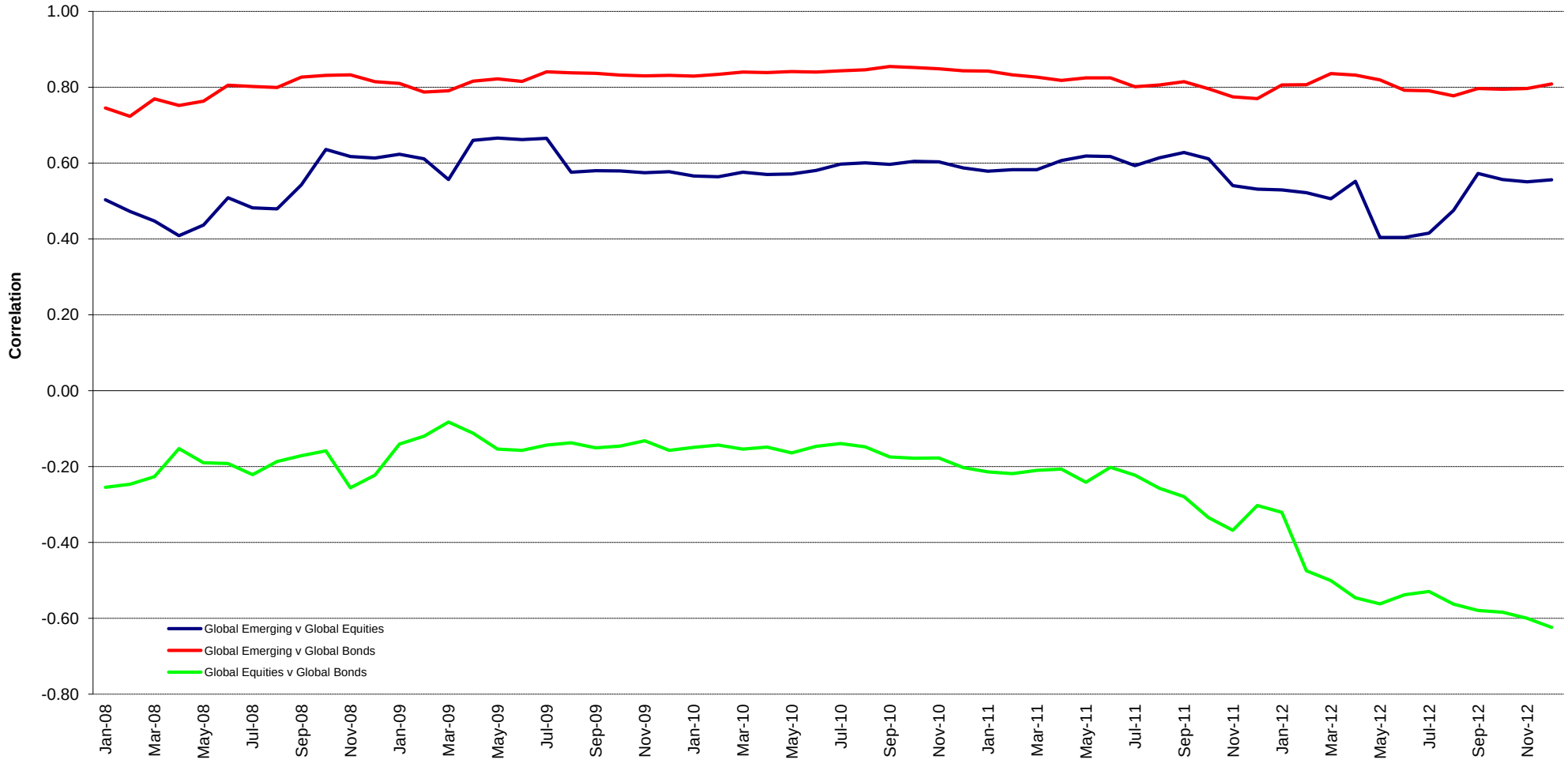
Emerging Markets - Correlations

Graph 53: Global Emerging v Asset Classes 36 Months Asset Class Correlations (Local)



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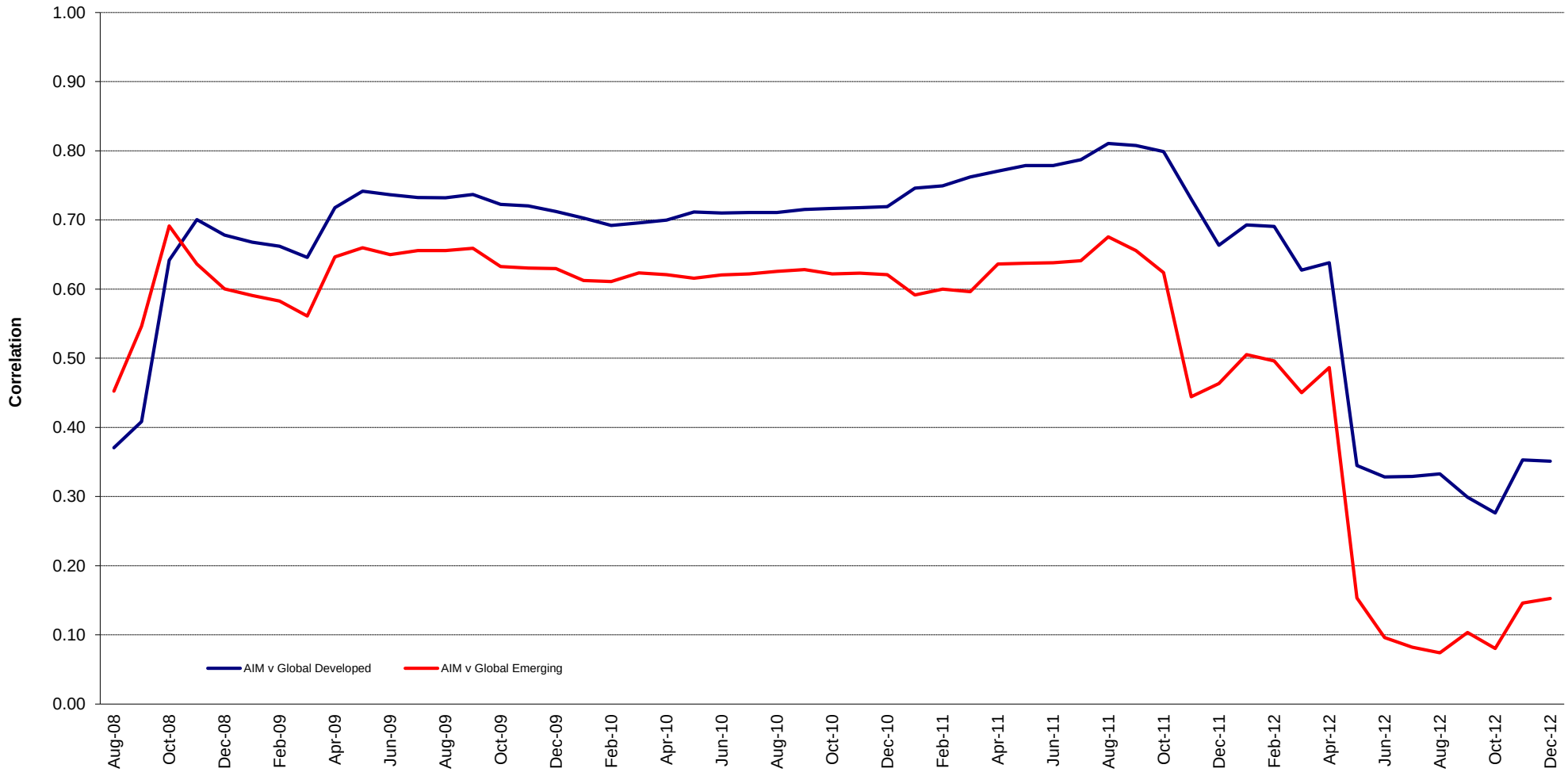
Emerging Markets - Correlations

Graph 54: Global AIM v Global 36 Months Asset Class Correlations (Local)



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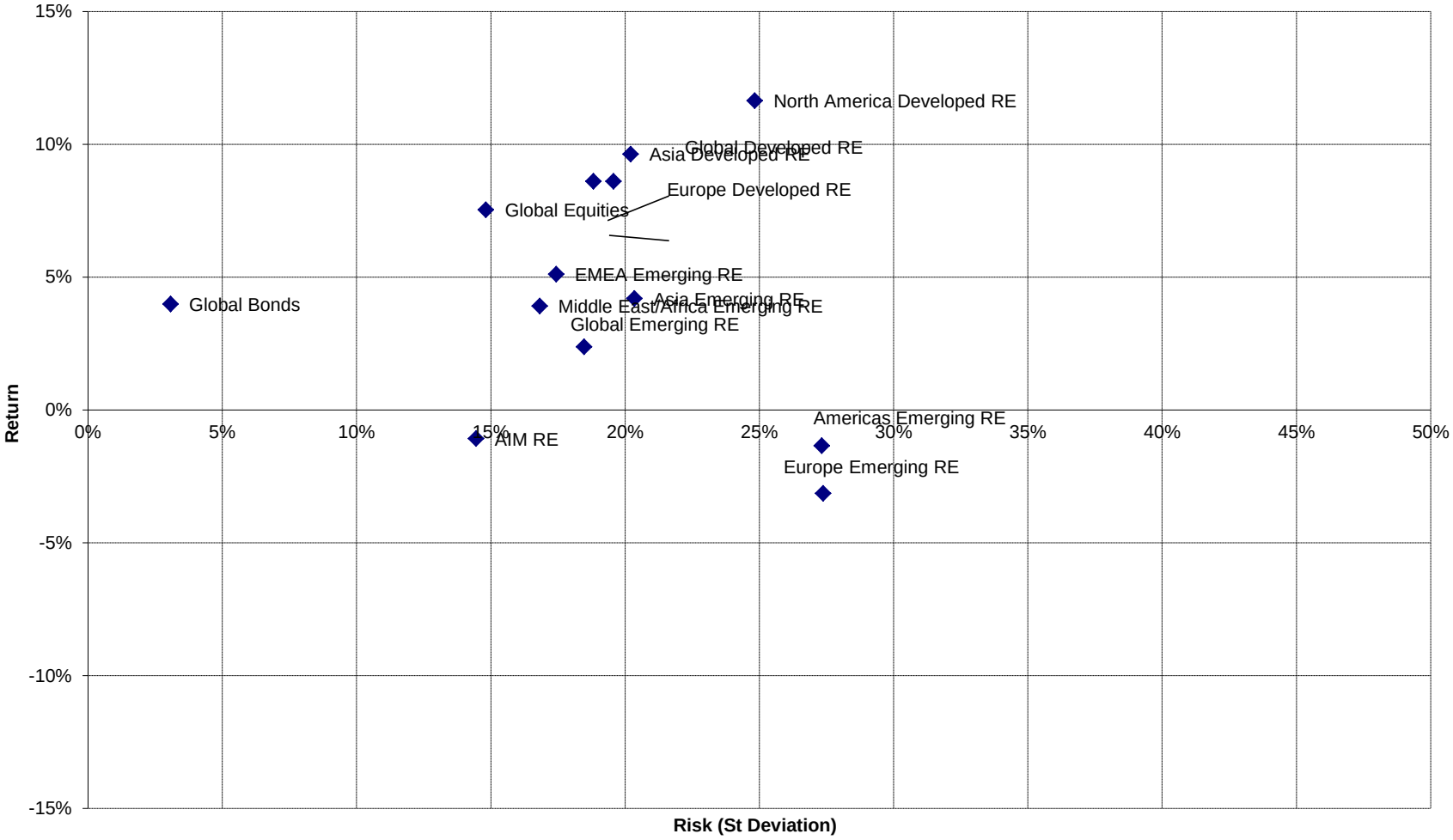
Emerging Markets - Risk/Return Profiles

