



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

Monthly Statistical Bulletin

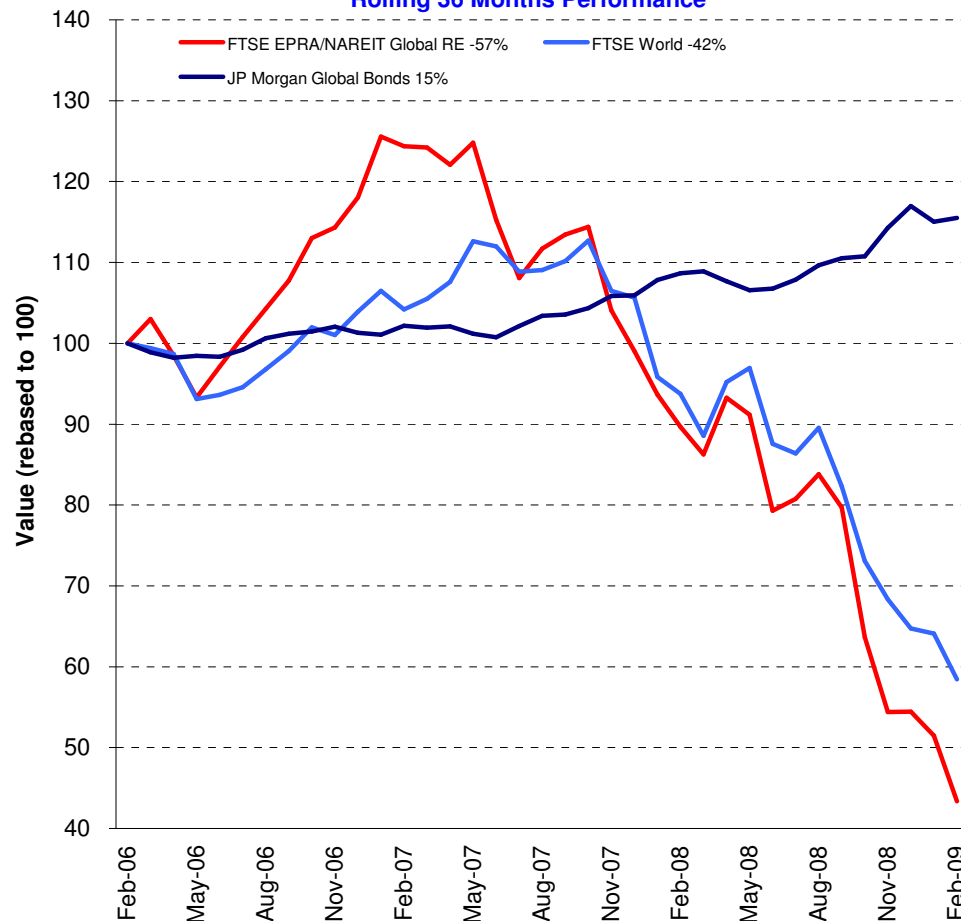
February 2009



In association with:



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



Comment

The FTSE EPRA/NAREIT Global Index ended the month by shedding -15.7%. Global equity markets declined -8.8% compared to a gain of 0.4% in the global bonds market. European real estate lost -8.2% in one month, while total real estate market returns from North America and Asia stand at -19.6% and -15.0%, respectively.

Returns for the five-year rolling period from Global Real Estate stands at -27.5% at the end of February. Global equities returned -19.1% and Global Bonds returned 24.0% for the same period. Annual average returns based on the five-year period is -6.2% from real estate investments, compared to -4.2% and 4.4% from equities and bonds, respectively. All figures are expressed in EUR.

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

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

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

All calculated returns in the bulletin are geometric means.

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

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

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Section 1

Size of the total real estate market

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Size of the total real estate market - Europe

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Feb-09 Total Listed (\$ Bn)	Feb-09 Number of Companies	Feb-09 Index Mrkt Cap (\$ Bn)	Feb-09 Total RE v Listed RE (%)	Feb-09 Stock Market (\$ Bn)	Feb-09 Stk Mkt v Listed RE (%)
Germany	3,019.40	36,632.08	1,358.73	16.00	41	2	1.18%	783.32	2.04%
United Kingdom	2,466.00	40,915.19	1,387.12	58.00	124	17	4.33%	1,715.15	3.50%
France	2,332.76	38,606.58	1,049.74	57.00	62	18	5.62%	1,128.00	5.23%
Italy	1,924.88	33,155.02	866.20	6.00	8	1	0.69%	956.25	0.63%
Spain	1,268.61	31,494.05	570.88	18.00	15	0	3.15%	473.70	3.80%
Russia	1,025.66	7,024.14	325.65	5.00	-	-	1.54%	225.66	2.22%
Netherlands	686.96	42,098.19	309.13	11.00	12	7	3.56%	171.60	6.41%
Switzerland	389.48	52,271.88	175.27	7.00	11	3	3.99%	670.54	1.04%
Belgium	407.83	39,411.92	183.53	6.00	19	3	3.27%	149.81	4.01%
Sweden	399.29	44,434.92	179.68	13.00	15	3	7.79%	225.94	6.20%
Turkey	557.92	8,098.21	185.74	-	12	-	0.00%	98.34	0.00%
Austria	337.65	41,303.31	151.94	8.00	13	1	5.27%	72.60	11.02%
Poland	356.74	9,235.81	124.09	6.00	8	-	4.84%	57.32	10.47%
Norway	339.44	74,193.70	152.75	3.00	6	0	1.96%	132.05	2.27%
Denmark	281.96	52,090.28	126.88	2.00	5	-	1.58%	121.41	1.65%
Greece	319.71	30,025.24	143.87	2.20	6	0	1.53%	70.07	3.14%
Ireland	226.44	57,037.00	101.90	2.10	1	-	2.06%	33.21	6.32%
Finland	219.61	42,111.06	98.82	3.00	5	1	3.04%	115.98	2.59%
Portugal	201.46	19,143.23	89.35	-	-	-	0.00%	65.50	0.00%
Czech Republic	146.06	14,232.77	58.68	-	-	-	0.00%	32.10	0.00%
Hungary	121.47	12,108.08	46.24	0.26	2	-	0.56%	12.82	2.03%
Romania *	130.19	5,823.61	38.83	0.50	-	-	1.29%	7.98	6.27%
Ukraine *	112.24	2,301.81	24.57	-	-	-	0.00%	18.87	0.00%
Slovakia *	60.41	11,176.47	22.39	-	-	-	0.00%	4.86	0.00%
Slovenia *	39.99	19,884.14	17.96	-	-	-	0.00%	9.86	0.00%
Luxembourg	42.28	91,319.65	19.03	-	1	-	0.00%	13.16	0.00%
Bulgaria *	33.22	4,418.57	9.04	-	-	-	0.00%	4.32	0.00%
Total Europe	17,447.66	34,556.50	7,818.00	224.06	366	55	2.93%	7,370.40	3.11%

* Country is not included in the selection universe

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

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

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

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Feb-09 Total Listed (\$ Bn)	Feb-09 Number of Companies	Feb-09 Index Mrkt Cap (\$ Bn)	Feb-09 Total RE v Listed RE (%)	Feb-09 Stock Market (\$ Bn)	Feb-09 Stk Mkt v Listed RE (%)
Japan	4,431.63	34,803.45	1,994.23	159.00	113	43	8.22%	2,689.66	6.10%
Hong Kong/China	2,943.14	2,254.07	639.79	164.00	200	48	26.42%	3,256.28	5.19%
South Korea	880.71	18,259.17	384.47	1.00	12	-	0.26%	382.42	0.26%
India	975.10	915.52	156.98	8.00	16	-	5.10%	551.06	1.45%
Australia	740.24	37,173.46	333.11	111.00	65	26	34.22%	558.24	20.42%
Taiwan	340.46	14,965.27	139.09	5.00	31	-	3.59%	361.17	1.38%
Indonesia	365.54	1,532.97	69.88	0.14	30	-	0.20%	82.27	0.17%
Thailand	211.76	3,264.52	52.08	4.00	140	-	7.68%	90.86	4.40%
Malaysia	159.02	6,760.43	49.85	0.70	88	-	1.40%	174.40	0.40%
Singapore	140.38	32,241.59	126.34	40.00	50	9	33.24%	214.31	19.60%
New Zealand	114.92	28,773.59	58.38	3.15	8	0	5.40%	17.72	17.78%
Pakistan	127.20	812.79	19.68	-	-	-	0.00%	45.00	0.00%
Philippines	121.36	1,407.15	22.55	4.00	52	-	17.74%	47.71	8.38%
Vietnam *	61.95	749.43	9.33	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	11,613.40	19,015.34	4,055.76	499.99	805	127	12.70%	8,471.09	6.08%
Egypt	109.30	1,473.63	20.62	9.00	-	-	53.51%	115.12	9.59%
Israel	145.85	21,416.72	67.14	4.14	-	-	6.17%	167.56	2.47%
Morocco	66.36	2,150.40	14.20	2.33	-	-	16.44%	86.87	2.69%
South Africa	257.59	5,337.77	74.63	8.62	-	-	11.55%	406.13	2.12%
Total Africa/Middle East	579.10	30,378.52	176.60	24.10	-	-	14.80%	775.68	3.37%
Mexico	831.29	7,920.10	274.71	0.10	3	-	0.04%	183.49	0.05%
Brazil	1,088.88	5,914.60	326.47	0.70	26	-	0.21%	594.07	0.12%
Argentina	221.16	5,649.67	65.30	0.60	2	-	0.92%	319.19	0.19%
Venezuela *	186.93	7,472.07	60.59	-	-	-	0.00%	14.09	0.00%
Colombia	143.89	3,400.67	35.87	-	-	-	0.00%	67.23	0.00%
Chile	142.70	9,018.03	49.24	0.30	17	-	0.61%	144.82	0.21%
Peru	94.46	3,429.48	23.62	-	6	-	0.00%	45.14	0.00%
Total Latin America	2,709.31	6,559.08	835.81	1.70	54	-	0.20%	1,368.03	0.12%

* Country is not included in the selection universe

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

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

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

Countries	2007 GDP (\$ Bn)	2007 GDP per capita (\$)	2007 Real Estate (\$ Bn)	Feb-09 Total Listed (\$ Bn)	Feb-09 Number of Companies	Feb-09 Index Mrkt Cap (\$ Bn)	Feb-09 Total RE v Listed RE (%)	Feb-09 Stock Market (\$ Bn)	Feb-09 Stk Mkt v Listed RE (%)
United States	13,118.96	44,770.33	5,903.53	350.00	195	104	6.03%	8,741.68	4.07%
Canada	1,237.59	38,070.26	556.91	34.00	45	11	6.64%	882.08	4.19%
Total Nth America	14,356.55	44,192.76	6,460.45	384.00	240	115	6.08%	9,623.76	4.08%
World	46,706.01	-	19,346.62	1,133.85	1,465	297	6.02%	27,608.96	4.22%

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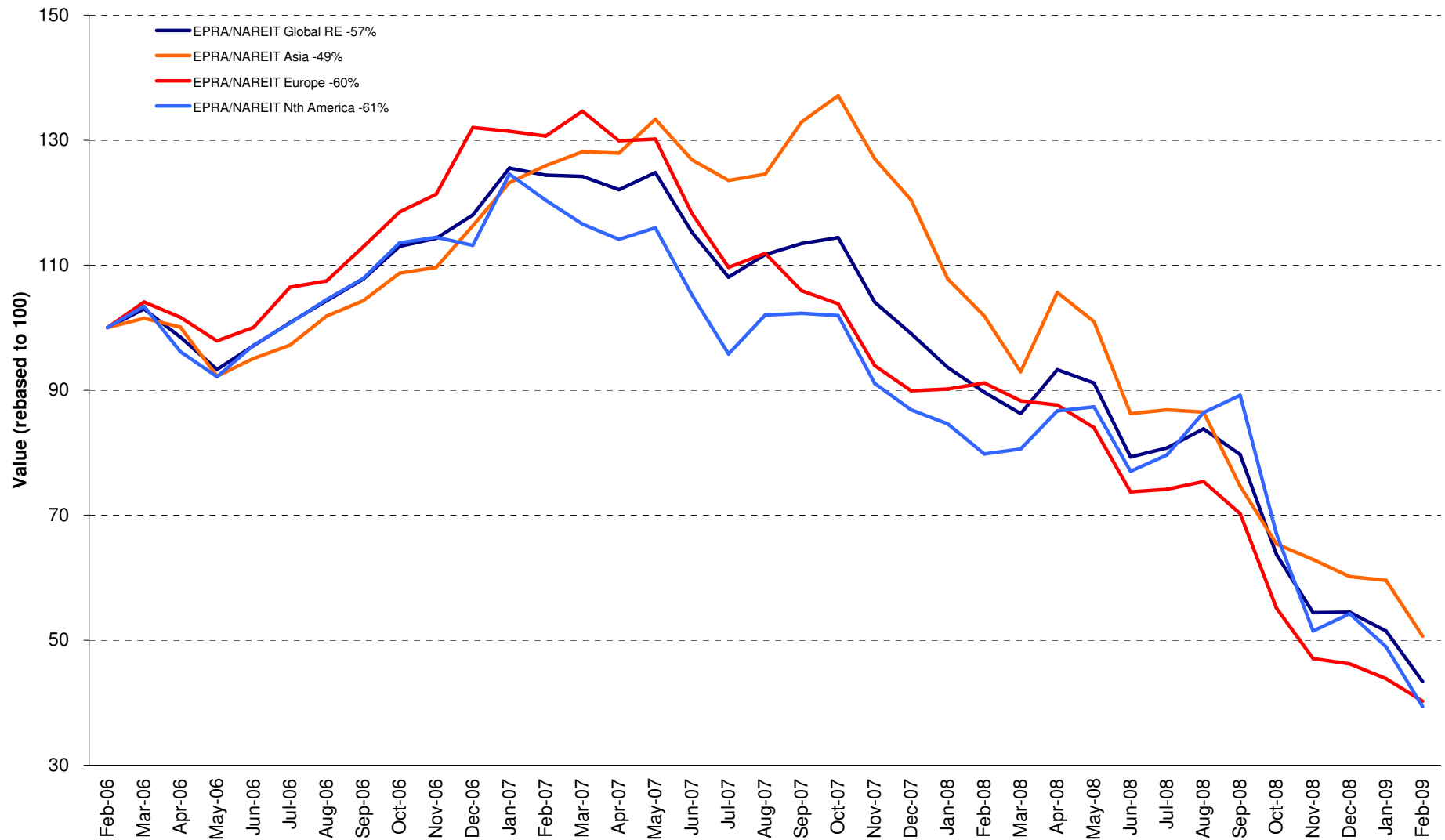
Section 2

FTSE EPRA/NAREIT Global Real Estate Index

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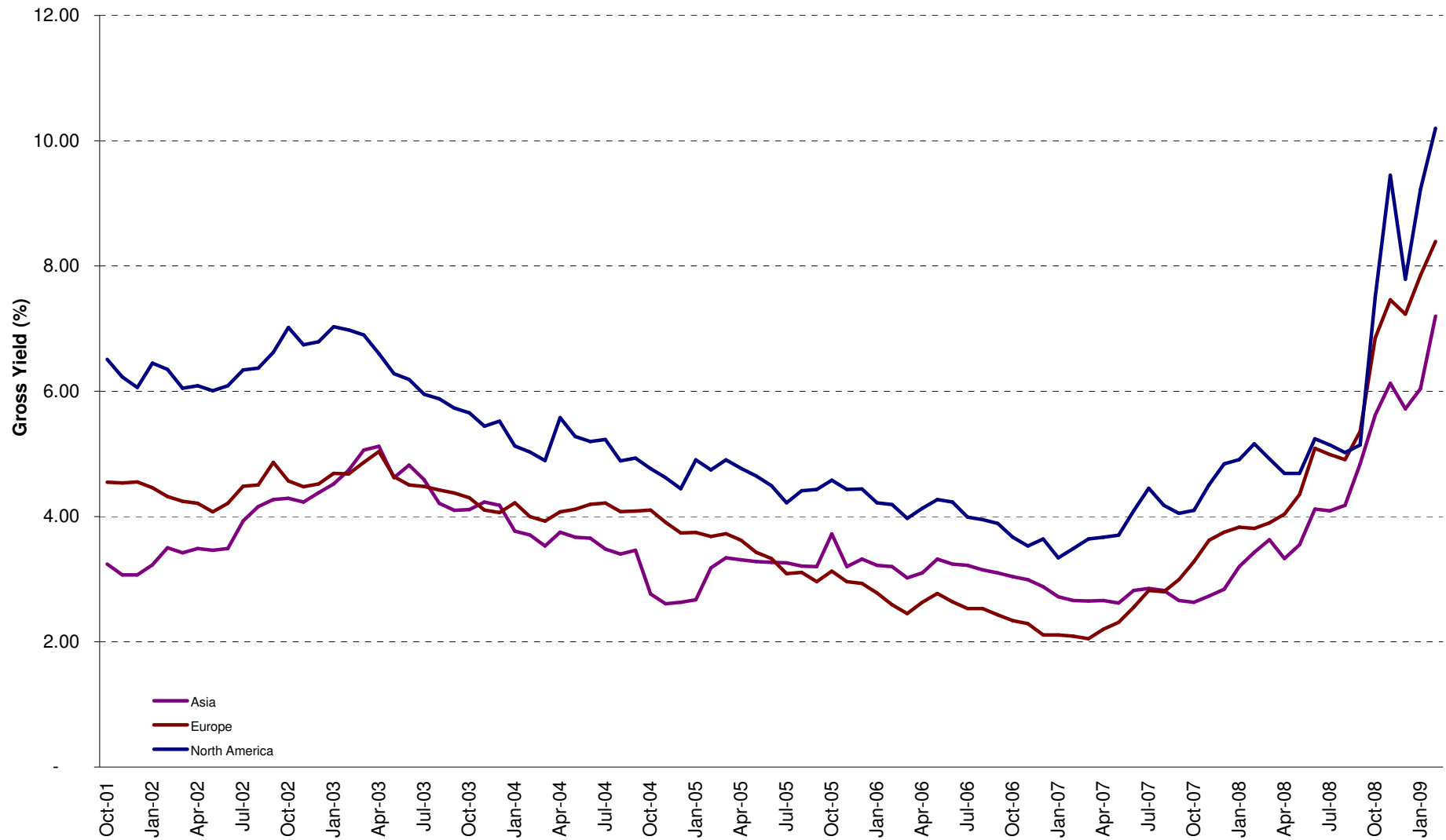
Graph 2: EPRA/NAREIT Global v Asia, Europe & North America - Total Return (EUR) Rolling 36 Months Performance



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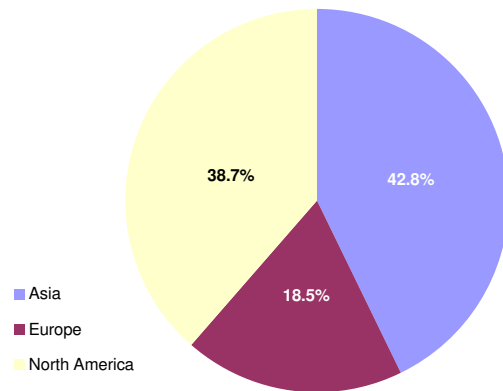
Graph 3: Dividend Yields



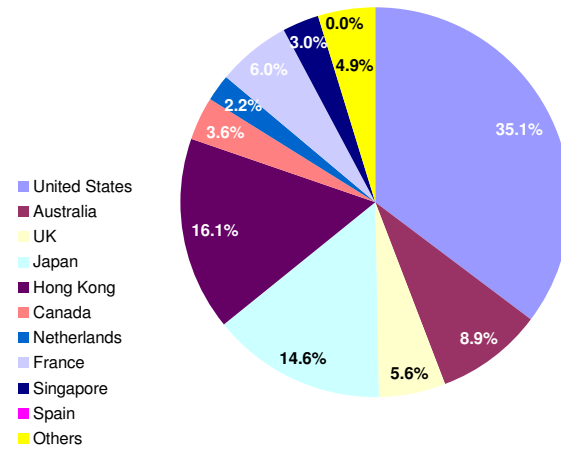
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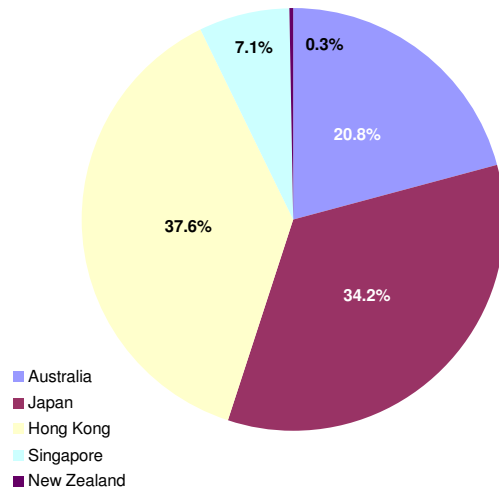
Graph 4: Global - Regional Breakdown by Market Cap



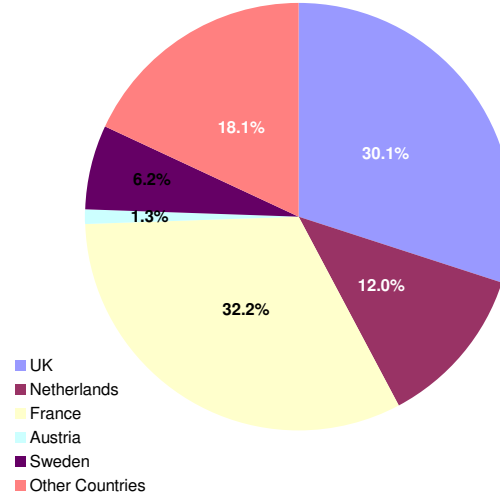
Graph 5: Global Breakdown by Country



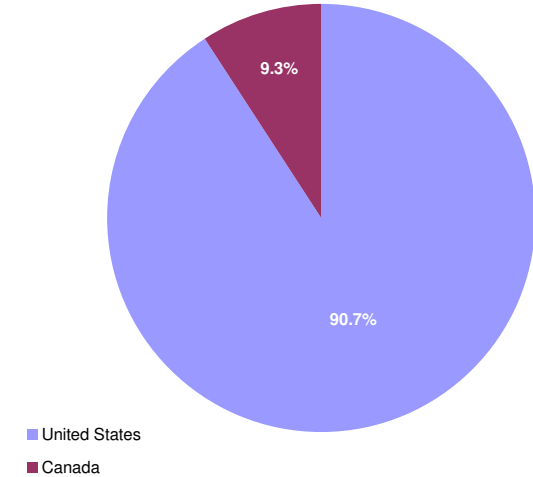
Graph 6: Asia - Country Breakdown by Market Cap



Graph 7: Europe - Country Breakdown by Market Cap



Graph 8: North America - Country Breakdown by Market Cap



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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,041.80	233,920.03	100.00	8.60	-6.24	-24.30	-51.63	-20.35	-15.74	-20.35	22.64
Asia	EUR	879.99	100,014.09	42.76	7.20	-3.43	-20.31	-50.32	-15.91	-15.03	-15.91	22.91
Europe	EUR	1,175.10	43,276.36	18.50	8.46	-5.92	-26.17	-55.85	-12.92	-8.17	-12.92	21.39
North America	EUR	1,145.61	90,629.59	38.74	10.20	-8.70	-26.73	-50.70	-27.45	-19.64	-27.45	29.13
Global ex Asia	EUR	1,134.87	133,905.94	57.24	9.64	-7.99	-26.62	-52.55	-23.34	-16.27	-23.34	25.70
Global ex Europe	EUR	997.19	190,643.68	81.50	8.63	-6.30	-23.80	-50.49	-21.87	-17.28	-21.87	23.85
Global ex North America	EUR	1,029.51	143,290.45	61.26	7.58	-4.10	-22.38	-52.21	-15.03	-13.07	-15.03	20.52
Global ex United States	EUR	1,044.44	151,705.64	64.85	7.75	-4.12	-22.29	-51.93	-14.52	-12.74	-14.52	20.47
Global ex Japan	EUR	580.13	199,678.54	85.36	9.40	-NA-	-24.80	-53.19	-19.55	-14.56	-19.55	23.06
Global Dividend+	EUR	855.03	201,441.67	86.12	9.71	-NA-	-NA-	-50.42	-19.78	-15.41	-19.78	-NA-
Global	USD	1,270.20	297,090.36	100.00	8.60	-5.83	-22.69	-59.53	-27.23	-16.49	-27.23	26.71
Asia	USD	1,105.64	127,022.99	42.76	7.20	-3.01	-18.61	-58.44	-23.17	-15.78	-23.17	26.19
Europe	USD	1,482.23	54,963.18	18.50	8.46	-5.51	-24.60	-63.07	-20.44	-8.99	-20.44	26.09
North America	USD	1,388.85	115,104.19	38.74	10.20	-8.30	-25.17	-58.75	-33.72	-20.36	-33.72	32.76
Global ex Asia	USD	1,384.32	170,067.37	57.24	9.64	-7.58	-25.05	-60.30	-29.96	-17.02	-29.96	29.77
Global ex Europe	USD	1,220.04	242,127.18	81.50	8.63	-5.88	-22.17	-58.58	-28.61	-18.02	-28.61	27.64
Global ex North America	USD	1,264.04	181,986.17	61.26	7.58	-3.67	-20.73	-60.02	-22.37	-13.84	-22.37	24.55
Global ex United States	USD	1,323.41	192,673.89	64.85	7.75	-3.61	-20.63	-59.79	-21.90	-13.52	-21.90	24.42
Global ex Japan	USD	563.96	253,601.92	85.36	9.40	-NA-	-23.19	-60.84	-26.49	-15.32	-26.49	27.35
Global ex Australia	USD	765.41	270,648.92	91.10	0.00	-NA-	-NA-	-48.43	-20.30	-17.02	-20.30	-NA-
Global ex Australia Hedged	USD	651.04	270,648.92	91.10	0.00	-NA-	-21.74	-55.34	-24.60	-14.81	-24.60	25.68
Global Dividend+	USD	896.98	255,841.18	86.12	9.71	-5.95	-21.52	-58.52	-26.70	-16.16	-26.70	27.10

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,436.17	208,432.65	100.00	8.60	-0.72	-17.20	-43.52	-26.60	-15.54	-26.60	25.37
Asia	GBP	1,250.12	89,116.79	42.76	7.20	2.25	-12.83	-42.00	-22.50	-14.82	-22.50	24.35
Europe	GBP	1,675.91	38,561.07	18.50	8.46	-0.39	-19.24	-48.46	-19.75	-7.95	-19.75	24.26
North America	GBP	1,570.32	80,754.80	38.74	10.20	-3.33	-19.85	-42.44	-33.14	-19.44	-33.14	32.52
Global ex Asia	GBP	1,565.21	119,315.86	57.24	9.64	-2.58	-19.73	-44.60	-29.35	-16.07	-29.35	29.07
Global ex Europe	GBP	1,379.46	169,871.59	81.50	8.63	-0.78	-16.65	-42.19	-27.99	-17.08	-27.99	26.43
Global ex North America	GBP	1,429.21	127,677.86	61.26	7.58	1.55	-15.10	-44.20	-21.69	-12.86	-21.69	22.54
Global ex United States	GBP	1,496.38	135,176.15	64.85	7.75	1.61	-14.99	-43.88	-21.22	-12.53	-21.22	22.35
Global ex Japan	GBP	637.65	177,922.03	85.36	9.40	-NA-	-17.74	-45.34	-25.85	-14.35	-25.85	25.91
Global Dividend+	GBP	1,127.99	179,493.05	86.12	9.71	-0.86	-15.94	-42.11	-26.07	-15.20	-26.07	26.22
Global	JPY	1,214.23	29,068,806.04	100.00	8.60	-7.88	-26.92	-61.96	-21.46	-9.02	-21.46	29.96
Asia	JPY	1,056.93	12,428,564.55	42.76	7.20	-5.12	-23.06	-60.94	-17.07	-8.25	-17.07	30.12
Europe	JPY	1,416.92	5,377,872.04	18.50	8.46	-7.57	-28.72	-65.29	-14.12	-0.85	-14.12	29.07
North America	JPY	1,327.65	11,262,369.46	38.74	10.20	-10.30	-29.26	-61.23	-28.45	-13.23	-28.45	34.88
Global ex Asia	JPY	1,323.32	16,640,241.50	57.24	9.64	-9.60	-29.15	-62.69	-24.40	-9.60	-24.40	32.13
Global ex Europe	JPY	1,166.28	23,690,934.01	81.50	8.63	-7.94	-26.43	-61.07	-22.95	-10.69	-22.95	30.94
Global ex North America	JPY	1,208.35	17,806,436.58	61.26	7.58	-5.77	-25.06	-62.42	-16.21	-6.14	-16.21	28.34
Global ex United States	JPY	1,265.13	18,852,177.03	64.85	7.75	-5.76	-24.97	-62.21	-15.70	-5.78	-15.70	28.31
Global ex Japan	JPY	539.11	24,813,679.38	85.36	9.40	-NA-	-27.39	-63.19	-20.66	-7.75	-20.66	30.57
Global Dividend+	JPY	792.04	25,032,779.89	86.12	9.71	-NA-	-NA-	-61.02	-20.89	-8.66	-20.89	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,301.04	465,038.51	198.80	8.60	-NA-	-NA-	-NA-	-NA-	-12.86	-NA-	-NA-
Asia	AUD	1,132.49	198,830.36	85.00	7.20	-NA-	-NA-	-NA-	-NA-	-10.72	-NA-	-NA-
Europe	AUD	1,518.22	86,034.41	36.78	8.46	-NA-	-NA-	-NA-	-NA-	-5.53	-NA-	-NA-
North America	AUD	1,422.57	180,173.74	77.02	10.20	-NA-	-NA-	-NA-	-NA-	-18.01	-NA-	-NA-
Global ex Asia	AUD	1,417.94	266,208.15	113.80	9.64	-NA-	-NA-	-NA-	-NA-	-14.37	-NA-	-NA-
Global ex Europe	AUD	1,249.66	379,004.10	162.02	8.63	-NA-	-NA-	-NA-	-NA-	-14.36	-NA-	-NA-
Global ex North America	AUD	1,294.74	284,864.77	121.78	7.58	-NA-	-NA-	-NA-	-NA-	-9.22	-NA-	-NA-
Global ex United States	AUD	1,355.58	301,594.37	128.93	7.75	-NA-	-NA-	-NA-	-NA-	-9.07	-NA-	-NA-
Global ex Japan	AUD	577.65	396,965.61	169.70	9.40	-NA-	-NA-	-NA-	-NA-	-11.00	-NA-	-NA-
Global Dividend+	AUD	1,070.25	400,470.75	171.20	9.71	-NA-	-NA-	-NA-	-NA-	-11.84	-NA-	-NA-
Global ex Australia Hedged	AUD	640.58	423,649.46	91.10	0.00	-NA-	-22.64	-57.86	-24.99	-14.52	-24.99	27.37
Global Hedged	AUD	622.59	465,038.51	8.90	0.00	-NA-	-22.96	-57.89	-24.86	-14.59	-24.86	26.53

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,018.58	233,920.03	100.00	7.14	-NA-	-24.75	-52.06	-20.46	-15.80	-20.46	22.66
Asia	EUR	879.66	100,014.09	42.76	7.10	-NA-	-20.33	-50.35	-15.92	-15.03	-15.92	22.90
Europe	EUR	728.82	43,276.36	18.50	7.09	-NA-	-26.56	-56.18	-13.00	-8.18	-13.00	21.40
North America	EUR	1,099.11	90,629.59	38.74	7.19	-NA-	-27.55	-51.54	-27.64	-19.78	-27.64	29.21
Global ex Asia	EUR	1,095.89	133,905.94	57.24	7.16	-NA-	-27.30	-53.22	-23.50	-16.38	-23.50	25.74
Global ex Europe	EUR	974.53	190,643.68	81.50	7.15	-NA-	-24.26	-50.94	-21.97	-17.36	-21.97	23.91
Global ex North America	EUR	1,021.64	143,290.45	61.26	7.10	-NA-	-22.53	-52.34	-15.06	-13.07	-15.06	20.46
Global ex US	EUR	1,033.29	151,705.64	64.85	7.15	-NA-	-22.49	-52.11	-14.57	-12.76	-14.57	20.43
Global ex Japan	EUR	486.95	199,678.54	85.36	0.00	-NA-	-28.01	-55.77	-20.25	-15.05	-20.25	23.13
Global	USD	1,241.89	297,090.36	100.00	7.14	-NA-	-23.14	-59.89	-27.32	-16.56	-27.32	26.74
Asia	USD	1,105.22	127,022.99	42.76	7.10	-NA-	-18.63	-58.46	-23.18	-15.79	-23.18	26.20
Europe	USD	735.41	54,963.18	18.50	7.09	-NA-	-24.99	-63.34	-20.52	-9.00	-20.52	26.10
North America	USD	1,332.45	115,104.19	38.74	7.19	-NA-	-26.01	-59.46	-33.89	-20.50	-33.89	32.81
Global ex Asia	USD	1,336.77	170,067.37	57.24	7.16	-NA-	-25.76	-60.87	-30.10	-17.13	-30.10	29.80
Global ex Europe	USD	1,192.30	242,127.18	81.50	7.15	-NA-	-22.65	-58.96	-28.71	-18.10	-28.71	27.68
Global ex North America	USD	1,254.40	181,986.17	61.26	7.10	-NA-	-20.88	-60.13	-22.40	-13.85	-22.40	24.54
Global ex US	USD	1,309.29	192,673.89	64.85	7.15	-NA-	-20.84	-59.94	-21.94	-13.54	-21.94	24.42
Global ex Japan	USD	549.97	253,601.92	85.36	7.73	-NA-	-23.70	-61.23	-26.60	-15.40	-26.60	27.40

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

			Free Float	Free Float								
Net Total Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	36 Mths
Index Description	Curr	Feb-09	Feb-09	Feb-09	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	Vlty (%)
Global	GBP	1,404.17	208,432.65	100.00	7.14	-NA-	-17.68	-44.03	-26.69	-15.60	-26.69	25.35
Asia	GBP	1,249.64	89,116.79	42.76	7.10	-NA-	-12.84	-42.03	-22.51	-14.82	-22.51	24.33
Europe	GBP	831.50	38,561.07	18.50	7.09	-NA-	-19.66	-48.84	-19.82	-7.96	-19.82	24.29
North America	GBP	1,506.56	80,754.80	38.74	7.19	-NA-	-20.75	-43.42	-33.31	-19.58	-33.31	32.52
Global ex Asia	GBP	1,511.44	119,315.86	57.24	7.16	-NA-	-20.48	-45.39	-29.50	-16.18	-29.50	29.05
Global ex Europe	GBP	1,348.10	169,871.59	81.50	7.15	-NA-	-17.15	-42.72	-28.09	-17.16	-28.09	26.43
Global ex North America	GBP	1,418.31	127,677.86	61.26	7.10	-NA-	-15.26	-44.36	-21.72	-12.86	-21.72	22.48
Global ex US	GBP	1,480.40	135,176.15	64.85	7.15	-NA-	-15.22	-44.09	-21.26	-12.55	-21.26	22.31
Global ex Japan	GBP	621.84	177,922.03	85.36	7.73	-NA-	-18.28	-45.89	-25.96	-14.43	-25.96	25.91
Global	JPY	1,187.17	29,068,806.04	100.00	7.14	-NA-	-27.35	-62.30	-21.56	-9.09	-21.56	30.10
Asia	JPY	1,056.52	12,428,564.55	42.76	7.10	-NA-	-23.08	-60.96	-17.08	-8.26	-17.08	30.23
Europe	JPY	703.00	5,377,872.04	18.50	7.09	-NA-	-29.09	-65.55	-14.21	-0.86	-14.21	29.07
North America	JPY	1,273.74	11,262,369.46	38.74	7.19	-NA-	-30.06	-61.90	-28.64	-13.38	-28.64	35.07
Global ex Asia	JPY	1,277.87	16,640,241.50	57.24	7.16	-NA-	-29.81	-63.22	-24.56	-9.71	-24.56	32.29
Global ex Europe	JPY	1,139.76	23,690,934.01	81.50	7.15	-NA-	-26.88	-61.43	-23.05	-10.77	-23.05	31.12
Global ex North America	JPY	1,199.13	17,806,436.58	61.26	7.10	-NA-	-25.21	-62.53	-16.24	-6.14	-16.24	28.41
Global ex US	JPY	1,251.63	18,852,177.03	64.85	7.15	-NA-	-25.17	-62.35	-15.74	-5.81	-15.74	28.41
Global ex Japan	JPY	525.74	24,813,679.38	85.36	7.73	-NA-	-27.87	-63.56	-20.78	-7.83	-20.78	30.75

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,272.05	465,038.51	198.80	7.14	-NA-	-NA-	-NA-	-NA-	-12.92	-NA-	-NA-
Asia	AUD	1,132.06	198,830.36	85.00	7.10	-NA-	-NA-	-NA-	-NA-	-10.73	-NA-	-NA-
Europe	AUD	753.26	86,034.41	36.78	7.09	-NA-	-NA-	-NA-	-NA-	-5.54	-NA-	-NA-
North America	AUD	1,364.81	180,173.74	77.02	7.19	-NA-	-NA-	-NA-	-NA-	-18.14	-NA-	-NA-
Global ex Asia	AUD	1,369.23	266,208.15	113.80	7.16	-NA-	-NA-	-NA-	-NA-	-14.47	-NA-	-NA-
Global ex Europe	AUD	1,221.25	379,004.10	162.02	7.15	-NA-	-NA-	-NA-	-NA-	-14.43	-NA-	-NA-
Global ex North America	AUD	1,284.86	284,864.77	121.78	7.10	-NA-	-NA-	-NA-	-NA-	-9.22	-NA-	-NA-
Global ex US	AUD	1,341.11	301,594.37	128.93	7.15	-NA-	-NA-	-NA-	-NA-	-9.09	-NA-	-NA-
Global ex Japan	AUD	484.86	396,965.61	169.70	0.00	-NA-	-NA-	-NA-	-NA-	-11.29	-NA-	-NA-

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Price Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	691.63	233,920.03	100.00	0.00	-10.02	-27.27	-54.07	-20.97	-16.18	-20.97	22.71
Asia	EUR	637.32	100,014.09	42.76	0.00	-6.80	-23.03	-52.47	-16.45	-15.47	-16.45	23.03
Europe	EUR	842.30	43,276.36	18.50	0.00	-9.18	-28.73	-58.04	-13.62	-8.45	-13.62	21.52
North America	EUR	703.43	90,629.59	38.74	0.00	-12.92	-30.06	-53.51	-28.09	-20.12	-28.09	29.12
Global ex Asia	EUR	725.63	133,905.94	57.24	0.00	-11.94	-29.72	-55.17	-24.00	-16.70	-24.00	25.71
Global ex Europe	EUR	655.57	190,643.68	81.50	0.00	-10.19	-26.86	-52.98	-22.46	-17.75	-22.46	23.94
Global ex North America	EUR	739.64	143,290.45	61.26	0.00	-7.44	-25.05	-54.39	-15.63	-13.47	-15.63	20.60
Global ex United States	EUR	744.28	151,705.64	64.85	0.00	-7.58	-25.06	-54.21	-15.17	-13.18	-15.17	20.56
Global ex Japan	EUR	486.95	199,678.54	85.36	0.00	-NA-	-28.01	-55.77	-20.25	-15.05	-20.25	23.13
Global Dividend+	EUR	755.95	201,441.67	86.12	0.00	-NA-	-NA-	-53.31	-20.50	-15.91	-20.50	-NA-
Global	USD	846.61	297,090.36	100.00	0.00	-9.62	-25.72	-61.58	-27.80	-16.93	-27.80	26.71
Asia	USD	800.01	127,022.99	42.76	0.00	-6.39	-21.39	-60.24	-23.67	-16.22	-23.67	26.26
Europe	USD	1,062.43	54,963.18	18.50	0.00	-8.78	-27.21	-64.90	-21.08	-9.27	-21.08	26.19
North America	USD	852.61	115,104.19	38.74	0.00	-12.54	-28.58	-61.10	-34.30	-20.83	-34.30	32.66
Global ex Asia	USD	884.71	170,067.37	57.24	0.00	-11.55	-28.22	-62.49	-30.56	-17.45	-30.56	29.71
Global ex Europe	USD	801.81	242,127.18	81.50	0.00	-9.80	-25.30	-60.67	-29.16	-18.48	-29.16	27.65
Global ex North America	USD	908.08	181,986.17	61.26	0.00	-7.03	-23.45	-61.84	-22.91	-14.24	-22.91	24.60
Global ex United States	USD	943.08	192,673.89	64.85	0.00	-7.09	-23.47	-61.69	-22.49	-13.96	-22.49	24.47
Global ex Japan	USD	473.37	253,601.92	85.36	0.00	-NA-	-26.48	-62.99	-27.13	-15.81	-27.13	27.35
Global ex Australia	USD	537.19	270,648.92	91.10	0.00	-NA-	-NA-	-60.01	-27.44	-16.94	-27.44	-NA-
Global ex Australia Hedged	USD	561.44	270,648.92	91.10	0.00	-NA-	-24.57	-57.44	-25.08	-15.11	-25.08	25.68
Global Dividend+	USD	793.03	255,841.18	86.12	0.00	-10.35	-25.14	-60.94	-27.36	-16.67	-27.36	27.09

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	957.24	208,432.65	100.00	0.00	-4.72	-20.44	-46.38	-27.17	-15.97	-27.17	25.30
Asia	GBP	904.55	89,116.79	42.76	0.00	-1.31	-15.80	-44.51	-23.00	-15.26	-23.00	24.32
Europe	GBP	1,201.26	38,561.07	18.50	0.00	-3.84	-22.04	-51.01	-20.39	-8.23	-20.39	24.41
North America	GBP	964.02	80,754.80	38.74	0.00	-7.80	-23.50	-45.72	-33.73	-19.92	-33.73	32.32
Global ex Asia	GBP	1,000.31	119,315.86	57.24	0.00	-6.76	-23.12	-47.65	-29.96	-16.50	-29.96	28.95
Global ex Europe	GBP	906.58	169,871.59	81.50	0.00	-4.91	-20.00	-45.11	-28.54	-17.55	-28.54	26.34
Global ex North America	GBP	1,026.74	127,677.86	61.26	0.00	-1.99	-18.01	-46.75	-22.24	-13.26	-22.24	22.53
Global ex United States	GBP	1,066.34	135,176.15	64.85	0.00	-2.06	-18.03	-46.54	-21.82	-12.97	-21.82	22.35
Global ex Japan	GBP	535.22	177,922.03	85.36	0.00	-NA-	-21.25	-48.36	-26.50	-14.84	-26.50	25.84
Global Dividend+	GBP	997.27	179,493.05	86.12	0.00	-5.50	-19.83	-45.49	-26.73	-15.71	-26.73	26.13
Global	JPY	809.31	29,068,806.04	100.00	0.00	-11.59	-29.78	-63.89	-22.07	-9.49	-22.07	29.93
Asia	JPY	764.76	12,428,564.55	42.76	0.00	-8.43	-25.69	-62.63	-17.61	-8.73	-17.61	30.15
Europe	JPY	1,015.62	5,377,872.04	18.50	0.00	-10.77	-31.19	-67.01	-14.81	-1.15	-14.81	29.10
North America	JPY	815.04	11,262,369.46	38.74	0.00	-14.45	-32.48	-63.44	-29.09	-13.75	-29.09	34.79
Global ex Asia	JPY	845.73	16,640,241.50	57.24	0.00	-13.48	-32.15	-64.75	-25.05	-10.06	-25.05	32.06
Global ex Europe	JPY	766.48	23,690,934.01	81.50	0.00	-11.76	-29.39	-63.03	-23.54	-11.19	-23.54	30.94
Global ex North America	JPY	868.07	17,806,436.58	61.26	0.00	-9.06	-27.64	-64.14	-16.79	-6.57	-16.79	28.33
Global ex United States	JPY	901.55	18,852,177.03	64.85	0.00	-9.16	-27.65	-64.00	-16.34	-6.26	-16.34	28.31
Global ex Japan	JPY	452.51	24,813,679.38	85.36	0.00	-NA-	-30.50	-65.22	-21.35	-8.27	-21.35	30.54
Global Dividend+	JPY	700.25	25,032,779.89	86.12	0.00	-NA-	-NA-	-63.29	-21.60	-9.21	-21.60	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Real Estate Index - Index Performance

Price Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	867.17	465,038.51	198.80	0.00	-NA-	-NA-	-NA-	-NA-	-13.13	-NA-	-NA-
Asia	AUD	819.44	198,830.36	85.00	0.00	-NA-	-NA-	-NA-	-NA-	-10.80	-NA-	-NA-
Europe	AUD	1,088.23	86,034.41	36.78	0.00	-NA-	-NA-	-NA-	-NA-	-5.81	-NA-	-NA-
North America	AUD	873.32	180,173.74	77.02	0.00	-NA-	-NA-	-NA-	-NA-	-18.46	-NA-	-NA-
Global ex Asia	AUD	906.19	266,208.15	113.80	0.00	-NA-	-NA-	-NA-	-NA-	-14.78	-NA-	-NA-
Global ex Europe	AUD	821.28	379,004.10	162.02	0.00	-NA-	-NA-	-NA-	-NA-	-14.63	-NA-	-NA-
Global ex North America	AUD	930.13	284,864.77	121.78	0.00	-NA-	-NA-	-NA-	-NA-	-9.35	-NA-	-NA-
Global ex United States	AUD	966.01	301,594.37	128.93	0.00	-NA-	-NA-	-NA-	-NA-	-9.25	-NA-	-NA-
Global ex Japan	AUD	484.86	396,965.61	169.70	0.00	-NA-	-NA-	-NA-	-NA-	-11.29	-NA-	-NA-
Global Dividend+	AUD	946.22	400,470.75	171.20	0.00	-NA-	-NA-	-NA-	-NA-	-12.16	-NA-	-NA-
Global ex Australia Hedged	AUD	551.70	423,649.46	91.10	0.00	-NA-	-25.46	-59.91	-25.49	-14.82	-25.49	27.41
Global Hedged	AUD	529.69	465,038.51	100.00	0.00	-NA-	-26.00	-60.07	-25.45	-15.02	-25.45	26.56

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Real Estate Index - Local Currency Indices

Index Description	Curr	Close Value Feb-09	12 Mths Estimated Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Gross Total Return										
Global	Local	1183.10	8.60	-5.90	-23.08	-56.19	-24.81	-15.09	-24.81	25.03
Global ex Asia	Local	1344.55	9.64	-7.38	-24.92	-56.91	-28.59	-16.58	-28.59	28.35
Global ex Europe	Local	1152.38	8.63	-6.20	-22.66	-56.71	-26.69	-16.59	-26.69	26.61
Global ex North America	Local	1075.45	7.58	-3.46	-21.39	-54.49	-17.96	-11.50	-17.96	21.85
Global ex UK	Local	1353.21	-NA-	-5.51	-22.26	-55.65	-24.54	-15.38	-24.54	25.56
Asia	Local	937.49	7.20	-3.25	-19.69	-55.35	-19.11	-13.02	-19.11	24.60
Europe	Local	1356.45	8.46	-3.86	-23.67	-52.62	-15.17	-7.79	-15.17	21.49
Europe ex UK	Local	1673.90	8.22	0.34	-18.95	-46.41	-7.47	-6.87	-7.47	21.26
Nordic	Local	1676.57	-NA-	-0.97	-26.16	-45.32	-9.05	0.88	-9.05	28.29
North America	Local	1380.50	10.20	-8.36	-25.00	-57.93	-33.58	-20.21	-33.58	32.47
Price Return										
Global	Local	790.81	0.00	-9.69	-26.09	-58.41	-25.41	-15.55	-25.41	25.04
Global ex Europe	Local	757.96	0.00	-10.10	-25.77	-58.90	-27.27	-17.08	-27.27	26.62
Global ex Asia	Local	863.27	0.00	-11.35	-28.09	-59.28	-29.20	-17.01	-29.20	28.30
Global ex North America	Local	775.36	0.00	-6.83	-24.09	-56.58	-18.56	-11.95	-18.56	21.88
Global ex UK	Local	893.19	0.00	-9.41	-25.36	-57.89	-25.11	-15.82	-25.11	25.56
Asia	Local	679.19	0.00	-6.62	-22.43	-57.30	-19.68	-13.52	-19.68	24.65
Europe	Local	969.55	0.00	-7.20	-26.32	-54.97	-15.87	-8.10	-15.87	21.64
Europe ex UK	Local	1141.60	0.00	-3.56	-21.87	-48.98	-7.99	-6.90	-7.99	21.35
Nordic	Local	1150.84	0.00	-4.91	-29.31	-48.39	-9.05	0.88	-9.05	28.19
North America	Local	847.50	0.00	-12.59	-28.41	-60.32	-34.16	-20.69	-34.16	32.37

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

* -5 & -3 Years Total Returns are annualised

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

Gross Total Return										
Index Description	Curr	Close Value 27-Feb	12 Mths Estimated Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Real Estate **	Local	1183.10	8.60	-5.90	-23.08	-56.19	-24.81	-15.09	-24.81	25.03
Global FTSE	Local	139.98	1.83	-3.30	-14.13	-42.78	-14.45	-8.24	-14.45	16.64
Global JP Morgan Bonds	Local	405.17	-NA-	3.86	4.26	5.23	-1.33	0.32	-1.33	3.58

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Global (%) Weight 27-Feb
Westfield Group *	AU	12,005.01	5.13
Sun Hung Kai Props	HK	11,571.18	4.95
Mitsubishi Estate	JP	8,335.95	3.56
Unibail-Rodamco *	FR	8,150.65	3.48
Mitsui Fudosan	JP	7,114.21	3.04
Simon Property Group *	US	5,993.11	2.56
Public Storage *	US	5,575.33	2.38
China Overseas Land	HK	4,064.38	1.74
Vornado Realty Trust *	US	4,002.33	1.71
Equity Residential Props *	US	3,735.27	1.60
Sumitomo Realty & Dev	JP	3,662.55	1.57
HCP *	US	3,634.47	1.55
Boston Properties *	US	3,527.93	1.51
Nippon Building Fund *	JP	3,489.23	1.49
Link REIT *	HK	3,224.91	1.38
Capitaland	SG	3,197.54	1.37
Hang Lung Properties	HK	3,150.05	1.35
Land Securities *	UK	2,866.22	1.23
Henderson Land Dev	HK	2,855.31	1.22
Hongkong Land Hldgs	HK	2,762.84	1.18

Country Breakdown

Country Index	Number of Constituents 27-Feb	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Global Weight 27-Feb
EPRA/NAREIT North America	115	90,629.59	38.74%
EPRA/NAREIT Asia	64	100,014.09	42.76%
EPRA/NAREIT Europe	84	43,276.36	18.50%
EPRA/NAREIT Global	263	233,920.03	100.00%
Global Ex Europe	179	190,643.68	81.50%
Global Ex Asia	199	133,905.94	57.24%
Global Ex Nth America	148	143,290.45	61.26%

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

Top 20 Performance

Stock	Country	Price Return Feb-09	Div Return Feb-09	Total Return Feb-09
ING UK Real Estate Income Trust	UK	25.00	7.14	32.14
Invista Foundation Prop	UK	24.53	6.64	31.17
Dundee REIT *	CA	15.64	1.54	17.18
ISIS Property Trust 2 Ld	UK	16.88	0.00	16.88
Wihlborgs Fastigheter	SE	15.16	0.00	15.16
Fabege	SE	14.95	0.00	14.95
Standard Life Inv Prop	UK	12.16	2.70	14.86
Cmnwealth Prop Office *	AU	12.79	0.00	12.79
Mercialys *	FR	11.69	0.00	11.69
Eurobank Properties Real Estate Investment Co *	GR	11.38	0.00	11.38
Mucklow <A&J> *	UK	11.36	0.00	11.36
Colonia Real Estate	DE	10.56	0.00	10.56
Big Yellow Group *	UK	10.31	0.00	10.31
UK Commercial Property Trust	UK	7.73	2.39	10.11
Hilltop Holdings	US	8.90	0.00	8.90
Intervest Offices *	BE	7.14	0.00	7.14
F&C Commercial Prop	UK	5.56	0.85	6.41
Lamda Development	GR	6.19	0.00	6.19
Wing Tai Holdings	SG	5.04	0.00	5.04
Ramco-Gershenson *	US	4.88	0.00	4.88

Bottom 20 Performance

Stock	Country	Price Return Feb-09	Div Return Feb-09	Total Return Feb-09
Orient Express Hotel	US	-37.34	0.00	-37.34
Workspace Group *	UK	-37.38	0.00	-37.38
Unite Group	UK	-37.50	0.00	-37.50
GPT Group *	AU	-38.16	0.00	-38.16
Kimco Realty *	US	-38.46	0.00	-38.46
Developers Diversified *	US	-38.54	0.00	-38.54
Societe de la Tour Eiffel *	FR	-39.46	0.00	-39.46
Prologis *	US	-42.16	2.50	-39.66
Strategic Hotels & Resorts *	US	-40.15	0.00	-40.15
Apartment Investment *	US	-41.28	0.00	-41.28
Felcor Lodging Trust *	US	-44.14	0.00	-44.14
ING Industrial Fund *	AU	-44.67	0.00	-44.67
Colonial Properties *	US	-48.16	3.40	-44.76
ProLogis European Properties *	NL	-45.48	0.00	-45.48
ING Office Fund *	AU	-47.47	0.00	-47.47
Sunstone Hotel Investors *	US	-49.19	0.00	-49.19
Minerva	UK	-54.05	0.00	-54.05
Brixton *	UK	-54.94	0.00	-54.94
First Industrial Realty *	US	-59.38	0.00	-59.37
Goodman Group *	AU	-63.64	0.00	-63.64

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

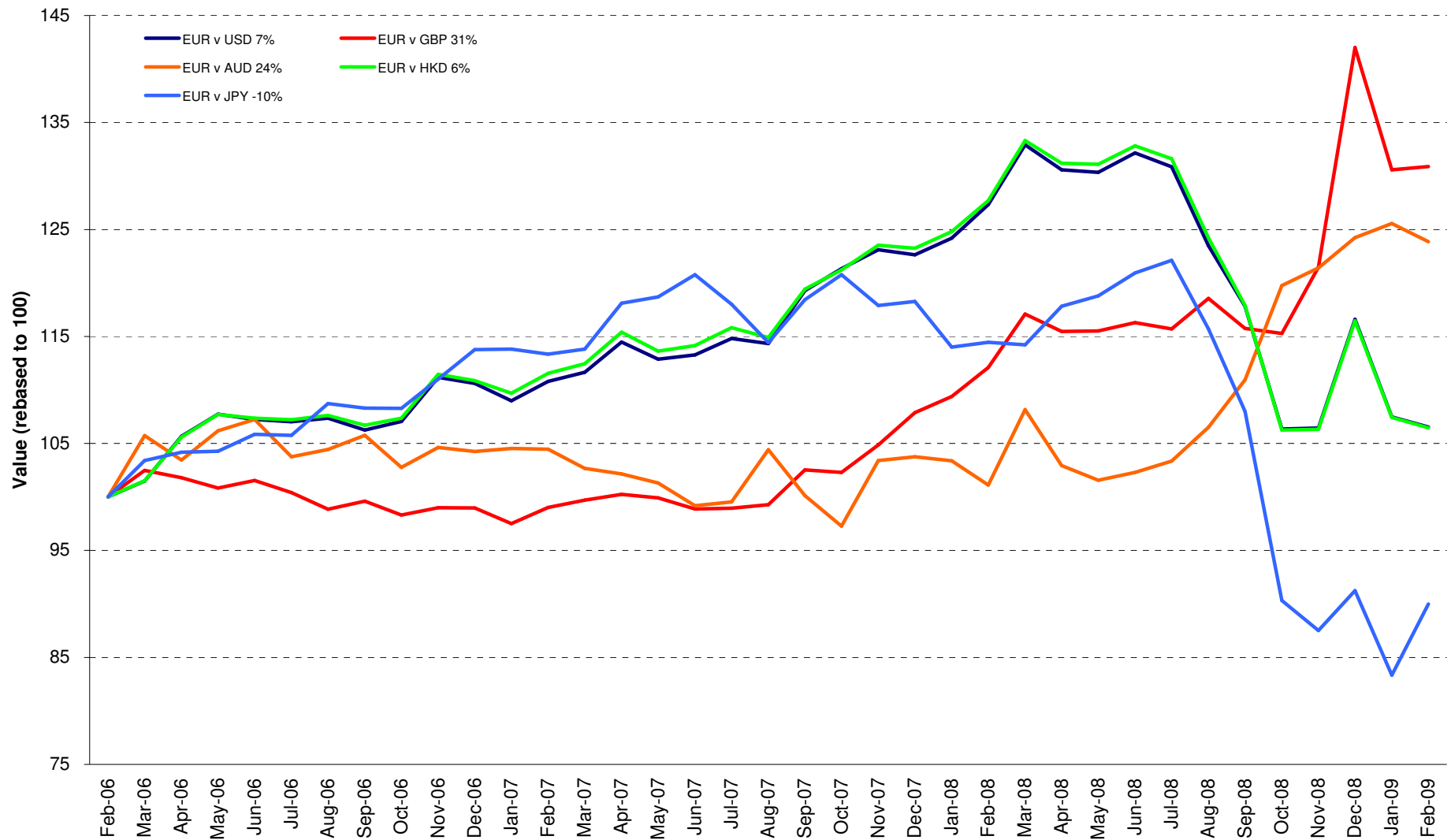
FX Description	Close Value 27-Feb	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Feb-09	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.27	0.44	2.13	-16.34	-8.63	-0.89	-8.63	11.88
1 EUR = CAD	1.61	-0.68	5.90	8.39	-6.09	1.43	-6.09	12.33
1 EUR = GBP	0.89	5.88	9.39	16.76	-7.84	0.24	-7.84	12.36
1 EUR = SEK	11.43	4.32	6.57	21.98	3.94	7.48	3.94	7.61
1 EUR = CHF	1.48	-1.28	-1.83	-6.62	0.01	-0.53	0.01	6.31
1 EUR = DKK	7.45	-0.01	-0.05	-0.01	0.09	-0.06	0.09	0.22
1 EUR = AUD	1.99	4.30	7.40	22.50	-0.29	-1.35	-0.29	10.67
1 EUR = HKD	9.85	0.36	2.11	-16.62	-8.58	-0.89	-8.58	11.91
1 EUR = JPY	124.27	-1.75	-3.45	-21.37	-1.38	7.97	-1.38	14.61
1 EUR = SGD	1.96	-1.47	0.53	-7.24	-1.95	1.42	-1.95	7.22
1 EUR = NZD	2.54	6.89	12.08	33.95	6.61	0.32	6.61	12.07

* -5 & -3 Years Total Returns are annualised

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



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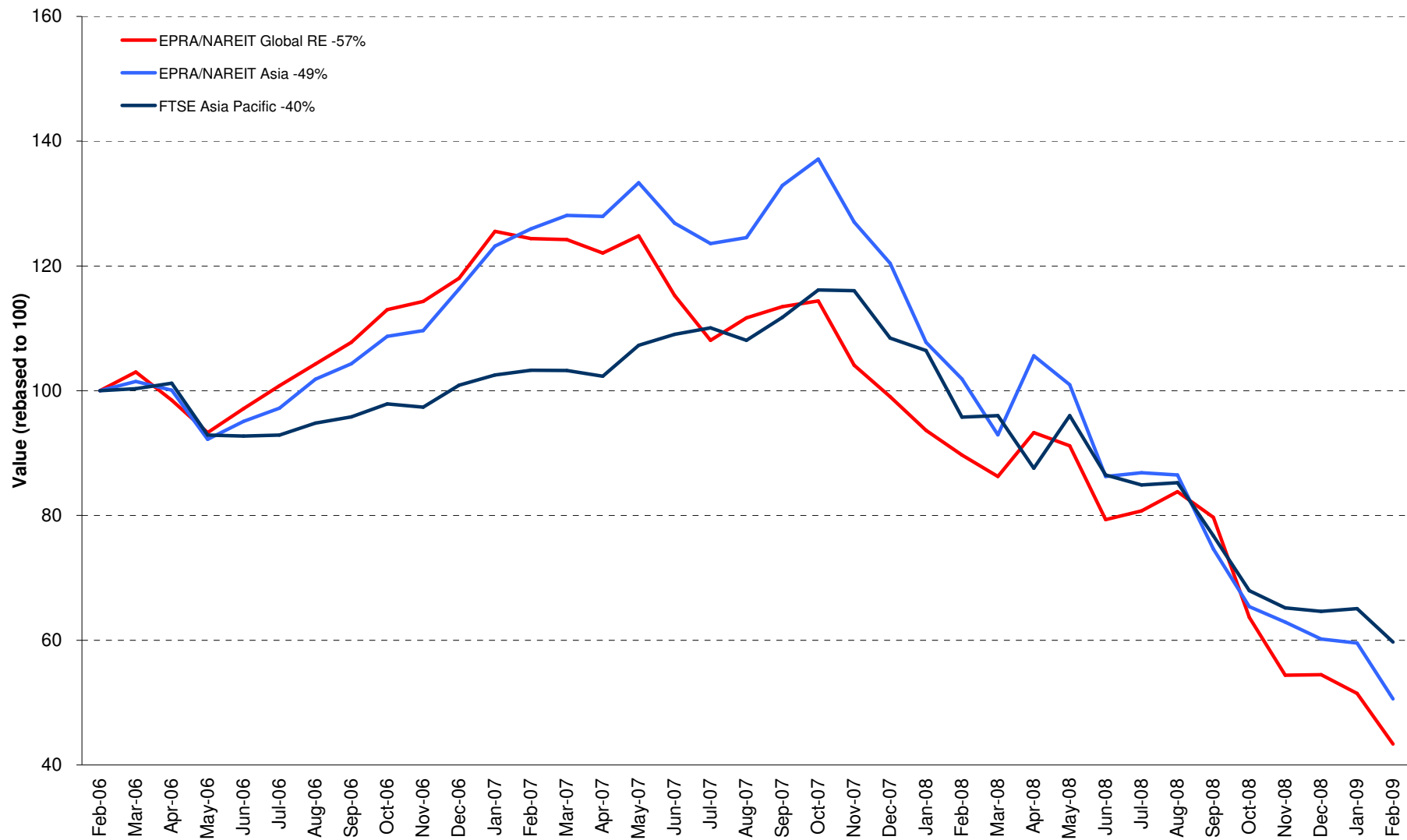
Section 3

EPRA/NAREIT Asia Index

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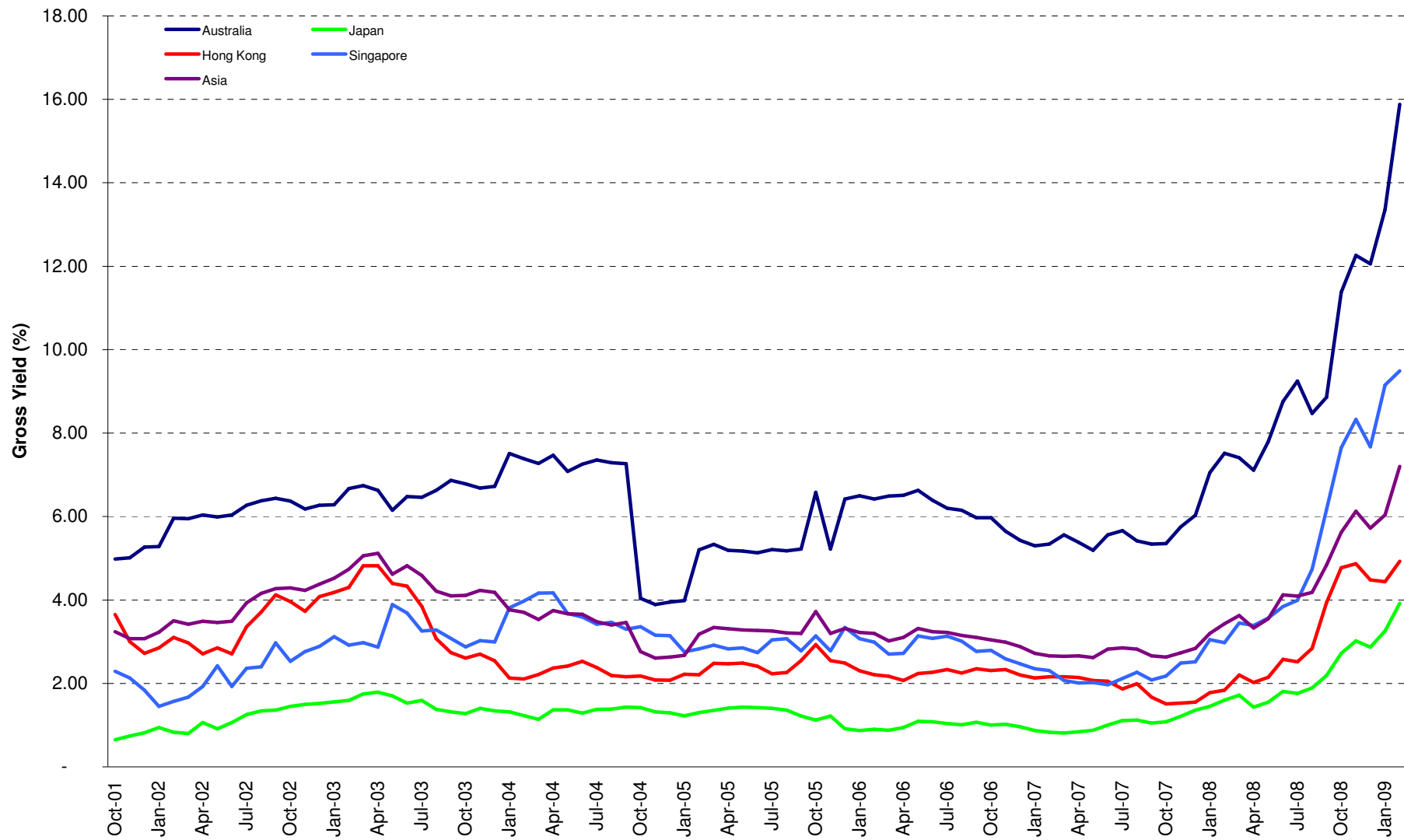
Graph 10: EPRA/NAREIT Asia v EPRA/NAREIT Global & FTSE Asia Pacific - Total Returns (EUR) Rolling 36 Months Performance



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Graph 11: Dividend Yields



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Corporate Actions & Changes Asia

Ex Date	Description
3 February 2009	Macquarie Office Trust (Australia): New number of shares: 4,854,471,814
4 February 2009	Commonwealth Property Office Fund (Australia): New number of shares: 1,857,139,127
13 February 2009	Westfield Group (Australia): New number of shares: 2,240,961,535
19 February 2009	Capitaland (Singapore): Rights issue: 1 for 2 at 1.3 SGD. New number of shares: 4,228,131,114

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Dividends Asia

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 February 2009	Westfield Group *	Rental	Retail	AUD	0.533	10.00	1-Feb	Semi-Annual
17 February 2009	Aeon Mall Co Ltd	Rental	Retail	JPY	10.000	1.66	March	Semi-Annual
24 February 2009	Japan Retail Fund *	Rental	Retail	JPY	15312.000	9.51	March	Semi-Annual
24 February 2009	ORIX JREIT *	Rental	Office	JPY	15617.000	10.34	March	Semi-Annual
3 March 2009	GPT Group *	Rental	Diversified	AUD	0.021	48.72	27-Mar	Quarterly
18 March 2009	Hongkong Land Hldgs	Rental	Office	USD	0.09 ***	7.21	April	Semi-Annual
19 March 2009	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.8 ***	4.10	April	Semi-Annual
25 March 2009	Goodman Group *	Rental	Industrial	AUD	0.085 ***	102.50	April	Dividend
25 March 2009	ING Industrial Fund *	Rental	Industrial	AUD	0.045 ***	172.29	April	Quarterly
25 March 2009	ING Office Fund *	Rental	Office	AUD	0.027 ***	41.54	April	Quarterly
25 March 2009	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	28.53	April	Quarterly
25 March 2009	Macquarie Office Trust *	Rental	Office	AUD	0.028 ***	65.42	April	Dividend
26 March 2009	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	1.99	April	Semi-Annual
26 March 2009	Mitsubishi Estate	Non-Rental	Diversified	JPY	8.000	1.59	April	Semi-Annual
26 March 2009	Heiwa Real Estate	Non-Rental	Diversified	JPY	6.000	5.42	April	Semi-Annual
26 March 2009	Daiburu Corp	Non-Rental	Office	JPY	5.500	1.36	April	Semi-Annual
26 March 2009	Tokyu Land	Non-Rental	Diversified	JPY	4.000	3.33	April	Semi-Annual
26 March 2009	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	1.88	April	Semi-Annual
26 March 2009	Toc Co	Non-Rental	Office	JPY	4.000	2.17	April	Semi-Annual
26 March 2009	NTT Urban Development	Non-Rental	Office	JPY	600.000	1.57	April	Semi-Annual
26 March 2009	Japan Real Estate *	Rental	Office	JPY	18410.000	6.40	April	Semi-Annual
26 March 2009	Mori Trust Sogo REIT *	Rental	Office	JPY	20580.000	5.49	April	Semi-Annual
30 March 2009	Hang Lung Properties	Non-Rental	Diversified	HKD	0.150	4.41	17-Apr	Semi-Annual

** Based on previous period figures

*** Estimated

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EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price	Float	Global	Asia	Yld	Rtn	Rtn	Rtn	Rtn	Rtn	Rtn	Rtn	Rtn		3 month	
			27-Feb	Mkt Cap EUR (m)	Wght (%)	Wght (%)	27-Feb	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	Feb-09	Feb-09	YTD		Annualised USD (m)	
Westfield Group *	Rental	Retail	10.65	12,005	5.13	12.00	10.00	-NA-	-6.87	-33.06	-13.65	-11.54	4.42	-7.12	-13.65	20.51	14,541	95
Stockland Trust Group *	Non-Rental	Diversified	2.72	2,173	0.93	2.17	15.04	-2.59	-16.51	-55.62	-32.67	-25.27	0.00	-25.27	-32.67	31.18	3,290	119
CFS Retail Property Trust *	Rental	Retail	1.70	1,569	0.67	1.57	7.18	9.65	0.73	-14.06	-9.09	-5.56	0.00	-5.56	-9.09	20.18	2,111	106
Dexus Property Group *	Rental	Diversified	0.70	1,224	0.52	1.22	14.00	-NA-	-10.07	-52.36	-14.63	-7.89	0.00	-7.89	-14.63	35.68	2,055	132
GPT Group *	Rental	Diversified	0.47	1,047	0.45	1.05	39.21	-11.11	-32.86	-78.16	-48.91	-38.16	0.00	-38.16	-48.91	50.54	2,292	172
Cmnwealth Prop Office *	Rental	Office	0.97	906	0.39	0.91	9.48	4.33	-2.44	-18.31	-17.80	12.79	0.00	12.79	-17.80	25.33	1,276	111
Mirvac Group *	Non-Rental	Diversified	0.85	725	0.31	0.73	27.89	-11.56	-25.72	-71.70	-33.59	-25.76	0.00	-25.76	-33.59	52.87	1,138	124
Goodman Group *	Rental	Industrial	0.26	364	0.16	0.36	100.84	-NA-	-41.39	-88.01	-64.86	-63.64	0.00	-63.64	-64.86	59.35	815	176
Macquarie Office Trust *	Rental	Office	0.12	277	0.12	0.28	86.64	-10.52	-29.54	-81.71	-50.00	-36.84	0.00	-36.84	-50.00	52.66	422	120
Bunnings Warehouse Prop *	Rental	Retail	1.71	259	0.11	0.26	7.84	7.85	2.25	-6.19	3.33	-1.45	0.00	-1.45	3.33	18.00	100	31
ING Office Fund *	Rental	Office	0.26	223	0.10	0.22	39.82	-7.89	-25.48	-72.33	-67.90	-47.47	0.00	-47.47	-67.90	45.87	334	118
ING Industrial Fund *	Rental	Industrial	0.08	47	0.02	0.05	172.29	-13.74	-37.52	-89.19	-40.71	-44.67	0.00	-44.67	-40.71	68.54	77	130
Australia Total				20,819	8.90	20.82	15.88											
Kiwi Income Property Trust *	Rental	Diversified	0.99	278	0.12	0.28	8.59	6.70	1.25	-12.68	-1.98	-2.94	0.00	-2.94	-1.98	15.83	126	36
New Zealand Total				278	0.12	0.28	8.59											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-09	Dividend Rtn (%) Feb-09	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover	Annual Velocity (%)
			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Asia Wght (%) 27-Feb											3 month Annualised USD (m)	
Sun Hung Kai Props	Non-Rental	Diversified	61.00	11,571	4.95	11.57	4.10	-1.25	-5.66	-54.32	-5.57	-12.86	0.00	-12.86	-5.57	34.98	17,470	119
China Overseas Land	Non-Rental	Residential	10.34	4,064	1.74	4.06	1.26	44.59	35.87	-32.36	-4.08	-0.39	0.00	-0.39	-4.08	51.41	12,025	233
Link REIT *	Rental	Retail	14.86	3,225	1.38	3.22	5.33	-NA-	-0.19	-18.74	16.09	1.09	0.00	1.09	16.09	26.91	3,469	85
Hang Lung Properties	Non-Rental	Diversified	14.98	3,150	1.35	3.15	4.41	9.43	6.08	-45.60	-11.05	-15.84	0.00	-15.84	-11.05	34.30	3,996	100
Henderson Land Dev	Non-Rental	Diversified	26.20	2,855	1.22	2.85	4.20	-4.17	-10.19	-55.90	-8.71	-13.10	0.00	-13.10	-8.71	31.84	3,880	107
Hongkong Land Hldgs	Rental	Office	2.08	2,763	1.18	2.76	7.21	6.14	-12.12	-49.09	-16.13	-2.80	0.00	-2.80	-16.13	26.70	1,632	46
New World Development	Non-Rental	Diversified	7.05	1,982	0.85	1.98	6.10	2.38	-12.84	-65.13	-10.31	-5.75	0.00	-5.75	-10.31	43.32	3,665	146
China Resources Land	Non-Rental	Residential	8.45	1,618	0.69	1.62	1.28	42.46	27.41	-41.62	-11.05	-7.65	0.00	-7.65	-11.05	52.48	4,356	212
Sino Land	Non-Rental	Diversified	6.09	1,488	0.64	1.49	6.57	7.42	-14.58	-67.52	-24.06	-19.87	0.00	-19.87	-24.06	52.26	3,205	170
Hysan Development	Rental	Diversified	11.88	939	0.40	0.94	5.22	-0.57	-10.83	-42.79	-5.11	-6.46	0.00	-6.46	-5.11	30.10	619	52
Kerry Properties	Non-Rental	Diversified	14.76	847	0.36	0.85	6.44	5.68	-12.57	-71.64	-28.52	-20.47	0.00	-20.47	-28.52	44.56	1,793	167
Shimao Property	Non-Rental	Residential	4.03	539	0.23	0.54	3.97	-NA-	-NA-	-73.88	-25.09	-20.98	0.00	-20.98	-25.09	-NA-	2,286	334
Country Garden Holdings	Non-Rental	Diversified	1.49	495	0.21	0.49	7.24	-NA-	-NA-	-78.52	-21.58	-8.59	0.00	-8.59	-21.58	-NA-	2,119	337
Agile Property Holdings	Non-Rental	Diversified	2.63	400	0.17	0.40	16.12	-NA-	-12.24	-72.39	-34.90	-13.77	0.00	-13.77	-34.90	74.84	2,240	441
Champion REIT *	Rental	Office	1.75	393	0.17	0.39	21.86	-NA-	-NA-	-54.62	-15.87	-9.33	0.00	-9.33	-15.87	-NA-	695	139
Great Eagle Holdings	Non-Rental	Diversified	9.69	297	0.13	0.30	5.68	0.48	-19.27	-57.33	12.54	0.83	0.00	0.83	12.54	46.06	503	133
Shui On Land	Non-Rental	Diversified	1.79	228	0.10	0.23	9.50	-NA-	-NA-	-74.14	-26.94	-10.95	0.00	-10.95	-26.94	-NA-	1,029	355
New World China Land	Non-Rental	Diversified	1.80	208	0.09	0.21	3.33	-4.11	-17.10	-65.49	-23.73	-8.63	0.00	-8.63	-23.73	66.08	251	95
Shenzhen Investment	Non-Rental	Diversified	1.24	203	0.09	0.20	19.35	5.20	8.82	-65.34	-10.14	-8.15	0.00	-8.15	-10.14	88.44	1,032	401
Hopson Development	Non-Rental	Residential	2.95	176	0.08	0.18	14.07	19.64	-33.66	-74.74	-47.32	-35.31	0.00	-35.31	-47.32	82.19	1,601	714
Kowloon Dev	Non-Rental	Residential	2.86	167	0.07	0.17	23.43	-6.24	-22.43	-80.01	-2.05	-14.37	0.00	-14.37	-2.05	68.62	324	153
Hong Kong Total				37,609	16.08	37.60	4.93											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Asia Wght (%) 27-Feb		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) Feb-09	Rtn (%) Feb-09	Rtn (%) YTD		3 month Annualised USD (m)	
Capitaland	Non-Rental	Diversified	1.98	3,198	1.37	3.20	6.28	12.46	-13.58	-60.53	-23.14	-0.41	0.00	-0.41	-23.14	38.77	8,124	200
Ascendas REIT *	Rental	Industrial	1.26	1,082	0.46	1.08	12.99	8.89	-8.16	-38.51	-4.54	-13.70	0.00	-13.70	-4.54	30.40	1,134	83
Capitamall Trust *	Rental	Retail	1.43	907	0.39	0.91	9.99	7.66	-7.52	-53.01	-7.77	-10.63	0.00	-10.63	-7.77	29.76	1,548	134
Suntec REIT *	Rental	Diversified	0.58	449	0.19	0.45	19.17	-NA-	-10.06	-54.62	-14.99	-12.88	0.00	-12.88	-14.99	38.86	602	106
CapitaCommercial Trust *	Rental	Office	0.76	402	0.17	0.40	14.57	-NA-	-14.12	-58.21	-9.15	-20.94	0.00	-20.94	-9.15	43.43	729	143
Mapletree Logistics Trust *	Rental	Industrial	0.39	289	0.12	0.29	18.56	-NA-	-8.24	-35.39	15.60	1.30	0.00	1.30	15.60	37.23	146	40
Singapore Land	Non-Rental	Diversified	3.40	285	0.12	0.28	5.88	-0.22	-14.59	-52.18	-3.41	2.72	0.00	2.72	-3.41	37.95	110	30
Keppel Land	Non-Rental	Diversified	1.30	237	0.10	0.24	6.15	-0.85	-26.60	-76.14	-23.53	-7.14	0.00	-7.14	-23.53	46.60	1,093	363
Wing Tai Holdings	Non-Rental	Diversified	0.73	219	0.09	0.22	4.11	5.40	-13.05	-63.33	-12.05	5.04	0.00	5.04	-12.05	47.40	122	44
Singapore Total				7,066	3.02	7.07	9.49											

