EPRA RESEARCH

European Public Real Estate Association

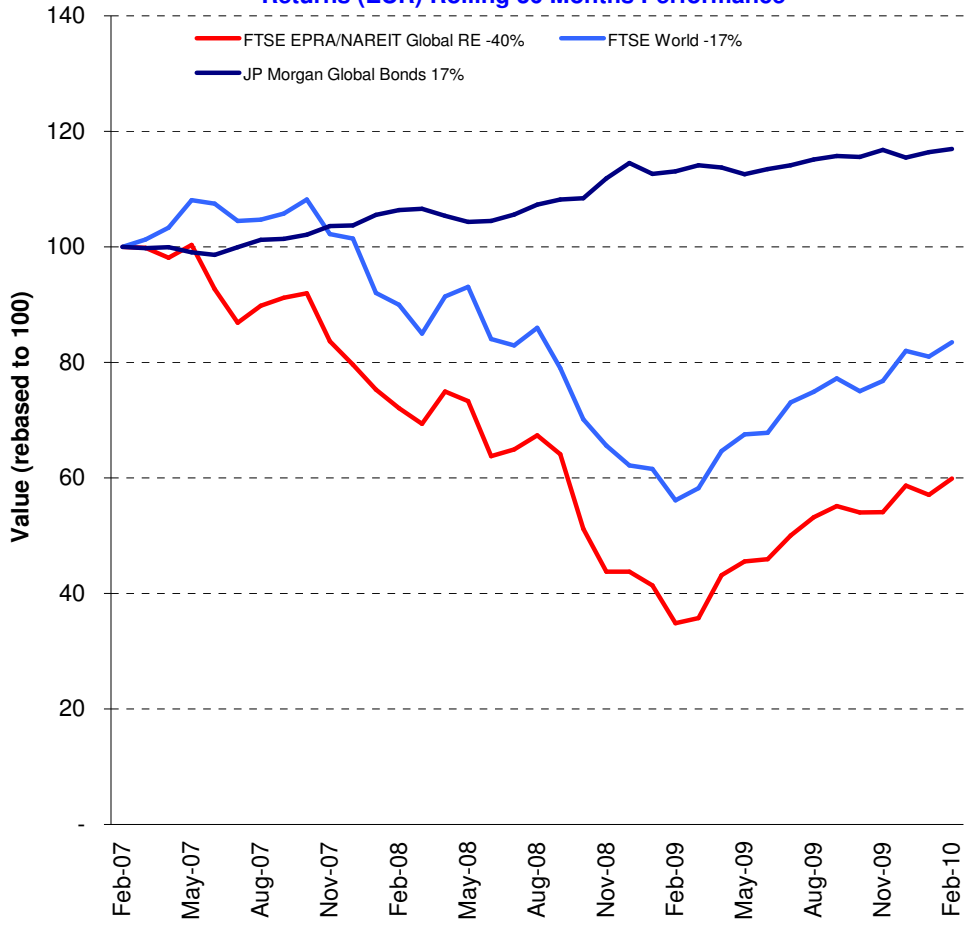
Monthly Statistical Bulletin

February 2010

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

In association with: NAREIT FTSE THE INDEX COMPANY

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



Comment

The FTSE EPRA/NAREIT Developed (Global) Index ended February by adding 4.9%, outperforming the global equities market that advanced 3.1%. While global bonds market returned 50 bps for investors. Real estate markets in Europe slipped -1.2% this month compared to a gain of 7.5% in North America. Asian real estate also ended positively by advancing 5.1%.

Global real estate total returns from the five-year rolling period now equal 7%. Global equities have returned 13.5%, while global bonds added 23.3%. Annual average returns based on the five-year period from real estate investments is 1.4%. This compares against 2.6% and 4.3% for equities and bonds, respectively.

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

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

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

All calculated returns in the bulletin are geometric means.

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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 214.