Graph 55: Rolling 3 Years Risk/Return Profiles Local Currencies



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Part VII

Currency Exchange

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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 Yrs *	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Dec-12	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.32	0.45	2.30	-2.05	-2.78	1.56	2.48	1.37	1.56	11.05	12.33
1 EUR = CAD	1.31	-0.77	-2.29	-1.87	-4.44	-0.69	3.70	1.61	-0.69	10.26	8.51
1 EUR = GBP	0.81	0.10	2.20	2.00	-2.99	-2.90	1.81	-0.06	-2.90	9.03	7.54
1 EUR = SEK	8.58	0.03	-0.60	-1.92	-5.75	-3.62	1.68	-0.96	-3.62	6.32	5.85
1 EUR = CHF	1.21	-1.89	-1.82	-6.12	-6.64	-0.59	-0.19	0.16	-0.59	6.60	9.42
1 EUR = DKK	7.46	-0.08	0.04	0.01	0.09	0.38	0.08	0.01	0.38	0.22	0.22
1 EUR = AUD	1.27	-1.60	-3.84	-5.28	-7.32	0.29	2.65	1.86	0.29	9.26	8.96
1 EUR = HKD	10.22	0.46	2.24	-2.16	-2.79	1.35	2.45	1.38	1.35	10.93	12.08
1 EUR = JPY	113.99	-1.38	-0.89	-6.94	-5.14	14.13	13.89	6.28	14.13	12.95	15.71
1 EUR = SGD	1.61	-1.02	-1.23	-5.21	-7.19	-4.33	2.04	1.46	-4.33	7.60	8.07
1 EUR = NZD	1.60	-NA-	-2.25	-3.40	-6.76	-3.97	3.19	0.83	-3.97	10.36	9.93

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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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 Yrs *	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Dec-12	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.32	0.45	2.30	-2.05	-2.78	1.56	2.48	1.37	1.56	11.05	12.33
1 EUR = GBP	0.81	0.10	2.20	2.00	-2.99	-2.90	1.81	-0.06	-2.90	9.03	7.54
1 EUR = HKD	10.22	0.46	2.24	-2.16	-2.79	1.35	2.45	1.38	1.35	10.93	12.08
1 EUR = PLN	4.08	-NA-	0.14	2.56	-0.21	-8.47	-1.00	-0.77	-8.47	10.03	8.66
1 EUR = BRL	2.70	37.25	-2.67	8.69	2.58	11.48	3.42	-1.54	11.48	19.57	11.70
1 EUR = EGP	8.39	-NA-	6.15	8.75	2.16	7.18	6.98	5.57	7.18	15.50	12.57
1 EUR = IDR	12706.00	9.52	3.57	6.23	-1.95	7.94	3.20	1.83	7.94	13.46	10.82
1 EUR = INR	72.23	4.67	4.17	12.88	2.66	4.78	6.45	2.10	4.78	13.79	10.43
1 EUR = MXN	17.12	8.89	5.14	9.42	-2.95	-5.49	3.50	1.87	-5.49	17.00	9.70
1 EUR = MYR	4.03	2.22	0.59	4.04	-6.38	-2.03	2.53	1.98	-2.03	12.30	9.62
1 EUR = PHP	54.14	3.94	0.16	5.57	-6.55	-4.91	0.88	1.80	-4.91	13.51	9.42
1 EUR = THB	40.33	2.31	-0.66	3.67	-5.53	-1.53	1.85	1.04	-1.53	14.23	10.65
1 EUR = TRY	2.35	32.39	3.58	14.95	3.04	-4.03	1.86	1.30	-4.03	18.62	9.43
1 EUR = TWD	38.28	2.07	0.97	3.37	-5.86	-2.60	1.52	1.32	-2.60	13.71	9.87
1 EUR = ZAR	11.19	6.64	2.70	10.36	1.92	6.73	5.38	-3.17	6.73	19.09	12.33

Note: Positive return figures = % profit by holding EUR

*** -20, -10, -5 & -3 Years Total Returns are annualised**

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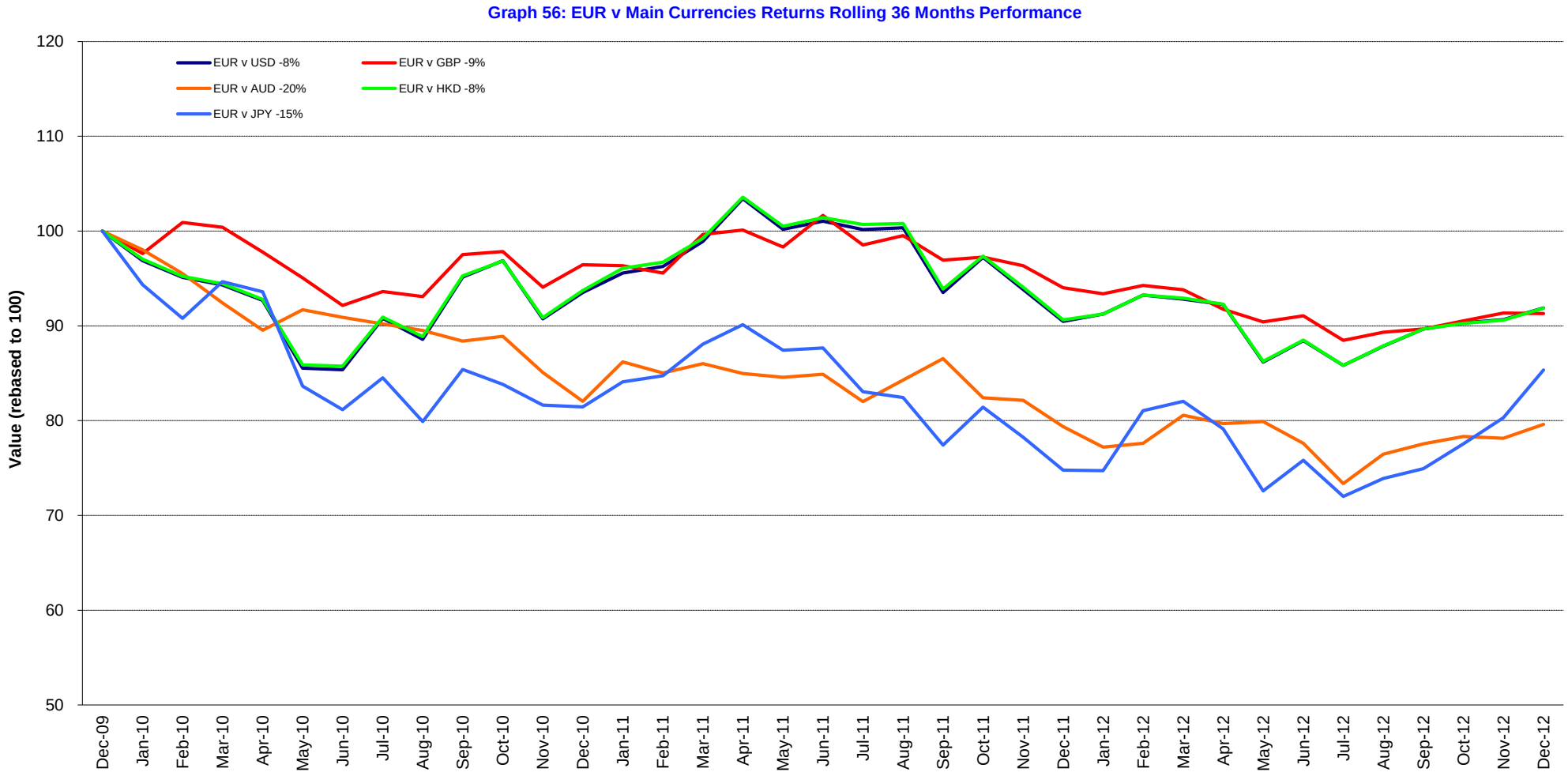
Foreign Exchange Performance