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EPRA/NAREIT Asia Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-09	Dividend Rtn (%) Feb-09	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Asia Wght (%) 27-Feb												
Mitsubishi Estate	Non-Rental	Diversified	1007	8,336	3.56	8.33	1.59	-3.53	-24.83	-60.80	-30.41	-16.85	0.00	-16.85	-30.41	36.10	20,981	198
Mitsui Fudosan	Non-Rental	Diversified	1003	7,114	3.04	7.11	1.99	-1.81	-24.47	-53.07	-31.35	-15.71	0.00	-15.71	-31.35	36.31	19,020	211
Sumitomo Realty & Dev	Non-Rental	Diversified	956	3,663	1.57	3.66	2.09	-0.78	-28.47	-46.72	-27.25	-9.56	0.00	-9.56	-27.25	51.14	11,949	257
Nippon Building Fund *	Rental	Office	800000	3,489	1.49	3.49	5.60	6.70	-6.36	-35.13	-18.20	-18.20	0.00	-18.20	-18.20	29.71	4,597	104
Japan Real Estate *	Rental	Office	735000	2,425	1.04	2.42	6.57	5.02	-6.51	-33.72	-7.66	-10.80	0.00	-10.80	-7.66	24.29	3,218	104
Nomura Real Estate Office Fund	Rental	Office	500000	1,219	0.52	1.22	6.83	-1.05	-16.40	-39.79	-13.49	-13.04	0.00	-13.04	-13.49	29.21	1,246	81
Japan Retail Fund *	Rental	Retail	321000	998	0.43	1.00	9.84	-7.16	-22.18	-45.09	-12.65	-20.15	3.81	-16.34	-12.65	29.53	1,146	90
Japan Prime Realty Inv. *	Rental	Office	158300	790	0.34	0.79	8.98	-3.25	-17.78	-50.87	-24.69	-32.75	0.00	-32.75	-24.69	37.51	762	76
Aeon Mall Co Ltd	Rental	Retail	1052	767	0.33	0.77	1.90	3.39	-24.38	-58.85	-37.93	-16.18	0.80	-15.38	-37.93	37.24	1,833	188
NTT Urban Development	Non-Rental	Office	70000	741	0.32	0.74	1.86	-NA-	-25.41	-46.14	-26.32	-11.73	0.00	-11.73	-26.32	38.15	1,281	136
Tokyu Land	Non-Rental	Diversified	225	722	0.31	0.72	3.78	-3.11	-37.90	-67.66	-32.84	-22.15	0.00	-22.15	-32.84	44.21	4,537	495
ORIX JREIT *	Rental	Office	295100	595	0.25	0.59	10.64	-4.73	-19.71	-45.96	-26.37	-31.69	3.62	-28.07	-26.37	32.26	618	82
United Urban Investment *	Rental	Diversified	356000	573	0.24	0.57	10.13	0.10	-12.39	-41.90	1.42	-4.81	0.00	-4.81	1.42	35.57	525	72
Tokyu REIT *	Rental	Diversified	517000	527	0.23	0.53	6.17	3.99	-9.20	-36.63	-3.48	-11.93	0.00	-11.93	-3.48	32.17	682	102
Mori Trust Sogo REIT *	Rental	Office	679000	437	0.19	0.44	5.43	0.69	-9.00	-24.21	-8.49	-2.16	0.00	-2.16	-8.49	30.95	404	73
Tokyo Tatemono	Non-Rental	Office	220	422	0.18	0.42	6.82	-10.81	-38.70	-67.36	-45.41	-28.57	0.00	-28.57	-45.41	51.02	4,068	758
Daibiru Corp	Non-Rental	Office	738	347	0.15	0.35	1.42	4.38	-15.20	-24.44	-22.32	-8.44	0.00	-8.44	-22.32	41.10	352	80
Premier Investment Co. *	Rental	Diversified	279000	295	0.13	0.29	16.23	-3.86	-19.30	-48.67	-0.75	-1.69	0.00	-1.69	-0.75	55.44	503	134
Toc Co	Non-Rental	Office	346	286	0.12	0.29	2.17	0.69	-19.56	-56.09	-24.78	-13.93	0.00	-13.93	-24.78	48.21	475	131
Kenedix Realty Investment *	Rental	Diversified	160500	258	0.11	0.26	19.11	-NA-	-28.44	-69.92	-35.20	-32.56	0.00	-32.56	-35.20	51.96	599	183
Heiwa Real Estate	Non-Rental	Diversified	203	238	0.10	0.24	5.91	-8.36	-34.16	-60.22	-11.74	-2.87	0.00	-2.87	-11.74	33.38	448	148
Japan Total				34,241	14.64	34.24	3.92											

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Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	EUR	879.99	100,014.09	100.00	7.20	-3.43	-20.31	-50.32	-15.91	-15.03	-15.91	22.91
Pure Asia	EUR	924.26	87,462.56	87.45	6.39	-2.48	-19.77	-49.50	-15.69	-15.81	-15.69	23.46
Asia ex Australia	EUR	912.55	79,194.90	79.18	4.91	-NA-	-16.81	-44.46	-13.80	-15.20	-13.80	23.78
Asia Dividend+	EUR	1,057.35	72,119.70	72.11	9.28	-NA-	-NA-	-50.68	-12.01	-13.86	-12.01	-NA-
Australia	EUR	714.33	20,819.20	20.82	15.88	-12.49	-30.75	-65.78	-23.50	-14.35	-23.50	28.60
Pure Australia	EUR	520.23	8,267.67	8.27	20.52	-17.86	-37.95	-74.56	-30.27	-21.20	-30.27	35.98
Japan	EUR	1,081.69	34,241.50	34.24	3.92	-0.98	-21.40	-40.25	-24.75	-21.99	-24.75	26.78
Hong Kong	EUR	922.18	37,609.09	37.60	4.93	0.78	-10.79	-45.35	-0.65	-9.19	-0.65	28.10
Singapore	EUR	636.95	7,066.32	7.07	9.49	2.92	-17.22	-56.30	-13.94	-8.57	-13.94	28.21
New Zealand	EUR	850.40	277.99	0.28	8.59	-NA-	-12.56	-35.87	-8.06	-3.25	-8.06	21.59
Asia	USD	1,105.64	127,022.99	100.00	7.20	-3.01	-18.61	-58.44	-23.17	-15.78	-23.17	26.19
Pure Asia	USD	1,161.19	111,081.91	87.45	6.39	-2.05	-18.05	-57.75	-22.97	-16.56	-22.97	26.80
Asia ex Australia	USD	887.09	100,581.55	79.18	4.91	-NA-	-15.03	-53.53	-21.24	-15.96	-21.24	26.44
Asia Dividend+	USD	1,109.22	91,595.69	72.11	9.28	-4.15	-16.16	-58.73	-19.61	-14.63	-19.61	26.44
Australia	USD	905.14	26,441.44	20.82	15.88	-12.10	-29.28	-71.37	-30.11	-15.12	-30.11	32.00
Pure Australia	USD	659.19	10,500.36	8.27	20.52	-17.50	-36.62	-78.72	-36.29	-21.90	-36.29	39.61
Japan	USD	1,370.64	43,488.44	34.24	3.92	-0.55	-19.72	-50.02	-31.24	-22.69	-31.24	28.11
Hong Kong	USD	1,168.52	47,765.46	37.60	4.93	1.22	-8.89	-54.28	-9.22	-10.00	-9.22	30.73
Singapore	USD	807.09	8,974.58	7.07	9.49	3.37	-15.46	-63.44	-21.37	-9.39	-21.37	33.99
New Zealand	USD	794.60	353.06	0.28	8.59	-NA-	-8.83	-46.34	-15.99	-4.12	-15.99	25.37
Asia	GBP	1,250.12	89,116.79	100.00	7.20	2.25	-12.83	-42.00	-22.50	-14.82	-22.50	24.35
Pure Asia	GBP	1,312.93	77,932.85	87.45	6.39	3.26	-12.23	-41.03	-22.30	-15.61	-22.30	25.29
Asia ex Australia	GBP	1,003.01	70,566.00	79.18	4.91	-NA-	-9.00	-35.15	-20.56	-15.00	-20.56	25.54
Asia Dividend+	GBP	1,394.89	64,261.71	72.11	9.28	1.04	-10.20	-42.41	-18.91	-13.65	-18.91	24.46
Australia	GBP	1,023.42	18,550.79	20.82	15.88	-7.34	-24.25	-60.04	-29.50	-14.14	-29.50	29.05
Pure Australia	GBP	745.33	7,366.84	8.27	20.52	-13.03	-32.12	-70.30	-35.74	-21.01	-35.74	37.70
Japan	GBP	1,549.74	30,510.62	34.24	3.92	4.84	-14.02	-30.24	-30.64	-21.80	-30.64	28.25
Hong Kong	GBP	1,321.21	33,511.29	37.60	4.93	6.71	-2.42	-36.19	-8.43	-8.97	-8.43	29.18
Singapore	GBP	912.56	6,296.39	7.07	9.49	8.97	-9.45	-48.98	-20.68	-8.35	-20.68	31.71
New Zealand	GBP	1,070.21	247.70	0.28	8.59	-NA-	-4.35	-25.12	-15.26	-3.02	-15.26	23.03

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	JPY	1,056.93	12,428,564.55	100.00	7.20	-5.12	-23.06	-60.94	-17.07	-8.25	-17.07	30.12
Pure Asia	JPY	1,110.03	10,868,809.30	87.45	6.39	-4.19	-22.54	-60.29	-16.85	-9.10	-16.85	30.47
Asia ex Australia	JPY	848.01	9,841,401.92	79.18	4.91	-NA-	-19.68	-56.33	-14.99	-8.44	-14.99	30.10
Asia Dividend+	JPY	979.44	8,962,180.66	72.11	9.28	-NA-	-NA-	-61.22	-13.23	-6.99	-13.23	-NA-
Australia	JPY	865.26	2,587,162.63	20.82	15.88	-14.02	-33.14	-73.09	-24.56	-7.52	-24.56	35.71
Pure Australia	JPY	630.15	1,027,407.38	8.27	20.52	-19.30	-40.09	-80.00	-31.24	-14.92	-31.24	41.82
Japan	JPY	1,317.78	4,255,126.67	34.24	3.92	-2.72	-24.11	-53.02	-25.78	-15.77	-25.78	31.00
Hong Kong	JPY	1,117.03	4,673,611.63	37.60	4.93	-0.99	-13.88	-57.03	-2.02	-1.95	-2.02	34.16
Singapore	JPY	771.53	878,118.05	7.07	9.49	1.12	-20.08	-65.64	-15.13	-1.28	-15.13	37.41
New Zealand	JPY	758.73	34,545.57	0.28	8.59	-NA-	-15.58	-49.57	-9.33	4.46	-9.33	29.62
Australia	AUD	940.16	41,389.05	20.82	15.88	-8.72	-25.64	-58.07	-23.71	-15.49	-23.71	25.44
Australia Hedged	USD	469.71	26,441.44	8.90	0.00	-NA-	-26.17	-57.77	-23.56	-15.80	-23.56	24.36
Pure Australia	AUD	684.62	16,436.31	8.27	20.52	-14.33	-33.36	-68.84	-30.47	-22.26	-30.47	33.59
Hong Kong	HKD	1,173.37	370,416.38	37.60	4.93	1.14	-8.91	-54.43	-9.17	-10.00	-9.17	30.83
Singapore	SGD	752.42	13,875.60	7.07	9.49	1.40	-16.79	-59.46	-15.61	-7.27	-15.61	30.57
New Zealand	NZD	1,147.40	704.93	0.28	8.59	-NA-	-1.95	-13.99	-1.98	-2.94	-1.98	15.12
Asia 33	EUR	587.56	79,721.90	79.71	6.91	-NA-	-19.07	-46.67	-13.73	-14.35	-13.73	22.36
Asia 33	USD	742.08	100,919.95	79.45	6.91	-NA-	-17.44	-55.61	-22.48	-15.79	-22.48	24.92
Asia 33	GBP	844.54	71,266.12	79.97	6.91	-NA-	-11.38	-37.73	-20.91	-15.35	-20.91	23.40
Asia 33	JPY	706.81	9,838,686.15	79.16	6.91	-NA-	-22.05	-58.56	-16.34	-8.13	-16.34	29.30
Asia 33	HKD	737.64	782,503.03	79.16	6.91	-NA-	-17.46	-55.77	-22.44	-15.81	-22.44	24.96
Asia 33	AUD	758.74	157,687.43	157.67	6.91	-NA-	-NA-	-NA-	-NA-	-11.57	-NA-	-NA-

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EPRA/NAREIT Asia Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	AUD	1,132.49	198,830.36	198.80	7.20	-NA-	-NA-	-NA-	-NA-	-10.72	-NA-	-NA-
Pure Asia	AUD	1,189.39	173,877.62	173.85	6.39	-NA-	-NA-	-NA-	-NA-	-11.89	-NA-	-NA-
Asia ex Australia	AUD	908.64	157,441.31	157.42	4.91	-NA-	-NA-	-NA-	-NA-	-12.13	-NA-	-NA-
Asia Dividend+	AUD	1,323.48	143,375.66	143.36	9.28	-NA-	-NA-	-NA-	-NA-	-6.94	-NA-	-NA-
Australia	AUD	940.16	41,389.05	41.38	15.88	-NA-	-NA-	-NA-	-NA-	-4.56	-NA-	-NA-
Pure Australia	AUD	684.62	16,436.31	16.43	20.52	-NA-	-NA-	-NA-	-NA-	-9.57	-NA-	-NA-
Japan	AUD	1,403.92	68,072.89	68.06	3.92	-NA-	-NA-	-NA-	-NA-	-22.26	-NA-	-NA-
Hong Kong	AUD	1,196.89	74,767.76	74.76	4.93	-NA-	-NA-	-NA-	-NA-	-1.78	-NA-	-NA-
Singapore	AUD	826.69	14,048.00	14.05	9.49	-NA-	-NA-	-NA-	-NA-	-4.90	-NA-	-NA-
New Zealand	AUD	974.99	552.65	0.55	8.59	-NA-	-NA-	-NA-	-NA-	-4.39	-NA-	-NA-

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EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	EUR	879.66	100,014.09	100.00	7.10	-NA-	-20.33	-50.35	-15.92	-15.03	-15.92	22.90
Pure Asia	EUR	923.86	87,462.56	87.45	6.28	-NA-	-19.78	-49.53	-15.69	-15.82	-15.69	23.43
Asia ex Australia	EUR	912.11	79,194.90	79.18	4.80	-NA-	-16.82	-44.50	-13.81	-15.21	-13.81	23.72
Australia	EUR	714.33	20,819.20	20.82	15.88	-NA-	-30.75	-65.78	-23.50	-14.35	-23.50	28.79
Pure Australia	EUR	520.23	8,267.67	8.27	20.52	-NA-	-37.95	-74.56	-30.27	-21.20	-30.27	36.18
Hong Kong	EUR	922.18	37,609.09	37.60	4.93	-NA-	-10.79	-45.35	-0.65	-9.19	-0.65	28.08
Japan	EUR	1,077.33	34,241.50	34.24	3.65	-NA-	-21.48	-40.35	-24.76	-22.01	-24.76	26.72
New Zealand	EUR	860.24	277.99	0.28	8.97	-NA-	-12.31	-35.65	-8.06	-3.25	-8.06	21.82
Singapore	EUR	648.27	7,066.32	7.07	9.49	-NA-	-16.97	-56.30	-13.94	-8.57	-13.94	28.12
Asia	USD	1,105.22	127,022.99	100.00	7.10	-NA-	-18.63	-58.46	-23.18	-15.79	-23.18	26.20
Pure Asia	USD	1,160.69	111,081.91	87.45	6.28	-NA-	-18.07	-57.77	-22.97	-16.57	-22.97	26.80
Asia ex Australia	USD	886.67	100,581.55	79.18	4.80	-NA-	-15.05	-53.57	-21.25	-15.97	-21.25	26.41
Australia	USD	905.14	26,441.44	20.82	15.88	-NA-	-29.28	-71.37	-30.11	-15.12	-30.11	32.17
Pure Australia	USD	659.19	10,500.36	8.27	20.52	-NA-	-36.62	-78.72	-36.29	-21.90	-36.29	39.78
Hong Kong	USD	1,168.52	47,765.46	37.60	4.93	-NA-	-8.89	-54.28	-9.22	-10.00	-9.22	30.73
Japan	USD	1,365.12	43,488.44	34.24	3.65	-NA-	-19.81	-50.09	-31.26	-22.70	-31.26	28.08
New Zealand	USD	803.79	353.06	0.28	8.97	-NA-	-10.44	-46.16	-15.99	-4.12	-15.99	25.21
Singapore	USD	821.45	8,974.58	7.07	9.49	-NA-	-15.20	-63.44	-21.37	-9.39	-21.37	33.96
Asia	GBP	1,249.64	89,116.79	100.00	7.10	-NA-	-12.84	-42.03	-22.51	-14.82	-22.51	24.33
Pure Asia	GBP	1,312.35	77,932.85	87.45	6.28	-NA-	-12.25	-41.07	-22.30	-15.61	-22.30	25.25
Asia ex Australia	GBP	1,002.53	70,566.00	79.18	4.80	-NA-	-9.02	-35.20	-20.57	-15.00	-20.57	25.48
Australia	GBP	1,023.42	18,550.79	20.82	15.88	-NA-	-24.25	-60.04	-29.50	-14.14	-29.50	29.22
Pure Australia	GBP	745.33	7,366.84	8.27	20.52	-NA-	-32.12	-70.30	-35.74	-21.01	-35.74	37.87
Hong Kong	GBP	1,321.21	33,511.29	37.60	4.93	-NA-	-2.42	-36.19	-8.43	-8.97	-8.43	29.16
Japan	GBP	1,543.49	30,510.62	34.24	3.65	-NA-	-14.11	-30.35	-30.66	-21.82	-30.66	28.20
New Zealand	GBP	1,082.59	247.70	0.28	8.97	-NA-	-4.08	-24.87	-15.26	-3.02	-15.26	23.29
Singapore	GBP	928.79	6,296.39	7.07	9.49	-NA-	-9.17	-48.98	-20.68	-8.35	-20.68	31.62

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EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	JPY	1,056.52	12,428,564.55	100.00	7.10	-NA-	-23.08	-60.96	-17.08	-8.26	-17.08	30.23
Pure Asia	JPY	1,109.54	10,868,809.30	87.45	6.28	-NA-	-22.55	-60.31	-16.86	-9.11	-16.86	30.54
Asia ex Australia	JPY	847.60	9,841,401.92	79.18	4.80	-NA-	-19.70	-56.36	-15.00	-8.45	-15.00	30.10
Australia	JPY	865.26	2,587,162.63	20.82	15.88	-NA-	-33.14	-73.09	-24.56	-7.52	-24.56	36.08
Pure Australia	JPY	630.15	1,027,407.38	8.27	20.52	-NA-	-40.09	-80.00	-31.24	-14.92	-31.24	42.20
Hong Kong	JPY	1,117.03	4,673,611.63	37.60	4.93	-NA-	-13.88	-57.03	-2.02	-1.95	-2.02	34.22
Japan	JPY	1,312.46	4,255,126.67	34.24	3.65	-NA-	-24.19	-53.09	-25.80	-15.78	-25.80	30.97
New Zealand	JPY	767.51	34,545.57	0.28	8.97	-NA-	-15.34	-49.40	-9.33	4.46	-9.33	29.68
Singapore	JPY	785.25	878,118.05	7.07	9.49	-NA-	-19.84	-65.64	-15.13	-1.28	-15.13	37.44
Australia	AUD	940.16	41,389.05	20.82	15.88	-NA-	-25.64	-58.07	-23.71	-15.49	-23.71	25.60
Pure Australia	AUD	684.62	16,436.31	8.27	20.52	-NA-	-33.36	-68.84	-30.47	-22.26	-30.47	33.76
Hong Kong	HKD	1,173.37	370,416.38	37.60	4.93	-NA-	-8.91	-54.43	-9.17	-10.00	-9.17	30.82
New Zealand	NZD	1,160.75	704.93	0.28	8.97	-NA-	-1.67	-13.70	-1.98	-2.94	-1.98	15.74
Singapore	SGD	765.80	13,875.60	7.07	9.49	-NA-	-16.53	-59.46	-15.62	-7.27	-15.62	30.55

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EPRA/NAREIT Asia Index - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	AUD	1,132.06	198,830.36	198.80	7.10	-NA-	-NA-	-NA-	-NA-	-10.73	-NA-	-NA-
Pure Asia	AUD	1,188.87	173,877.62	173.85	6.28	-NA-	-NA-	-NA-	-NA-	-11.90	-NA-	-NA-
Asia ex Australia	AUD	908.20	157,441.31	157.42	4.80	-NA-	-NA-	-NA-	-NA-	-12.14	-NA-	-NA-
Australia	AUD	940.16	41,389.05	41.38	15.88	-NA-	-NA-	-NA-	-NA-	-4.56	-NA-	-NA-
Pure Australia	AUD	684.62	16,436.31	16.43	20.52	-NA-	-NA-	-NA-	-NA-	-9.57	-NA-	-NA-
Hong Kong	AUD	1,196.89	74,767.76	74.76	4.93	-NA-	-NA-	-NA-	-NA-	-1.78	-NA-	-NA-
Japan	AUD	1,398.27	68,072.89	68.06	3.65	-NA-	-NA-	-NA-	-NA-	-22.28	-NA-	-NA-
New Zealand	AUD	986.27	552.65	0.55	8.97	-NA-	-NA-	-NA-	-NA-	-4.39	-NA-	-NA-
Singapore	AUD	841.40	14,048.00	14.05	9.49	-NA-	-NA-	-NA-	-NA-	-4.90	-NA-	-NA-

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EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	EUR	637.32	100,014.09	100.00	0.00	-6.80	-23.03	-52.47	-16.45	-15.47	-16.45	23.03
Pure Asia	EUR	684.69	87,462.56	87.45	0.00	-5.45	-22.12	-51.43	-15.88	-15.89	-15.88	23.54
Asia ex Australia	EUR	837.30	79,194.90	79.18	0.00	-NA-	-18.59	-46.17	-14.03	-15.29	-14.03	23.82
Asia Dividend+	EUR	930.76	72,119.70	72.11	0.00	-NA-	-NA-	-53.59	-12.81	-14.49	-12.81	-NA-
Australia	EUR	392.10	20,819.20	20.82	0.00	-18.16	-35.30	-68.64	-25.20	-16.25	-25.20	28.75
Pure Australia	EUR	286.81	8,267.67	8.27	0.00	-23.12	-41.98	-76.74	-30.27	-21.20	-30.27	36.29
Japan	EUR	970.88	34,241.50	34.24	0.00	-2.36	-22.55	-41.56	-24.96	-22.19	-24.96	26.81
Hong Kong	EUR	714.55	37,609.09	37.60	0.00	-1.88	-13.21	-47.35	-0.65	-9.19	-0.65	28.09
Singapore	EUR	483.11	7,066.32	7.07	0.00	-0.63	-20.12	-58.60	-15.42	-8.57	-15.42	28.48
New Zealand	EUR	660.31	277.99	0.28	0.00	-NA-	-17.95	-40.40	-8.06	-3.25	-8.06	20.85
Asia	USD	800.01	127,022.99	100.00	0.00	-6.39	-21.39	-60.24	-23.67	-16.22	-23.67	26.26
Pure Asia	USD	859.48	111,081.91	87.45	0.00	-5.03	-20.46	-59.37	-23.14	-16.64	-23.14	26.82
Asia ex Australia	USD	813.94	100,581.55	79.18	0.00	-NA-	-16.85	-54.97	-21.45	-16.05	-21.45	26.46
Asia Dividend+	USD	976.43	91,595.69	72.11	0.00	-8.52	-20.09	-61.17	-20.33	-15.25	-20.33	26.54
Australia	USD	496.84	26,441.44	20.82	0.00	-17.80	-33.92	-73.77	-31.66	-17.00	-31.66	32.09
Pure Australia	USD	363.43	10,500.36	8.27	0.00	-22.78	-40.74	-80.54	-36.29	-21.90	-36.29	39.65
Japan	USD	1,230.23	43,488.44	34.24	0.00	-1.93	-20.90	-51.11	-31.44	-22.88	-31.44	28.11
Hong Kong	USD	905.42	47,765.46	37.60	0.00	-1.45	-11.36	-55.96	-9.22	-10.01	-9.22	30.68
Singapore	USD	612.17	8,974.58	7.07	0.00	-0.19	-18.41	-65.36	-22.72	-9.38	-22.72	34.38
New Zealand	USD	616.98	353.06	0.28	0.00	-NA-	-16.21	-50.13	-15.99	-4.12	-15.99	24.35
Asia	GBP	904.55	89,116.79	100.00	0.00	-1.31	-15.80	-44.51	-23.00	-15.26	-23.00	24.32
Pure Asia	GBP	971.79	77,932.85	87.45	0.00	0.11	-14.81	-43.29	-22.48	-15.69	-22.48	25.20
Asia ex Australia	GBP	920.30	70,566.00	79.18	0.00	-NA-	-10.94	-37.16	-20.76	-15.09	-20.76	25.50
Asia Dividend+	GBP	1,227.90	64,261.71	72.11	0.00	-3.57	-14.41	-45.81	-19.64	-14.28	-19.64	24.43
Australia	GBP	561.77	18,550.79	20.82	0.00	-13.35	-29.23	-63.39	-31.06	-16.05	-31.06	28.92
Pure Australia	GBP	410.92	7,366.84	8.27	0.00	-18.60	-36.53	-72.84	-35.74	-21.01	-35.74	37.54
Japan	GBP	1,390.99	30,510.62	34.24	0.00	3.38	-15.28	-31.77	-30.84	-22.00	-30.84	28.20
Hong Kong	GBP	1,023.73	33,511.29	37.60	0.00	3.89	-5.06	-38.53	-8.44	-8.97	-8.44	29.06
Singapore	GBP	692.16	6,296.39	7.07	0.00	5.21	-12.62	-51.66	-22.05	-8.35	-22.05	32.16
New Zealand	GBP	830.98	247.70	0.28	0.00	-NA-	-10.25	-30.41	-15.26	-3.02	-15.26	22.17

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	JPY	764.76	12,428,564.55	100.00	0.00	-8.43	-25.69	-62.63	-17.61	-8.73	-17.61	30.15
Pure Asia	JPY	821.61	10,868,809.30	87.45	0.00	-7.11	-24.81	-61.81	-17.04	-9.19	-17.04	30.48
Asia ex Australia	JPY	778.08	9,841,401.92	79.18	0.00	-NA-	-21.40	-57.68	-15.21	-8.54	-15.21	30.13
Asia Dividend+	JPY	862.19	8,962,180.66	72.11	0.00	-NA-	-NA-	-63.50	-14.01	-7.67	-14.01	-NA-
Australia	JPY	474.95	2,587,162.63	20.82	0.00	-19.60	-37.54	-75.34	-26.23	-9.57	-26.23	35.61
Pure Australia	JPY	347.41	1,027,407.38	8.27	0.00	-24.47	-43.98	-81.71	-31.24	-14.92	-31.24	41.84
Japan	JPY	1,184.96	4,255,126.67	34.24	0.00	-4.07	-25.22	-54.05	-26.00	-15.98	-26.00	31.01
Hong Kong	JPY	865.53	4,673,611.63	37.60	0.00	-3.60	-16.21	-58.60	-2.02	-1.95	-2.02	34.15
Singapore	JPY	585.20	878,118.05	7.07	0.00	-2.37	-22.88	-67.45	-16.59	-1.28	-16.59	37.76
New Zealand	JPY	589.13	34,545.57	0.28	0.00	-NA-	-20.79	-53.13	-9.33	4.46	-9.33	28.84
Australia	AUD	515.75	41,389.05	20.82	0.00	-14.64	-30.52	-61.59	-25.42	-17.38	-25.42	25.52
Australia Hedged	USD	359.15	26,441.44	20.82	0.00	-NA-	-31.03	-61.30	-25.27	-17.68	-25.27	24.56
Pure Australia	AUD	377.21	16,436.31	8.27	0.00	-19.82	-37.68	-71.51	-30.47	-22.26	-30.47	33.84
Hong Kong	HKD	909.44	370,416.38	37.60	0.00	-1.52	-11.37	-56.10	-9.17	-10.00	-9.17	30.77
Singapore	SGD	571.73	13,875.60	7.07	0.00	-2.10	-19.69	-61.59	-17.07	-7.27	-17.07	30.91
New Zealand	NZD	889.77	704.93	0.28	0.00	-NA-	-8.04	-20.16	-1.98	-2.94	-1.98	14.13
Asia 33	EUR	509.32	79,721.90	79.71	0.00	-NA-	-21.90	-49.01	-14.27	-14.80	-14.27	-NA-
Asia 33	USD	643.27	100,919.95	79.45	0.00	-NA-	-20.32	-57.56	-22.97	-16.23	-22.97	-NA-
Asia 33	GBP	732.08	71,266.12	79.97	0.00	-NA-	-14.47	-40.46	-21.40	-15.79	-21.40	-NA-
Asia 33	JPY	612.69	9,838,686.15	79.16	0.00	-NA-	-24.77	-60.39	-16.86	-8.61	-16.86	29.37
Asia 33	HKD	639.41	782,503.03	79.16	0.00	-NA-	-20.34	-57.72	-22.93	-16.25	-22.93	-NA-
Asia 33	AUD	657.71	157,687.43	49.41	0.00	-NA-	-NA-	-NA-	-NA-	-11.65	-NA-	-NA-

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EPRA/NAREIT Asia Index - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Feb-09										
Asia	AUD	819.44	198,830.36	198.80	0.00	-NA-	-NA-	-NA-	-NA-	-10.80	-NA-	-NA-
Pure Asia	AUD	880.35	173,877.62	173.85	0.00	-NA-	-NA-	-NA-	-NA-	-11.98	-NA-	-NA-
Asia ex Australia	AUD	833.71	157,441.31	157.42	0.00	-NA-	-NA-	-NA-	-NA-	-12.22	-NA-	-NA-
Asia Dividend+	AUD	1,165.04	143,375.66	143.36	0.00	-NA-	-NA-	-NA-	-NA-	-7.04	-NA-	-NA-
Australia	AUD	515.75	41,389.05	41.38	0.00	-NA-	-NA-	-NA-	-NA-	-4.56	-NA-	-NA-
Pure Australia	AUD	377.21	16,436.31	16.43	0.00	-NA-	-NA-	-NA-	-NA-	-9.57	-NA-	-NA-
Japan	AUD	1,260.11	68,072.89	68.06	0.00	-NA-	-NA-	-NA-	-NA-	-22.45	-NA-	-NA-
Hong Kong	AUD	927.41	74,767.76	74.76	0.00	-NA-	-NA-	-NA-	-NA-	-1.78	-NA-	-NA-
Singapore	AUD	627.03	14,048.00	14.05	0.00	-NA-	-NA-	-NA-	-NA-	-4.90	-NA-	-NA-
New Zealand	AUD	757.04	552.65	0.55	0.00	-NA-	-NA-	-NA-	-NA-	-4.39	-NA-	-NA-

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EPRA/NAREIT Asia Index - Asset Class Comparison

Index Description	Curr	Close Value 27-Feb	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 27-Feb	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) 27-Feb	Rtn (%) YTD	
Asia Real Estate **	Local	937.49	7.20	-3.25	-19.69	-55.35	-19.11	-13.02	-19.11	24.60
Asia FTSE	Local	164.15	1.66	-0.93	-14.03	-42.60	-9.27	-3.93	-9.27	19.83
Japan Real Estate **	JPY	1,317.78	3.92	-2.72	-24.11	-53.02	-25.78	-15.77	-25.78	31.00
Japan FTSE	JPY	61.98	1.10	-5.61	-21.82	-44.00	-11.87	-4.37	-11.87	19.97
Japan JP Morgan Bonds	JPY	237.54	-NA-	1.55	2.39	2.87	-0.38	0.25	-0.38	2.23
Australia Real Estate **	AUD	940.16	15.88	-8.72	-25.64	-58.07	-23.71	-15.49	-23.71	25.44
Australia FTSE	AUD	679.79	3.49	4.98	-7.99	-36.89	-9.05	-4.28	-9.05	15.96
Australia JP Morgan Bonds	AUD	704.38	-NA-	7.22	7.90	18.65	-0.86	-1.40	-0.86	4.27
Hong Kong Real Estate **	HKD	1,173.37	4.93	1.14	-8.91	-54.43	-9.17	-10.00	-9.17	30.83
Hong Kong FTSE	HKD	884.65	1.65	3.91	-2.59	-46.36	-7.20	-4.58	-7.20	27.01
Hong Kong JP Morgan Bonds	HKD	158.50	-NA-	4.39	6.77	5.35	-1.52	-0.46	-1.52	4.34
Singapore Real Estate **	SGD	752.42	9.49	1.40	-16.79	-59.46	-15.61	-7.27	-15.61	30.57
Singapore FTSE	SGD	269.89	2.26	0.25	-9.71	-45.64	-9.42	-8.62	-9.42	24.69
Singapore JP Morgan Bonds	SGD	149.86	-NA-	4.13	5.81	5.36	0.02	0.72	0.02	4.17
New Zealand Real Estate **	NZD	1,147.40	8.59	-NA-	-1.95	-13.99	-1.98	-2.94	-1.98	15.12
New Zealand FTSE	NZD	142.66	4.08	-0.78	-9.11	-30.99	-3.84	-8.50	-3.84	17.30
New Zealand JP Morgan Bonds	NZD	289.59	-NA-	7.75	8.89	19.03	2.10	-0.47	2.10	4.28

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Asia
				(EUR m) 27-Feb	(%) Weight 27-Feb
Westfield Group *	Rental	Retail	AU	12,005	12.00
Sun Hung Kai Props	Non-Rental	Diversified	HK	11,571	11.57
Mitsubishi Estate	Non-Rental	Diversified	JP	8,336	8.33
Mitsui Fudosan	Non-Rental	Diversified	JP	7,114	7.11
China Overseas Land	Non-Rental	Residential	HK	4,064	4.06
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	3,663	3.66
Nippon Building Fund *	Rental	Office	JP	3,489	3.49
Link REIT *	Rental	Retail	HK	3,225	3.22
Capitaland	Non-Rental	Diversified	SG	3,198	3.20
Hang Lung Properties	Non-Rental	Diversified	HK	3,150	3.15
Henderson Land Dev	Non-Rental	Diversified	HK	2,855	2.85
Hongkong Land Hldgs	Rental	Office	HK	2,763	2.76
Japan Real Estate *	Rental	Office	JP	2,425	2.42
Stockland Trust Group *	Non-Rental	Diversified	AU	2,173	2.17
New World Development	Non-Rental	Diversified	HK	1,982	1.98
China Resources Land	Non-Rental	Residential	HK	1,618	1.62
CFS Retail Property Trust *	Rental	Retail	AU	1,569	1.57
Sino Land	Non-Rental	Diversified	HK	1,488	1.49
Dexus Property Group *	Rental	Diversified	AU	1,224	1.22
Nomura Real Estate Office Fund	Rental	Office	JP	1,219	1.22

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Asia
	27-Feb	(EUR m) 27-Feb	(%) Weight 27-Feb
EPRA/NAREIT Australia	12	20,819	20.82%
EPRA/NAREIT Japan	21	34,241	34.24%
EPRA/NAREIT Hong Kong	21	37,609	37.60%
EPRA/NAREIT Singapore	9	7,066	7.07%
EPRA/NAREIT New Zealand	1	278	0.28%
EPRA/NAREIT Asia	64	100,014	100.00%

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EPRA/NAREIT Asia Index - Top & Bottom Performance

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus Sector		Country	Price	Dividend	Total
				Return Feb-09	Return Feb-09	Return Feb-09
Cmnwealth Prop Office *	Rental	Office	AU	12.79	0.00	12.79
Wing Tai Holdings	Non-Rental	Diversified	SG	5.04	0.00	5.04
Singapore Land	Non-Rental	Diversified	SG	2.72	0.00	2.72
Mapletree Logistics Trust *	Rental	Industrial	SG	1.30	0.00	1.30
Link REIT *	Rental	Retail	HK	1.09	0.00	1.09
Great Eagle Holdings	Non-Rental	Diversified	HK	0.83	0.00	0.83
China Overseas Land	Non-Rental	Residential	HK	-0.39	0.00	-0.39
Capitaland	Non-Rental	Diversified	SG	-0.41	0.00	-0.41
Bunnings Warehouse Prop *	Rental	Retail	AU	-1.45	0.00	-1.45
Premier Investment Co. *	Rental	Diversified	JP	-1.69	0.00	-1.69
Mori Trust Sogo REIT *	Rental	Office	JP	-2.16	0.00	-2.16
Hongkong Land Hldgs	Rental	Office	HK	-2.80	0.00	-2.80
Heiwa Real Estate	Non-Rental	Diversified	JP	-2.87	0.00	-2.87
Kiwi Income Property Trust *	Rental	Diversified	NZ	-2.94	0.00	-2.94
United Urban Investment *	Rental	Diversified	JP	-4.81	0.00	-4.81
CFS Retail Property Trust *	Rental	Retail	AU	-5.56	0.00	-5.56
New World Development	Non-Rental	Diversified	HK	-5.75	0.00	-5.75
Hysan Development	Rental	Diversified	HK	-6.46	0.00	-6.46
Westfield Group *	Rental	Retail	AU	-11.54	4.42	-7.12
Keppel Land	Non-Rental	Diversified	SG	-7.14	0.00	-7.14

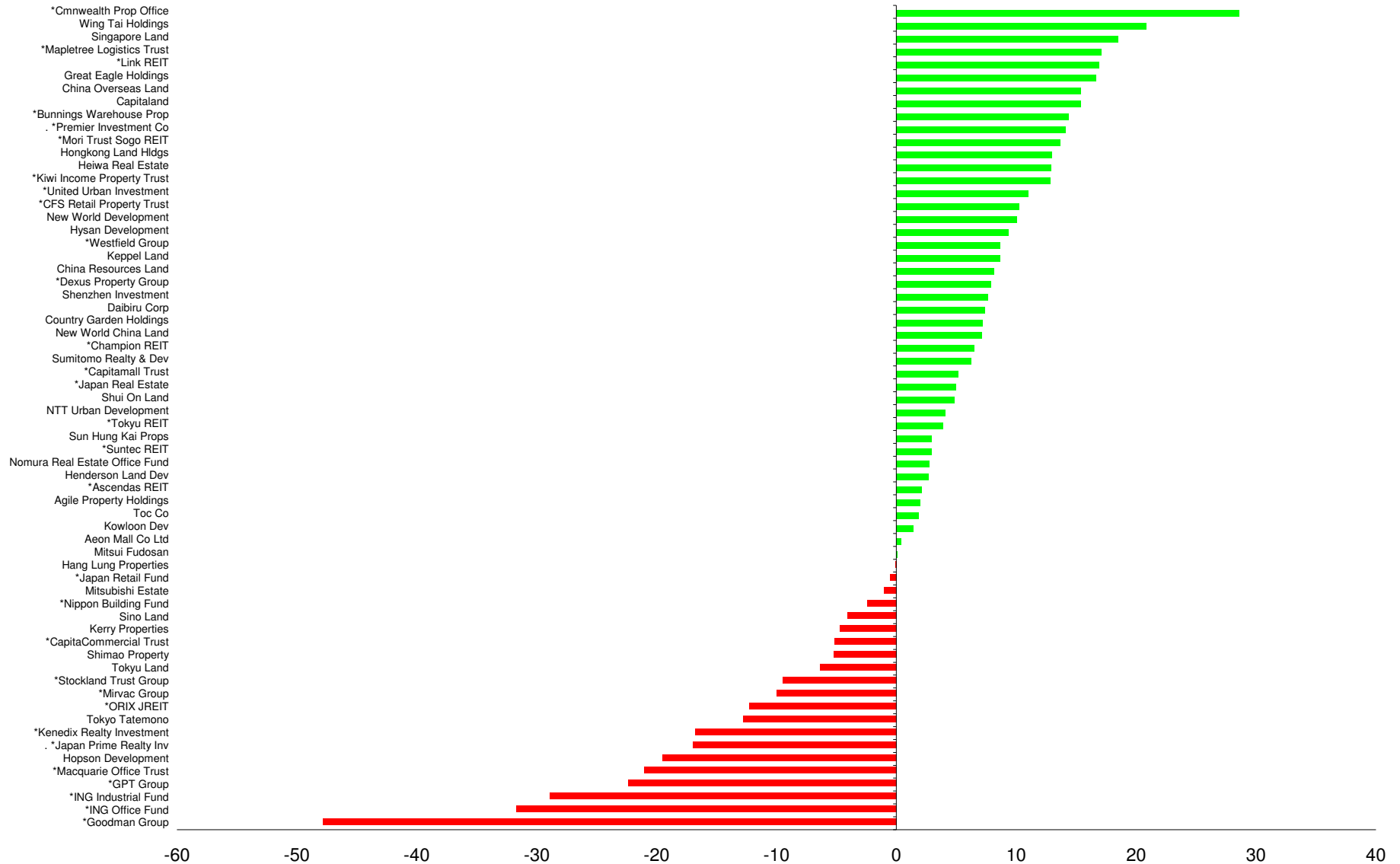
EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus Sector		Country	Price	Dividend	Total
				Return Feb-09	Return Feb-09	Return Feb-09
Japan Retail Fund *	Rental	Retail	JP	-20.15	3.81	-16.34
Mitsubishi Estate	Non-Rental	Diversified	JP	-16.85	0.00	-16.85
Nippon Building Fund *	Rental	Office	JP	-18.20	0.00	-18.20
Sino Land	Non-Rental	Diversified	HK	-19.87	0.00	-19.87
Kerry Properties	Non-Rental	Diversified	HK	-20.47	0.00	-20.47
CapitaCommercial Trust *	Rental	Office	SG	-20.94	0.00	-20.94
Shimao Property	Non-Rental	Residential	HK	-20.98	0.00	-20.98
Tokyu Land	Non-Rental	Diversified	JP	-22.15	0.00	-22.15
Stockland Trust Group *	Non-Rental	Diversified	AU	-25.27	0.00	-25.27
Mirvac Group *	Non-Rental	Diversified	AU	-25.76	0.00	-25.76
ORIX JREIT *	Rental	Office	JP	-31.69	3.62	-28.07
Tokyo Tatemono	Non-Rental	Office	JP	-28.57	0.00	-28.57
Kenedix Realty Investment *	Rental	Diversified	JP	-32.56	0.00	-32.56
Japan Prime Realty Inv. *	Rental	Office	JP	-32.75	0.00	-32.75
Hopson Development	Non-Rental	Residential	HK	-35.31	0.00	-35.31
Macquarie Office Trust *	Rental	Office	AU	-36.84	0.00	-36.84
GPT Group *	Rental	Diversified	AU	-38.16	0.00	-38.16
ING Industrial Fund *	Rental	Industrial	AU	-44.67	0.00	-44.67
ING Office Fund *	Rental	Office	AU	-47.47	0.00	-47.47
Goodman Group *	Rental	Industrial	AU	-63.64	0.00	-63.64

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



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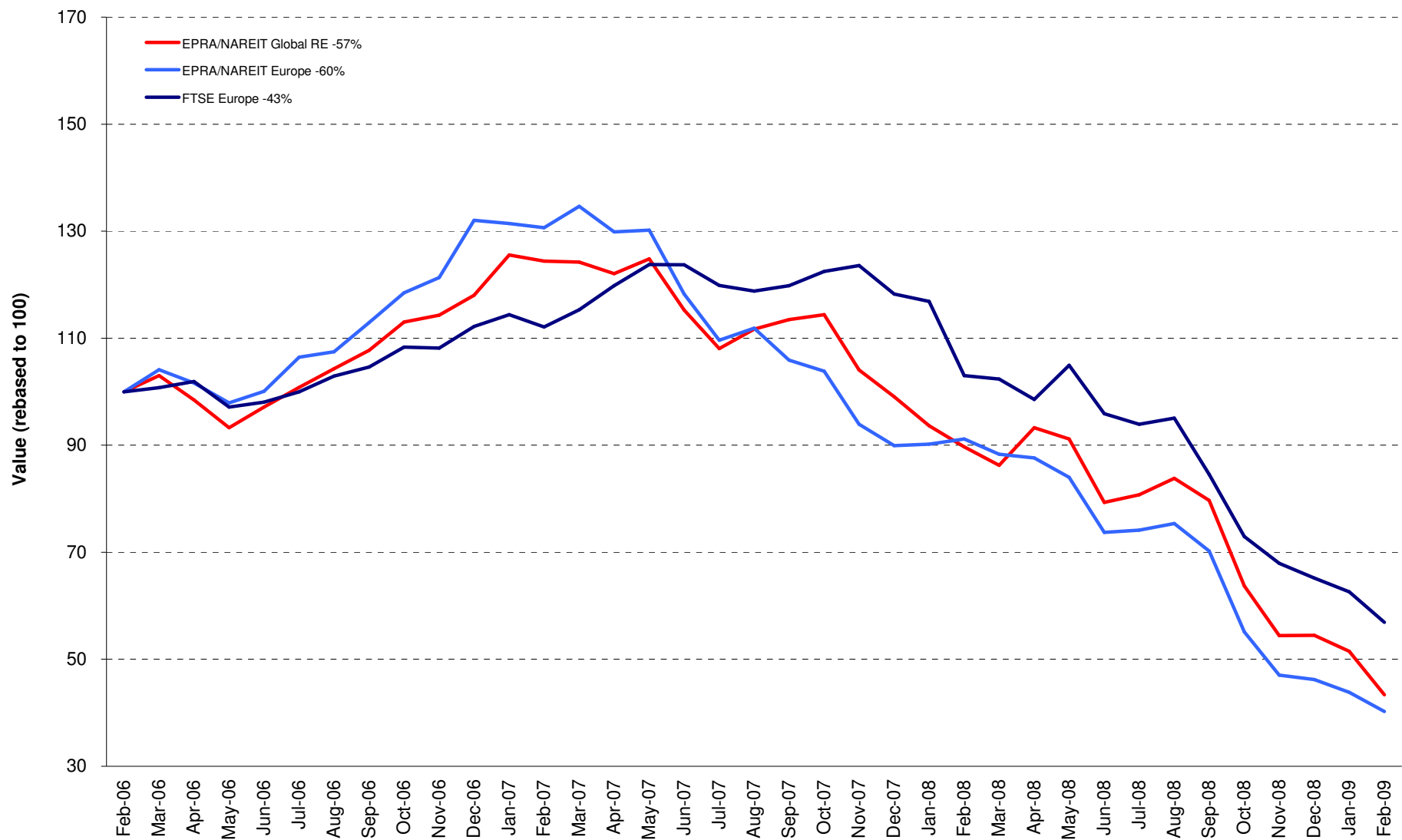
Section 4

EPRA/NAREIT Europe Index

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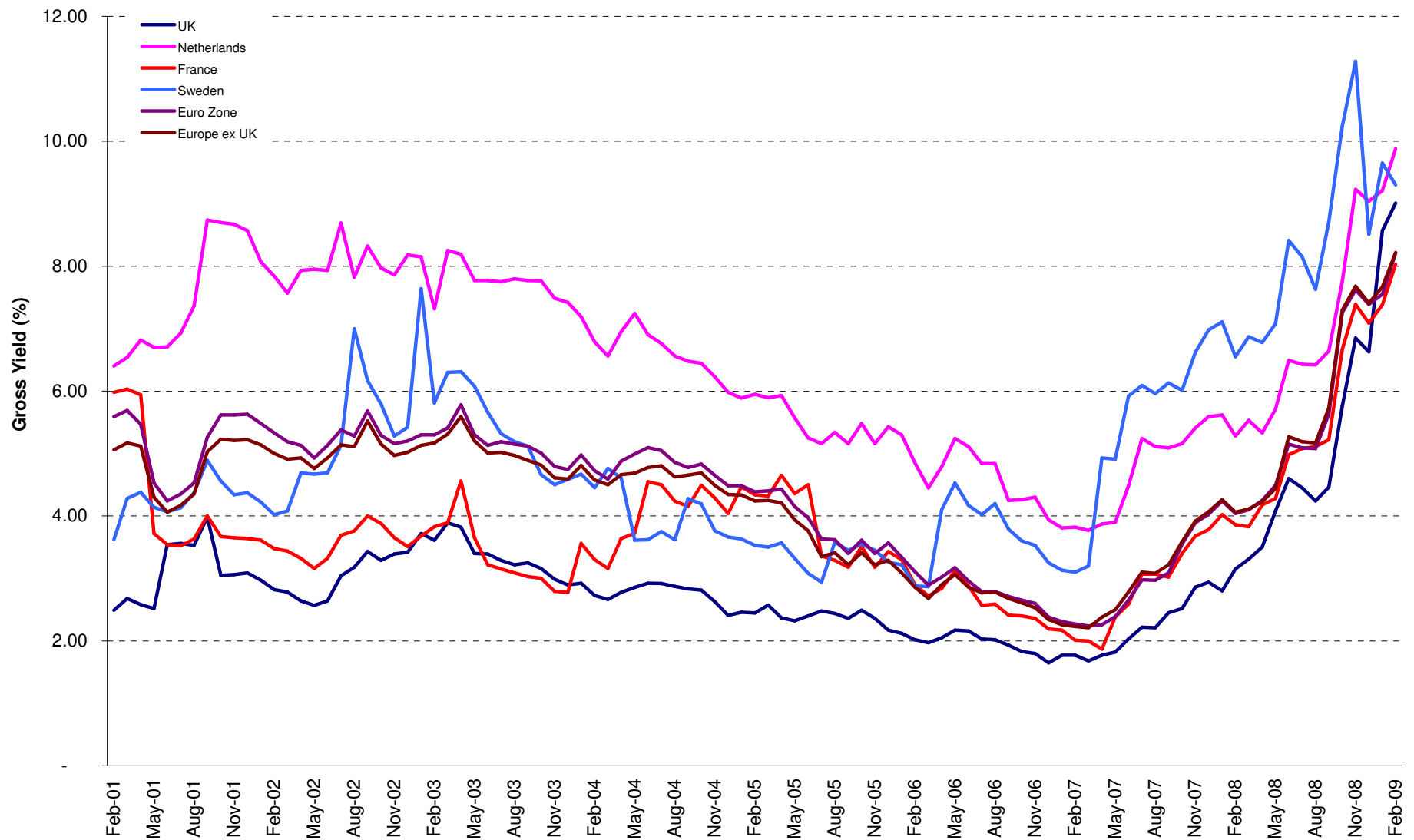
Graph 13: EPRA/NAREIT Europe v EPRA/NAREIT Global & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



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Graph 14: Dividend Yields



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Corporate Actions & Changes Europe

Ex Date	Description
10 February 2009	Helical Bar (UK): New number of shares: 107,087,012
16 February 2009	Workspace Group (UK): Rights issue: 5 for 1 at 10 GBp. New number of shares: 1,040,457,840
26 February 2009	Hammerson (UK): Rights issue: 7 for 5 at 150 GBp. New number of shares: 697,039,289

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Dividends Europe

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 February 2009	Daejan Holdings	Rental	Diversified	GBP	0.278	2.72	6-Mar	Annual
4 February 2009	F&C Commercial Prop	Rental	Diversified	GBP	0.005	8.91	27-Feb	Quarterly
4 February 2009	Invista Foundation Prop	Rental	Diversified	GBP	0.009	36.02	20-Feb	Quarterly
11 February 2009	ISIS Property Trust Ld	Rental	Diversified	GBP	0.020	13.73	27-Feb	Quarterly
11 February 2009	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.010	32.50	27-Feb	Quarterly
11 February 2009	Standard Life Inv Prop	Rental	Diversified	GBP	0.010	16.29	27-Feb	Quarterly
11 February 2009	UK Commercial Property Trust	Rental	Diversified	GBP	0.013	6.65	27-Feb	Dividend
12 February 2009	Warehouses De Pauw *	Rental	Industrial	EUR	1.529	8.78	17-Feb	Semi-Annual
18 February 2009	Hammerson *	Rental	Retail	GBP	0.153	12.28	22-May	Dividend
25 February 2009	British Land *	Rental	Diversified	GBP	0.094	7.78	15-May	Quarterly
4 March 2009	F&C Commercial Prop	Rental	Diversified	GBP	0.005	8.91	27-Mar	Quarterly
4 March 2009	ISIS Property Trust 2 Ld	Rental	Diversified	GBP	0.018	16.00	27-Mar	Quarterly
11 March 2009	Primary Health Prop.*	Rental	Health Care	GBP	0.094	6.79	15-Apr	Semi-Annual
12 March 2009	St Modwen Properties	Rental	Diversified	GBP	0.08667 ***	15.52	April	Semi-Annual
18 March 2009	Land Securities *	Rental	Diversified	GBP	0.165	11.84	24-Apr	Quarterly
19 March 2009	Citycon OYJ	Rental	Retail	EUR	0.040	2.50	3-Apr	Annual
19 March 2009	Eurobank Properties *	Rental	Diversified	EUR	TBA	4.80	30-Mar	Semi-Annual
20 March 2009	Sponda	Rental	Diversified	EUR	0.5 ***	19.84	April	Annual
25 March 2009	Gagfah	Rental	Residential	EUR	0.2 ***	34.95	April	Quarterly
27 March 2009	Castellum	Rental	Diversified	SEK	3.150	5.36	3-Apr	Annual
27 March 2009	Hufvudstaden A	Rental	Office	SEK	1.900	3.62	3-Apr	Annual
27 March 2009	Technopolis	Rental	Office	EUR	0.120	5.36	7-Apr	Annual
30 March 2009	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.150	11.68	17-Apr	Quarterly
31 March 2009	Klovern AB	Rental	Diversified	SEK	1.000	8.82	7-Apr	Annual
31 March 2009	Wereldhave *	Rental	Diversified	EUR	4.65 ***	8.70	April	Annual

** Based on previous period figures

*** Estimated

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EPRA/NAREIT Europe Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Europe Wght (%) 27-Feb	Yld (%) 27-Feb	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) Feb-09	Rtn (%) Feb-09	Rtn (%) YTD			
CA Immobilien Anlage	Rental	Diversified	2.82	246	0.11	0.57	0.00	-31.80	-48.99	-80.63	-32.86	-28.61	0.00	-28.61	-32.86	35.51	97	39
Conwert Immobilien	Non-Rental	Residential	3.90	333	0.14	0.77	0.00	-20.20	-36.25	-63.21	21.88	-17.02	0.00	-17.02	21.88	48.02	170	51
Austria Total				579	0.25	1.34	-											
Befimmo *	Rental	Office	71.00	927	0.40	2.14	6.41	5.15	3.23	-2.20	6.29	-5.32	0.00	-5.32	6.29	24.01	421	45
Cofinimmo *	Rental	Office	85.50	727	0.31	1.68	9.06	0.66	-6.68	-31.12	-9.54	-9.82	0.00	-9.82	-9.54	17.78	777	107
Warehouses De Pauw *	Rental	Industrial	32.30	208	0.09	0.48	9.11	6.65	-1.71	-18.97	12.20	-3.58	4.57	0.98	12.20	23.08	76	37
Intervest Offices *	Rental	Office	21.00	146	0.06	0.34	9.24	4.28	-1.55	-17.18	18.31	7.14	0.00	7.14	18.31	24.00	35	24
Wereldhave Belgium *	Rental	Diversified	52.50	112	0.05	0.26	7.24	-0.76	-6.21	5.23	9.35	-0.92	0.00	-0.92	9.35	23.73	25	22
Leasinvest Real Estate *	Rental	Office	53.96	87	0.04	0.20	7.13	5.48	0.89	-10.44	12.30	0.30	0.00	0.30	12.30	17.46	20	23
Belgium Total				2,207	0.94	5.10	7.80											
Citycon OYJ	Rental	Retail	1.60	264	0.11	0.61	2.50	6.65	-19.45	-57.36	-4.76	2.56	0.00	2.56	-4.76	31.32	291	110
Sponda	Rental	Diversified	2.52	209	0.09	0.48	19.84	-4.52	-19.97	-64.60	-18.71	-23.64	0.00	-23.64	-18.71	39.66	369	176
Technopolis	Rental	Office	2.80	161	0.07	0.37	5.11	7.93	-18.10	-41.14	-2.78	-2.44	0.00	-2.44	-2.78	34.23	169	105
Finland Total				634	0.27	1.46	8.89											
Unibail-Rodamco *	Rental	Diversified	100.24	8,151	3.48	18.83	7.08	14.33	-5.32	-33.66	-4.24	-4.72	0.00	-4.72	-4.24	23.31	10,712	131
Klepierre *	Rental	Retail	16.20	1,346	0.58	3.11	7.51	9.84	-9.39	-53.76	-6.63	-13.32	0.00	-13.32	-6.63	34.52	1,986	147
Icade	Rental	Diversified	58.40	1,149	0.49	2.66	5.57	-NA-	-NA-	-37.74	-1.85	-7.30	0.00	-7.30	-1.85	-NA-	1,005	87
Silic *	Rental	Office	66.92	870	0.37	2.01	5.98	9.10	-4.69	-20.72	0.93	-2.17	0.00	-2.17	0.93	23.33	503	58
Fonciere Des Regions *	Rental	Diversified	39.91	819	0.35	1.89	13.28	8.40	-18.79	-53.45	-18.55	-16.58	0.00	-16.58	-18.55	31.27	938	114
Mercialys *	Rental	Retail	25.80	776	0.33	1.79	3.29	-NA-	8.88	-5.63	14.16	11.69	0.00	11.69	14.16	26.50	561	72
Gecina *	Rental	Diversified	35.01	654	0.28	1.51	21.45	-1.04	-21.57	-55.71	-26.69	-35.49	0.00	-35.49	-26.69	45.41	1,010	155
Societe de la Tour Eiffel *	Rental	Diversified	14.85	77	0.03	0.18	43.77	-7.84	-29.98	-73.55	-55.80	-39.46	0.00	-39.46	-55.80	42.83	67	86
Acanthe Developpement *	Rental	Diversified	1.25	58	0.02	0.13	16.00	-8.91	-14.88	-32.79	0.81	-8.09	0.00	-8.09	0.81	27.26	21	37
Affine *	Non-Rental	Diversified	8.80	35	0.02	0.08	18.75	-3.02	-24.42	-70.56	-32.31	-21.36	0.00	-21.36	-32.31	33.32	30	85
France Total				13,936	5.96	32.20	8.03											

* -5 & -3 Years Total Returns are annualised

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			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Europe Wght (%) 27-Feb	Yld (%) 27-Feb	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) Feb-09	Rtn (%) Feb-09	Rtn (%) YTD			
Deutsche Euroshop	Rental	Retail	20.80	715	0.31	1.65	5.05	11.48	-1.74	-13.09	-14.40	-3.26	0.00	-3.26	-14.40	21.53	702	98
Deutsche Wohnen	Rental	Residential	8.53	219	0.09	0.51	0.00	5.54	-26.42	-60.85	-10.12	-25.24	0.00	-25.24	-10.12	83.39	5	2
Alstria Office *	Rental	Office	4.65	130	0.06	0.30	11.18	-NA-	-NA-	-55.74	-6.06	-8.46	0.00	-8.46	-6.06	-NA-	132	102
Gagfah	Rental	Residential	2.39	108	0.05	0.25	33.47	-NA-	-NA-	-70.71	-40.55	-21.38	0.00	-21.38	-40.55	-NA-	487	453
Colonia Real Estate	Rental	Residential	3.14	72	0.03	0.17	7.96	25.20	-53.30	-78.63	9.79	10.56	0.00	10.56	9.79	63.66	135	189
DIC Asset	Rental	Diversified	2.93	69	0.03	0.16	56.31	13.00	-44.98	-77.67	-52.89	-34.01	0.00	-34.01	-52.89	57.50	117	170
Vivacon AG	Non-Rental	Residential	2.08	41	0.02	0.10	24.04	-11.24	-58.57	-83.10	-46.67	-15.45	0.00	-15.45	-46.67	72.99	181	439
Patrizia Immobilien	Rental	Residential	1.57	41	0.02	0.09	0.00	-NA-	-NA-	-61.80	-3.68	0.00	0.00	0.00	-3.68	-NA-	79	193
Germany Total				1,395	0.60	3.22	10.11											
Babis Vovos	Rental	Diversified	4.66	119	0.05	0.27	0.00	-17.40	-33.23	-77.02	-47.99	-12.08	0.00	-12.08	-47.99	45.30	305	257
Eurobank Properties *	Rental	Diversified	6.46	118	0.05	0.27	4.80	-NA-	-NA-	-23.24	15.77	11.38	0.00	11.38	15.77	-NA-	107	91
Lamda Development	Non-Rental	Diversified	4.80	63	0.03	0.15	0.00	4.63	-14.68	-50.41	13.74	6.19	0.00	6.19	13.74	44.54	46	73
Greece Total				300	0.13	0.69	1.89											
Beni Stabili	Rental	Office	0.60	460	0.20	1.06	5.33	4.63	-8.95	-15.05	21.21	-2.99	0.00	-2.99	21.21	35.27	334	73
IGD *	Rental	Retail	1.08	133	0.06	0.31	5.21	-NA-	-18.93	-49.73	2.87	-1.38	0.00	-1.38	2.87	38.43	88	66
Risanamento	Non-Rental	Diversified	0.28	31	0.01	0.07	0.00	-20.91	-56.81	-89.95	-34.93	-27.09	0.00	-27.09	-34.93	66.70	35	115
Italy Total				623	0.27	1.44	5.05											
Corio *	Rental	Retail	31.30	2,105	0.90	4.86	8.31	6.21	-9.06	-40.61	-4.85	-6.64	0.00	-6.64	-4.85	24.99	2,630	125
Wereldhave *	Rental	Diversified	53.45	1,111	0.47	2.57	8.70	2.65	-9.06	-27.53	-15.17	-4.86	0.00	-4.86	-15.17	22.57	1,646	148
Eurocommercial Props *	Rental	Retail	21.22	759	0.32	1.75	8.25	4.86	-6.86	-37.19	-11.58	-6.31	0.00	-6.31	-11.58	22.69	685	90
Vastned Retail *	Rental	Retail	35.00	575	0.25	1.33	11.14	3.82	-9.35	-42.46	-2.78	4.76	0.00	4.76	-2.78	33.28	459	80
Nieuwe Steen Inv *	Rental	Diversified	11.90	426	0.18	0.98	11.68	3.23	-10.76	-25.63	6.16	-8.74	0.00	-8.74	6.16	23.06	176	41
Vastned Offices/Ind *	Rental	Office	6.88	142	0.06	0.33	24.72	-3.60	-22.04	-58.98	0.25	-17.14	0.00	-17.14	0.25	48.56	238	167
ProLogis European Properties	Rental	Industrial	1.69	96	0.04	0.22	33.43	-NA-	-NA-	-78.75	-47.35	-45.48	0.00	-45.48	-47.35	-NA-	196	204
Netherlands Total				5,212	2.23	12.04	9.88											

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			Price	Mkt Cap	Float	Float												
			27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	Feb-09	Feb-09	YTD	Vlty (%)	3 month	Velocity
				EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)		Annualised	(%)
Renta Corp Real Estate SA	Non-Rental	Diversified	2.09	21	0.01	0.05	20.27	-NA-	-NA-	-79.81	13.59	-5.86	0.00	-5.86	13.59	-NA-	34	160
Spain Total				21	0.01	0.05	20.27											
Castellum	Rental	Diversified	56.00	843	0.36	1.95	5.36	9.41	-8.03	-22.62	-7.82	4.67	0.00	4.67	-7.82	29.82	1,072	127
Fabege	Rental	Office	32.30	479	0.20	1.11	12.38	10.61	-12.31	-46.81	7.67	14.95	0.00	14.95	7.67	38.37	844	176
Kungsleden	Rental	Diversified	39.20	468	0.20	1.08	20.41	19.65	-8.21	-36.00	-27.41	-8.84	0.00	-8.84	-27.41	53.81	719	154
Wihlborgs Fastigheter	Rental	Diversified	108.25	364	0.16	0.84	5.77	-NA-	3.31	-13.42	8.25	15.16	0.00	15.16	8.25	30.88	465	128
Hufvudstaden A	Rental	Office	48.30	349	0.15	0.81	3.62	11.85	-0.13	-22.40	-12.58	-1.83	0.00	-1.83	-12.58	28.26	315	90
Kloven AB	Rental	Diversified	17.00	186	0.08	0.43	8.82	6.71	-10.46	-28.02	-6.59	0.59	0.00	0.59	-6.59	38.28	104	56
Sweden Total				2,689	1.15	6.21	9.30											
PSP Swiss Property	Rental	Office	46.80	1,484	0.63	3.43	5.13	5.61	-4.07	-23.24	-11.20	-4.78	0.00	-4.78	-11.20	20.52	1,032	70
Swiss Prime Site	Rental	Office	43.85	570	0.24	1.32	7.75	3.21	-7.68	-25.24	-13.68	-10.51	0.00	-10.51	-13.68	18.73	426	75
Allreal	Non-Rental	Office	108.60	418	0.18	0.97	4.60	6.34	-0.67	-17.08	1.50	-4.15	0.00	-4.15	1.50	13.04	122	29
Zueblin Immobilien Holding	Rental	Office	4.10	97	0.04	0.22	12.20	-7.27	-20.51	-52.58	-12.58	-2.15	0.00	-2.15	-12.58	19.81	36	38
Switzerland Total				2,568	1.10	5.93	5.89											

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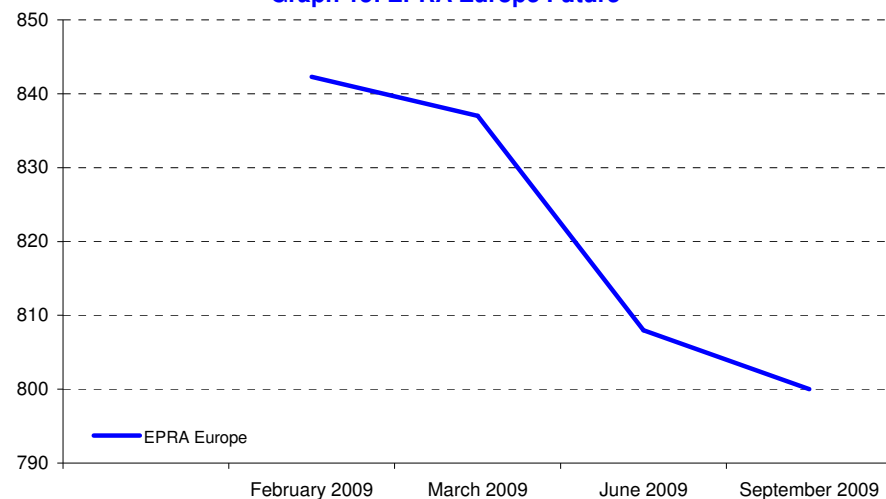
Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-09	Dividend Rtn (%) Feb-09	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Europe Wght (%) 27-Feb											3 month Annualised EUR (m)	
Land Securities *	Rental	Diversified	5.49	2,866	1.23	6.62	11.84	-5.36	-26.25	-61.14	-40.39	-20.38	0.00	-20.38	-40.39	27.54	5,918	206
British Land *	Rental	Diversified	4.58	2,628	1.12	6.07	8.06	-2.17	-23.42	-47.10	-13.52	1.16	2.07	3.23	-13.52	25.69	5,861	223
Hammerson *	Rental	Retail	2.43	1,901	0.81	4.39	7.77	-2.91	-24.14	-61.83	-28.86	-11.75	5.56	-6.20	-28.86	34.98	3,633	191
Liberty International *	Rental	Retail	3.45	1,405	0.60	3.25	4.78	-5.41	-23.50	-55.52	-27.82	-7.44	0.00	-7.44	-27.82	31.72	2,498	178
Derwent London	Rental	Office	5.97	673	0.29	1.56	3.88	-2.39	-27.44	-56.76	-17.72	-0.25	0.00	-0.25	-17.72	30.08	1,023	152
SEGRO *	Rental	Industrial	1.07	521	0.22	1.20	21.57	-15.55	-36.62	-79.30	-56.58	-32.86	0.00	-32.86	-56.58	40.60	1,282	246
Great Portland Estates *	Rental	Office	2.30	467	0.20	1.08	5.22	2.66	-16.76	-51.51	-11.54	0.11	0.00	0.11	-11.54	26.45	683	146
Shaftesbury	Rental	Diversified	2.68	406	0.17	0.94	4.11	3.68	-15.63	-51.57	-24.34	-1.11	0.00	-1.11	-24.34	33.84	425	105
Helical Bar	Non-Rental	Diversified	2.99	360	0.15	0.83	1.50	17.37	-4.28	-17.38	6.88	-4.39	0.00	-4.39	6.88	25.60	253	70
F&C Commercial Prop	Rental	Diversified	0.62	197	0.08	0.46	9.72	-NA-	-14.30	-32.26	1.21	5.56	0.85	6.41	1.21	18.98	148	75
Big Yellow Group	Rental	Self Storage	1.87	181	0.08	0.42	2.94	10.20	-16.49	-55.47	-21.57	10.31	0.00	10.31	-21.57	37.12	220	122
UK Commercial Property Trust	Rental	Diversified	0.59	173	0.07	0.40	0.00	-NA-	-NA-	-19.25	13.73	7.73	2.39	10.11	13.73	-NA-	87	50
Brixton *	Rental	Industrial	0.39	118	0.05	0.27	35.35	-18.76	-44.56	-83.98	-70.64	-54.94	0.00	-54.94	-70.64	45.69	187	159
Workspace Group *	Rental	Office	0.10	117	0.05	0.27	34.27	-22.76	-53.87	-92.46	-75.17	-37.38	0.00	-37.38	-75.17	51.87	31	26
Development Securities	Non-Rental	Retail	2.38	109	0.05	0.25	3.03	-4.57	-22.11	-49.02	-11.69	-13.45	0.00	-13.45	-11.69	40.71	18	17
Daejan Holdings	Rental	Diversified	19.58	107	0.05	0.25	3.73	0.88	-17.51	-40.43	-11.78	-9.81	1.28	-8.53	-11.78	30.34	28	26
Primary Health Prop. *	Rental	Health Care	2.70	102	0.04	0.24	6.19	6.60	-9.20	2.26	-7.06	-5.26	0.00	-5.26	-7.06	31.12	30	30
Grainger Plc	Rental	Residential	0.81	94	0.04	0.22	7.68	-18.81	-39.66	-72.48	-37.27	-21.84	0.00	-21.84	-37.27	58.98	75	80
St Modwen Properties	Rental	Diversified	0.84	85	0.04	0.20	4.63	-12.41	-36.48	-80.21	-28.72	-26.37	0.00	-26.37	-28.72	47.04	43	51
CLS Holdings	Rental	Office	2.75	74	0.03	0.17	0.00	-2.85	-20.07	-19.49	-9.92	-14.14	0.00	-14.14	-9.92	29.58	228	308
Mucklow <A&J> *	Rental	Diversified	2.45	66	0.03	0.15	7.22	4.28	-12.94	-20.23	10.86	11.36	0.00	11.36	10.86	34.00	20	30
ING UK Real Estate Income Trust	Rental	Diversified	0.18	65	0.03	0.15	35.43	-NA-	-32.31	-72.58	-17.78	25.00	7.14	32.14	-17.78	42.96	22	33
Invista Foundation Prop	Rental	Diversified	0.17	60	0.03	0.14	40.91	-NA-	-32.64	-72.61	2.24	24.53	6.64	31.17	2.24	47.75	42	70
Unite Group	Rental	Specialty	0.40	56	0.02	0.13	6.25	-23.77	-51.90	-87.51	-72.65	-37.50	0.00	-37.50	-72.65	56.56	98	175
Standard Life Inv Prop	Rental	Diversified	0.42	48	0.02	0.11	15.98	-7.44	-23.68	-45.32	-14.57	12.16	2.70	14.86	-14.57	29.31	12	25
ISIS Property Trust 2 Ld	Rental	Diversified	0.45	42	0.02	0.10	15.29	-NA-	-24.11	-47.34	-11.76	16.88	0.00	16.88	-11.76	33.17	12	28
ISIS Property Trust Ld	Rental	Diversified	0.58	37	0.02	0.09	12.10	-1.64	-17.07	-42.69	-10.07	-12.08	3.02	-9.06	-10.07	22.04	9	23
Quintain Estates	Non-Rental	Diversified	0.25	36	0.02	0.08	0.00	-26.82	-55.77	-92.21	-31.97	1.01	0.00	1.01	-31.97	60.79	20	55
Capital & Regional Props	Rental	Retail	0.24	19	0.01	0.04	91.67	-22.23	-54.18	-90.57	-48.94	-20.00	0.00	-20.00	-48.94	82.71	12	65
Minerva	Rental	Diversified	0.09	15	0.01	0.04	0.00	-41.64	-70.32	-93.56	-37.04	-54.05	0.00	-54.05	-37.04	76.04	21	139
United Kingdom Total				13,028	5.57	30.11	9.01											