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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	2008 GDP ($ Bn)	2008 GDP per capita ($)	2008 Real Estate ($ Bn)	Feb-10 Total Listed ($ Bn)	Feb-10 Number of Companies	Feb-10 Index Mrkt Cap ($ Bn)	Feb-10 Total RE v Listed RE (%)	Feb-10 Stock Market ($ Bn)	Feb-10 Stk Mkt v Listed RE (%)
Germany	3,033.77	36,806.49	1,365.20	19.00	41	4	1.39%	1,277.16	1.49%
United Kingdom	2,495.72	41,408.31	1,403.84	56.00	124	36	3.99%	2,862.14	1.96%
France	2,351.65	37,605.93	1,058.24	60.00	62	32	5.67%	1,780.96	3.37%
Italy	1,925.72	33,169.39	866.57	6.00	8	1	0.69%	644.06	0.93%
Spain	1,274.33	31,636.04	573.45	22.00	15	-	3.84%	715.24	3.08%
Russia	1,025.29	7,022.99	302.18	5.00	-	-	1.65%	495.68	1.01%
Netherlands	695.01	42,591.38	312.75	13.00	12	12	4.16%	312.31	4.16%
Switzerland	396.85	53,261.09	178.58	8.00	11	6	4.48%	1,047.63	0.76%
Belgium	411.34	39,750.85	185.10	6.00	19	4	3.24%	244.73	2.45%
Sweden	408.55	45,464.68	183.85	12.00	15	6	6.53%	452.99	2.65%
Turkey	557.43	7,783.87	170.02	-	12	-	0.00%	247.59	0.00%
Austria	336.68	41,184.16	151.51	9.00	13	2	5.94%	120.28	7.48%
Poland	358.51	9,292.76	116.00	6.00	8	-	5.17%	151.92	3.95%
Norway	342.75	74,917.27	154.24	3.00	6	1	1.95%	247.07	1.21%
Denmark	283.54	52,381.80	127.59	2.00	5	-	1.57%	198.38	1.01%
Greece	278.27	26,133.98	125.22	2.20	6	0	1.76%	101.31	2.17%
Ireland	227.97	57,422.39	102.59	2.10	1	-	2.05%	57.76	3.64%
Finland	218.78	41,952.31	98.45	3.00	5	2	3.05%	194.21	1.54%
Portugal	202.55	19,246.22	83.54	-	-	-	0.00%	97.37	0.00%
Czech Republic	148.14	14,435.72	55.51	-	-	-	0.00%	48.07	0.00%
Hungary	121.65	12,126.32	43.01	0.26	2	-	0.60%	30.52	0.85%
Romania *	130.51	5,838.01	36.17	0.50	-	-	1.38%	17.67	2.83%
Ukraine *	113.13	2,332.20	23.09	-	-	-	0.00%	31.98	0.00%
Slovakia *	60.54	11,200.33	20.85	-	-	-	0.00%	5.13	0.00%
Slovenia *	41.05	20,414.67	17.27	-	-	-	0.00%	11.80	0.00%
Luxembourg	43.40	93,740.82	19.53	-	1	-	0.00%	18.84	0.00%
Bulgaria *	33.22	4,418.57	8.39	-	-	-	0.00%	6.15	0.00%
Total Europe	**17,516.36**	**34,617.52**	**7,782.75**	**235.06**	**366**	**105**	**3.02%**	**11,418.94**	**2.06%**