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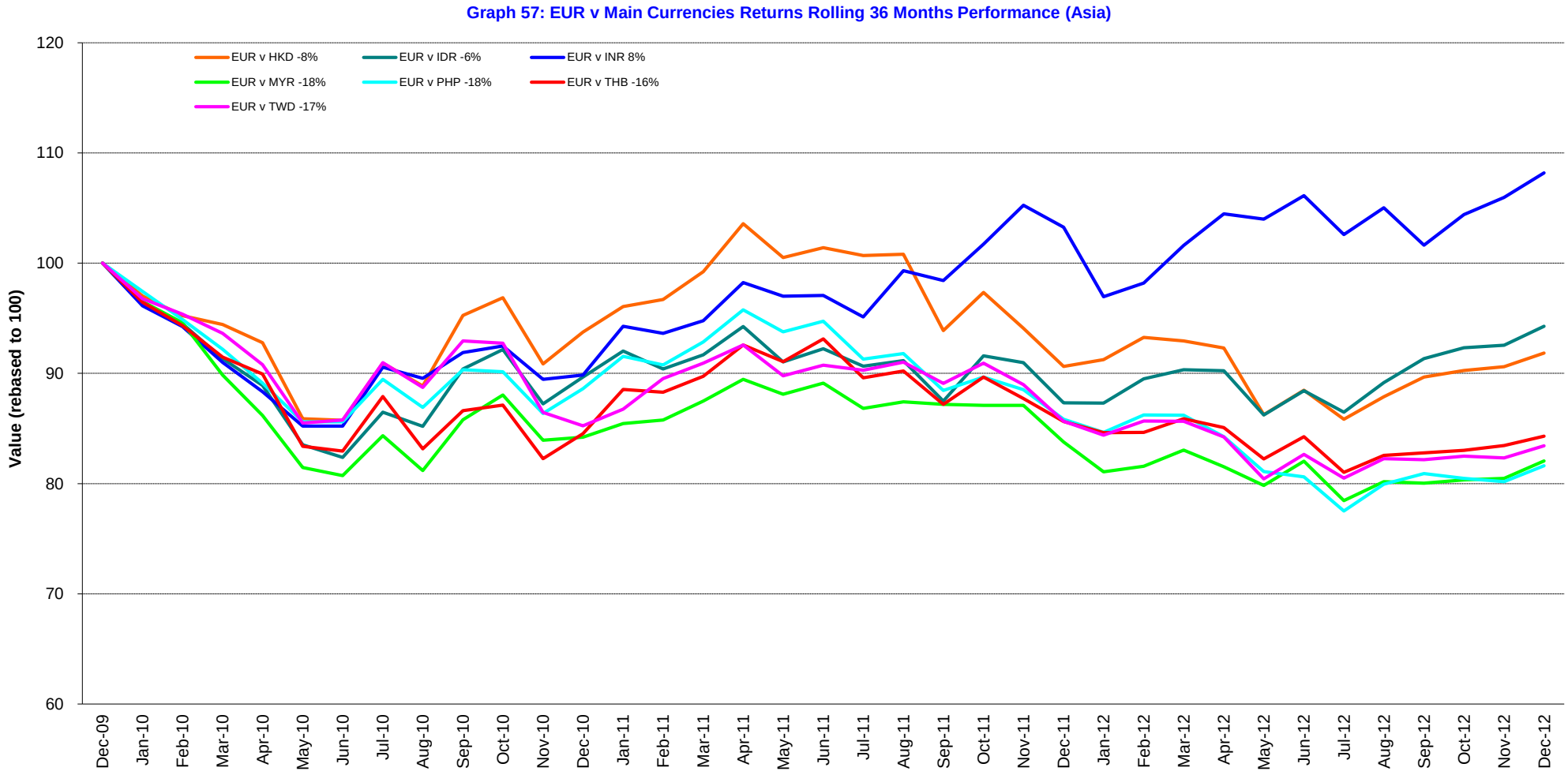
Foreign Exchange Performance



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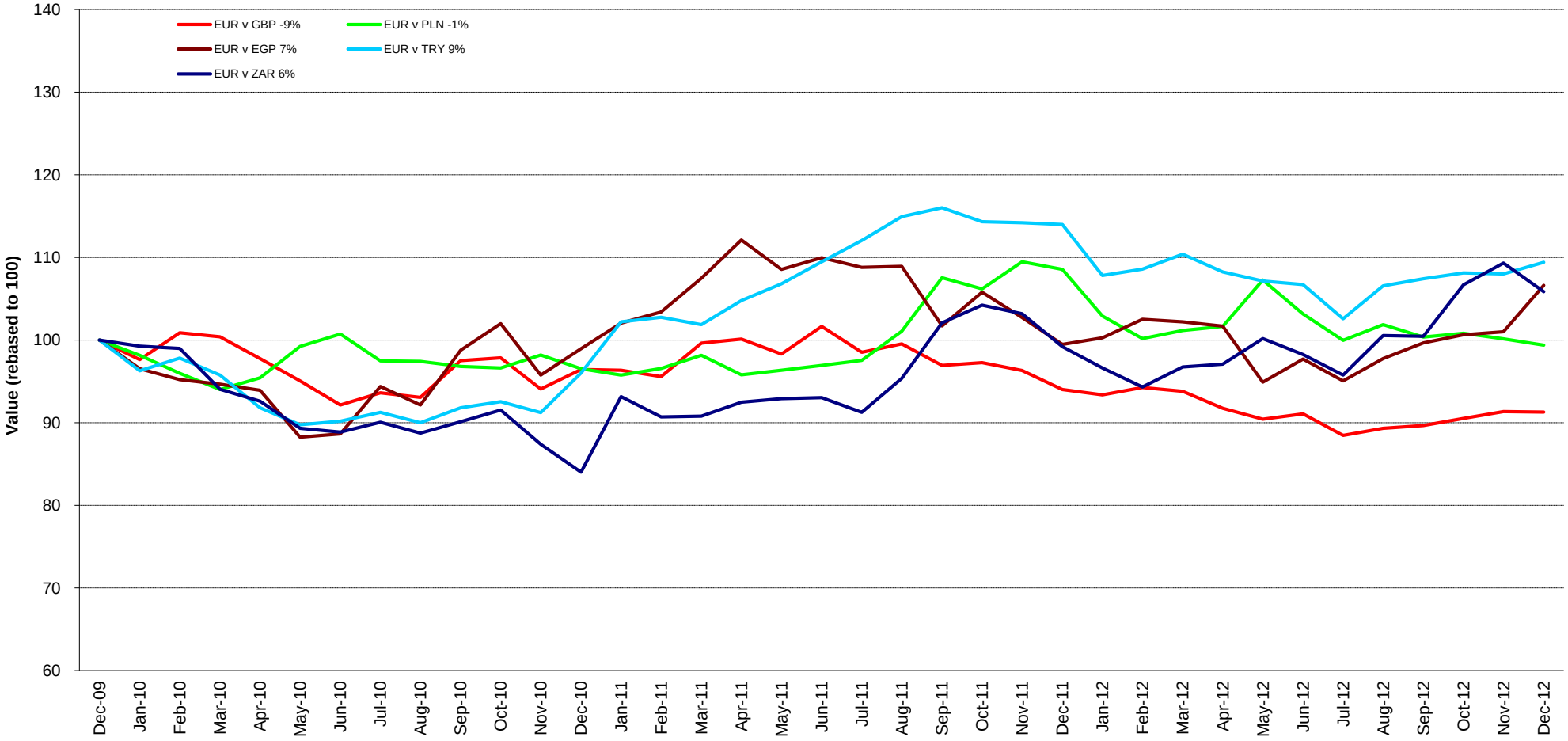
Foreign Exchange Performance

Graph 58: EUR v Main Currencies Returns Rolling 36 Months Performance (Europe)



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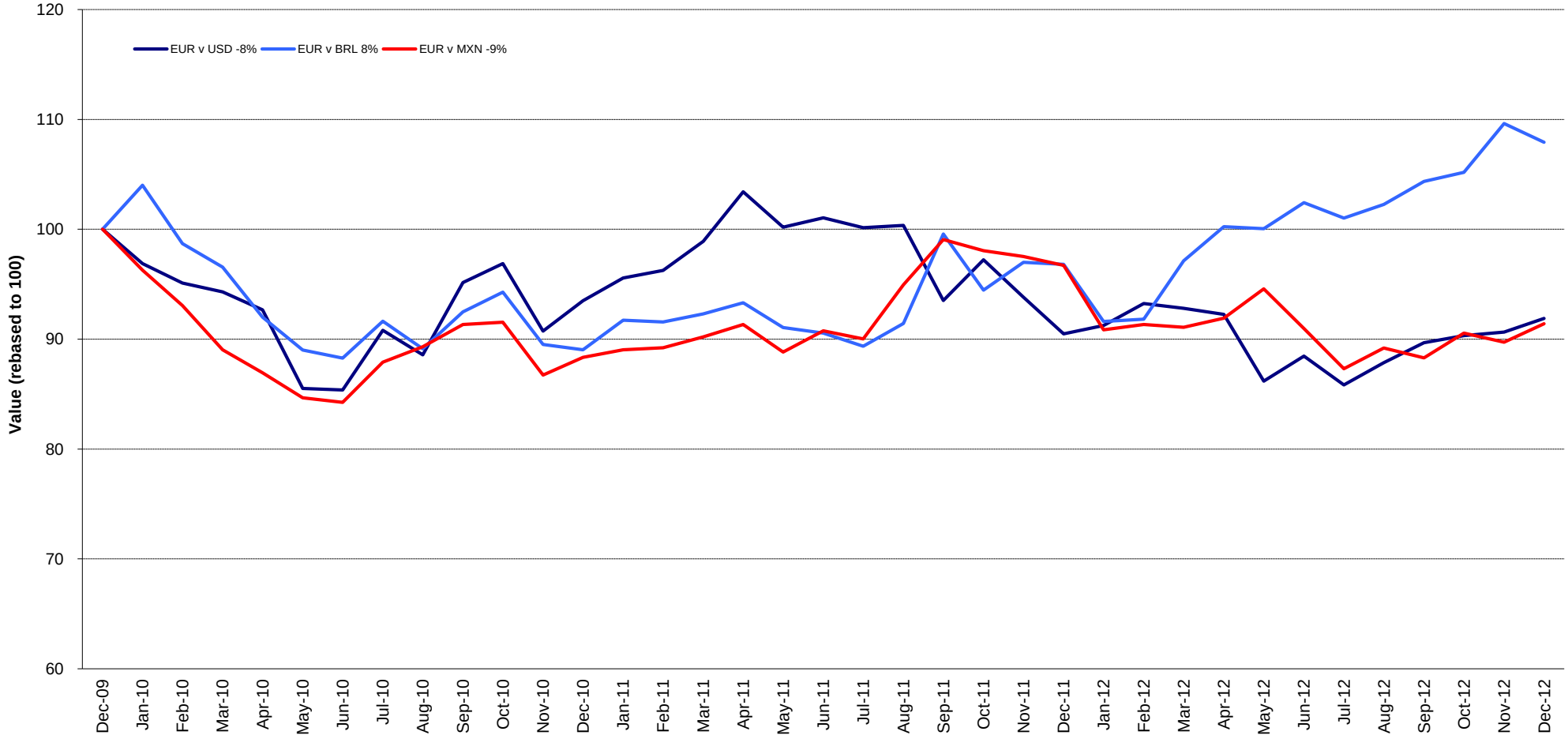
Foreign Exchange Performance

Graph 59: EUR v Main Currencies Returns Rolling 36 Months Performance (Americas)



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Part VIII

Appendices & Disclosures

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Section 8.1

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 page 332.