* -5 & -3 Years Total Returns are annualised

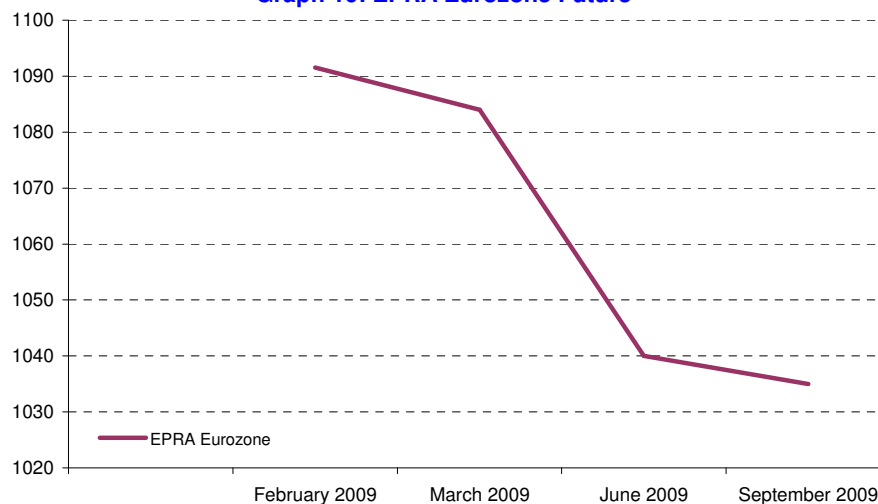
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Graph 15: EPRA Europe Future



Graph 16: EPRA Eurozone Future



Bloomberg

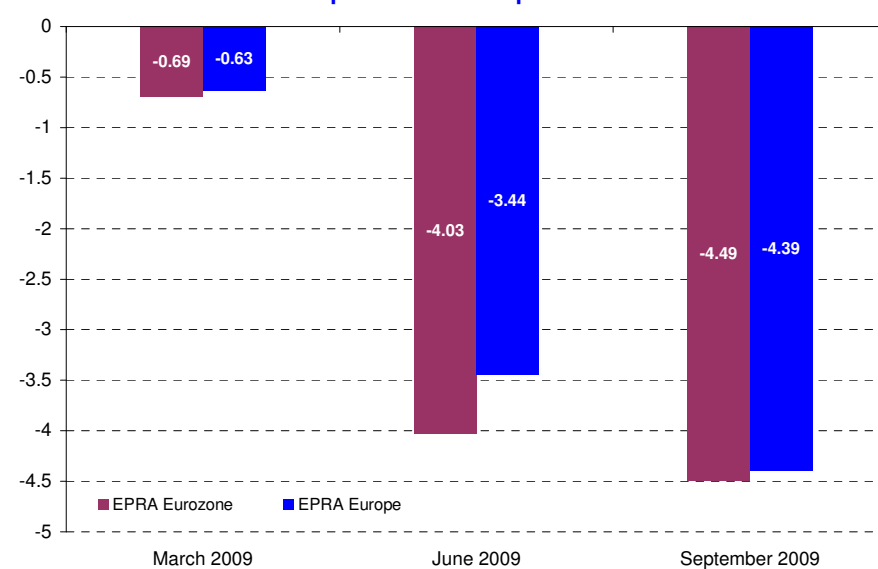
Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Feb-09
RIEH9	March 2009	EPRA Europe	5,417	837.00
RIEM9	June 2009	EPRA Europe	-	808.00
RIEU9	September 2009	EPRA Europe	-	800.00
REIH9	March 2009	EPRA Eurozone	1,778	1,084.00
REIM9	June 2009	EPRA Eurozone	-	1,040.00
REIU9	September 2009	EPRA Eurozone	-	1,035.00

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

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



Graph 17: Futures Spread



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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe	EUR	1,175.10	43,276.36	100.00	8.46	-5.92	-26.17	-55.85	-12.92	-8.17	-12.92	21.39
Euro Zone	EUR	1,620.04	24,906.50	57.55	8.21	-0.23	-19.17	-48.34	-6.96	-7.99	-6.96	22.03
Europe ex UK	EUR	1,732.00	30,247.96	69.89	8.22	0.63	-18.53	-47.38	-7.70	-7.39	-7.70	21.57
Europe Liquid 40	EUR	1,127.19	37,038.80	85.59	8.20	-6.28	-26.63	-56.97	-14.06	-8.46	-14.06	22.10
Europe Liquid 40 ex UK	EUR	1,897.24	25,536.08	59.01	7.74	1.76	-17.13	-47.27	-7.56	-7.27	-7.56	21.92
Europe ex UK Dividend+	EUR	1,487.14	29,411.15	67.96	8.44	3.61	-14.58	-43.35	-7.18	-7.04	-7.18	21.40
Europe (UK Restricted)	EUR	1,172.57	38,161.41	88.18	8.39	-3.68	-23.83	-53.38	-11.34	-7.93	-11.34	21.15
Euro Zone Capped	EUR	1,507.08	18,194.28	42.04	8.59	-NA-	-NA-	-51.48	-7.85	-9.09	-7.85	-NA-
Europe Capped	EUR	1,145.42	39,384.80	91.01	8.59	-NA-	-NA-	-56.89	-13.61	-8.47	-13.61	-NA-
Europe ex UK Capped	EUR	1,657.16	24,638.87	56.93	8.48	-NA-	-NA-	-49.42	-8.41	-7.97	-8.41	-NA-
Europe Liquid 40 Capped	EUR	1,074.24	31,871.28	73.65	8.29	-NA-	-NA-	-58.68	-14.95	-8.74	-14.95	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,771.12	15,376.29	35.53	7.91	-NA-	-NA-	-50.49	-8.83	-7.81	-8.83	-NA-
UK	EUR	666.21	13,028.40	30.11	9.01	-15.37	-37.30	-68.44	-23.55	-10.09	-23.55	26.37
Netherlands	EUR	1,904.54	5,212.20	12.04	9.88	2.03	-13.24	-43.83	-8.47	-6.82	-8.47	20.87
France	EUR	2,529.22	13,935.80	32.20	8.03	8.76	-10.87	-39.96	-6.37	-8.09	-6.37	22.94
Austria	EUR	175.46	578.97	1.34	0.00	-32.40	-52.77	-86.58	-9.49	-22.38	-9.49	46.28
Sweden	EUR	2,343.42	2,688.83	6.21	9.30	5.36	-16.55	-44.70	-11.97	-3.48	-11.97	30.53
Germany	EUR	401.19	1,394.91	3.22	10.11	-9.46	-33.71	-61.79	-19.38	-11.18	-19.38	38.31
Switzerland	EUR	1,480.09	2,568.19	5.93	5.89	5.34	-4.87	-20.43	-10.00	-5.42	-10.00	16.19
Belgium	EUR	1,762.85	2,207.16	5.10	7.80	3.66	-2.03	-17.06	2.00	-5.15	2.00	16.73
Italy	EUR	1,385.29	623.04	1.44	5.05	-7.10	-29.07	-49.59	12.19	-4.21	12.19	36.56
Finland	EUR	1,778.84	633.65	1.46	8.89	-4.54	-23.46	-59.78	-9.43	-8.94	-9.43	29.62
Greece	EUR	546.28	299.85	0.69	1.89	-NA-	-24.20	-62.39	-22.23	-0.18	-22.23	34.94
Norway	EUR	70.28	84.44	0.20	49.46	-42.22	-NA-	-90.11	-10.61	-6.69	-10.61	-NA-
Spain	EUR	424.84	20.92	0.05	20.27	-29.01	-58.82	-82.40	13.59	-5.86	13.59	-NA-

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return				Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,482.23	54,963.18	100.00	8.46	-5.51	-24.60	-63.07	-20.44	-8.99	-20.44	26.09
Euro Zone	USD	2,029.09	31,632.53	57.55	8.21	0.21	-17.45	-56.79	-15.00	-8.81	-15.00	27.45
Europe ex UK	USD	2,184.15	38,416.45	69.89	8.22	1.07	-16.80	-55.99	-15.67	-8.21	-15.67	27.38
Europe Liquid 40	USD	1,137.48	47,041.16	85.59	8.20	-6.24	-25.06	-64.00	-21.29	-9.28	-21.29	26.41
Europe Liquid 40 ex UK	USD	1,914.65	32,432.12	59.01	7.74	1.82	-15.37	-55.89	-15.22	-8.10	-15.22	27.23
Europe ex UK Dividend+	USD	1,559.85	37,353.66	67.96	8.44	3.65	-12.76	-52.61	-15.20	-7.87	-15.20	27.15
Europe (UK Restricted)	USD	576.64	48,466.93	88.18	8.39	-3.63	-22.21	-61.00	-19.00	-8.75	-19.00	26.22
Euro Zone Capped	USD	1,887.64	23,107.66	42.04	8.59	-NA-	-NA-	-59.42	-15.80	-9.91	-15.80	-NA-
Europe Capped	USD	1,444.81	50,020.70	91.01	8.59	-NA-	-NA-	-63.94	-21.07	-9.29	-21.07	-NA-
Europe ex UK Capped	USD	2,089.81	31,292.62	56.93	8.48	-NA-	-NA-	-57.69	-16.32	-8.80	-16.32	-NA-
Europe Liquid 40 Capped	USD	1,084.06	40,478.15	73.65	8.29	-NA-	-NA-	-65.44	-22.30	-9.55	-22.30	-NA-
Europe Liquid 40 ex UK Capped	USD	1,787.45	19,528.67	35.53	7.91	-NA-	-NA-	-58.58	-16.70	-8.64	-16.70	-NA-
UK	USD	844.18	16,546.73	30.11	9.01	-14.99	-35.96	-73.60	-30.15	-10.89	-30.15	29.03
Netherlands	USD	2,344.98	6,619.76	12.04	9.88	2.47	-11.39	-53.01	-16.38	-7.65	-16.38	25.59
France	USD	3,191.83	17,699.17	32.20	8.03	9.23	-8.98	-49.77	-14.46	-8.91	-14.46	27.78
Austria	USD	254.18	735.32	1.34	0.00	-32.11	-51.77	-88.77	-17.30	-23.07	-17.30	47.85
Sweden	USD	2,969.42	3,414.95	6.21	9.30	5.82	-14.77	-53.73	-19.57	-4.34	-19.57	37.19
Germany	USD	506.37	1,771.60	3.22	10.11	-9.06	-32.29	-68.03	-26.34	-11.98	-26.34	46.69
Switzerland	USD	1,875.47	3,261.74	5.93	5.89	5.80	-2.84	-33.43	-17.77	-6.27	-17.77	23.43
Belgium	USD	2,221.03	2,803.21	5.10	7.80	4.08	0.01	-30.69	-6.81	-6.00	-6.81	20.88
Italy	USD	1,748.58	791.29	1.44	5.05	-6.69	-27.56	-57.82	2.51	-5.06	2.51	40.33
Finland	USD	2,244.17	804.76	1.46	8.89	-4.12	-21.83	-66.36	-17.25	-9.76	-17.25	35.72
Greece	USD	564.35	380.83	0.69	1.89	-NA-	-22.58	-68.53	-28.94	-1.07	-28.94	37.56
Norway	USD	89.05	107.24	0.20	49.46	-40.78	-NA-	-91.72	-18.33	-7.53	-18.33	-NA-
Spain	USD	536.56	26.58	0.05	20.27	-28.69	-57.94	-85.27	3.78	-6.70	3.78	-NA-

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Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe	GBP	1,675.91	38,561.07	100.00	8.46	-0.39	-19.24	-48.46	-19.75	-7.95	-19.75	24.26
Euro Zone	GBP	2,294.23	22,192.75	57.55	8.21	5.64	-11.59	-39.69	-14.26	-7.77	-14.26	26.38
Europe ex UK	GBP	2,469.55	26,952.21	69.89	8.22	6.54	-10.89	-38.58	-14.94	-7.16	-14.94	26.52
Europe Liquid 40	GBP	1,286.11	33,003.14	85.59	8.20	-1.16	-19.74	-49.77	-20.61	-8.24	-20.61	24.48
Europe Liquid 40 ex UK	GBP	2,164.84	22,753.73	59.01	7.74	7.33	-9.35	-38.44	-14.49	-7.04	-14.49	26.27
Europe ex UK Dividend+	GBP	1,961.57	26,206.58	67.96	8.44	9.70	-6.57	-33.87	-14.46	-6.82	-14.46	26.54
Europe (UK Restricted)	GBP	651.98	34,003.43	88.18	8.39	1.59	-16.69	-45.58	-18.29	-7.70	-18.29	24.66
Euro Zone Capped	GBP	2,134.30	16,211.88	42.04	8.59	-NA-	-NA-	-43.36	-15.07	-8.87	-15.07	-NA-
Europe Capped	GBP	1,633.60	35,093.52	91.01	8.59	-NA-	-NA-	-49.68	-20.39	-8.25	-20.39	-NA-
Europe ex UK Capped	GBP	2,362.88	21,954.28	56.93	8.48	-NA-	-NA-	-40.95	-15.59	-7.75	-15.59	-NA-
Europe Liquid 40 Capped	GBP	1,225.71	28,398.66	73.65	8.29	-NA-	-NA-	-51.76	-21.62	-8.52	-21.62	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,021.01	13,700.93	35.53	7.91	-NA-	-NA-	-42.20	-15.97	-7.59	-15.97	-NA-
UK	GBP	959.38	11,608.85	30.11	9.01	-10.39	-31.41	-63.15	-29.54	-9.86	-29.54	26.27
Netherlands	GBP	2,651.40	4,644.29	12.04	9.88	8.03	-5.09	-34.41	-15.65	-6.59	-15.65	24.53
France	GBP	3,608.91	12,417.39	32.20	8.03	15.15	-2.51	-29.90	-13.71	-7.87	-13.71	27.09
Austria	GBP	287.40	515.89	1.34	0.00	-28.43	-48.34	-84.33	-16.58	-22.19	-16.58	44.97
Sweden	GBP	3,357.43	2,395.86	6.21	9.30	11.56	-8.71	-35.43	-18.87	-3.24	-18.87	39.33
Germany	GBP	572.54	1,242.92	3.22	10.11	-4.14	-27.48	-55.38	-25.70	-10.97	-25.70	49.23
Switzerland	GBP	2,120.54	2,288.37	5.93	5.89	11.53	4.06	-7.10	-17.05	-5.20	-17.05	23.17
Belgium	GBP	2,511.25	1,966.68	5.10	7.80	9.72	7.12	-3.27	-6.00	-4.92	-6.00	21.36
Italy	GBP	1,977.06	555.16	1.44	5.05	-1.63	-22.41	-41.14	3.40	-3.98	3.40	39.82
Finland	GBP	2,537.41	564.61	1.46	8.89	1.07	-16.28	-53.06	-16.53	-8.72	-16.53	35.06
Greece	GBP	638.10	267.18	0.69	1.89	-NA-	-17.08	-56.09	-28.32	0.07	-28.32	34.96
Norway	GBP	100.69	75.24	0.20	49.46	-38.97	-NA-	-88.45	-17.62	-6.47	-17.62	-NA-
Spain	GBP	606.67	18.64	0.05	20.27	-24.83	-54.95	-79.44	4.68	-5.63	4.68	-NA-

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Index Description	Curr	Close Value Feb-09										
Europe	JPY	1,416.92	5,377,872.04	100.00	8.46	-7.57	-28.72	-65.29	-14.12	-0.85	-14.12	29.07
Euro Zone	JPY	1,939.68	3,095,084.43	57.55	8.21	-1.98	-21.96	-59.38	-8.25	-0.65	-8.25	30.11
Europe ex UK	JPY	2,087.91	3,758,857.59	69.89	8.22	-1.14	-21.35	-58.63	-8.98	0.00	-8.98	29.91
Europe Liquid 40	JPY	1,087.36	4,602,742.76	85.59	8.20	-8.28	-29.16	-66.17	-15.05	-1.16	-15.05	29.41
Europe Liquid 40 ex UK	JPY	1,830.29	3,173,320.64	59.01	7.74	-0.41	-19.99	-58.54	-8.50	0.13	-8.50	29.92
Europe ex UK Dividend+	JPY	1,377.34	3,654,869.16	67.96	8.44	1.39	-17.53	-55.46	-8.47	0.37	-8.47	29.55
Europe (UK Restricted)	JPY	551.23	4,742,246.96	88.18	8.39	-5.74	-26.47	-63.35	-12.57	-0.58	-12.57	29.11
Euro Zone Capped	JPY	1,804.47	2,260,969.41	42.04	8.59	-NA-	-NA-	-61.86	-9.12	-1.85	-9.12	-NA-
Europe Capped	JPY	1,381.15	4,894,275.64	91.01	8.59	-NA-	-NA-	-66.11	-14.81	-1.18	-14.81	-NA-
Europe ex UK Capped	JPY	1,997.73	3,061,826.58	56.93	8.48	-NA-	-NA-	-60.23	-9.68	-0.64	-9.68	-NA-
Europe Liquid 40 Capped	JPY	1,036.29	3,960,584.33	73.65	8.29	-NA-	-NA-	-67.51	-16.13	-1.46	-16.13	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,708.69	1,910,782.90	35.53	7.91	-NA-	-NA-	-61.07	-10.09	-0.46	-10.09	-NA-
UK	JPY	806.98	1,619,014.45	30.11	9.01	-16.85	-39.46	-75.18	-24.61	-2.92	-24.61	32.08
Netherlands	JPY	2,241.66	647,710.08	12.04	9.88	0.24	-16.23	-55.83	-9.74	0.61	-9.74	28.62
France	JPY	3,051.20	1,731,775.61	32.20	8.03	6.85	-13.96	-52.79	-7.67	-0.76	-7.67	30.07
Austria	JPY	242.98	71,947.57	1.34	0.00	-33.59	-54.40	-89.45	-10.73	-16.19	-10.73	50.01
Sweden	JPY	2,838.58	334,135.54	6.21	9.30	3.51	-19.43	-56.51	-13.18	4.22	-13.18	38.07
Germany	JPY	484.06	173,342.29	3.22	10.11	-11.05	-35.99	-69.95	-20.50	-4.10	-20.50	46.20
Switzerland	JPY	1,792.83	319,144.54	5.93	5.89	3.49	-8.15	-37.44	-11.24	2.12	-11.24	24.18
Belgium	JPY	2,123.17	274,280.01	5.10	7.80	1.81	-5.46	-34.86	0.59	2.41	0.59	23.24
Italy	JPY	1,671.53	77,424.05	1.44	5.05	-8.72	-31.52	-60.36	10.65	3.43	10.65	42.75
Finland	JPY	2,145.29	78,742.15	1.46	8.89	-6.22	-26.11	-68.39	-10.68	-1.68	-10.68	37.26
Greece	JPY	539.49	37,262.42	0.69	1.89	-NA-	-26.82	-70.43	-23.30	7.78	-23.30	42.27
Norway	JPY	85.13	10,493.08	0.20	49.46	-41.85	-NA-	-92.22	-11.85	0.75	-11.85	-NA-
Spain	JPY	512.92	2,600.25	0.05	20.27	-30.25	-60.24	-86.15	12.02	1.65	12.02	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,518.22	86,034.41	198.80	8.46	-NA-	-NA-	-NA-	-NA-	-5.53	-NA-	-NA-
Euro Zone	AUD	2,078.36	49,514.71	114.42	8.21	-NA-	-NA-	-NA-	-NA-	-4.24	-NA-	-NA-
Europe ex UK	AUD	2,237.19	60,133.65	138.95	8.22	-NA-	-NA-	-NA-	-NA-	-4.18	-NA-	-NA-
Europe Liquid 40	AUD	1,165.10	73,634.01	170.15	8.20	-NA-	-NA-	-NA-	-NA-	-6.10	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,961.15	50,766.32	117.31	7.74	-NA-	-NA-	-NA-	-NA-	-4.51	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,861.15	58,470.06	135.11	8.44	-NA-	-NA-	-NA-	-NA-	-3.95	-NA-	-NA-
Europe (UK Restricted)	AUD	590.64	75,865.77	175.31	8.39	-NA-	-NA-	-NA-	-NA-	-5.11	-NA-	-NA-
Euro Zone Capped	AUD	1,933.48	36,170.66	83.58	8.59	-NA-	-NA-	-NA-	-NA-	-4.10	-NA-	-NA-
Europe Capped	AUD	1,479.89	78,297.91	180.93	8.59	-NA-	-NA-	-NA-	-NA-	-5.59	-NA-	-NA-
Europe ex UK Capped	AUD	2,140.56	48,982.65	113.19	8.48	-NA-	-NA-	-NA-	-NA-	-4.07	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,110.38	63,360.85	146.41	8.29	-NA-	-NA-	-NA-	-NA-	-6.02	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,830.85	30,568.43	70.64	7.91	-NA-	-NA-	-NA-	-NA-	-4.22	-NA-	-NA-
UK	AUD	864.68	25,900.76	59.85	9.01	-NA-	-NA-	-NA-	-NA-	-8.74	-NA-	-NA-
Netherlands	AUD	2,401.93	10,361.97	23.94	9.88	-NA-	-NA-	-NA-	-NA-	-2.20	-NA-	-NA-
France	AUD	3,269.34	27,704.69	64.02	8.03	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Austria	AUD	260.35	1,151.01	2.66	0.00	-NA-	-NA-	-NA-	-NA-	-11.02	-NA-	-NA-
Sweden	AUD	3,041.53	5,345.45	12.35	9.30	-NA-	-NA-	-NA-	-NA-	-5.58	-NA-	-NA-
Germany	AUD	518.67	2,773.10	6.41	10.11	-NA-	-NA-	-NA-	-NA-	-4.33	-NA-	-NA-
Switzerland	AUD	1,921.01	5,105.63	11.80	5.89	-NA-	-NA-	-NA-	-NA-	-2.11	-NA-	-NA-
Belgium	AUD	2,274.97	4,387.89	10.14	7.80	-NA-	-NA-	-NA-	-NA-	0.12	-NA-	-NA-
Italy	AUD	1,791.04	1,238.62	2.86	5.05	-NA-	-NA-	-NA-	-NA-	-1.42	-NA-	-NA-
Finland	AUD	2,298.67	1,259.71	2.91	8.89	-NA-	-NA-	-NA-	-NA-	0.87	-NA-	-NA-
Greece	AUD	578.06	596.12	1.38	1.89	-NA-	-NA-	-NA-	-NA-	0.68	-NA-	-NA-
Norway	AUD	91.21	167.87	0.39	49.46	-NA-	-NA-	-NA-	-NA-	-2.50	-NA-	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,372.17	3,799.92	0.07	5.89	3.99	-6.60	-25.70	-9.99	-5.92	-9.99	17.07
Sweden	SEK	3,145.01	30,720.53	0.57	9.30	9.92	-11.06	-32.52	-8.50	3.74	-8.50	32.29
Norway	NOK	101.11	756.14	0.01	49.46	-39.43	-NA-	-88.81	-17.76	-5.65	-17.76	46.31

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	728.82	43,276.36	100.00	7.09	-NA-	-26.56	-56.18	-13.00	-8.18	-13.00	21.40
Euro Zone	EUR	958.90	24,906.50	57.55	6.38	-NA-	-19.87	-48.90	-7.13	-8.00	-7.13	22.05
Europe ex UK	EUR	1,668.60	30,247.96	69.89	6.26	-0.36	-19.27	-48.00	-7.83	-7.39	-7.83	21.59
Europe Liquid 40	EUR	1,097.61	37,038.80	85.59	6.92	-NA-	-26.95	-57.32	-14.28	-8.46	-14.28	22.11
Europe Liquid 40 ex UK	EUR	1,805.30	25,536.08	59.01	5.89	-NA-	-17.81	-47.99	-7.92	-7.27	-7.92	21.95
Europe (UK Restricted)	EUR	1,172.57	38,161.41	88.18	6.83	-3.68	-23.83	-53.38	-11.34	-7.93	-11.34	21.15
Euro Zone Capped	EUR	1,458.70	18,596.93	42.04	6.72	-NA-	-NA-	-NA-	-7.88	-9.03	-7.88	-NA-
Europe Capped	EUR	1,057.21	32,150.65	91.01	7.03	-NA-	-NA-	-NA-	-14.83	-8.65	-14.83	-NA-
Europe ex UK Capped	EUR	1,125.08	40,295.22	56.93	7.22	-NA-	-NA-	-NA-	-13.56	-8.43	-13.56	-NA-
Europe Liquid 40 Capped	EUR	1,601.01	24,868.18	73.65	6.47	-NA-	-NA-	-NA-	-8.46	-7.95	-8.46	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,701.99	18,647.89	35.53	6.05	-NA-	-NA-	-NA-	-9.02	-8.12	-9.02	-NA-
UK	EUR	440.81	13,028.40	30.11	9.01	-NA-	-37.30	-68.44	-23.55	-10.09	-23.55	26.37
Netherlands	EUR	1,825.72	5,212.20	12.04	8.40	-NA-	-14.03	-44.33	-8.48	-6.82	-8.48	20.95
France	EUR	2,436.26	13,935.80	32.20	6.02	-NA-	-11.74	-40.74	-6.64	-8.09	-6.64	22.81
Austria	EUR	174.47	578.97	1.34	0.00	-NA-	-52.86	-86.59	-9.48	-22.37	-9.48	46.17
Sweden	EUR	2,217.79	2,688.83	6.21	6.51	-NA-	-17.76	-45.72	-11.97	-3.48	-11.97	30.56
Germany	EUR	390.13	1,394.91	3.22	7.45	-NA-	-34.16	-62.21	-19.38	-11.18	-19.38	38.25
Switzerland	EUR	1,439.09	2,568.19	5.93	3.83	-NA-	-5.70	-21.62	-10.00	-5.43	-10.00	16.19
Belgium	EUR	1,655.31	2,207.16	5.10	5.85	-NA-	-3.52	-18.54	1.88	-5.25	1.88	16.49
Italy	EUR	1,351.69	623.04	1.44	5.05	-NA-	-29.50	-49.96	12.19	-4.21	12.19	36.61
Finland	EUR	1,698.75	633.65	1.46	6.40	-NA-	-24.20	-60.19	-9.43	-8.94	-9.43	29.31
Greece	EUR	546.28	299.85	0.69	1.70	-NA-	-24.20	-62.39	-22.23	-0.18	-22.23	35.00
Norway	EUR	67.60	84.44	0.20	37.10	-NA-	-NA-	-90.41	-10.62	-6.69	-10.62	-NA-
Spain	EUR	418.37	20.92	0.05	16.62	-NA-	-58.98	-82.55	13.59	-5.86	13.59	49.71

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	735.41	54,963.18	100.00	7.09	-NA-	-24.99	-63.34	-20.52	-9.00	-20.52	26.10
Euro Zone	USD	967.58	31,632.53	57.55	6.38	-NA-	-18.17	-57.26	-15.15	-8.82	-15.15	27.46
Europe ex UK	USD	2,105.54	38,416.45	69.89	6.26	-0.31	-17.55	-56.50	-15.79	-8.22	-15.79	27.38
Europe Liquid 40	USD	1,105.87	47,041.16	85.59	6.92	-NA-	-25.43	-64.38	-21.68	-9.28	-21.68	26.48
Europe Liquid 40 ex UK	USD	1,817.98	32,432.12	59.01	5.89	-NA-	-16.11	-56.65	-15.87	-8.10	-15.87	27.33
Europe (UK Restricted)	USD	576.64	48,466.93	88.18	6.83	-3.63	-22.21	-61.00	-19.00	-8.75	-19.00	26.22
Euro Zone Capped	USD	1,826.89	23,619.04	42.04	6.72	-NA-	-NA-	-NA-	-15.84	-9.84	-15.84	-NA-
Europe Capped	USD	1,066.77	40,832.96	91.01	7.03	-NA-	-NA-	-NA-	-22.18	-9.47	-22.18	-NA-
Europe ex UK Capped	USD	1,419.11	51,176.98	56.93	7.22	-NA-	-NA-	-NA-	-21.03	-9.25	-21.03	-NA-
Europe Liquid 40 Capped	USD	2,018.87	31,583.86	73.65	6.47	-NA-	-NA-	-NA-	-16.37	-8.78	-16.37	-NA-
Europe Liquid 40 ex UK Capped	USD	1,717.33	23,683.77	35.53	6.05	-NA-	-NA-	-NA-	-16.87	-8.94	-16.87	-NA-
UK	USD	444.81	16,546.73	30.11	9.01	-NA-	-35.96	-73.60	-30.15	-10.89	-30.15	29.03
Netherlands	USD	2,248.02	6,619.76	12.04	8.40	-NA-	-12.19	-53.42	-16.38	-7.65	-16.38	25.63
France	USD	3,074.61	17,699.17	32.20	6.02	-NA-	-9.87	-50.43	-14.71	-8.91	-14.71	27.77
Austria	USD	252.74	735.32	1.34	0.00	-NA-	-51.86	-88.78	-17.30	-23.07	-17.30	47.77
Sweden	USD	2,810.22	3,414.95	6.21	6.51	-NA-	-16.01	-54.59	-19.57	-4.34	-19.57	37.22
Germany	USD	492.40	1,771.60	3.22	7.45	-NA-	-32.76	-68.38	-26.34	-11.98	-26.34	46.62
Switzerland	USD	1,823.51	3,261.74	5.93	3.83	-NA-	-3.70	-34.42	-17.77	-6.27	-17.77	23.45
Belgium	USD	2,086.38	2,803.21	5.10	5.85	-NA-	-1.50	-31.91	-6.91	-6.10	-6.91	20.67
Italy	USD	1,706.09	791.29	1.44	5.05	-NA-	-28.00	-58.13	2.51	-5.06	2.51	40.38
Finland	USD	2,143.21	804.76	1.46	6.40	-NA-	-22.58	-66.71	-17.25	-9.76	-17.25	35.45
Greece	USD	564.35	380.83	0.69	1.70	-NA-	-22.58	-68.53	-28.94	-1.07	-28.94	37.60
Norway	USD	85.66	107.24	0.20	37.10	-NA-	-NA-	-91.98	-18.33	-7.52	-18.33	-NA-
Spain	USD	528.34	26.58	0.05	16.62	-NA-	-58.10	-85.40	3.78	-6.70	3.78	49.07

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Index Description	Curr	Close Value Feb-09										
Europe	GBP	831.50	38,561.07	100.00	5.89	-NA-	-19.66	-48.84	-19.82	-7.96	-19.82	24.29
Euro Zone	GBP	1,094.01	22,192.75	57.55	6.38	-NA-	-12.35	-40.35	-14.41	-7.77	-14.41	26.42
Europe ex UK	GBP	2,380.67	26,952.21	69.89	6.26	5.09	-11.69	-39.29	-15.06	-7.17	-15.06	26.56
Europe Liquid 40	GBP	1,250.38	33,003.14	85.59	6.92	-NA-	-20.13	-50.29	-21.00	-8.24	-21.00	24.56
Europe Liquid 40 ex UK	GBP	2,055.53	22,753.73	59.01	5.89	-NA-	-10.15	-39.50	-15.14	-7.04	-15.14	26.42
Europe (UK Restricted)	GBP	651.98	34,003.43	88.18	6.83	1.59	-16.69	-45.58	-18.29	-7.70	-18.29	24.66
Euro Zone Capped	GBP	2,065.60	16,570.65	42.04	6.72	-NA-	-NA-	-NA-	-15.10	-8.81	-15.10	-NA-
Europe Capped	GBP	1,206.16	28,647.59	91.01	7.03	-NA-	-NA-	-NA-	-21.51	-8.43	-21.51	-NA-
Europe ex UK Capped	GBP	1,604.54	35,904.75	56.93	7.22	-NA-	-NA-	-NA-	-20.34	-8.21	-20.34	-NA-
Europe Liquid 40 Capped	GBP	2,282.68	22,158.61	73.65	6.47	-NA-	-NA-	-NA-	-15.64	-7.73	-15.64	-NA-
Europe Liquid 40 ex UK Capped	GBP	1,941.73	16,616.06	35.53	6.05	-NA-	-NA-	-NA-	-16.15	-7.90	-16.15	-NA-
UK	GBP	502.93	11,608.85	30.11	9.01	-NA-	-31.41	-63.15	-29.55	-9.87	-29.55	26.27
Netherlands	GBP	2,541.76	4,644.29	12.04	8.40	-NA-	-5.95	-35.00	-15.65	-6.59	-15.65	24.59
France	GBP	3,476.37	12,417.39	32.20	6.02	-NA-	-3.46	-30.82	-13.97	-7.87	-13.97	27.04
Austria	GBP	285.76	515.89	1.34	0.00	-NA-	-48.44	-84.34	-16.58	-22.19	-16.58	44.87
Sweden	GBP	3,177.43	2,395.86	6.21	6.51	-NA-	-10.04	-36.62	-18.87	-3.24	-18.87	39.37
Germany	GBP	556.74	1,242.92	3.22	7.45	-NA-	-27.98	-55.87	-25.70	-10.97	-25.70	49.14
Switzerland	GBP	2,061.79	2,288.37	5.93	3.83	-NA-	3.15	-8.48	-17.05	-5.20	-17.05	23.22
Belgium	GBP	2,359.00	1,966.68	5.10	5.85	-NA-	5.49	-4.97	-6.10	-5.02	-6.10	21.03
Italy	GBP	1,929.02	555.16	1.44	5.05	-NA-	-22.88	-41.57	3.40	-3.98	3.40	39.87
Finland	GBP	2,423.27	564.61	1.46	6.40	-NA-	-17.08	-53.54	-16.53	-8.72	-16.53	34.71
Greece	GBP	638.10	267.18	0.69	1.70	-NA-	-17.08	-56.09	-28.32	0.07	-28.32	35.01
Norway	GBP	96.85	75.24	0.20	37.10	-NA-	-NA-	-88.80	-17.62	-6.47	-17.62	-NA-
Spain	GBP	597.38	18.64	0.05	16.62	-NA-	-55.13	-79.62	4.68	-5.63	4.68	48.05

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Europe	JPY	703.00	5,377,872.04	100.00	-NA-	-NA-	-29.09	-65.55	-14.21	-0.86	-14.21	29.07
Euro Zone	JPY	924.95	3,095,084.43	57.55	6.38	-NA-	-22.64	-59.83	-8.41	-0.66	-8.41	30.11
Europe ex UK	JPY	2,012.77	3,758,857.59	69.89	6.26	-2.49	-22.06	-59.12	-9.11	-0.01	-9.11	29.90
Europe Liquid 40	JPY	1,057.15	4,602,742.76	85.59	6.92	-NA-	-29.51	-66.52	-15.46	-1.16	-15.46	29.46
Europe Liquid 40 ex UK	JPY	1,737.88	3,173,320.64	59.01	5.89	-NA-	-20.70	-59.26	-9.19	0.13	-9.19	30.01
Europe (UK Restricted)	JPY	551.23	4,742,246.96	88.18	6.83	-5.74	-26.47	-63.35	-12.57	-0.58	-12.57	29.11
Euro Zone Capped	JPY	1,746.39	2,311,005.23	42.04	6.72	-NA-	-NA-	-NA-	-9.16	-1.78	-9.16	-NA-
Europe Capped	JPY	1,019.76	3,995,300.95	91.01	7.03	-NA-	-NA-	-NA-	-16.01	-1.37	-16.01	-NA-
Europe ex UK Capped	JPY	1,356.58	5,007,411.53	56.93	7.22	-NA-	-NA-	-NA-	-14.76	-1.13	-14.76	-NA-
Europe Liquid 40 Capped	JPY	1,929.92	3,090,322.87	73.65	6.47	-NA-	-NA-	-NA-	-9.73	-0.61	-9.73	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,641.66	2,317,337.99	35.53	6.05	-NA-	-NA-	-NA-	-10.27	-0.80	-10.27	-NA-
UK	JPY	425.21	1,619,014.45	30.11	9.01	-NA-	-39.46	-75.18	-24.61	-2.92	-24.61	32.08
Netherlands	JPY	2,148.96	647,710.08	12.04	8.40	-NA-	-16.99	-56.22	-9.74	0.61	-9.74	28.87
France	JPY	2,939.14	1,731,775.61	32.20	6.02	-NA-	-14.79	-53.41	-7.94	-0.76	-7.94	30.16
Austria	JPY	241.60	71,947.57	1.34	0.00	-NA-	-54.49	-89.45	-10.73	-16.19	-10.73	49.97
Sweden	JPY	2,686.40	334,135.54	6.21	6.51	-NA-	-20.60	-57.32	-13.18	4.22	-13.18	38.19
Germany	JPY	470.70	173,342.29	3.22	7.45	-NA-	-36.44	-70.28	-20.50	-4.10	-20.50	46.18
Switzerland	JPY	1,743.17	319,144.54	5.93	3.83	-NA-	-8.96	-38.37	-11.24	2.12	-11.24	24.14
Belgium	JPY	1,994.45	274,280.01	5.10	5.85	-NA-	-6.89	-36.00	0.47	2.30	0.47	23.05
Italy	JPY	1,630.91	77,424.05	1.44	5.05	-NA-	-31.93	-60.65	10.65	3.43	10.65	42.87
Finland	JPY	2,048.78	78,742.15	1.46	6.40	-NA-	-26.82	-68.71	-10.68	-1.68	-10.68	37.22
Greece	JPY	539.49	37,262.42	0.69	1.70	-NA-	-26.82	-70.43	-23.30	7.78	-23.30	42.45
Norway	JPY	81.89	10,493.08	0.20	37.10	-NA-	-NA-	-92.46	-11.84	0.75	-11.84	-NA-
Spain	JPY	505.06	2,600.25	0.05	16.62	-NA-	-60.40	-86.28	12.02	1.65	12.02	50.81

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	753.26	86,034.41	198.80	7.09	-NA-	-NA-	-NA-	-NA-	-5.54	-NA-	-NA-
Euro Zone	AUD	991.08	49,514.71	114.42	6.38	-NA-	-NA-	-NA-	-NA-	-4.25	-NA-	-NA-
Europe ex UK	AUD	2,156.67	60,133.65	138.95	6.26	-NA-	-NA-	-NA-	-NA-	-4.19	-NA-	-NA-
Europe Liquid 40	AUD	1,132.73	73,634.01	170.15	6.92	-NA-	-NA-	-NA-	-NA-	-6.10	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,862.13	50,766.32	117.31	5.89	-NA-	-NA-	-NA-	-NA-	-4.51	-NA-	-NA-
Europe (UK Restricted)	AUD	590.64	75,865.77	175.31	6.83	-NA-	-NA-	-NA-	-NA-	-5.11	-NA-	-NA-
Euro Zone Capped	AUD	1,871.25	36,971.12	0.00	6.72	-NA-	-NA-	-NA-	-NA-	-4.12	-NA-	-NA-
Europe Capped	AUD	1,092.67	63,916.24	89.10	7.03	-NA-	-NA-	-NA-	-NA-	-5.96	-NA-	-NA-
Europe ex UK Capped	AUD	1,453.57	80,107.84	80.83	7.22	-NA-	-NA-	-NA-	-NA-	-5.60	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,067.90	49,438.53	77.81	6.47	-NA-	-NA-	-NA-	-NA-	-4.09	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,759.04	37,072.43	8.27	6.05	-NA-	-NA-	-NA-	-NA-	-4.48	-NA-	-NA-
UK	AUD	455.61	25,900.76	59.85	9.01	-NA-	-NA-	-NA-	-NA-	-8.74	-NA-	-NA-
Netherlands	AUD	2,302.61	10,361.97	23.94	8.40	-NA-	-NA-	-NA-	-NA-	-2.20	-NA-	-NA-
France	AUD	3,149.27	27,704.69	64.02	6.02	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Austria	AUD	258.88	1,151.01	2.66	0.00	-NA-	-NA-	-NA-	-NA-	-11.01	-NA-	-NA-
Sweden	AUD	2,878.47	5,345.45	12.35	6.51	-NA-	-NA-	-NA-	-NA-	-5.58	-NA-	-NA-
Germany	AUD	504.35	2,773.10	6.41	7.45	-NA-	-NA-	-NA-	-NA-	-4.33	-NA-	-NA-
Switzerland	AUD	1,867.80	5,105.63	11.80	3.83	-NA-	-NA-	-NA-	-NA-	-2.11	-NA-	-NA-
Belgium	AUD	2,137.04	4,387.89	10.14	5.85	-NA-	-NA-	-NA-	-NA-	0.01	-NA-	-NA-
Italy	AUD	1,747.52	1,238.62	2.86	5.05	-NA-	-NA-	-NA-	-NA-	-1.42	-NA-	-NA-
Finland	AUD	2,195.26	1,259.71	2.91	6.40	-NA-	-NA-	-NA-	-NA-	0.87	-NA-	-NA-
Greece	AUD	578.06	596.12	1.38	1.70	-NA-	-NA-	-NA-	-NA-	0.68	-NA-	-NA-
Norway	AUD	87.74	167.87	0.39	37.10	-NA-	-NA-	-NA-	-NA-	-2.50	-NA-	-NA-
Spain	AUD	541.17	41.60	0.10	16.62	-NA-	-NA-	-NA-	-NA-	-5.41	-NA-	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,334.08	3,799.92	5.93	3.83	-NA-	-7.43	-26.81	-9.99	-5.92	-9.99	17.02
Sweden	SEK	2,976.07	30,720.53	6.21	6.51	-NA-	-12.36	-33.78	-8.50	3.74	-8.50	32.27
Norway	NKK	97.26	756.14	0.20	37.10	-NA-	-NA-	-89.16	-17.76	-5.66	-17.76	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	842.30	43,276.36	100.00	0.00	-9.18	-28.73	-58.04	-13.62	-8.45	-13.62	21.52
Euro Zone	EUR	1,091.56	24,906.50	57.55	0.00	-4.24	-22.12	-50.83	-7.61	-8.02	-7.61	22.14
Europe ex UK	EUR	1,181.80	30,247.96	69.89	0.00	-3.30	-21.48	-49.92	-8.23	-7.42	-8.23	21.68
Europe Liquid 40	EUR	789.75	37,038.80	85.59	0.00	-9.50	-29.13	-59.04	-14.81	-8.73	-14.81	22.24
Europe Liquid 40 ex UK	EUR	1,243.87	25,536.08	59.01	0.00	-2.18	-20.13	-49.73	-8.15	-7.27	-8.15	22.07
Europe ex UK Dividend+	EUR	1,291.20	29,411.15	67.96	0.00	-1.51	-18.19	-46.46	-7.73	-7.07	-7.73	21.60
Europe (UK Restricted)	EUR	854.71	38,161.41	88.18	0.00	-7.24	-26.52	-55.68	-11.99	-8.13	-11.99	21.28
Euro Zone Capped	EUR	1,020.67	18,194.28	42.04	0.00	-NA-	-NA-	-53.74	-8.25	-9.14	-8.25	-NA-
Europe Capped	EUR	821.70	39,384.80	91.01	0.00	-NA-	-NA-	-59.01	-14.27	-8.78	-14.27	-NA-
Europe ex UK Capped	EUR	1,135.33	24,638.87	56.93	0.00	-NA-	-NA-	-51.78	-8.75	-8.01	-8.75	-NA-
Europe Liquid 40 Capped	EUR	754.21	31,871.28	73.65	0.00	-NA-	-NA-	-60.64	-15.65	-9.05	-15.65	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,169.83	15,376.29	35.53	0.00	-NA-	-NA-	-52.68	-9.15	-7.81	-9.15	-NA-
UK	EUR	497.35	13,028.40	30.11	0.00	-18.00	-39.45	-70.15	-24.64	-10.99	-24.64	26.55
Netherlands	EUR	1,074.98	5,212.20	12.04	0.00	-3.40	-17.47	-47.06	-8.47	-6.82	-8.47	21.12
France	EUR	1,792.87	13,935.80	32.20	0.00	4.31	-14.29	-43.04	-7.47	-8.09	-7.47	23.19
Austria	EUR	171.54	578.97	1.34	0.00	-32.71	-53.13	-86.60	-9.48	-22.37	-9.48	46.23
Sweden	EUR	1,569.88	2,688.83	6.21	0.00	0.94	-20.51	-48.01	-11.97	-3.48	-11.97	30.77
Germany	EUR	292.96	1,394.91	3.22	0.00	-12.68	-35.84	-63.75	-19.38	-11.18	-19.38	38.13
Switzerland	EUR	1,183.68	2,568.19	5.93	0.00	2.77	-7.23	-23.76	-10.00	-5.43	-10.00	16.59
Belgium	EUR	1,000.61	2,207.16	5.10	0.00	-2.63	-7.84	-22.80	1.54	-5.57	1.54	17.33
Italy	EUR	1,089.72	623.04	1.44	0.00	-9.37	-30.64	-50.94	12.19	-4.21	12.19	36.75
Finland	EUR	1,179.36	633.65	1.46	0.00	-8.09	-26.04	-61.23	-9.43	-8.94	-9.43	28.89
Greece	EUR	502.19	299.85	0.69	0.00	-NA-	-25.11	-62.73	-22.23	-0.18	-22.23	34.85
Norway	EUR	60.36	84.44	0.20	0.00	-43.82	-NA-	-91.24	-10.62	-6.69	-10.62	-NA-
Spain	EUR	322.19	20.92	0.05	0.00	-30.77	-59.74	-83.21	13.59	-5.86	13.59	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,062.43	54,963.18	100.00	0.00	-8.78	-27.21	-64.90	-21.08	-9.27	-21.08	26.19
Euro Zone	USD	1,376.93	31,632.53	57.55	0.00	-3.81	-20.45	-58.86	-15.58	-8.84	-15.58	27.52
Europe ex UK	USD	1,490.72	38,416.45	69.89	0.00	-2.87	-19.81	-58.10	-16.15	-8.24	-16.15	27.43
Europe Liquid 40	USD	797.00	47,041.16	85.59	0.00	-9.46	-27.62	-65.74	-21.97	-9.54	-21.97	26.53
Europe Liquid 40 ex UK	USD	1,255.42	32,432.12	59.01	0.00	-2.13	-18.43	-57.94	-15.76	-8.10	-15.76	27.34
Europe ex UK Dividend+	USD	1,354.55	37,353.66	67.96	0.00	-1.47	-16.45	-55.20	-15.69	-7.90	-15.69	27.26
Europe (UK Restricted)	USD	500.53	48,466.93	88.18	0.00	-7.20	-24.96	-62.92	-19.59	-8.95	-19.59	26.30
Euro Zone Capped	USD	1,287.51	23,107.66	42.04	0.00	-NA-	-NA-	-61.30	-16.17	-9.95	-16.17	-NA-
Europe Capped	USD	1,036.46	50,020.70	91.01	0.00	-NA-	-NA-	-65.71	-21.67	-9.60	-21.67	-NA-
Europe ex UK Capped	USD	1,432.11	31,292.62	56.93	0.00	-NA-	-NA-	-59.66	-16.62	-8.83	-16.62	-NA-
Europe Liquid 40 Capped	USD	761.13	40,478.15	73.65	0.00	-NA-	-NA-	-67.07	-22.93	-9.86	-22.93	-NA-
Europe Liquid 40 ex UK Capped	USD	1,180.70	19,528.67	35.53	0.00	-NA-	-NA-	-60.41	-16.99	-8.64	-16.99	-NA-
UK	USD	630.20	16,546.73	30.11	0.00	-17.64	-38.16	-75.03	-31.14	-11.78	-31.14	29.22
Netherlands	USD	1,355.83	6,619.76	12.04	0.00	-2.98	-15.72	-55.71	-16.38	-7.65	-16.38	25.57
France	USD	2,261.28	17,699.17	32.20	0.00	4.77	-12.46	-52.35	-15.46	-8.91	-15.46	28.13
Austria	USD	248.51	735.32	1.34	0.00	-32.41	-52.13	-88.79	-17.30	-23.07	-17.30	47.78
Sweden	USD	1,989.24	3,414.95	6.21	0.00	1.38	-18.82	-56.51	-19.57	-4.34	-19.57	37.27
Germany	USD	369.50	1,771.60	3.22	0.00	-12.30	-34.48	-69.67	-26.34	-11.98	-26.34	46.40
Switzerland	USD	1,499.88	3,261.74	5.93	0.00	3.23	-5.25	-36.21	-17.77	-6.27	-17.77	23.63
Belgium	USD	1,262.03	2,803.21	5.10	0.00	-2.20	-5.87	-35.41	-7.22	-6.41	-7.22	20.96
Italy	USD	1,374.43	791.29	1.44	0.00	-8.97	-29.16	-58.95	2.51	-5.06	2.51	40.49
Finland	USD	1,487.49	804.76	1.46	0.00	-7.68	-24.46	-67.56	-17.25	-9.76	-17.25	34.85
Greece	USD	518.94	380.83	0.69	0.00	-NA-	-23.52	-68.82	-28.94	-1.07	-28.94	37.48
Norway	USD	76.48	107.24	0.20	0.00	-42.41	-NA-	-92.67	-18.33	-7.53	-18.33	-NA-
Spain	USD	406.37	26.58	0.05	0.00	-30.46	-58.88	-85.96	3.78	-6.70	3.78	-NA-

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Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,201.26	38,561.07	100.00	0.00	-3.84	-22.04	-51.01	-20.39	-8.23	-20.39	24.41
Euro Zone	GBP	1,556.85	22,192.75	57.55	0.00	1.40	-14.80	-42.59	-14.85	-7.80	-14.85	26.56
Europe ex UK	GBP	1,685.51	26,952.21	69.89	0.00	2.39	-14.11	-41.53	-15.42	-7.19	-15.42	26.70
Europe Liquid 40	GBP	901.14	33,003.14	85.59	0.00	-4.55	-22.48	-52.18	-21.30	-8.51	-21.30	24.68
Europe Liquid 40 ex UK	GBP	1,419.47	22,753.73	59.01	0.00	3.17	-12.63	-41.30	-15.03	-7.04	-15.03	26.56
Europe ex UK Dividend+	GBP	1,703.39	26,206.58	67.96	0.00	4.28	-10.51	-37.48	-14.96	-6.85	-14.96	26.80
Europe (UK Restricted)	GBP	565.94	34,003.43	88.18	0.00	-2.17	-19.63	-48.25	-18.89	-7.90	-18.89	24.82
Euro Zone Capped	GBP	1,455.75	16,211.88	42.04	0.00	-NA-	-NA-	-45.98	-15.44	-8.92	-15.44	-NA-
Europe Capped	GBP	1,171.89	35,093.52	91.01	0.00	-NA-	-NA-	-52.14	-20.98	-8.56	-20.98	-NA-
Europe ex UK Capped	GBP	1,619.24	21,954.28	56.93	0.00	-NA-	-NA-	-43.70	-15.90	-7.78	-15.90	-NA-
Europe Liquid 40 Capped	GBP	860.58	28,398.66	73.65	0.00	-NA-	-NA-	-54.04	-22.26	-8.83	-22.26	-NA-
Europe Liquid 40 ex UK Capped	GBP	1,334.98	13,700.93	35.53	0.00	-NA-	-NA-	-44.75	-16.27	-7.59	-16.27	-NA-
UK	GBP	716.18	11,608.85	30.11	0.00	-13.18	-33.76	-65.15	-30.54	-10.77	-30.54	26.43
Netherlands	GBP	1,533.00	4,644.29	12.04	0.00	2.28	-9.73	-38.19	-15.65	-6.59	-15.65	24.77
France	GBP	2,556.76	12,417.39	32.20	0.00	10.45	-6.25	-33.49	-14.72	-7.87	-14.72	27.58
Austria	GBP	280.98	515.89	1.34	0.00	-28.75	-48.73	-84.36	-16.58	-22.19	-16.58	44.94
Sweden	GBP	2,249.17	2,395.86	6.21	0.00	6.87	-13.05	-39.30	-18.87	-3.24	-18.87	39.59
Germany	GBP	417.78	1,242.92	3.22	0.00	-7.55	-29.82	-57.67	-25.70	-10.97	-25.70	48.90
Switzerland	GBP	1,695.87	2,288.37	5.93	0.00	8.82	1.48	-10.98	-17.05	-5.20	-17.05	23.54
Belgium	GBP	1,426.94	1,966.68	5.10	0.00	3.10	0.81	-9.86	-6.41	-5.34	-6.41	21.26
Italy	GBP	1,554.02	555.16	1.44	0.00	-4.04	-24.13	-42.71	3.40	-3.98	3.40	40.05
Finland	GBP	1,681.86	564.61	1.46	0.00	-2.68	-19.10	-54.73	-16.53	-8.72	-16.53	34.21
Greece	GBP	586.75	267.18	0.69	0.00	-NA-	-18.08	-56.49	-28.32	0.07	-28.32	34.87
Norway	GBP	86.47	75.24	0.20	0.00	-40.65	-NA-	-89.77	-17.62	-6.47	-17.62	-NA-
Spain	GBP	459.47	18.64	0.05	0.00	-26.69	-55.96	-80.40	4.68	-5.63	4.68	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,015.62	5,377,872.04	100.00	0.00	-10.77	-31.19	-67.01	-14.81	-1.15	-14.81	29.10
Euro Zone	JPY	1,316.26	3,095,084.43	57.55	0.00	-5.91	-24.80	-61.34	-8.88	-0.69	-8.88	30.16
Europe ex UK	JPY	1,425.03	3,758,857.59	69.89	0.00	-4.99	-24.19	-60.62	-9.50	-0.03	-9.50	29.92
Europe Liquid 40	JPY	761.88	4,602,742.76	85.59	0.00	-11.43	-31.58	-67.80	-15.78	-1.45	-15.78	29.47
Europe Liquid 40 ex UK	JPY	1,200.11	3,173,320.64	59.01	0.00	-4.27	-22.89	-60.47	-9.07	0.13	-9.07	29.99
Europe ex UK Dividend+	JPY	1,196.06	3,654,869.16	67.96	0.00	-5.13	-21.02	-57.90	-9.00	0.34	-9.00	29.61
Europe (UK Restricted)	JPY	478.48	4,742,246.96	88.18	0.00	-9.23	-29.06	-65.15	-13.21	-0.80	-13.21	29.14
Euro Zone Capped	JPY	1,230.78	2,260,969.41	42.04	0.00	-NA-	-NA-	-63.62	-9.52	-1.89	-9.52	-NA-
Europe Capped	JPY	990.79	4,894,275.64	91.01	0.00	-NA-	-NA-	-67.77	-15.45	-1.51	-15.45	-NA-
Europe ex UK Capped	JPY	1,369.01	3,061,826.58	56.93	0.00	-NA-	-NA-	-62.09	-10.01	-0.67	-10.01	-NA-
Europe Liquid 40 Capped	JPY	727.59	3,960,584.33	73.65	0.00	-NA-	-NA-	-69.05	-16.81	-1.80	-16.81	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,128.67	1,910,782.90	35.53	0.00	-NA-	-NA-	-62.79	-10.40	-0.46	-10.40	-NA-
UK	JPY	602.44	1,619,014.45	30.11	0.00	-19.44	-41.54	-76.53	-25.68	-3.89	-25.68	32.16
Netherlands	JPY	1,296.09	647,710.08	12.04	0.00	-5.09	-20.32	-58.37	-9.74	0.61	-9.74	28.69
France	JPY	2,161.65	1,731,775.61	32.20	0.00	2.49	-17.25	-55.21	-8.74	-0.76	-8.74	30.34
Austria	JPY	237.56	71,947.57	1.34	0.00	-33.89	-54.75	-89.47	-10.73	-16.18	-10.73	49.93
Sweden	JPY	1,901.59	334,135.54	6.21	0.00	-0.83	-23.26	-59.12	-13.18	4.22	-13.18	37.99
Germany	JPY	353.22	173,342.29	3.22	0.00	-14.21	-38.06	-71.49	-20.50	-4.10	-20.50	45.93
Switzerland	JPY	1,433.79	319,144.54	5.93	0.00	0.97	-10.43	-40.05	-11.24	2.12	-11.24	24.35
Belgium	JPY	1,206.43	274,280.01	5.10	0.00	-4.34	-11.02	-39.29	0.14	1.96	0.14	23.21
Italy	JPY	1,313.86	77,424.05	1.44	0.00	-10.96	-33.04	-61.42	10.65	3.43	10.65	42.85
Finland	JPY	1,421.95	78,742.15	1.46	0.00	-9.70	-28.59	-69.51	-10.68	-1.68	-10.68	36.46
Greece	JPY	496.07	37,262.42	0.69	0.00	-NA-	-27.70	-70.70	-23.30	7.78	-23.30	42.22
Norway	JPY	73.11	10,493.08	0.20	0.00	-43.45	-NA-	-93.11	-11.85	0.74	-11.85	-NA-
Spain	JPY	388.46	2,600.25	0.05	0.00	-31.98	-61.13	-86.80	12.02	1.65	12.02	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,088.23	86,034.41	198.80	0.00	-NA-	-NA-	-NA-	-NA-	-5.81	-NA-	-NA-
Euro Zone	AUD	1,410.37	49,514.71	114.42	0.00	-NA-	-NA-	-NA-	-NA-	-4.28	-NA-	-NA-
Europe ex UK	AUD	1,526.92	60,133.65	138.95	0.00	-NA-	-NA-	-NA-	-NA-	-4.21	-NA-	-NA-
Europe Liquid 40	AUD	816.35	73,634.01	170.15	0.00	-NA-	-NA-	-NA-	-NA-	-6.37	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,285.91	50,766.32	117.31	0.00	-NA-	-NA-	-NA-	-NA-	-4.51	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,616.19	58,470.06	135.11	0.00	-NA-	-NA-	-NA-	-NA-	-3.98	-NA-	-NA-
Europe (UK Restricted)	AUD	512.69	75,865.77	175.31	0.00	-NA-	-NA-	-NA-	-NA-	-5.31	-NA-	-NA-
Euro Zone Capped	AUD	1,318.78	36,170.66	83.58	0.00	-NA-	-NA-	-NA-	-NA-	-4.15	-NA-	-NA-
Europe Capped	AUD	1,061.63	78,297.91	180.93	0.00	-NA-	-NA-	-NA-	-NA-	-5.89	-NA-	-NA-
Europe ex UK Capped	AUD	1,466.89	48,982.65	113.19	0.00	-NA-	-NA-	-NA-	-NA-	-4.11	-NA-	-NA-
Europe Liquid 40 Capped	AUD	779.61	63,360.85	146.41	0.00	-NA-	-NA-	-NA-	-NA-	-6.34	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,209.37	30,568.43	70.64	0.00	-NA-	-NA-	-NA-	-NA-	-4.22	-NA-	-NA-
UK	AUD	645.51	25,900.76	59.85	0.00	-NA-	-NA-	-NA-	-NA-	-9.61	-NA-	-NA-
Netherlands	AUD	1,388.76	10,361.97	23.94	0.00	-NA-	-NA-	-NA-	-NA-	-2.20	-NA-	-NA-
France	AUD	2,316.20	27,704.69	64.02	0.00	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Austria	AUD	254.54	1,151.01	2.66	0.00	-NA-	-NA-	-NA-	-NA-	-11.02	-NA-	-NA-
Sweden	AUD	2,037.55	5,345.45	12.35	0.00	-NA-	-NA-	-NA-	-NA-	-5.58	-NA-	-NA-
Germany	AUD	378.47	2,773.10	6.41	0.00	-NA-	-NA-	-NA-	-NA-	-4.33	-NA-	-NA-
Switzerland	AUD	1,536.30	5,105.63	11.80	0.00	-NA-	-NA-	-NA-	-NA-	-2.11	-NA-	-NA-
Belgium	AUD	1,292.68	4,387.89	10.14	0.00	-NA-	-NA-	-NA-	-NA-	-0.32	-NA-	-NA-
Italy	AUD	1,407.80	1,238.62	2.86	0.00	-NA-	-NA-	-NA-	-NA-	-1.42	-NA-	-NA-
Finland	AUD	1,523.61	1,259.71	2.91	0.00	-NA-	-NA-	-NA-	-NA-	0.87	-NA-	-NA-
Greece	AUD	531.54	596.12	1.38	0.00	-NA-	-NA-	-NA-	-NA-	0.68	-NA-	-NA-
Norway	AUD	78.34	167.87	0.39	0.00	-NA-	-NA-	-NA-	-NA-	-2.50	-NA-	-NA-
Spain	AUD	416.24	41.60	0.10	0.00	-NA-	-NA-	-NA-	-NA-	-5.41	-NA-	-NA-

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EPRA/NAREIT Europe Index - Index Performance

Price Return

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,097.43	3,799.92	5.93	0.00	1.46	-8.92	-28.81	-9.99	-5.92	-9.99	17.48
Sweden	SEK	2,106.40	30,720.53	6.21	0.00	5.29	-15.29	-36.59	-8.50	3.74	-8.50	32.69
Norway	NOK	86.85	756.14	0.20	0.00	-41.10	-NA-	-90.09	-17.76	-5.67	-17.76	45.55

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EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 27-Feb	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 27-Feb	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
Europe Real Estate **	Local	1,356.45	8.46	-3.86	-23.67	-52.62	-15.17	-7.79	-15.17	21.49
Europe FTSE	Local	136.25	2.41	-1.86	-14.80	-41.94	-14.69	-8.88	-14.69	17.00
Europe JP Morgan Bonds	Local	471.69	-NA-	4.58	3.92	6.84	-0.70	0.95	-0.70	4.27
UK Real Estate **	GBP	959.38	9.01	-10.39	-31.41	-63.15	-29.54	-9.86	-29.54	26.27
UK FTSE	GBP	530.12	3.43	0.57	-9.91	-31.54	-12.94	-7.02	-12.94	15.63
UK JP Morgan Bonds	GBP	564.99	-NA-	5.67	4.70	9.74	-3.33	1.45	-3.33	6.51
Netherlands Real Estate **	EUR	1,904.54	9.88	2.03	-13.24	-43.83	-8.47	-6.82	-8.47	20.87
Netherlands FTSE	EUR	436.64	51.81	-4.85	-19.30	-48.19	-12.25	-12.02	-12.25	23.05
Netherlands JP Morgan Bonds	EUR	384.58	-NA-	4.36	4.17	7.31	-0.81	0.89	-0.81	4.24
France Real Estate **	EUR	2,529.22	8.03	8.76	-10.87	-39.96	-6.37	-8.09	-6.37	22.94
France FTSE	EUR	409.16	2.23	-2.82	-16.00	-42.10	-15.84	-8.98	-15.84	17.48
France JP Morgan Bonds	EUR	483.00	-NA-	4.58	4.29	8.40	-0.63	0.89	-0.63	4.37
Sweden Real Estate **	SEK	3,145.01	9.30	9.92	-11.06	-32.52	-8.50	3.74	-8.50	32.29
Sweden FTSE	SEK	992.48	2.72	0.59	-13.74	-33.99	-4.22	5.56	-4.22	22.59
Sweden JP Morgan Bonds	SEK	616.06	-NA-	5.72	5.57	12.45	-1.03	1.69	-1.03	4.74
Switzerland Real Estate **	CHF	1,372.17	5.89	3.99	-6.60	-25.70	-9.99	-5.92	-9.99	17.07
Switzerland FTSE	CHF	368.34	1.99	-2.13	-14.43	-37.16	-13.95	-10.34	-13.95	15.16
Germany Real Estate **	EUR	401.19	10.11	-9.46	-33.71	-61.79	-19.38	-11.18	-19.38	38.31
Germany FTSE	EUR	255.93	1.83	-1.34	-13.97	-45.51	-20.13	-11.34	-20.13	19.92
Germany JP Morgan Bonds	EUR	367.07	-NA-	4.87	4.82	9.53	0.04	1.14	0.04	4.16
Austria Real Estate **	EUR	175.46	0.00	8.76	-52.77	-86.58	-9.49	-22.38	-9.49	46.28
Austria FTSE	EUR	219.18	0.78	-9.09	-34.08	-67.96	-18.78	-17.30	-18.78	31.13
Austria JP Morgan Bonds	EUR	176.19	-NA-	3.91	3.18	4.97	-1.86	-0.24	-1.86	4.50

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

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EPRA/NAREIT Europe Index - Asset Class Comparison

Index Description	Curr	Close Value 27-Feb	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 27-Feb	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
Italy Real Estate **	EUR	1,385.29	5.05	-7.10	-29.07	-49.59	12.19	-4.21	12.19	36.56
Italy FTSE	EUR	189.76	2.76	-6.39	-21.56	-51.15	-20.09	-13.19	-20.09	17.88
Italy JP Morgan Bonds	EUR	696.02	-NA-	3.82	2.62	3.98	0.22	0.23	0.22	4.08
Spain Real Estate **	EUR	424.84	20.27	-29.01	-58.82	0.00	0.00	0.00	13.59	0.00
Spain FTSE	EUR	724.65	3.24	1.40	-10.73	-40.14	-16.96	-10.28	-16.96	19.45
Spain JP Morgan Bonds	EUR	629.75	-NA-	4.06	3.31	5.70	-1.07	1.64	-1.07	4.44
Belgium Real Estate **	EUR	1,762.85	7.80	3.66	-2.03	-17.06	2.00	-5.15	2.00	16.73
Belgium FTSE	EUR	355.88	1.86	-6.38	-24.94	-54.38	-0.13	-6.15	-0.13	26.72
Belgium JP Morgan Bonds	EUR	438.51	-NA-	3.98	3.39	5.83	-0.75	0.72	-0.75	4.04
Finland Real Estate **	EUR	1,778.84	8.89	-4.54	-23.46	-59.78	-9.43	-8.94	-9.43	29.62
Finland FTSE	EUR	608.08	1.40	-10.07	-19.84	-61.60	-24.86	-17.22	-24.86	24.68
Finland JP Morgan Bonds	EUR	316.18	-NA-	4.34	4.68	7.31	0.89	1.15	0.89	3.41
Greece Real Estate **	EUR	546.28	1.89	-NA-	-24.20	-62.39	-22.23	-0.18	-22.23	34.94
Greece FTSE	EUR	217.56	1.13	-5.93	-27.88	-65.02	-18.00	-18.06	-18.00	27.55
Greece JP Morgan Bonds	EUR	211.28	-NA-	2.68	1.28	-1.06	-0.20	0.92	-0.20	4.20
Norway Real Estate **	NOK	70.28	49.46	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	585.47	1.60	4.62	-12.46	-41.66	-3.58	-4.20	-3.58	29.76
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Top 20 Constituents:

Company	Investment		Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	Focus	Sector		27-Feb	27-Feb
Unibail-Rodamco *	Rental	Diversified	FR	8,151	18.83
Land Securities *	Rental	Diversified	UK	2,866	6.62
British Land *	Rental	Diversified	UK	2,628	6.07
Corio *	Rental	Retail	NL	2,105	4.86
Hammerson *	Rental	Retail	UK	1,901	4.39
PSP Swiss Property	Rental	Office	CH	1,484	3.43
Liberty International *	Rental	Retail	UK	1,405	3.25
Klepierre *	Rental	Retail	FR	1,346	3.11
Icade	Rental	Diversified	FR	1,149	2.66
Wereldhave *	Rental	Diversified	NL	1,111	2.57
Befimmo *	Rental	Office	BE	927	2.14
Silic *	Rental	Office	FR	870	2.01
Castellum	Rental	Diversified	SE	843	1.95
Fonciere Des Regions *	Rental	Diversified	FR	819	1.89
Mercialys *	Rental	Retail	FR	776	1.79
Eurocommercial Props *	Rental	Retail	NL	759	1.75
Cofinimmo *	Rental	Office	BE	727	1.68
Deutsche Euroshop	Rental	Retail	DE	715	1.65
Derwent London	Rental	Office	UK	673	1.56
Gecina *	Rental	Diversified	FR	654	1.51

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	27-Feb	27-Feb	27-Feb
EPRA/NAREIT UK	30	13,028	30.11%
EPRA/NAREIT Netherlands	7	5,212	12.04%
EPRA/NAREIT France	10	13,936	32.20%
EPRA/NAREIT Austria	2	579	1.34%
EPRA/NAREIT Sweden	6	2,689	6.21%
EPRA/NAREIT Germany	8	1,395	3.22%
EPRA/NAREIT Switzerland	4	2,568	5.93%
EPRA/NAREIT Belgium	6	2,207	5.10%
EPRA/NAREIT Italy	3	623	1.44%
EPRA/NAREIT Finland	3	634	1.46%
EPRA/NAREIT Greece	3	300	0.69%
EPRA/NAREIT Norway	1	84	0.20%
EPRA/NAREIT Europe Index	84	43,276	100.00%
EPRA/NAREIT Euro Zone	43	24,907	57.55%
EPRA/NAREIT Ex-UK	54	30,248	69.89%
EPRA/NAREIT Europe Liquid 40	40	37,039	85.59%
EPRA/NAREIT Europe Liquid 40 Ex UK	24	25,536	59.01%

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EPRA/NAREIT Europe Index - Top 20 Performance

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 27-Feb	Return 27-Feb	Return 27-Feb
ING UK Real Estate Income Trust	Rental	Diversified	UK	25.00	7.14	32.14
Invista Foundation Prop	Rental	Diversified	UK	24.53	6.64	31.17
ISIS Property Trust 2 Ld	Rental	Diversified	UK	16.88	0.00	16.88
Wihlborgs Fastigheter	Rental	Diversified	SE	15.16	0.00	15.16
Fabege	Rental	Office	SE	14.95	0.00	14.95
Standard Life Inv Prop	Rental	Diversified	UK	12.16	2.70	14.86
Mercialys *	Rental	Retail	FR	11.69	0.00	11.69
Eurobank Properties *	Rental	Diversified	GR	11.38	0.00	11.38
Mucklow <A&J> *	Rental	Diversified	UK	11.36	0.00	11.36
Colonia Real Estate	Rental	Residential	DE	10.56	0.00	10.56
Big Yellow Group	Rental	Self Storage	UK	10.31	0.00	10.31
UK Commercial Property Trust	Rental	Diversified	UK	7.73	2.39	10.11
Intervest Offices *	Rental	Office	BE	7.14	0.00	7.14
F&C Commercial Prop	Rental	Diversified	UK	5.56	0.85	6.41
Lamda Development	Non-Rental	Diversified	GR	6.19	0.00	6.19
Vastned Retail *	Rental	Retail	NL	4.76	0.00	4.76
Castellum	Rental	Diversified	SE	4.67	0.00	4.67
British Land *	Rental	Diversified	UK	1.16	2.07	3.23
Citycon OYJ	Rental	Retail	FI	2.56	0.00	2.56
Quintain Estates	Non-Rental	Diversified	UK	1.01	0.00	1.01

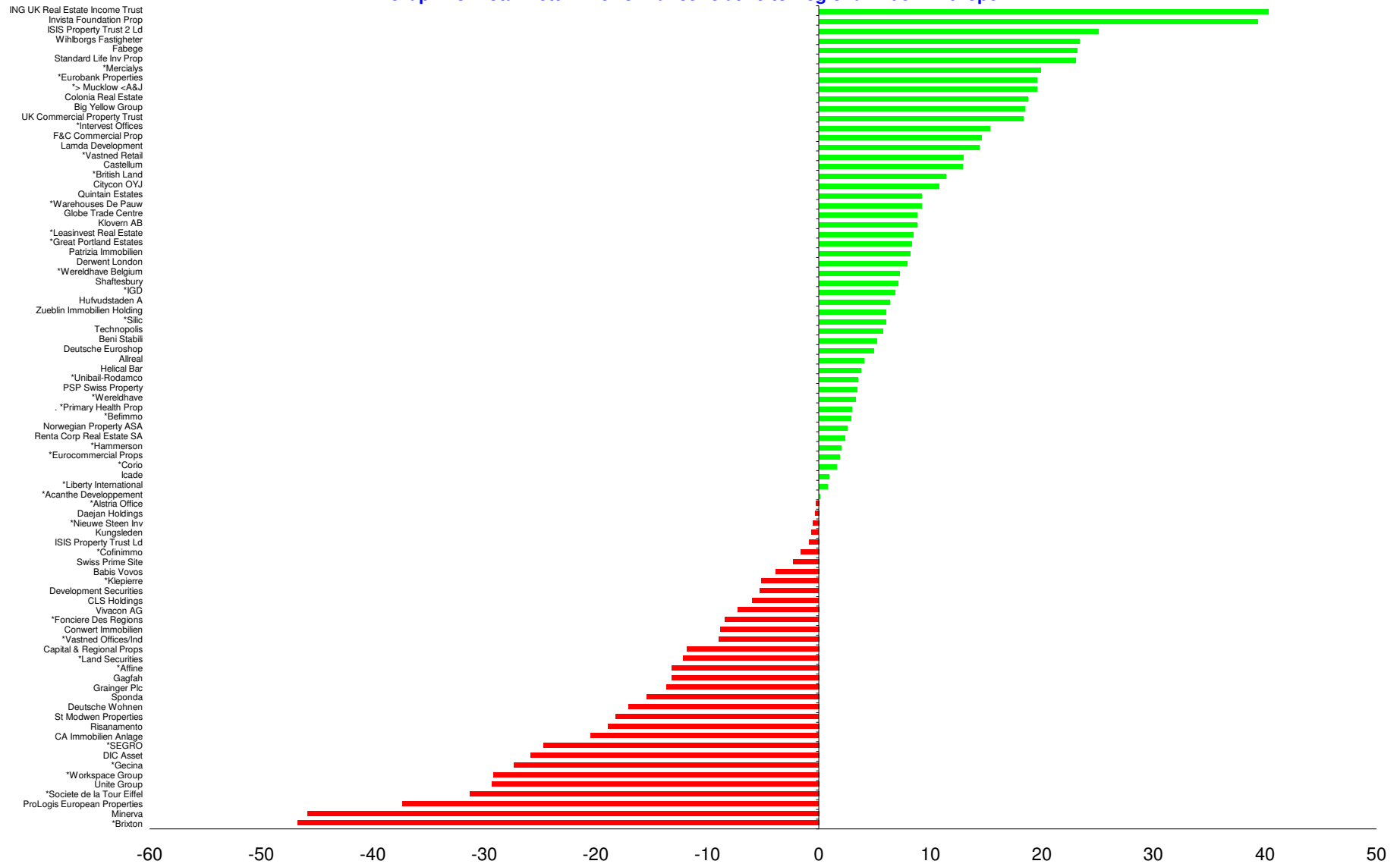
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 27-Feb	Return 27-Feb	Return 27-Feb
Vastned Offices/Ind *	Rental	Office	NL	-17.14	0.00	-17.14
Capital & Regional Props	Rental	Retail	UK	-20.00	0.00	-20.00
Land Securities *	Rental	Diversified	UK	-20.38	0.00	-20.38
Affine *	Non-Rental	Diversified	FR	-21.36	0.00	-21.36
Gagfah	Rental	Residential	DE	-21.38	0.00	-21.38
Grainger Plc	Rental	Residential	UK	-21.84	0.00	-21.84
Sponda	Rental	Diversified	FI	-23.64	0.00	-23.64
Deutsche Wohnen	Rental	Residential	DE	-25.24	0.00	-25.24
St Modwen Properties	Rental	Diversified	UK	-26.37	0.00	-26.37
Risanamento	Non-Rental	Diversified	IT	-27.09	0.00	-27.09
CA Immobilien Anlage	Rental	Diversified	AT	-28.61	0.00	-28.61
SEGRO *	Rental	Industrial	UK	-32.86	0.00	-32.86
DIC Asset	Rental	Diversified	DE	-34.01	0.00	-34.01
Gecina *	Rental	Diversified	FR	-35.49	0.00	-35.49
Workspace Group *	Rental	Office	UK	-37.38	0.00	-37.38
Unite Group	Rental	Specialty	UK	-37.50	0.00	-37.50
Societe de la Tour Eiffel *	Rental	Diversified	FR	-39.46	0.00	-39.46
ProLogis European Properties	Rental	Industrial	NL	-45.48	0.00	-45.48
Minerva	Rental	Diversified	UK	-54.05	0.00	-54.05
Brixton *	Rental	Industrial	UK	-54.94	0.00	-54.94