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: Update March 2011" – Prudential Real Estate Investors, Mandipa Kapas & Dr. Youguo Liang. March 2011. The formula is as follows:

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

$$\text{For developing countries: } RE_i = GDP_i \times 0.45 \left(\frac{GDH_i}{25{,}319}\right)^{\frac{1}{3}}$$

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 8.2

Data Vendor Codes

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Data Vendor Codes - Indices

Bloomberg

*** Bold indicates real time calculation**

	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**
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)
DEV. ASIA 33 INDEX						**ENA3 (HKD)**												
DEV. ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
DEV. ASIA DIVIDEND+ INDEX	**ENAD**																	
DEV. ASIA EMERGING INDEX	**FENEA**																	
DEV. ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADE	EAADU	EAADG	EAADJ	EAADA		TEAADE	TEAADU	TEAADG	TEAADJ	TEAADA							
DEV. ASIA EX AUSTRALIA HEALTHCARE INDEX	EAAHE	EAAHU	EAAHG	EAAHJ	EAAHA		TEAAHE	TEAAHU	TEAAHG	TEAAHJ	TEAAHA							
DEV. ASIA EX AUSTRALIA INDEX	EPAAE	EPAAU	EPAAG	EPAAJ			TEPAAE	TEPAAU	TEPAAG	TEPAAJ			TRPAAE	TRPAAU	TRPAAG	TRPAAJ		
DEV. ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAAIA							
DEV. ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED IDX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
DEV. ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAALE	EAALU	EAALG	EAALJ	EAALA		TEAALE	TEAALU	TEAALG	TEAALJ	TEAALA							
DEV. ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
DEV. ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
DEV. ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
DEV. ASIA EX AUSTRALIA RETAIL INDEX	EAATE	EAATU	EAATG	EAATJ	EAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
DEV. ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAASU	EAASG	EAASJ	EAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
DEV. ASIA EX AUTRALIA RESIDENTIAL INDEX	EAAEE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAEE	TEAAEU	TEAAEG	TEAAEJ	TEAAEA							
DEV. ASIA EX AUTRALIA SPECIALTY INDEX	EAAPE	EAAPU	EAAPG	EAAPJ	EAAPA		TEAAPE	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
DEV. ASIA INDEX	**EGAS**	**UGAS**	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGASE	TRGASU	TRGASG	TRGASJ		
DEV. ASIA INDUSTRIAL INDEX	EGAIE	EGAIU	EGAIG	EGAIJ	EGAIA		TEGAIE	TEGAIU	TEGAIG	TEGAIJ	TEGAIA							
DEV. ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
DEV. ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TENASE	TENASU	TENASG	TENASJ	TENASA							
DEV. ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAFA		TEGAFE	TEGAFU	TEGAFG	TEGAFJ	TEGAFA							
DEV. 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)						
DEV. ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
DEV. ASIA RESIDENTIAL INDEX	EGAEE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAEE	TEGAEU	TEGAEG	TEGAEJ	TEGAEA							
DEV. ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
DEV. EUROPE CAPPED INDEX	**EORA**	EORAU	EORAG	EORAG			TEORAE	TEORAU	TEORAG	TEORAJ			R0RA	R0RA	R0RA	R0RA		
DEV. EUROPE DIVERSIFIED INDEX	EPRDE	EPRDU	EPRDG	EPRDJ	EPRDA		TEPRDE	TEPRDU	TEPRDG	TEPRDJ	TEPRDA							
DEV. EUROPE EURO ZONE CAPPED INDEX	**EOEU**	EOEUU	EOEUG	EOEUJ			TEOEUE	TEOEUU	TEOEUG	TEOEUJ			R0EU	R0EU	R0EU	R0EU		

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Data Vendor Codes - Indices

Bloomberg

*** Bold indicates real time calculation**

	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**
DEV. EUROPE EURO ZONE DIVERSIFIED INDEX	EPEDE	EPEDU	EPEDG	EPEDJ	EPEDA		TEPEDE	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
DEV. EUROPE EURO ZONE INDEX	**EPEU**	UPEU	GPEU	YPEU			RPEU	RUPEU	RGPEU	RYEU			NEPEU	NUPEU	NPPEU	NYPEU		
DEV. EUROPE EURO ZONE INDUSTRIAL INDEX	EPEIE	EPEIU	EPEIG	EPEIJ	EPEIA		TEPEIE	TEPEIU	TEPEIG	TEPEIJ	TEPEIA							
DEV. EUROPE EURO ZONE OFFICE INDEX	EPEFE	EPEFU	EPEFG	EPEFJ	EPEFA		TEPEFE	TEPEFU	TEPEFG	TEPEFJ	TEPEFA							
DEV. EUROPE EURO ZONE RESIDENTIAL INDEX	EPERE	EPERU	EPERG	EPERJ	EPERA		TEPERE	TEPERU	TEPERG	TEPERJ	TEPERA							
DEV. EUROPE EURO ZONE RETAIL INDEX	EPETE	EPETU	EPETG	EPETJ	EPETA		TEPETE	TEPETU	TEPETG	TEPETJ	TEPETA							
DEV. EUROPE EX UK CAPPED INDEX	**EOUK**	EOUKU	EOUKG	EOUKJ			TEOUKE	TEOUKU	TEOUKG	TEOUKJ			R0UK	R0UK	R0UK	R0UK		
DEV. EUROPE EX UK DIVIDEND+ INDEX	**ENDP**																	
DEV. EUROPE EX UK INDEX	**EXUK**	**UXUK**	GXUK	YXUK			RXUK	RUXUK	RGXUK	RYXU			REXUK	NUXUK	NPXUK	NYXUK		
DEV. EUROPE EX UK LIQUID INDEX	GSLQEUE	GSLQEUU	GSLQEUG	GSLQEUJ	GSLQEUA	GSLQEUH (HKD), GSLQEUS (SGD)	TGSLQEUE	TGSLQEUU	TGSLQEUG	TGSLQEUJ	TGSLQEUA	TGSLQEUH (HKD), TGSLQEUS (SGD)						
DEV. EUROPE HEALTHCARE INDEX	EPRHE	EPRHU	EPRHG	EPRHJ	EPRHA		TEPRHE	TEPRHU	TEPRHG	TEPRHJ	TEPRHA							
DEV. EUROPE INDEX	**EPRA**	**UPRA**	GPRA	YPRA			RPRA	RUPRA	RGPRA	RYRA			NEPRA	NUPRA	NPPRA	NYPRA		
DEV. EUROPE INDUSTRIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
DEV. EUROPE LIQUID 40 CAPPED INDEX INDEX		SOELU	SOELG	SEOLJ			TSOELE	TSOELU	TSOELG	TSOELJ			R0EL	R0EL	R0EL	R0EL		
DEV. EUROPE LIQUID 40 EX UK CAPPED INDEX		SOXUU	SOXUG	SOXUJ			TSOXUE	TSOXUU	TSOXUG	TSOXUJ			R0XU	R0XU	R0XU	R0XU		
DEV. EUROPE LIQUID 40 EX UK INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYSX			NSXU	NUSXU	NPSXU	NYSXU		
DEV. EUROPE LIQUID 40 INDEX	SSEL	USEL	PSEL	YSEL			RSSL	RUSE	RPEL	RYSE			NSSL	NUSSL	NPSSL	NYSSL		
DEV. EUROPE LODGINGS/RESORTS INDEX	EPRLE	EPRLU	EPRLG	EPRLJ	EPRLA		TEPRLE	TEPRLU	TEPRLG	TEPRLJ	TEPRLA							
DEV. EUROPE NON-REITS INDEX	**ENEE**	ENEEU	ENEEG	ENEEJ	ENEEA		TENEEE	TENEEU	TENEEG	TENEEJ	TENEEA							
DEV. EUROPE OFFICE INDEX	EPRFE	EPRFU	EPRFG	EPRFJ	EPRFA		TEPRFE	TEPRFU	TEPRFG	TEPRFJ	TEPRFA							
DEV. EUROPE REITS INDEX	**EREE**	EREEU	EREEG	EREEJ	EREEA		TEREEE	TEREEU	TEREEG	TEREEJ	TEREEA							
DEV. EUROPE RESIDENTIAL INDEX	EPREE	EPREU	EPREG	EPREJ	EPREA		TEPREE	TEPREU	TEPREG	TEPREJ	TEPREA							
DEV. EUROPE RETAIL INDEX	EPRTE	EPRTU	EPRTG	EPRTJ	EPRTA		TEPRTE	TEPRTU	TEPRTG	TEPRTJ	TEPRTA							
DEV. EUROPE SELF STORAGE INDEX	EPRSE	EPRSU	EPRSG	EPRSJ	EPRSA		TEPRSE	TEPRSU	TEPRSG	TEPRSJ	TEPRSA							
DEV. EUROPE SPECIALTY INDEX	EPRPE	EPRPU	EPRPG	EPRPJ	EPRPA		TEPRPE	TEPRPU	TEPRPG	TEPRPJ	TEPRPA							
DEV. EUROPE UK RESTRICTED INDEX	**EPHG**	UPHG	PPHG	YPHG			RPHG	RUPH	RPPH	RYPH			TRPHGE	TRPHGU	TRPHGG	TRPHGJ		
DEV. NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGNDU	TEGNDG	TEGNDJ	TEGNDA							
DEV. NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA		TEGNHE	TEGNHU	TEGNHG	TEGNHJ	TEGNHA							
DEV. NORTH AMERICA INDEX	**EGNA**	**UGNA**	PGNA	YGNA			REGN	RUGN	RPGN	RYNA			TRGNAE	TRGNAU	TRGNAG	TRGNAJ		
DEV. NORTH AMERICA INDUSTRAL/OFFICE MIXED IDX	EGNME	EGNMU	EGNMG	EGNMJ	EGNMA		TEGNME	TEGNMU	TEGNMG	TEGNMJ	TEGNMA							
DEV. NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA		TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA							
DEV. NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAA	GSLQNAH (HKD), GSLQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA	TGSLQNAH (HKD), TGSLQNAS (SGD)						
DEV. NORTH AMERICA LODGINGS RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGNLU	TEGNLG	TEGNLJ	TEGNLA							
DEV. NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA		TEGNFE	TEGNFU	TEGNFG	TEGNFJ	TEGNFA							
DEV. NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
DEV. NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	TEGNTU	TEGNTG	TEGNTJ	TEGNTA							
DEV. NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	TEGNSU	TEGNSG	TEGNSJ	TEGNSA							
DEV. NORTH AMERICA SPECIALTY INDEX	EGNPE	EGNPU	EGNPG	EGNPJ	EGNPA		TEGNPE	TEGNPU	TEGNPG	TEGNPJ	TEGNPA							

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	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**
EMERGING AMERICAS INDEX	**FENEL**																	
EMERGING EMEA INDEX	**FENEM**																	
EMERGING EUROPE INDEX	**FENEU**																	
EMERGING MARKET INDEX	**FENEI**																	
EMERGING MIDDLE EAST/AFRICA INDEX	**FENME**																	
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		
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DEV. DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGVJ	ENGVA		TENGVE	TENGVU	TENGVG	TENGVJ	TENGVA							
GLOBAL DEV. DIVIDEND+ INDEX	**ENGD**																	
GLOBAL DEV. EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL DEV. EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL DEV. EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL DEV. EX AUD NON-RTL IN AUD HEDG IDX		GAHNU			GAHNA			TGAHNU			TGAHNA							
GLOBAL DEV. EX AUD NON-RTL IN AUD UNHEDG IDX		GAUNU			GAUNA			TGAUNU			TGAUNA							
GLOBAL DEV. EX AUD RTL IN AUD HEDG IDX		GAHRU			GAHRA			TGAHRU			TGAHRA							
GLOBAL DEV. EX AUD RTL IN AUD UNHEDG IDX		GAURU			GAURA			TGAURU			TGAURA							
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL						TEGAAL							
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL DEV. EX AUSTRALIA INDEX		GAXAU			GAXAA			TGAXAU			TGAXAA			TRAXAU			TRAXAA	
GLOBAL DEV. EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ		
GLOBAL DEV. EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL DEV. EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL DEV. EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL DEV. EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL DEV. EX US INDEX	**EUGXU**	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
GLOBAL DEV. EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSh (HKD), TGSLXUSS (SGD)						
GLOBAL DEV. EX US NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL DEV. EX US REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL DEV. HEALTHCARE INDEX	ENGEE	ENGEU	ENGEG	ENGEJ	ENGEA		TENGEE	TENGEU	TENGEG	TENGEJ	TENGEA							
GLOBAL DEV. HEDGED IN AUD INDEX					EGHAA						TEGHAA							
GLOBAL DEV. INDEX	**ENGL**	**UNGL**	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL DEV. INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA		TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA							
GLOBAL DEV. INDUSTRIAL/OFFICE INDEX	ENGME	ENGMU	ENGMG	ENGMJ	ENGMA		TENGME	TENGMU	TENGMG	TENGMJ	TENGMA							
GLOBAL DEV. LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLQGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL DEV. LODGINGS/RESORTS INDEX	ENGOE	ENGOU	ENGOG	ENGOJ	ENGOA		TENGOE	TENGOU	TENGOG	TENGOJ	TENGOA							
GLOBAL DEV. NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL DEV. OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENGFJ	ENGFA		TENGFE	TENGFU	TENGFG	TENGFJ	TENGFA							

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Index	**EUR**	**USD**	**GBP**	**JPY**	**AUD**	**Local**	**EUR**	**USD**	**GBP**	**JPY**	**AUD**	**Local**	**EUR**	**USD**	**GBP**	**JPY**	**AUD**	**Local**
GLOBAL DEV. REITS INDEX	ERGLU																	
GLOBAL DEV. REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL DEV. RESIDENTIAL INDEX	ENGAE	ENGAU	ENGAG	ENGAJ	ENGAA		TENGAE	TENGAU	TENGAG	TENGAJ	TENGAA							
GLOBAL DEV. RETAIL INDEX	ENGTE	ENGTU	ENGTG	ENGTJ	ENGTA		TENGTE	TENGTU	TENGTG	TENGTJ	TENGTA							
GLOBAL DEV. SELF STORAGE INDEX	ENGSE	ENGSU	ENGSG	ENGSJ	ENGSA		TENGSE	TENGSU	TENGSG	TENGSJ	TENGSA							
GLOBAL DEV. 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)
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNKL (NOK)
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPPOJ		TRPPOL (PLN)
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPTE	TRPPTU	TRPPTG	TRPPTJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RAUU	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUU	TRPAUG	TRPAUJ	TRPAUL	
PURE DEV. ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RPPA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAJ		
PURE DEV. DEV. ASIA EX AUSTRALIA INDEX							TFEPAEAE											
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)
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 INDUSTRAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							

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Index	**EUR**	**USD**	**GBP**	**JPY**	**AUD**	**Local**	**EUR**	**USD**	**GBP**	**JPY**	**AUD**	**Local**	**EUR**	**USD**	**GBP**	**JPY**	**AUD**	**Local**
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	EULUG	EULUJ	ELULA		TELULE	TELULU	TEULUG	TEULUJ	TELULA							
UK NON-REITS INDEX	ENUKNRE	ENUKNRU	ENUKNRG	ENUKNRJ			TENUKNRE	TENUKNRU	TENUKNRG	TENUKNRJ								
UK OFFICE INDEX	ELUFE	ELUFU	ELUFG	ELUFJ	ELUFA		TELUFE	TELUFU	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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	Price Indices			Gross Total Return Indices					Net Total Return Indices				
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
DEV. ASIA 33 INDEX	**.FTENAE3**			.FTENA3									
DEV. ASIA DIVIDEND+ INDEX	**.FTENAD**			.FTENAD									
DEV. ASIA EMERGING INDEX	**.FTENEA**												
DEV. ASIA EX AUSTRALIA INDEX									.TFTRPAAE	.TFTRPAAU	.TFTRPAAS	.TFTRPAAY	.TFTRPAAL
DEV. ASIA INDEX	**.FTEGAS**	**.FTUGAS**		.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS	.FTEGASL	.TFTRGASE	.TFTRGASU	.TFTRGASS	.TFTRGASY	.TFTRGASL
DEV. ASIA NON-REITS INDEX				.FTENASE	.FTENASU	.FTENASS	.FTENASY	.FTENASL	.TFTENASE	.TFTENASU	.TFTENASS	.TFTENASY	.TFTENASL
DEV. ASIA REITS INDEX				.FTERASE	.FTERASU	.FTERASS	.FTERASY	.FTERASL	.TFTERASE	.TFTERASU	.TFTERASS	.TFTERASY	.TFTERASL
DEV. EUROPE CAPPED INDEX	**.FTEORA**			.FTEORA									
DEV. EUROPE EURO ZONE CAPPED INDEX	**.FTEOEU**			.FTEOEU									
DEV. EUROPE EURO ZONE INDEX	**.FTEPEU**			.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS	.FTEPEUL	.TFTRPEUE	.TFTRPEUU	.TFTRPEUS	.TFTRPEUY	.TFTRPEUL
DEV. EUROPE EX UK CAPPED INDEX	**.FTEOUK**			.FTEOUK									
DEV. EUROPE EX UK DIVIDEND+ INDEX	**.FTENDP**								.TFTENDPE	.TFTENDPU	.TFTENDPS	.TFTENDPY	.TFTENDPL
DEV. EUROPE EX UK INDEX	**.FTEXUK**			.FTEXUKE	.FTEXUKU	.FTEXUKY	.FTEXUKS	.FTEXUKL	.TFTRXUKE	.TFTRXUKU	.TFTRXUKS	.TFTRXUKY	.TFTRXUKL
DEV. EUROPE INDEX	**.FTEPRA**	**.FTUPRA**		.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS	.FTEPRAL	.TFTRPRAE	.TFTRPRAU	.TFTRPRAS	.TFTRPRAY	.TFTRPRAL
DEV. EUROPE LIQUID 40 EX UK INDEX				.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS	.FTSSXUL	.TFTSSXUE	.TFTSSXUU	.TFTSSXUS	.TFTSSXUY	.TFTSSXUL
DEV. EUROPE LIQUID 40 INDEX				.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS	.FTSSELL	.TFTSSELE	.TFTSSELU	.TFTSSELS	.TFTSSELY	.TFTSSELL
DEV. EUROPE NON-REITS INDEX	**.FTENEE**			.FTENEE									
DEV. EUROPE REITS INDEX	**.FTEREE**			.FTEREE									
DEV. EUROPE UK RESTRICTED INDEX	**.FTEPHG**			.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS	.FTEPHGL	.TFTRPHGE	.TFTRPHGU	.TFTRPHGS	.TFTRPHGY	.TFTRPHGL
DEV. NORTH AMERICA INDEX	**.FTEGNA**	**.FTUGNA**		.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS	.FTEGNAL	.TFTRGNAE	.TFTRGNAU	.TFTRGNAS	.TFTRGNAY	.TFTRGNAL
EMERGING AMERICAS INDEX	**.FTENEL**												
EMERGING EMEA INDEX	**.FTENEM**												
EMERGING EUROPE INDEX	**.FTENEU**												
EMERGING MARKET INDEX	**.FTENEI**												
EMERGING MIDDLE EAST/AFRICA INDEX	**.FTENME**												
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 DEV. DIVIDEND+ INDEX	**.FTENGD**			.FTENGED									
GLOBAL DEV. EX ASIA INDEX				.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS	.FTEGXAL	.TFTRGXAE	.TFTRGXAU	.TFTRGXAS	.TFTRGXAY	.TFTRGXAL
GLOBAL DEV. EX ASIA NON-REITS INDEX				.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL	.TFTENXAE	.TFTENXAU	.TFTENXAS	.TFTENXAY	.TFTENXAL
GLOBAL DEV. EX ASIA REITS INDEX				.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY	.FTERXAL	.TFTERXAE	.TFTERXAU	.TFTERXAS	.TFTERXAY	.TFTERXAL
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX							.FTEGAAA			.TFTEGAAL			
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX										.TFTEGAHU			.TFTEGAHL
GLOBAL DEV. EX AUSTRALIA INDEX							.TFTRAXAA						
GLOBAL DEV. EX EUROPE INDEX				.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES	.FTEGXEL	.TFTRGXEE	.TFTRGXEU	.TFTRGXES	.TFTRGXEY	.TFTRGXEL