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



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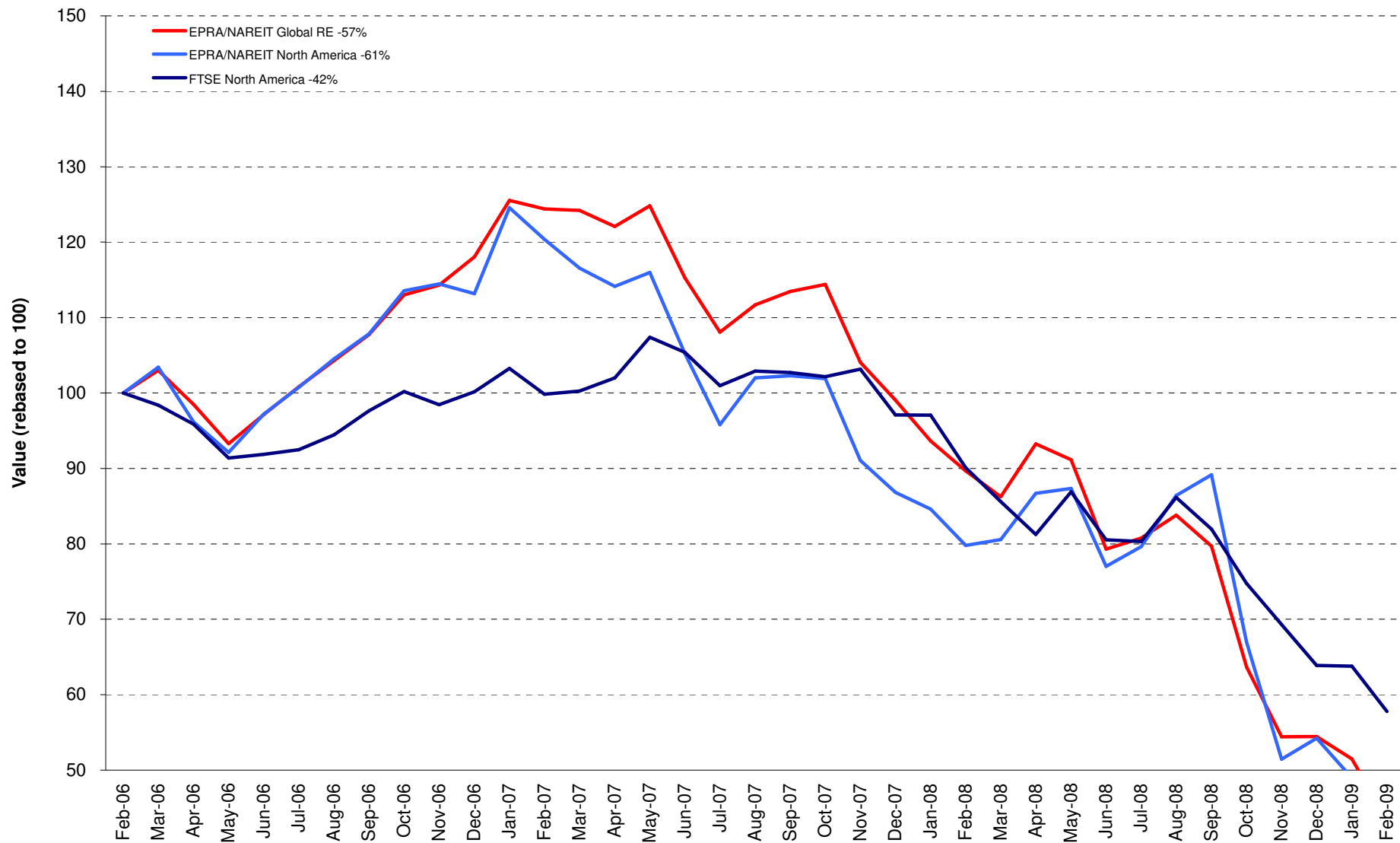
Section 5

EPRA/NAREIT North America Index

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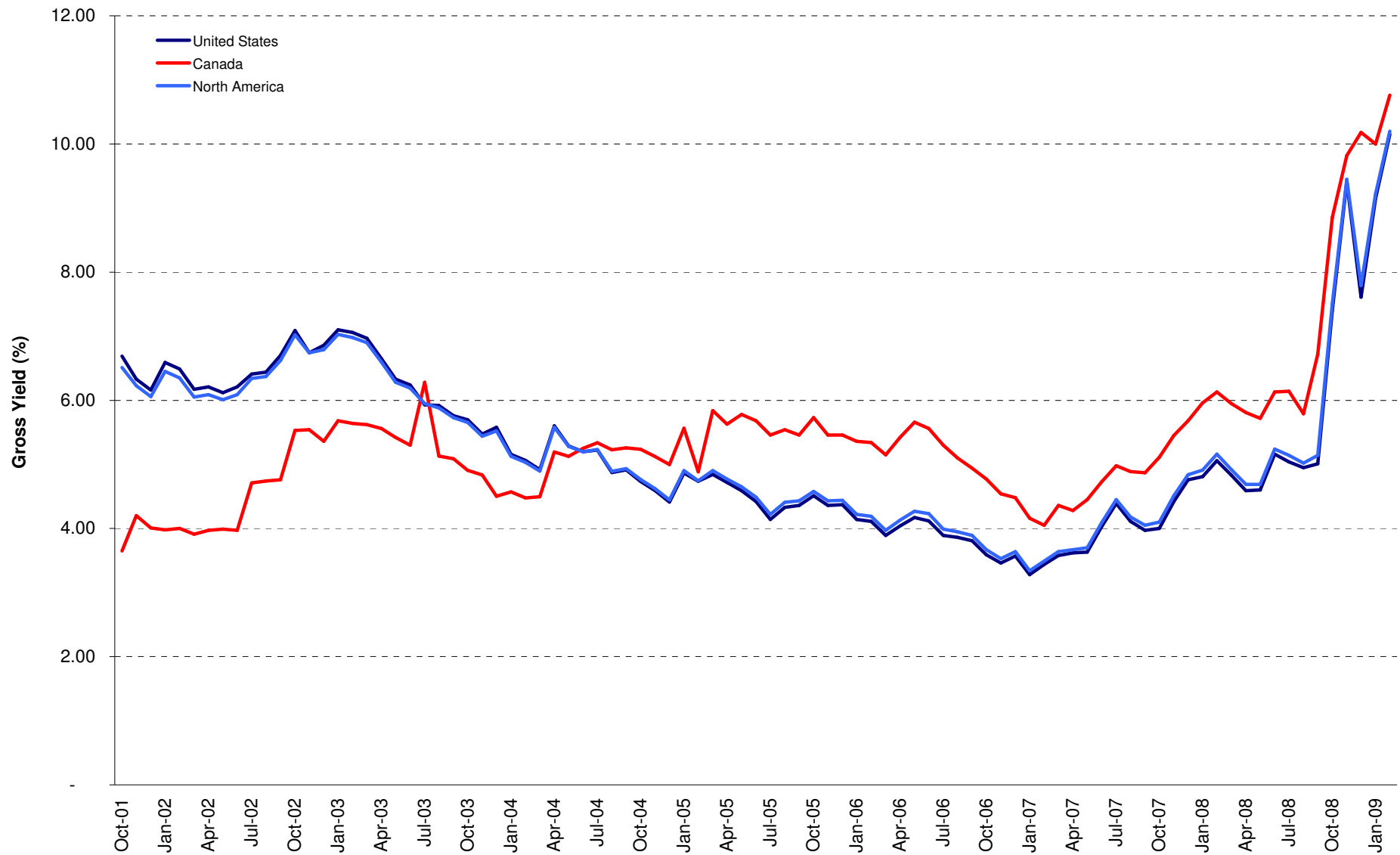
Graph 19: EPRA/NAREIT North America v EPRA/NAREIT Global & FTSE North America - Total Returns (EUR) Rolling 36 Months Performance



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Graph 20: Dividend Yields



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Corporate Actions & Changes North America

Ex Date	Description
3 February 2009	Vornado Realty Trust (USA): Stock Dividend 1.1128%. New number of shares: 155,305,903
10 February 2009	Simon Property Group (USA): Stock Dividend. New number of shares: 229,956,297
27 February 2009	Sunstone Hotel Investors (USA): New number of shares: 53,907,957

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 February 2009	Vornado Realty Trust *	Rental	Diversified	USD	0.950	11.15	12-Mar	Quarterly
4 February 2009	First Potomac Realty Trust *	Rental	Industrial	USD	0.340	18.66	13-Feb	Quarterly
5 February 2009	Colonial Properties *	Rental	Residential	USD	0.250	45.93	17-Feb	Quarterly
5 February 2009	Cousins Properties *	Non-Rental	Diversified	USD	0.250	19.13	23-Feb	Quarterly
5 February 2009	Health Care REIT *	Rental	Health Care	USD	0.680	8.77	20-Feb	Quarterly
5 February 2009	HCP *	Rental	Health Care	USD	0.460	0.00	23-Feb	Dividend
6 February 2009	Cedar Shopping Centers *	Rental	Retail	USD	0.113	18.99	20-Feb	Quarterly
10 February 2009	Simon Property Group *	Rental	Retail	USD	0.900	10.88	18-Mar	Quarterly
11 February 2009	American Campus Communities *	Rental	Residential	USD	0.338	7.89	27-Feb	Quarterly
11 February 2009	Duke Realty Corp *	Rental	Office Mixed	USD	0.250	27.97	27-Feb	Quarterly
11 February 2009	Highwoods Properties *	Rental	Office	USD	0.425	9.00	9-Mar	Quarterly
11 February 2009	H & R Real Estate *	Rental	Diversified	CAD	0.060	19.89	27-Feb	Monthly
11 February 2009	Nationwide Health Props *	Rental	Health Care	USD	0.440	8.69	6-Mar	Quarterly
13 February 2009	Regency Centers *	Rental	Retail	USD	0.725	10.75	4-Mar	Quarterly
17 February 2009	LTC Properties *	Rental	Health Care	USD	0.130	9.14	27-Feb	Monthly
17 February 2009	Prologis *	Non-Rental	Industrial	USD	0.250	35.75	27-Feb	Quarterly
18 February 2009	Home Props of New York *	Rental	Residential	USD	0.670	9.98	27-Feb	Quarterly
18 February 2009	Healthcare Realty Trust *	Rental	Health Care	USD	0.385	10.63	5-Mar	Quarterly
18 February 2009	The Macerich Company *	Rental	Retail	USD	0.800	28.02	6-Mar	Quarterly
25 February 2009	Allied Properties REIT *	Rental	Office	CAD	0.110	10.19	16-Mar	Monthly
25 February 2009	Boardwalk REIT *	Rental	Residential	CAD	0.150	7.05	16-Mar	Monthly
25 February 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.090	7.85	15-Mar	Monthly
25 February 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.062	15.88	16-Mar	Monthly
25 February 2009	Cominar REIT *	Rental	Diversified	CAD	0.120	10.66	16-Mar	Monthly
25 February 2009	Calloway REIT *	Rental	Retail	CAD	0.129	14.97	16-Mar	Monthly
25 February 2009	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Mar	Dividend
25 February 2009	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	24.67	16-Mar	Monthly
25 February 2009	Morguard REIT *	Rental	Diversified	CAD	0.075	10.17	13-Mar	Monthly
25 February 2009	Northern Property REIT *	Rental	Residential	CAD	0.123	9.36	16-Mar	Monthly
25 February 2009	Pennsylvania Real Estate *	Rental	Retail	USD	0.290	74.75	16-Mar	Quarterly
25 February 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.102	13.04	16-Mar	Monthly

** Based on previous period figures

*** Estimated

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
25 February 2009	Canadian REIT *	Rental	Diversified	CAD	0.113	6.53	13-Mar	Monthly
25 February 2009	Riocan Real Estate *	Rental	Retail	CAD	0.115	10.72	6-Mar	Monthly
26 February 2009	Brookfield Props	Rental	Office	USD	0.140	8.72	31-Mar	Quarterly
26 February 2009	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.063	35.30	13-Mar	Monthly
26 February 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.082	12.56	17-Mar	Monthly
26 February 2009	Realty Income *	Rental	Retail	USD	0.142	8.73	16-Mar	Dividend
4 March 2009	Weingarten Realty *	Rental	Retail	USD	0.525	18.60	16-Mar	Quarterly
9 March 2009	Parkway Properties *	Rental	Office	USD	0.325	19.56	25-Mar	Quarterly
11 March 2009	BRE Properties *	Rental	Residential	USD	0.563	11.89	31-Mar	Quarterly
11 March 2009	Extra Space Storage *	Rental	Self Storage	USD	0.250	15.95	31-Mar	Quarterly
12 March 2009	Digital Realty Trust *	Rental	Specialty	USD	0.330	4.22	31-Mar	Quarterly
12 March 2009	Equity Residential Props *	Rental	Residential	USD	0.483	10.97	9-Apr	Quarterly
12 March 2009	Equity One Inc *	Rental	Retail	USD	0.300	10.73	31-Mar	Quarterly
12 March 2009	Investors Real Estate *	Rental	Diversified	USD	0.170	7.39	1-Apr	Quarterly
12 March 2009	Public Storage *	Rental	Self Storage	USD	0.550	3.97	31-Mar	Quarterly
12 March 2009	PS Business Parks *	Rental	Office Mixed	USD	0.440	5.12	31-Mar	Quarterly
12 March 2009	Washington Real Estate *	Rental	Diversified	USD	0.433	10.03	31-Mar	Quarterly
13 March 2009	Universal Health Realty *	Rental	Health Care	USD	0.58 ***	8.65	April	Quarterly
14 March 2009	H & R Real Estate *	Rental	Diversified	CAD	0.12 ***	19.89	April	Monthly
16 March 2009	Ventas *	Rental	Health Care	USD	0.513	9.50	31-Mar	Quarterly
17 March 2009	Federal Realty Inv *	Rental	Retail	USD	0.650	6.13	15-Apr	Quarterly
17 March 2009	Medical Properties Trust *	Rental	Health Care	USD	0.200	28.94	9-Apr	Quarterly
18 March 2009	Developers Diversified *	Rental	Retail	USD	0.69 ***	76.53	April	Quarterly
18 March 2009	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	24.27	April	Dividend
18 March 2009	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	8.46	April	Quarterly
18 March 2009	Ramco-Gershenson *	Rental	Retail	USD	0.4625 ***	31.37	April	Quarterly
19 March 2009	LTC Properties *	Rental	Health Care	USD	0.130	9.14	31-Mar	Monthly
24 March 2009	Getty Realty *	Rental	Retail	USD	0.470	11.24	9-Apr	Quarterly
26 March 2009	Strategic Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.24 ***	87.80	April	Dividend
26 March 2009	Equity Lifestyle Properties *	Rental	Residential	USD	0.2 ***	2.40	April	Quarterly
27 March 2009	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	17.23	April	Quarterly

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 March 2009	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	63.00	April	Dividend
27 March 2009	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	8.37	April	Quarterly
27 March 2009	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	10.19	April	Monthly
27 March 2009	Boardwalk REIT *	Rental	Residential	CAD	0.150	7.05	15-Apr	Monthly
27 March 2009	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	15.71	April	Quarterly
27 March 2009	Boston Properties *	Rental	Office	USD	0.68 ***	7.33	April	Quarterly
27 March 2009	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	7.85	April	Monthly
27 March 2009	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	64.68	April	Quarterly
27 March 2009	Camden Property Trust *	Rental	Residential	USD	0.7 ***	14.90	April	Quarterly
27 March 2009	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 ***	15.88	April	Monthly
27 March 2009	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	10.66	April	Monthly
27 March 2009	Calloway REIT *	Rental	Retail	CAD	0.129 ***	14.97	April	Monthly
27 March 2009	Douglas Emmett *	Rental	Office	USD	0.1875 ***	7.48	April	Dividend
27 March 2009	Entertainment Props *	Rental	Specialty	USD	0.84 ***	22.54	April	Quarterly
27 March 2009	Essex Property Trust *	Rental	Residential	USD	1.030	7.50	15-Apr	Quarterly
27 March 2009	Extencicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	24.67	April	Monthly
27 March 2009	First Industrial Realty *	Rental	Industrial	USD	0.72 ***	109.05	April	Quarterly
27 March 2009	Winthrop Realty Trust *	Rental	Diversified	USD	0.065 ***	7.02	April	Quarterly
27 March 2009	Glimcher Realty Trust *	Rental	Retail	USD	0.32 ***	92.09	April	Quarterly
27 March 2009	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.2 ***	17.57	April	Quarterly
27 March 2009	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	50.00	April	Dividend
27 March 2009	Invest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	35.30	April	Monthly
27 March 2009	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	12.56	April	Monthly
27 March 2009	Kilroy Realty *	Rental	Office	USD	0.580	12.47	17-Apr	Quarterly
27 March 2009	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.010	33.83	15-Apr	Monthly
27 March 2009	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	36.34	April	Quarterly
27 March 2009	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	10.17	April	Monthly
27 March 2009	National Healthcare Corp. *	Rental	Health Care	USD	0.21 ***	2.24	April	Quarterly
27 March 2009	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	9.36	April	Monthly
27 March 2009	Corporate Office Props *	Rental	Office	USD	0.373	5.70	15-Apr	Quarterly
27 March 2009	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	13.04	April	Monthly

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Dividends North America

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 March 2009	Post Properties *	Rental	Residential	USD	0.020	16.08	15-Apr	Quarterly
27 March 2009	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	6.53	April	Monthly
27 March 2009	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	10.72	April	Monthly
27 March 2009	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.35 ***	82.19	April	Quarterly
27 March 2009	SL Green Realty *	Rental	Office	USD	0.7875 ***	20.33	April	Dividend
27 March 2009	Taubman Centers *	Rental	Retail	USD	0.415 ***	10.61	April	Quarterly
28 March 2009	Alexandria Real Estate *	Rental	Office	USD	0.78 ***	7.96	April	Quarterly
28 March 2009	Liberty Property Trust *	Rental	Office Mixed	USD	0.625 ***	12.86	April	Quarterly
28 March 2009	Realty Income *	Rental	Retail	USD	0.137375 ***	8.73	April	Dividend
30 March 2009	Avalonbay Communities *	Rental	Residential	USD	0.893	8.42	15-Apr	Quarterly

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EPRA/NAREIT North America Index - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-09	Dividend Rtn (%) Feb-09	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Nth Am Wght (%) 27-Feb												
Riocan Real Estate *	Rental	Retail	12.69	1,729	0.74	1.91	10.87	2.75	-9.92	-31.51	-5.42	-12.72	0.79	-11.93	-5.42	20.55	1,486	68
Brookfield Props	Rental	Office	6.42	1,173	0.50	1.29	11.07	-4.08	-17.64	-61.98	-29.46	-1.53	2.15	0.61	-29.46	45.03	689	46
Boardwalk REIT *	Rental	Residential	25.53	788	0.34	0.87	7.05	12.95	8.90	-25.69	1.06	-4.49	0.56	-3.93	1.06	29.71	766	77
Canadian REIT *	Rental	Diversified	20.63	781	0.33	0.86	6.59	10.06	1.59	-18.58	-7.59	2.28	0.56	2.84	-7.59	17.57	622	63
H & R Real Estate *	Rental	Diversified	7.24	651	0.28	0.72	9.94	-4.58	-20.40	-58.24	-1.21	-11.06	0.74	-10.32	-1.21	28.46	675	82
Canadian Apartment Props *	Rental	Residential	13.75	573	0.24	0.63	7.85	4.46	0.96	-7.02	-11.50	0.29	0.66	0.95	-11.50	22.58	374	51
Calloway REIT *	Rental	Retail	10.34	502	0.21	0.55	14.97	1.53	-17.01	-44.84	-6.63	-12.30	1.09	-11.20	-6.63	27.06	394	62
Cominar REIT *	Rental	Diversified	13.25	376	0.16	0.42	10.87	4.04	-3.85	-24.87	-15.79	-17.29	0.75	-16.54	-15.79	21.18	216	45
Primaris Retail REIT *	Rental	Retail	9.35	358	0.15	0.40	13.04	3.35	-10.42	-31.41	-10.72	-5.65	1.03	-4.63	-10.72	23.67	296	65
Chartwell Seniors Housing REIT *	Rental	Health Care	5.00	305	0.13	0.34	14.80	-6.26	-20.56	-43.78	-5.12	-9.91	1.11	-8.80	-5.12	32.08	306	79
Allied Properties REIT *	Rental	Office	12.85	247	0.11	0.27	10.27	8.61	-1.91	-24.59	4.98	2.80	0.88	3.68	4.98	24.76	155	50
Morguard REIT *	Rental	Diversified	8.85	243	0.10	0.27	10.17	2.49	-0.21	-19.57	-21.74	-1.12	0.84	-0.28	-21.74	32.16	-NA-	-NA-
Northern Property REIT*	Rental	Residential	15.80	221	0.09	0.24	9.36	4.91	-1.53	-14.67	-1.01	-3.36	0.75	-2.61	-1.01	21.68	131	47
Extendicare REIT *	Rental	Health Care	4.50	183	0.08	0.20	18.67	-6.42	-24.63	-51.23	-20.68	-18.92	1.26	-17.66	-20.68	38.54	209	90
Dundee REIT *	Rental	Diversified	13.75	146	0.06	0.16	15.97	-1.93	-12.65	-56.11	12.03	15.64	1.54	17.18	12.03	36.77	259	139
Invest REIT *	Rental	Lodging/Resorts	3.01	139	0.06	0.15	24.92	-6.47	-21.27	-57.32	-18.78	-5.05	1.97	-3.08	-18.78	35.42	91	52
Canada Total				8,415	3.60	9.29	10.76											
Simon Property Group *	Rental	Retail	33.10	5,993	2.56	6.61	1.09	-1.84	-19.04	-55.40	-34.83	-21.57	2.13	-19.44	-34.83	35.71	22,599	297
Public Storage *	Rental	Self Storage	55.48	5,575	2.38	6.15	3.97	6.67	-7.29	-28.54	-30.21	-10.33	0.00	-10.33	-30.21	30.51	20,159	285
Vornado Realty Trust *	Rental	Diversified	32.73	4,002	1.71	4.42	4.64	-2.19	-20.70	-55.92	-43.57	-34.87	1.89	-32.98	-43.57	35.68	14,219	280
Equity Residential Props *	Rental	Residential	17.60	3,735	1.60	4.12	10.97	-2.17	-19.99	-48.85	-40.98	-26.45	0.00	-26.45	-40.98	31.64	12,205	257
HCP *	Rental	Health Care	18.27	3,634	1.55	4.01	10.07	-2.37	-8.07	-35.81	-32.55	-21.72	1.97	-19.75	-32.55	43.10	11,233	243
Boston Properties *	Rental	Office	37.09	3,528	1.51	3.89	7.33	1.93	-15.83	-53.80	-32.56	-14.34	0.00	-14.34	-32.56	32.85	13,800	308
Avalonbay Communities *	Rental	Residential	42.42	2,571	1.10	2.84	8.42	3.22	-19.76	-49.71	-29.98	-18.12	0.00	-18.12	-29.98	30.63	10,318	316
Health Care REIT *	Rental	Health Care	30.77	2,506	1.07	2.77	8.84	2.74	1.71	-18.63	-25.47	-18.62	1.80	-16.82	-25.47	27.04	9,488	298
Ventas *	Rental	Health Care	21.57	2,427	1.04	2.68	9.50	2.44	-4.85	-43.52	-35.75	-22.60	0.00	-22.60	-35.75	47.98	7,999	260
Federal Realty Inv *	Rental	Retail	41.13	1,904	0.81	2.10	6.32	4.48	-11.43	-39.10	-33.75	-18.76	0.00	-18.76	-33.75	32.10	7,560	313
Kimco Realty *	Rental	Retail	8.85	1,856	0.79	2.05	19.89	-7.54	-27.97	-68.82	-51.59	-38.46	0.00	-38.46	-51.59	49.75	5,829	247

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			Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Nth Am Wght (%) 27-Feb											3 month Annualised USD (m)	
Digital Realty Trust *	Rental	Specialty	29.89	1,717	0.73	1.89	4.42	-NA-	6.33	-13.23	-9.01	-6.30	0.00	-6.30	-9.01	34.21	14,102	647
Nationwide Health Props *	Rental	Health Care	20.26	1,585	0.68	1.75	8.69	6.05	3.90	-27.40	-27.92	-20.64	1.72	-18.92	-27.92	35.92	5,200	258
Host Hotels & Resorts *	Rental	Lodging/Resorts	3.70	1,526	0.65	1.68	5.41	-14.63	-36.20	-73.13	-51.12	-31.23	0.00	-31.23	-51.12	37.32	4,920	254
Regency Centers *	Rental	Retail	26.98	1,479	0.63	1.63	10.75	-1.24	-18.41	-49.65	-40.67	-23.57	2.05	-21.52	-40.67	41.27	6,556	349
Realty Income *	Rental	Retail	17.53	1,439	0.62	1.59	9.70	2.73	-1.33	-16.53	-23.05	-9.03	0.74	-8.29	-23.05	25.94	4,713	258
Liberty Property Trust *	Rental	Office Mixed	18.27	1,412	0.60	1.56	10.40	-6.64	-17.54	-32.19	-19.97	-8.65	0.00	-8.65	-19.97	35.57	6,037	337
Prologis *	Non-Rental	Industrial	5.79	1,211	0.52	1.34	17.27	-15.68	-40.34	-85.91	-56.52	-42.16	2.50	-39.66	-56.52	165.99	5,781	376
Essex Property Trust *	Rental	Residential	54.40	1,148	0.49	1.27	7.50	2.70	-13.03	-44.33	-29.12	-17.64	0.00	-17.64	-29.12	29.15	6,116	420
Senior Housing Prop *	Rental	Health Care	12.62	1,138	0.49	1.26	11.09	0.75	-2.30	-34.09	-27.62	-22.00	0.00	-22.00	-27.62	38.32	3,722	258
Corrections Corp of America	Rental	Specialty	10.62	1,041	0.44	1.15	0.00	-1.04	-9.52	-60.46	-35.09	-22.93	0.00	-22.93	-35.09	31.71	1,318	100
Corporate Office Props *	Rental	Office	25.00	1,016	0.43	1.12	5.96	6.08	-11.37	-13.76	-18.57	-5.23	0.00	-5.23	-18.57	29.49	3,196	248
Alexandria Real Estate *	Rental	Office	39.96	1,014	0.43	1.12	8.01	-2.68	-18.11	-53.01	-33.78	-32.66	0.00	-32.66	-33.78	46.72	4,283	333
Highwoods Properties *	Rental	Office	18.89	945	0.40	1.04	9.00	1.23	-9.49	-30.16	-29.40	-16.27	1.88	-14.38	-29.40	35.22	3,542	295
AMB Property *	Rental	Industrial	11.91	918	0.39	1.01	17.46	-10.13	-31.41	-73.16	-49.15	-26.12	0.00	-26.12	-49.15	47.68	3,640	312
National Retail Properties *	Rental	Retail	14.37	887	0.38	0.98	10.44	1.86	-6.46	-23.33	-14.22	-0.42	0.00	-0.42	-14.22	32.32	2,776	247
Mack-Cali Realty *	Rental	Office	17.08	883	0.38	0.97	14.99	-6.89	-18.02	-43.06	-27.67	-15.94	0.00	-15.94	-27.67	37.86	3,055	272
Omega Healthcare Investors *	Rental	Health Care	13.13	851	0.36	0.94	9.14	11.97	8.28	-15.51	-15.90	-10.25	0.00	-10.25	-15.90	29.80	2,500	231
UDR Inc. *	Rental	Residential	7.91	848	0.36	0.94	16.69	-4.25	-22.09	-55.73	-42.64	-32.57	0.00	-32.57	-42.64	36.19	3,110	289
Hospitality Properties *	Rental	Lodging/Resorts	11.40	842	0.36	0.93	27.02	-8.98	-22.12	-60.14	-18.16	-15.05	0.00	-15.05	-18.16	38.55	2,669	249
Duke Realty Corp *	Rental	Office Mixed	6.90	801	0.34	0.88	14.49	-12.46	-29.29	-62.48	-34.76	-25.08	2.71	-22.37	-34.76	45.82	3,066	302
Camden Property Trust *	Rental	Residential	18.79	786	0.34	0.87	14.90	-6.41	-26.36	-54.54	-40.04	-28.72	0.00	-28.72	-40.04	37.67	3,445	345
Weingarten Realty *	Rental	Retail	11.29	774	0.33	0.85	18.60	-8.97	-24.08	-58.30	-45.43	-30.27	0.00	-30.27	-45.43	51.05	2,823	287
BRE Properties *	Rental	Residential	18.92	759	0.32	0.84	11.89	-2.16	-22.44	-50.84	-32.38	-25.48	0.00	-25.48	-32.38	33.29	3,457	358
Washington Real Estate *	Rental	Diversified	17.15	707	0.30	0.78	10.09	-3.61	-12.76	-40.88	-39.40	-27.97	0.00	-27.97	-39.40	31.36	2,728	304
Tanger Factory *	Rental	Retail	27.60	687	0.29	0.76	5.51	10.21	-0.39	-17.97	-25.62	-8.91	0.00	-8.91	-25.62	25.95	2,640	302
The Macerich Company *	Rental	Retail	11.42	684	0.29	0.76	28.02	-12.32	-34.31	-77.16	-32.71	-22.52	5.43	-17.10	-32.71	53.15	3,387	390
Home Props of New York *	Rental	Residential	26.54	675	0.29	0.74	10.10	-0.55	-11.34	-36.55	-32.98	-26.05	1.87	-24.19	-32.98	32.85	2,738	320
Healthcare Realty Trust *	Rental	Health Care	14.49	671	0.29	0.74	10.63	-5.71	-13.97	-32.62	-36.65	-12.24	2.33	-9.90	-36.65	37.29	2,576	302
Equity Lifestyle Properties *	Rental	Residential	33.33	647	0.28	0.71	2.40	1.01	-9.77	-25.28	-13.11	-11.66	0.00	-11.66	-13.11	26.54	2,393	291
HRPT Properties Trust *	Rental	Office	3.23	579	0.25	0.64	14.86	-7.41	-18.19	-42.15	-0.59	1.57	0.00	1.57	-0.59	37.65	1,363	185
Mid-America Apartment *	Rental	Residential	25.85	574	0.25	0.63	9.52	1.08	-15.18	-41.62	-28.78	-12.49	0.00	-12.49	-28.78	31.27	1,899	261
American Campus Communities *	Rental	Residential	17.12	570	0.24	0.63	7.89	-NA-	-5.14	-29.23	-14.76	-19.89	1.58	-18.31	-14.76	29.05	3,794	524

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BioMed Realty Trust *	Rental	Office	8.53	540	0.23	0.60	15.71	-NA-	-23.75	-54.97	-27.22	-22.74	0.00	-22.74	-27.22	44.35	1,697	248
Douglas Emmett	Rental	Office	7.52	539	0.23	0.59	9.97	-NA-	-NA-	-60.97	-42.42	-19.14	0.00	-19.14	-42.42	-NA-	5,526	808
SL Green Realty *	Rental	Office	11.62	522	0.22	0.58	12.91	-11.69	-39.37	-84.72	-55.14	-26.03	0.00	-26.03	-55.14	58.12	3,490	527
Taubman Centers *	Rental	Retail	15.65	489	0.21	0.54	10.61	-1.21	-20.27	-64.49	-38.53	-21.16	0.00	-21.16	-38.53	37.10	2,837	457
Kilroy Realty *	Rental	Office	18.61	485	0.21	0.53	12.47	-2.59	-30.36	-55.87	-44.38	-18.59	0.00	-18.59	-44.38	35.93	1,808	294
Eastgroup Properties *	Rental	Industrial	24.59	481	0.21	0.53	8.46	0.14	-13.12	-37.14	-30.89	-19.06	0.00	-19.06	-30.89	30.16	1,062	174
Apartment Investment *	Rental	Residential	5.22	480	0.21	0.53	45.98	-8.29	-30.38	-75.52	-54.81	-41.28	0.00	-41.28	-54.81	48.08	1,762	289
Extra Space Storage *	Rental	Self Storage	6.27	422	0.18	0.47	15.95	-NA-	-15.31	-51.76	-39.24	-22.69	0.00	-22.69	-39.24	36.52	1,673	312
Investors Real Estate *	Rental	Diversified	9.14	419	0.18	0.46	7.42	3.26	5.60	4.75	-14.66	-8.14	0.00	-8.14	-14.66	20.12	577	108
PS Business Parks *	Rental	Office Mixed	34.40	415	0.18	0.46	5.12	-1.94	-9.88	-25.52	-22.97	-19.81	0.00	-19.81	-22.97	28.04	1,845	350
Inland Real Estate Corp *	Rental	Retail	7.80	405	0.17	0.45	12.56	2.28	-11.36	-37.02	-38.65	-20.97	0.83	-20.15	-38.65	31.40	492	96
DCT Industrial Trust *	Rental	Industrial	2.92	400	0.17	0.44	10.96	-NA-	-NA-	-61.16	-42.29	-20.00	0.00	-20.00	-42.29	-NA-	2,420	477
Entertainment Props *	Rental	Specialty	14.91	386	0.16	0.43	22.54	-5.36	-16.52	-61.02	-49.97	-34.17	0.00	-34.17	-49.97	46.13	1,488	304
Sovran Self Storage *	Rental	Self Storage	21.18	364	0.16	0.40	12.09	-2.44	-17.98	-38.47	-39.39	-18.54	0.00	-18.54	-39.39	37.67	668	145
Hilltop Holdings	Rental	Residential	10.89	362	0.15	0.40	0.00	-7.97	4.80	4.91	11.81	8.90	0.00	8.90	11.81	20.93	375	82
Equity One Inc *	Rental	Retail	11.18	337	0.14	0.37	10.73	-2.15	-13.66	-42.15	-36.84	-21.54	0.00	-21.54	-36.84	31.17	699	163
Post Properties *	Rental	Residential	9.64	333	0.14	0.37	8.30	-8.40	-30.68	-73.40	-41.58	-26.36	0.00	-26.36	-41.58	36.08	1,067	252
Brandywine Realty Trust *	Rental	Office	4.72	329	0.14	0.36	25.42	-14.05	-30.55	-62.13	-34.89	-20.94	0.00	-20.94	-34.89	56.51	990	237
National Healthcare	Rental	Health Care	41.50	318	0.14	0.35	2.31	11.86	0.77	-11.06	-18.05	-8.79	0.00	-8.79	-18.05	21.38	230	57
Forest City Enterprises	Rental	Diversified	5.01	317	0.14	0.35	0.00	-25.10	-47.60	-85.06	-25.22	-25.89	0.00	-25.89	-25.22	55.01	801	199
LTC Properties *	Rental	Health Care	17.06	308	0.13	0.34	9.14	7.46	-0.84	-22.87	-14.60	-17.54	0.63	-16.92	-14.60	28.83	412	105
Universal Health Realty *	Rental	Health Care	31.21	291	0.12	0.32	7.56	5.30	3.78	0.71	-5.17	1.99	0.00	1.99	-5.17	25.85	230	62
Developers Diversified *	Rental	Retail	2.95	277	0.12	0.31	93.56	-17.42	-41.55	-86.98	-39.55	-38.54	0.00	-38.54	-39.55	57.62	1,474	418
Saul Centers *	Rental	Retail	25.77	272	0.12	0.30	6.05	4.21	-7.13	-40.58	-33.77	-21.19	0.00	-21.19	-33.77	34.64	228	66
Acadia Realty Trust *	Rental	Retail	10.04	254	0.11	0.28	8.37	0.95	-15.87	-50.58	-29.64	-13.97	0.00	-13.97	-29.64	31.25	449	139
Getty Realty *	Rental	Retail	16.64	242	0.10	0.27	11.30	-0.84	-7.86	-31.09	-20.99	-19.77	0.00	-19.77	-20.99	38.19	185	60
Lexington Corporate *	Rental	Diversified	3.22	238	0.10	0.26	22.36	-10.57	-25.35	-69.66	-35.60	-27.31	0.00	-27.31	-35.60	45.89	571	189
Alexander's Inc. *	Rental	Retail	140.40	225	0.10	0.25	0.00	0.11	-16.07	-53.58	-44.92	-27.04	0.00	-27.04	-44.92	46.14	338	118
Diamondrock Hospitality *	Rental	Lodging/Resorts	3.09	219	0.09	0.24	32.36	-NA-	-24.51	-69.26	-39.05	-24.63	0.00	-24.63	-39.05	47.89	1,716	617
Cousins Properties *	Non-Rental	Diversified	7.11	216	0.09	0.24	14.06	-8.74	-25.21	-65.58	-46.86	-26.01	2.60	-23.41	-46.86	48.88	856	311
Medical Properties Trust *	Rental	Health Care	3.49	215	0.09	0.24	22.92	-NA-	-12.32	-64.69	-44.69	-23.30	0.00	-23.30	-44.69	43.03	979	358
Urstadt Biddle Class A *	Rental	Retail	12.11	175	0.07	0.19	7.93	2.46	-4.35	-11.08	-22.47	-18.12	0.00	-18.12	-22.47	26.64	145	65

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LaSalle Hotel Properties *	Rental	Lodging/Resorts	5.32	172	0.07	0.19	19.17	-9.42	-36.09	-76.54	-51.86	-36.13	0.00	-36.13	-51.86	49.45	752	345
Cedar Shopping Centers *	Rental	Retail	4.74	165	0.07	0.18	9.49	-7.65	-21.61	-52.43	-31.46	-22.68	1.84	-20.84	-31.46	49.84	143	68
CBL & Associates Props *	Rental	Retail	3.10	162	0.07	0.18	47.74	-17.08	-40.35	-78.14	-52.31	-23.83	0.00	-23.83	-52.31	68.23	701	341
Orient Express Hotel	Rental	Lodging/Resorts	3.96	159	0.07	0.18	2.53	-25.90	-51.07	-92.55	-48.30	-37.34	0.00	-37.34	-48.30	58.72	532	264
First Potomac Realty Trust *	Rental	Industrial	7.29	157	0.07	0.17	18.66	-8.25	-27.53	-44.66	-17.96	-11.96	4.11	-7.85	-17.96	34.34	194	97
Colonial Properties *	Rental	Residential	3.81	144	0.06	0.16	26.25	-12.63	-34.80	-78.20	-51.26	-48.16	3.40	-44.76	-51.26	54.44	405	222
Parkway Properties *	Rental	Office	11.63	139	0.06	0.15	11.18	-12.47	-24.30	-61.10	-35.39	-22.05	0.00	-22.05	-35.39	47.51	167	94
Sun Communities *	Rental	Residential	8.82	127	0.05	0.14	28.57	-12.31	-22.08	-44.36	-32.50	-26.50	0.00	-26.50	-32.50	36.13	108	67
U-Store-It Trust *	Rental	Self Storage	2.50	114	0.05	0.13	4.00	-NA-	-38.13	-69.44	-43.26	-33.33	0.00	-33.33	-43.26	42.43	411	285
Pennsylvania Real Estate *	Rental	Retail	3.05	96	0.04	0.11	38.03	-17.36	-38.04	-79.58	-55.17	-31.15	6.55	-24.60	-55.17	63.16	320	264
Sunstone Hotel Investors *	Rental	Lodging/Resorts	2.19	93	0.04	0.10	63.93	-NA-	-38.19	-72.90	-64.62	-49.19	0.00	-49.19	-64.62	61.07	947	802
Kite Realty Group Trust *	Non-Rental	Retail	3.44	92	0.04	0.10	23.84	-NA-	-26.48	-66.30	-34.44	-25.70	0.00	-25.70	-34.44	48.57	66	56
Education Realty Trust *	Rental	Residential	3.65	82	0.04	0.09	11.23	-NA-	-22.88	-65.72	-28.11	-21.51	0.00	-21.51	-28.11	42.11	160	154
First Industrial Realty *	Rental	Industrial	2.21	77	0.03	0.08	45.25	-15.90	-35.65	-84.79	-70.73	-59.38	0.00	-59.38	-70.73	57.70	243	249
Ramco-Gershenson *	Rental	Retail	5.16	75	0.03	0.08	17.93	-13.12	-28.96	-69.49	-16.50	4.88	0.00	4.88	-16.50	52.14	60	63
Ashford Hospitality *	Rental	Lodging/Resorts	1.00	73	0.03	0.08	84.00	-14.17	-36.03	-75.49	-13.04	-29.58	0.00	-29.58	-13.04	49.58	76	82
Associated Estates Realty	Rental	Residential	5.52	72	0.03	0.08	12.32	-4.56	-16.57	-37.06	-37.68	-25.61	0.00	-25.61	-37.68	45.48	167	183
Agree Realty Corp *	Rental	Retail	11.61	71	0.03	0.08	17.23	-6.45	-17.48	-51.41	-35.96	-15.56	0.00	-15.56	-35.96	44.37	151	167
Winthrop Realty Trust	Rental	Diversified	7.41	69	0.03	0.08	17.54	-8.51	-32.25	-68.01	-31.64	-26.78	0.00	-26.78	-31.64	34.46	175	200
Hersha Hospitality Trust	Rental	Lodging/Resorts	1.80	68	0.03	0.08	40.00	-25.03	-34.18	-71.94	-40.00	-25.93	0.00	-25.93	-40.00	37.64	162	186
Maguire Properties Inc. *	Rental	Office	1.50	57	0.02	0.06	0.00	-20.32	-48.21	-93.40	2.74	-27.88	0.00	-27.88	2.74	63.74	121	168
Strategic Hotel Capital *	Rental	Lodging/Resorts	0.82	48	0.02	0.05	117.07	-NA-	-45.95	-89.19	-51.19	-40.15	0.00	-40.15	-51.19	74.26	321	527
Glimcher Realty Trust *	Rental	Retail	1.39	41	0.02	0.05	92.09	-17.18	-38.53	-79.74	-50.53	-24.86	0.00	-24.86	-50.53	54.98	42	81
Felcor Lodging Trust *	Rental	Lodging/Resorts	0.81	40	0.02	0.04	74.07	-18.72	-43.08	-86.85	-55.98	-44.14	0.00	-44.14	-55.98	55.13	90	177
United States Total				82,214	35.15	90.71	10.15											

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
North America	EUR	1,145.61	90,629.59	100.00	10.20	-8.70	-26.73	-50.70	-27.45	-19.64	-27.45	29.13
United States	EUR	1,064.55	82,214.39	90.71	10.15	-9.17	-27.26	-51.03	-29.18	-20.75	-29.18	30.13
United States Dividend+	EUR	724.84	79,144.94	87.33	10.51	-NA-	-NA-	-50.70	-29.49	-20.87	-29.49	-NA-
Canada	EUR	1,657.07	8,415.19	9.29	10.76	-2.94	-20.70	-46.94	-4.96	-6.97	-4.96	23.91
North America	USD	1,388.85	115,104.19	127.01	10.20	-8.30	-25.17	-58.75	-33.72	-20.36	-33.72	32.76
United States	USD	1,348.92	104,416.46	115.21	10.15	-8.77	-25.71	-59.03	-35.29	-21.45	-35.29	33.84
United States Dividend+	USD	760.41	100,518.11	110.91	10.51	-9.15	-25.87	-58.76	-35.58	-21.57	-35.58	34.20
Canada	USD	2,099.72	10,687.72	11.79	10.76	-2.52	-19.01	-55.61	-13.16	-7.80	-13.16	25.77
North America	GBP	1,570.32	80,754.80	89.10	10.20	-3.33	-19.85	-42.44	-33.14	-19.44	-33.14	32.52
United States	GBP	1,525.18	73,256.50	80.83	10.15	-3.83	-20.43	-42.82	-34.73	-20.55	-34.73	33.77
United States Dividend+	GBP	956.24	70,521.50	77.81	10.51	-4.23	-20.60	-42.44	-35.02	-20.68	-35.02	34.44
Canada	GBP	2,374.09	7,498.29	8.27	10.76	2.76	-13.26	-38.05	-12.40	-6.75	-12.40	23.53
North America	JPY	1,327.65	11,262,369.46	12426.81	10.20	-10.30	-29.26	-61.23	-28.45	-13.23	-28.45	34.88
United States	JPY	1,289.48	10,216,629.02	11272.95	10.15	-10.77	-29.77	-61.49	-30.16	-14.43	-30.16	35.69
United States Dividend+	JPY	671.44	9,835,194.40	10852.08	10.51	-NA-	-NA-	-61.24	-30.47	-14.56	-30.47	-NA-
Canada	JPY	2,007.20	1,045,740.45	1153.86	10.76	-4.64	-23.44	-58.28	-6.27	0.45	-6.27	30.84
North America	AUD	1,422.57	180,173.74	198.80	10.20	-NA-	-NA-	-NA-	-NA-	-18.01	-NA-	-NA-
United States	AUD	1,381.67	163,444.14	180.34	10.15	-NA-	-NA-	-NA-	-NA-	-19.03	-NA-	-NA-
United States Dividend+	AUD	907.29	157,342.00	173.61	10.51	-NA-	-NA-	-NA-	-NA-	-19.07	-NA-	-NA-
Canada	AUD	2,150.71	16,729.60	18.46	10.76	-NA-	-NA-	-NA-	-NA-	-6.52	-NA-	-NA-
Canada	CAD	1,841.78	13,561.12	9.29	10.76	-3.61	-16.03	-42.50	-10.75	-5.64	-10.75	20.98

* -5 & -3 Years Total Returns are annualised

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EPRA/NAREIT North America Index - Index Performance

Net Total Return												
Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	1,099.11	90,629.59	100.00	7.19	-NA-	-27.55	-51.54	-27.64	-19.78	-27.64	29.21
United States	EUR	1,022.77	82,214.39	90.71	7.10	-NA-	-28.06	-51.86	-29.35	-20.88	-29.35	30.19
Canada	EUR	1,559.66	8,415.19	9.29	8.07	-NA-	-21.89	-47.99	-5.40	-7.24	-5.40	24.01
North America	USD	1,332.45	115,104.19	100.00	7.19	-NA-	-26.01	-59.46	-33.89	-20.50	-33.89	32.81
United States	USD	1,295.98	104,416.46	90.71	7.10	-NA-	-26.53	-59.72	-35.45	-21.58	-35.45	33.87
Canada	USD	1,976.29	10,687.72	9.29	8.07	-NA-	-20.23	-56.49	-13.57	-8.07	-13.57	25.83
North America	GBP	1,506.56	80,754.80	100.00	7.19	-NA-	-20.75	-43.42	-33.31	-19.58	-33.31	32.52
United States	GBP	1,465.33	73,256.50	90.71	7.10	-NA-	-21.31	-43.79	-34.89	-20.68	-34.89	33.75
Canada	GBP	2,234.53	7,498.29	9.29	8.07	-NA-	-14.56	-39.27	-12.81	-7.02	-12.81	23.59
North America	JPY	1,273.74	11,262,369.46	100.00	7.19	-NA-	-30.06	-61.90	-28.64	-13.38	-28.64	35.07
United States	JPY	1,238.88	10,216,629.02	90.71	7.10	-NA-	-30.55	-62.15	-30.33	-14.57	-30.33	35.86
Canada	JPY	1,889.21	1,045,740.45	9.29	8.07	-NA-	-24.59	-59.10	-6.71	0.16	-6.71	31.09
North America	AUD	1,364.81	180,173.74	198.80	7.19	-NA-	-NA-	-NA-	-NA-	-18.14	-NA-	-NA-
United States	AUD	1,327.45	163,444.14	180.34	7.10	-NA-	-NA-	-NA-	-NA-	-19.15	-NA-	-NA-
Canada	AUD	2,024.28	16,729.60	18.46	8.07	-NA-	-NA-	-NA-	-NA-	-6.79	-NA-	-NA-
Canada	CAD	1,733.70	13,561.12	9.29	6.26	-NA-	-17.28	-43.64	-11.16	-5.92	-11.16	21.01

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EPRA/NAREIT North America Index - Index Performance

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
North America	EUR	703.43	90,629.59	100.00	0.00	-12.92	-30.06	-53.51	-28.09	-20.12	-28.09	29.12
United States	EUR	653.86	82,214.39	90.71	0.00	-13.30	-30.49	-53.74	-29.74	-21.18	-29.74	30.08
United States Dividend+	EUR	1,874.92	79,144.94	87.33	0.00	-NA-	-NA-	-53.52	-30.07	-21.31	-30.07	-NA-
Canada	EUR	1,031.95	8,415.19	9.29	0.00	-8.38	-25.35	-51.01	-6.72	-8.04	-6.72	24.06
North America	USD	852.61	115,104.19	100.00	0.00	-12.54	-28.58	-61.10	-34.30	-20.83	-34.30	32.66
United States	USD	828.53	104,416.46	90.71	0.00	-12.91	-29.01	-61.29	-35.81	-21.88	-35.81	33.70
United States Dividend+	USD	2,091.58	100,518.11	87.33	0.00	-13.49	-29.28	-61.11	-36.11	-22.02	-36.11	34.06
Canada	USD	1,307.61	10,687.72	9.29	0.00	-7.98	-23.76	-59.01	-14.77	-8.86	-14.77	25.93
North America	GBP	964.02	80,754.80	100.00	0.00	-7.80	-23.50	-45.72	-33.73	-19.92	-33.73	32.32
United States	GBP	936.79	73,256.50	90.71	0.00	-8.20	-23.97	-45.98	-35.25	-20.99	-35.25	33.54
United States Dividend+	GBP	1,868.58	70,521.50	87.33	0.00	-8.80	-24.26	-45.73	-35.55	-21.12	-35.55	34.20
Canada	GBP	1,478.48	7,498.29	9.29	0.00	-2.99	-18.34	-42.80	-14.03	-7.82	-14.03	23.61
North America	JPY	815.04	11,262,369.46	100.00	0.00	-14.45	-32.48	-63.44	-29.09	-13.75	-29.09	34.79
United States	JPY	792.02	10,216,629.02	90.71	0.00	-14.82	-32.89	-63.62	-30.71	-14.89	-30.71	35.57
United States Dividend+	JPY	2,331.01	9,835,194.40	87.33	0.00	-NA-	-NA-	-63.45	-31.04	-15.04	-31.04	-NA-
Canada	JPY	1,250.00	1,045,740.45	9.29	0.00	-9.98	-27.93	-61.48	-8.01	-0.71	-8.01	30.92
North America	AUD	873.32	180,173.74	416.33	2.00	-NA-	-NA-	-NA-	-NA-	-18.46	-NA-	-NA-
United States	AUD	848.65	163,444.14	377.68	3.00	-NA-	-NA-	-NA-	-NA-	-19.43	-NA-	-NA-
United States Dividend+	AUD	802.08	157,342.00	363.57	4.00	-NA-	-NA-	-NA-	-NA-	-19.48	-NA-	-NA-
Canada	AUD	1,339.37	16,729.60	38.66	5.00	-NA-	-NA-	-NA-	-NA-	-7.59	-NA-	-NA-
Canada	CAD	1,147.14	13,561.12	9.29	0.00	-9.00	-20.94	-46.90	-12.40	-6.73	-12.40	21.15

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EPRA/NAREIT North America Index - Asset Class Comparison

Index Description	Curr	Close Value 27-Feb	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	36 Mths Vity (%)
			27-Feb	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
North America Real Estate **	Local	1,380.50	10.20	-8.36	-25.00	-57.93	-33.58	-20.21	-33.58	32.47
North America FTSE	Local	127.43	1.48	-5.65	-14.54	-44.07	-17.20	-10.05	-17.20	16.20
United States Real Estate **	USD	1,348.92	10.15	-8.77	-25.71	-59.03	-35.29	-21.45	-35.29	33.84
United States FTSE	USD	512.59	1.47	-6.14	-15.03	-44.70	-17.72	-10.28	-17.72	16.41
United States JP Morgan Bonds	USD	457.11	-NA-	5.31	7.57	7.14	-3.67	-0.56	-3.67	5.42
Canada Real Estate **	CAD	1,841.78	10.76	-3.61	-16.03	-42.50	-10.75	-5.64	-10.75	20.98
Canada FTSE	CAD	522.56	1.72	2.06	-7.67	-35.33	-9.73	-6.74	-9.73	16.66
Canada JP Morgan Bonds	CAD	579.10	-NA-	6.20	6.56	8.62	-1.32	0.79	-1.32	4.56

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
				27-Feb	27-Feb
Simon Property Group *	Rental	Retail	US	5,993	6.61
Public Storage *	Rental	Self Storage	US	5,575	6.15
Vornado Realty Trust *	Rental	Diversified	US	4,002	4.42
Equity Residential Props *	Rental	Residential	US	3,735	4.12
HCP *	Rental	Health Care	US	3,634	4.01
Boston Properties *	Rental	Office	US	3,528	3.89
Avalonbay Communities *	Rental	Residential	US	2,571	2.84
Health Care REIT *	Rental	Health Care	US	2,506	2.77
Ventas *	Rental	Health Care	US	2,427	2.68
Federal Realty Inv *	Rental	Retail	US	1,904	2.10
Kimco Realty *	Rental	Retail	US	1,856	2.05
Riocan Real Estate *	Rental	Retail	CA	1,729	1.91
Digital Realty Trust *	Rental	Specialty	US	1,717	1.89
Nationwide Health Props *	Rental	Health Care	US	1,585	1.75
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	1,526	1.68
Regency Centers *	Rental	Retail	US	1,479	1.63
Realty Income *	Rental	Retail	US	1,439	1.59
Liberty Property Trust *	Rental	Office Mixed	US	1,412	1.56
Prologis *	Non-Rental	Industrial	US	1,211	1.34
Brookfield Props	Rental	Office	CA	1,173	1.29

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
	27-Feb	27-Feb	27-Feb
EPRA/NAREIT United States	99	82,214	90.71%
EPRA/NAREIT Canada	16	8,415	9.29%
EPRA/NAREIT North America	115	90,630	100.00%

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EPRA/NAREIT North America Index - Top 20 Performance

Top 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Feb-09	Return Feb-09	Return Feb-09
Dundee REIT *	Rental	Diversified	CA	15.64	1.54	17.18
Hilltop Holdings	Rental	Residential	US	8.90	0.00	8.90
Ramco-Gershenson *	Rental	Retail	US	4.88	0.00	4.88
Allied Properties REIT *	Rental	Office	CA	2.80	0.88	3.68
Canadian REIT *	Rental	Diversified	CA	2.28	0.56	2.84
Universal Health Realty *	Rental	Health Care	US	1.99	0.00	1.99
HRPT Properties Trust *	Rental	Office	US	1.57	0.00	1.57
Canadian Apartment Props *	Rental	Residential	CA	0.29	0.66	0.95
Brookfield Props	Rental	Office	CA	-1.53	2.15	0.61
Morguard REIT *	Rental	Diversified	CA	-1.12	0.84	-0.28
National Retail Properties *	Rental	Retail	US	-0.42	0.00	-0.42
Northern Property REIT*	Rental	Residential	CA	-3.36	0.75	-2.61
Innvest REIT *	Rental	Lodging/Resorts	CA	-5.05	1.97	-3.08
Boardwalk REIT *	Rental	Residential	CA	-4.49	0.56	-3.93
Primaris Retail REIT *	Rental	Retail	CA	-5.65	1.03	-4.63
Corporate Office Props *	Rental	Office	US	-5.23	0.00	-5.23
Digital Realty Trust *	Rental	Specialty	US	-6.30	0.00	-6.30
First Potomac Realty Trust *	Rental	Industrial	US	-11.96	4.11	-7.85
Investors Real Estate *	Rental	Diversified	US	-8.14	0.00	-8.14
Realty Income *	Rental	Retail	US	-9.03	0.74	-8.29

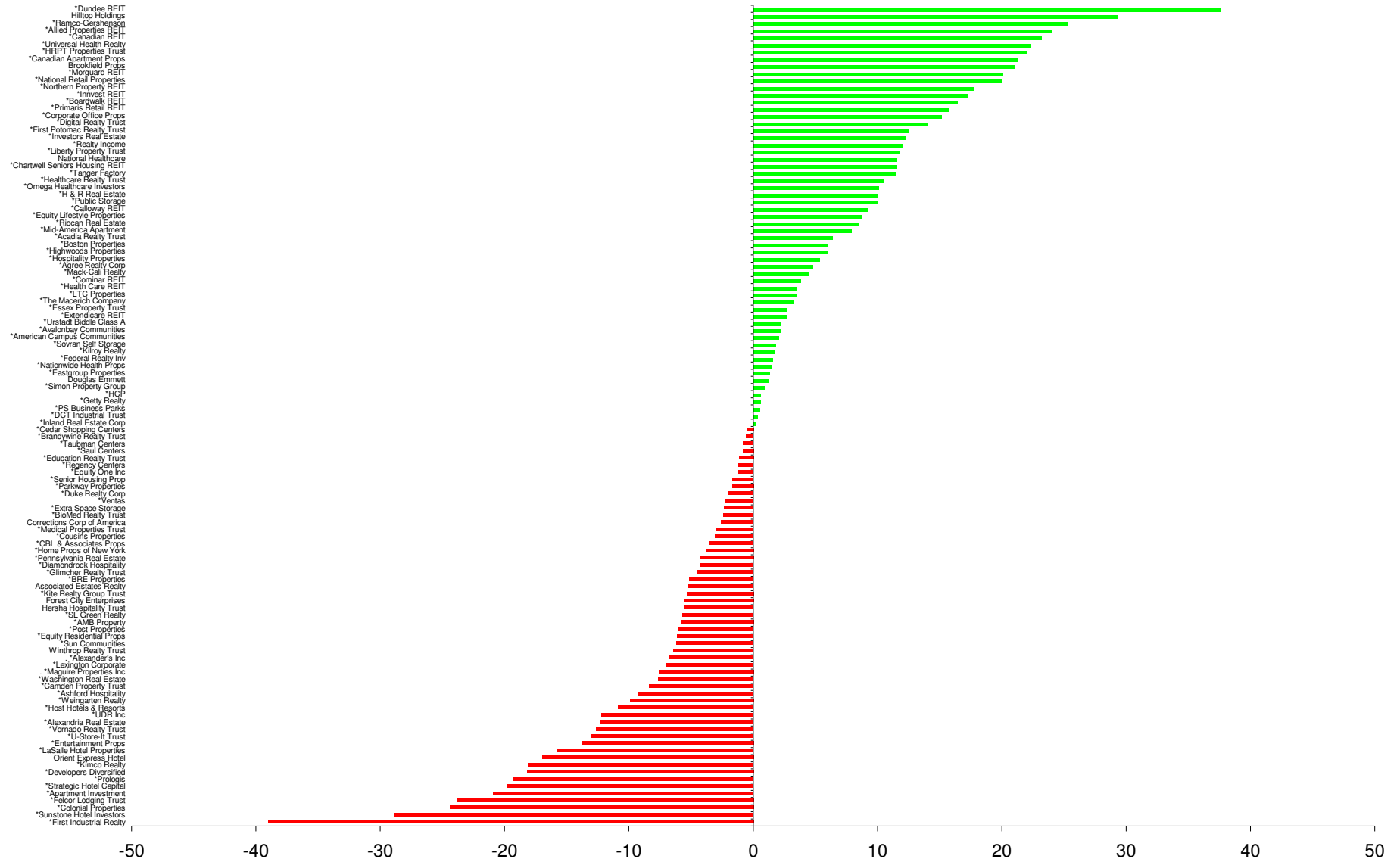
Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Feb-09	Return Feb-09	Return Feb-09
Camden Property Trust *	Rental	Residential	US	-28.72	0.00	-28.72
Ashford Hospitality *	Rental	Lodging/Resorts	US	-29.58	0.00	-29.58
Weingarten Realty *	Rental	Retail	US	-30.27	0.00	-30.27
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	-31.23	0.00	-31.23
UDR Inc. *	Rental	Residential	US	-32.57	0.00	-32.57
Alexandria Real Estate *	Rental	Office	US	-32.66	0.00	-32.66
Vornado Realty Trust *	Rental	Diversified	US	-34.87	1.89	-32.98
U-Store-It Trust *	Rental	Self Storage	US	-33.33	0.00	-33.33
Entertainment Props *	Rental	Specialty	US	-34.17	0.00	-34.17
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	-36.13	0.00	-36.13
Orient Express Hotel	Rental	Lodging/Resorts	US	-37.34	0.00	-37.34
Kimco Realty *	Rental	Retail	US	-38.46	0.00	-38.46
Developers Diversified *	Rental	Retail	US	-38.54	0.00	-38.54
Prologis *	Non-Rental	Industrial	US	-42.16	2.50	-39.66
Strategic Hotel Capital *	Rental	Lodging/Resorts	US	-40.15	0.00	-40.15
Apartment Investment *	Rental	Residential	US	-41.28	0.00	-41.28
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	-44.14	0.00	-44.14
Colonial Properties *	Rental	Residential	US	-48.16	3.40	-44.76
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	-49.19	0.00	-49.19
First Industrial Realty *	Rental	Industrial	US	-59.38	0.00	-59.37

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



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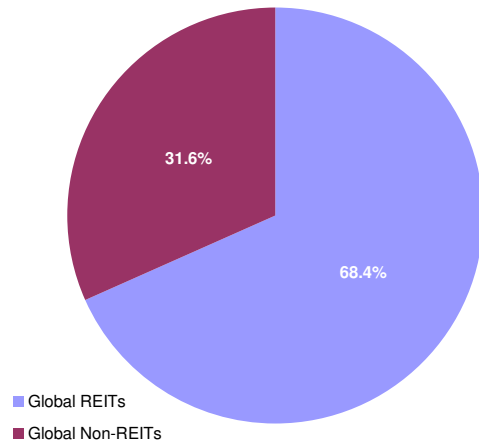
Section 6

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

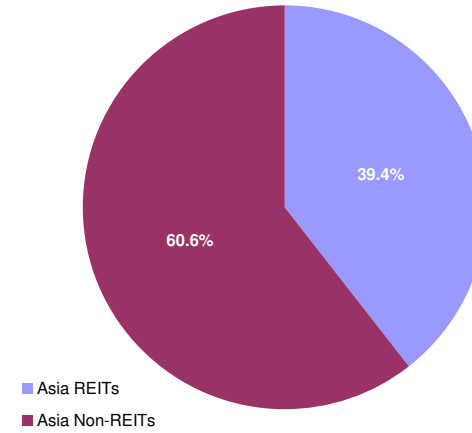
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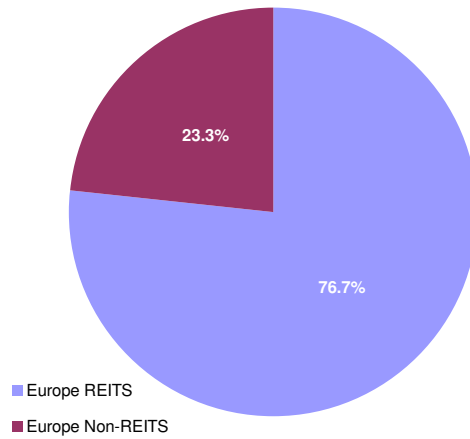
Graph 22: Global Market Cap Breakdown REIT/Non-REIT



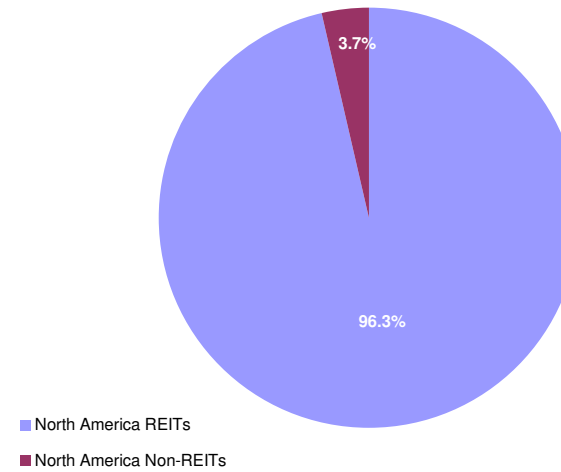
Graph 23: Asia Market Cap Breakdown REIT/Non-REIT



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



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



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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global REITs	EUR	405.86	159,893.96	68.35	10.56	-NA-	-NA-	-51.10	-22.38	-16.73	-22.38	-NA-
Global Non-REITs	EUR	480.81	74,026.07	31.65	4.36	-NA-	-NA-	-52.57	-15.57	-13.50	-15.57	-NA-
Global ex Asia REITs	EUR	387.52	120,445.23	89.95	9.95	-NA-	-NA-	-50.66	-24.21	-17.05	-24.21	-NA-
Global ex Asia Non-REITs	EUR	321.94	13,460.72	10.05	6.88	-NA-	-NA-	-63.62	-14.51	-8.66	-14.51	-NA-
Global ex Europe REITs	EUR	406.79	126,707.13	94.62	11.05	-NA-	-NA-	-50.69	-24.43	-18.64	-24.43	-NA-
Global ex Europe Non-REITs	EUR	517.08	63,936.55	47.75	3.82	-NA-	-NA-	-50.09	-16.16	-14.42	-16.16	-NA-
Global ex US REITs	EUR	388.53	79,877.48	59.65	10.70	-NA-	-NA-	-51.77	-13.72	-12.19	-13.72	-NA-
Global ex US Non-REITs	EUR	408.59	71,828.17	53.64	4.47	-NA-	-NA-	-52.08	-15.38	-13.35	-15.38	-NA-
Asia REITs	EUR	475.07	39,448.74	39.44	12.42	-NA-	-NA-	-52.53	-16.08	-15.80	-16.08	-NA-
Asia Non-REITs	EUR	531.44	60,565.36	60.56	3.79	-NA-	-NA-	-48.89	-15.78	-14.51	-15.78	-NA-
Australia REITs Index	EUR	298.30	20,819.20	20.82	15.88	-NA-	-NA-	-64.40	-23.50	-14.35	-23.50	-NA-
Hong Kong REITs Index	EUR	707.52	3,617.46	3.62	7.12	-NA-	-NA-	-9.99	21.96	0.74	21.96	-NA-
Hong Kong Non-REITs Index	EUR	598.03	33,991.63	33.99	4.70	-NA-	-NA-	-47.54	-2.57	-10.14	-2.57	-NA-
Japan REITs Index	EUR	597.49	11,605.98	11.60	7.60	-NA-	-NA-	-27.83	-13.38	-22.75	-13.38	-NA-
Japan Non-REITs Index	EUR	348.75	22,635.51	22.63	2.03	-NA-	-NA-	-45.09	-29.52	-21.59	-29.52	-NA-
New Zealand REITs Index	EUR	585.94	277.99	0.28	8.59	-NA-	-NA-	-35.87	-8.06	-3.26	-8.06	-NA-
Singapore REITs Index	EUR	509.81	3,128.10	3.13	13.73	-NA-	-NA-	-47.64	-5.05	-13.77	-5.05	-NA-
Singapore Non-REITs Index	EUR	464.46	3,938.22	3.94	6.12	-NA-	-NA-	-61.88	-19.86	-2.09	-19.86	-NA-

* -5 & -3 Years Total Returns are annualised

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe REITS	EUR	432.33	33,186.83	76.69	8.67	-NA-	-24.39	-52.69	-13.35	-8.46	-13.35	21.54
Europe Non-REITS	EUR	322.80	10,089.52	23.31	7.78	-NA-	-31.40	-63.00	-11.53	-7.23	-11.53	25.42
Austria Non-REITs Index	EUR	104.87	578.97	1.34	0.00	-NA-	-NA-	-86.58	-9.48	-22.37	-9.48	-NA-
Belgium REITs Index	EUR	925.82	2,207.16	5.10	7.80	-NA-	-NA-	-17.06	2.00	-5.15	2.00	-NA-
Finland Non-REITs Index	EUR	438.83	633.65	1.46	8.89	-NA-	-NA-	-59.78	-9.43	-8.94	-9.43	-NA-
France REITs Index	EUR	687.37	13,935.80	32.20	8.03	-NA-	-NA-	-39.83	-6.37	-8.09	-6.37	-NA-
Germany REITs Index	EUR	349.28	130.20	0.30	11.18	-NA-	-NA-	-58.30	-6.06	-8.46	-6.06	-NA-
Germany Non-REITs Index	EUR	275.30	1,264.71	2.92	10.00	-NA-	-NA-	-61.93	-20.54	-11.45	-20.54	-NA-
Greece REITs Index	EUR	537.37	118.22	0.27	4.80	-NA-	-NA-	-23.14	15.77	11.38	15.77	-NA-
Greece Non-REITs Index	EUR	343.72	181.64	0.42	0.00	-NA-	-NA-	-71.76	-35.92	-6.49	-35.92	-NA-
Italy REITs Index	EUR	433.49	132.98	0.31	5.21	-NA-	-NA-	-NA-	2.87	-1.38	2.87	-NA-
Italy Non-REITs Index	EUR	375.44	490.06	1.13	5.00	-NA-	-NA-	-44.21	15.02	-4.95	15.02	-NA-
Netherlands REITs Index	EUR	643.09	5,212.20	12.04	9.88	-NA-	-NA-	-43.83	-8.48	-6.82	-8.48	-NA-
Norway Non-REITs Index	EUR	70.67	84.44	0.20	49.46	-NA-	-NA-	-90.11	-10.61	-6.69	-10.61	-NA-
Spain Non-REITs Index	EUR	74.11	20.92	0.05	20.27	-NA-	-NA-	-82.40	13.58	-5.86	13.58	-NA-
Sweden Non-REITs Index	EUR	478.94	2,688.83	6.21	9.30	-NA-	-NA-	-44.70	-11.97	-3.48	-11.97	-NA-
Switzerland Non-REITs Index	EUR	734.73	2,568.19	5.93	5.89	-NA-	-NA-	-20.43	-10.00	-5.43	-10.00	-NA-
UK REITs	EUR	146.62	11,450.28	26.46	0.00	-NA-	-NA-	-67.23	-25.32	-10.70	-25.32	-NA-
UK Non-REITs	EUR	103.26	1,578.12	3.65	0.00	-NA-	-NA-	-74.18	-9.52	-6.12	-9.52	-NA-
Canada REITs Index	EUR	504.86	7,241.91	7.99	10.71	-NA-	-NA-	-41.72	-0.76	-7.99	-0.76	-NA-
Canada Non-REITs Index	EUR	223.09	1,173.29	1.29	11.07	-NA-	-NA-	-65.74	-24.49	-0.28	-24.49	-NA-
United States REITs Index	EUR	314.20	80,016.48	88.29	10.41	-NA-	-NA-	-50.52	-29.38	-20.81	-29.38	-NA-
United States Non-REITs Index	EUR	300.44	2,197.91	2.43	0.52	-NA-	-NA-	-64.56	-21.07	-18.29	-21.07	-NA-

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global REITs	USD	433.88	203,073.48	68.35	10.56	-NA-	-NA-	-59.09	-29.09	-17.48	-29.09	-NA-
Global Non-REITs	USD	513.99	94,016.88	31.65	4.36	-NA-	-NA-	-60.32	-22.85	-14.28	-22.85	-NA-
Global ex Asia REITs	USD	414.26	152,971.57	89.95	9.95	-NA-	-NA-	-58.72	-30.76	-17.79	-30.76	-NA-
Global ex Asia Non-REITs	USD	344.15	17,095.80	10.05	6.88	-NA-	-NA-	-69.57	-21.89	-9.47	-21.89	-NA-
Global ex Europe REITs	USD	434.88	160,924.51	94.62	11.05	-NA-	-NA-	-58.75	-30.96	-19.37	-30.96	-NA-
Global ex Europe Non-REITs	USD	552.76	81,202.67	47.75	3.82	-NA-	-NA-	-58.25	-23.40	-15.18	-23.40	-NA-
Global ex US REITs	USD	492.31	101,448.46	59.65	10.70	-NA-	-NA-	-59.65	-21.17	-12.98	-21.17	-NA-
Global ex US Non-REITs	USD	517.74	91,225.43	53.64	4.47	-NA-	-NA-	-59.91	-22.69	-14.12	-22.69	-NA-
Asia REITs	USD	507.93	50,101.90	39.44	12.42	-NA-	-NA-	-60.28	-23.33	-16.55	-23.33	-NA-
Asia Non-REITs	USD	568.12	76,921.09	60.56	3.79	-NA-	-NA-	-57.24	-23.05	-15.28	-23.05	-NA-
Australia REITs Index	USD	377.99	26,441.44	20.82	15.88	-NA-	-NA-	-70.21	-30.11	-15.11	-30.11	-NA-
Hong Kong REITs Index	USD	896.52	4,594.36	3.62	7.12	-NA-	-NA-	-24.70	11.43	-0.16	11.43	-NA-
Hong Kong Non-REITs Index	USD	757.79	43,171.10	33.99	4.70	-NA-	-NA-	-56.11	-10.98	-10.94	-10.98	-NA-
Japan REITs Index	USD	757.10	14,740.19	11.60	7.60	-NA-	-NA-	-39.62	-20.86	-23.43	-20.86	-NA-
Japan Non-REITs Index	USD	441.92	28,748.25	22.63	2.03	-NA-	-NA-	-54.06	-35.60	-22.29	-35.60	-NA-
New Zealand REITs Index	USD	742.47	353.06	0.28	8.59	-NA-	-NA-	-46.34	-15.99	-4.12	-15.99	-NA-
Singapore REITs Index	USD	645.99	3,972.85	3.13	13.73	-NA-	-NA-	-56.20	-13.25	-14.54	-13.25	-NA-
Singapore Non-REITs Index	USD	588.53	5,001.73	3.94	6.12	-NA-	-NA-	-68.10	-26.78	-2.96	-26.78	-NA-