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Data Vendor Codes - Indices

REUTERS | THOMSON REUTERS

*** Bold indicates real time calculation**

	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**
GLOBAL DEV. EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.TFTENXEE	.TFTENXEU	.TFTENXES	.TFTENXEY		.TFTENXEL
GLOBAL DEV. EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.TFTERXEE	.TFTERXEU	.TFTERXES	.TFTERXEY		.TFTERXEL
GLOBAL DEV. EX JAPAN INDEX													.TFTRGXJE	.TFTRGXJU	.TFTRGXJS	.TFTRGXJY		.TFTRGXJL
GLOBAL DEV. EX NORTH AMERICA INDEX							.FTEGXNE	.FTEGXNU	.FTEGXNY	.FTEGXNS		.FTEGXNL	.TFTRGXNE	.TFTRGXNU	.TFTRGXNS	.TFTRGXNY		.TFTRGXNL
GLOBAL DEV. EX NORTH AMERICA REITS INDEX													.TFTERXUE	.TFTERXUU	.TFTERXUS	.TFTERXUY		.TFTERXUL
GLOBAL DEV. EX US INDEX	**.FTEGXO**												.TFTEGXUE	.TFTEGXUU	.TFTEGXUS	.TFTEGXUY		.TFTEGXUL
GLOBAL DEV. EX US NON-REITS INDEX							.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL	.TFTENXUE	.TFTENXUU	.TFTENXUS	.TFTENXUY		.TFTENXUL
GLOBAL DEV. EX US REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL						
GLOBAL DEV. HEDGED IN AUD INDEX											.FTSEGHAA							
GLOBAL DEV. HEDGED IN USD INDEX								.TFTELHAU				.TFTELHAL						
GLOBAL DEV. INDEX	**.FTENGL**	**.FTUNGL**					.FTENGLE	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL	.TFTRNGLE	.TFTRNGLU	.TFTRNGLS	.TFTRNGLY		.TFTRNGLL
GLOBAL DEV. NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY		.FTENRGL						
GLOBAL DEV. 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
NORWAY INDEX							.FTELNKE	.FTELNKU	.FTELNKY	.FTELNKS		.FTELNKL	.TFTELNKE	.TFTELNKU	.TFTELNKS	.TFTELNKY		.TFTELNKL
POLAND INDEX													.TFTRPPOE	.TFTRPPOU	.TFTRPPOS	.TFTRPPOY		.TFTRPPOL
PORTUGAL INDEX							.FTEPPTE	.FTEPPTU	.FTEPPTY	.FTEPPTS		.FTEPPTL	.TFTRPPTE	.TFTRPPTU	.TFTRPPTS	.TFTRPPTY		.TFTRPPTL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUU	.FTLPAUY	.FTLPAUS		.FTLPAUL	.TFTLPAUE	.TFTLPAUU	.TFTLPAUS	.TFTLPAUY		.TFTLPAUL
PURE DEV. ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.TFTRGPAE	.TFTRGPAU	.TFTRGPAS	.TFTRGPAY		.TFTRGPAL
SINGAPORE INDEX							.FTELSIE	.FTELSIU	.FTELSIY	.FTELSIS		.FTELSIL	.TFTELSIE	.TFTELSIU	.TFTELSIS	.TFTELSIY		.TFTELSIL
SOUTH KOREA INDEX																		.TFTRPKRL
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

THOMSON **DATASTREAM**

*** Bold indicates real time calculation**

	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**
AUSTRALIA INDEX	EPRAAUE PI	EPRAAUU PI				EPRAAUA PI	EPRAAUE RI	EPRAAUU RI				EPRAAUA RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAU$ PI					EPRAAUS RI	EPRAAU$ 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						
DEV. ASIA INDEX	EPRAASE PI	EPRAASU PI	EPRAASG PI				EPRAASE RI	EPRAASU RI	EPRAASG RI									
DEV. EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZG PI				EPRAEZE RI	EPRAEZU RI	EPRAEZG RI									
DEV. EUROPE EX UK INDEX	EPRAXUE PI	EPRAXUU PI	EPRAXUG PI				EPRAXUE RI	EPRAXUU RI	EPRAXUG RI									
DEV. EUROPE INDEX	EPRAIXE PI	EPRAIXU PI	EPRAIXG PI				EPRAIXE RI	EPRAIXU RI	EPRAIXG RI									
DEV. NORTH AMERICA INDEX	EPRANAE PI	EPRANAU PI	EPRANAG PI				EPRANAE RI	EPRANAU RI	EPRANAG 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 DEV. EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL DEV. EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI				EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL DEV. EX NORTH AMERICA INDEX	EPRXNAE PI	EPRXNAU PI	EPGXNAG PI				EPRXNAE RI	EPRXNAU RI	EPGXNAG RI									
GLOBAL DEV. 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										
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										

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Data Vendor Codes - Indices

THOMSON ONE

*** Bold indicates real time calculation**

	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**
AUSTRALIA INDEX						**ELAU-LN**												
DEV. ASIA 33 INDEX	**ENA3-LN**																	
DEV. ASIA DIVIDEND+ INDEX	**ENAD-LN**																	
DEV. ASIA INDEX	**EGAS-LN**	**UGAS-LN**																
DEV. EUROPE CAPPED INDEX	**EORA-LN**																	
DEV. EUROPE EURO ZONE CAPPED INDEX	**EOEU-LN**																	
DEV. EUROPE EURO ZONE INDEX	**EPEU-LN**																	
DEV. EUROPE EX UK CAPPED INDEX	**EOUK-LN**																	
DEV. EUROPE EX UK DIVIDEND+ INDEX	**ENDP-LN**																	
DEV. EUROPE EX UK INDEX	**EXUK-LN**																	
DEV. EUROPE INDEX	**EPRA-LN**	**UPRA-LN**																
DEV. EUROPE NON-REITS INDEX	**ENEE-LN**																	
DEV. EUROPE REITS INDEX	**EREE-LN**																	
DEV. EUROPE UK RESTRICTED INDEX	**EPHG-LN**																	
GLOBAL DEV. DIVIDEND+ INDEX	**ENGD-LN**																	
GLOBAL DEV. EX US INDEX	**EGXU-LN**																	
GLOBAL DEV. 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

*** Bold indicates real time calculation**

	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**
AUSTRALIA INDEX						**=ELAU.FT**												
DEV. ASIA 33 INDEX	**=ENA3.FT**																	
DEV. ASIA DIVIDEND+ INDEX	**=ENAD.FT**																	
DEV. ASIA INDEX	**=EGAS.FT**	**=UGAS.FT**																
DEV. EUROPE CAPPED INDEX	**=EORA.FT**																	
DEV. EUROPE EURO ZONE CAPPED INDEX	**=EOEU.FT**																	
DEV. EUROPE EURO ZONE INDEX	**=EPAU.FT**																	
DEV. EUROPE EX UK CAPPED INDEX	**=EOUK.FT**																	
DEV. EUROPE EX UK DIVIDEND+ INDEX	**=ENDP.FT**																	
DEV. EUROPE EX UK INDEX	**=EXUK.FT**																	
DEV. EUROPE INDEX	**=EPRA.FT**	**=UPRA.FT**																
DEV. EUROPE NON-REITS INDEX	**=ENEE.FT**																	
DEV. EUROPE REITS INDEX	**=EREE.FT**																	
DEV. EUROPE UK RESTRICTED INDEX	**=EPHG.FT**																	
DEV. NORTH AMERICA INDEX	**=EGNA.FT**	**=UGNA.FT**																
GLOBAL DEV. DIVIDEND+ INDEX	**=ENGD.FT**																	
GLOBAL DEV. EX US INDEX	**=EGXU.FT**																	
GLOBAL DEV. INDEX	**=ENGL.FT**	**=UNGL.FT**																
HONG KONG INDEX						**=ELHK.FT**												
JAPAN INDEX						**=ELJP.FT**												
UK INDEX						**=ELUK.FT**												
US DIVIDEND+ INDEX	**=ENUD.FT**																	
US INDEX		**=UNUS.FT**																

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Data Vendor Codes - Indices

*** Bold indicates real time calculation**

	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**
AUSTRALIA INDEX						**1314427**												
DEV. ASIA 33 INDEX	**3220369**																	
DEV. ASIA DIVIDEND+ INDEX	**2677759**																	
DEV. ASIA INDEX	**1313678**	**1313682**																
DEV. EUROPE CAPPED INDEX	**3191123**																	
DEV. EUROPE EURO ZONE CAPPED INDEX	**3191105**																	
DEV. EUROPE EURO ZONE INDEX	**1125979**																	
DEV. EUROPE EX UK CAPPED INDEX	**3191135**																	
DEV. EUROPE EX UK DIVIDEND+ INDEX	**2289296**																	
DEV. EUROPE EX UK INDEX	**1148944**																	
DEV. EUROPE INDEX	**1125954**	**1148773**																
DEV. EUROPE NON-REITS INDEX	**3135083**																	
DEV. EUROPE REITS INDEX	**3135068**																	
DEV. EUROPE UK RESTRICTED INDEX	**1181456**																	
DEV. NORTH AMERICA INDEX	**1313713**	**1314124**																
GLOBAL DEV. DIVIDEND+ INDEX	**2677743**																	
GLOBAL DEV. EX US INDEX	**2337044**																	
GLOBAL DEV. INDEX	**1313614**	**1313646**																
HONG KONG INDEX						**1314349**												
JAPAN INDEX						**1314439**												
UK INDEX						**1126372**												
US DIVIDEND+ INDEX	**2677767**																	
US INDEX		**1314322**																

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Data Vendor Codes - Index Constituents - Developed Markets