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Index Description	Curr	Close Value Feb-09										
Europe REITS	USD	405.76	42,148.97	76.69	8.67	-NA-	-25.97	-62.52	-21.61	-9.60	-21.61	25.50
Europe Non-REITS	USD	318.21	12,814.21	23.31	7.78	-NA-	-31.73	-70.21	-19.33	-8.19	-19.33	31.14
Austria Non-REITs Index	USD	112.10	735.32	1.34	0.00	-NA-	-NA-	-88.77	-17.30	-23.07	-17.30	-NA-
Belgium REITs Index	USD	988.28	2,803.21	5.10	7.80	-NA-	-NA-	-30.69	-6.81	-6.00	-6.81	-NA-
Finland Non-REITs Index	USD	469.09	804.76	1.46	8.89	-NA-	-NA-	-66.36	-17.25	-9.76	-17.25	-NA-
France REITs Index	USD	734.68	17,699.17	32.20	8.03	-NA-	-NA-	-49.67	-14.46	-8.91	-14.46	-NA-
Germany REITs Index	USD	373.61	165.36	0.30	11.18	-NA-	-NA-	-65.09	-14.17	-9.28	-14.17	-NA-
Germany Non-REITs Index	USD	294.33	1,606.24	2.92	10.00	-NA-	-NA-	-68.15	-27.40	-12.24	-27.40	-NA-
Greece REITs Index	USD	574.33	150.14	0.27	4.80	-NA-	-NA-	-35.71	5.78	10.38	5.78	-NA-
Greece Non-REITs Index	USD	367.43	230.69	0.42	0.00	-NA-	-NA-	-76.38	-41.45	-7.32	-41.45	-NA-
Italy REITs Index	USD	463.42	168.89	0.31	5.21	-NA-	-NA-	-NA-	-6.01	-2.26	-6.01	-NA-
Italy Non-REITs Index	USD	401.40	622.41	1.13	5.00	-NA-	-NA-	-53.32	5.10	-5.80	5.10	-NA-
Netherlands REITs Index	USD	687.50	6,619.76	12.04	9.88	-NA-	-NA-	-53.00	-16.38	-7.65	-16.38	-NA-
Norway Non-REITs Index	USD	89.55	107.24	0.20	49.46	-NA-	-NA-	-91.72	-18.32	-7.52	-18.32	-NA-
Spain Non-REITs Index	USD	79.25	26.58	0.05	20.27	-NA-	-NA-	-85.27	3.78	-6.70	3.78	-NA-
Sweden Non-REITs Index	USD	606.88	3,414.95	6.21	9.30	-NA-	-NA-	-53.73	-19.57	-4.34	-19.57	-NA-
Switzerland Non-REITs Index	USD	931.00	3,261.74	5.93	5.89	-NA-	-NA-	-33.43	-17.77	-6.27	-17.77	-NA-
UK REITs	USD	185.78	14,542.44	26.46	0.00	-NA-	-NA-	-72.59	-31.77	-11.50	-31.77	-NA-
UK Non-REITs	USD	130.84	2,004.29	3.65	0.00	-NA-	-NA-	-78.40	-17.34	-6.95	-17.34	-NA-
Canada REITs Index	USD	639.72	9,197.59	7.99	10.71	-NA-	-NA-	-51.25	-9.33	-8.81	-9.33	-NA-
Canada Non-REITs Index	USD	282.69	1,490.13	1.29	11.07	-NA-	-NA-	-71.33	-31.01	-1.17	-31.01	-NA-
United States REITs Index	USD	398.13	101,625.01	88.29	10.41	-NA-	-NA-	-58.61	-35.48	-21.52	-35.48	-NA-
United States Non-REITs Index	USD	380.69	2,791.45	2.43	0.52	-NA-	-NA-	-70.35	-27.89	-19.02	-27.89	-NA-

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Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global REITs	GBP	490.58	142,472.29	68.35	10.56	-NA-	-NA-	-42.91	-28.47	-16.53	-28.47	-NA-
Global Non-REITs	GBP	581.16	65,960.36	31.65	4.36	-NA-	-NA-	-44.62	-22.18	-13.29	-22.18	-NA-
Global ex Asia REITs	GBP	468.39	107,321.79	89.95	9.95	-NA-	-NA-	-42.39	-30.16	-16.85	-30.16	-NA-
Global ex Asia Non-REITs	GBP	389.12	11,994.07	10.05	6.88	-NA-	-NA-	-57.53	-21.21	-8.44	-21.21	-NA-
Global ex Europe REITs	GBP	491.71	112,901.42	94.62	11.05	-NA-	-NA-	-42.42	-30.36	-18.44	-30.36	-NA-
Global ex Europe Non-REITs	GBP	624.99	56,970.17	47.75	3.82	-NA-	-NA-	-41.73	-22.74	-14.21	-22.74	-NA-
Global ex US REITs	GBP	556.64	71,174.21	59.65	10.70	-NA-	-NA-	-43.69	-20.49	-11.98	-20.49	-NA-
Global ex US Non-REITs	GBP	585.39	64,001.94	53.64	4.47	-NA-	-NA-	-44.05	-22.01	-13.14	-22.01	-NA-
Asia REITs	GBP	574.30	35,150.49	39.44	12.42	-NA-	-NA-	-44.57	-22.66	-15.59	-22.66	-NA-
Asia Non-REITs	GBP	642.35	53,966.30	60.56	3.79	-NA-	-NA-	-40.33	-22.39	-14.31	-22.39	-NA-
Australia REITs Index	GBP	427.38	18,550.79	20.82	15.88	-NA-	-NA-	-58.43	-29.50	-14.14	-29.50	-NA-
Hong Kong REITs Index	GBP	1,013.67	3,223.31	3.62	7.12	-NA-	-NA-	5.09	12.40	0.99	12.40	-NA-
Hong Kong Non-REITs Index	GBP	856.81	30,287.98	33.99	4.70	-NA-	-NA-	-38.74	-10.21	-9.92	-10.21	-NA-
Japan REITs Index	GBP	856.03	10,341.42	11.60	7.60	-NA-	-NA-	-15.73	-20.17	-22.56	-20.17	-NA-
Japan Non-REITs Index	GBP	499.66	20,169.20	22.63	2.03	-NA-	-NA-	-35.88	-35.04	-21.40	-35.04	-NA-
New Zealand REITs Index	GBP	839.48	247.70	0.28	8.59	-NA-	-NA-	-25.12	-15.26	-3.02	-15.26	-NA-
Singapore REITs Index	GBP	730.40	2,787.27	3.13	13.73	-NA-	-NA-	-38.87	-12.49	-13.56	-12.49	-NA-
Singapore Non-REITs Index	GBP	665.43	3,509.12	3.94	6.12	-NA-	-NA-	-55.49	-26.14	-1.85	-26.14	-NA-

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe REITS	GBP	522.49	29,570.87	76.69	8.67	-NA-	-19.46	-44.77	-20.14	-8.24	-20.14	23.44
Europe Non-REITS	GBP	390.15	8,990.19	23.31	7.78	-NA-	-26.93	-56.80	-18.47	-7.01	-18.47	29.42
Austria Non-REITs Index	GBP	126.75	515.89	1.34	0.00	-NA-	-NA-	-84.33	-16.58	-22.19	-16.58	-NA-
Belgium REITs Index	GBP	1,117.42	1,966.68	5.10	7.80	-NA-	-NA-	-3.27	-6.00	-4.92	-6.00	-NA-
Finland Non-REITs Index	GBP	530.38	564.61	1.46	8.89	-NA-	-NA-	-53.06	-16.53	-8.72	-16.53	-NA-
France REITs Index	GBP	830.68	12,417.39	32.20	8.03	-NA-	-NA-	-29.76	-13.71	-7.87	-13.71	-NA-
Germany REITs Index	GBP	422.42	116.01	0.30	11.18	-NA-	-NA-	-51.29	-13.42	-8.24	-13.42	-NA-
Germany Non-REITs Index	GBP	332.79	1,126.91	2.92	10.00	-NA-	-NA-	-55.54	-26.77	-11.24	-26.77	-NA-
Greece REITs Index	GBP	649.38	105.34	0.27	4.80	-NA-	-NA-	-10.27	6.70	11.65	6.70	-NA-
Greece Non-REITs Index	GBP	415.44	161.85	0.42	0.00	-NA-	-NA-	-67.03	-40.94	-6.26	-40.94	-NA-
Italy REITs Index	GBP	523.97	118.49	0.31	5.21	-NA-	-NA-	-NA-	-5.19	-1.14	-5.19	-NA-
Italy Non-REITs Index	GBP	453.85	436.67	1.13	5.00	-NA-	-NA-	-34.85	6.01	-4.72	6.01	-NA-
Netherlands REITs Index	GBP	777.33	4,644.29	12.04	9.88	-NA-	-NA-	-34.41	-15.65	-6.59	-15.65	-NA-
Norway Non-REITs Index	GBP	101.25	75.24	0.20	49.46	-NA-	-NA-	-88.45	-17.62	-6.46	-17.62	-NA-
Spain Non-REITs Index	GBP	89.60	18.64	0.05	20.27	-NA-	-NA-	-79.44	4.69	-5.63	4.69	-NA-
Sweden Non-REITs Index	GBP	686.18	2,395.86	6.21	9.30	-NA-	-NA-	-35.43	-18.87	-3.24	-18.87	-NA-
Switzerland Non-REITs Index	GBP	1,052.65	2,288.37	5.93	5.89	-NA-	-NA-	-7.10	-17.05	-5.19	-17.05	-NA-
UK REITs	GBP	255.13	10,202.68	26.46	0.00	-NA-	-NA-	-61.74	-31.17	-10.47	-31.17	-NA-
UK Non-REITs	GBP	179.70	1,406.17	3.65	0.00	-NA-	-NA-	-69.85	-16.62	-5.88	-16.62	-NA-
Canada REITs Index	GBP	723.31	6,452.85	7.99	10.71	-NA-	-NA-	-31.96	-8.54	-7.77	-8.54	-NA-
Canada Non-REITs Index	GBP	319.62	1,045.45	1.29	11.07	-NA-	-NA-	-59.99	-30.41	-0.04	-30.41	-NA-
United States REITs Index	GBP	450.16	71,298.07	88.29	10.41	-NA-	-NA-	-42.23	-34.91	-20.62	-34.91	-NA-
United States Non-REITs Index	GBP	430.44	1,958.43	2.43	0.52	-NA-	-NA-	-58.62	-27.26	-18.09	-27.26	-NA-

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global REITs	JPY	414.76	19,869,724.18	68.35	10.56	-NA-	-NA-	-61.55	-23.46	-10.09	-23.46	-NA-
Global Non-REITs	JPY	491.35	9,199,081.87	31.65	4.36	-NA-	-NA-	-62.70	-16.73	-6.61	-16.73	-NA-
Global ex Asia REITs	JPY	396.01	14,967,503.33	89.95	9.95	-NA-	-NA-	-61.20	-25.26	-10.43	-25.26	-NA-
Global ex Asia Non-REITs	JPY	328.98	1,672,738.17	10.05	6.88	-NA-	-NA-	-71.40	-15.69	-1.38	-15.69	-NA-
Global ex Europe REITs	JPY	415.72	15,745,658.42	94.62	11.05	-NA-	-NA-	-61.23	-25.48	-12.15	-25.48	-NA-
Global ex Europe Non-REITs	JPY	528.41	7,945,275.59	47.75	3.82	-NA-	-NA-	-60.76	-17.32	-7.59	-17.32	-NA-
Global ex US REITs	JPY	470.62	9,926,225.04	59.65	10.70	-NA-	-NA-	-62.08	-14.91	-5.20	-14.91	-NA-
Global ex US Non-REITs	JPY	494.92	8,925,951.99	53.64	4.47	-NA-	-NA-	-62.32	-16.55	-6.44	-16.55	-NA-
Asia REITs	JPY	485.55	4,902,220.85	39.44	12.42	-NA-	-NA-	-62.67	-17.24	-9.08	-17.24	-NA-
Asia Non-REITs	JPY	543.08	7,526,343.70	60.56	3.79	-NA-	-NA-	-59.81	-16.95	-7.70	-16.95	-NA-
Australia REITs Index	JPY	361.33	2,587,162.63	20.82	15.88	-NA-	-NA-	-72.01	-24.56	-7.52	-24.56	-NA-
Hong Kong REITs Index	JPY	857.02	449,535.46	3.62	7.12	-NA-	-NA-	-29.23	20.28	8.77	20.28	-NA-
Hong Kong Non-REITs Index	JPY	724.40	4,224,076.17	33.99	4.70	-NA-	-NA-	-58.75	-3.91	-2.97	-3.91	-NA-
Japan REITs Index	JPY	622.10	1,442,253.88	11.60	7.60	-NA-	-NA-	-43.23	-14.56	-16.57	-14.56	-NA-
Japan Non-REITs Index	JPY	363.03	2,812,872.79	22.63	2.03	-NA-	-NA-	-56.82	-30.49	-15.34	-30.49	-NA-
New Zealand REITs Index	JPY	709.75	34,545.57	0.28	8.59	-NA-	-NA-	-49.57	-9.33	4.46	-9.33	-NA-
Singapore REITs Index	JPY	617.53	388,723.32	3.13	13.73	-NA-	-NA-	-58.83	-6.36	-6.89	-6.36	-NA-
Singapore Non-REITs Index	JPY	562.60	489,394.73	3.94	6.12	-NA-	-NA-	-70.02	-20.97	5.72	-20.97	-NA-

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Europe REITS	JPY	441.74	4,124,065.75	76.69	8.67	-NA-	-23.84	-62.81	-14.55	-1.17	-14.55	31.08
Europe Non-REITS	JPY	329.86	1,253,806.28	23.31	7.78	-NA-	-30.91	-70.90	-12.75	0.17	-12.75	36.13
Austria Non-REITs Index	JPY	107.16	71,947.57	1.34	0.00	-NA-	-NA-	-89.45	-10.73	-16.18	-10.73	-NA-
Belgium REITs Index	JPY	944.73	274,280.01	5.10	7.80	-NA-	-NA-	-34.86	0.59	2.41	0.59	-NA-
Finland Non-REITs Index	JPY	448.42	78,742.15	1.46	8.89	-NA-	-NA-	-68.39	-10.68	-1.68	-10.68	-NA-
France REITs Index	JPY	702.31	1,731,775.61	32.20	8.03	-NA-	-NA-	-52.69	-7.67	-0.76	-7.67	-NA-
Germany REITs Index	JPY	357.14	16,179.71	0.30	11.18	-NA-	-NA-	-67.19	-7.36	-1.17	-7.36	-NA-
Germany Non-REITs Index	JPY	281.36	157,162.58	2.92	10.00	-NA-	-NA-	-70.06	-21.64	-4.39	-21.64	-NA-
Greece REITs Index	JPY	549.03	14,690.73	0.27	4.80	-NA-	-NA-	-39.57	14.17	20.26	14.17	-NA-
Greece Non-REITs Index	JPY	351.24	22,571.69	0.42	0.00	-NA-	-NA-	-77.80	-36.80	0.97	-36.80	-NA-
Italy REITs Index	JPY	443.00	16,524.83	0.31	5.21	-NA-	-NA-	-NA-	1.45	6.49	1.45	-NA-
Italy Non-REITs Index	JPY	383.71	60,899.23	1.13	5.00	-NA-	-NA-	-56.13	13.44	2.63	13.44	-NA-
Netherlands REITs Index	JPY	657.21	647,710.08	12.04	9.88	-NA-	-NA-	-55.83	-9.74	0.61	-9.74	-NA-
Norway Non-REITs Index	JPY	85.60	10,493.08	0.20	49.46	-NA-	-NA-	-92.22	-11.85	0.75	-11.85	-NA-
Spain Non-REITs Index	JPY	75.76	2,600.25	0.05	20.27	-NA-	-NA-	-86.15	12.02	1.65	12.02	-NA-
Sweden Non-REITs Index	JPY	580.14	334,135.54	6.21	9.30	-NA-	-NA-	-56.51	-13.18	4.22	-13.18	-NA-
Switzerland Non-REITs Index	JPY	889.98	319,144.54	5.93	5.89	-NA-	-NA-	-37.44	-11.24	2.12	-11.24	-NA-
UK REITs	JPY	177.60	1,422,904.78	26.46	0.00	-NA-	-NA-	-74.23	-26.35	-3.57	-26.35	-NA-
UK Non-REITs	JPY	125.08	196,109.66	3.65	0.00	-NA-	-NA-	-79.70	-10.77	1.37	-10.77	-NA-
Canada REITs Index	JPY	611.53	899,938.44	7.99	10.71	-NA-	-NA-	-54.18	-2.13	-0.66	-2.13	-NA-
Canada Non-REITs Index	JPY	270.23	145,802.01	1.29	11.07	-NA-	-NA-	-73.06	-25.54	7.67	-25.54	-NA-
United States REITs Index	JPY	380.59	9,943,499.13	88.29	10.41	-NA-	-NA-	-61.10	-30.35	-14.50	-30.35	-NA-
United States Non-REITs Index	JPY	363.92	273,129.88	2.43	0.52	-NA-	-NA-	-72.13	-22.16	-11.78	-22.16	-NA-

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Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global REITs	AUD	444.42	317,872.94	135.89	10.56	-NA-	-NA-	-NA-	-NA-	-13.68	-NA-	-NA-
Global Non-REITs	AUD	526.48	147,165.57	62.91	4.36	-NA-	-NA-	-NA-	-NA-	-11.00	-NA-	-NA-
Global ex Asia REITs	AUD	424.32	239,447.93	178.82	9.95	-NA-	-NA-	-NA-	-NA-	-15.15	-NA-	-NA-
Global ex Asia Non-REITs	AUD	352.50	26,760.22	19.98	6.88	-NA-	-NA-	-NA-	-NA-	-6.77	-NA-	-NA-
Global ex Europe REITs	AUD	445.44	251,896.74	188.11	11.05	-NA-	-NA-	-NA-	-NA-	-15.51	-NA-	-NA-
Global ex Europe Non-REITs	AUD	566.19	127,107.36	94.92	3.82	-NA-	-NA-	-NA-	-NA-	-11.94	-NA-	-NA-
Global ex US REITs	AUD	504.27	158,798.30	118.59	10.70	-NA-	-NA-	-NA-	-NA-	-7.53	-NA-	-NA-
Global ex US Non-REITs	AUD	530.31	142,796.07	106.64	4.47	-NA-	-NA-	-NA-	-NA-	-10.71	-NA-	-NA-
Asia REITs	AUD	520.26	78,425.01	78.41	12.42	-NA-	-NA-	-NA-	-NA-	-8.80	-NA-	-NA-
Asia Non-REITs	AUD	581.91	120,405.35	120.39	3.79	-NA-	-NA-	-NA-	-NA-	-11.89	-NA-	-NA-
Australia REITs Index	AUD	432.21	41,389.05	41.38	15.88	-NA-	-NA-	-NA-	-NA-	-4.56	-NA-	-NA-
Hong Kong REITs Index	AUD	918.29	7,191.60	7.19	7.12	-NA-	-NA-	-NA-	-NA-	3.54	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	776.19	67,576.15	67.57	4.70	-NA-	-NA-	-NA-	-NA-	-2.31	-NA-	-NA-
Japan REITs Index	AUD	775.48	23,072.97	23.07	7.60	-NA-	-NA-	-NA-	-NA-	-18.58	-NA-	-NA-
Japan Non-REITs Index	AUD	452.65	44,999.93	44.99	2.03	-NA-	-NA-	-NA-	-NA-	-24.02	-NA-	-NA-
New Zealand REITs Index	AUD	760.50	552.65	0.55	8.59	-NA-	-NA-	-NA-	-NA-	-4.39	-NA-	-NA-
Singapore REITs Index	AUD	661.68	6,218.74	6.22	13.73	-NA-	-NA-	-NA-	-NA-	-6.46	-NA-	-NA-
Singapore Non-REITs Index	AUD	602.82	7,829.27	7.83	6.12	-NA-	-NA-	-NA-	-NA-	-2.49	-NA-	-NA-

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Index Description	Curr	Close Value Feb-09										
Europe REITS	AUD	473.33	65,976.20	152.45	8.67	-NA-	-NA-	-NA-	-NA-	-5.85	-NA-	-NA-
Europe Non-REITS	AUD	353.44	20,058.21	46.35	7.78	-NA-	-NA-	-NA-	-NA-	-4.49	-NA-	-NA-
Austria Non-REITs Index	AUD	114.82	1,151.01	2.66	0.00	-NA-	-NA-	-NA-	-NA-	-11.01	-NA-	-NA-
Belgium REITs Index	AUD	1,012.28	4,387.89	10.14	7.80	-NA-	-NA-	-NA-	-NA-	0.12	-NA-	-NA-
Finland Non-REITs Index	AUD	480.48	1,259.71	2.91	8.89	-NA-	-NA-	-NA-	-NA-	0.87	-NA-	-NA-
France REITs Index	AUD	752.52	27,704.69	64.02	8.03	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Germany REITs Index	AUD	382.68	258.84	0.60	11.18	-NA-	-NA-	-NA-	-NA-	2.91	-NA-	-NA-
Germany Non-REITs Index	AUD	301.48	2,514.26	5.81	10.00	-NA-	-NA-	-NA-	-NA-	-5.02	-NA-	-NA-
Greece REITs Index	AUD	588.28	235.02	0.54	4.80	-NA-	-NA-	-NA-	-NA-	-0.14	-NA-	-NA-
Greece Non-REITs Index	AUD	376.35	361.10	0.83	0.00	-NA-	-NA-	-NA-	-NA-	1.22	-NA-	-NA-
Italy REITs Index	AUD	474.67	264.36	0.61	5.21	-NA-	-NA-	-NA-	-NA-	-1.27	-NA-	-NA-
Italy Non-REITs Index	AUD	411.14	974.26	2.25	5.00	-NA-	-NA-	-NA-	-NA-	-1.46	-NA-	-NA-
Netherlands REITs Index	AUD	704.19	10,361.97	23.94	9.88	-NA-	-NA-	-NA-	-NA-	-2.20	-NA-	-NA-
Norway Non-REITs Index	AUD	91.72	167.87	0.39	49.46	-NA-	-NA-	-NA-	-NA-	-2.50	-NA-	-NA-
Spain Non-REITs Index	AUD	81.17	41.60	0.10	20.27	-NA-	-NA-	-NA-	-NA-	-5.42	-NA-	-NA-
Sweden Non-REITs Index	AUD	621.61	5,345.45	12.35	9.30	-NA-	-NA-	-NA-	-NA-	-5.58	-NA-	-NA-
Switzerland Non-REITs Index	AUD	953.61	5,105.63	11.80	5.89	-NA-	-NA-	-NA-	-NA-	-2.11	-NA-	-NA-
UK REITs	AUD	190.30	22,763.42	52.60	0.00	-NA-	-NA-	-NA-	-NA-	-9.04	-NA-	-NA-
UK Non-REITs	AUD	134.02	3,137.33	7.25	0.00	-NA-	-NA-	-NA-	-NA-	-7.01	-NA-	-NA-
Canada REITs Index	AUD	655.25	14,397.08	15.89	10.71	-NA-	-NA-	-NA-	-NA-	-7.73	-NA-	-NA-
Canada Non-REITs Index	AUD	289.55	2,332.52	2.57	11.07	-NA-	-NA-	-NA-	-NA-	1.57	-NA-	-NA-
United States REITs Index	AUD	407.80	159,074.64	175.52	10.41	-NA-	-NA-	-NA-	-NA-	-19.02	-NA-	-NA-
United States Non-REITs Index	AUD	389.94	4,369.49	4.82	0.52	-NA-	-NA-	-NA-	-NA-	-19.32	-NA-	-NA-

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Global REITs	EUR	349.79	159,893.96	68.35	0.00	-NA-	-NA-	-54.08	-23.23	-17.33	-23.23	-NA-
Global Non-REITs	EUR	453.55	74,026.07	31.65	0.00	-NA-	-NA-	-53.82	-15.63	-13.57	-15.63	-NA-
Global ex Asia REITs	EUR	336.85	120,445.23	51.49	0.00	-NA-	-NA-	-53.49	-24.91	-17.49	-24.91	-NA-
Global ex Asia Non-REITs	EUR	298.71	13,460.72	5.75	0.00	-NA-	-NA-	-64.90	-14.84	-8.99	-14.84	-NA-
Global ex Europe REITs	EUR	349.05	126,707.13	54.17	0.00	-NA-	-NA-	-53.77	-25.27	-19.29	-25.27	-NA-
Global ex Europe Non-REITs	EUR	491.84	63,936.55	27.33	0.00	-NA-	-NA-	-51.26	-16.22	-14.47	-16.22	-NA-
Global ex US REITs	EUR	330.58	79,877.48	34.15	0.00	-NA-	-NA-	-54.95	-14.92	-12.98	-14.92	-NA-
Global ex US Non-REITs	EUR	384.70	71,828.17	30.71	0.00	-NA-	-NA-	-53.39	-15.45	-13.41	-15.45	-NA-
Asia REITs	EUR	397.98	39,448.74	39.44	0.00	-NA-	-NA-	-56.00	-17.44	-16.91	-17.44	-NA-
Asia Non-REITs	EUR	505.19	60,565.36	60.56	0.00	-NA-	-NA-	-50.10	-15.79	-14.53	-15.79	-NA-
Australia REITs Index	EUR	243.77	20,819.20	20.82	0.00	-NA-	-NA-	-67.36	-25.20	-16.25	-25.20	-NA-
Hong Kong REITs Index	EUR	617.98	3,617.46	3.62	0.00	-NA-	-NA-	-14.96	21.96	0.74	21.96	-NA-
Hong Kong Non-REITs Index	EUR	552.97	33,991.63	33.99	0.00	-NA-	-NA-	-49.37	-2.57	-10.14	-2.57	-NA-
Japan REITs Index	EUR	531.46	11,605.98	11.60	0.00	-NA-	-NA-	-31.70	-14.09	-23.28	-14.09	-NA-
Japan Non-REITs Index	EUR	342.27	22,635.51	22.63	0.00	-NA-	-NA-	-45.60	-29.53	-21.61	-29.53	-NA-
New Zealand REITs Index	EUR	484.06	277.99	0.28	0.00	-NA-	-NA-	-40.40	-8.06	-3.26	-8.06	-NA-
Singapore REITs Index	EUR	425.64	3,128.10	3.13	0.00	-NA-	-NA-	-52.13	-8.35	-13.77	-8.35	-NA-
Singapore Non-REITs Index	EUR	443.75	3,938.22	3.94	0.00	-NA-	-NA-	-62.71	-19.86	-2.09	-19.86	-NA-

* -5 & -3 Years Total Returns are annualised

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe REITS	EUR	1,072.91	33,186.83	76.69	0.00	-NA-	-27.60	-55.20	-14.21	-8.79	-14.21	21.78
Europe Non-REITS	EUR	1,183.44	10,089.52	23.31	0.00	-NA-	-33.23	-64.40	-11.71	-7.37	-11.71	25.44
Austria Non-REITs Index	EUR	102.52	578.97	1.34	0.00	-NA-	-NA-	-86.60	-9.48	-22.37	-9.48	-NA-
Belgium REITs Index	EUR	770.73	2,207.16	5.10	0.00	-NA-	-NA-	-22.80	1.54	-5.57	1.54	-NA-
Finland Non-REITs Index	EUR	396.02	633.65	1.46	0.00	-NA-	-NA-	-61.23	-9.43	-8.94	-9.43	-NA-
France REITs Index	EUR	609.46	13,935.80	32.20	0.00	-NA-	-NA-	-42.92	-7.47	-8.09	-7.47	-NA-
Germany REITs Index	EUR	318.48	130.20	0.30	0.00	-NA-	-NA-	-60.19	-6.06	-8.46	-6.06	-NA-
Germany Non-REITs Index	EUR	249.04	1,264.71	2.92	0.00	-NA-	-NA-	-63.91	-20.55	-11.46	-20.55	-NA-
Greece REITs Index	EUR	474.03	118.22	0.27	0.00	-NA-	-NA-	-26.76	15.77	11.38	15.77	-NA-
Greece Non-REITs Index	EUR	336.12	181.64	0.42	0.00	-NA-	-NA-	-71.76	-35.92	-6.49	-35.92	-NA-
Italy REITs Index	EUR	391.71	132.98	0.31	0.00	-NA-	-NA-	-NA-	2.87	-1.38	2.87	-NA-
Italy Non-REITs Index	EUR	351.08	490.06	1.13	0.00	-NA-	-NA-	-45.70	15.02	-4.95	15.02	-NA-
Netherlands REITs Index	EUR	553.45	5,212.20	12.04	0.00	-NA-	-NA-	-47.06	-8.48	-6.82	-8.48	-NA-
Norway Non-REITs Index	EUR	60.28	84.44	0.20	0.00	-NA-	-NA-	-91.24	-10.62	-6.69	-10.62	-NA-
Spain Non-REITs Index	EUR	68.57	20.92	0.05	0.00	-NA-	-NA-	-83.21	13.58	-5.86	13.58	-NA-
Sweden Non-REITs Index	EUR	413.90	2,688.83	6.21	0.00	-NA-	-NA-	-48.01	-11.97	-3.48	-11.97	-NA-
Switzerland Non-REITs Index	EUR	681.33	2,568.19	5.93	0.00	-NA-	-NA-	-23.76	-10.00	-5.42	-10.00	-NA-
UK REITs	EUR	134.58	11,450.28	26.46	0.00	-NA-	-NA-	-69.00	-26.41	-11.61	-26.41	-NA-
UK Non-REITs	EUR	94.53	1,578.12	3.65	0.00	-NA-	-NA-	-75.64	-10.63	-6.98	-10.63	-NA-
Canada REITs Index	EUR	411.35	7,241.91	86.06	0.00	-NA-	-NA-	-46.53	-2.47	-8.82	-2.47	-NA-
Canada Non-REITs Index	EUR	200.51	1,173.29	13.94	0.00	-NA-	-NA-	-67.74	-26.49	-2.91	-26.49	-NA-
United States REITs Index	EUR	273.18	80,016.48	97.33	0.00	-NA-	-NA-	-53.33	-29.95	-21.26	-29.95	-NA-
United States Non-REITs Index	EUR	296.05	2,197.91	2.67	0.00	-NA-	-NA-	-64.74	-21.07	-18.29	-21.07	-NA-

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Global REITs	USD	373.92	203,073.48	68.35	0.00	-NA-	-NA-	-61.59	-29.86	-18.07	-29.86	-NA-
Global Non-REITs	USD	484.84	94,016.88	31.65	0.00	-NA-	-NA-	-61.37	-22.91	-14.34	-22.91	-NA-
Global ex Asia REITs	USD	360.09	152,971.57	51.49	0.00	-NA-	-NA-	-61.09	-31.39	-18.22	-31.39	-NA-
Global ex Asia Non-REITs	USD	319.32	17,095.80	5.75	0.00	-NA-	-NA-	-70.63	-22.19	-9.80	-22.19	-NA-
Global ex Europe REITs	USD	373.13	160,924.51	54.17	0.00	-NA-	-NA-	-61.32	-31.72	-20.01	-31.72	-NA-
Global ex Europe Non-REITs	USD	525.77	81,202.67	27.33	0.00	-NA-	-NA-	-59.23	-23.45	-15.24	-23.45	-NA-
Global ex US REITs	USD	418.89	101,448.46	34.15	0.00	-NA-	-NA-	-62.31	-22.27	-13.76	-22.27	-NA-
Global ex US Non-REITs	USD	487.47	91,225.43	30.71	0.00	-NA-	-NA-	-61.00	-22.75	-14.18	-22.75	-NA-
Asia REITs	USD	425.43	50,101.90	39.44	0.00	-NA-	-NA-	-63.19	-24.57	-17.65	-24.57	-NA-
Asia Non-REITs	USD	540.04	76,921.09	60.56	0.00	-NA-	-NA-	-58.25	-23.06	-15.29	-23.06	-NA-
Australia REITs Index	USD	308.89	26,441.44	20.82	0.00	-NA-	-NA-	-72.70	-31.66	-17.00	-31.66	-NA-
Hong Kong REITs Index	USD	783.06	4,594.36	3.62	0.00	-NA-	-NA-	-28.85	11.43	-0.16	11.43	-NA-
Hong Kong Non-REITs Index	USD	700.69	43,171.10	33.99	0.00	-NA-	-NA-	-57.64	-10.98	-10.94	-10.98	-NA-
Japan REITs Index	USD	673.43	14,740.19	11.60	0.00	-NA-	-NA-	-42.86	-21.50	-23.97	-21.50	-NA-
Japan Non-REITs Index	USD	433.70	28,748.25	22.63	0.00	-NA-	-NA-	-54.49	-35.62	-22.31	-35.62	-NA-
New Zealand REITs Index	USD	613.37	353.06	0.28	0.00	-NA-	-NA-	-50.13	-15.99	-4.12	-15.99	-NA-
Singapore REITs Index	USD	539.34	3,972.85	3.13	0.00	-NA-	-NA-	-59.95	-16.26	-14.54	-16.26	-NA-
Singapore Non-REITs Index	USD	562.29	5,001.73	3.94	0.00	-NA-	-NA-	-68.80	-26.78	-2.96	-26.78	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Europe REITS	USD	462.10	42,148.97	76.69	0.00	-NA-	-22.69	-60.43	-20.83	-9.28	-20.83	25.36
Europe Non-REITS	USD	345.07	12,814.21	23.31	0.00	-NA-	-29.86	-69.04	-19.17	-8.06	-19.17	31.17
Austria Non-REITs Index	USD	109.59	735.32	1.34	0.00	-NA-	-NA-	-88.79	-17.30	-23.07	-17.30	-NA-
Belgium REITs Index	USD	823.89	2,803.21	5.10	0.00	-NA-	-NA-	-35.41	-7.22	-6.41	-7.22	-NA-
Finland Non-REITs Index	USD	423.34	804.76	1.46	0.00	-NA-	-NA-	-67.56	-17.25	-9.76	-17.25	-NA-
France REITs Index	USD	651.50	17,699.17	32.20	0.00	-NA-	-NA-	-52.25	-15.45	-8.91	-15.45	-NA-
Germany REITs Index	USD	340.45	165.36	0.30	0.00	-NA-	-NA-	-66.69	-14.17	-9.28	-14.17	-NA-
Germany Non-REITs Index	USD	266.22	1,606.24	2.92	0.00	-NA-	-NA-	-69.81	-27.40	-12.25	-27.40	-NA-
Greece REITs Index	USD	506.72	150.14	0.27	0.00	-NA-	-NA-	-38.72	5.78	10.38	5.78	-NA-
Greece Non-REITs Index	USD	359.30	230.69	0.42	0.00	-NA-	-NA-	-76.38	-41.45	-7.33	-41.45	-NA-
Italy REITs Index	USD	418.73	168.89	0.39	0.00	-NA-	-NA-	-NA-	-6.01	-2.26	-6.01	-NA-
Italy Non-REITs Index	USD	375.30	622.41	1.13	0.00	-NA-	-NA-	-54.57	5.09	-5.80	5.09	-NA-
Netherlands REITs Index	USD	591.63	6,619.76	12.04	0.00	-NA-	-NA-	-55.71	-16.38	-7.65	-16.38	-NA-
Norway Non-REITs Index	USD	76.38	107.24	0.20	0.00	-NA-	-NA-	-92.67	-18.33	-7.53	-18.33	-NA-
Spain Non-REITs Index	USD	73.30	26.58	0.05	0.00	-NA-	-NA-	-85.96	3.78	-6.70	3.78	-NA-
Sweden Non-REITs Index	USD	524.47	3,414.95	6.21	0.00	-NA-	-NA-	-56.51	-19.57	-4.34	-19.57	-NA-
Switzerland Non-REITs Index	USD	863.34	3,261.74	5.93	0.00	-NA-	-NA-	-36.21	-17.77	-6.27	-17.77	-NA-
UK REITs	USD	170.53	14,542.44	26.46	0.00	-NA-	-NA-	-74.07	-32.77	-12.40	-32.77	-NA-
UK Non-REITs	USD	119.78	2,004.29	3.65	0.00	-NA-	-NA-	-79.62	-18.34	-7.81	-18.34	-NA-
Canada REITs Index	USD	521.24	9,197.59	86.06	0.00	-NA-	-NA-	-55.27	-10.89	-9.63	-10.89	-NA-
Canada Non-REITs Index	USD	254.07	1,490.13	13.94	0.00	-NA-	-NA-	-73.01	-32.84	-3.78	-32.84	-NA-
United States REITs Index	USD	346.16	101,625.01	97.33	0.00	-NA-	-NA-	-60.95	-36.00	-21.96	-36.00	-NA-
United States Non-REITs Index	USD	375.13	2,791.45	2.67	0.00	-NA-	-NA-	-70.50	-27.89	-19.02	-27.89	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Global REITs	GBP	422.78	142,472.29	68.35	0.00	-NA-	-NA-	-46.39	-29.24	-17.13	-29.24	-NA-
Global Non-REITs	GBP	548.19	65,960.36	31.65	0.00	-NA-	-NA-	-46.08	-22.24	-13.36	-22.24	-NA-
Global ex Asia REITs	GBP	407.14	107,321.79	51.49	0.00	-NA-	-NA-	-45.70	-30.79	-17.28	-30.79	-NA-
Global ex Asia Non-REITs	GBP	361.04	11,994.07	5.75	0.00	-NA-	-NA-	-59.02	-21.52	-8.77	-21.52	-NA-
Global ex Europe REITs	GBP	421.89	112,901.42	54.17	0.00	-NA-	-NA-	-46.02	-31.12	-19.09	-31.12	-NA-
Global ex Europe Non-REITs	GBP	594.47	56,970.17	27.33	0.00	-NA-	-NA-	-43.10	-22.78	-14.26	-22.78	-NA-
Global ex US REITs	GBP	473.62	71,174.21	34.15	0.00	-NA-	-NA-	-47.40	-21.59	-12.77	-21.59	-NA-
Global ex US Non-REITs	GBP	551.16	64,001.94	30.71	0.00	-NA-	-NA-	-45.58	-22.08	-13.20	-22.08	-NA-
Asia REITs	GBP	481.02	35,150.49	39.44	0.00	-NA-	-NA-	-48.63	-23.91	-16.70	-23.91	-NA-
Asia Non-REITs	GBP	610.60	53,966.30	60.56	0.00	-NA-	-NA-	-41.74	-22.40	-14.32	-22.40	-NA-
Australia REITs Index	GBP	349.26	18,550.79	20.82	0.00	-NA-	-NA-	-61.89	-31.06	-16.05	-31.06	-NA-
Hong Kong REITs Index	GBP	885.38	3,223.31	3.62	0.00	-NA-	-NA-	-0.71	12.40	0.98	12.40	-NA-
Hong Kong Non-REITs Index	GBP	792.25	30,287.98	33.99	0.00	-NA-	-NA-	-40.88	-10.21	-9.92	-10.21	-NA-
Japan REITs Index	GBP	761.43	10,341.42	11.60	0.00	-NA-	-NA-	-20.26	-20.82	-23.10	-20.82	-NA-
Japan Non-REITs Index	GBP	490.37	20,169.20	22.63	0.00	-NA-	-NA-	-36.49	-35.06	-21.42	-35.06	-NA-
New Zealand REITs Index	GBP	693.52	247.70	0.28	0.00	-NA-	-NA-	-30.41	-15.26	-3.02	-15.26	-NA-
Singapore REITs Index	GBP	609.81	2,787.27	3.13	0.00	-NA-	-NA-	-44.11	-15.53	-13.56	-15.53	-NA-
Singapore Non-REITs Index	GBP	635.77	3,509.12	3.94	0.00	-NA-	-NA-	-56.46	-26.14	-1.85	-26.14	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Europe REITS	GBP	979.66	29,570.87	76.69	0.00	-NA-	-22.87	-47.69	-20.93	-8.57	-20.93	23.71
Europe Non-REITS	GBP	1,080.58	8,990.19	23.31	0.00	-NA-	-28.88	-58.43	-18.63	-7.14	-18.63	29.44
Austria Non-REITs Index	GBP	123.91	515.89	1.34	0.00	-NA-	-NA-	-84.36	-16.58	-22.19	-16.58	-NA-
Belgium REITs Index	GBP	931.55	1,966.68	5.10	0.00	-NA-	-NA-	-9.86	-6.41	-5.34	-6.41	-NA-
Finland Non-REITs Index	GBP	478.65	564.61	1.46	0.00	-NA-	-NA-	-54.73	-16.53	-8.72	-16.53	-NA-
France REITs Index	GBP	736.63	12,417.39	32.20	0.00	-NA-	-NA-	-33.35	-14.72	-7.87	-14.72	-NA-
Germany REITs Index	GBP	384.94	116.01	0.30	0.00	-NA-	-NA-	-53.52	-13.42	-8.24	-13.42	-NA-
Germany Non-REITs Index	GBP	301.01	1,126.91	2.92	0.00	-NA-	-NA-	-57.86	-26.77	-11.24	-26.77	-NA-
Greece REITs Index	GBP	572.93	105.34	0.27	0.00	-NA-	-NA-	-14.49	6.70	11.65	6.70	-NA-
Greece Non-REITs Index	GBP	406.25	161.85	0.42	0.00	-NA-	-NA-	-67.03	-40.94	-6.26	-40.94	-NA-
Italy REITs Index	GBP	473.44	118.49	0.27	0.00	-NA-	-NA-	-NA-	-5.19	-1.14	-5.19	-NA-
Italy Non-REITs Index	GBP	424.34	436.67	1.13	0.00	-NA-	-NA-	-36.60	6.01	-4.72	6.01	-NA-
Netherlands REITs Index	GBP	668.94	4,644.29	12.04	0.00	-NA-	-NA-	-38.19	-15.65	-6.59	-15.65	-NA-
Norway Non-REITs Index	GBP	86.36	75.24	0.20	0.00	-NA-	-NA-	-89.77	-17.62	-6.47	-17.62	-NA-
Spain Non-REITs Index	GBP	82.88	18.64	0.05	0.00	-NA-	-NA-	-80.40	4.69	-5.63	4.69	-NA-
Sweden Non-REITs Index	GBP	593.00	2,395.86	6.21	0.00	-NA-	-NA-	-39.30	-18.87	-3.24	-18.87	-NA-
Switzerland Non-REITs Index	GBP	976.15	2,288.37	5.93	0.00	-NA-	-NA-	-10.98	-17.05	-5.20	-17.05	-NA-
UK REITs	GBP	234.15	10,202.68	26.46	0.00	-NA-	-NA-	-63.81	-32.18	-11.39	-32.18	-NA-
UK Non-REITs	GBP	164.46	1,406.17	3.65	0.00	-NA-	-NA-	-71.56	-17.64	-6.76	-17.64	-NA-
Canada REITs Index	GBP	589.35	6,452.85	86.06	0.00	-NA-	-NA-	-37.57	-10.11	-8.60	-10.11	-NA-
Canada Non-REITs Index	GBP	287.27	1,045.45	13.94	0.00	-NA-	-NA-	-62.33	-32.25	-2.68	-32.25	-NA-
United States REITs Index	GBP	391.39	71,298.07	97.33	0.00	-NA-	-NA-	-45.51	-35.44	-21.06	-35.44	-NA-
United States Non-REITs Index	GBP	424.15	1,958.43	2.67	0.00	-NA-	-NA-	-58.84	-27.26	-18.09	-27.26	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Global REITs	JPY	357.44	19,869,724.18	68.35	0.00	-NA-	-NA-	-63.90	-24.29	-10.74	-24.29	-NA-
Global Non-REITs	JPY	463.47	9,199,081.87	31.65	0.00	-NA-	-NA-	-63.69	-16.80	-6.68	-16.80	-NA-
Global ex Asia REITs	JPY	344.22	14,967,503.33	51.49	0.00	-NA-	-NA-	-63.43	-25.95	-10.91	-25.95	-NA-
Global ex Asia Non-REITs	JPY	305.25	1,672,738.17	5.75	0.00	-NA-	-NA-	-72.40	-16.02	-1.73	-16.02	-NA-
Global ex Europe REITs	JPY	356.69	15,745,658.42	54.17	0.00	-NA-	-NA-	-63.65	-26.30	-12.86	-26.30	-NA-
Global ex Europe Non-REITs	JPY	502.60	7,945,275.59	27.33	0.00	-NA-	-NA-	-61.68	-17.37	-7.65	-17.37	-NA-
Global ex US REITs	JPY	400.43	9,926,225.04	34.15	0.00	-NA-	-NA-	-64.58	-16.10	-6.05	-16.10	-NA-
Global ex US Non-REITs	JPY	465.99	8,925,951.99	30.71	0.00	-NA-	-NA-	-63.35	-16.62	-6.51	-16.62	-NA-
Asia REITs	JPY	406.69	4,902,220.85	39.44	0.00	-NA-	-NA-	-65.40	-18.58	-10.28	-18.58	-NA-
Asia Non-REITs	JPY	516.24	7,526,343.70	60.56	0.00	-NA-	-NA-	-60.76	-16.96	-7.71	-16.96	-NA-
Australia REITs Index	JPY	295.28	2,587,162.63	20.82	0.00	-NA-	-NA-	-74.34	-26.24	-9.58	-26.24	-NA-
Hong Kong REITs Index	JPY	748.56	449,535.46	3.62	0.00	-NA-	-NA-	-33.13	20.28	8.77	20.28	-NA-
Hong Kong Non-REITs Index	JPY	669.82	4,224,076.17	33.99	0.00	-NA-	-NA-	-60.19	-3.91	-2.97	-3.91	-NA-
Japan REITs Index	JPY	553.23	1,442,253.88	11.60	0.00	-NA-	-NA-	-46.30	-15.27	-17.17	-15.27	-NA-
Japan Non-REITs Index	JPY	356.29	2,812,872.79	22.63	0.00	-NA-	-NA-	-57.23	-30.51	-15.36	-30.51	-NA-
New Zealand REITs Index	JPY	586.35	34,545.57	0.28	0.00	-NA-	-NA-	-53.13	-9.32	4.46	-9.32	-NA-
Singapore REITs Index	JPY	515.57	388,723.32	3.13	0.00	-NA-	-NA-	-62.36	-9.61	-6.89	-9.61	-NA-
Singapore Non-REITs Index	JPY	537.52	489,394.73	3.94	0.00	-NA-	-NA-	-70.68	-20.97	5.72	-20.97	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Europe REITS	JPY	1,471.50	4,124,065.75	76.69	0.00	-NA-	-27.07	-64.77	-15.39	-1.51	-15.39	31.25
Europe Non-REITS	JPY	1,623.09	1,253,806.28	23.31	0.00	-NA-	-32.75	-72.01	-12.93	0.02	-12.93	36.06
Austria Non-REITs Index	JPY	104.76	71,947.57	1.34	0.00	-NA-	-NA-	-89.47	-10.74	-16.19	-10.74	-NA-
Belgium REITs Index	JPY	787.59	274,280.01	5.10	0.00	-NA-	-NA-	-39.29	0.14	1.96	0.14	-NA-
Finland Non-REITs Index	JPY	404.68	78,742.15	1.46	0.00	-NA-	-NA-	-69.51	-10.68	-1.68	-10.68	-NA-
France REITs Index	JPY	622.79	1,731,775.61	32.20	0.00	-NA-	-NA-	-55.12	-8.74	-0.76	-8.74	-NA-
Germany REITs Index	JPY	325.45	16,179.71	0.30	0.00	-NA-	-NA-	-68.70	-7.36	-1.17	-7.36	-NA-
Germany Non-REITs Index	JPY	254.49	157,162.58	2.92	0.00	-NA-	-NA-	-71.62	-21.64	-4.39	-21.64	-NA-
Greece REITs Index	JPY	484.39	14,690.73	0.27	0.00	-NA-	-NA-	-42.41	14.17	20.26	14.17	-NA-
Greece Non-REITs Index	JPY	343.47	22,571.69	0.42	0.00	-NA-	-NA-	-77.80	-36.80	0.97	-36.80	-NA-
Italy REITs Index	JPY	400.28	16,524.83	38.18	0.00	-NA-	-NA-	-NA-	1.45	6.49	1.45	-NA-
Italy Non-REITs Index	JPY	358.76	60,899.23	1.13	0.00	-NA-	-NA-	-57.30	13.43	2.63	13.43	-NA-
Netherlands REITs Index	JPY	565.56	647,710.08	12.04	0.00	-NA-	-NA-	-58.37	-9.74	0.61	-9.74	-NA-
Norway Non-REITs Index	JPY	73.02	10,493.08	0.20	0.00	-NA-	-NA-	-93.11	-11.84	0.76	-11.84	-NA-
Spain Non-REITs Index	JPY	70.07	2,600.25	0.05	0.00	-NA-	-NA-	-86.80	12.02	1.65	12.02	-NA-
Sweden Non-REITs Index	JPY	501.36	334,135.54	6.21	0.00	-NA-	-NA-	-59.12	-13.18	4.22	-13.18	-NA-
Switzerland Non-REITs Index	JPY	825.30	319,144.54	5.93	0.00	-NA-	-NA-	-40.05	-11.24	2.12	-11.24	-NA-
UK REITs	JPY	163.02	1,422,904.78	26.46	0.00	-NA-	-NA-	-75.63	-27.43	-4.56	-27.43	-NA-
UK Non-REITs	JPY	114.50	196,109.66	3.65	0.00	-NA-	-NA-	-80.85	-11.86	0.44	-11.86	-NA-
Canada REITs Index	JPY	498.27	899,938.44	86.06	0.00	-NA-	-NA-	-57.96	-3.81	-1.55	-3.81	-NA-
Canada Non-REITs Index	JPY	242.87	145,802.01	13.94	0.00	-NA-	-NA-	-74.63	-27.51	4.82	-27.51	-NA-
United States REITs Index	JPY	330.91	9,943,499.13	97.33	0.00	-NA-	-NA-	-63.30	-30.92	-14.97	-30.92	-NA-
United States Non-REITs Index	JPY	358.60	273,129.88	2.67	0.00	-NA-	-NA-	-72.28	-22.16	-11.78	-22.16	-NA-

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Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Global REITs	AUD	383.00	317,872.94	135.89	0.00	-NA-	-NA-	-NA-	-NA-	-14.05	-NA-	-NA-
Global Non-REITs	AUD	496.61	147,165.57	62.91	0.00	-NA-	-NA-	-NA-	-NA-	-11.05	-NA-	-NA-
Global ex Asia REITs	AUD	368.83	239,447.93	102.36	0.00	-NA-	-NA-	-NA-	-NA-	-15.56	-NA-	-NA-
Global ex Asia Non-REITs	AUD	327.07	26,760.22	11.44	0.00	-NA-	-NA-	-NA-	-NA-	-7.06	-NA-	-NA-
Global ex Europe REITs	AUD	382.19	251,896.74	107.68	0.00	-NA-	-NA-	-NA-	-NA-	-15.89	-NA-	-NA-
Global ex Europe Non-REITs	AUD	538.53	127,107.36	54.34	0.00	-NA-	-NA-	-NA-	-NA-	-12.00	-NA-	-NA-
Global ex US REITs	AUD	429.06	158,798.30	67.89	0.00	-NA-	-NA-	-NA-	-NA-	-7.84	-NA-	-NA-
Global ex US Non-REITs	AUD	499.30	142,796.07	61.04	0.00	-NA-	-NA-	-NA-	-NA-	-10.77	-NA-	-NA-
Asia REITs	AUD	435.76	78,425.01	78.41	0.00	-NA-	-NA-	-NA-	-NA-	-8.99	-NA-	-NA-
Asia Non-REITs	AUD	553.15	120,405.35	120.39	0.00	-NA-	-NA-	-NA-	-NA-	-11.89	-NA-	-NA-
Australia REITs Index	AUD	353.28	41,389.05	41.38	0.00	-NA-	-NA-	-NA-	-NA-	-4.56	-NA-	-NA-
Hong Kong REITs Index	AUD	802.08	7,191.60	7.19	0.00	-NA-	-NA-	-NA-	-NA-	3.54	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	717.71	67,576.15	67.57	0.00	-NA-	-NA-	-NA-	-NA-	-2.31	-NA-	-NA-
Japan REITs Index	AUD	689.79	23,072.97	23.07	0.00	-NA-	-NA-	-NA-	-NA-	-19.15	-NA-	-NA-
Japan Non-REITs Index	AUD	444.24	44,999.93	44.99	0.00	-NA-	-NA-	-NA-	-NA-	-24.04	-NA-	-NA-
New Zealand REITs Index	AUD	628.27	552.65	0.55	0.00	-NA-	-NA-	-NA-	-NA-	-4.39	-NA-	-NA-
Singapore REITs Index	AUD	552.44	6,218.74	6.22	0.00	-NA-	-NA-	-NA-	-NA-	-6.46	-NA-	-NA-
Singapore Non-REITs Index	AUD	575.95	7,829.27	7.83	0.00	-NA-	-NA-	-NA-	-NA-	-2.49	-NA-	-NA-

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			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Feb-09	Ccy (m)	(%) Weight	Feb-09	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Feb-09	YTD	
Europe REITS	AUD	1,072.91	65,976.20	152.45	0.00	-NA-	-NA-	-NA-	-NA-	-6.18	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	20,058.21	46.35	0.00	-NA-	-NA-	-NA-	-NA-	-4.58	-NA-	-NA-
Austria Non-REITs Index	AUD	112.25	1,151.01	2.66	0.00	-NA-	-NA-	-NA-	-NA-	-11.02	-NA-	-NA-
Belgium REITs Index	AUD	843.90	4,387.89	10.14	0.00	-NA-	-NA-	-NA-	-NA-	-0.32	-NA-	-NA-
France REITs Index	AUD	667.32	27,704.69	64.02	0.00	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Finland Non-REITs Index	AUD	433.62	1,259.71	2.91	0.00	-NA-	-NA-	-NA-	-NA-	0.87	-NA-	-NA-
Germany REITs Index	AUD	348.72	258.84	0.60	0.00	-NA-	-NA-	-NA-	-NA-	2.91	-NA-	-NA-
Germany Non-REITs Index	AUD	272.69	2,514.26	5.81	0.00	-NA-	-NA-	-NA-	-NA-	-5.02	-NA-	-NA-
Greece REITs Index	AUD	519.03	235.02	0.54	0.00	-NA-	-NA-	-NA-	-NA-	-0.14	-NA-	-NA-
Greece Non-REITs Index	AUD	368.03	361.10	0.83	0.00	-NA-	-NA-	-NA-	-NA-	1.23	-NA-	-NA-
Italy REITs Index	AUD	428.90	264.36	0.61	0.00	-NA-	-NA-	-NA-	-NA-	-1.27	-NA-	-NA-
Italy Non-REITs Index	AUD	384.41	974.26	2.25	0.00	-NA-	-NA-	-NA-	-NA-	-1.46	-NA-	-NA-
Netherlands REITs Index	AUD	606.00	10,361.97	23.94	0.00	-NA-	-NA-	-NA-	-NA-	-2.20	-NA-	-NA-
Norway Non-REITs Index	AUD	78.24	167.87	0.39	0.00	-NA-	-NA-	-NA-	-NA-	-2.49	-NA-	-NA-
Spain Non-REITs Index	AUD	75.08	41.60	0.10	0.00	-NA-	-NA-	-NA-	-NA-	-5.42	-NA-	-NA-
Sweden Non-REITs Index	AUD	537.20	5,345.45	12.35	0.00	-NA-	-NA-	-NA-	-NA-	-5.58	-NA-	-NA-
Switzerland Non-REITs Index	AUD	884.30	5,105.63	11.80	0.00	-NA-	-NA-	-NA-	-NA-	-2.11	-NA-	-NA-
UK REITs	AUD	174.67	22,763.42	52.60	0.00	-NA-	-NA-	-NA-	-NA-	-9.97	-NA-	-NA-
UK Non-REITs	AUD	122.69	3,137.33	7.25	0.00	-NA-	-NA-	-NA-	-NA-	-7.52	-NA-	-NA-
Canada REITs Index	AUD	533.90	14,397.08	171.08	0.00	-NA-	-NA-	-NA-	-NA-	-8.56	-NA-	-NA-
Canada Non-REITs Index	AUD	260.24	2,332.52	27.72	0.00	-NA-	-NA-	-NA-	-NA-	-1.11	-NA-	-NA-
United States REITs Index	AUD	354.57	159,074.64	193.49	0.00	-NA-	-NA-	-NA-	-NA-	-19.43	-NA-	-NA-
United States Non-REITs Index	AUD	384.24	4,369.49	5.31	0.00	-NA-	-NA-	-NA-	-NA-	-19.32	-NA-	-NA-

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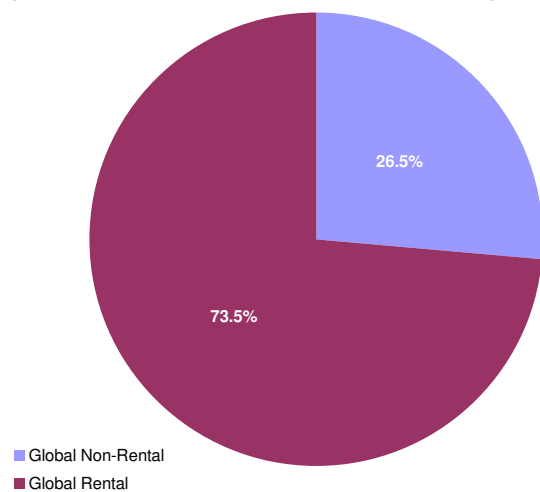
Section 7

Investment Focus Index Series

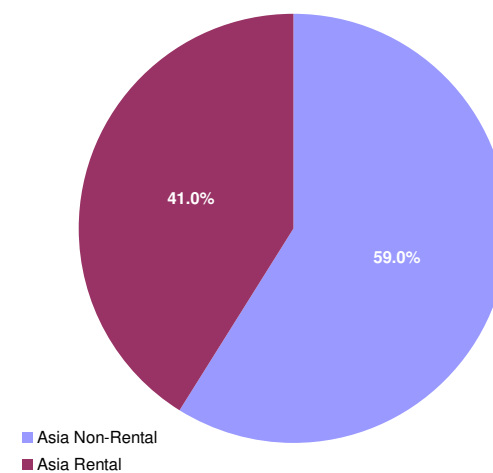
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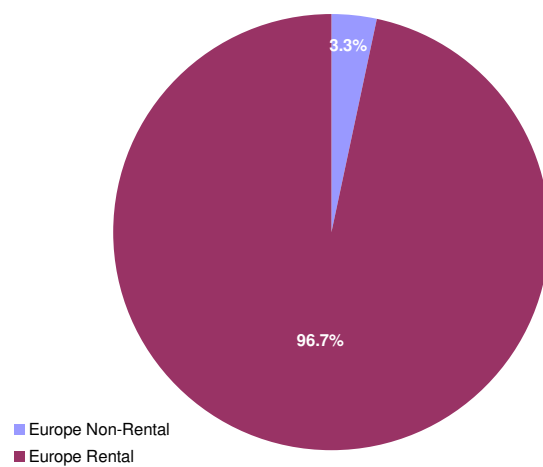
Graph 26: Global Investment Focus Market Cap Breakdown



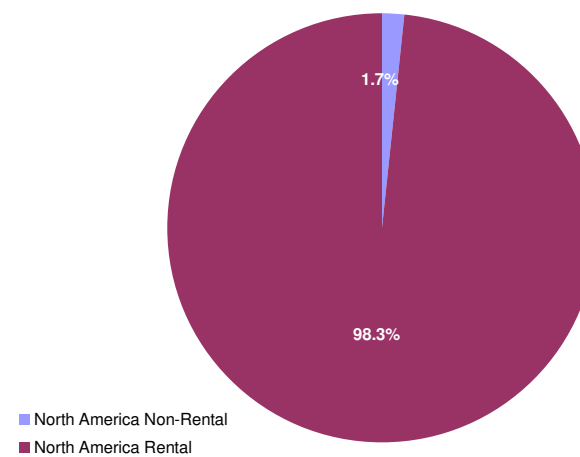
Graph 27: Asia Investment Focus Market Cap Breakdown



Graph 28: Europe Investment Focus Market Cap Breakdown



Graph 29: North America Investment Focus Market Cap Breakdown



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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Non-Rental	EUR	505.50	61,961.70	26.49	4.64	-NA-	-22.05	-53.37	-18.08	-16.18	-18.08	25.27
Global Rental	EUR	455.86	171,958.34	73.51	10.02	-NA-	-25.01	-50.90	-21.13	-15.58	-21.13	23.24
Asia Non-Rental	EUR	552.09	58,995.41	58.99	4.35	-NA-	-19.37	-50.80	-17.03	-15.60	-17.03	26.12
Asia Rental	EUR	504.38	41,018.68	41.01	11.29	-NA-	-21.58	-49.67	-14.19	-14.14	-14.19	21.42
Asia ex Australia Non-Rental	EUR	579.38	56,096.80	56.09	3.63	-NA-	-18.14	-48.36	-16.00	-15.08	-16.00	-NA-
Asia ex Australia Rental	EUR	712.94	23,098.09	23.09	8.03	-NA-	-13.09	-32.13	-8.00	-15.48	-8.00	-NA-
Australia Non-Rental	EUR	279.63	2,898.60	2.90	18.25	-NA-	-35.17	-74.90	-32.71	-24.38	-32.71	36.71
Australia Rental	EUR	352.65	17,920.59	17.92	15.50	-NA-	-29.90	-63.55	-21.57	-12.26	-21.57	27.69
Hong Kong Non-Rental	EUR	804.65	30,289.75	30.29	4.45	-NA-	-10.27	-48.40	-2.21	-10.95	-2.21	30.99
Hong Kong Rental	EUR	777.24	7,319.34	7.32	6.91	-NA-	-11.16	-27.36	6.38	-1.13	6.38	20.78
Japan Non-Rental	EUR	428.85	21,868.84	21.87	2.04	-NA-	-24.87	-44.90	-29.21	-21.58	-29.21	32.10
Japan Rental	EUR	688.38	12,372.66	12.37	7.25	-NA-	-13.47	-29.89	-15.37	-22.69	-15.37	23.09
Europe Non-Rental	EUR	342.27	1,446.59	3.34	3.37	-NA-	-33.11	-64.79	2.48	-9.14	2.48	27.17
Europe Rental	EUR	460.27	41,829.76	96.66	8.64	-NA-	-25.75	-55.26	-13.37	-8.14	-13.37	21.48
UK Non-Rental	EUR	266.00	504.68	1.17	1.72	-NA-	-38.42	-68.94	6.44	-6.16	6.44	31.52
UK Rental	EUR	276.93	12,523.71	28.94	9.30	-NA-	-37.21	-68.38	-24.41	-10.26	-24.41	26.63
North America Non-Rental	EUR	146.43	1,519.70	1.68	17.21	-NA-	-48.73	-83.49	-50.57	-37.00	-50.57	110.52
North America Rental	EUR	437.46	89,109.89	98.32	10.08	-NA-	-25.92	-48.94	-26.86	-19.25	-26.86	28.40
United States Non-Rental	EUR	146.43	1,519.70	1.68	17.21	-NA-	-48.73	-83.49	-50.57	-37.00	-50.57	110.50
United States Rental	EUR	429.33	80,694.70	89.04	10.01	-NA-	-26.43	-49.10	-28.59	-20.35	-28.59	29.33

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Non-Rental	USD	544.30	78,694.51	26.49	4.64	-NA-	-20.39	-60.99	-25.15	-16.93	-25.15	29.25
Global Rental	USD	490.85	218,395.85	73.51	10.02	-NA-	-23.42	-58.93	-27.94	-16.33	-27.94	27.07
Global ex Australia Non-Rental in AUS\$ Hedged	USD	527.12	75,013.14	32.07	0.00	-NA-	-NA-	-NA-	-16.64	-15.34	-16.64	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	482.44	195,635.78	83.63	0.00	-NA-	-NA-	-NA-	-20.62	-15.55	-20.62	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	615.63	75,013.14	32.07	0.00	-NA-	-NA-	-52.41	-17.42	-16.86	-17.42	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	558.04	195,635.78	83.63	0.00	-NA-	-NA-	-50.09	-21.33	-17.08	-21.33	-NA-
Asia Non-Rental	USD	594.50	74,927.17	58.99	4.35	-NA-	-17.65	-58.84	-24.19	-16.36	-24.19	29.15
Asia Rental	USD	543.13	52,095.82	41.01	11.29	-NA-	-19.91	-57.90	-21.60	-14.91	-21.60	24.65
Asia ex Australia Non-Rental	USD	623.85	71,245.80	56.09	3.63	-NA-	-16.40	-56.80	-23.25	-15.84	-23.25	-NA-
Asia ex Australia Rental	USD	767.63	29,335.75	23.09	8.03	-NA-	-11.24	-43.22	-15.94	-16.24	-15.94	-NA-
Australia Non-Rental	USD	301.24	3,681.37	2.90	18.25	-NA-	-33.78	-78.99	-38.52	-25.05	-38.52	40.32
Australia Rental	USD	379.79	22,760.07	17.92	15.50	-NA-	-28.40	-69.50	-28.35	-13.04	-28.35	30.92
Hong Kong Non-Rental	USD	866.42	38,469.53	30.29	4.45	-NA-	-8.36	-56.83	-10.65	-11.74	-10.65	33.81
Hong Kong Rental	USD	836.84	9,295.94	7.32	6.91	-NA-	-9.27	-39.24	-2.81	-2.01	-2.81	21.91
Japan Non-Rental	USD	461.78	27,774.54	21.87	2.04	-NA-	-23.27	-53.90	-35.32	-22.28	-35.32	33.24
Japan Rental	USD	741.28	15,713.90	12.37	7.25	-NA-	-11.62	-41.35	-22.67	-23.38	-22.67	24.68
Europe Non-Rental	USD	368.54	1,837.25	3.34	3.37	-NA-	-31.68	-70.54	-6.36	-9.95	-6.36	30.01
Europe Rental	USD	495.56	53,125.93	96.66	8.64	-NA-	-24.17	-62.57	-20.85	-8.96	-20.85	26.14
UK Non-Rental	USD	286.34	640.97	1.17	1.72	-NA-	-37.12	-74.02	-2.74	-6.99	-2.74	32.28
UK Rental	USD	298.19	15,905.75	28.94	9.30	-NA-	-35.87	-73.54	-30.94	-11.07	-30.94	29.29
North America Non-Rental	USD	157.58	1,930.09	1.68	17.21	-NA-	-47.65	-86.20	-54.86	-37.59	-54.86	124.13
North America Rental	USD	471.06	113,174.10	98.32	10.08	-NA-	-24.34	-57.28	-33.17	-19.97	-33.17	31.74
United States Non-Rental	USD	157.58	1,930.09	1.68	17.21	-NA-	-47.65	-86.20	-54.86	-37.59	-54.86	124.13
United States Rental	USD	462.29	102,486.37	89.04	10.01	-NA-	-24.86	-57.41	-34.75	-21.07	-34.75	32.80

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Non-Rental	GBP	615.42	55,210.50	26.49	4.64	-NA-	-14.74	-45.56	-24.50	-15.98	-24.50	27.91
Global Rental	GBP	554.99	153,222.16	73.51	10.02	-NA-	-17.97	-42.68	-27.32	-15.37	-27.32	25.90
Asia Non-Rental	GBP	672.18	52,567.41	58.99	4.35	-NA-	-11.80	-42.55	-23.53	-15.40	-23.53	28.08
Asia Rental	GBP	614.10	36,549.38	41.01	11.29	-NA-	-14.22	-41.24	-20.92	-13.94	-20.92	21.89
Asia ex Australia Non-Rental	GBP	705.37	49,984.63	56.09	3.63	-NA-	-10.46	-39.71	-22.58	-14.88	-22.58	-NA-
Asia ex Australia Rental	GBP	867.93	20,581.38	23.09	8.03	-NA-	-4.93	-20.76	-15.21	-15.28	-15.21	-NA-
Australia Non-Rental	GBP	340.60	2,582.78	2.90	18.25	-NA-	-29.08	-70.68	-37.99	-24.19	-37.99	38.89
Australia Rental	GBP	429.42	15,968.01	17.92	15.50	-NA-	-23.32	-57.44	-27.72	-12.05	-27.72	27.74
Hong Kong Non-Rental	GBP	979.64	26,989.45	30.29	4.45	-NA-	-1.85	-39.76	-9.87	-10.73	-9.87	32.36
Hong Kong Rental	GBP	946.18	6,521.84	7.32	6.91	-NA-	-2.83	-15.20	-1.96	-0.89	-1.96	20.25
Japan Non-Rental	GBP	522.12	19,486.06	21.87	2.04	-NA-	-17.82	-35.67	-34.76	-21.39	-34.76	33.28
Japan Rental	GBP	838.15	11,024.56	12.37	7.25	-NA-	-5.34	-18.14	-22.00	-22.50	-22.00	24.86
Europe Non-Rental	GBP	416.69	1,288.98	3.34	3.37	-NA-	-26.83	-58.89	-5.55	-8.92	-5.55	25.99
Europe Rental	GBP	560.31	37,272.09	96.66	8.64	-NA-	-18.78	-47.76	-20.16	-7.92	-20.16	24.46
UK Non-Rental	GBP	323.75	449.70	1.17	1.72	-NA-	-32.65	-63.74	-1.90	-5.93	-1.90	29.27
UK Rental	GBP	337.15	11,159.16	28.94	9.30	-NA-	-31.32	-63.08	-30.34	-10.05	-30.34	26.58
North America Non-Rental	GBP	178.17	1,354.11	1.68	17.21	-NA-	-43.93	-80.74	-54.46	-36.88	-54.46	132.85
North America Rental	GBP	532.61	79,400.68	98.32	10.08	-NA-	-18.97	-40.38	-32.59	-19.06	-32.59	31.50
United States Non-Rental	GBP	178.17	1,354.11	1.68	17.21	-NA-	-43.93	-80.74	-54.46	-36.88	-54.46	132.83
United States Rental	GBP	522.70	71,902.39	89.04	10.01	-NA-	-19.52	-40.57	-34.18	-20.16	-34.18	32.68

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Non-Rental	JPY	520.32	7,699,864.52	26.49	4.64	-NA-	-24.74	-63.34	-19.21	-9.50	-19.21	32.65
Global Rental	JPY	469.23	21,368,941.53	73.51	10.02	-NA-	-27.60	-61.40	-22.22	-8.84	-22.22	30.02
Asia Non-Rental	JPY	568.30	7,331,249.16	58.99	4.35	-NA-	-22.15	-61.31	-18.17	-8.87	-18.17	32.85
Asia Rental	JPY	519.20	5,097,315.39	41.01	11.29	-NA-	-24.29	-60.43	-15.38	-7.30	-15.38	28.55
Asia ex Australia Non-Rental	JPY	596.36	6,971,045.16	56.09	3.63	-NA-	-20.97	-59.40	-17.16	-8.31	-17.16	-NA-
Asia ex Australia Rental	JPY	733.81	2,870,356.76	23.09	8.03	-NA-	-16.09	-46.64	-9.27	-8.74	-9.27	-NA-
Australia Non-Rental	JPY	287.96	360,204.00	2.90	18.25	-NA-	-37.40	-80.26	-33.64	-18.35	-33.64	42.10
Australia Rental	JPY	363.06	2,226,958.63	17.92	15.50	-NA-	-32.32	-71.34	-22.66	-5.26	-22.66	35.02
Hong Kong Non-Rental	JPY	828.25	3,764,050.70	30.29	4.45	-NA-	-13.37	-59.43	-3.56	-3.85	-3.56	36.69
Hong Kong Rental	JPY	799.96	909,560.93	7.32	6.91	-NA-	-14.23	-42.89	4.91	6.75	4.91	27.56
Japan Non-Rental	JPY	441.43	2,717,599.72	21.87	2.04	-NA-	-27.47	-56.68	-30.19	-15.33	-30.19	36.50
Japan Rental	JPY	708.62	1,537,526.95	12.37	7.25	-NA-	-16.46	-44.87	-16.53	-16.52	-16.53	25.21
Europe Non-Rental	JPY	352.30	179,765.52	3.34	3.37	-NA-	-35.42	-72.31	1.07	-1.89	1.07	33.22
Europe Rental	JPY	473.72	5,198,106.51	96.66	8.64	-NA-	-28.31	-64.82	-14.56	-0.82	-14.56	29.07
UK Non-Rental	JPY	273.72	62,716.17	1.17	1.72	-NA-	-40.56	-75.58	4.97	1.33	4.97	34.85
UK Rental	JPY	285.05	1,556,298.27	28.94	9.30	-NA-	-39.38	-75.13	-25.46	-3.11	-25.46	32.31
North America Non-Rental	JPY	150.64	188,849.84	1.68	17.21	-NA-	-50.51	-87.03	-51.27	-32.01	-51.27	117.88
North America Rental	JPY	450.30	11,073,519.63	98.32	10.08	-NA-	-28.48	-59.85	-27.87	-12.81	-27.87	34.03
United States Non-Rental	JPY	150.64	188,849.84	1.68	17.21	-NA-	-50.51	-87.03	-51.27	-32.01	-51.27	117.87
United States Rental	JPY	441.92	10,027,779.18	89.04	10.01	-NA-	-28.97	-59.97	-29.57	-14.00	-29.57	34.80

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Non-Rental	AUD	557.52	123,181.31	52.66	4.64	-NA-	-NA-	-NA-	-NA-	-17.31	-NA-	-NA-
Global Rental	AUD	502.77	341,857.20	146.14	10.02	-NA-	-NA-	-NA-	-NA-	-16.72	-NA-	-NA-
Asia Non-Rental	AUD	608.93	117,284.25	117.27	4.35	-NA-	-NA-	-NA-	-NA-	-16.74	-NA-	-NA-
Asia Rental	AUD	556.32	81,546.11	81.53	11.29	-NA-	-NA-	-NA-	-NA-	-15.30	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	639.00	111,521.76	111.51	3.63	-NA-	-NA-	-NA-	-NA-	-16.23	-NA-	-NA-
Asia ex Australia Rental	AUD	786.27	45,919.55	45.91	8.03	-NA-	-NA-	-NA-	-NA-	-16.63	-NA-	-NA-
Australia Non-Rental	AUD	308.55	5,762.49	5.76	18.25	-NA-	-NA-	-NA-	-NA-	-25.40	-NA-	-NA-
Australia Rental	AUD	389.01	35,626.56	35.62	15.50	-NA-	-NA-	-NA-	-NA-	-13.45	-NA-	-NA-
Hong Kong Non-Rental	AUD	887.46	60,216.73	60.21	4.45	-NA-	-NA-	-NA-	-NA-	-12.15	-NA-	-NA-
Hong Kong Rental	AUD	857.16	14,551.02	14.55	6.91	-NA-	-NA-	-NA-	-NA-	-2.46	-NA-	-NA-
Japan Non-Rental	AUD	472.99	43,475.76	43.47	2.04	-NA-	-NA-	-NA-	-NA-	-22.64	-NA-	-NA-
Japan Rental	AUD	759.28	24,597.13	24.59	7.25	-NA-	-NA-	-NA-	-NA-	-23.73	-NA-	-NA-
Europe Non-Rental	AUD	377.49	2,875.86	6.65	3.37	-NA-	-NA-	-NA-	-NA-	-10.36	-NA-	-NA-
Europe Rental	AUD	507.59	83,158.55	192.16	8.64	-NA-	-NA-	-NA-	-NA-	-9.38	-NA-	-NA-
UK Non-Rental	AUD	293.29	1,003.32	2.32	1.72	-NA-	-NA-	-NA-	-NA-	-7.42	-NA-	-NA-
UK Rental	AUD	305.43	24,897.43	57.53	9.30	-NA-	-NA-	-NA-	-NA-	-11.47	-NA-	-NA-
North America Non-Rental	AUD	161.41	3,021.19	3.33	17.21	-NA-	-NA-	-NA-	-NA-	-37.88	-NA-	-NA-
North America Rental	AUD	482.49	177,152.55	195.47	10.08	-NA-	-NA-	-NA-	-NA-	-20.34	-NA-	-NA-
United States Non-Rental	AUD	161.41	3,021.19	3.33	17.21	-NA-	-NA-	-NA-	-NA-	-37.88	-NA-	-NA-
United States Rental	AUD	473.52	160,422.94	177.01	10.01	-NA-	-NA-	-NA-	-NA-	-21.43	-NA-	-NA-

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Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Non-Rental	EUR	471.83	61,961.70	26.49	0.00	-NA-	-23.77	-54.74	-18.16	-16.25	-18.16	-NA-
Global Rental	EUR	394.77	171,958.34	73.51	0.00	-NA-	-28.41	-53.76	-21.94	-16.14	-21.94	-NA-
Asia Non-Rental	EUR	520.19	58,995.41	58.99	0.00	-NA-	-20.95	-52.12	-17.03	-15.60	-17.03	-NA-
Asia Rental	EUR	423.22	41,018.68	41.01	0.00	-NA-	-25.80	-53.05	-15.56	-15.26	-15.56	-NA-
Asia ex Australia Non-Rental	EUR	553.52	56,096.80	56.09	0.00	-NA-	-19.38	-49.51	-16.00	-15.08	-16.00	26.79
Asia ex Australia Rental	EUR	629.31	23,098.09	23.09	0.00	-NA-	-16.52	-35.83	-8.83	-15.80	-8.83	19.50
Australia Non-Rental	EUR	228.82	2,898.60	2.90	0.00	-NA-	-39.36	-77.09	-32.71	-24.38	-32.71	-NA-
Australia Rental	EUR	283.90	17,920.59	17.92	0.00	-NA-	-34.52	-66.57	-23.67	-14.60	-23.67	-NA-
Hong Kong Non-Rental	EUR	745.13	30,289.75	30.29	0.00	-NA-	-12.54	-50.22	-2.21	-10.95	-2.21	-NA-
Hong Kong Rental	EUR	698.78	7,319.34	7.32	0.00	-NA-	-14.26	-30.66	6.38	-1.13	6.38	-NA-
Japan Non-Rental	EUR	420.93	21,868.84	21.87	0.00	-NA-	-25.34	-45.42	-29.21	-21.58	-29.21	-NA-
Japan Rental	EUR	614.58	12,372.66	12.37	0.00	-NA-	-16.57	-33.37	-16.05	-23.23	-16.05	-NA-
Europe Non-Rental	EUR	328.33	1,446.59	3.34	0.00	-NA-	-33.94	-65.41	2.48	-9.14	2.48	-NA-
Europe Rental	EUR	411.55	41,829.76	96.66	0.00	-NA-	-28.43	-57.54	-14.09	-8.43	-14.09	-NA-
UK Non-Rental	EUR	249.56	504.68	1.17	0.00	-NA-	-39.72	-70.11	6.44	-6.16	6.44	-NA-
UK Rental	EUR	248.53	12,523.71	28.94	0.00	-NA-	-39.40	-70.11	-25.53	-11.20	-25.53	-NA-
North America Non-Rental	EUR	122.48	1,519.70	1.68	0.00	-NA-	-51.54	-85.09	-52.15	-38.92	-52.15	-NA-
North America Rental	EUR	378.02	89,109.89	98.32	0.00	-NA-	-29.32	-51.84	-27.47	-19.70	-27.47	-NA-
United States Non-Rental	EUR	122.48	1,519.70	1.68	0.00	-NA-	-51.54	-85.09	-52.15	-38.92	-52.15	-NA-
United States Rental	EUR	372.47	80,694.70	89.04	0.00	-NA-	-29.72	-51.90	-29.12	-20.74	-29.12	-NA-

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Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Non-Rental	USD	508.03	78,694.51	26.49	0.00	-NA-	-22.15	-62.13	-25.22	-17.00	-25.22	-NA-
Global Rental	USD	425.06	218,395.85	73.51	0.00	-NA-	-26.88	-61.32	-28.68	-16.89	-28.68	-NA-
Asia Non-Rental	USD	560.10	74,927.17	58.99	0.00	-NA-	-19.27	-59.95	-24.19	-16.36	-24.19	-NA-
Asia Rental	USD	455.69	52,095.82	41.01	0.00	-NA-	-24.22	-60.72	-22.85	-16.02	-22.85	-NA-
Asia ex Australia Non-Rental	USD	595.98	71,245.80	56.09	0.00	-NA-	-17.66	-57.76	-23.25	-15.84	-23.25	29.41
Asia ex Australia Rental	USD	677.59	29,335.75	23.09	0.00	-NA-	-14.74	-46.31	-16.70	-16.56	-16.70	21.79
Australia Non-Rental	USD	246.38	3,681.37	2.90	0.00	-NA-	-38.07	-80.83	-38.52	-25.05	-38.52	-NA-
Australia Rental	USD	305.69	22,760.07	17.92	0.00	-NA-	-33.12	-72.03	-30.26	-15.36	-30.26	-NA-
Hong Kong Non-Rental	USD	802.30	38,469.53	30.29	0.00	-NA-	-10.68	-58.35	-10.65	-11.74	-10.65	-NA-
Hong Kong Rental	USD	752.39	9,295.94	7.32	0.00	-NA-	-12.43	-41.99	-2.81	-2.01	-2.81	-NA-
Japan Non-Rental	USD	453.22	27,774.54	21.87	0.00	-NA-	-23.75	-54.34	-35.32	-22.28	-35.32	-NA-
Japan Rental	USD	661.73	15,713.90	12.37	0.00	-NA-	-14.79	-44.26	-23.30	-23.91	-23.30	-NA-
Europe Non-Rental	USD	353.52	1,837.25	3.34	0.00	-NA-	-32.53	-71.06	-6.37	-9.95	-6.37	-NA-
Europe Rental	USD	443.13	53,125.93	96.66	0.00	-NA-	-26.91	-64.48	-21.50	-9.25	-21.50	-NA-
UK Non-Rental	USD	268.71	640.97	1.17	0.00	-NA-	-38.43	-74.99	-2.74	-6.99	-2.74	-NA-
UK Rental	USD	267.60	15,905.75	28.94	0.00	-NA-	-38.11	-74.99	-31.96	-11.99	-31.96	-NA-
North America Non-Rental	USD	131.87	1,930.09	1.68	0.00	-NA-	-50.51	-87.53	-56.28	-39.46	-56.28	-NA-
North America Rental	USD	407.02	113,174.10	98.32	0.00	-NA-	-27.82	-59.71	-33.73	-20.41	-33.73	-NA-
United States Non-Rental	USD	131.87	1,930.09	1.68	0.00	-NA-	-50.51	-87.53	-56.28	-39.46	-56.28	-NA-
United States Rental	USD	401.05	102,486.37	89.04	0.00	-NA-	-28.22	-59.76	-35.24	-21.45	-35.24	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Non-Rental	GBP	574.41	55,210.50	26.49	0.00	-NA-	-16.62	-47.15	-24.57	-16.05	-24.57	-NA-
Global Rental	GBP	480.61	153,222.16	73.51	0.00	-NA-	-21.69	-46.01	-28.06	-15.94	-28.06	-NA-
Asia Non-Rental	GBP	633.28	52,567.41	58.99	0.00	-NA-	-13.53	-44.10	-23.53	-15.40	-23.53	-NA-
Asia Rental	GBP	515.23	36,549.38	41.01	0.00	-NA-	-18.84	-45.19	-22.18	-15.06	-22.18	-NA-
Asia ex Australia Non-Rental	GBP	673.86	49,984.63	56.09	0.00	-NA-	-11.81	-41.05	-22.58	-14.88	-22.58	28.59
Asia ex Australia Rental	GBP	766.13	20,581.38	23.09	0.00	-NA-	-8.68	-25.07	-15.97	-15.60	-15.97	20.64
Australia Non-Rental	GBP	278.57	2,582.78	2.90	0.00	-NA-	-33.67	-73.25	-37.99	-24.19	-37.99	-NA-
Australia Rental	GBP	345.63	15,968.01	17.92	0.00	-NA-	-28.37	-60.97	-29.65	-14.40	-29.65	-NA-
Hong Kong Non-Rental	GBP	907.14	26,989.45	30.29	0.00	-NA-	-4.33	-41.88	-9.87	-10.73	-9.87	-NA-
Hong Kong Rental	GBP	850.70	6,521.84	7.32	0.00	-NA-	-6.21	-19.05	-1.96	-0.89	-1.96	-NA-
Japan Non-Rental	GBP	512.44	19,486.06	21.87	0.00	-NA-	-18.33	-36.27	-34.76	-21.39	-34.76	-NA-
Japan Rental	GBP	748.20	11,024.56	12.37	0.00	-NA-	-8.74	-22.20	-22.63	-23.04	-22.63	-NA-
Europe Non-Rental	GBP	399.72	1,288.98	3.34	0.00	-NA-	-27.74	-59.61	-5.55	-8.91	-5.55	-NA-
Europe Rental	GBP	501.03	37,272.09	96.66	0.00	-NA-	-21.71	-50.43	-20.82	-8.21	-20.82	-NA-
UK Non-Rental	GBP	303.82	449.70	1.17	0.00	-NA-	-34.06	-65.10	-1.90	-5.93	-1.90	-NA-
UK Rental	GBP	302.57	11,159.16	28.94	0.00	-NA-	-33.71	-65.10	-31.36	-10.98	-31.36	-NA-
North America Non-Rental	GBP	149.11	1,354.11	1.68	0.00	-NA-	-47.00	-82.59	-55.90	-38.77	-55.90	-NA-
North America Rental	GBP	460.21	79,400.68	98.32	0.00	-NA-	-22.69	-43.77	-33.16	-19.50	-33.16	-NA-
United States Non-Rental	GBP	149.11	1,354.11	1.68	0.00	-NA-	-47.00	-82.59	-55.90	-38.77	-55.90	-NA-
United States Rental	GBP	453.45	71,902.39	89.04	0.00	-NA-	-23.12	-43.84	-34.67	-20.55	-34.67	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Non-Rental	JPY	485.64	7,699,864.52	26.49	0.00	-NA-	-26.40	-64.41	-19.29	-9.58	-19.29	-NA-
Global Rental	JPY	406.33	21,368,941.53	73.51	0.00	-NA-	-30.88	-63.64	-23.02	-9.46	-23.02	-NA-
Asia Non-Rental	JPY	535.42	7,331,249.16	58.99	0.00	-NA-	-23.68	-62.35	-18.17	-8.87	-18.17	-NA-
Asia Rental	JPY	435.61	5,097,315.39	41.01	0.00	-NA-	-28.36	-63.09	-16.73	-8.51	-16.73	-NA-
Asia ex Australia Non-Rental	JPY	569.72	6,971,045.16	56.09	0.00	-NA-	-22.16	-60.30	-17.16	-8.31	-17.16	33.14
Asia ex Australia Rental	JPY	647.74	2,870,356.76	23.09	0.00	-NA-	-19.40	-49.54	-10.08	-9.09	-10.08	24.66
Australia Non-Rental	JPY	235.52	360,204.00	2.90	0.00	-NA-	-41.46	-81.98	-33.64	-18.35	-33.64	-NA-
Australia Rental	JPY	292.22	2,226,958.63	17.92	0.00	-NA-	-36.78	-73.71	-24.72	-7.79	-24.72	-NA-
Hong Kong Non-Rental	JPY	766.95	3,764,050.70	30.29	0.00	-NA-	-15.56	-60.86	-3.56	-3.85	-3.56	-NA-
Hong Kong Rental	JPY	719.24	909,560.93	7.32	0.00	-NA-	-17.22	-45.48	4.91	6.75	4.91	-NA-
Japan Non-Rental	JPY	433.25	2,717,599.72	21.87	0.00	-NA-	-27.92	-57.08	-30.19	-15.33	-30.19	-NA-
Japan Rental	JPY	632.57	1,537,526.95	12.37	0.00	-NA-	-19.45	-47.61	-17.21	-17.11	-17.21	-NA-
Europe Non-Rental	JPY	337.95	179,765.52	3.34	0.00	-NA-	-36.22	-72.80	1.07	-1.89	1.07	-NA-
Europe Rental	JPY	423.60	5,198,106.51	96.66	0.00	-NA-	-30.90	-66.61	-15.27	-1.13	-15.27	-NA-
UK Non-Rental	JPY	256.87	62,716.17	1.17	0.00	-NA-	-41.80	-76.50	4.97	1.33	4.97	-NA-
UK Rental	JPY	255.81	1,556,298.27	28.94	0.00	-NA-	-41.49	-76.50	-26.55	-4.12	-26.55	-NA-
North America Non-Rental	JPY	126.06	188,849.84	1.68	0.00	-NA-	-53.22	-88.28	-52.81	-34.05	-52.81	-NA-
North America Rental	JPY	389.09	11,073,519.63	98.32	0.00	-NA-	-31.77	-62.13	-28.47	-13.29	-28.47	-NA-
United States Non-Rental	JPY	126.06	188,849.84	1.68	0.00	-NA-	-53.22	-88.28	-52.81	-34.05	-52.81	-NA-
United States Rental	JPY	383.38	10,027,779.18	89.04	0.00	-NA-	-32.15	-62.18	-30.09	-14.42	-30.09	-NA-

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FTSE EPRA/NAREIT Investment Focus Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Non-Rental	AUD	520.37	123,181.31	52.66	0.00	-NA-	-NA-	-NA-	-NA-	-17.39	-NA-	-NA-
Global Rental	AUD	435.38	341,857.20	146.14	0.00	-NA-	-NA-	-NA-	-NA-	-17.28	-NA-	-NA-
Asia Non-Rental	AUD	573.70	117,284.25	117.27	0.00	-NA-	-NA-	-NA-	-NA-	-16.74	-NA-	-NA-
Asia Rental	AUD	466.75	81,546.11	81.53	0.00	-NA-	-NA-	-NA-	-NA-	-16.41	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	610.46	111,521.76	111.51	0.00	-NA-	-NA-	-NA-	-NA-	-16.23	-NA-	-NA-
Asia ex Australia Rental	AUD	694.05	45,919.55	45.91	0.00	-NA-	-NA-	-NA-	-NA-	-16.94	-NA-	-NA-
Australia Non-Rental	AUD	252.36	5,762.49	5.76	0.00	-NA-	-NA-	-NA-	-NA-	-25.40	-NA-	-NA-
Australia Rental	AUD	313.11	35,626.56	35.62	0.00	-NA-	-NA-	-NA-	-NA-	-15.76	-NA-	-NA-
Hong Kong Non-Rental	AUD	821.79	60,216.73	60.21	0.00	-NA-	-NA-	-NA-	-NA-	-12.15	-NA-	-NA-
Hong Kong Rental	AUD	770.66	14,551.02	14.55	0.00	-NA-	-NA-	-NA-	-NA-	-2.46	-NA-	-NA-
Japan Non-Rental	AUD	464.23	43,475.76	43.47	0.00	-NA-	-NA-	-NA-	-NA-	-22.64	-NA-	-NA-
Japan Rental	AUD	677.80	24,597.13	24.59	0.00	-NA-	-NA-	-NA-	-NA-	-24.26	-NA-	-NA-
Europe Non-Rental	AUD	362.11	2,875.86	6.65	0.00	-NA-	-NA-	-NA-	-NA-	-10.36	-NA-	-NA-
Europe Rental	AUD	453.89	83,158.55	192.16	0.00	-NA-	-NA-	-NA-	-NA-	-9.67	-NA-	-NA-
UK Non-Rental	AUD	275.23	1,003.32	2.32	0.00	-NA-	-NA-	-NA-	-NA-	-7.42	-NA-	-NA-
UK Rental	AUD	274.10	24,897.43	57.53	0.00	-NA-	-NA-	-NA-	-NA-	-12.40	-NA-	-NA-
North America Non-Rental	AUD	135.08	3,021.19	3.33	0.00	-NA-	-NA-	-NA-	-NA-	-39.74	-NA-	-NA-
North America Rental	AUD	416.91	177,152.55	195.47	0.00	-NA-	-NA-	-NA-	-NA-	-20.78	-NA-	-NA-
United States Non-Rental	AUD	135.08	3,021.19	3.33	0.00	-NA-	-NA-	-NA-	-NA-	-39.74	-NA-	-NA-
United States Rental	AUD	410.79	160,422.94	177.01	0.00	-NA-	-NA-	-NA-	-NA-	-21.81	-NA-	-NA-

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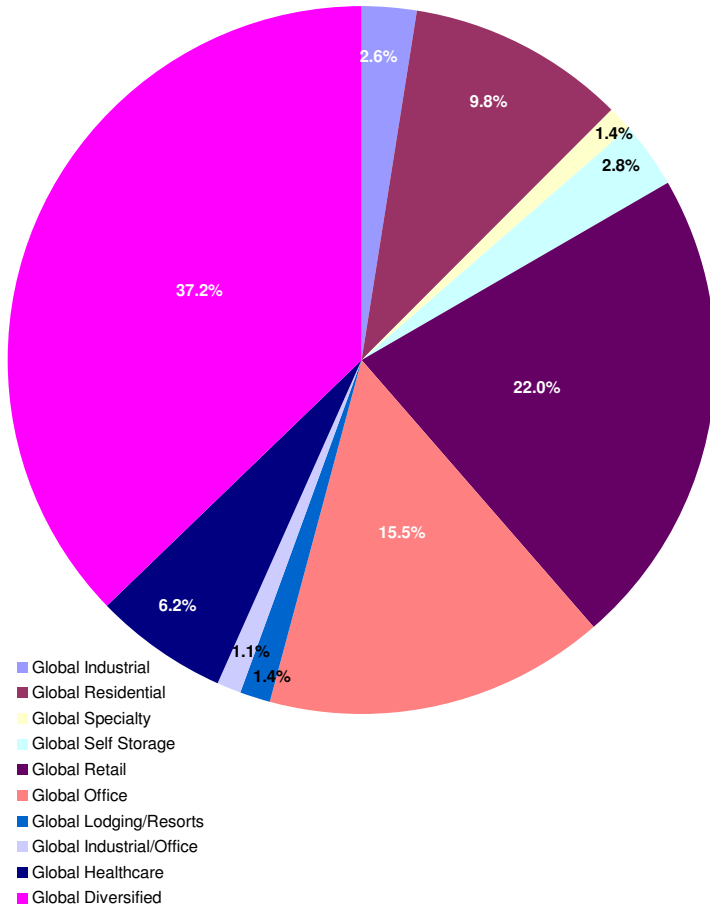
Section 8

Sector Index Series

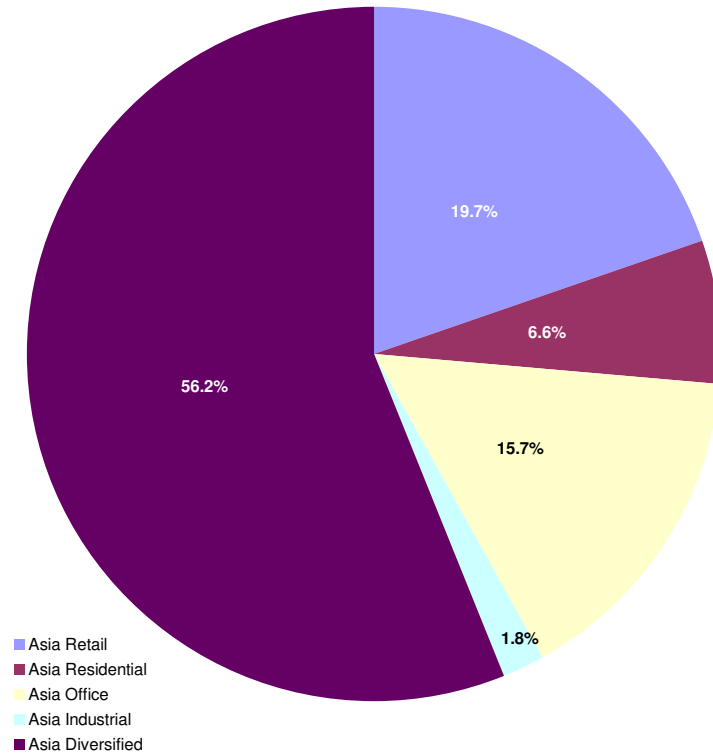
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Graph 30: Sector Breakdown - Global



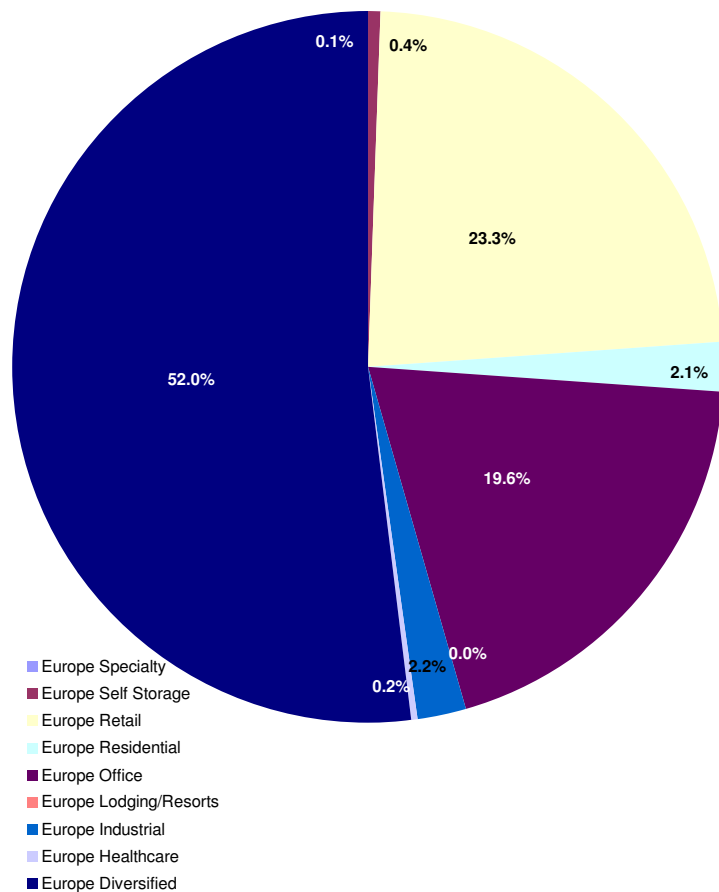
Graph 31: Sector Breakdown - Asia



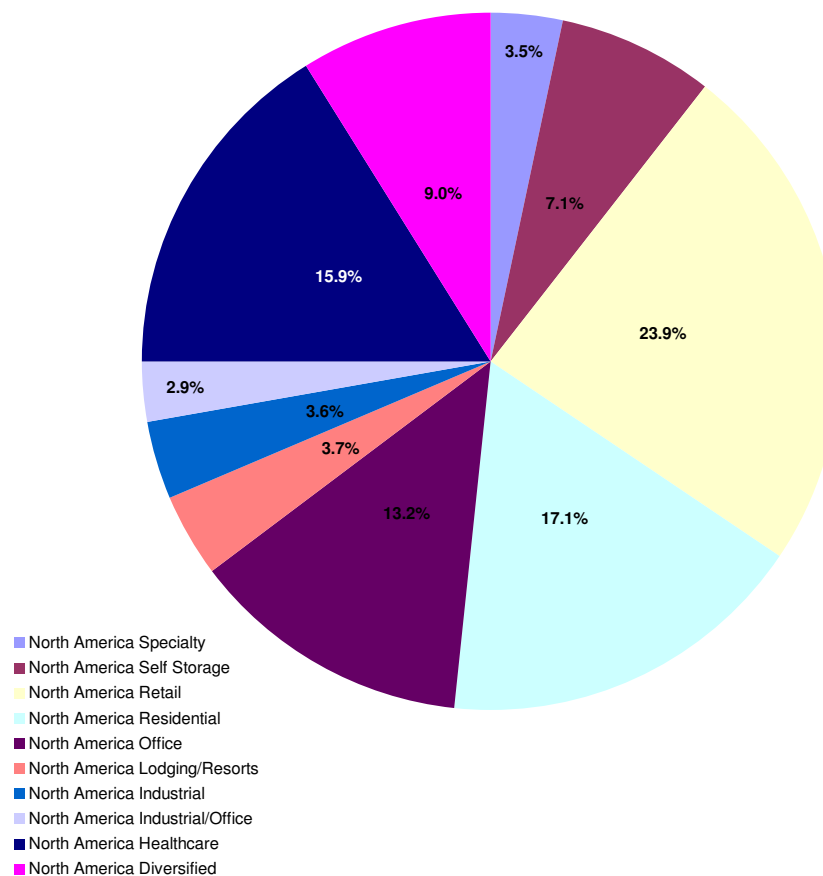
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Graph 32: Sector Breakdown - Europe



Graph 33: Sector Breakdown - North America



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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Industrial	EUR	191.03	5,967.38	2.55	22.86	-NA-	-43.73	-79.16	-41.81	-31.68	-41.81	41.84
Global Residential	EUR	535.68	22,967.05	9.82	8.37	-NA-	-22.09	-43.04	-20.28	-17.13	-20.28	23.58
Global Specialty	EUR	631.95	3,199.81	1.37	5.20	-NA-	-15.24	-43.92	-21.61	-16.35	-21.61	25.80
Global Self Storage	EUR	692.45	6,655.31	2.85	5.14	-NA-	-14.74	-23.99	-25.09	-11.01	-25.09	27.71
Global Retail	EUR	431.90	51,504.69	22.02	9.21	-NA-	-26.17	-52.17	-18.76	-12.74	-18.76	24.24
Global Office	EUR	541.17	36,170.01	15.46	9.03	-NA-	-20.45	-44.63	-18.23	-14.59	-18.23	21.60
Global Lodging/Resorts	EUR	204.23	3,379.27	1.44	20.32	-NA-	-41.76	-74.29	-38.32	-27.38	-38.32	34.32
Global Industrial/Office	EUR	384.04	2,627.31	1.12	10.81	-NA-	-28.56	-38.62	-18.81	-14.57	-18.81	33.14
Global Healthcare	EUR	781.78	14,534.46	6.21	9.79	-NA-	-9.45	-22.79	-22.60	-17.56	-22.60	30.88
Global Diversified	EUR	475.87	86,914.73	37.16	6.79	-NA-	-23.87	-54.47	-18.41	-15.70	-18.41	22.39
Asia Retail	EUR	535.25	19,730.02	19.73	8.66	-NA-	-19.62	-42.71	-8.92	-6.80	-8.92	20.87
Asia Residential	EUR	1,263.23	6,564.56	6.56	2.39	-NA-	3.41	-37.77	-1.38	-5.13	-1.38	42.59
Asia Office	EUR	650.03	15,714.09	15.71	8.96	-NA-	-15.34	-37.41	-18.23	-19.12	-18.23	20.29
Asia Industrial	EUR	194.91	1,780.68	1.78	36.00	-NA-	-43.18	-81.38	-28.11	-32.29	-28.11	43.20
Asia Diversified	EUR	501.06	56,224.75	56.22	5.84	-NA-	-21.82	-53.96	-18.36	-16.71	-18.36	25.55
Asia ex Australia Diversified	EUR	553.78	51,054.57	51.05	4.25	-NA-	-19.31	-49.47	-16.39	-15.85	-16.39	-NA-
Asia ex Australia Industrial	EUR	724.34	1,370.51	1.37	14.17	-NA-	-14.02	-37.59	1.30	-12.17	1.30	-NA-
Asia ex Australia Office	EUR	689.76	14,308.06	14.31	6.94	-NA-	-14.03	-31.25	-15.51	-19.52	-15.51	-NA-
Asia ex Australia Residential	EUR	1,253.91	6,564.56	6.56	2.39	-NA-	3.16	-37.77	-1.38	-5.13	-1.38	-NA-
Asia ex Australia Retail	EUR	700.74	5,897.19	5.90	6.36	-NA-	-13.21	-27.54	0.58	-8.84	0.58	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe Specialty	EUR	82.91	55.80	0.13	6.25	-NA-	-58.15	-89.67	-70.32	-37.65	-70.32	51.96
Europe Self Storage	EUR	505.60	180.73	0.42	2.94	-NA-	-25.32	-62.40	-14.90	10.04	-14.90	35.39
Europe Retail	EUR	515.91	10,104.76	23.35	7.06	-NA-	-23.28	-55.45	-10.74	-5.51	-10.74	23.63
Europe Residential	EUR	179.08	907.44	2.10	6.48	-NA-	-46.21	-70.72	-11.42	-17.97	-11.42	39.69
Europe Office	EUR	603.79	8,461.24	19.55	7.51	-NA-	-17.97	-42.36	-5.08	-4.47	-5.08	19.53
Europe Industrial	EUR	169.04	942.90	2.18	21.75	-NA-	-45.49	-79.58	-48.70	-33.63	-48.70	34.86
Europe Healthcare	EUR	538.68	101.77	0.24	6.19	-NA-	-21.31	-36.26	0.85	-5.49	0.85	32.83
Europe Diversified	EUR	448.98	22,521.71	52.04	9.03	-NA-	-26.62	-56.35	-13.64	-8.72	-13.64	21.33
Eurozone Retail	EUR	811.24	6,671.36	15.42	7.16	-NA-	-11.00	-43.00	-5.01	-4.57	-5.01	21.90
Eurozone Residential	EUR	186.18	813.71	1.88	6.34	-NA-	-45.57	-68.41	-7.88	-17.47	-7.88	39.42
Eurozone Office	EUR	826.94	3,649.85	8.43	7.66	-NA-	-9.03	-26.14	2.41	-5.20	2.41	20.59
Eurozone Industrial	EUR	355.58	303.82	0.70	16.77	-NA-	-29.06	-59.70	-16.60	-19.87	-16.60	38.54
Eurozone Diversified	EUR	558.79	13,467.75	31.12	8.80	-NA-	-21.00	-52.15	-9.80	-9.37	-9.80	23.08
UK Specialty	EUR	82.91	55.80	0.13	6.25	-NA-	-58.15	-89.67	-70.32	-37.65	-70.32	51.96
UK Self Storage	EUR	505.60	180.73	0.42	2.94	-NA-	-25.32	-62.40	-14.90	10.04	-14.90	35.39
UK Retail	EUR	275.13	3,433.40	7.93	6.87	-NA-	-37.69	-70.47	-22.26	-7.95	-22.26	32.09
UK Residential	EUR	125.93	93.72	0.22	7.68	-NA-	-51.15	-82.14	-33.66	-22.03	-33.66	52.19
UK Industrial	EUR	133.31	639.08	1.48	24.11	-NA-	-49.68	-83.51	-56.71	-38.58	-56.71	38.13
UK Healthcare	EUR	538.68	101.77	0.24	6.19	-NA-	-21.31	-36.26	0.85	-5.49	0.85	32.83
UK Diversified	EUR	311.16	7,192.58	16.62	9.33	-NA-	-34.89	-64.13	-19.77	-8.41	-19.77	24.65
UK Office	EUR	286.75	1,331.31	3.08	6.80	-NA-	-36.44	-67.49	-13.01	-2.79	-13.01	26.94

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
North America Specialty	EUR	723.56	3,144.00	3.47	5.18	-NA-	-10.86	-39.08	-19.26	-15.84	-19.26	25.81
North America Self Storage	EUR	701.04	6,474.59	7.14	5.20	-NA-	-14.31	-21.77	-25.34	-11.48	-25.34	28.42
North America Retail	EUR	346.49	21,669.92	23.91	10.71	-NA-	-31.37	-56.95	-28.42	-20.06	-28.42	32.44
North America Residential	EUR	497.73	15,495.06	17.10	11.01	-NA-	-23.94	-42.56	-26.66	-21.30	-26.66	27.78
North America Office	EUR	412.14	11,994.68	13.23	10.21	-NA-	-27.27	-52.74	-25.44	-14.71	-25.44	31.58
North America Lodging/Resorts	EUR	207.43	3,379.27	3.73	20.32	-NA-	-41.46	-73.61	-38.32	-27.38	-38.32	34.33
North America Industrial	EUR	197.87	3,243.80	3.58	15.97	-NA-	-43.29	-77.60	-45.08	-30.75	-45.08	57.63
North America Industrial/Office	EUR	384.04	2,627.31	2.90	10.81	-NA-	-28.56	-38.62	-18.81	-14.57	-18.81	33.14
North America Healthcare	EUR	795.57	14,432.68	15.92	9.82	-NA-	-8.87	-22.06	-22.72	-17.64	-22.72	31.20
North America Diversified	EUR	418.30	8,168.27	9.01	7.22	-NA-	-26.95	-51.66	-29.43	-25.28	-29.43	28.68
United States Specialty	EUR	723.56	3,144.00	3.47	5.18	-NA-	-10.86	-39.08	-19.26	-15.84	-19.26	25.81
United States Self Storage	EUR	701.04	6,474.59	7.14	5.20	-NA-	-14.31	-21.77	-25.34	-11.48	-25.34	28.42
United States Retail	EUR	328.97	19,080.76	21.05	10.54	-NA-	-32.56	-58.46	-31.07	-21.04	-31.07	34.05
United States Residential	EUR	473.02	13,913.88	15.35	11.39	-NA-	-25.25	-44.03	-28.94	-22.92	-28.94	29.07
United States Office	EUR	433.24	10,574.53	11.67	10.11	-NA-	-26.22	-50.94	-26.11	-16.40	-26.11	32.09
United States Lodging/Resorts	EUR	199.85	3,240.59	3.58	20.12	-NA-	-42.16	-73.90	-39.08	-28.13	-39.08	34.51
United States Industrial	EUR	197.64	3,243.80	3.58	15.97	-NA-	-43.32	-77.60	-45.08	-30.75	-45.08	57.68
United States Industrial/Office	EUR	384.04	2,627.31	2.90	10.81	-NA-	-28.56	-38.62	-18.81	-14.57	-18.81	33.14
United States Healthcare	EUR	843.84	13,945.12	15.39	9.60	-NA-	-7.02	-19.97	-23.20	-17.77	-23.20	32.13
United States Diversified	EUR	373.48	5,969.81	6.59	6.43	-NA-	-29.61	-53.21	-36.02	-30.55	-36.02	32.36

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

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Index Description	Curr	Close Value Feb-09										
Global Industrial	USD	205.67	7,578.87	2.55	22.86	-NA-	-42.54	-82.56	-46.85	-32.31	-46.85	47.78
Global Residential	USD	576.82	29,169.33	9.82	8.37	-NA-	-20.43	-52.34	-27.16	-17.87	-27.16	25.98
Global Specialty	USD	680.57	4,063.92	1.37	5.20	-NA-	-13.43	-53.08	-28.38	-17.10	-28.38	29.40
Global Self Storage	USD	745.67	8,452.59	2.85	5.14	-NA-	-12.92	-36.40	-31.56	-11.80	-31.56	30.12
Global Retail	USD	465.07	65,413.58	22.02	9.21	-NA-	-24.59	-59.99	-25.77	-13.52	-25.77	27.98
Global Office	USD	582.72	45,937.76	15.46	9.03	-NA-	-18.76	-53.68	-25.28	-15.35	-25.28	25.63
Global Lodging/Resorts	USD	219.96	4,291.85	1.44	20.32	-NA-	-40.52	-78.48	-43.64	-28.03	-43.64	37.72
Global Industrial/Office	USD	413.46	3,336.82	1.12	10.81	-NA-	-27.04	-48.65	-25.83	-15.34	-25.83	37.03
Global Healthcare	USD	841.61	18,459.50	6.21	9.79	-NA-	-7.53	-35.42	-29.29	-18.30	-29.29	34.46
Global Diversified	USD	512.40	110,386.14	37.16	6.79	-NA-	-22.25	-61.91	-25.45	-16.45	-25.45	26.42
Asia Retail	USD	576.38	25,058.13	19.73	8.66	-NA-	-17.90	-52.08	-16.78	-7.64	-16.78	22.39
Asia Residential	USD	1,360.24	8,337.32	6.56	2.39	-NA-	5.62	-47.94	-9.89	-5.98	-9.89	44.92
Asia Office	USD	700.01	19,957.69	15.71	8.96	-NA-	-13.53	-47.63	-25.29	-19.84	-25.29	23.36
Asia Industrial	USD	209.95	2,261.55	1.78	36.00	-NA-	-41.96	-84.42	-34.32	-32.89	-34.32	45.29
Asia Diversified	USD	539.54	71,408.30	56.22	5.84	-NA-	-20.15	-61.49	-25.41	-17.45	-25.41	29.05
Asia ex Australia Diversified	USD	596.28	64,841.91	51.05	4.25	-NA-	-17.60	-57.72	-23.61	-16.61	-23.61	-NA-
Asia ex Australia Industrial	USD	779.99	1,740.62	1.37	14.17	-NA-	-12.20	-47.80	-7.46	-12.95	-7.46	-NA-
Asia ex Australia Office	USD	742.74	18,171.96	14.31	6.94	-NA-	-12.20	-42.49	-22.81	-20.24	-22.81	-NA-
Asia ex Australia Residential	USD	1,350.21	8,337.32	6.56	2.39	-NA-	5.36	-47.94	-9.89	-5.98	-9.89	-NA-
Asia ex Australia Retail	USD	754.41	7,489.74	5.90	6.36	-NA-	-11.37	-39.39	-8.11	-9.65	-8.11	-NA-

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Index Description	Curr	Close Value Feb-09										
Europe Specialty	USD	89.27	70.87	0.13	6.25	-NA-	-57.26	-91.36	-72.89	-38.21	-72.89	55.91
Europe Self Storage	USD	544.37	229.53	0.42	2.94	-NA-	-23.73	-68.55	-22.25	9.06	-22.25	38.49
Europe Retail	USD	555.49	12,833.56	23.35	7.06	-NA-	-21.65	-62.73	-18.44	-6.36	-18.44	26.80
Europe Residential	USD	192.87	1,152.49	2.10	6.48	-NA-	-45.06	-75.50	-19.06	-18.70	-19.06	45.79
Europe Office	USD	649.99	10,746.21	19.55	7.51	-NA-	-16.23	-51.79	-13.28	-5.32	-13.28	24.59
Europe Industrial	USD	181.98	1,197.53	2.18	21.75	-NA-	-44.34	-82.92	-53.13	-34.23	-53.13	39.49
Europe Healthcare	USD	579.88	129.26	0.24	6.19	-NA-	-19.64	-46.68	-7.86	-6.34	-7.86	29.28
Europe Diversified	USD	483.40	28,603.72	52.04	9.03	-NA-	-25.06	-63.49	-21.10	-9.54	-21.10	25.70
Eurozone Retail	USD	873.52	8,472.97	15.42	7.16	-NA-	-9.10	-52.31	-13.21	-5.43	-13.21	26.81
Eurozone Residential	USD	200.50	1,033.46	1.88	6.34	-NA-	-44.41	-73.56	-15.83	-18.21	-15.83	45.39
Eurozone Office	USD	889.82	4,635.50	8.43	7.66	-NA-	-7.11	-38.24	-6.43	-6.05	-6.43	25.36
Eurozone Industrial	USD	382.46	385.87	0.70	16.77	-NA-	-27.57	-66.32	-23.82	-20.61	-23.82	46.00
Eurozone Diversified	USD	601.62	17,104.73	31.12	8.80	-NA-	-19.32	-59.98	-17.60	-10.18	-17.60	28.33
UK Specialty	USD	89.27	70.87	0.13	6.25	-NA-	-57.26	-91.36	-72.89	-38.21	-72.89	55.91
UK Self Storage	USD	544.37	229.53	0.42	2.94	-NA-	-23.73	-68.55	-22.25	9.06	-22.25	38.93
UK Retail	USD	296.22	4,360.59	7.93	6.87	-NA-	-36.36	-75.30	-28.97	-8.77	-28.97	33.77
UK Residential	USD	135.65	119.03	0.22	7.68	-NA-	-50.10	-85.05	-39.36	-22.73	-39.36	57.58
UK Industrial	USD	143.54	811.66	1.48	24.11	-NA-	-48.61	-86.21	-60.45	-39.13	-60.45	41.90
UK Healthcare	USD	579.88	129.26	0.24	6.19	-NA-	-19.64	-46.68	-7.86	-6.34	-7.86	29.94
UK Diversified	USD	335.03	9,134.94	16.62	9.33	-NA-	-33.51	-69.99	-26.70	-9.23	-26.70	26.68
UK Office	USD	290.71	1,690.84	3.08	6.80	-NA-	-36.35	-73.58	-20.65	-3.66	-20.65	30.11

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Index Description	Curr	Close Value Feb-09										
North America Specialty	USD	779.23	3,993.05	3.47	5.18	-NA-	-8.96	-49.02	-26.23	-16.59	-26.23	28.87
North America Self Storage	USD	754.93	8,223.05	7.14	5.2	-NA-	-12.48	-34.55	-31.78	-12.27	-31.78	30.69
North America Retail	USD	373.10	27,521.90	23.91	10.71	-NA-	-29.91	-63.98	-34.60	-20.78	-34.60	36.19
North America Residential	USD	535.95	19,679.51	17.10	11.01	-NA-	-22.32	-51.94	-32.99	-22.00	-32.99	29.27
North America Office	USD	443.80	15,233.86	13.23	10.21	-NA-	-25.72	-60.46	-31.87	-15.47	-31.87	34.76
North America Lodging/Resorts	USD	223.41	4,291.85	3.73	20.32	-NA-	-40.20	-77.92	-43.64	-28.03	-43.64	37.43
North America Industrial	USD	213.00	4,119.79	3.58	15.97	-NA-	-42.09	-81.26	-49.83	-31.38	-49.83	65.59
North America Industrial/Office	USD	413.46	3,336.82	2.90	10.81	-NA-	-27.04	-48.65	-25.83	-15.34	-25.83	36.27
North America Healthcare	USD	856.46	18,330.24	15.92	9.82	-NA-	-6.93	-34.81	-29.40	-18.38	-29.40	34.87
North America Diversified	USD	450.46	10,374.12	9.01	7.22	-NA-	-25.39	-59.56	-35.51	-25.95	-35.51	31.37
United States Specialty	USD	779.23	3,993.05	3.47	5.18	-NA-	-8.96	-49.02	-26.23	-16.59	-26.23	29.40
United States Self Storage	USD	754.93	8,223.05	7.14	5.2	-NA-	-12.48	-34.55	-31.78	-12.27	-31.78	30.69
United States Retail	USD	354.23	24,233.54	21.05	10.54	-NA-	-31.12	-65.25	-37.02	-21.74	-37.02	38.69
United States Residential	USD	509.34	17,671.33	15.35	11.39	-NA-	-23.66	-53.17	-35.08	-23.61	-35.08	31.18
United States Office	USD	466.52	13,430.19	11.67	10.11	-NA-	-24.65	-58.95	-32.49	-17.15	-32.49	35.51
United States Lodging/Resorts	USD	215.25	4,115.71	3.58	20.12	-NA-	-40.93	-78.15	-44.33	-28.77	-44.33	37.88
United States Industrial	USD	212.76	4,119.79	3.58	15.97	-NA-	-42.12	-81.26	-49.83	-31.38	-49.83	65.90
United States Industrial/Office	USD	413.46	3,336.82	2.90	10.81	-NA-	-27.04	-48.65	-25.83	-15.34	-25.83	37.03
United States Healthcare	USD	908.41	17,711.01	15.39	9.6	-NA-	-5.04	-33.06	-29.84	-18.51	-29.84	35.71
United States Diversified	USD	402.19	7,581.96	6.59	6.43	-NA-	-28.11	-60.85	-41.54	-31.16	-41.54	34.93

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Industrial	GBP	232.54	5,317.18	2.55	22.86	-NA-	-38.46	-75.67	-46.39	-31.53	-46.39	47.50
Global Residential	GBP	652.19	20,464.62	9.82	8.37	-NA-	-14.78	-33.49	-26.53	-16.93	-26.53	24.79
Global Specialty	GBP	769.50	2,851.17	1.37	5.2	-NA-	-7.28	-34.52	-27.76	-16.15	-27.76	27.48
Global Self Storage	GBP	843.11	5,930.17	2.85	5.14	-NA-	-6.73	-11.24	-30.96	-10.79	-30.96	31.79
Global Retail	GBP	525.84	45,892.86	22.02	9.21	-NA-	-19.24	-44.16	-25.13	-12.53	-25.13	25.95
Global Office	GBP	658.86	32,229.01	15.46	9.03	-NA-	-12.98	-35.35	-24.64	-14.38	-24.64	24.76
Global Lodging/Resorts	GBP	248.71	3,011.07	1.44	20.32	-NA-	-36.29	-69.97	-43.15	-27.20	-43.15	36.76
Global Industrial/Office	GBP	467.49	2,341.05	1.12	10.81	-NA-	-21.85	-28.34	-25.18	-14.37	-25.18	36.65
Global Healthcare	GBP	951.58	12,950.82	6.21	9.79	-NA-	-0.96	-9.87	-28.67	-17.37	-28.67	35.91
Global Diversified	GBP	579.35	77,444.71	37.16	6.79	-NA-	-16.73	-46.84	-24.80	-15.49	-24.80	24.78
Asia Retail	GBP	651.69	17,580.28	19.73	8.66	-NA-	-12.07	-33.12	-16.06	-6.58	-16.06	19.50
Asia Residential	GBP	1,537.98	5,849.30	6.56	2.39	-NA-	13.12	-27.34	-9.11	-4.90	-9.11	44.49
Asia Office	GBP	791.48	14,001.92	15.71	8.96	-NA-	-7.39	-26.91	-24.64	-18.92	-24.64	22.61
Asia Industrial	GBP	237.39	1,586.66	1.78	36	-NA-	-37.83	-78.26	-33.75	-32.12	-33.75	42.89
Asia Diversified	GBP	610.04	50,098.63	56.22	5.84	-NA-	-14.48	-46.25	-24.76	-16.50	-24.76	27.63
Asia ex Australia Diversified	GBP	674.20	45,491.78	51.05	4.25	-NA-	-11.74	-41.00	-22.95	-15.65	-22.95	-NA-
Asia ex Australia Industrial	GBP	881.91	1,221.19	1.37	14.17	-NA-	-5.96	-27.14	-6.66	-11.95	-6.66	-NA-
Asia ex Australia Office	GBP	839.79	12,749.09	14.31	6.94	-NA-	-5.96	-19.73	-22.14	-19.33	-22.14	-NA-
Asia ex Australia Residential	GBP	1,526.63	5,849.30	6.56	2.39	-NA-	12.84	-27.34	-9.11	-4.90	-9.11	-NA-
Asia ex Australia Retail	GBP	852.99	5,254.65	5.90	6.36	-NA-	-5.07	-15.41	-7.31	-8.62	-7.31	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe Specialty	GBP	100.94	49.72	0.13	6.25	-NA-	-54.23	-87.94	-72.65	-37.50	-72.65	56.52
Europe Self Storage	GBP	615.51	161.04	0.42	2.94	-NA-	-18.32	-56.10	-21.57	10.31	-21.57	37.20
Europe Retail	GBP	628.08	9,003.77	23.35	7.06	-NA-	-16.08	-47.98	-17.73	-5.29	-17.73	24.86
Europe Residential	GBP	218.07	808.56	2.10	6.48	-NA-	-41.16	-65.81	-18.36	-17.77	-18.36	47.42
Europe Office	GBP	734.93	7,539.33	19.55	7.51	-NA-	-10.27	-32.71	-12.52	-4.24	-12.52	23.75
Europe Industrial	GBP	205.75	840.16	2.18	21.75	-NA-	-40.38	-76.16	-52.73	-33.48	-52.73	38.26
Europe Healthcare	GBP	655.66	90.69	0.24	6.19	-NA-	-13.93	-25.58	-7.06	-5.26	-7.06	32.29
Europe Diversified	GBP	546.56	20,067.80	52.04	9.03	-NA-	-19.73	-49.05	-20.42	-8.50	-20.42	24.05
Eurozone Retail	GBP	987.66	5,944.46	15.42	7.16	-NA-	-2.64	-33.45	-12.46	-4.34	-12.46	25.80
Eurozone Residential	GBP	226.70	725.05	1.88	6.34	-NA-	-40.46	-63.11	-15.10	-17.27	-15.10	46.86
Eurozone Office	GBP	1,006.09	3,252.17	8.43	7.66	-NA-	-0.51	-13.81	-5.62	-4.97	-5.62	24.98
Eurozone Industrial	GBP	432.44	270.72	0.70	16.77	-NA-	-22.43	-53.00	-23.16	-19.70	-23.16	46.80
Eurozone Diversified	GBP	680.23	12,000.34	31.12	8.8	-NA-	-13.59	-44.14	-16.88	-9.15	-16.88	27.10
UK Specialty	GBP	100.94	49.72	0.13	6.25	-NA-	-54.23	-87.94	-72.65	-37.50	-72.65	56.52
UK Self Storage	GBP	615.51	161.04	0.42	2.94	-NA-	-18.32	-56.10	-21.57	10.31	-21.57	37.20
UK Retail	GBP	334.92	3,059.30	7.93	6.87	-NA-	-31.84	-65.53	-28.36	-7.73	-28.36	31.07
UK Residential	GBP	153.38	83.51	0.22	7.68	-NA-	-46.56	-79.14	-38.83	-21.84	-38.83	60.09
UK Industrial	GBP	162.30	569.44	1.48	24.11	-NA-	-44.95	-80.75	-60.11	-38.43	-60.11	40.59
UK Healthcare	GBP	655.66	90.69	0.24	6.19	-NA-	-13.93	-25.58	-7.06	-5.26	-7.06	32.29
UK Diversified	GBP	378.81	6,408.89	16.62	9.33	-NA-	-28.78	-58.12	-26.06	-8.19	-26.06	24.12
UK Office	GBP	349.14	1,186.26	3.08	6.8	-NA-	-30.47	-62.04	-19.82	-2.55	-19.82	27.04

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
North America Specialty	GBP	881.05	2,801.44	3.47	5.18	-NA-	-2.49	-28.86	-25.59	-15.64	-25.59	27.00
North America Self Storage	GBP	853.57	5,769.13	7.14	5.2	-NA-	-6.26	-8.65	-31.19	-11.26	-31.19	32.45
North America Retail	GBP	421.85	19,308.81	23.91	10.71	-NA-	-24.93	-49.74	-34.03	-19.87	-34.03	35.99
North America Residential	GBP	605.99	13,806.75	17.10	11.01	-NA-	-16.80	-32.93	-32.41	-21.11	-32.41	28.28
North America Office	GBP	501.79	10,687.77	13.23	10.21	-NA-	-20.44	-44.81	-31.28	-14.51	-31.28	34.53
North America Lodging/Resorts	GBP	252.61	3,011.07	3.73	20.32	-NA-	-35.96	-69.18	-43.15	-27.20	-43.15	36.98
North America Industrial	GBP	240.83	2,890.36	3.58	15.97	-NA-	-37.97	-73.85	-49.39	-30.60	-49.39	68.19
North America Industrial/Office	GBP	467.49	2,341.05	2.90	10.81	-NA-	-21.85	-28.34	-25.18	-14.37	-25.18	36.65
North America Healthcare	GBP	968.38	12,860.13	15.92	9.82	-NA-	-0.32	-9.02	-28.79	-17.44	-28.79	36.24
North America Diversified	GBP	509.32	7,278.27	9.01	7.22	-NA-	-20.09	-43.56	-34.95	-25.10	-34.95	30.68
United States Specialty	GBP	881.05	2,801.44	3.47	5.18	-NA-	-2.49	-28.86	-25.59	-15.64	-25.59	27.00
United States Self Storage	GBP	853.57	5,769.13	7.14	5.2	-NA-	-6.26	-8.65	-31.19	-11.26	-31.19	32.45
United States Retail	GBP	400.52	17,001.77	21.05	10.54	-NA-	-26.23	-51.50	-36.47	-20.84	-36.47	38.05
United States Residential	GBP	575.90	12,397.85	15.35	11.39	-NA-	-18.23	-34.65	-34.52	-22.74	-34.52	29.58
United States Office	GBP	527.48	9,422.36	11.67	10.11	-NA-	-19.29	-42.71	-31.90	-16.20	-31.90	35.56
United States Lodging/Resorts	GBP	243.38	2,887.50	3.58	20.12	-NA-	-36.73	-69.51	-43.85	-27.96	-43.85	37.12
United States Industrial	GBP	240.56	2,890.36	3.58	15.97	-NA-	-38.01	-73.85	-49.39	-30.59	-49.39	68.24
United States Industrial/Office	GBP	467.49	2,341.05	2.90	10.81	-NA-	-21.85	-28.34	-25.18	-14.37	-25.18	36.65
United States Healthcare	GBP	1,027.11	12,425.69	15.39	9.6	-NA-	1.70	-6.57	-29.23	-17.57	-29.23	37.09
United States Diversified	GBP	454.75	5,319.35	6.59	6.43	-NA-	-23.00	-45.36	-41.03	-30.37	-41.03	34.83

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Global Industrial	JPY	196.61	741,554.71	2.55	22.86	-NA-	-45.68	-83.61	-42.63	-26.25	-42.63	47.83
Global Residential	JPY	551.40	2,854,072.61	9.82	8.37	-NA-	-24.78	-55.21	-21.38	-10.53	-21.38	29.55
Global Specialty	JPY	650.58	397,634.30	1.37	5.2	-NA-	-18.16	-55.90	-22.70	-9.68	-22.70	32.31
Global Self Storage	JPY	712.81	827,043.39	2.85	5.14	-NA-	-17.68	-40.22	-26.12	-3.91	-26.12	31.68
Global Retail	JPY	444.58	6,400,392.15	22.02	9.21	-NA-	-28.72	-62.39	-19.88	-5.79	-19.88	30.77
Global Office	JPY	557.04	4,494,780.13	15.46	9.03	-NA-	-23.20	-56.46	-19.35	-7.78	-19.35	29.06
Global Lodging/Resorts	JPY	210.27	419,935.76	1.44	20.32	-NA-	-43.77	-79.78	-39.17	-21.59	-39.17	39.52
Global Industrial/Office	JPY	395.25	326,491.27	1.12	10.81	-NA-	-31.02	-51.74	-19.94	-7.76	-19.94	38.86
Global Healthcare	JPY	804.53	1,806,169.99	6.21	9.79	-NA-	-12.58	-39.30	-23.67	-10.99	-23.67	35.70
Global Diversified	JPY	489.82	10,800,731.74	37.16	6.79	-NA-	-26.50	-64.20	-19.53	-8.97	-19.53	29.95
Asia Retail	JPY	550.98	2,451,812.56	19.73	8.66	-NA-	-22.39	-54.96	-10.18	0.63	-10.18	27.64
Asia Residential	JPY	1,300.30	815,765.20	6.56	2.39	-NA-	-0.16	-51.07	-2.74	2.43	-2.74	47.49
Asia Office	JPY	669.16	1,952,760.23	15.71	8.96	-NA-	-18.26	-50.78	-19.36	-12.67	-19.36	25.83
Asia Industrial	JPY	200.70	221,281.66	1.78	36	-NA-	-45.13	-85.36	-29.11	-26.89	-29.11	47.07
Asia Diversified	JPY	515.76	6,986,944.89	56.22	5.84	-NA-	-24.52	-63.80	-19.49	-10.06	-19.49	32.72
Asia ex Australia Diversified	JPY	570.01	6,344,456.35	51.05	4.25	-NA-	-22.10	-60.27	-17.55	-9.14	-17.55	-NA-
Asia ex Australia Industrial	JPY	745.62	170,311.34	1.37	14.17	-NA-	-17.00	-50.93	-0.12	-5.17	-0.12	-NA-
Asia ex Australia Office	JPY	710.01	1,778,035.88	14.31	6.94	-NA-	-17.00	-45.94	-16.68	-13.11	-16.68	-NA-
Asia ex Australia Residential	JPY	1,290.71	815,765.20	6.56	2.39	-NA-	-0.40	-51.07	-2.74	2.43	-2.74	-NA-
Asia ex Australia Retail	JPY	721.17	732,833.14	5.90	6.36	-NA-	-16.21	-43.04	-0.82	-1.57	-0.82	-NA-

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Europe Specialty	JPY	85.34	6,934.75	0.13	6.25	-NA-	-59.60	-91.88	-70.73	-32.68	-70.73	55.64
Europe Self Storage	JPY	520.39	22,458.69	0.42	2.94	-NA-	-27.90	-70.44	-16.08	18.82	-16.08	42.21
Europe Retail	JPY	531.02	1,255,699.41	23.35	7.06	-NA-	-25.93	-64.97	-11.97	2.02	-11.97	30.65
Europe Residential	JPY	184.37	112,765.50	2.10	6.48	-NA-	-48.07	-76.97	-12.64	-11.43	-12.64	45.32
Europe Office	JPY	621.35	1,051,462.79	19.55	7.51	-NA-	-20.81	-54.69	-6.39	3.15	-6.39	27.56
Europe Industrial	JPY	173.96	117,172.28	2.18	21.75	-NA-	-47.38	-83.95	-49.41	-28.35	-49.41	40.03
Europe Healthcare	JPY	554.33	12,647.29	0.24	6.19	-NA-	-24.03	-49.88	-0.55	2.04	-0.55	34.03
Europe Diversified	JPY	462.10	2,798,731.31	52.04	9.03	-NA-	-29.15	-65.68	-14.84	-1.44	-14.84	28.92
Eurozone Retail	JPY	835.03	829,037.31	15.42	7.16	-NA-	-14.07	-55.18	-6.33	3.04	-6.33	29.58
Eurozone Residential	JPY	191.67	101,118.84	1.88	6.34	-NA-	-47.45	-75.15	-9.15	-10.89	-9.15	45.12
Eurozone Office	JPY	850.61	453,560.03	8.43	7.66	-NA-	-12.19	-41.95	1.00	2.36	1.00	27.90
Eurozone Industrial	JPY	365.61	37,755.54	0.70	16.77	-NA-	-31.53	-68.35	-17.77	-13.51	-17.77	44.76
Eurozone Diversified	JPY	575.11	1,673,612.72	31.12	8.8	-NA-	-23.74	-62.38	-11.05	-2.15	-11.05	31.10
UK Specialty	JPY	85.34	6,934.75	0.13	6.25	-NA-	-59.60	-91.88	-70.73	-32.68	-70.73	55.64
UK Self Storage	JPY	520.39	22,458.69	0.42	2.94	-NA-	-27.90	-70.44	-16.08	18.82	-16.08	42.21
UK Retail	JPY	283.17	426,662.10	7.93	6.87	-NA-	-39.84	-76.78	-23.33	-0.61	-23.33	37.42
UK Residential	JPY	129.68	11,646.66	0.22	7.68	-NA-	-52.83	-85.95	-34.54	-15.81	-34.54	55.82
UK Industrial	JPY	137.22	79,416.74	1.48	24.11	-NA-	-51.42	-87.04	-57.31	-33.68	-57.31	42.51
UK Healthcare	JPY	554.33	12,647.29	0.24	6.19	-NA-	-24.03	-49.88	-0.55	2.04	-0.55	34.03
UK Diversified	JPY	320.27	893,808.24	16.62	9.33	-NA-	-37.14	-71.80	-20.88	-1.11	-20.88	29.89
UK Office	JPY	295.18	165,439.97	3.08	6.8	-NA-	-38.63	-74.44	-14.21	4.96	-14.21	33.34

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Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
North America Specialty	JPY	744.90	390,699.54	3.47	5.18	-NA-	-13.93	-52.09	-20.37	-9.13	-20.37	32.36
North America Self Storage	JPY	721.66	804,584.69	7.14	5.2	-NA-	-17.26	-38.48	-26.37	-4.42	-26.37	32.17
North America Retail	JPY	356.66	2,692,880.18	23.91	10.71	-NA-	-33.74	-66.15	-29.41	-13.69	-29.41	37.61
North America Residential	JPY	512.34	1,925,541.91	17.10	11.01	-NA-	-26.57	-54.83	-27.67	-15.02	-27.67	31.99
North America Office	JPY	424.25	1,490,557.11	13.23	10.21	-NA-	-29.78	-62.83	-26.47	-7.91	-26.47	38.17
North America Lodging/Resorts	JPY	213.57	419,935.76	3.73	20.32	-NA-	-43.47	-79.24	-39.17	-21.59	-39.17	39.42
North America Industrial	JPY	203.61	403,100.76	3.58	15.97	-NA-	-45.25	-82.39	-45.85	-25.25	-45.85	63.62
North America Industrial/Office	JPY	395.25	326,491.27	2.90	10.81	-NA-	-31.02	-51.74	-19.94	-7.76	-19.94	38.86
North America Healthcare	JPY	818.72	1,793,522.69	15.92	9.82	-NA-	-12.02	-38.73	-23.80	-11.07	-23.80	36.00
North America Diversified	JPY	430.61	1,015,055.54	9.01	7.22	-NA-	-29.47	-61.99	-30.40	-19.32	-30.40	33.85
United States Specialty	JPY	744.90	390,699.54	3.47	5.18	-NA-	-13.93	-52.09	-20.37	-9.13	-20.37	32.36
United States Self Storage	JPY	721.66	804,584.69	7.14	5.2	-NA-	-17.26	-38.48	-26.37	-4.42	-26.37	32.17
United States Retail	JPY	338.62	2,371,131.04	21.05	10.54	-NA-	-34.89	-67.34	-32.02	-14.74	-32.02	39.16
United States Residential	JPY	486.90	1,729,051.51	15.35	11.39	-NA-	-27.83	-55.99	-29.93	-16.78	-29.93	32.92
United States Office	JPY	445.97	1,314,077.38	11.67	10.11	-NA-	-28.77	-61.42	-27.13	-9.73	-27.13	38.53
United States Lodging/Resorts	JPY	205.76	402,701.73	3.58	20.12	-NA-	-44.16	-79.47	-39.92	-22.40	-39.92	39.49
United States Industrial	JPY	203.38	403,100.76	3.58	15.97	-NA-	-45.28	-82.39	-45.85	-25.24	-45.85	63.65
United States Industrial/Office	JPY	395.25	326,491.27	2.90	10.81	-NA-	-31.02	-51.74	-19.94	-7.76	-19.94	38.86
United States Healthcare	JPY	868.39	1,732,933.75	15.39	9.6	-NA-	-10.24	-37.08	-24.27	-11.22	-24.27	36.73
United States Diversified	JPY	384.47	741,857.34	6.59	6.43	-NA-	-32.04	-63.20	-36.89	-25.00	-36.89	36.80

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Industrial	AUD	210.66	11,863.28	5.07	22.86	-NA-	-NA-	-NA-	-NA-	-32.62	-NA-	-NA-
Global Residential	AUD	590.82	45,659.04	19.52	8.37	-NA-	-NA-	-NA-	-NA-	-18.25	-NA-	-NA-
Global Specialty	AUD	697.10	6,361.30	2.72	5.2	-NA-	-NA-	-NA-	-NA-	-17.48	-NA-	-NA-
Global Self Storage	AUD	763.78	13,230.92	5.66	5.14	-NA-	-NA-	-NA-	-NA-	-12.21	-NA-	-NA-
Global Retail	AUD	476.36	102,392.54	43.77	9.21	-NA-	-NA-	-NA-	-NA-	-13.92	-NA-	-NA-
Global Office	AUD	596.87	71,906.84	30.74	9.03	-NA-	-NA-	-NA-	-NA-	-15.74	-NA-	-NA-
Global Lodging/Resorts	AUD	225.31	6,718.07	2.87	20.32	-NA-	-NA-	-NA-	-NA-	-28.36	-NA-	-NA-
Global Industrial/Office	AUD	423.51	5,223.16	2.23	10.81	-NA-	-NA-	-NA-	-NA-	-15.73	-NA-	-NA-
Global Healthcare	AUD	862.05	28,894.84	12.35	9.79	-NA-	-NA-	-NA-	-NA-	-18.68	-NA-	-NA-
Global Diversified	AUD	524.84	172,788.53	73.87	6.79	-NA-	-NA-	-NA-	-NA-	-16.83	-NA-	-NA-
Asia Retail	AUD	590.37	39,223.74	39.22	8.66	-NA-	-NA-	-NA-	-NA-	-8.06	-NA-	-NA-
Asia Residential	AUD	1,393.27	13,050.49	13.05	2.39	-NA-	-NA-	-NA-	-NA-	-6.41	-NA-	-NA-
Asia Office	AUD	717.01	31,239.97	31.24	8.96	-NA-	-NA-	-NA-	-NA-	-20.21	-NA-	-NA-
Asia Industrial	AUD	215.05	3,540.03	3.54	36	-NA-	-NA-	-NA-	-NA-	-33.20	-NA-	-NA-
Asia Diversified	AUD	552.64	111,776.12	111.76	5.84	-NA-	-NA-	-NA-	-NA-	-17.83	-NA-	-NA-
Asia ex Australia Diversified	AUD	610.76	101,497.68	101.48	4.25	-NA-	-NA-	-NA-	-NA-	-16.99	-NA-	-NA-
Asia ex Australia Industrial	AUD	798.93	2,724.62	2.72	14.17	-NA-	-NA-	-NA-	-NA-	-13.35	-NA-	-NA-
Asia ex Australia Office	AUD	760.77	28,444.76	28.44	6.94	-NA-	-NA-	-NA-	-NA-	-20.61	-NA-	-NA-
Asia ex Australia Residential	AUD	1,382.99	13,050.49	13.05	2.39	-NA-	-NA-	-NA-	-NA-	-6.41	-NA-	-NA-
Asia ex Australia Retail	AUD	772.73	11,723.76	11.72	6.36	-NA-	-NA-	-NA-	-NA-	-10.07	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Feb-09										
Europe Specialty	AUD	91.44	110.94	0.26	6.25	-NA-	-NA-	-NA-	-NA-	-38.49	-NA-	-NA-
Europe Self Storage	AUD	557.59	359.29	0.83	2.94	-NA-	-NA-	-NA-	-NA-	8.55	-NA-	-NA-
Europe Retail	AUD	568.98	20,088.50	46.42	7.06	-NA-	-NA-	-NA-	-NA-	-6.79	-NA-	-NA-
Europe Residential	AUD	197.55	1,804.01	4.17	6.48	-NA-	-NA-	-NA-	-NA-	-19.08	-NA-	-NA-
Europe Office	AUD	665.78	16,821.15	38.87	7.51	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Europe Industrial	AUD	186.39	1,874.51	4.33	21.75	-NA-	-NA-	-NA-	-NA-	-34.54	-NA-	-NA-
Europe Healthcare	AUD	593.97	202.33	0.47	6.19	-NA-	-NA-	-NA-	-NA-	-6.77	-NA-	-NA-
Europe Diversified	AUD	495.13	44,773.69	103.46	9.03	-NA-	-NA-	-NA-	-NA-	-9.96	-NA-	-NA-
Eurozone Retail	AUD	894.73	13,262.82	30.65	7.16	-NA-	-NA-	-NA-	-NA-	-5.86	-NA-	-NA-
Eurozone Residential	AUD	205.37	1,617.68	3.74	6.34	-NA-	-NA-	-NA-	-NA-	-18.59	-NA-	-NA-
Eurozone Office	AUD	911.43	7,255.99	16.77	7.66	-NA-	-NA-	-NA-	-NA-	-6.48	-NA-	-NA-
Eurozone Industrial	AUD	391.75	604.01	1.40	16.77	-NA-	-NA-	-NA-	-NA-	-20.98	-NA-	-NA-
Eurozone Diversified	AUD	616.23	26,774.21	61.87	8.8	-NA-	-NA-	-NA-	-NA-	-10.60	-NA-	-NA-
UK Specialty	AUD	91.44	110.94	0.26	6.25	-NA-	-NA-	-NA-	-NA-	-38.49	-NA-	-NA-
UK Self Storage	AUD	557.59	359.29	0.83	2.94	-NA-	-NA-	-NA-	-NA-	8.55	-NA-	-NA-
UK Retail	AUD	303.41	6,825.68	15.77	6.87	-NA-	-NA-	-NA-	-NA-	-9.19	-NA-	-NA-
UK Residential	AUD	138.95	186.32	0.43	7.68	-NA-	-NA-	-NA-	-NA-	-23.08	-NA-	-NA-
UK Industrial	AUD	147.03	1,270.50	2.94	24.11	-NA-	-NA-	-NA-	-NA-	-39.41	-NA-	-NA-
UK Healthcare	AUD	593.97	202.33	0.47	6.19	-NA-	-NA-	-NA-	-NA-	-6.77	-NA-	-NA-
UK Diversified	AUD	343.17	14,299.01	33.04	9.33	-NA-	-NA-	-NA-	-NA-	-9.65	-NA-	-NA-
UK Office	AUD	316.29	2,646.68	6.12	6.8	-NA-	-NA-	-NA-	-NA-	-4.10	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
North America Specialty	AUD	798.15	6,250.35	6.90	5.18	-NA-	-NA-	-NA-	-NA-	-16.98	-NA-	-NA-
North America Self Storage	AUD	773.26	12,871.63	14.20	5.2	-NA-	-NA-	-NA-	-NA-	-12.67	-NA-	-NA-
North America Retail	AUD	382.16	43,080.30	47.53	10.71	-NA-	-NA-	-NA-	-NA-	-21.14	-NA-	-NA-
North America Residential	AUD	548.97	30,804.54	33.99	11.01	-NA-	-NA-	-NA-	-NA-	-22.36	-NA-	-NA-
North America Office	AUD	454.58	23,845.71	26.31	10.21	-NA-	-NA-	-NA-	-NA-	-15.86	-NA-	-NA-
North America Lodging/Resorts	AUD	228.84	6,718.07	7.41	20.32	-NA-	-NA-	-NA-	-NA-	-28.36	-NA-	-NA-
North America Industrial	AUD	218.17	6,448.75	7.12	15.97	-NA-	-NA-	-NA-	-NA-	-31.70	-NA-	-NA-
North America Industrial/Office	AUD	423.51	5,223.16	5.76	10.81	-NA-	-NA-	-NA-	-NA-	-15.73	-NA-	-NA-
North America Healthcare	AUD	877.26	28,692.51	31.66	9.82	-NA-	-NA-	-NA-	-NA-	-18.75	-NA-	-NA-
North America Diversified	AUD	461.40	16,238.71	17.92	7.22	-NA-	-NA-	-NA-	-NA-	-26.29	-NA-	-NA-
United States Specialty	AUD	798.15	6,250.35	6.90	5.18	-NA-	-NA-	-NA-	-NA-	-16.98	-NA-	-NA-
United States Self Storage	AUD	773.26	12,871.63	14.20	5.2	-NA-	-NA-	-NA-	-NA-	-12.67	-NA-	-NA-
United States Retail	AUD	362.83	37,933.01	41.85	10.54	-NA-	-NA-	-NA-	-NA-	-22.10	-NA-	-NA-
United States Residential	AUD	521.71	27,661.11	30.52	11.39	-NA-	-NA-	-NA-	-NA-	-23.96	-NA-	-NA-
United States Office	AUD	477.85	21,022.42	23.20	10.11	-NA-	-NA-	-NA-	-NA-	-17.53	-NA-	-NA-
United States Lodging/Resorts	AUD	220.48	6,442.36	7.11	20.12	-NA-	-NA-	-NA-	-NA-	-29.10	-NA-	-NA-
United States Industrial	AUD	217.92	6,448.75	7.12	15.97	-NA-	-NA-	-NA-	-NA-	-31.70	-NA-	-NA-
United States Industrial/Office	AUD	423.51	5,223.16	5.76	10.81	-NA-	-NA-	-NA-	-NA-	-15.73	-NA-	-NA-
United States Healthcare	AUD	930.47	27,723.22	30.59	9.6	-NA-	-NA-	-NA-	-NA-	-18.88	-NA-	-NA-
United States Diversified	AUD	411.96	11,868.13	13.10	6.43	-NA-	-NA-	-NA-	-NA-	-31.48	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Volty (%)
Global Specialty	EUR	587.20	3,199.81	1.37	0.00	-NA-	-17.21	-45.46	-21.61	-16.35	-21.61	25.75
Global Self Storage	EUR	628.27	6,655.31	2.85	0.00	-NA-	-17.40	-26.49	-25.19	-11.01	-25.19	27.62
Global Retail	EUR	370.72	51,504.69	22.02	0.00	-NA-	-29.64	-54.96	-20.03	-13.95	-20.03	24.25
Global Residential	EUR	476.28	22,967.05	9.82	0.00	-NA-	-24.99	-45.67	-20.55	-17.29	-20.55	23.66
Global Office	EUR	479.52	36,170.01	15.46	0.00	-NA-	-23.55	-47.40	-18.62	-14.79	-18.62	21.57
Global Lodging/Resorts	EUR	172.58	3,379.27	1.44	0.00	-NA-	-44.88	-76.28	-39.05	-27.44	-39.05	34.54
Global Industrial/Office	EUR	315.80	2,627.31	1.12	0.00	-NA-	-32.92	-43.44	-19.55	-15.34	-19.55	33.16
Global Industrial	EUR	160.64	5,967.38	2.55	0.00	-NA-	-46.82	-80.90	-42.65	-32.32	-42.65	41.70
Global Healthcare	EUR	643.97	14,534.46	6.21	0.00	-NA-	-14.79	-27.67	-23.76	-18.53	-23.76	30.91
Global Diversified	EUR	432.81	86,914.73	37.16	0.00	-NA-	-26.18	-56.36	-18.77	-15.82	-18.77	22.48
Asia Retail	EUR	444.24	19,730.02	19.73	0.00	-NA-	-23.99	-46.35	-11.59	-9.43	-11.59	20.68
Asia Residential	EUR	1,203.39	6,564.56	6.56	0.00	-NA-	1.76	-38.84	-1.38	-5.13	-1.38	42.63
Asia Office	EUR	576.88	15,714.09	15.71	0.00	-NA-	-18.63	-40.53	-18.53	-19.28	-18.53	20.50
Asia Industrial	EUR	149.69	1,780.68	1.78	0.00	-NA-	-47.92	-83.99	-29.44	-32.29	-29.44	43.77
Asia Diversified	EUR	463.67	56,224.75	56.22	0.00	-NA-	-23.81	-55.54	-18.41	-16.71	-18.41	25.64
Asia ex Australia Diversified	EUR	525.24	51,054.57	51.05	0.00	-NA-	-20.72	-50.78	-16.45	-15.85	-16.45	-NA-
Asia ex Australia Industrial	EUR	579.92	1,370.51	1.37	0.00	-NA-	-19.80	-43.63	-2.27	-12.17	-2.27	-NA-
Asia ex Australia Office	EUR	627.02	14,308.06	14.31	0.00	-NA-	-16.71	-34.27	-15.85	-19.71	-15.85	-NA-
Asia ex Australia Residential	EUR	1,195.37	6,564.56	6.56	0.00	-NA-	1.53	-38.84	-1.38	-5.13	-1.38	-NA-
Asia ex Australia Retail	EUR	621.13	5,897.19	5.90	0.00	-NA-	-16.44	-30.96	-0.71	-9.67	-0.71	-NA-