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
Mobimo	CH	CH0011108872	MOBN SW	MOBN.S	MOBN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-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
ANF-Immobilier S.A. *	FR	FR0000063091	ANF FP	ANF.PA	ANF-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
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
GSW Immobilien AG	DE	DE000GSW1111	GIB GR	GIB.DE	GIB-ETR
Hamborner REIT AG *	DE	DE0006013006	HAB GY	HAB.DE	HAB-ETR
Ivg Immobilien	DE	DE0006205701	IVG GR	IVG.DE	IVG-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
Prime Office REIT-AG *	DE	DE000PRME012	PMO GR	PMO.F	PMO-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-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
Fastighets AB Balder B	SE	SE0000455057	BALDB SS	BALDB.ST	BALDB-OME
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
Wallenstam AB	SE	SE0000115008	WALLB SS	WALLB.ST	WALLB-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
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
Picton Property	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
Hansteen Holdings	UK	GB00B0PPFY88	HSTN LN	HSTN.L	HSTN-LON
IRP Property Investors	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
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

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
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	GB00B67G5X01	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
Centro Retail Australia *	AU	AU000000CRF2	CRF AU	CRF.AX	CRF-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
Investa Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-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
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
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-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
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Swire Properties	HK	HK0000063609	1972 HK	1972.HK	1972-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Activia Properties *	JP	JP3047490002	3279 JP	3279.T	3279-TKS
Advance Residence Investment *	JP	JP3047160001	3269 JP	3269.T	3296-TKS
Aeon Mall Co ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Daiwahouse Residential Invest *	JP	JP3046390005	8984 JP	8984.T	8984-TKS
Frontier Real Estate Investment *	JP	JP3046200006	8964 JP	8964.T	8964-TKS
Industrial & Infrastructure Fund Inve	JP	JP3046500009	3249 JP	3249.T	3249-TKS
Japan Excellent *	JP	JP3046420000	8987 JP	8987.T	8987-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 Hills REIT Investment *	JP	JP3046470005	3234 JP	3234.T	3234-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Accommodations Fund *	JP	JP3046440008	3226 JP	3226.T	3226-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
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

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Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Mapletree Commercial Trust *	SG	SG2D18969584	MCT SP	MCT.SI	MCT-SES
Mapletree Industrial Trust *	SG	SG2C32962814	MINT SP	MINT.SI	MINT-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
UOL Group	SG	SG1S83002349	UOL 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
Dundee International Real Estate Inves	CA	CA26518R2090	DI-U CN	DI_u.TO	DI.UN-TSX
Extendicare Real Estate Investment Tr	CA	CA30224T8639	EXE-U CN	EXE_u.TO	EXE.UN-TSX
First Capital Realty *	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
Granite Real Estate *	CA	CA3874311093	GRT CN	GRT.TO	GRT-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1324	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	CA66562P1053	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Northwest Healthcare Properties REIT	CA	CA6674951059	NWH-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
Prologis *	US	US74340W1036	AMB US	AMB.N	AMB-US
American Assets Trust Inc. *	US	US0240131047	AAT US	AAT.N	AAT-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
American Realty Capital Trust *	US	US02917L1017	ARCT US	ARCT.N	ARCT-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
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
Chesapeake Lodging Trust *	US	US1652401027	CHSP US	CHSP.N	CHSP-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US23317H1023	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	US26884U1097	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
Excel Trust *	US	US30068C1099	EXL US	EXL.N	EXL-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-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

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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
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Hudson Pacific Properties *	US	US4440971095	HPP US	HPP.N	HPP-US
Commonwealth REIT *	US	US2032331017	CWH US	CWH.N	CWH-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 Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust	US	US70509V1008	PEB US	PEB.N	PEB-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
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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Retail Opportunity Investments Corp	US	US76131N1019	ROIC US	ROIC.N	ROIC-US
RLJ Lodging Trust *	US	US74965L1017	RLJ US	RLJ.N	RLJ-US
Rouse Properties *	US	US7792871011	RSE US	RSE.N	RSE-US
Sabra Health Care REIT *	US	US78573L1061	SBRA US	SBRA.N	SBRA-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
Spirit Realty Capital *	US	US84860F1093	SRC US	SRC.N	SRC-US
Strategic Hotels & Resorts	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
STAG Industrial &	US	US85254J1025	STAG US	STAG.N	STAG-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
CubeSmart *	US	US2296631094	CUBE 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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Aliansce Shopping Centers SA	BRAZ	BRALSCACNOR0	ALSC3 BZ	ALSC3.SA	ALSC3.BSP
Gafisa	BRAZ	BRGFSAACNOR3	GFSA3 BZ	GFSA3.SA	GFSA3.BSP
Brookfield Incorporacoes SA	BRAZ	BRBISAACNOR8	BISA3 BZ	BISA3.SA	BISA3-BSP
BR Malls Participacoes S/A Ord	BRAZ	BRBRMLACNOR9	BRML3 BZ	BRML3.SA	BRML3-BSP
BR Properties S/A Ord	BRAZ	BRBRPRACNOR9	BRPR3 BZ	BRPR3.SA	BRPR3-BSP
PDG Realty S/A Empreendimentos e P	BRAZ	BRPDGRACNOR8	PDGR3 BZ	PDGR3.SA	PDGR3-BSP
Even Construtora e Incorporadora SA (	BRAZ	BREVENACNOR8	EVEN3 BZ	CCIM3.SA	CCIM3-BSP
EZ TEC Empreendimentos e Partipaco	BRAZ	BREZTCACNOR0	EZTC3 BZ	CCIM3.SA	CCIM3-BSP
General Shopping Brasil	BRAZ	BRGSHPACNOR7	GSHP3 BZ	GSHP3.SA	GSHP3-BSP
Rodobens Negocios Imobiliarios S/A O	BRAZ	BRRDNIACNOR9	RDNI3 BZ	RDNI3.SA	RDNI3-BSP
Helbor Empreendimentos S.A.	BRAZ	BRHBORACNOR3	HBOR3 BZ	HBOR3.SA	HBOR3-BSP
Iguatemi Empresa de Shopping Center	BRAZ	BRIGTAACNOR5	IGTA3 BZ	IGTA3.SA	IGTA3-BSP
Viver Incorporadora e Construtora S.A.	BRAZ	BRVIVRACNOR4	INPR3 BZ	INPR3.SA	INPR3-BSP
JHSF Participacoes SA	BRAZ	BRJHSFACNOR2	JHSF3 BZ	JHSF3.SA	JHSF3-BSP
MRV Engenharia e Participacoes SA	BRAZ	BRMRVEACNOR2	MRVE3 BZ	MRVE3.SA	MRVE3-BSP
Multiplan Empreendimentos Imobiliaros	BRAZ	BRMULTACNOR5	MULT3 BZ	MULT3.SA	MULT3-BSP
Rossi Residencial SA	BRAZ	BRRSIDACNOR8	RSID3 BZ	MULT3.SA	MULT3-BSP
Sonae Sierra Brasil	BRAZ	BRSSBRACNOR1	SSBR3 BZ	MULT3.SA	MULT3-BSP
Tecnisa S.A.	BRAZ	BRTCSAACNOR3	TCSA3 BZ	TCSA3.SA	TCSA3-BSP
Cyrela Brazil Realty S/A Empreendimer	BRAZ	BRCYREACNOR7	CYRE3 BZ	CYRE3.SA	CYRE3-BSP
Parauco Arauco	CHL	CLP763281068	PARAUCO CI	CYRE3.SA	CYRE3-BSP
C C Land Holdings	CHN	BMG1985B1138	1224 HK	1224.HK	-NA-
China Overseas Land & Inv (Red Chip)	CHN	HK0688002218	688 HK	688.HK	-NA-
China Resources Land (Red Chip)	CHN	KYG2108Y1052	1109 HK	1109.HK	-NA-
Evergrande Real Estate Group	CHN	KYG3225A1031	3333 HK	3333.HK	-NA-
Fantasia Holdings Group Co. Ltd.	CHN	KYG3311L1041	1777 HK	1777.HK	-NA-
Franshion Properties China (Red Chip)	CHN	HK0817039453	817 HK	817.HK	-NA-
Greentown China Holdings	CHN	KYG4100M1050	3900 HK	3900.HK	-NA-
Guangzhou R&F Properties (H)	CHN	CNE100000569	2777 HK	2777.HK	-NA-
Hui Xian Real Estate Investment Trust	CHN	HK0000078516	87001 HK	87001.HK	-NA-
Hopson Dev Hold	CHN	BMG4600H1016	754 HK	754.HK	-NA-
Longfor Properties Co. Ltd.	CHN	KYG5635P1090	960 HK	960.HK	-NA-
Mingfa Group (International)	CHN	KYG614131038	846 HK	846.HK	-NA-
Shanghai Lujiazui Fin & Trade Dev (B)	CHN	CNE000000HH6	900932 CH	600663.SS	-NA-
China Merchants Prop (B)	CHN	CNE000000891	200024 CH	000024.SZ	-NA-
Beijing North Star (H)	CHN	CNE100000262	588 HK	601588.SS	-NA-
Poly (Hong Kong) Investments (Red Cl	CHN	HK0119000674	119 HK	600119.SS	-NA-
Shenzhen Vanke (B)	CHN	CNE0000008Q1	200002 CH	000002.SZ	-NA-