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Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Europe Specialty	EUR	81.17	55.80	0.13	0.00	-NA-	-58.45	-89.77	-70.32	-37.65	-70.32	51.97
Europe Self Storage	EUR	480.50	180.73	0.42	0.00	-NA-	-26.58	-63.07	-14.90	10.04	-14.90	35.56
Europe Retail	EUR	464.79	10,104.76	23.35	0.00	-NA-	-25.90	-57.40	-11.22	-6.02	-11.22	23.64
Europe Residential	EUR	167.09	907.44	2.10	0.00	-NA-	-47.41	-71.67	-11.77	-17.97	-11.77	39.29
Europe Office	EUR	544.50	8,461.24	19.55	0.00	-NA-	-20.74	-45.11	-5.11	-4.47	-5.11	19.82
Europe Industrial	EUR	147.86	942.90	2.18	0.00	-NA-	-47.87	-80.92	-49.10	-34.15	-49.10	35.23
Europe Healthcare	EUR	485.93	101.77	0.24	0.00	-NA-	-23.97	-37.91	0.85	-5.49	0.85	31.95
Europe Diversified	EUR	401.46	22,521.71	52.04	0.00	-NA-	-29.23	-58.70	-14.71	-9.01	-14.71	21.47
Eurozone Retail	EUR	722.48	6,671.36	15.42	0.00	-NA-	-14.37	-45.42	-5.01	-4.57	-5.01	22.04
Eurozone Residential	EUR	174.44	813.71	1.88	0.00	-NA-	-46.74	-69.40	-7.87	-17.47	-7.87	39.02
Eurozone Office	EUR	722.01	3,649.85	8.43	0.00	-NA-	-13.05	-30.37	2.41	-5.20	2.41	20.80
Eurozone Industrial	EUR	277.22	303.82	0.70	0.00	-NA-	-34.71	-63.84	-19.20	-22.37	-19.20	39.76
Eurozone Diversified	EUR	502.65	13,467.75	31.12	0.00	-NA-	-23.64	-54.54	-10.87	-9.37	-10.87	23.19
UK Specialty	EUR	81.17	55.80	0.13	0.00	-NA-	-58.45	-89.77	-70.32	-37.65	-70.32	51.97
UK Self Storage	EUR	480.50	180.73	0.42	0.00	-NA-	-26.58	-63.07	-14.90	10.04	-14.90	35.56
UK Retail	EUR	249.82	3,433.40	7.93	0.00	-NA-	-39.66	-72.01	-23.70	-9.65	-23.70	32.05
UK Residential	EUR	117.79	93.72	0.22	0.00	-NA-	-52.13	-82.76	-35.42	-22.03	-35.42	52.32
UK Industrial	EUR	118.92	639.08	1.48	0.00	-NA-	-51.56	-84.42	-56.71	-38.58	-56.71	38.32
UK Healthcare	EUR	485.93	101.77	0.24	0.00	-NA-	-23.97	-37.91	0.85	-5.49	0.85	31.95
UK Diversified	EUR	275.53	7,192.58	16.62	0.00	-NA-	-37.42	-66.34	-21.14	-9.34	-21.14	24.94
UK Office	EUR	269.99	1,331.31	3.08	0.00	-NA-	-37.68	-68.42	-13.15	-2.79	-13.15	27.06

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
North America Specialty	EUR	667.85	3,144.00	3.47	0.00	-NA-	-13.11	-40.82	-19.26	-15.84	-19.26	25.77
North America Self Storage	EUR	634.65	6,474.59	7.14	0.00	-NA-	-17.04	-24.40	-25.44	-11.48	-25.44	28.30
North America Retail	EUR	298.02	21,669.92	23.91	0.00	-NA-	-34.59	-59.52	-29.10	-20.59	-29.10	32.44
North America Residential	EUR	433.43	15,495.06	17.10	0.00	-NA-	-27.27	-45.77	-27.00	-21.52	-27.00	27.82
North America Office	EUR	361.40	11,994.68	13.23	0.00	-NA-	-30.32	-55.21	-26.09	-15.06	-26.09	31.53
North America Lodging/Resorts	EUR	174.93	3,379.27	3.73	0.00	-NA-	-44.63	-75.66	-39.05	-27.44	-39.05	34.55
North America Industrial	EUR	170.63	3,243.80	3.58	0.00	-NA-	-45.91	-79.11	-45.90	-31.78	-45.90	57.72
North America Industrial/Office	EUR	315.80	2,627.31	2.90	0.00	-NA-	-32.92	-43.44	-19.55	-15.34	-19.55	33.16
North America Healthcare	EUR	653.61	14,432.68	15.92	0.00	-NA-	-14.31	-27.01	-23.89	-18.61	-23.89	31.23
North America Diversified	EUR	362.61	8,168.27	9.01	0.00	-NA-	-30.12	-54.15	-30.00	-25.78	-30.00	28.67
United States Specialty	EUR	667.85	3,144.00	3.47	0.00	-NA-	-13.11	-40.82	-19.26	-15.84	-19.26	25.77
United States Self Storage	EUR	634.65	6,474.59	7.14	0.00	-NA-	-17.04	-24.40	-25.44	-11.48	-25.44	28.30
United States Retail	EUR	284.47	19,080.76	21.05	0.00	-NA-	-35.62	-60.85	-31.65	-21.52	-31.65	34.02
United States Residential	EUR	412.71	13,913.88	15.35	0.00	-NA-	-28.48	-47.12	-29.22	-23.11	-29.22	29.09
United States Lodging/Resorts	EUR	169.47	3,240.59	3.58	0.00	-NA-	-45.20	-75.85	-39.74	-28.13	-39.74	34.72
United States Industrial	EUR	170.65	3,243.80	3.58	0.00	-NA-	-45.93	-79.11	-45.90	-31.78	-45.90	57.78
United States Industrial/Office	EUR	315.80	2,627.31	2.90	0.00	-NA-	-32.92	-43.44	-19.55	-15.34	-19.55	33.16
United States Healthcare	EUR	696.86	13,945.12	15.39	0.00	-NA-	-12.42	-24.87	-24.34	-18.74	-24.34	32.12
United States Diversified	EUR	329.13	5,969.81	6.59	0.00	-NA-	-32.30	-55.26	-36.40	-30.97	-36.40	32.29
United States Office	EUR	379.30	10,574.53	11.67	0.00	-NA-	-29.36	-53.47	-26.61	-16.54	-26.61	31.94

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
				Ccy (m) Feb-09	(%) Weight Feb-09								
	Global Specialty	USD	632.25	4,063.92	1.37	0.00	-NA-	-15.45	-54.37	-28.38	-17.10	-28.38	28.82
	Global Self Storage	USD	676.48	8,452.59	2.85	0.00	-NA-	-15.64	-38.50	-31.65	-11.80	-31.65	29.91
	Global Retail	USD	399.17	65,413.58	22.02	0.00	-NA-	-28.14	-62.32	-26.93	-14.72	-26.93	27.68
	Global Residential	USD	512.83	29,169.33	9.82	0.00	-NA-	-23.39	-54.55	-27.41	-18.03	-27.41	25.93
	Global Office	USD	399.17	65,413.58	15.46	0.00	-NA-	-28.14	-62.32	-26.93	-14.72	-26.93	27.68
	Global Lodging/Resorts	USD	185.82	4,291.85	1.44	0.00	-NA-	-43.71	-80.15	-44.31	-28.09	-44.31	37.52
	Global Industrial/Office	USD	340.02	3,336.82	1.12	0.00	-NA-	-31.49	-52.68	-26.50	-16.10	-26.50	35.82
	Global Industrial	USD	172.96	7,578.87	2.55	0.00	-NA-	-45.69	-84.02	-47.60	-32.92	-47.60	47.45
	Global Healthcare	USD	693.38	18,459.50	6.21	0.00	-NA-	-12.98	-39.49	-30.34	-19.26	-30.34	34.44
	Global Diversified	USD	466.02	110,386.14	37.16	0.00	-NA-	-24.61	-63.49	-25.78	-16.57	-25.78	26.47
	Asia Retail	USD	478.32	25,058.13	19.73	0.00	-NA-	-22.37	-55.12	-19.22	-10.24	-19.22	22.40
	Asia Residential	USD	1,295.72	8,337.32	6.56	0.00	-NA-	3.92	-48.83	-9.89	-5.98	-9.89	44.95
	Asia Office	USD	621.14	19,957.69	15.71	0.00	-NA-	-16.90	-50.25	-25.56	-20.00	-25.56	23.42
	Asia Industrial	USD	161.18	2,261.55	1.78	0.00	-NA-	-46.81	-86.61	-35.53	-32.89	-35.53	45.64
	Asia Diversified	USD	499.25	71,408.30	56.22	0.00	-NA-	-22.19	-62.80	-25.46	-17.45	-25.46	29.09
	Asia ex Australia Diversified	USD	565.54	64,841.91	51.05	0.00	-NA-	-19.03	-58.83	-23.66	-16.60	-23.66	-NA-
	Asia ex Australia Industrial	USD	624.42	1,740.62	1.37	0.00	-NA-	-18.09	-52.84	-10.71	-12.95	-10.71	-NA-
	Asia ex Australia Office	USD	675.13	18,171.96	14.31	0.00	-NA-	-14.93	-45.01	-23.12	-20.42	-23.12	-NA-
	Asia ex Australia Residential	USD	1,287.08	8,337.32	6.56	0.00	-NA-	3.69	-48.83	-9.89	-5.98	-9.89	-NA-
	Asia ex Australia Retail	USD	668.78	7,489.74	5.90	0.00	-NA-	-14.66	-42.24	-9.28	-10.48	-9.28	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Europe Specialty	USD	87.40	70.87	0.13	0.00	-NA-	-57.56	-91.44	-72.88	-38.21	-72.88	56.05
Europe Self Storage	USD	517.36	229.53	0.42	0.00	-NA-	-25.02	-69.10	-22.25	9.06	-22.25	39.54
Europe Retail	USD	500.45	12,833.56	23.35	0.00	-NA-	-24.33	-64.36	-18.88	-6.86	-18.88	27.77
Europe Residential	USD	179.91	1,152.49	2.10	0.00	-NA-	-46.29	-76.30	-19.38	-18.70	-19.38	45.42
Europe Office	USD	586.28	10,746.21	19.55	0.00	-NA-	-19.05	-54.08	-13.30	-5.32	-13.30	25.26
Europe Industrial	USD	159.21	1,197.53	2.18	0.00	-NA-	-46.76	-84.04	-53.49	-34.74	-53.49	40.42
Europe Healthcare	USD	523.21	129.26	0.24	0.00	-NA-	-22.35	-48.05	-7.86	-6.34	-7.86	30.08
Europe Diversified	USD	432.26	28,603.72	52.04	0.00	-NA-	-27.72	-65.44	-22.07	-9.82	-22.07	26.48
Eurozone Retail	USD	777.91	8,472.97	15.42	0.00	-NA-	-12.54	-54.34	-13.21	-5.43	-13.21	26.80
Eurozone Residential	USD	187.82	1,033.46	1.88	0.00	-NA-	-45.61	-74.40	-15.83	-18.21	-15.83	44.91
Eurozone Office	USD	777.41	4,635.50	8.43	0.00	-NA-	-11.20	-41.75	-6.43	-6.05	-6.43	25.63
Eurozone Industrial	USD	298.49	385.87	0.70	0.00	-NA-	-33.32	-69.75	-26.17	-23.06	-26.17	47.32
Eurozone Diversified	USD	541.21	17,104.73	31.12	0.00	-NA-	-22.01	-61.97	-18.57	-10.18	-18.57	28.83
UK Specialty	USD	87.40	70.87	0.13	0.00	-NA-	-57.56	-91.44	-72.88	-38.21	-72.88	56.05
UK Self Storage	USD	517.36	229.53	0.42	0.00	-NA-	-25.02	-69.10	-22.25	9.06	-22.25	39.06
UK Retail	USD	268.98	4,360.59	7.93	0.00	-NA-	-38.38	-76.58	-30.29	-10.46	-30.29	34.46
UK Residential	USD	126.82	119.03	0.22	0.00	-NA-	-51.11	-85.58	-40.99	-22.73	-40.99	57.84
UK Industrial	USD	128.04	811.66	1.48	0.00	-NA-	-50.53	-86.97	-60.45	-39.13	-60.45	42.68
UK Healthcare	USD	523.21	129.26	0.24	0.00	-NA-	-22.35	-48.05	-7.86	-6.34	-7.86	29.14
UK Diversified	USD	296.67	9,134.94	16.62	0.00	-NA-	-36.09	-71.84	-27.95	-10.15	-27.95	26.96
UK Office	USD	290.71	1,690.84	3.08	0.00	-NA-	-36.35	-73.58	-20.65	-3.66	-20.65	30.11

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
North America Specialty	USD	719.09	3,993.05	3.47	0.00	-NA-	-11.26	-50.49	-26.23	-16.59	-26.23	28.69
North America Self Storage	USD	683.34	8,223.05	7.14	0.00	-NA-	-15.27	-36.75	-31.88	-12.27	-31.88	30.46
North America Retail	USD	320.88	27,521.90	23.91	0.00	-NA-	-33.20	-66.14	-35.23	-21.30	-35.23	36.13
North America Residential	USD	466.68	19,679.51	17.10	0.00	-NA-	-25.72	-54.63	-33.30	-22.22	-33.30	29.18
North America Office	USD	389.12	15,233.86	13.23	0.00	-NA-	-28.84	-62.53	-32.47	-15.83	-32.47	34.63
North America Lodging/Resorts	USD	188.35	4,291.85	3.73	0.00	-NA-	-43.45	-79.64	-44.31	-28.09	-44.31	37.63
North America Industrial	USD	183.72	4,119.79	3.58	0.00	-NA-	-44.76	-82.52	-50.57	-32.39	-50.57	65.59
North America Industrial/Office	USD	340.02	3,336.82	2.90	0.00	-NA-	-31.49	-52.68	-26.50	-16.10	-26.50	36.14
North America Healthcare	USD	703.76	18,330.24	15.92	0.00	-NA-	-12.48	-38.94	-30.46	-19.34	-30.46	34.85
North America Diversified	USD	390.43	10,374.12	9.01	0.00	-NA-	-28.64	-61.64	-36.04	-26.44	-36.04	31.31
United States Specialty	USD	719.09	3,993.05	3.47	0.00	-NA-	-11.26	-50.49	-26.23	-16.59	-26.23	28.38
United States Self Storage	USD	683.34	8,223.05	7.14	0.00	-NA-	-15.27	-36.75	-31.88	-12.27	-31.88	30.46
United States Retail	USD	306.29	24,233.54	21.05	0.00	-NA-	-34.25	-67.24	-37.55	-22.22	-37.55	37.63
United States Residential	USD	444.37	17,671.33	15.35	0.00	-NA-	-26.96	-55.76	-35.33	-23.80	-35.33	29.93
United States Office	USD	408.40	13,430.19	3.58	0.00	-NA-	-27.86	-61.07	-32.94	-17.29	-32.94	34.94
United States Lodging/Resorts	USD	182.47	4,115.71	3.58	0.00	-NA-	-44.03	-79.80	-44.94	-28.78	-44.94	37.63
United States Industrial	USD	183.74	4,119.79	2.90	0.00	-NA-	-44.78	-82.52	-50.57	-32.39	-50.57	65.48
United States Industrial/Office	USD	340.02	3,336.82	15.39	0.00	-NA-	-31.49	-52.68	-26.50	-16.10	-26.50	35.82
United States Healthcare	USD	750.33	17,711.01	6.59	0.00	-NA-	-10.55	-37.15	-30.87	-19.47	-30.87	35.65
United States Diversified	USD	354.38	7,581.96	11.67	0.00	-NA-	-30.86	-62.57	-41.89	-31.58	-41.89	34.82

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			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Global Specialty	GBP	714.87	2,851.17	1.37	0.00	-NA-	-9.44	-36.32	-27.76	-16.15	-27.76	27.21
Global Self Storage	GBP	764.87	5,930.17	2.85	0.00	-NA-	-9.65	-14.18	-31.05	-10.79	-31.05	31.54
Global Retail	GBP	451.33	45,892.86	22.02	0.00	-NA-	-23.03	-47.42	-26.30	-13.74	-26.30	25.89
Global Residential	GBP	579.84	20,464.62	9.82	0.00	-NA-	-17.95	-36.57	-26.78	-17.09	-26.78	24.63
Global Office	GBP	583.77	32,229.01	15.46	0.00	-NA-	-16.38	-38.59	-25.00	-14.58	-25.00	24.52
Global Lodging/Resorts	GBP	210.10	3,011.07	1.44	0.00	-NA-	-39.71	-72.30	-43.83	-27.26	-43.83	36.90
Global Industrial/Office	GBP	384.46	2,341.05	1.12	0.00	-NA-	-26.62	-33.96	-25.86	-15.14	-25.86	36.33
Global Industrial	GBP	195.57	5,317.18	2.55	0.00	-NA-	-41.83	-77.70	-47.14	-32.15	-47.14	46.99
Global Healthcare	GBP	783.98	12,950.82	6.21	0.00	-NA-	-6.79	-15.55	-29.73	-18.33	-29.73	35.86
Global Diversified	GBP	526.91	77,444.71	37.16	0.00	-NA-	-19.26	-49.05	-25.13	-15.62	-25.13	24.79
Asia Retail	GBP	540.83	17,580.28	19.73	0.00	-NA-	-16.85	-37.36	-18.52	-9.21	-18.52	19.25
Asia Residential	GBP	1,465.03	5,849.30	6.56	0.00	-NA-	11.31	-28.59	-9.11	-4.90	-9.11	44.54
Asia Office	GBP	702.30	14,001.92	15.71	0.00	-NA-	-10.99	-30.57	-24.92	-19.09	-24.92	22.49
Asia Industrial	GBP	182.24	1,586.66	1.78	0.00	-NA-	-43.03	-81.31	-34.97	-32.12	-34.97	43.04
Asia Diversified	GBP	564.48	50,098.63	56.22	0.00	-NA-	-16.66	-48.09	-24.81	-16.50	-24.81	27.60
Asia ex Australia Diversified	GBP	639.43	45,491.78	51.05	0.00	-NA-	-13.28	-42.54	-23.00	-15.65	-23.00	-NA-
Asia ex Australia Industrial	GBP	706.01	1,221.19	1.37	0.00	-NA-	-12.27	-34.19	-9.93	-11.95	-9.93	-NA-
Asia ex Australia Office	GBP	763.35	12,749.09	14.31	0.00	-NA-	-8.89	-23.26	-22.45	-19.51	-22.45	-NA-
Asia ex Australia Residential	GBP	1,455.26	5,849.30	6.56	0.00	-NA-	11.06	-28.59	-9.11	-4.90	-9.11	-NA-
Asia ex Australia Retail	GBP	756.17	5,254.65	5.90	0.00	-NA-	-8.60	-19.40	-8.49	-9.46	-8.49	-NA-

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			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
Europe Specialty	GBP	98.82	49.72	0.13	0.00	-NA-	-54.55	-88.06	-72.65	-37.50	-72.65	56.55
Europe Self Storage	GBP	584.97	161.04	0.42	0.00	-NA-	-19.69	-56.88	-21.57	10.31	-21.57	37.36
Europe Retail	GBP	565.85	9,003.77	23.35	0.00	-NA-	-18.95	-50.26	-18.17	-5.79	-18.17	24.95
Europe Residential	GBP	203.42	808.56	2.10	0.00	-NA-	-42.47	-66.92	-18.68	-17.77	-18.68	46.80
Europe Office	GBP	662.89	7,539.33	19.55	0.00	-NA-	-13.30	-35.91	-12.55	-4.24	-12.55	23.91
Europe Industrial	GBP	180.01	840.16	2.18	0.00	-NA-	-42.98	-77.73	-53.09	-33.99	-53.09	38.67
Europe Healthcare	GBP	591.58	90.69	0.24	0.00	-NA-	-16.83	-27.50	-7.06	-5.26	-7.06	31.38
Europe Diversified	GBP	488.74	20,067.80	52.04	0.00	-NA-	-22.59	-51.78	-21.40	-8.79	-21.40	24.24
Eurozone Retail	GBP	879.56	5,944.46	15.42	0.00	-NA-	-6.33	-36.27	-12.46	-4.34	-12.46	26.01
Eurozone Residential	GBP	212.36	725.05	1.88	0.00	-NA-	-41.75	-64.28	-15.10	-17.28	-15.10	46.16
Eurozone Office	GBP	878.99	3,252.17	8.43	0.00	-NA-	-4.89	-18.70	-5.62	-4.97	-5.62	24.82
Eurozone Industrial	GBP	337.49	270.72	0.70	0.00	-NA-	-28.58	-57.78	-25.53	-22.18	-25.53	47.96
Eurozone Diversified	GBP	611.93	12,000.34	31.12	0.00	-NA-	-16.47	-46.92	-17.86	-9.15	-17.86	27.39
UK Specialty	GBP	98.82	49.72	0.13	0.00	-NA-	-54.55	-88.06	-72.65	-37.50	-72.65	56.55
UK Self Storage	GBP	584.97	161.04	0.42	0.00	-NA-	-19.69	-56.88	-21.57	10.31	-21.57	37.36
UK Retail	GBP	304.13	3,059.30	7.93	0.00	-NA-	-34.00	-67.32	-29.68	-9.43	-29.68	31.05
UK Residential	GBP	143.40	83.51	0.22	0.00	-NA-	-47.64	-79.87	-40.48	-21.84	-40.48	60.29
UK Industrial	GBP	144.77	569.44	1.48	0.00	-NA-	-47.01	-81.81	-60.11	-38.43	-60.11	40.83
UK Healthcare	GBP	591.58	90.69	0.24	0.00	-NA-	-16.83	-27.50	-7.06	-5.26	-7.06	31.38
UK Diversified	GBP	335.43	6,408.89	16.62	0.00	-NA-	-31.55	-60.70	-27.32	-9.12	-27.32	24.34
UK Office	GBP	328.69	1,186.26	3.08	0.00	-NA-	-31.83	-63.13	-19.96	-2.56	-19.96	27.19

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
North America Specialty	GBP	813.05	2,801.44	3.47	0.00	-NA-	-4.96	-30.90	-25.59	-15.64	-25.59	26.72
North America Self Storage	GBP	772.64	5,769.13	7.14	0.00	-NA-	-9.25	-11.73	-31.28	-11.26	-31.28	32.19
North America Retail	GBP	362.81	19,308.81	23.91	0.00	-NA-	-28.45	-52.74	-34.66	-20.39	-34.66	35.85
North America Residential	GBP	527.66	13,806.75	17.10	0.00	-NA-	-20.45	-36.68	-32.72	-21.33	-32.72	28.05
North America Office	GBP	439.97	10,687.77	13.23	0.00	-NA-	-23.78	-47.70	-31.88	-14.86	-31.88	34.31
North America Lodging/Resorts	GBP	212.96	3,011.07	3.73	0.00	-NA-	-39.43	-71.58	-43.83	-27.26	-43.83	37.12
North America Industrial	GBP	207.73	2,890.36	3.58	0.00	-NA-	-40.84	-75.61	-50.14	-31.62	-50.14	68.13
North America Industrial/Office	GBP	384.46	2,341.05	2.90	0.00	-NA-	-26.62	-33.96	-25.86	-15.14	-25.86	36.33
North America Healthcare	GBP	795.72	12,860.13	15.92	0.00	-NA-	-6.26	-14.78	-29.86	-18.41	-29.86	36.20
North America Diversified	GBP	441.45	7,278.27	9.01	0.00	-NA-	-23.56	-46.47	-35.49	-25.59	-35.49	30.57
United States Specialty	GBP	813.05	2,801.44	3.47	0.00	-NA-	-4.96	-30.90	-25.59	-15.64	-25.59	26.72
United States Self Storage	GBP	772.64	5,769.13	7.14	0.00	-NA-	-9.25	-11.73	-31.28	-11.26	-31.28	32.19
United States Retail	GBP	346.31	17,001.77	21.05	0.00	-NA-	-29.57	-54.29	-37.01	-21.33	-37.01	37.87
United States Residential	GBP	502.44	12,397.85	15.35	0.00	-NA-	-21.77	-38.26	-34.77	-22.92	-34.77	29.33
United States Lodging/Resorts	GBP	206.32	2,887.50	3.58	0.00	-NA-	-40.06	-71.81	-44.46	-27.96	-44.46	37.26
United States Industrial	GBP	207.75	2,890.36	3.58	0.00	-NA-	-40.85	-75.61	-50.14	-31.62	-50.14	68.18
United States Industrial/Office	GBP	384.46	2,341.05	2.90	0.00	-NA-	-26.62	-33.96	-25.86	-15.14	-25.86	36.33
United States Healthcare	GBP	848.37	12,425.69	15.39	0.00	-NA-	-4.20	-12.28	-30.27	-18.54	-30.27	37.02
United States Diversified	GBP	400.69	5,319.35	6.59	0.00	-NA-	-25.95	-47.76	-41.39	-30.80	-41.39	34.68
United States Office	GBP	461.76	9,422.36	11.67	0.00	-NA-	-22.73	-45.68	-32.36	-16.34	-32.36	35.21

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap Ccy (m) Feb-09	Free Float Mkt Cap (%) Weight Feb-09	Div Yld (%) Feb-09	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-09	Total Rtn (%) YTD	36 Mths Vlty (%)
	Global Specialty	JPY	604.39	397,634.30	1.37	0.00	-NA-	-20.07	-57.12	-22.69	-9.68	-22.69	32.18
	Global Self Storage	JPY	646.67	827,043.39	2.85	0.00	-NA-	-20.25	-42.20	-26.22	-3.91	-26.22	31.53
	Global Retail	JPY	381.58	6,400,392.15	22.02	0.00	-NA-	-32.07	-64.59	-21.14	-7.09	-21.14	30.69
	Global Residential	JPY	490.23	2,854,072.61	9.82	0.00	-NA-	-27.58	-57.28	-21.65	-10.70	-21.65	29.52
	Global Office	JPY	493.56	4,494,780.13	15.46	0.00	-NA-	-26.19	-58.64	-19.74	-7.99	-19.74	28.93
	Global Lodging/Resorts	JPY	177.63	419,935.76	1.44	0.00	-NA-	-46.79	-81.35	-39.89	-21.66	-39.89	39.71
	Global Industrial/Office	JPY	325.04	326,491.27	1.12	0.00	-NA-	-35.24	-55.53	-20.67	-8.60	-20.67	38.79
	Global Industrial	JPY	165.34	741,554.71	2.55	0.00	-NA-	-48.66	-84.98	-43.44	-26.92	-43.44	47.57
	Global Healthcare	JPY	662.82	1,806,169.99	6.21	0.00	-NA-	-17.73	-43.13	-24.81	-12.04	-24.81	35.65
	Global Diversified	JPY	445.48	10,800,731.74	37.16	0.00	-NA-	-28.73	-65.68	-19.89	-9.11	-19.89	29.98
	Asia Retail	JPY	457.25	2,451,812.56	19.73	0.00	-NA-	-26.61	-57.81	-12.81	-2.21	-12.81	27.31
	Asia Residential	JPY	1,238.63	815,765.20	6.56	0.00	-NA-	-1.76	-51.91	-2.74	2.43	-2.74	47.50
	Asia Office	JPY	593.77	1,952,760.23	15.71	0.00	-NA-	-21.44	-53.24	-19.66	-12.84	-19.66	25.86
	Asia Industrial	JPY	154.08	221,281.66	1.78	0.00	-NA-	-49.72	-87.41	-30.41	-26.89	-30.41	47.50
	Asia Diversified	JPY	477.25	6,986,944.89	56.22	0.00	-NA-	-26.44	-65.04	-19.54	-10.06	-19.54	32.77
	Asia ex Australia Diversified	JPY	540.62	6,344,456.35	51.05	0.00	-NA-	-23.46	-61.30	-17.60	-9.14	-17.60	-NA-
	Asia ex Australia Industrial	JPY	596.90	170,311.34	1.37	0.00	-NA-	-22.57	-55.68	-3.62	-5.17	-3.62	-NA-
	Asia ex Australia Office	JPY	645.38	1,778,035.88	14.31	0.00	-NA-	-19.58	-48.32	-17.02	-13.30	-17.02	-NA-
	Asia ex Australia Residential	JPY	1,230.37	815,765.20	6.56	0.00	-NA-	-1.98	-51.91	-2.74	2.43	-2.74	-NA-
	Asia ex Australia Retail	JPY	639.32	732,833.14	5.90	0.00	-NA-	-19.33	-45.72	-2.08	-2.47	-2.08	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
Europe Specialty	JPY	83.55	6,934.75	0.13	0.00	-NA-	-59.88	-91.96	-70.73	-32.68	-70.73	55.65
Europe Self Storage	JPY	494.57	22,458.69	0.42	0.00	-NA-	-29.12	-70.96	-16.08	18.82	-16.08	42.29
Europe Retail	JPY	478.40	1,255,699.41	23.35	0.00	-NA-	-28.46	-66.50	-12.44	1.47	-12.44	30.55
Europe Residential	JPY	171.98	112,765.50	2.10	0.00	-NA-	-49.23	-77.72	-12.98	-11.43	-12.98	44.88
Europe Office	JPY	560.45	1,051,462.79	19.55	0.00	-NA-	-23.48	-56.84	-6.42	3.15	-6.42	27.64
Europe Industrial	JPY	152.19	117,172.28	2.18	0.00	-NA-	-49.67	-85.00	-49.80	-28.90	-49.80	40.29
Europe Healthcare	JPY	500.16	12,647.29	0.24	0.00	-NA-	-26.59	-51.18	-0.54	2.04	-0.54	33.49
Europe Diversified	JPY	413.21	2,798,731.31	52.04	0.00	-NA-	-31.67	-67.52	-15.89	-1.75	-15.89	29.01
Eurozone Retail	JPY	743.63	829,037.31	15.42	0.00	-NA-	-17.33	-57.08	-6.33	3.04	-6.33	29.54
Eurozone Residential	JPY	179.54	101,118.84	1.88	0.00	-NA-	-48.58	-75.94	-9.15	-10.90	-9.15	44.62
Eurozone Office	JPY	743.15	453,560.03	8.43	0.00	-NA-	-16.06	-45.25	1.00	2.36	1.00	27.81
Eurozone Industrial	JPY	285.34	37,755.54	0.70	0.00	-NA-	-36.96	-71.56	-20.31	-16.18	-20.31	45.63
Eurozone Diversified	JPY	517.37	1,673,612.72	31.12	0.00	-NA-	-26.28	-64.25	-12.10	-2.14	-12.10	31.26
UK Specialty	JPY	83.55	6,934.75	0.13	0.00	-NA-	-59.88	-91.96	-70.73	-32.68	-70.73	55.65
UK Self Storage	JPY	494.57	22,458.69	0.42	0.00	-NA-	-29.12	-70.96	-16.08	18.82	-16.08	42.29
UK Retail	JPY	257.13	426,662.10	7.93	0.00	-NA-	-41.74	-77.99	-24.75	-2.45	-24.75	37.28
UK Residential	JPY	121.24	11,646.66	0.22	0.00	-NA-	-53.79	-86.45	-36.31	-15.82	-36.31	56.06
UK Industrial	JPY	122.40	79,416.74	1.48	0.00	-NA-	-53.23	-87.75	-57.31	-33.68	-57.31	42.62
UK Healthcare	JPY	500.16	12,647.29	0.24	0.00	-NA-	-26.59	-51.18	-0.54	2.04	-0.54	33.49
UK Diversified	JPY	283.60	893,808.24	16.62	0.00	-NA-	-39.58	-73.53	-22.23	-2.11	-22.23	30.06
UK Office	JPY	277.90	165,439.97	3.08	0.00	-NA-	-39.84	-75.17	-14.35	4.96	-14.35	33.47

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Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
North America Specialty	JPY	687.40	390,699.54	3.47	0.00	-NA-	-16.12	-53.46	-20.38	-9.13	-20.38	32.23
North America Self Storage	JPY	653.24	804,584.69	7.14	0.00	-NA-	-19.91	-40.55	-26.47	-4.42	-26.47	32.00
North America Retail	JPY	306.74	2,692,880.18	23.91	0.00	-NA-	-36.85	-68.17	-30.08	-14.25	-30.08	37.56
North America Residential	JPY	446.12	1,925,541.91	17.10	0.00	-NA-	-29.79	-57.36	-28.01	-15.26	-28.01	31.94
North America Office	JPY	371.98	1,490,557.11	13.23	0.00	-NA-	-32.73	-64.78	-27.11	-8.29	-27.11	38.04
North America Lodging/Resorts	JPY	180.05	419,935.76	3.73	0.00	-NA-	-46.54	-80.86	-39.89	-21.65	-39.89	39.61
North America Industrial	JPY	175.63	403,100.76	3.58	0.00	-NA-	-47.78	-83.57	-46.64	-26.34	-46.64	63.63
North America Industrial/Office	JPY	325.04	326,491.27	2.90	0.00	-NA-	-35.24	-55.53	-20.67	-8.60	-20.67	38.79
North America Healthcare	JPY	672.75	1,793,522.69	15.92	0.00	-NA-	-17.27	-42.61	-24.94	-12.12	-24.94	35.94
North America Diversified	JPY	373.23	1,015,055.54	9.01	0.00	-NA-	-32.54	-63.95	-30.97	-19.86	-30.97	33.81
United States Specialty	JPY	687.40	390,699.54	3.47	0.00	-NA-	-16.12	-53.46	-20.38	-9.13	-20.38	32.23
United States Self Storage	JPY	653.24	804,584.69	7.14	0.00	-NA-	-19.91	-40.55	-26.47	-4.42	-26.47	32.00
United States Retail	JPY	292.80	2,371,131.04	21.05	0.00	-NA-	-37.84	-69.21	-32.59	-15.26	-32.59	39.08
United States Residential	JPY	424.79	1,729,051.51	15.35	0.00	-NA-	-30.95	-58.42	-30.20	-16.98	-30.20	32.85
United States Lodging/Resorts	JPY	174.43	402,701.73	3.58	0.00	-NA-	-47.09	-81.01	-40.57	-22.40	-40.57	39.68
United States Industrial	JPY	175.64	403,100.76	3.58	0.00	-NA-	-47.80	-83.57	-46.65	-26.34	-46.65	63.67
United States Industrial/Office	JPY	325.04	326,491.27	2.90	0.00	-NA-	-35.24	-55.53	-20.67	-8.60	-20.67	38.79
United States Healthcare	JPY	717.27	1,732,933.75	15.39	0.00	-NA-	-15.44	-40.93	-25.38	-12.26	-25.38	36.65
United States Diversified	JPY	338.76	741,857.34	6.59	0.00	-NA-	-34.64	-64.82	-37.28	-25.46	-37.28	36.73
United States Office	JPY	390.40	1,314,077.38	11.67	0.00	-NA-	-31.80	-63.42	-27.62	-9.89	-27.62	38.32

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Global Specialty	AUD	647.60	6,361.30	2.72	0.00	-NA-	-NA-	-NA-	-NA-	-17.48	-NA-	-NA-
Global Self Storage	AUD	692.91	13,230.92	5.66	0.00	-NA-	-NA-	-NA-	-NA-	-12.21	-NA-	-NA-
Global Retail	AUD	408.86	102,392.54	43.77	0.00	-NA-	-NA-	-NA-	-NA-	-15.11	-NA-	-NA-
Global Residential	AUD	525.28	45,659.04	19.52	0.00	-NA-	-NA-	-NA-	-NA-	-18.41	-NA-	-NA-
Global Office	AUD	528.84	71,906.84	30.74	0.00	-NA-	-NA-	-NA-	-NA-	-15.94	-NA-	-NA-
Global Lodging/Resorts	AUD	190.33	6,718.07	2.87	0.00	-NA-	-NA-	-NA-	-NA-	-28.42	-NA-	-NA-
Global Industrial/Office	AUD	348.28	5,223.16	2.23	0.00	-NA-	-NA-	-NA-	-NA-	-16.49	-NA-	-NA-
Global Industrial	AUD	177.17	11,863.28	5.07	0.00	-NA-	-NA-	-NA-	-NA-	-33.23	-NA-	-NA-
Global Healthcare	AUD	710.21	28,894.84	12.35	0.00	-NA-	-NA-	-NA-	-NA-	-19.63	-NA-	-NA-
Global Diversified	AUD	477.33	172,788.53	73.87	0.00	-NA-	-NA-	-NA-	-NA-	-16.96	-NA-	-NA-
Asia Retail	AUD	489.94	39,223.74	39.22	0.00	-NA-	-NA-	-NA-	-NA-	-10.65	-NA-	-NA-
Asia Residential	AUD	1,327.18	13,050.49	13.05	0.00	-NA-	-NA-	-NA-	-NA-	-6.41	-NA-	-NA-
Asia Office	AUD	636.22	31,239.97	31.24	0.00	-NA-	-NA-	-NA-	-NA-	-20.37	-NA-	-NA-
Asia Industrial	AUD	165.09	3,540.03	3.54	0.00	-NA-	-NA-	-NA-	-NA-	-33.20	-NA-	-NA-
Asia Diversified	AUD	511.37	111,776.12	111.76	0.00	-NA-	-NA-	-NA-	-NA-	-17.83	-NA-	-NA-
Asia ex Australia Diversified	AUD	579.27	101,497.68	101.48	0.00	-NA-	-NA-	-NA-	-NA-	-16.99	-NA-	-NA-
Asia ex Australia Industrial	AUD	639.58	2,724.62	2.72	0.00	-NA-	-NA-	-NA-	-NA-	-13.35	-NA-	-NA-
Asia ex Australia Office	AUD	691.53	28,444.76	28.44	0.00	-NA-	-NA-	-NA-	-NA-	-20.79	-NA-	-NA-
Asia ex Australia Residential	AUD	1,318.34	13,050.49	13.05	0.00	-NA-	-NA-	-NA-	-NA-	-6.41	-NA-	-NA-
Asia ex Australia Retail	AUD	685.02	11,723.76	11.72	0.00	-NA-	-NA-	-NA-	-NA-	-10.90	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Index Description	Curr	Close Value Feb-09	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	
Europe Specialty	AUD	89.52	110.94	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-38.49	-NA-	-NA-
Europe Self Storage	AUD	529.93	359.29	0.83	0.00	-NA-	-NA-	-NA-	-NA-	8.56	-NA-	-NA-
Europe Retail	AUD	512.60	20,088.50	46.42	0.00	-NA-	-NA-	-NA-	-NA-	-7.29	-NA-	-NA-
Europe Residential	AUD	184.28	1,804.01	4.17	0.00	-NA-	-NA-	-NA-	-NA-	-19.08	-NA-	-NA-
Europe Office	AUD	600.52	16,821.15	38.87	0.00	-NA-	-NA-	-NA-	-NA-	-5.76	-NA-	-NA-
Europe Industrial	AUD	163.07	1,874.51	4.33	0.00	-NA-	-NA-	-NA-	-NA-	-35.04	-NA-	-NA-
Europe Healthcare	AUD	535.92	202.33	0.47	0.00	-NA-	-NA-	-NA-	-NA-	-6.77	-NA-	-NA-
Europe Diversified	AUD	442.76	44,773.69	103.46	0.00	-NA-	-NA-	-NA-	-NA-	-10.23	-NA-	-NA-
Eurozone Retail	AUD	796.80	13,262.82	30.65	0.00	-NA-	-NA-	-NA-	-NA-	-5.86	-NA-	-NA-
Eurozone Residential	AUD	192.38	1,617.68	3.74	0.00	-NA-	-NA-	-NA-	-NA-	-18.59	-NA-	-NA-
Eurozone Office	AUD	796.28	7,255.99	16.77	0.00	-NA-	-NA-	-NA-	-NA-	-6.48	-NA-	-NA-
Eurozone Industrial	AUD	305.74	604.01	1.40	0.00	-NA-	-NA-	-NA-	-NA-	-23.42	-NA-	-NA-
Eurozone Diversified	AUD	554.35	26,774.21	61.87	0.00	-NA-	-NA-	-NA-	-NA-	-10.60	-NA-	-NA-
UK Specialty	AUD	89.52	110.94	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-38.49	-NA-	-NA-
UK Self Storage	AUD	529.93	359.29	0.83	0.00	-NA-	-NA-	-NA-	-NA-	8.56	-NA-	-NA-
UK Retail	AUD	275.51	6,825.68	15.77	0.00	-NA-	-NA-	-NA-	-NA-	-10.87	-NA-	-NA-
UK Residential	AUD	129.90	186.32	0.43	0.00	-NA-	-NA-	-NA-	-NA-	-23.09	-NA-	-NA-
UK Industrial	AUD	131.15	1,270.50	2.94	0.00	-NA-	-NA-	-NA-	-NA-	-39.41	-NA-	-NA-
UK Healthcare	AUD	535.92	202.33	0.47	0.00	-NA-	-NA-	-NA-	-NA-	-6.77	-NA-	-NA-
UK Diversified	AUD	303.87	14,299.01	33.04	0.00	-NA-	-NA-	-NA-	-NA-	-10.56	-NA-	-NA-
UK Office	AUD	297.77	2,646.68	6.12	0.00	-NA-	-NA-	-NA-	-NA-	-4.10	-NA-	-NA-

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FTSE EPRA/NAREIT Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Feb-09	Ccy (m) Feb-09	(%) Weight Feb-09	Yld (%) Feb-09	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-09	Rtn (%) YTD	Vlty (%)
North America Specialty	AUD	736.55	6,250.35	6.90	0.00	-NA-	-NA-	-NA-	-NA-	-16.98	-NA-	-NA-
North America Self Storage	AUD	699.94	12,871.63	14.20	0.00	-NA-	-NA-	-NA-	-NA-	-12.67	-NA-	-NA-
North America Retail	AUD	328.67	43,080.30	47.53	0.00	-NA-	-NA-	-NA-	-NA-	-21.66	-NA-	-NA-
North America Residential	AUD	478.02	30,804.54	33.99	0.00	-NA-	-NA-	-NA-	-NA-	-22.58	-NA-	-NA-
North America Office	AUD	398.57	23,845.71	26.31	0.00	-NA-	-NA-	-NA-	-NA-	-16.21	-NA-	-NA-
North America Lodging/Resorts	AUD	192.92	6,718.07	7.41	0.00	-NA-	-NA-	-NA-	-NA-	-28.42	-NA-	-NA-
North America Industrial	AUD	188.18	6,448.75	7.12	0.00	-NA-	-NA-	-NA-	-NA-	-32.70	-NA-	-NA-
North America Industrial/Office	AUD	348.28	5,223.16	5.76	0.00	-NA-	-NA-	-NA-	-NA-	-16.49	-NA-	-NA-
North America Healthcare	AUD	720.85	28,692.51	31.66	0.00	-NA-	-NA-	-NA-	-NA-	-19.71	-NA-	-NA-
North America Diversified	AUD	399.91	16,238.71	17.92	0.00	-NA-	-NA-	-NA-	-NA-	-26.78	-NA-	-NA-
United States Specialty	AUD	736.55	6,250.35	6.90	0.00	-NA-	-NA-	-NA-	-NA-	-16.98	-NA-	-NA-
United States Self Storage	AUD	699.94	12,871.63	14.20	0.00	-NA-	-NA-	-NA-	-NA-	-12.67	-NA-	-NA-
United States Retail	AUD	313.73	37,933.01	41.85	0.00	-NA-	-NA-	-NA-	-NA-	-22.58	-NA-	-NA-
United States Residential	AUD	455.16	27,661.11	30.52	0.00	-NA-	-NA-	-NA-	-NA-	-24.15	-NA-	-NA-
United States Lodging/Resorts	AUD	186.90	6,442.36	7.11	0.00	-NA-	-NA-	-NA-	-NA-	-29.11	-NA-	-NA-
United States Industrial	AUD	188.20	6,448.75	7.12	0.00	-NA-	-NA-	-NA-	-NA-	-32.70	-NA-	-NA-
United States Industrial/Office	AUD	348.28	5,223.16	5.76	0.00	-NA-	-NA-	-NA-	-NA-	-16.49	-NA-	-NA-
United States Healthcare	AUD	768.55	27,723.22	30.59	0.00	-NA-	-NA-	-NA-	-NA-	-19.84	-NA-	-NA-
United States Diversified	AUD	362.98	11,868.13	13.10	0.00	-NA-	-NA-	-NA-	-NA-	-31.90	-NA-	-NA-
United States Office	AUD	418.32	21,022.42	23.20	0.00	-NA-	-NA-	-NA-	-NA-	-17.67	-NA-	-NA-

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Section 9

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 Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	297,090.36	192,673.89	54,963.18	32,432.12	47,041.16	205,124.45	133,430.34	78,249.42	25,442.26	11,969.50	40,817.30	30,263.42	18,382.56
Weighted Avg Market Cap	4,482.29	3,472.51	3,162.99	4,186.48	3,636.90	5,047.62	3,915.76	3,076.30	4,180.48	2,339.88	6,519.83	6,560.77	10,642.16
Median Market Cap	510.31	462.06	224.61	916.00	726.99	1,075.98	1,000.50	1,101.20	666.05	515.51	2,054.71	1,547.87	1,773.95
Largest Market Cap	15,246.97	15,246.97	10,351.74	10,351.74	10,351.74	15,246.97	15,246.97	7,611.55	10,351.74	3,640.24	14,695.99	10,587.08	15,246.97
Smallest Market Cap	19.37	19.37	19.37	150.61	19.37	26.58	26.58	455.11	26.58	70.87	353.06	916.46	461.70
Dividend Yield	7.14%	7.75%	8.46%	7.74%	8.20%	6.01%	5.79%	6.51%	6.01%	7.09%	5.14%	3.12%	9.86%
Number of Holdings	263	164	84	8	40	137	87	58	30	15	17	11	6
Number of Countries	20	19	13	10	11	20	19	2	12	1	3	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	233,920.03	151,705.64	43,276.36	25,536.08	37,038.80	161,508.84	105,059.05	61,611.25	20,032.47	9,424.43	32,138.32	23,828.51	14,473.87
Weighted Avg Market Cap	3,529.22	2,734.15	2,490.44	3,296.31	2,863.58	3,974.34	3,083.15	2,422.19	3,291.58	1,842.35	5,133.52	5,165.76	8,379.32
Median Market Cap	401.80	363.81	176.85	721.23	572.41	847.19	787.76	867.05	524.43	405.90	1,617.82	1,218.75	1,396.76
Largest Market Cap	12,005.01	12,005.01	8,150.65	8,150.65	8,150.65	12,005.01	12,005.01	5,993.11	8,150.65	2,866.22	11,571.18	8,335.95	12,005.01
Smallest Market Cap	15.25	15.25	15.25	118.59	15.25	20.92	20.92	358.34	20.92	55.80	277.99	721.59	363.53
Dividend Yield	7.14%	7.75%	8.46%	7.74%	8.20%	6.01%	5.79%	6.51%	6.01%	7.09%	5.14%	3.12%	9.86%
Number of Holdings	263	164	84	8	40	137	87	58	30	15	17	11	6
Number of Countries	20	19	13	10	11	20	19	2	12	1	3	1	1

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

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Westfield Group	AU	Retail	5.13%
Sun Hung Kai Props	HK	Diversified	4.95%
Mitsubishi Estate	JA	Diversified	3.56%
Unibail - Rodamco	FRA	Diversified	3.48%
Mitsui Fudosan Co.	JA	Diversified	3.04%
Simon Property Group	USA	Retail	2.56%
Public Storage	USA	Self Storage	2.38%
China Overseas Land & Inv (Red Chip)	HK	Residential	1.74%
Vornado Realty	USA	Diversified	1.71%
Equity Residential	USA	Residential	1.60%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	18.83%
Land Securities Group	UK	Diversified	6.62%
British Land Co	UK	Diversified	6.07%
Corio	NETH	Retail	4.86%
Hammerson	UK	Retail	4.39%
PSP Swiss Property	SWIT	Office	3.43%
Liberty International	UK	Retail	3.25%
Klepierre	FRA	Retail	3.11%
Icade	FRA	Diversified	2.66%
Wereldhave	NETH	Diversified	2.57%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Westfield Group	AU	Retail	7.91%
Sun Hung Kai Props	HK	Diversified	7.63%
Mitsubishi Estate	JA	Diversified	5.49%
Unibail - Rodamco	FRA	Diversified	5.37%
Mitsui Fudosan Co.	JA	Diversified	4.69%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.68%
Sumitomo Realty & Development	JA	Diversified	2.41%
Nippon Building Fund Inc	JA	Office	2.30%
Link Real Estate Investment Trust	HK	Retail	2.13%
Capitaland	SI	Diversified	2.11%

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	31.92%
Corio	NETH	Retail	8.24%
PSP Swiss Property	SWIT	Office	5.81%
Klepierre	FRA	Retail	5.27%
Icade	FRA	Diversified	4.50%
Wereldhave	NETH	Diversified	4.35%
Befimmo (Sicafi)	BELG	Office	3.63%
Silic	FRA	Office	3.41%
Castellum	SWED	Diversified	3.30%
Fonciere Des Regions	FRA	Diversified	3.21%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	22.01%
Land Securities Group	UK	Diversified	7.74%
British Land Co	UK	Diversified	7.09%
Corio	NETH	Retail	5.68%
Hammerson	UK	Retail	5.13%
PSP Swiss Property	SWIT	Office	4.01%
Liberty International	UK	Retail	3.79%
Klepierre	FRA	Retail	3.63%
Icade	FRA	Diversified	3.10%
Wereldhave	NETH	Diversified	3.00%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	5.85%
Sun Hung Kai Props	HK	Diversified	5.64%
Mitsubishi Estate	JA	Diversified	4.06%
Unibail - Rodamco	FRA	Diversified	3.97%
Mitsui Fudosan Co.	JA	Diversified	3.47%
Simon Property Group	USA	Retail	2.92%
Public Storage	USA	Self Storage	2.72%
China Overseas Land & Inv (Red Chip)	HK	Residential	1.98%
Vornado Realty	USA	Diversified	1.95%
Equity Residential	USA	Residential	1.82%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	7.42%
Sun Hung Kai Props	HK	Diversified	7.15%
Mitsubishi Estate	JA	Diversified	5.15%
Unibail - Rodamco	FRA	Diversified	5.04%
Mitsui Fudosan Co.	JA	Diversified	4.40%
China Overseas Land & Inv (Red Chip)	HK	Residential	2.51%
Sumitomo Realty & Development	JA	Diversified	2.26%
Nippon Building Fund Inc	JA	Office	2.16%
Link Real Estate Investment Trust	HK	Retail	1.99%
Capitaland	SI	Diversified	1.98%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	7.66%
Public Storage	USA	Self Storage	7.13%
Vornado Realty	USA	Diversified	5.11%
Equity Residential	USA	Residential	4.77%
HCP	USA	Healthcare	4.64%
Boston Property	USA	Office	4.51%
Avalonbay Communities	USA	Residential	3.29%
Healthcare REIT	USA	Healthcare	3.20%
Ventas Inc	USA	Healthcare	3.10%
Federal Realty Invs	USA	Retail	2.43%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	32.04%
Corio	NETH	Retail	8.27%
PSP Swiss Property	SWIT	Office	5.83%
Klepierre	FRA	Retail	5.29%
Icade	FRA	Diversified	4.52%
Wereldhave	NETH	Diversified	4.37%
Befimmo (Sicafi)	BELG	Office	3.64%
Silic	FRA	Office	3.42%
Castellum	SWED	Diversified	3.31%
Fonciere Des Regions	FRA	Diversified	3.22%

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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	23.95%
British Land Co	UK	Diversified	21.95%
Hammerson	UK	Retail	15.88%
Liberty International	UK	Retail	11.73%
Derwent London	UK	Office	5.62%
Segro	UK	Industrial	4.35%
Great Portland Estates	UK	Office	3.90%
Shaftesbury	UK	Diversified	3.39%
Helical Bar	UK	Diversified	3.00%
F&C Commercial Property Trust	UK	Diversified	1.65%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	28.35%
China Overseas Land & Inv (Red Chip)	HK	Residential	9.96%
Link Real Estate Investment Trust	HK	Retail	7.90%
Capitaland	SI	Diversified	7.83%
Hang Lung Properties	HK	Diversified	7.72%
Henderson Land Dev	HK	Diversified	7.00%
Hong Kong Land	HK	Office	6.77%
New World Development	HK	Diversified	4.86%
China Resources Land	HK	Residential	3.96%
Sino Land	HK	Diversified	3.64%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	27.54%
Mitsui Fudosan Co.	JA	Diversified	23.51%
Sumitomo Realty & Development	JA	Diversified	12.10%
Nippon Building Fund Inc	JA	Office	11.53%
Japan Real Estate Investment Corporation	JA	Office	8.01%
Nomura Real Estate Office Fund	JA	Office	4.03%
Japan Retail Fund Investment	JA	Retail	3.30%
Japan Prime Realty Investment	JA	Office	2.61%
Aeon Mall Co Ltd	JA	Retail	2.53%
NTT Urban Development	JA	Office	2.45%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	65.31%
Stockland	AU	Diversified	11.82%
CFS Retail Property Trust	AU	Retail	8.54%
Dexus Property Group	AU	Diversified	6.66%
GPT Group	AU	Diversified	5.70%
Goodman Group	AU	Industrial	1.98%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global	Liquid Global	Country Breakdown (USD)												
		Market Cap USD	Market Cap EUR	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Hong Kong	Asia ex-Japan			16.08%	24.79%	0.00%	0.00%	0.00%	16.82%	21.33%	0.00%	0.00%	0.00%	84.53%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.12%	0.18%	0.00%	0.00%	0.00%	0.14%	0.17%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%
Singapore	Asia ex-Japan			3.02%	4.66%	0.00%	0.00%	0.00%	2.94%	3.73%	0.00%	0.00%	0.00%	14.79%	0.00%	0.00%
	Asia ex-Japan	51,840.05	40,817.30	19.22%	29.63%	0.00%	0.00%	0.00%	19.90%	25.24%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	23,346.78	18,382.56	8.90%	13.72%	0.00%	0.00%	0.00%	8.96%	11.37%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	23,346.78	18,382.56	8.90%	13.72%	0.00%	0.00%	0.00%	8.96%	11.37%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.25%	0.38%	1.34%	2.27%	1.56%	0.16%	0.21%	0.00%	1.31%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.94%	1.45%	5.10%	6.48%	4.47%	0.91%	1.15%	0.00%	7.32%	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			0.27%	0.42%	1.46%	1.03%	0.71%	0.23%	0.29%	0.00%	1.86%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			5.96%	9.19%	32.20%	50.87%	35.07%	6.01%	7.63%	0.00%	48.49%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.60%	0.92%	3.22%	2.80%	1.93%	0.54%	0.69%	0.00%	4.37%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.13%	0.20%	0.69%	0.46%	0.32%	0.12%	0.15%	0.00%	0.93%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.27%	0.41%	1.44%	1.80%	1.24%	0.29%	0.37%	0.00%	2.33%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			2.23%	3.44%	12.04%	17.81%	12.28%	2.22%	2.81%	0.00%	17.88%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.04%	0.06%	0.20%	0.00%	0.00%	0.04%	0.05%	0.00%	0.33%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.01%	0.01%	0.05%	0.00%	0.00%	0.01%	0.01%	0.00%	0.08%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			1.15%	1.77%	6.21%	8.44%	5.82%	0.87%	1.11%	0.00%	7.04%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			1.10%	1.69%	5.93%	8.04%	5.54%	1.00%	1.27%	0.00%	8.07%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	32,312.97	25,442.26	12.93%	19.94%	69.89%	100.00%	68.94%	12.40%	15.73%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	38,436.08	30,263.42	14.64%	22.57%	0.00%	0.00%	0.00%	14.75%	18.71%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	38,436.08	30,263.42	14.64%	22.57%	0.00%	0.00%	0.00%	14.75%	18.71%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			3.60%	5.55%	0.00%	0.00%	0.00%	3.20%	4.05%	8.38%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			35.15%	0.00%	0.00%	0.00%	0.00%	34.95%	0.00%	91.62%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	99,380.75	78,249.42	38.74%	5.55%	0.00%	0.00%	0.00%	38.15%	4.05%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	15,201.88	11,969.50	5.57%	8.59%	30.11%	0.00%	31.06%	5.84%	7.40%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	15,201.88	11,969.50	5.57%	8.59%	30.11%	0.00%	31.06%	5.84%	7.40%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		260,518.50	205,124.45	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		169,463.33	133,430.34													

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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	37.16%	50.68%	52.04%	54.53%	53.66%	37.40%	53.96%	7.85%	51.40%	53.95%	65.55%	65.54%	24.18%
Healthcare	6.21%	0.00%	0.24%	0.00%	0.00%	6.25%	0.00%	16.37%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.85%	0.00%	0.42%	0.00%	0.49%	3.01%	0.14%	7.66%	0.00%	1.51%	0.00%	0.00%	0.00%
Industrial	2.55%	1.00%	2.18%	0.00%	1.73%	2.16%	1.72%	2.72%	0.82%	5.34%	2.65%	0.00%	1.98%
Office	15.46%	23.57%	19.55%	21.60%	18.29%	14.07%	14.94%	12.91%	22.02%	11.12%	7.75%	28.63%	0.00%
Residential	9.82%	2.69%	2.10%	1.30%	1.15%	9.99%	5.77%	18.09%	2.59%	0.00%	13.92%	0.00%	0.00%
Retail	22.02%	22.06%	23.35%	22.57%	24.54%	23.33%	23.43%	24.52%	23.17%	27.62%	10.12%	5.83%	73.84%
Lodging/Resorts	1.44%	0.00%	0.00%	0.00%	0.00%	1.15%	0.00%	3.03%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.37%	0.00%	0.13%	0.00%	0.15%	1.56%	0.04%	4.02%	0.00%	0.47%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.12%	0.00%	0.00%	0.00%	0.00%	1.08%	0.00%	2.83%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Country	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Hong Kong *	-10.00%	-NA-	-NA-	-NA-	-NA-	-9.22%	-54.28%	-8.89%	1.22%	30.73%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	-4.12%	-NA-	-NA-	-NA-	-NA-	-15.99%	-46.34%	-8.83%	-NA-	25.37%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	-9.39%	-NA-	-NA-	-NA-	-NA-	-21.37%	-63.44%	-15.46%	3.37%	33.99%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	-15.12%	-NA-	-NA-	-NA-	-NA-	-30.11%	-71.37%	-29.28%	-12.10%	32.00%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	-23.07%	-NA-	-NA-	-NA-	-NA-	-17.30%	-88.77%	-51.77%	-32.11%	47.85%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	-6.00%	-NA-	-NA-	-NA-	-NA-	-6.81%	-30.69%	0.01%	4.08%	20.88%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	-9.76%	-NA-	-NA-	-NA-	-NA-	-17.25%	-66.36%	-21.83%	-4.12%	35.72%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	-8.91%	-NA-	-NA-	-NA-	-NA-	-14.46%	-49.77%	-8.98%	9.23%	27.78%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	-11.98%	-NA-	-NA-	-NA-	-NA-	-26.34%	-68.03%	-32.29%	-9.06%	46.69%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	-1.07%	-NA-	-NA-	-NA-	-NA-	-28.94%	-68.53%	-22.58%	-NA-	37.56%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	-5.06%	-NA-	-NA-	-NA-	-NA-	2.51%	-57.82%	-27.56%	-6.69%	40.33%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	-7.65%	-NA-	-NA-	-NA-	-NA-	-16.38%	-53.01%	-11.39%	2.47%	25.59%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	-7.53%	-NA-	-NA-	-NA-	-NA-	-18.33%	-91.72%	-NA-	-40.78%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Spain *	-6.70%	-NA-	-NA-	-NA-	-NA-	3.78%	-85.27%	-57.94%	-28.69%	-NA-	-49.61%	43.56%	48.96%	63.66%	56.14%	65.36%	-6.74%	1.39%
Sweden *	-4.34%	-NA-	-NA-	-NA-	-NA-	-19.57%	-53.73%	-14.77%	5.82%	37.19%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	-6.27%	-NA-	-NA-	-NA-	-NA-	-17.77%	-33.43%	-2.84%	5.80%	23.43%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	-22.69%	-NA-	-NA-	-NA-	-NA-	-31.24%	-50.02%	-19.72%	-0.55%	28.11%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	-7.80%	-NA-	-NA-	-NA-	-NA-	-13.16%	-55.61%	-19.01%	-2.52%	25.77%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	-21.45%	-NA-	-NA-	-NA-	-NA-	-35.29%	-59.03%	-25.71%	-8.77%	33.84%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	-10.89%	-NA-	-NA-	-NA-	-NA-	-30.15%	-73.60%	-35.96%	-14.99%	29.03%	-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