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Shenzhen Investment (Red Chip)	CHN	HK0604011236	604 HK	604.HK	-NA-
Sino-Ocean Land Holdings (Red Chi	CHN	HK3377040226	3377 HK	3377.HK	-NA-
Yuexiu Property (Red Chip)	CHN	HK0123000694	123 HK	123.HK	-NA-
Atrium European Real Estate	CZE	JE00B3DCF752	ATRS NA	ATRS.NA	-NA-
Orco Property Group S.A.	CZE	LU0122624777	ORC FP	ORD.FP	-NA-
Six Of October Development & Inve	EGY	EGS65851C015	OCDI EY	OCDI.CA	-NA-
Anant RAJ Industries	IDA	INE242C01024	ARCP IN	ARCP.BO	-NA-
Ascendas India Trust	IDA	SG1V35936920	AIT SP	AIT.SP	-NA-
Parsvnath Developers	IDA	INE561H01026	PARSV IN	PARV.BO	532780-BOM
DLF	IDA	INE271C01023	DLFU IN	DLF.BO	532868-BOM
Sunteck Realty Ltd.	IDA	INE805D01026	SRIN IN	SRIN.BO	-NA-
Orbit Corporation	IDA	INE628H01015	ORB IN	ORB.BO	-NA-
Prestige Estates Projects Ltd	IDA	INE811K01011	PEPL IN	PEPL.BO	-NA-
Unitech	IDA	INE694A01020	UT IN	UNTE.BO	507878-BOM
Alam Sutera Realty	INDO	ID1000108400	ASRI IJ	ASRI.JK	-NA-
Agung Podomoro Land Tbk PT	INDO	ID1000117104	APLN IJ	ASRI.JK	-NA-
Bumi Serpong Damai PT	INDO	ID1000110802	BSDE IJ	BSDE.JK	-NA-
Ciputra Develop	INDO	ID1000115306	CTRA IJ	CTRA.JK	-NA-
Ciputra Property	INDO	ID1000107907	CTRP IJ	CTRP.JK	-NA-
Ciputra Surya	INDO	ID1000101900	CTRS IJ	CTRS.JK	-NA-
Bakrieland Devel	INDO	ID1000088701	ELTY IJ	ELTY.JK	-NA-
First Real Estate Investment Trust	INDO	SG1U27933225	FIRT SP	FIRT.JK	-NA-
Intiland Development Tbk PT	INDO	ID1000116403	DILD IJ	ELTY.JK	-NA-
Kawasan Industri Jababeka	INDO	ID1000072507	KIJA IJ	KIJA.JK	-NA-
Lippo Karawaci	INDO	ID1000108905	LPKR IJ	LPKR.JK	-NA-
Pakuwon Jati	INDO	ID1000122500	PWON IJ	PWON.JK	-NA-
Sentul City	INDO	ID1000104201	BKSL IJ	BKSL.JK	-NA-
Summarecon	INDO	ID1000092406	SMRA IJ	SMRA.JK	-NA-
Eastern & Orient	MAL	MYL3417OO002	EAST MK	EAST.JK	-NA-
IGB	MAL	MYL1597OO003	IGB MK	IGBS.KL	-NA-
IJM Land Bhd	MAL	MYL5215OO008	IJMLD MK	IJMLD.KL	-NA-
Glomac Bhd	MAL	MYL5020OO002	GLMC MK	GLMC.KL	-NA-
Land And General	MAL	MYL3174OO009	LGH MK	LGH.KL	-NA-
LBS Bina Group BHD	MAL	MYL5789OO002	LBS MK	LBS.KL	-NA-
Mah Sing Group	MAL	MYL8583OO006	MSGB MK	MSGB.KL	-NA-
Pavilion Real Estate Investment Trus	MAL	MYL5212TO004	PREIT MK	LBS.KL	-NA-
YTL Land & Development BHD	MAL	MYL2577OO004	YTLL MK	YNHB.KL	-NA-
SP Setia	MAL	MYL8664OO004	SPSB MK	SPSB.KL	-NA-

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Tebrau Teguh Bhd	MAL	MYL1589OO000	TEB MK	SETI.KL	-NA-
KLCC Property Holdings	MAL	MYL5089OO007	KLCC MK	KCCP.KL	-NA-
Consorcio Ara	MEX	MXP001161019	ARA* MM	ARA.MX	-NA-
Geo B	MEX	MXP3142C1177	GEOB MM	GEOB.MX	-NA-
Sare Holding S.A. de C.V.	MEX	MX01SA030007	SAREB MM	SAREB.MX	-NA-
Urbi Desarrollos Urbanos	MEX	MX01UR000007	URBI* MM	URBI.MX	-NA-
Desarrolladora Homex SA de CV	MEX	MX01HO000007	HOMEX* MM	HOMEX.MX	-NA-
Vista Land & Lifescapes	PHIL	PHY9382G1068	VLL PM	VLL.PS	-NA-
Filinvest Land	PHIL	PHY249161019	FLI PM	FLI.PS	-NA-
Megaworld Corporation	PHIL	PHY594811127	MEG PM	MEG.PS	-NA-
SM Prime Hldgs	PHIL	PHY8076N1120	SMPH PM	SMPH.PS	-NA-
Ayala Land	PHIL	PHY0488F1004	ALI PM	ALI.PS	-NA-
Robinson`s Land Corporation	PHIL	PHY731961264	RLC PM	RLC.PS	-NA-
Sm Devt Corp	PHIL	PHY806711032	SMDC PM	SMDC.PS	-NA-
LC Corp SA	POL	PLLCCRP00017	LCC PW	LCCA.WA	-NA-
Globe Trade Centre	POL	PLGTC0000037	GTC PW	GTCA.WA	GTC-WAR
Immofinanz AG	RUS	AT0000809058	IIA AV	IIA.AV	IIA-VIE
PIK Group	RUS	RU000A0JP7J7	PIKK RU	PIKK.RU	PIKK-RU
Arrowhead Properties (B)	SAF	ZAE000158119	AWB SJ	AWBJ.J	-NA-
Arrowhead Properties (A)	SAF	ZAE000158101	AWA SJ	AWAJ.J	-NA-
Capital Property Fund	SAF	ZAE000001731	CPL SJ	CPLJ.J	-NA-
Fountainhead Property Trust *	SAF	ZAE000097416	FPT SJ	FPTJ.J	-NA-
Hyprop Investments Ltd	SAF	ZAE000003430	HYP SJ	HYPJ.J	-NA-
SA Corporate Real Estate Fund *	SAF	ZAE000083614	SAC SJ	SACJ.J	-NA-
Redefine Income Find	SAF	ZAE000143178	RDF SJ	RDFJ.J	-NA-
Resilient Prop Inc Fd	SAF	ZAE000043642	RES SJ	RESJ.J	-NA-
Growthpoint Prop Ltd	SAF	ZAE000037669	GRT SJ	GRTJ.J	-NA-
Emira Property Fund *	SAF	ZAE000050712	EMI SJ	EMIJ.J	-NA-
Central Pattana	THAI	TH0481A10Z01	CPN TB	CPN.BK	-NA-
Cpn Retail Growth Leasehold Property	THAI	TH0856010Y06	CPNRF TB	CPNRF.BK	-NA-
Land & Houses	THAI	TH0143010Z08	LH TB	LH.BK	-NA-
LPN Development	THAI	TH0456010Z04	LPN TB	LPN.BK	-NA-
Asian Property Development	THAI	TH0308010Z07	AP TB	AP.BK	-NA-
Amata Corp	THAI	TH0617A10Z08	AMATA TB	AMAT.BK	-NA-
Preuksa Real Estate	THAI	TH0878010Y00	PS TB	-NA-	-NA-
Property Perfect	THAI	TH0352A10Z07	PF TB	-NA-	-NA-
Quality Houses	THAI	TH0256A10Z04	QH TB	-NA-	-NA-
Sansiri	THAI	TH0577C10Z04	SIRI TB	-NA-	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
SC Asset	THAI	TH0747010Z06	SC TB	-NA-	-NA-
Siam Future Development PCL	THAI	TH0699010003	SF TB	-NA-	-NA-
Supalai PCL	THAI	TH0371010Z05	SPALI TB	SPAL.BK	-NA-
Ticon Industrial Connection Pcl	THAI	TH0675010Z09	TICON TB	TICON.BK	-NA-
Akmerkez Gayrimenkul Yatirim	TUR	TREAKMG00018	AKMGY TI	AKMGY.IS	-NA-
Akfen Gayrimenkul Yatirim Ortakligi ,	TUR	TREAKFG00012	AKFEN TI	ALGYO.IS	-NA-
Alarko G.Yat.Ort	TUR	TRAALGYO91Q5	ALGYO TI	ALGYO.IS	-NA-
Emlak Konut Gayrimenkul Yatirim Or	TUR	TREEGYO00017	EKGYO TI	DGGYO.IS	-NA-
Is Gayrimenkul Yatirim Ortak *	TUR	TRAISGYO91Q3	ISGYO TI	YKGYO.IS	-NA-
Sinpas Gayrimenkul Yatirim Ortakligi	TUR	TRESNGY00019	SNGYO TI	SNGYO.IS	-NA-
Torunlar Gayrimenkul Yatirim Ortakli	TUR	TRETRGY00018	TRGYO TI	TRGYO.IS	-NA-
Hung Poo Real Estate Development	TWN	TW0002536000	2536 TT	2536.TW	-NA-
Aldar Properties PJSC	UAE	AEA002001013	ALDAR UH	ALDAR.UH	-NA-
Emaar Properties	UAE	AEE000301011	EMAAR UH	EMAAR.UH	-NA-
Conygar Investment Company	AIM	GB0033698720	CIC LN	CIC.L	CPT-LON
Treveria	AIM	GB00B0RFL714	TRV LN	DTR.L	DTR-LON
Sirius Real Estate	AIM	GG00B1W3VF54	SRE LN	DDS.L	SRE-LON
LXB Retail Properties	AIM	JE00B4MFKH73	LXB LN	LXB.L	SRE-LON
Songbird Estates	AIM	GB0007601552	SBD LN	RUGB.L	-NA-
Lok'N Store Group	AIM	GB0007601553	LOK LN	LOK.L	-NA-
Max Property Group	AIM	GB0007601554	MAX LN	MAX.L	-NA-
NewRiver Retail	AIM	GB0007601555	NRR LN	NRR.L	-NA-
Dolphin Capital Investors	AIM	VGG2803G1028	DCI LN	DOLC.L	-NA-

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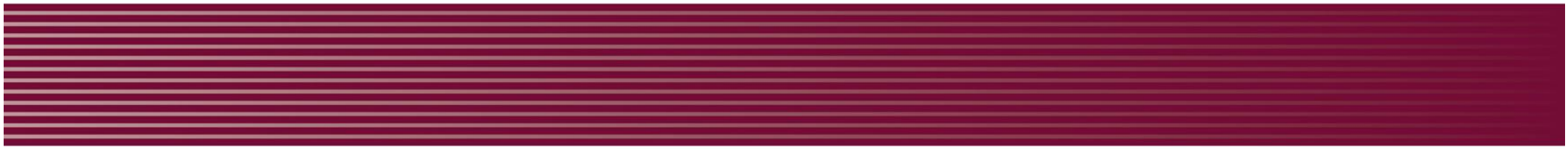

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