Region	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Region																		
Asia *	-15.78%	-NA-	-NA-	-NA-	-NA-	-23.17%	-58.44%	-18.61%	-3.01%	26.19%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	-15.12%	-NA-	-NA-	-NA-	-NA-	-30.11%	-71.37%	-29.28%	-12.10%	32.00%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	-8.21%	-NA-	-NA-	-NA-	-NA-	-15.67%	-55.99%	-16.80%	1.07%	27.38%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	-22.69%	-NA-	-NA-	-NA-	-NA-	-31.24%	-50.02%	-19.72%	-0.55%	28.11%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	-20.36%	-NA-	-NA-	-NA-	-NA-	-33.72%	-58.75%	-25.17%	-8.30%	32.76%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	-10.89%	-NA-	-NA-	-NA-	-NA-	-30.15%	-73.60%	-35.96%	-14.99%	29.03%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	-11.56%	-NA-	-NA-	-NA-	-NA-	-72.86%	-73.61%	-35.80%	-14.88%	29.71%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	-15.28%	-NA-	-NA-	-NA-	-NA-	-72.63%	-68.63%	-27.34%	-10.06%	30.42%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	-22.73%	-NA-	-NA-	-NA-	-NA-	-54.00%	-49.71%	-19.63%	-0.65%	29.05%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	-9.85%	-NA-	-NA-	-NA-	-NA-	-60.20%	-54.02%	-8.47%	1.31%	28.69%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	-20.59%	-NA-	-NA-	-NA-	-NA-	-61.76%	-59.77%	-26.29%	-8.74%	33.38%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	-7.34%	-NA-	-NA-	-NA-	-NA-	-52.85%	-56.24%	-16.65%	0.27%	27.54%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	-16.51%	-NA-	-NA-	-NA-	-NA-	-61.82%	-59.41%	-22.82%	-6.02%	26.57%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	-13.48%	-NA-	-NA-	-NA-	-NA-	-61.62%	-58.96%	-20.21%	-3.55%	23.85%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK *	Mar-08	3.05%	10.19%	10.19%	-13.65%	20.23%	30.17%	-3.13%	-1.77%	-1.77%	-34.41%	7.51%	18.99%
Europe ex-UK *	Apr-08	-0.83%		9.28%	-14.65%	18.52%	28.54%	-0.77%		-2.53%	-32.54%	6.10%	18.16%
Europe ex-UK *	May-08	-1.39%		7.76%	-15.58%	16.78%	25.72%	-4.15%		-6.58%	-35.50%	2.27%	15.60%
Europe ex-UK *	Jun-08	-11.48%	-13.43%	-4.61%	-17.16%	11.11%	22.82%	-12.23%	-16.52%	-18.00%	-37.66%	-3.00%	11.75%
Europe ex-UK *	Jul-08	-2.50%		-7.00%	-13.72%	8.81%	22.36%	0.58%		-17.53%	-32.37%	-3.12%	11.31%
Europe ex-UK *	Aug-08	-4.94%		-11.59%	-17.65%	6.67%	21.37%	1.66%		-16.16%	-32.63%	-3.04%	11.09%
Europe ex-UK *	Sep-08	-13.82%	-20.13%	-23.81%	-31.33%	0.64%	16.23%	-6.80%	-4.71%	-21.86%	-33.68%	-6.59%	9.58%
Europe ex-UK *	Oct-08	-28.89%		-45.82%	-51.59%	-8.38%	8.07%	-21.52%		-38.68%	-46.91%	-12.44%	3.56%
Europe ex-UK *	Nov-08	-10.85%		-51.70%	-53.75%	-11.25%	4.04%	-14.69%		-47.68%	-49.93%	-17.93%	-0.55%
Europe ex-UK *	Dec-08	15.55%	-26.75%	-44.19%	-44.19%	-7.61%	5.70%	-1.74%	-34.21%	-48.59%	-48.59%	-19.44%	-1.35%
Europe ex-UK *	Jan-09	-8.13%		-48.72%	-48.32%	-12.78%	3.83%	-5.17%		-51.25%	-51.41%	-22.24%	-2.86%
Europe ex-UK *	Feb-09	-8.21%		-52.94%	-55.99%	-16.80%	1.07%	-8.17%		-55.24%	-55.85%	-26.17%	-5.92%
UK *	Mar-08	-1.79%	1.10%	1.10%	-32.02%	8.21%	25.18%	-5.90%	-6.72%	-6.72%	-42.89%	1.29%	16.18%
UK *	Apr-08	-5.12%		-4.07%	-33.68%	5.78%	22.78%	-3.43%		-9.92%	-41.86%	-0.63%	14.87%
UK *	May-08	-9.11%		-12.81%	-38.33%	1.92%	17.05%	-8.95%		-17.98%	-46.60%	-5.60%	10.71%
UK *	Jun-08	-10.17%	-22.53%	-21.68%	-40.02%	-1.29%	13.76%	-11.40%	-22.09%	-27.32%	-48.59%	-9.59%	6.78%
UK *	Jul-08	3.21%		-19.16%	-34.43%	0.24%	14.08%	4.23%		-24.25%	-42.48%	-7.78%	6.86%
UK *	Aug-08	-2.67%		-21.32%	-38.73%	-2.18%	13.16%	3.15%		-21.87%	-43.27%	-7.88%	6.71%
UK *	Sep-08	-6.67%	-6.25%	-26.57%	-38.64%	-4.94%	10.58%	-2.18%	5.16%	-23.57%	-37.88%	-9.65%	6.51%
UK *	Oct-08	-29.53%		-48.25%	-56.02%	-13.99%	1.99%	-21.93%		-40.34%	-49.82%	-15.61%	0.24%
UK *	Nov-08	-20.31%		-58.76%	-60.92%	-21.92%	-3.94%	-20.36%		-52.48%	-54.80%	-23.81%	-5.03%
UK *	Dec-08	-5.64%	-47.00%	-61.09%	-61.09%	-24.79%	-6.59%	-13.86%	-46.45%	-59.07%	-59.07%	-28.79%	-8.39%
UK *	Jan-09	-21.62%		-69.50%	-70.95%	-32.37%	-11.26%	-14.97%		-65.20%	-66.43%	-33.57%	-11.81%
UK *	Feb-09	-10.89%		-72.82%	-73.60%	-35.96%	-14.99%	-10.09%		-68.71%	-68.44%	-37.30%	-15.37%
Asia ex-Jap ex-Aus *	Mar-08	-4.76%	-16.35%	-16.35%	-13.64%	18.69%	27.15%	-8.76%	-22.82%	-22.82%	-27.46%	11.10%	18.01%
Asia ex-Jap ex-Aus *	Apr-08	11.65%		-6.60%	-5.83%	22.60%	29.39%	13.64%		-12.29%	-17.46%	15.18%	21.05%
Asia ex-Jap ex-Aus *	May-08	-4.57%		-10.87%	-12.55%	21.17%	26.29%	-4.40%		-16.15%	-24.29%	12.23%	19.44%
Asia ex-Jap ex-Aus *	Jun-08	-13.38%	-7.71%	-22.79%	-20.67%	14.19%	22.13%	-14.56%	-7.18%	-28.36%	-32.00%	4.58%	14.64%
Asia ex-Jap ex-Aus *	Jul-08	-0.30%		-23.03%	-19.89%	12.72%	21.43%	0.68%		-27.87%	-29.72%	3.69%	13.75%
Asia ex-Jap ex-Aus *	Aug-08	-6.04%		-27.67%	-25.01%	9.79%	17.69%	-0.42%		-28.18%	-30.57%	3.39%	10.98%
Asia ex-Jap ex-Aus *	Sep-08	-17.66%	-22.87%	-40.45%	-44.53%	1.32%	11.76%	-13.70%	-13.48%	-38.02%	-43.84%	-3.71%	7.64%
Asia ex-Jap ex-Aus *	Oct-08	-20.94%		-52.92%	-58.22%	-5.60%	5.55%	-12.42%		-45.71%	-52.33%	-7.38%	3.73%
Asia ex-Jap ex-Aus *	Nov-08	-3.72%		-54.67%	-57.20%	-7.60%	4.93%	-3.79%		-47.77%	-50.49%	-9.84%	3.74%
Asia ex-Jap ex-Aus *	Dec-08	4.82%	-20.21%	-52.48%	-52.48%	-9.37%	4.68%	-4.32%	-19.37%	-50.02%	-50.02%	-14.20%	2.66%
Asia ex-Jap ex-Aus *	Jan-09	-8.77%		-56.65%	-52.18%	-13.58%	1.00%	-1.04%		-50.55%	-44.75%	-15.12%	0.37%
Asia ex-Jap ex-Aus *	Feb-09	-15.78%		-63.49%	-58.44%	-18.61%	-3.01%	-15.03%		-57.98%	-50.32%	-20.31%	-3.43%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia *	Mar-08	-2.47%	-15.28%	-15.28%	-13.12%	11.80%	20.32%	-6.56%	-21.83%	-21.83%	-27.01%	4.65%	11.67%
Australia *	Apr-08	7.65%		-8.80%	-12.13%	14.06%	20.71%	9.56%		-14.35%	-22.97%	7.16%	12.93%
Australia *	May-08	-7.59%		-15.72%	-21.65%	11.93%	17.01%	-7.42%		-20.71%	-32.16%	3.67%	10.67%
Australia *	Jun-08	-9.66%	-10.13%	-23.86%	-27.40%	6.43%	14.71%	-10.89%	-9.62%	-29.34%	-37.77%	-2.52%	7.68%
Australia *	Jul-08	-7.10%		-29.27%	-30.03%	3.12%	13.61%	-6.19%		-33.72%	-38.62%	-5.14%	6.42%
Australia *	Aug-08	0.95%		-28.59%	-31.19%	3.21%	13.84%	6.98%		-29.09%	-36.29%	-2.80%	7.35%
Australia *	Sep-08	-13.92%	-19.28%	-38.54%	-46.69%	-2.40%	10.10%	-9.78%	-9.46%	-36.03%	-46.03%	-7.24%	6.05%
Australia *	Oct-08	-36.47%		-60.96%	-67.59%	-14.97%	-0.88%	-29.63%		-54.98%	-63.02%	-16.57%	-2.59%
Australia *	Nov-08	-3.59%		-62.36%	-65.08%	-16.67%	-2.32%	-3.66%		-56.63%	-59.61%	-18.69%	-3.43%
Australia *	Dec-08	-5.47%	-42.11%	-64.42%	-64.42%	-19.38%	-4.57%	-13.71%	-41.50%	-62.57%	-62.57%	-23.68%	-6.40%
Australia *	Jan-09	-17.66%		-70.70%	-66.31%	-24.91%	-8.36%	-10.69%		-66.57%	-61.08%	-26.25%	-8.93%
Australia *	Feb-09	-15.12%		-75.13%	-71.37%	-29.28%	-12.10%	-14.35%		-71.37%	-65.78%	-30.75%	-12.49%
Japan *	Mar-08	-1.78%	-10.00%	-10.00%	-31.93%	17.77%	28.75%	-5.90%	-16.96%	-16.96%	-42.81%	10.24%	19.49%
Japan *	Apr-08	16.28%		4.65%	-20.04%	25.22%	33.48%	18.34%		-1.73%	-29.91%	17.64%	24.88%
Japan *	May-08	-0.93%		3.68%	-22.33%	24.82%	31.86%	-0.75%		-2.46%	-32.74%	15.61%	24.71%
Japan *	Jun-08	-14.38%	-1.36%	-11.23%	-24.14%	17.91%	25.44%	-15.54%	-0.80%	-17.62%	-34.97%	7.99%	17.75%
Japan *	Jul-08	1.55%		-9.85%	-18.17%	18.45%	24.63%	2.54%		-15.53%	-28.21%	8.97%	16.75%
Japan *	Aug-08	-6.72%		-15.91%	-24.75%	13.34%	18.53%	-1.14%		-16.49%	-30.32%	6.75%	11.77%
Japan *	Sep-08	-10.35%	-15.08%	-24.62%	-36.85%	5.19%	13.99%	-6.04%	-4.75%	-21.54%	-36.06%	-0.03%	9.79%
Japan *	Oct-08	-11.90%		-33.59%	-44.30%	-0.72%	10.02%	-2.41%		-23.43%	-36.45%	-2.59%	8.12%
Japan *	Nov-08	-6.20%		-37.71%	-43.82%	-3.01%	10.12%	-6.27%		-28.23%	-35.01%	-5.36%	8.87%
Japan *	Dec-08	6.94%	-11.63%	-33.39%	-33.39%	-8.07%	10.31%	-2.38%	-10.70%	-29.94%	-29.94%	-12.97%	8.19%
Japan *	Jan-09	-11.06%		-40.75%	-40.09%	-13.19%	5.40%	-3.53%		-32.41%	-30.78%	-14.74%	4.75%
Japan *	Feb-09	-22.69%		-54.20%	-50.02%	-19.72%	-0.55%	-21.99%		-47.27%	-40.25%	-21.40%	-0.98%
North America *	Mar-08	5.40%	0.56%	0.56%	-17.71%	12.16%	19.22%	0.98%	-7.21%	-7.21%	-30.88%	4.99%	10.65%
North America *	Apr-08	5.72%		6.32%	-13.34%	12.55%	19.46%	7.60%		-0.16%	-24.04%	5.74%	11.76%
North America *	May-08	0.56%		6.92%	-13.01%	11.53%	18.24%	0.75%		0.59%	-24.68%	3.30%	11.83%
North America *	Jun-08	-10.61%	-4.96%	-4.43%	-14.62%	5.64%	15.12%	-11.83%	-4.42%	-11.32%	-26.82%	-3.24%	8.06%
North America *	Jul-08	2.39%		-2.14%	-5.26%	4.13%	14.41%	3.39%		-8.31%	-16.88%	-4.21%	7.17%
North America *	Aug-08	2.39%		0.19%	-8.52%	6.22%	14.74%	8.51%		-0.50%	-15.30%	0.03%	8.20%
North America *	Sep-08	-1.55%	3.21%	-1.36%	-13.91%	5.42%	13.61%	3.19%	15.77%	2.67%	-12.84%	0.19%	9.43%
North America *	Oct-08	-32.19%		-33.11%	-42.40%	-6.59%	4.77%	-24.89%		-22.88%	-34.29%	-8.35%	2.96%
North America *	Nov-08	-23.13%		-48.58%	-51.16%	-15.72%	-1.44%	-23.18%		-40.75%	-43.51%	-17.76%	-2.55%
North America *	Dec-08	15.47%	-39.81%	-40.63%	-40.63%	-11.71%	0.79%	5.40%	-39.18%	-37.56%	-37.56%	-16.41%	-1.15%
North America *	Jan-09	-16.77%		-50.59%	-49.91%	-18.74%	-3.61%	-9.72%		-43.63%	-42.13%	-20.19%	-4.21%
North America *	Feb-09	-20.36%		-60.65%	-58.75%	-25.17%	-8.30%	-19.64%		-54.70%	-50.70%	-26.73%	-8.70%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global *	Mar-08	0.39%	-5.63%	-5.63%	-47.72%	14.89%	23.28%	-3.82%	-12.93%	-12.93%	-30.56%	7.54%	14.42%
Global *	Apr-08	6.25%		0.27%	-52.42%	15.99%	23.77%	8.14%		-5.84%	-23.59%	8.97%	15.80%
Global *	May-08	-2.45%		-2.19%	-59.53%	14.31%	21.37%	-2.27%		-7.98%	-26.97%	5.88%	14.79%
Global *	Jun-08	-11.78%	-8.56%	-13.71%	-19.72%	8.26%	17.87%	-12.98%	-8.04%	-19.93%	-31.19%	-0.84%	10.65%
Global *	Jul-08	0.82%		-13.00%	-14.84%	6.82%	17.17%	1.81%		-18.48%	-25.29%	-1.74%	9.76%
Global *	Aug-08	-2.07%		-14.80%	-18.96%	6.43%	16.02%	3.78%		-15.40%	-24.97%	0.23%	9.41%
Global *	Sep-08	-9.26%	-10.41%	-22.69%	-30.61%	2.33%	12.76%	-4.89%	0.49%	-19.53%	-29.75%	-2.75%	8.61%
Global *	Oct-08	-27.87%		-44.24%	-51.21%	-7.29%	5.00%	-20.10%		-35.71%	-44.34%	-9.04%	3.19%
Global *	Nov-08	-14.51%		-52.33%	-54.80%	-13.04%	1.04%	-14.56%		-45.07%	-47.72%	-15.15%	-0.10%
Global *	Dec-08	9.66%	-32.38%	-47.72%	-47.72%	-11.53%	1.96%	0.10%	-31.67%	-45.02%	-45.02%	-16.25%	0.00%
Global *	Jan-09	-12.86%		-54.44%	-52.42%	-17.29%	-1.69%	-5.48%		-48.03%	-45.03%	-18.76%	-2.30%
Global *	Feb-09	-16.49%		-61.96%	-59.53%	-22.69%	-5.83%	-15.74%		-56.21%	-51.63%	-24.30%	-6.24%
Global ex-US *	Mar-08	-2.74%	-9.31%	-9.31%	-16.59%	17.13%	27.47%	-6.81%	-16.33%	-16.33%	-29.93%	9.48%	18.20%
Global ex-US *	Apr-08	6.51%		-3.41%	-12.27%	18.96%	28.18%	8.40%		-9.30%	-23.10%	11.60%	19.82%
Global ex-US *	May-08	-4.07%		-7.35%	-16.91%	17.12%	24.78%	-3.90%		-12.83%	-28.05%	8.32%	17.91%
Global ex-US *	Jun-08	-12.32%	-10.42%	-18.76%	-22.46%	11.15%	21.06%	-13.52%	-9.91%	-24.62%	-33.53%	1.65%	13.54%
Global ex-US *	Jul-08	-0.36%		-19.05%	-20.24%	10.01%	20.56%	0.62%		-24.15%	-30.03%	1.05%	12.84%
Global ex-US *	Aug-08	-4.86%		-22.99%	-24.84%	7.43%	18.12%	0.82%		-23.52%	-30.41%	1.03%	11.29%
Global ex-US *	Sep-08	-15.33%	-19.74%	-34.80%	-40.56%	0.39%	12.92%	-11.26%	-9.97%	-32.13%	-39.82%	-4.73%	8.67%
Global ex-US *	Oct-08	-24.33%		-50.66%	-56.39%	-7.37%	5.81%	-16.18%		-43.11%	-50.25%	-9.25%	3.89%
Global ex-US *	Nov-08	-7.52%		-54.37%	-56.72%	-10.54%	3.57%	-7.58%		-47.43%	-49.94%	-12.70%	2.31%
Global ex-US *	Dec-08	5.20%	-26.38%	-52.00%	-52.00%	-11.30%	3.28%	-3.96%	-25.61%	-49.51%	-49.51%	-16.02%	1.20%
Global ex-US *	Jan-09	-9.68%		-56.65%	-53.88%	-16.01%	0.23%	-2.03%		-50.54%	-46.71%	-17.51%	-0.48%
Global ex-US *	Feb-09	-13.52%		-62.51%	-59.79%	-20.63%	-3.61%	-12.74%		-56.84%	-51.93%	-22.29%	-4.12%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Mar-08	2.28%	10.20%	10.20%	-15.24%	19.70%	29.01%	-2.01%	1.68%	1.68%	-28.80%	12.04%	19.73%
Europe ex-UK	Apr-08	-0.79%		9.33%	-15.81%	18.22%	27.40%	0.98%		2.67%	-26.20%	11.06%	19.18%
Europe ex-UK	May-08	-1.55%		7.64%	-16.92%	16.46%	24.54%	-1.37%		1.27%	-28.06%	7.86%	17.79%
Europe ex-UK	Jun-08	-11.72%	-13.77%	-4.97%	-18.51%	10.93%	21.63%	-12.92%	-13.27%	-11.82%	-30.15%	1.60%	14.17%
Europe ex-UK	Jul-08	-2.74%		-7.58%	-14.97%	8.59%	21.20%	-1.79%		-13.40%	-25.41%	-0.11%	13.53%
Europe ex-UK	Aug-08	-4.87%		-12.08%	-18.75%	6.48%	20.23%	0.82%		-12.69%	-24.77%	0.28%	13.37%
Europe ex-UK	Sep-08	-13.87%	-20.31%	-24.28%	-32.29%	0.42%	15.25%	-9.73%	-10.62%	-21.18%	-31.45%	-4.57%	11.00%
Europe ex-UK	Oct-08	-28.92%		-46.17%	-52.31%	-8.46%	7.19%	-21.26%		-37.94%	-45.59%	-10.19%	5.34%
Europe ex-UK	Nov-08	-10.18%		-51.65%	-54.07%	-11.03%	3.28%	-10.24%		-44.29%	-46.87%	-13.19%	2.11%
Europe ex-UK	Dec-08	15.20%	-26.45%	-44.31%	-44.31%	-7.44%	4.82%	5.16%	-25.67%	-41.42%	-41.42%	-12.37%	2.81%
Europe ex-UK	Jan-09	-8.64%		-49.12%	-49.02%	-12.87%	2.83%	-0.90%		-41.94%	-41.09%	-14.42%	2.20%
Europe ex-UK	Feb-09	-7.34%		-52.85%	-56.24%	-16.65%	0.27%	-6.50%		-45.72%	-47.68%	-18.39%	-0.17%
UK	Mar-08	-1.07%	1.72%	1.72%	-31.67%	9.14%	25.25%	-5.22%	-6.15%	-6.15%	-42.60%	2.16%	16.25%
UK	Apr-08	-5.41%		-3.79%	-33.37%	6.47%	22.79%	-3.73%		-9.65%	-41.60%	0.03%	14.88%
UK	May-08	-9.74%		-13.16%	-38.44%	2.18%	16.92%	-9.57%		-18.30%	-46.69%	-5.36%	10.58%
UK	Jun-08	-9.41%	-22.66%	-21.33%	-39.41%	-0.67%	13.99%	-10.65%	-22.22%	-27.00%	-48.07%	-9.02%	7.00%
UK	Jul-08	3.36%		-18.69%	-33.10%	1.03%	14.43%	4.37%		-23.81%	-41.30%	-7.06%	7.19%
UK	Aug-08	-2.58%		-20.79%	-37.84%	-1.43%	13.52%	3.25%		-21.34%	-42.44%	-7.17%	7.05%
UK	Sep-08	-6.01%	-5.36%	-25.55%	-37.14%	-4.01%	11.12%	-1.49%	6.15%	-22.51%	-36.35%	-8.78%	7.03%
UK	Oct-08	-29.14%		-47.25%	-55.06%	-12.97%	2.60%	-21.51%		-39.18%	-48.73%	-14.61%	0.83%
UK	Nov-08	-21.07%		-58.36%	-60.59%	-21.28%	-3.56%	-21.12%		-52.02%	-54.41%	-23.19%	-4.65%
UK	Dec-08	-4.83%	-46.77%	-60.37%	-60.37%	-24.09%	-6.10%	-13.12%	-46.21%	-58.32%	-58.32%	-27.73%	-7.91%
UK	Jan-09	-22.56%		-69.31%	-70.84%	-31.99%	-10.89%	-16.00%		-64.99%	-66.31%	-33.48%	-11.44%
UK	Feb-09	-11.56%		-72.86%	-73.61%	-35.80%	-14.88%	-10.77%		-68.76%	-68.45%	-37.01%	-15.25%
Asia ex-Jap ex-Aus	Mar-08	-8.13%	-20.49%	-20.49%	10.47%	26.64%	33.42%	-11.99%	-26.64%	-26.64%	-7.20%	18.55%	23.83%
Asia ex-Jap ex-Aus	Apr-08	10.90%		-11.83%	20.23%	28.46%	36.70%	12.87%		-17.20%	5.39%	20.69%	27.89%
Asia ex-Jap ex-Aus	May-08	-5.20%		-16.41%	11.06%	26.44%	32.89%	-5.03%		-21.36%	-3.84%	17.11%	25.69%
Asia ex-Jap ex-Aus	Jun-08	-14.51%	-10.12%	-28.54%	-7.04%	18.69%	28.43%	-15.68%	-9.61%	-33.69%	-20.32%	8.71%	20.55%
Asia ex-Jap ex-Aus	Jul-08	3.12%		-26.31%	-8.27%	16.78%	26.16%	4.14%		-30.95%	-19.52%	7.43%	18.19%
Asia ex-Jap ex-Aus	Aug-08	-9.41%		-33.25%	-15.26%	13.64%	19.73%	-4.00%		-33.71%	-21.53%	7.03%	12.91%
Asia ex-Jap ex-Aus	Sep-08	-25.63%	-30.53%	-50.36%	-46.00%	2.34%	10.28%	-22.05%	-22.07%	-48.33%	-45.32%	-2.74%	6.22%
Asia ex-Jap ex-Aus	Oct-08	-15.48%		-58.04%	-58.31%	-0.75%	6.29%	-6.37%		-51.62%	-52.43%	-2.62%	4.46%
Asia ex-Jap ex-Aus	Nov-08	-1.47%		-58.66%	-59.07%	-2.65%	6.55%	-1.54%		-52.37%	-52.66%	-5.01%	5.35%
Asia ex-Jap ex-Aus	Dec-08	7.24%	-10.70%	-55.67%	-55.67%	-1.19%	6.87%	-2.11%	-9.76%	-53.37%	-53.37%	-5.93%	4.82%
Asia ex-Jap ex-Aus	Jan-09	-0.43%		-55.86%	-50.60%	-4.02%	3.70%	8.01%		-49.64%	-42.92%	-6.11%	3.05%
Asia ex-Jap ex-Aus	Feb-09	-9.85%		-60.20%	-54.02%	-8.47%	1.31%	-9.04%		-54.19%	-45.04%	-10.20%	0.87%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Mar-08	-1.70%	-14.24%	-14.24%	-12.24%	11.11%	20.94%	-5.82%	-20.87%	-20.87%	-26.28%	4.01%	12.25%
Australia	Apr-08	6.98%		-8.25%	-11.74%	13.08%	21.12%	8.88%		-13.84%	-22.63%	6.24%	13.31%
Australia	May-08	-8.41%		-15.97%	-21.89%	10.71%	17.19%	-8.24%		-20.95%	-32.37%	2.54%	10.84%
Australia	Jun-08	-9.79%	-11.62%	-24.20%	-27.20%	5.19%	14.93%	-11.02%	-11.11%	-29.66%	-37.60%	-3.66%	7.88%
Australia	Jul-08	-6.74%		-29.31%	-29.32%	2.31%	13.90%	-5.82%		-33.76%	-37.99%	-5.89%	6.69%
Australia	Aug-08	1.36%		-28.34%	-30.67%	2.62%	14.27%	7.42%		-28.84%	-35.80%	-3.35%	7.76%
Australia	Sep-08	-12.95%	-17.70%	-37.62%	-45.87%	-2.43%	10.82%	-8.76%	-7.69%	-35.07%	-45.20%	-7.27%	6.74%
Australia	Oct-08	-33.02%		-58.22%	-65.19%	-13.52%	0.81%	-25.80%		-51.83%	-60.29%	-15.15%	-0.93%
Australia	Nov-08	-3.73%		-59.78%	-62.56%	-15.33%	-0.72%	-3.80%		-53.66%	-56.69%	-17.38%	-1.85%
Australia	Dec-08	-4.27%	-38.27%	-61.49%	-61.49%	-17.74%	-2.72%	-12.61%	-37.62%	-59.50%	-59.50%	-22.12%	-4.59%
Australia	Jan-09	-16.09%		-67.69%	-63.08%	-22.84%	-6.18%	-8.98%		-63.14%	-57.34%	-24.22%	-6.77%
Australia	Feb-09	-15.28%		-72.63%	-68.63%	-27.34%	-10.06%	-14.52%		-68.49%	-62.50%	-28.85%	-10.46%
Japan	Mar-08	-1.55%	-9.93%	-9.93%	-32.81%	18.17%	29.44%	-5.68%	-16.90%	-16.90%	-43.55%	10.62%	20.13%
Japan	Apr-08	18.40%		6.64%	-19.35%	26.52%	34.92%	20.51%		0.14%	-29.31%	18.86%	26.23%
Japan	May-08	-1.51%		5.03%	-21.88%	25.74%	32.90%	-1.33%		-1.18%	-32.36%	16.46%	25.70%
Japan	Jun-08	-14.64%	-0.46%	-10.34%	-23.51%	18.86%	26.23%	-15.80%	0.11%	-16.80%	-34.44%	8.86%	18.49%
Japan	Jul-08	3.10%		-7.56%	-16.23%	20.05%	25.67%	4.11%		-13.38%	-26.51%	10.44%	17.72%
Japan	Aug-08	-6.91%		-13.95%	-23.55%	14.75%	19.00%	-1.34%		-14.54%	-29.21%	8.07%	12.22%
Japan	Sep-08	-10.52%	-14.12%	-23.00%	-36.27%	6.46%	14.35%	-6.21%	-3.67%	-19.86%	-35.48%	1.17%	10.14%
Japan	Oct-08	-10.55%		-31.12%	-43.04%	0.94%	10.71%	-0.91%		-20.59%	-35.01%	-0.96%	8.80%
Japan	Nov-08	-7.12%		-36.03%	-42.80%	-1.55%	10.79%	-7.18%		-26.29%	-33.83%	-3.94%	9.54%
Japan	Dec-08	5.62%	-12.25%	-32.43%	-32.43%	-7.36%	10.68%	-3.58%	-11.32%	-28.93%	-28.93%	-11.81%	8.55%
Japan	Jan-09	-11.89%		-40.47%	-40.35%	-13.01%	5.35%	-4.43%		-32.08%	-31.09%	-14.91%	4.69%
Japan	Feb-09	-22.73%		-54.00%	-49.71%	-19.63%	-0.65%	-22.03%		-47.04%	-39.89%	-21.15%	-1.08%
North America	Mar-08	5.89%	0.65%	0.65%	-18.92%	12.18%	19.06%	1.45%	-7.13%	-7.13%	-31.89%	5.01%	10.50%
North America	Apr-08	5.74%		6.43%	-14.51%	12.44%	19.56%	7.62%		-0.06%	-25.06%	5.63%	11.85%
North America	May-08	0.28%		6.73%	-14.11%	11.35%	18.34%	0.46%		0.41%	-25.63%	3.13%	11.93%
North America	Jun-08	-10.60%	-5.20%	-4.59%	-15.02%	5.55%	15.26%	-11.82%	-4.66%	-11.46%	-27.16%	-3.33%	8.20%
North America	Jul-08	2.68%		-2.03%	-5.74%	3.96%	14.38%	3.68%		-8.20%	-17.31%	-4.36%	7.15%
North America	Aug-08	2.28%		0.20%	-9.04%	6.11%	14.66%	8.39%		-0.50%	-15.78%	-0.06%	8.12%
North America	Sep-08	-2.13%	2.78%	-1.94%	-15.06%	4.60%	13.43%	2.58%	15.28%	2.07%	-14.00%	-0.60%	9.25%
North America	Oct-08	-32.33%		-33.64%	-43.25%	-7.36%	4.56%	-25.04%		-23.49%	-35.25%	-9.11%	2.75%
North America	Nov-08	-24.13%		-49.65%	-52.35%	-16.80%	-1.86%	-24.18%		-41.98%	-44.88%	-18.81%	-2.97%
North America	Dec-08	15.64%	-40.63%	-41.78%	-41.78%	-12.77%	0.38%	5.56%	-40.00%	-38.76%	-38.76%	-17.42%	-1.55%
North America	Jan-09	-17.29%		-51.84%	-51.16%	-19.86%	-4.01%	-10.29%		-45.06%	-43.57%	-21.29%	-4.61%
North America	Feb-09	-20.59%		-61.76%	-59.77%	-26.29%	-8.74%	-19.88%		-55.98%	-51.91%	-27.83%	-9.14%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	Mar-08	0.63%	-5.35%	-5.35%	-18.00%	14.53%	22.86%	-3.59%	-12.67%	-12.67%	-31.12%	6.71%	16.17%
Global	Apr-08	6.38%		0.69%	-13.18%	15.62%	23.47%	8.27%		-5.44%	-23.90%	8.73%	17.81%
Global	May-08	-2.82%		-2.14%	-16.11%	13.83%	21.02%	-2.64%		-7.94%	-27.36%	6.00%	16.21%
Global	Jun-08	-11.73%	-8.74%	-13.62%	-19.56%	7.93%	17.58%	-12.94%	-8.22%	-19.84%	-31.05%	-0.23%	12.08%
Global	Jul-08	1.21%		-12.57%	-14.13%	6.67%	16.94%	2.20%		-18.08%	-24.66%	-0.17%	11.71%
Global	Aug-08	-2.05%		-14.36%	-18.54%	6.34%	15.75%	3.81%		-14.96%	-24.58%	0.81%	10.78%
Global	Sep-08	-9.32%	-10.10%	-22.35%	-30.40%	2.22%	12.51%	-4.96%	0.84%	-19.17%	-29.53%	-2.73%	9.70%
Global	Oct-08	-27.04%		-43.35%	-50.48%	-7.03%	5.02%	-19.18%		-34.68%	-43.50%	-8.47%	4.12%
Global	Nov-08	-14.90%		-51.79%	-54.40%	-12.91%	1.01%	-14.95%		-44.45%	-47.25%	-14.43%	0.91%
Global	Dec-08	9.03%	-32.30%	-47.43%	-47.43%	-11.62%	1.80%	-0.47%	-31.59%	-44.71%	-44.71%	-16.33%	0.52%
Global	Jan-09	-13.01%		-54.27%	-52.52%	-17.41%	-1.86%	-5.64%		-47.82%	-45.15%	-18.88%	-1.90%
Global	Feb-09	-16.51%		-61.82%	-59.41%	-22.82%	-6.02%	-15.76%		-56.05%	-51.48%	-24.43%	-6.19%
Global ex-US	Mar-08	-2.56%	-8.87%	-8.87%	-17.08%	16.83%	27.03%	-6.65%	-15.92%	-15.92%	-30.34%	9.37%	17.90%
Global ex-US	Apr-08	6.71%		-2.75%	-12.23%	18.74%	27.87%	8.61%		-8.68%	-23.06%	11.56%	19.63%
Global ex-US	May-08	-4.48%		-7.11%	-17.10%	16.74%	24.34%	-4.30%		-12.61%	-28.21%	8.13%	17.61%
Global ex-US	Jun-08	-12.30%	-10.60%	-18.53%	-22.14%	10.88%	20.68%	-13.50%	-10.09%	-24.40%	-33.26%	1.56%	13.28%
Global ex-US	Jul-08	0.17%		-18.40%	-19.00%	10.08%	20.28%	1.15%		-23.53%	-28.94%	1.26%	12.67%
Global ex-US	Aug-08	-4.70%		-22.23%	-23.95%	7.59%	17.84%	1.00%		-22.77%	-29.58%	1.33%	11.12%
Global ex-US	Sep-08	-14.99%	-18.84%	-33.88%	-39.64%	0.69%	12.78%	-10.89%	-8.97%	-31.18%	-38.89%	-4.31%	8.63%
Global ex-US	Oct-08	-22.75%		-48.93%	-54.79%	-6.46%	6.11%	-14.43%		-41.12%	-48.41%	-8.23%	4.28%
Global ex-US	Nov-08	-7.72%		-52.87%	-55.39%	-9.67%	3.89%	-7.78%		-45.70%	-48.40%	-11.86%	2.72%
Global ex-US	Dec-08	4.18%	-25.74%	-50.90%	-50.90%	-10.85%	3.39%	-4.90%	-24.96%	-48.36%	-48.36%	-15.60%	1.40%
Global ex-US	Jan-09	-9.64%		-55.64%	-53.31%	-15.59%	0.33%	-1.99%		-49.39%	-46.05%	-17.09%	-0.29%
Global ex-US	Feb-09	-13.48%		-61.62%	-58.96%	-20.21%	-3.55%	-12.70%		-55.82%	-50.95%	-21.88%	-3.97%

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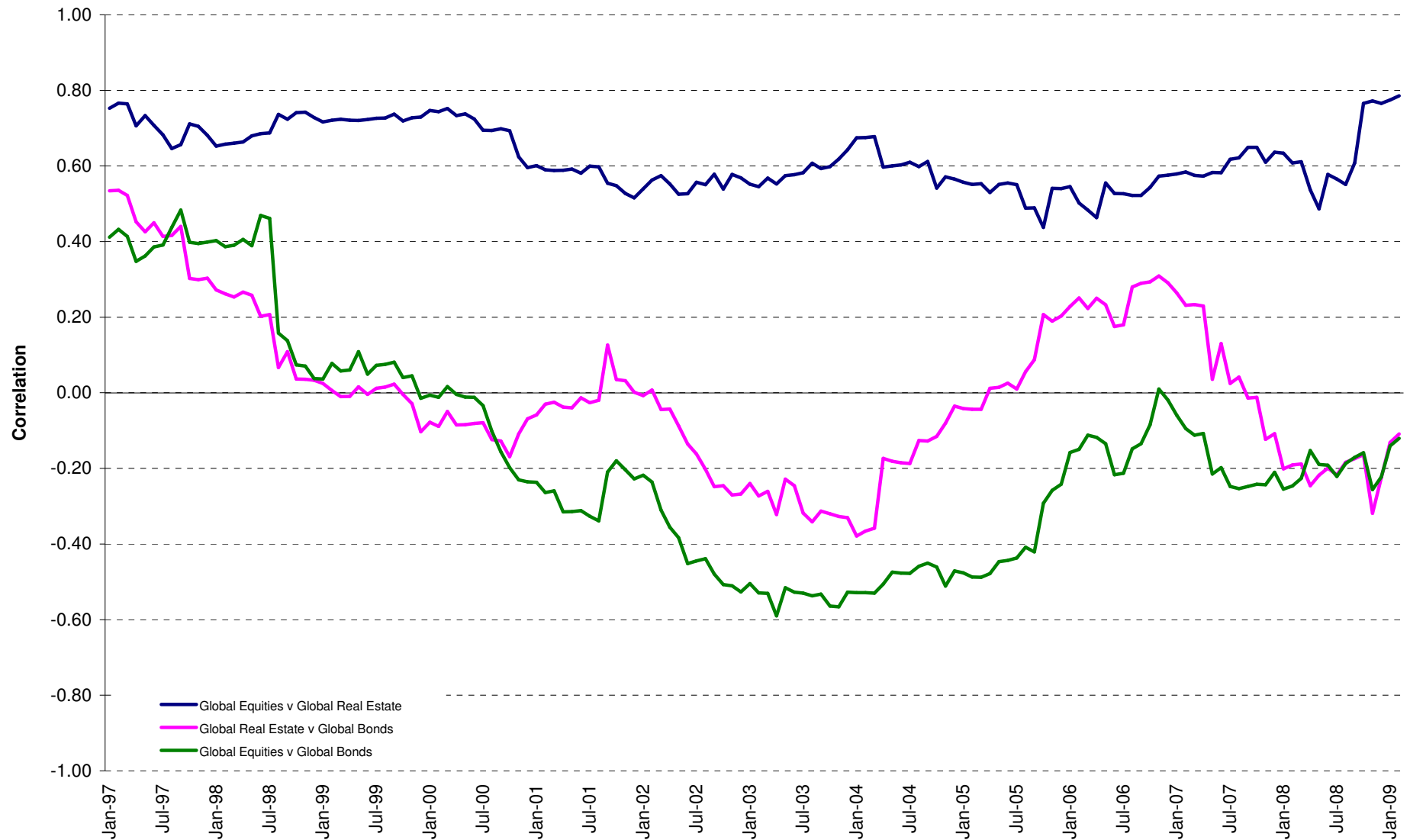
Section 10

Risk / Return Profiles and Correlations

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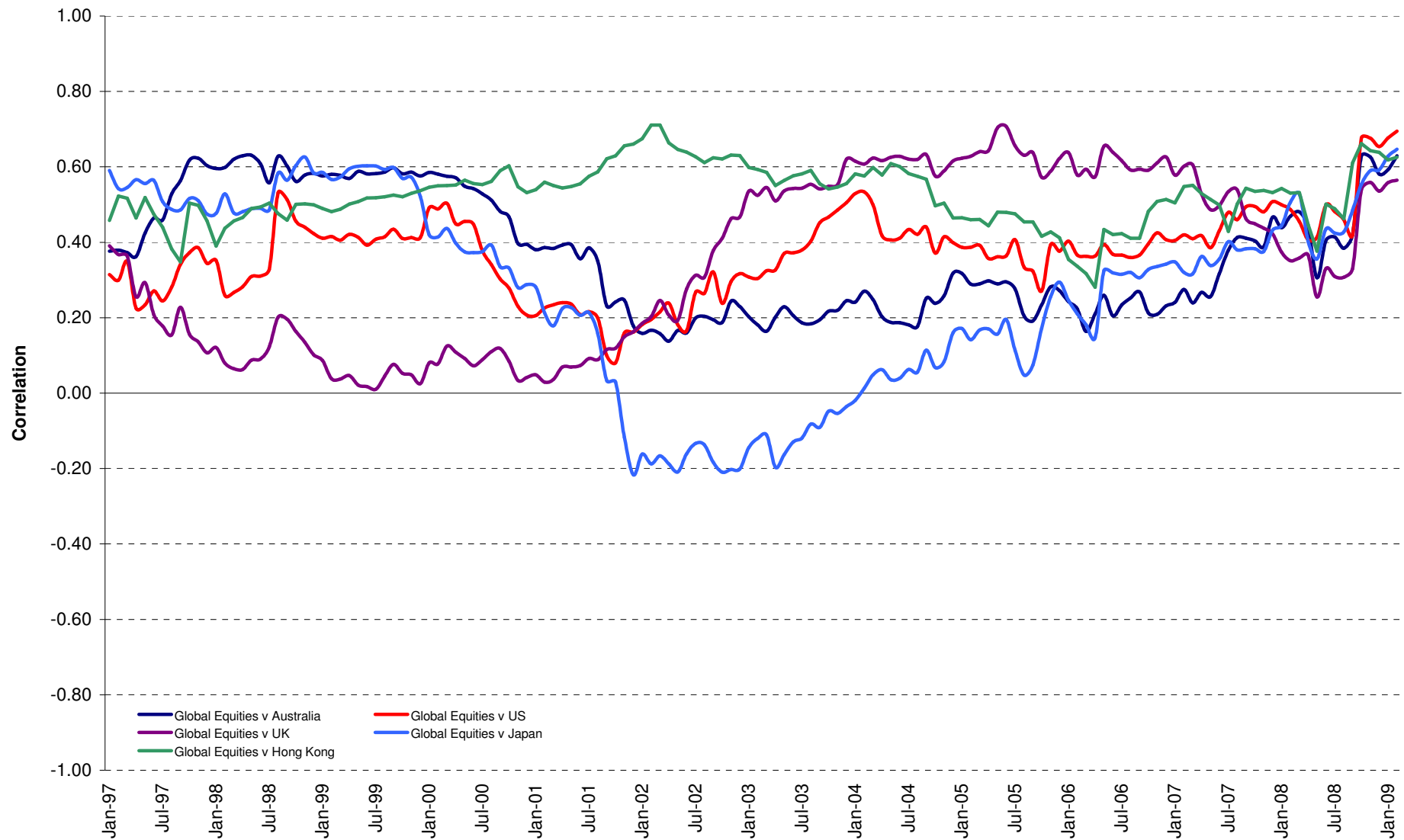
Graph 34: Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date



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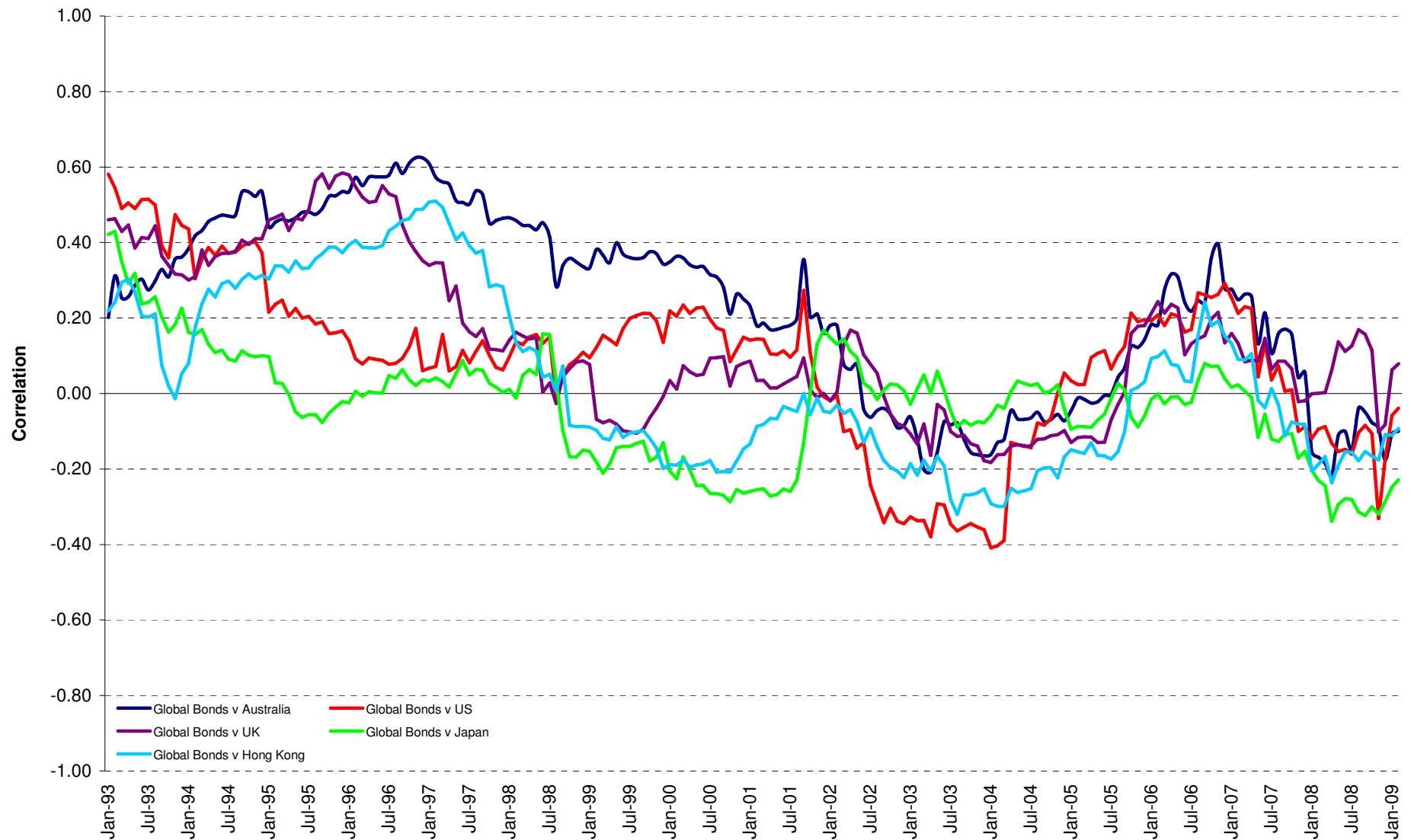
Graph 35: Top 5 Countries v Global Equities 36 Months Correlations (Local) 1997 to Date



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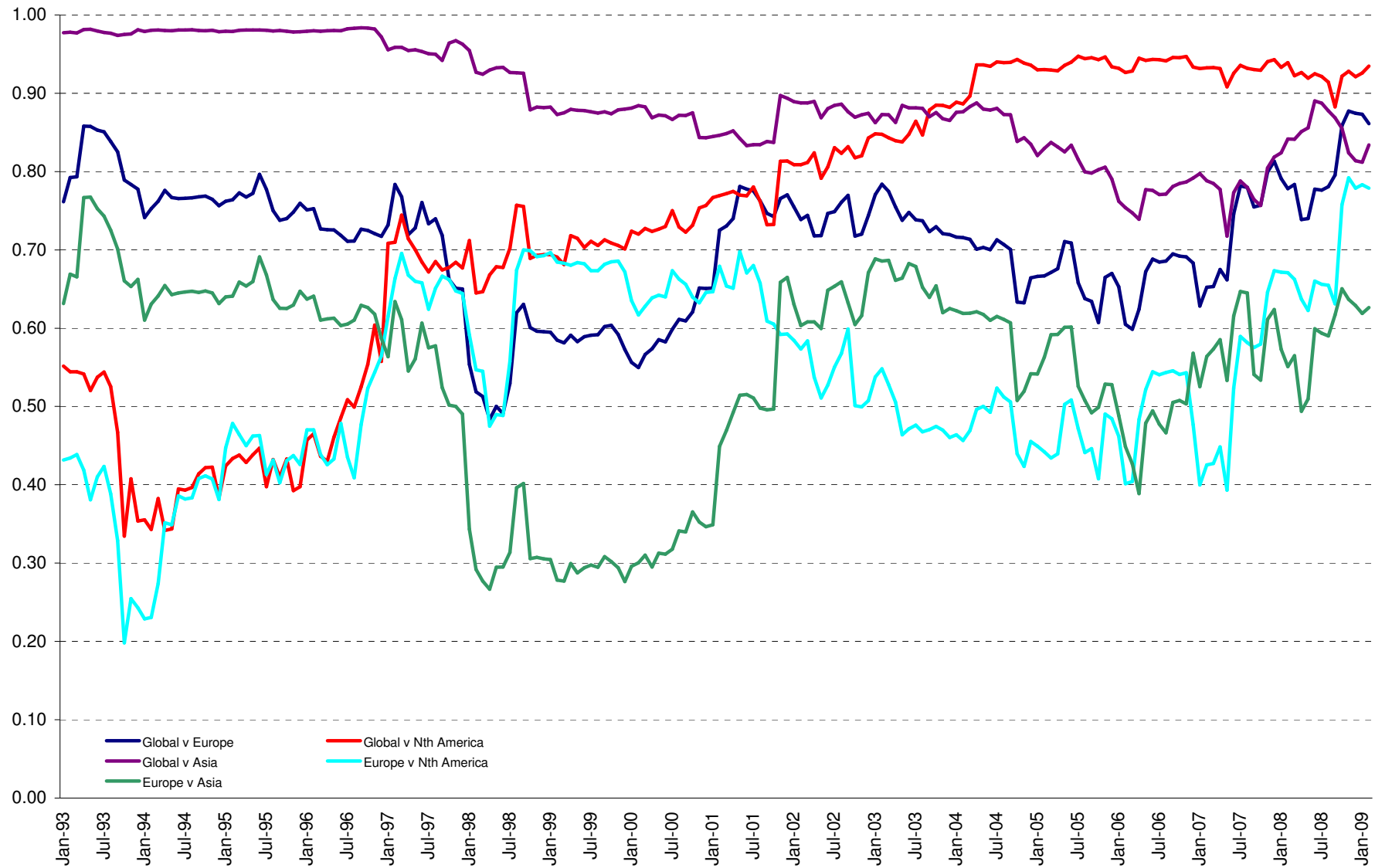
Graph 36: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



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



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.86	0.93	0.83		0.84	0.68	0.65	0.51		-0.20
Europe Real Estate	0.86	1.00	0.78	0.63		0.67	0.62	0.57	0.45		-0.16
North America Real Estate	0.93	0.78	1.00	0.61		0.66	0.57	0.60	0.41		-0.13
Asia Real Estate	0.83	0.63	0.61	1.00		0.90	0.64	0.54	0.53		-0.26
Global Equities	0.84	0.67	0.66	0.90		1.00	0.72	0.69	0.58		-0.39
Europe Equities	0.68	0.62	0.57	0.64		0.72	1.00	0.84	0.89		-0.24
North America Equities	0.65	0.57	0.60	0.54		0.69	0.84	1.00	0.76		-0.21
Asia Equities	0.51	0.45	0.41	0.53		0.58	0.89	0.76	1.00		-0.17
Global Bonds	-0.20	-0.16	-0.13	-0.26		-0.39	-0.24	-0.21	-0.17		1.00

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36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.90	0.95	0.88		0.83	0.82	0.84	0.74		0.07
Europe Real Estate	0.90	1.00	0.83	0.73		0.76	0.76	0.75	0.67		0.06
North America Real Estate	0.95	0.83	1.00	0.70		0.74	0.71	0.78	0.63		0.08
Asia Real Estate	0.88	0.73	0.70	1.00		0.81	0.81	0.78	0.76		0.05
Global Equities	0.83	0.76	0.74	0.81		1.00	0.98	0.97	0.95		0.03
Europe Equities	0.82	0.76	0.71	0.81		0.98	1.00	0.93	0.93		0.04
North America Equities	0.84	0.75	0.78	0.78		0.97	0.93	1.00	0.85		0.02
Asia Equities	0.74	0.67	0.63	0.76		0.95	0.93	0.85	1.00		0.04
Global Bonds	0.07	0.06	0.08	0.05		0.03	0.04	0.02	0.04		1.00

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36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.47	0.47	0.60	0.60	0.75	0.59	0.51	0.29	0.57	0.62	0.45	0.47	0.58	0.33	0.62	0.52	0.50	0.76	-0.08
Singapore	0.47	1.00	0.72	0.71	0.55	0.62	0.43	0.51	0.51	0.60	0.58	0.52	0.63	0.61	0.55	0.43	0.37	0.71	0.61	-0.22
Hong Kong	0.47	0.72	1.00	0.61	0.38	0.45	0.21	0.25	0.36	0.55	0.44	0.57	0.54	0.38	0.45	0.24	0.36	0.47	0.67	-0.12
Japan	0.60	0.71	0.61	1.00	0.69	0.69	0.50	0.46	0.44	0.51	0.65	0.46	0.52	0.65	0.51	0.38	0.47	0.59	0.73	-0.23
US	0.60	0.55	0.38	0.69	1.00	0.75	0.73	0.68	0.60	0.47	0.71	0.15	0.50	0.69	0.76	0.31	0.51	0.69	0.55	-0.01
Canada	0.75	0.62	0.45	0.69	0.75	1.00	0.62	0.62	0.49	0.74	0.68	0.39	0.63	0.71	0.55	0.54	0.60	0.68	0.67	-0.12
UK	0.59	0.43	0.21	0.50	0.73	0.62	1.00	0.77	0.64	0.40	0.74	0.27	0.47	0.70	0.61	0.53	0.53	0.71	0.44	0.10
Switzerland	0.51	0.51	0.25	0.46	0.68	0.62	0.77	1.00	0.57	0.55	0.70	0.08	0.62	0.70	0.57	0.54	0.69	0.71	0.43	-0.03
Sweden	0.29	0.51	0.36	0.44	0.60	0.49	0.64	0.57	1.00	0.31	0.67	0.23	0.65	0.67	0.83	0.23	0.53	0.76	0.33	0.23
Austria	0.57	0.60	0.55	0.51	0.47	0.74	0.40	0.55	0.31	1.00	0.63	0.53	0.65	0.62	0.43	0.41	0.64	0.68	0.72	-0.40
Netherlands	0.62	0.58	0.44	0.65	0.71	0.68	0.74	0.70	0.67	0.63	1.00	0.38	0.69	0.88	0.64	0.54	0.70	0.83	0.69	-0.20
Norway	0.45	0.52	0.57	0.46	0.15	0.39	0.27	0.08	0.23	0.53	0.38	1.00	0.32	0.30	0.17	0.29	0.14	0.40	0.60	-0.33
Italy	0.47	0.63	0.54	0.52	0.50	0.63	0.47	0.62	0.65	0.65	0.69	0.32	1.00	0.70	0.67	0.30	0.73	0.75	0.51	-0.13
France	0.58	0.61	0.38	0.65	0.69	0.71	0.70	0.70	0.67	0.62	0.88	0.30	0.70	1.00	0.63	0.52	0.74	0.85	0.60	-0.14
Germany	0.33	0.55	0.45	0.51	0.76	0.55	0.61	0.57	0.83	0.43	0.64	0.17	0.67	0.63	1.00	0.15	0.56	0.76	0.37	0.09
Greece	0.62	0.43	0.24	0.38	0.31	0.54	0.53	0.54	0.23	0.41	0.54	0.29	0.30	0.52	0.15	1.00	0.29	0.46	0.52	-0.23
Belgium	0.52	0.37	0.36	0.47	0.51	0.60	0.53	0.69	0.53	0.64	0.70	0.14	0.73	0.74	0.56	0.29	1.00	0.64	0.50	0.02
Finland	0.50	0.71	0.47	0.59	0.69	0.68	0.71	0.71	0.76	0.68	0.83	0.40	0.75	0.85	0.76	0.46	0.64	1.00	0.54	-0.17
Global Equities	0.76	0.61	0.67	0.73	0.55	0.67	0.44	0.43	0.33	0.72	0.69	0.60	0.51	0.60	0.37	0.52	0.50	0.54	1.00	-0.39
Global Bonds	-0.08	-0.22	-0.12	-0.23	-0.01	-0.12	0.10	-0.03	0.23	-0.40	-0.20	-0.33	-0.13	-0.14	0.09	-0.23	0.02	-0.17	-0.39	1.00

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36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.75	-0.08
Australia - ASX	0.75	1.00	-0.35
Australia Bonds	-0.08	-0.35	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.77	0.01
Japan - Nikkei	0.77	1.00	-0.07
Japan Bonds	0.01	-0.07	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.87	0.03
Hong Kong - Hang Seng	0.87	1.00	-0.08
Hong Kong Bonds	0.03	-0.08	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.80	0.10
Singapore - STI	0.80	1.00	0.06
Singapore Bonds	0.10	0.06	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.81	0.09
United States - S&P 500	0.81	1.00	0.03
United States Bonds	0.09	0.03	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.72	0.04
Canada - TSX	0.72	1.00	-0.05
Canada Bonds	0.04	-0.05	1.00

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36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.48	0.16
UK - FTSE 100	0.48	1.00	0.07
UK Bonds	0.16	0.07	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.62	-0.24
Netherlands - AEX	0.62	1.00	-0.30
Netherlands Bonds	-0.24	-0.30	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.54	0.06
Italy - MIB30	0.54	1.00	-0.03
Italy Bonds	0.06	-0.03	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.63	0.24
Sweden - OMX	0.63	1.00	-0.05
Sweden Bonds	0.24	-0.05	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.59	-0.19
France - CAC 40	0.59	1.00	-0.28
France Bonds	-0.19	-0.28	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.50	0.13
Greece - ASE 20	0.50	1.00	0.10
Greece Bonds	0.13	0.10	1.00

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36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.47	-NA-
Switzerland - SMI	0.47	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.51	-0.06
Germany - DAX	0.51	1.00	-0.38
Germany Bonds	-0.06	-0.38	1.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.89	-0.32
Austria - WBI	0.89	1.00	-0.28
Austria Bonds	-0.32	-0.28	1.00

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.67	0.01
Belgium - BEL 20	0.67	1.00	-0.21
Belgium Bonds	0.01	-0.21	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.68	-0.28
Finland - HEX 25	0.68	1.00	-0.34
Finland Bonds	-0.28	-0.34	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	-0.06
Spain Bonds	-NA-	-0.06	1.00

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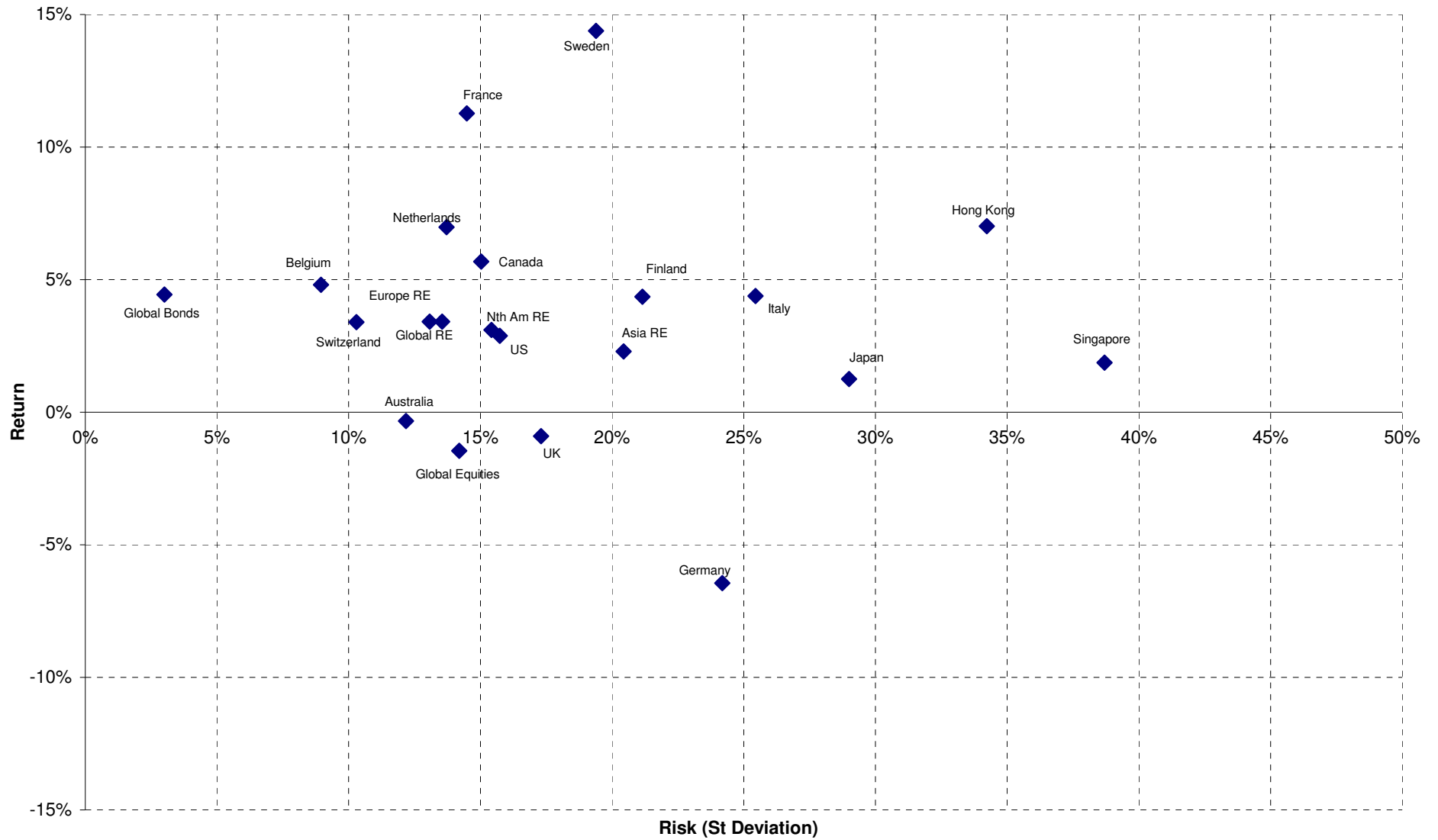
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36 Months Correlations (in Local Currency)

	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	-0.04
New Zealand Bonds	-0.04	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.24	-NA-
Norway - OBX	0.24	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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



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Section 11

Details on Methodology

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Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are calculated using the following approach:

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

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

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

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Velocity

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

Volatility

The volatility shows the variability of returns over a 12-month period, revealing the extent by which the returns of an index value change from the average.

Low volatility indicates the returns for an index have stayed quite close to the average whereas a high volatility would indicate a larger fluctuation over the time period. Volatility can therefore be seen as a market measure for risk.

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Section 12

Data Vendor Codes

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Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	FENEL																	
ASIA 33 INDEX	ENAD						ENAD											
ASIA DIVERSIFIED INDEX	ENAD						ENAD											
ASIA DIVIDEND+ INDEX	ENAD						ENAD											
ASIA EMERGING INDEX	ENAD						ENAD											
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA RETAIL INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA INDEX	EGAS	EGASU	EGASG	EGASJ	EGASA		TEGAS	TEGASU	TEGASG	TEGASJ	TEGASA							
ASIA INDUSTRIAL INDEX	EGAS	EGASU	EGASG	EGASJ	EGASA		TEGAS	TEGASU	TEGASG	TEGASJ	TEGASA							
ASIA LODGING/RESORTS INDEX	EGAS	EGASU	EGASG	EGASJ	EGASA		TEGAS	TEGASU	TEGASG	TEGASJ	TEGASA							
ASIA NON-REITS INDEX	EGAS	EGASU	EGASG	EGASJ	EGASA		TEGAS	TEGASU	TEGASG	TEGASJ	TEGASA							
ASIA OFFICE INDEX	EGAS	EGASU	EGASG	EGASJ	EGASA		TEGAS	TEGASU	TEGASG	TEGASJ	TEGASA							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLOAP	GSLOAPU	GSLOAPG	GSLOAPJ	GSLOAPA	GSLOAPH (HKD), GSLOAPS (SGD)	TEGAS	TEGASU	TEGASG	TEGASJ	TEGASA							
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERAS	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAE	TEGAEU	TEGAEJ	TEGAEJ	TEGAEJ							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGAT	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US\$ INDEX	ELHAI						TEGAT											
AUSTRALIA INDEX	ELHAI						TEGAT											
AUSTRALIA LIQUID INDEX	ELHAI						TEGAT											
AUSTRALIA INDEX	ELHAI						TEGAT											
BELGIUM INDEX	ELHAI						TEGAT											
CANADA INDEX	ELHAI						TEGAT											
CUSTOM GLOBAL INDEX INDEX	ELHAI						TEGAT											
CZECH REPUBLIC INDEX	ELHAI						TEGAT											
DENMARK INDEX	ELHAI						TEGAT											
EMERGING MARKET INDEX	ELHAI						TEGAT											
EUROPE CAPPED INDEX	ELHAI						TEGAT											
EUROPE DIVERSIFIED INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE CAPPED INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE DIVERSIFIED INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE INDUSTRIAL INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE OFFICE INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE RETAIL INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE SELF STORAGE INDEX	ELHAI						TEGAT											
EUROPE EURO ZONE SPECIALTY INDEX	ELHAI						TEGAT											
EUROPE EX UK CAPPED INDEX	ELHAI						TEGAT											
EUROPE EX UK DIVIDEND+ INDEX	ELHAI						TEGAT											
EUROPE EX UK INDEX	ELHAI						TEGAT											
EUROPE EX UK LIQUID INDEX	ELHAI						TEGAT											
EUROPE HEALTHCARE INDEX	ELHAI						TEGAT											
EUROPE INDEX	ELHAI						TEGAT											
EUROPE INDUSTRIAL INDEX	ELHAI						TEGAT											
EUROPE LIQUID 40 CAPPED INDEX INDEX	ELHAI						TEGAT											
EUROPE LIQUID 40 EX UK CAPPED INDEX	ELHAI						TEGAT											
EUROPE LIQUID 40 INDEX	ELHAI						TEGAT											
EUROPE LODGINGS/RESORTS INDEX	ELHAI						TEGAT											
EUROPE NON-REITS INDEX	ELHAI						TEGAT											
EUROPE OFFICE INDEX	ELHAI						TEGAT											
EUROPE REITS INDEX	ELHAI						TEGAT											
EUROPE RESIDENTIAL INDEX	ELHAI						TEGAT											
EUROPE RETAIL INDEX	ELHAI						TEGAT											
EUROPE SELF STORAGE INDEX	ELHAI						TEGAT											
EUROPE SPECIALTY INDEX	ELHAI						TEGAT											
EUROPE UK RESTRICTED INDEX	ELHAI						TEGAT											
EUROPE EMERGING INDEX	ELHAI						TEGAT											
EMEA EMERGING INDEX	ELHAI						TEGAT											
FINLAND INDEX	ELHAI						TEGAT											
FRANCE INDEX	ELHAI						TEGAT											

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Data Vendor Codes - Indices

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGJV	ENGVA		TENGVE	TENGVU	TENGVG	TENGJV	TENGVA							
GLOBAL DIVIDEND INDEX	ENDD																	
GLOBAL EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL						TEGAAL							
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL EX AUSTRALIA INDEX		GAAXU			GAXAA			GAAXU			TAAXAA			TRAXAU			TRAXAA	
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX		GAHNU			GAHNA			GAHNU			TAHNA							
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX		GAUNU			GAUNA			GAUNU			TAUNA							
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX		GAHRU			GAHRA			GAHRU			TAHRA							
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX		GAURU			GAURA			GAURU			TAURA							
GLOBAL EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ		
GLOBAL EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL EX US INDEX	EGUXU	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
GLOBAL EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSH (HKD), TGSLXUSS (SGD)						
GLOBAL EX US NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL EX US REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL HEALTHCARE INDEX	ENGEE	ENGEU	ENGEG	ENG EJ	ENG EA		TENGEE	TENG EU	TENG EG	TENG EJ	TENG EA							
GLOBAL HEDGED IN AUD INDEX					EGHAA						TEGHAA							
GLOBAL INDEX	ENGL	UNGL	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA		TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA							
GLOBAL INDUSTRIAL/OFFICE INDEX	ENGIME	ENGIMU	ENGIMG	ENGIMJ	ENGIMA		TENGIME	TENGIMU	TENGIMG	TENGIMJ	TENGIMA							
GLOBAL LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLOGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL LODGINGS/RESORTS INDEX	ENGOG	ENGOU	ENGOG	ENG OJ	ENG OA		TENGOG	TENGOU	TENGOG	TENG OJ	TENG OA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENG FJ	ENG FA		TENGFE	TENGFU	TENGFG	TENG FJ	TENG FA							
GLOBAL REITS INDEX	ERGLU																	
GLOBAL REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENG AU	ENGAG	ENG AJ	ENG AA		TENGAE	TENG AU	TENGAG	TENG AJ	TENG AA							
GLOBAL RETAIL INDEX	ENGTE	ENG TU	ENG TG	ENG TJ	ENG TA		TENGTE	TENG TU	TENG TG	TENG TJ	TENG TA							
GLOBAL SELF STORAGE INDEX	ENGSE	ENG SU	ENG SG	ENG SJ	ENG SA		TENGSE	TENG SU	TENG SG	TENG SJ	TENG SA							
GLOBAL SPECIALTY INDEX	ENGPE	ENG PU	ENG PG	ENG PJ	ENG PA		TENGPE	TENG PU	TENG PG	TENG PJ	TENG PA							
GREECE INDEX	EPGC	UPGC	PPGC	YPGC			RPGC	RUPG	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		ELHK (HKD)	REHK	RUHK	RPHK	RYHK		RHHK (HKD)	TRLHKE	TRLHKU	TRLHKG	TRLHKJ	TRLHLK (HKD)	
HUNGARY INDEX													TRPHUE	TRPHUJ	TRPHUG	TRPHUJ	TRPHUL (HUG)	
IRELAND INDEX	EPRI	UPRI					RPRI	RUPRI					TRPRIE	TRPRIU	TRPRIG	TRPRIJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUPJ	RPJ	RYJP			TRPJEI	TRPJU	TRPJG	TRPJJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJL	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLQELJE	TLQELJU	TLQELJG	TLQELJL	TLQELJA	TLQELJH (HKD), TLQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UNPL	PNPL	YNPL			RPNL	RUPNL	RPPN	RYNL			TRPNLE	TRPNLU	TRPNLG	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ	TRLNZL (NZD)	
NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGNDU	TEGNDG	TEGNDJ	TEGNDA							
NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA		TEGNHE	TEGNHU	TEGNHG	TEGNHJ	TEGNHA							
NORTH AMERICA INDEX	EGNA	UGNA	PGNA	YGNA			REGN	RUGN	RPGN	RYNA			TRGNAE	TRGNAU	TRGNAG	TRGNAJ		
NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA		TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA							
NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAA	GSLQNAH (HKD), TGSLQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA	TGSLQNAH (HKD), TGSLQNAS (SGD)						
NORTH AMERICA LODGINGS/RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGNLU	TEGNLG	TEGNLJ	TEGNLA							
NORTH AMERICA INDUSTRIAL/OFFICE MIXED INDEX	EGNME	EGN MU	EGNMG	EGNMJ	EGNMA		TEGNME	TEGNMU	TEGNMG	TEGNMJ	TEGNMA							
NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA		TEGNFE	TEGNFU	TEGNFG	TEGNFJ	TEGNFA							
NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	TEGNTU	TEGNTG	TEGNTJ	TEGNTA							
NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	TEGNSU	TEGNSG	TEGNSJ	TEGNSA							
NORTH AMERICA SPECIALTY INDEX	EGNPE	EGN PU	EGNPG	EGNPJ	EGNPA		TEGNPE	TEGNPU	TEGNPG	TEGNPJ	TEGNPA							
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ	TRLNLK (NOK)	
MIDDLE EAST/AFRICA EMERGIN INDEX	FENME																	
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPP OJ	TRPPOL (PLN)	
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPTI	TRPPTU	TRPPTG	TRPPTJ		
PURE ASIA EX AUSTRALIA INDEX							TRPEAEAE											
PURE ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RPPA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RU AU	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUJ	TRPAUG	TRPAUJ	TRPAUL	
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSUJ	TRLSIL (SGD)	
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ	TRPKRL (KRW)	
SPAIN INDEX	EPSP	UPSP	PPSP	YPSJ			RPSP	RUPSP	RPSP	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLSJ	ELSD (SEK)		RPSD	RUPSD	RPLSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ	TRLSDL (SEK)	
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW	ELSW (CHF)		RP SW	RUPSW	RPLSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ	TRLSWL (CHF)	

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Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELUDU	TELUDG	TELUDJ	TELUDA							
UK HEALTHCARE INDEX	ELUHE	ELUHU	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHU	TELUHG	TELUHJ	TELUHA							
UK INDEX	ELUK	ELUKU	ELUKG	ELUKJ	ELUKA		RPUK	RPUKU	RLUK	RYUK			NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELIUI	TELUIG	TELIUJ	TELIUA							
UK LIQUID INDEX	LIQELUE	LIQELUU	LIQELUG	LIQELUJ	LIQELUA	LIQELUH (HKD), LIQELUS (SGD)	TLQELUE	TLQELUU	TLQELUG	TLQELUJ	TLQELUA	TLQELUH (HKD), TLQELUS (SGD)						
UK LODGINGS/RESORTS INDEX	ELULE	ELULU	EULUG	EULUJ	ELULA		TELULE	TELULU	TEULUG	TEULUJ	TEULA							
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	RJUS	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							

Data Vendor Codes - Indices

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	.FTENEL																	
ASIA 33 INDEX	.FTENAE3						.FTENA3											
ASIA DIVIDEND+ INDEX	.FTENAD						.FTENAD											
ASIA EMERGING INDEX	.FTENEA																	
ASIA EX AUSTRALIA INDEX													.FTTRPAAE	.FTTRPAU	.FTTRPAAS	.FTTRPAAY		.FTTRPAAL
ASIA INDEX	.FTEGAS	.FTUGAS					.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL	.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY		.FTTRGASL
ASIA NON-REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY			.FTTENASE	.FTTENASU	.FTTENASS	.FTTENASY		.FTTENASL
ASIA REITS INDEX							.FTERASE	.FTERASU	.FTERASS	.FTERASY			.FTTERASE	.FTTERASU	.FTTERASS	.FTTERASY		.FTTERASL
AUSTRALIA INDEX					.FTELAU		.FTELAUJ	.FTELAUJ	.FTELAUJ	.FTELAUJ			.FTTELAUJ	.FTTELAUJ	.FTTELAUJ	.FTTELAUJ		.FTTELAUJ
AUSTRIA INDEX							.FTEPASE	.FTEPASU	.FTEPASS	.FTEPASS			.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASU		.FTTRPASL
BELGIUM INDEX							.FTEPBLE	.FTEPBLU	.FTEPBLU	.FTEPBLU			.FTTRPBLE	.FTTRPBLU	.FTTRPBLU	.FTTRPBLU		.FTTRPBL
CANADA INDEX							.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS			.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAU		.FTTELCA
CZECH INDEX																		.FTTRPCZL
DENMARK INDEX							.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS			.FTTELDKU	.FTTELDKU	.FTTELDKS	.FTTELDKY		.FTTELDKL
EMERGING MARKET INDEX	.FTENDI						.FTENDI											
EUROPE CAPPED INDEX	.FTEORA						.FTEORA											
EUROPE EURO ZONE CAPPED INDEX	.FTEOEU						.FTEOEU											
EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEU	.FTEPEUU	.FTEPEUY	.FTEPEUS			.FTTRPEU	.FTTRPEUU	.FTTRPEUS	.FTTRPEUY		.FTTRPEUL
EUROPE EX UK CAPPED INDEX	.FTEOUK						.FTEOUK											
EUROPE EX UK DIVIDEND+ INDEX	.FTENDP						.FTENDP						.FTTENDP	.FTTENDP	.FTTENDP	.FTTENDP		.FTTENDP
EUROPE EX UK INDEX	.FTEKUK						.FTEKUK	.FTEKUKU	.FTEKUKY	.FTEKUKS			.FTTRKUK	.FTTRKUKU	.FTTRKUKS	.FTTRKUKY		.FTTRKUKL
EUROPE INDEX	.FTEPRA	.FTUPRA					.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS			.FTTRPAE	.FTTRPAU	.FTTRPPAS	.FTTRPPAY		.FTTRPPAL
EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS			.FTTSSXU	.FTTSSXUU	.FTTSSXUS	.FTTSSXUY		.FTTSSXUL
EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS			.FTTSELE	.FTTSELU	.FTTSELS	.FTTSELY		.FTTSELL
EUROPE NON-REITS INDEX	.FTENEE						.FTENEE											
EUROPE REITS INDEX	.FTEREE						.FTEREE											
EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS			.FTTRPHGE	.FTTRPHGU	.FTTRPHGS	.FTTRPHGY		.FTTRPHGL
EUROPE EMERGING INDEX	.FTENEM																	
FINLAND INDEX							.FTFPFIE	.FTFPFIU	.FTFPFIY	.FTFPFIS			.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFY		.FTTRPFIL
FRANCE INDEX							.FTFPFRE	.FTFPFRU	.FTFPFRY	.FTFPFRS			.FTTRPFRE	.FTTRPFRU	.FTTRPFRS	.FTTRPFY		.FTTRPFRL
GERMANY INDEX							.FTFPGRE	.FTFPGRU	.FTFPGRY	.FTFPGRS			.FTTRPGRE	.FTTRPGRU	.FTTRPGRS	.FTTRPGY		.FTTRPGRL
GLOBAL DIVIDEND+ INDEX	.FTENG0						.FTENGED											
GLOBAL EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS			.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAY		.FTTRGXAL
GLOBAL EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY			.FTTENXAE	.FTTENXAU	.FTTENXAS	.FTTENXAY		.FTTENXAL
GLOBAL EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY			.FTTRXAE	.FTTRXAU	.FTTRXAS	.FTTRXAY		.FTTRXAL
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX											.FTEGAAA			.FTTEGAA				
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX											.FTTRAXAA			.FTTEGAH				.FTTEGAHL
GLOBAL EX AUSTRALIA INDEX																		
GLOBAL EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES			.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXAY		.FTTRGXEL
GLOBAL EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY			.FTTENXEE	.FTTENXEU	.FTTENXES	.FTTENXEY		.FTTENXEL
GLOBAL EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY			.FTTRXEE	.FTTRXEU	.FTTRXES	.FTTRXEY		.FTTRXEL
GLOBAL EX JAPAN INDEX													.FTTRGXIE	.FTTRGXIU	.FTTRGXIS	.FTTRGXJY		.FTTRGXIL
GLOBAL EX NORTH AMERICA INDEX							.FTGXNE	.FTGXNU	.FTGXNY	.FTGXNS			.FTTRGXNE	.FTTRGXNU	.FTTRGXNS	.FTTRGXNY		.FTTRGXNL
GLOBAL EX NORTH AMERICA REITS INDEX													.FTTERXUE	.FTTERXUU	.FTTERXUS	.FTTERXUY		.FTTERXUL
GLOBAL EX US INDEX	.FTEGX0						.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY			.FTTENXUE	.FTTENXUU	.FTTENXUS	.FTTENXUY		.FTTENXUL
GLOBAL EX US NON-REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY								
GLOBAL EX US REITS INDEX													.FTTEGHAA					
GLOBAL HEDGED IN AUD INDEX													.FTTELHAL					
GLOBAL HEDGED IN USD INDEX							.FTENGL	.FTENGLU	.FTENGLY	.FTENGLS			.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL INDEX	.FTENGL	.FTUNGL					.FTENGL											
GLOBAL NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY			.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL REITS INDEX							.FTERGLE	.FTERGLU	.FTERGLS	.FTERGLY			.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GREECE INDEX							.FTPGCE	.FTPGCU	.FTPGCY	.FTPGCS			.FTTRPGCE	.FTTRPGCU	.FTTRPGCS	.FTTRPGCY		.FTTRPGCL
HONG KONG INDEX						.FTELHK	.FTELHKE	.FTELHKK	.FTELHKY	.FTELHKS			.FTTELHKE	.FTTELHKK	.FTTELHKS	.FTTELHKY		.FTTELHKL
HUNGARY INDEX																		.FTTRPHUL
IRELAND INDEX							.FTEPRIE	.FTEPRIU	.FTEPRIY	.FTEPIRS			.FTTRPIE	.FTTRPIU	.FTTRPIRS	.FTTRPIRY		.FTTRPIRL
ITALY INDEX							.FTERTIE	.FTERTIU	.FTERTY	.FTERTS			.FTTRPIE	.FTTRPIU	.FTTRPIRS	.FTTRPIRY		.FTTRPIRL
JAPAN INDEX						.FTELJP	.FTELJPE	.FTELJPU	.FTELJPY	.FTELJPS			.FTTELJPE	.FTTELJPU	.FTTELJPS	.FTTELJPY		.FTTELJPL
NETHERLANDS INDEX							.FTENPLE	.FTENPLU	.FTENPLY	.FTENPLS			.FTTRPNLE	.FTTRPNLU	.FTTRPNLS	.FTTRPNLY		.FTTRPNLL
NEW ZEALAND INDEX							.FTELNZE	.FTELNZU	.FTELNZY	.FTELNZS			.FTTELNZE	.FTTELNZU	.FTTELNZS	.FTTELNZY		.FTTELNZL
NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS			.FTTRGNAE	.FTTRGNAU	.FTTRGNAS	.FTTRGNAY		.FTTRGNAL
NORWAY INDEX							.FTENLKE	.FTENLKK	.FTENLKY	.FTENLKS			.FTTELNKE	.FTTELNKK	.FTTELNKS	.FTTELNKY		.FTTELNLK
MIDDLE EAST/AFRICA EMERGIN INDEX	.FTENME																	
POLAND INDEX													.FTTRPPOE	.FTTRPPOU	.FTTRPPOS	.FTTRPPOY		.FTTRPPOL
PORTUGAL INDEX							.FTEPPT	.FTEPPTU	.FTEPPTY	.FTEPPTS			.FTTRPPT	.FTTRPPTU	.FTTRPPTS	.FTTRPPTY		.FTTRPPTL
PURE ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS			.FTTRGPAE	.FTTRGPAU	.FTTRGPAS	.FTTRGPAY		.FTTRGPAL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUU	.FTLPAUY	.FTLPAUS			.FTTLPAAE	.FTTLPAAU	.FTTLPAAU	.FTTLPAAU		.FTTLPAAU
SINGAPORE INDEX							.FTLSIE	.FTLSIU	.FTLSIY	.FTLSIS			.FTTSLIE	.FTTSLIU	.FTTSLIS	.FTTSLIY		.FTTSLI
SOUTH KOREA INDEX																		.FTTRPKRL

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Data Vendor Codes - Indices

REUTERS	 THOMSON REUTERS	Price Indices						Gross Total Return Indices						Net Total Return Indices					
		EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
SPAIN INDEX								.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.FTTRPSPE	.FTTRPSPU	.FTTRPSPS	.FTTRPSPY		.FTTRPSPL
SWEDEN INDEX								.FTELSDI	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.FTTELSDE	.FTTELSDU	.FTTELSDS	.FTTELS DY		.FTTELS DL
SWITZERLAND INDEX								.FTELSWI	.FTELSWU	.FTELSWY	.FTELSW S		.FTELSWL	.FTTELSWE	.FTTELS WU	.FTTELS W S	.FTTELS WY		.FTTELS WL
UK INDEX					.FTELUK			.FTELUKI	.FTELUKU	.FTELUKY	.FTELUK S		.FTELUKL	.FTTRPUKE	.FTTRPUKU	.FTTRPUKS	.FTTRPUKY		.FTTRPUKL
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	.FTTUNUSE	.FTTUNUSU	.FTTUNUSS	.FTTUNUSY		.FTTUNUSL

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Data Vendor Codes - Indices



DATASTREAM

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA INDEX	EPRAAS PI	EPRAASU PI	EPRAASG PI				EPRAASE RI	EPRAASU RI	EPRAASG RI									
AUSTRALIA INDEX	EPRAALU PI	EPRAALU PI				EPRAALU PI	EPRAALU RI	EPRAALU RI				EPRAALU RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAUS PI					EPRAAUS RI	EPRAAUS RI										
BELGIUM INDEX	EPRAABG PI	EPRAABGU PI					EPRAABG RI	EPRAABGU RI										
CANADA INDEX	EPRAACAE PI	EPRAACAU PI				EPRAACAC PI	EPRAACAE RI	EPRAACAU RI					EPRAACAC RI					
DENMARK INDEX	EPRAADKE PI	EPRAADKU PI				EPRAADKD PI	EPRAADKE RI	EPRAADKU RI					EPRAADKD RI					
EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZG PI				EPRAEZE RI	EPRAEZU RI	EPRAEZG RI									
EUROPE EX UK INDEX	EPRAXLU PI	EPRAXLU PI	EPRAXLG PI				EPRAXLU RI	EPRAXLU RI	EPRAXLG RI									
EUROPE INDEX	EPRAAKE PI	EPRAAKU PI	EPRAAKG PI				EPRAAKE RI	EPRAAKU RI	EPRAAKG RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRU PI					EPRAFRE RI	EPRAFRU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL EX EUROPE INDEX	EPRIXEE PI	EPRIXEU PI	EPRIXEG PI				EPRIXEE RI	EPRIXEU RI	EPRIXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRIWAE PI	EPRIWAU PI	EPRIWAG PI				EPRIWAE RI	EPRIWAU RI	EPRIWAG RI									
GLOBAL INDEX	EPRIAGLE PI	EPRIAGLU PI	EPRIAGLG PI				EPRIAGLE RI	EPRIAGLU RI	EPRIAGLG 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	EPRIATE PI	EPRIATU PI					EPRIATE RI	EPRIATU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPU PI	EPRAJPE RI	EPRAJPU RI					EPRAJPU RI					
NETHERLANDS INDEX	EPRIANLE PI	EPRIANLU PI					EPRIANLE RI	EPRIANLU RI										
NORTH AMERICA INDEX	EPRIANAE PI	EPRIANAU PI	EPRIANAG PI				EPRIANAE RI	EPRIANAU RI	EPRIANAG RI									
NORWAY INDEX	EPRIANNE PI	EPRIANNU PI				EPRIANNIN PI	EPRIANNE RI	EPRIANNU RI					EPRIANNIN RI					
PORTUGAL INDEX	EPRIAPRE PI	EPRIAPRU PI					EPRIAPRE RI	EPRIAPRU RI										
SINGAPORE INDEX	EPRIASGE PI	EPRIASGU PI				EPRIASGS PI	EPRIASGE RI	EPRIASGU RI					EPRIASGS RI					
SPAIN INDEX	EPRIASPE PI	EPRIASPU PI					EPRIASPE RI	EPRIASPU RI										
SWEDEN INDEX	EPRIASWE PI	EPRIASWU PI				EPRIASWG PI	EPRIASWE RI	EPRIASWU RI					EPRIASWG RI					
SWITZERLAND INDEX	EPRIASZE PI	EPRIASZU PI				EPRIASZC PI	EPRIASZE RI	EPRIASZU RI					EPRIASZC RI					
UK INDEX	EPRAUKE PI	EPRAUKU PI	EPRAUKG PI				EPRAUKE RI	EPRAUKU RI	EPRAUKG RI									
US INDEX	EPRAUSE PI	EPRAUSU PI					EPRAUSE RI	EPRAUSU RI										



THOMSON ONE

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

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Data Vendor Codes - Indices



THOMSON GLOBAL TOPIC

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



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

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Acanthe Developpement *	FR	FR0000064602	ACAN FP	CFMP.PA	ACAN-PAR
Affine *	FR	FR0000036105	IML FP	BTTP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICA FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Silic *	FR	FR0000050916	SIL FP	SILP.PA	SIL-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA	UL-PAR
Babis Vovos	GR	GRS421003005	VOVOS GA	VOVr.AT	VOVOS-ATH
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Lamda Development	GR	GRS245213004	LAMDA GA	LMDr.AT	LAMDA-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F	KBU-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GY	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE	DAZ-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
Vivacon AG	DE	DE0006048911	VIA GR	VIVG.DE	VIA-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSIMI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Risanamento	IT	IT0001402269	RN IM	RN.MI	RN-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS	PEPR-AMS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS	VNOI-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WEHB-BRU
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
Renta Corporation	ES	ES0173365018	REN SM	REN.MC	REN-MAD
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Brixton *	UK	GB0001430023	BXTN LN	BXTN.L	BXTN-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
Capital & Regional Props	UK	GB0001741544	CAL LN	CAL.L	CAL-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GB00B05KL904	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
ISIS Property Trust 2 Ld	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
Liberty International *	UK	GB0006834344	LII LN	LII.L	LII-LON
Minerva	UK	GB0005953681	MNR LN	MNR.L	MNR-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B1YFN979	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L	WKP-LON
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	IIF.AX	IIF-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Macquarie Office Trust *	AU	AU000000MOF8	MOF AU	MOF.AX	MOF-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
China Overseas Land	HK	HK0688002218	688 HK	0688.HK	0688-HKG
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK	1109-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Great Eagle Holdings	HK	BMG4069C1486	41 HK	0041.HK	0041-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK	0754-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Kowloon Dev	HK	HK0034000254	34 HK	0034.HK	0034-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Heiwa Real Estate	JP	JP3834800009	8803 JP	8803.T	8803-TKS
Daibiru Corp	JP	JP3497200000	8806 JP	8806.OS	8806-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Toc Co	JP	JP3538400007	8841 JP	8841.T	8841-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
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	AEMN.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
Capitamall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI	S30-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-u CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U Cn	CWT_u.TO	CWT.UN-TSX

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Extencicare Real Estate Investment Tr	CA	CA3022511032	EXE-U CN	EXE_u.TO	EXE.UN-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Invest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Hilltop Holdings	US	US4327481010	ARC US	HTH.N	HTH-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
AMB Property *	US	US00163T1097	AMB US	AMB.N	AMB-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCEA-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Glimcher Realty Trust *	US	US3793021029	GRT US	GRT.N	GRT-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
HRPT Properties Trust *	US	US40426W1018	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LYR US	LYR.N	LYR-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Maguire Properties Inc. *	US	US5597751016	MPG US	MPG.N	MPG-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEH US	OEH.N	OEH-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
Prologis *	US	US7434101025	PLD US	PLD.N	PLD-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Strategic Hotels & Resorts *	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
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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