* Country is not included in the selection universe

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

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

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

Countries	2008 GDP ($ Bn)	2008 GDP per capita ($)	2008 Real Estate ($ Bn)	Feb-10 Total Listed ($ Bn)	Feb-10 Number of Companies	Feb-10 Index Mrkt Cap ($ Bn)	Feb-10 Total RE v Listed RE (%)	Feb-10 Stock Market ($ Bn)	Feb-10 Stk Mkt v Listed RE (%)
Japan	4,437.51	34,809.45	1,996.88	157.00	113	66	7.86%	3,557.63	4.41%
Hong Kong/China	2,982.57	2,284.26	604.56	164.00	200	102	27.13%	5,185.04	3.16%
South Korea	946.40	19,776.75	393.88	1.00	12	-	0.25%	779.91	0.13%
India	977.35	908.76	145.71	8.00	16	-	5.49%	1,280.35	0.62%
Australia	740.51	37,034.70	333.23	66.00	65	59	19.81%	1,161.57	5.68%
Taiwan	340.46	15,049.94	129.37	4.00	31	-	3.09%	661.08	0.61%
Indonesia	365.00	1,615.02	65.91	0.14	30	-	0.21%	223.26	0.06%
Thailand	203.93	3,199.84	46.25	4.00	140	-	8.65%	165.67	2.41%
Malaysia	161.68	6,869.59	47.30	0.70	88	-	1.48%	286.70	0.24%
Singapore	143.69	33,001.36	129.32	37.00	50	30	28.61%	429.42	8.62%
New Zealand	118.50	29,565.29	56.39	3.15	8	1	5.59%	29.17	10.80%
Pakistan	127.05	810.51	18.23	-	-	-	0.00%	45.00	0.00%
Philippines	121.34	1,369.13	20.74	4.00	52	-	19.29%	82.78	4.83%
Vietnam *	60.51	731.99	8.39	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	**11,726.48**	**19,122.69**	**3,996.15**	**448.99**	**805**	**257**	**11.24%**	**13,887.59**	**3.23%**
Egypt	112.00	1,424.80	19.40	11.00	2	-	56.71%	115.12	9.56%
Israel	149.00	21,873.81	64.13	4.14	-	-	6.46%	167.56	2.47%
Morocco	67.34	2,182.08	13.44	3.00	-	-	22.32%	86.87	3.45%
South Africa	261.00	5,367.81	70.33	8.62	7	-	12.26%	406.13	2.12%
Total Africa/Middle East	**589.34**	**30,848.49**	**167.30**	**26.77**	**9**	**-**	**16.00%**	**775.68**	**3.45%**
Mexico	939.13	8,947.46	300.06	0.10	3	-	0.03%	352.52	0.03%
Brazil	1,102.84	5,913.70	306.94	0.70	26	-	0.23%	1,226.84	0.06%
Argentina	221.20	5,709.67	60.85	0.60	2	-	0.99%	542.31	0.11%
Venezuela *	186.93	7,505.68	56.33	-	-	-	0.00%	5.39	0.00%
Colombia	172.11	4,054.08	42.24	-	-	-	0.00%	132.95	0.00%
Chile	142.80	9,017.33	45.74	0.30	17	-	0.66%	233.19	0.13%
Peru	93.46	3,378.34	21.58	-	6	-	0.00%	79.57	0.00%
Total Latin America	**2,858.47**	**6,958.91**	**833.74**	**1.70**	**54**	**-**	**0.20%**	**2,572.77**	**0.07%**

* Country is not included in the selection universe

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

Countries	2008 GDP ($ Bn)	2008 GDP per capita ($)	2008 Real Estate ($ Bn)	Feb-10 Total Listed ($ Bn)	Feb-10 Number of Companies	Feb-10 Index Mrkt Cap ($ Bn)	Feb-10 Total RE v Listed RE (%)	Feb-10 Stock Market ($ Bn)	Feb-10 Stk Mkt v Listed RE (%)
United States	13,078.74	44,666.91	5,885.43	365.00	195	235	6.20%	13,147.29	2.78%
Canada	1,240.61	38,606.06	558.27	44.00	45	26	7.88%	1,536.37	2.86%
Total Nth America	**14,319.34**	**44,141.80**	**6,443.70**	**409.00**	**240**	**261**	**6.35%**	**14,683.66**	**2.79%**
World	**47,009.99**	**-**	**19,223.65**	**1,121.52**	**1,474**	**623**	**5.83%**	**43,338.65**	**2.59%**

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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index Series

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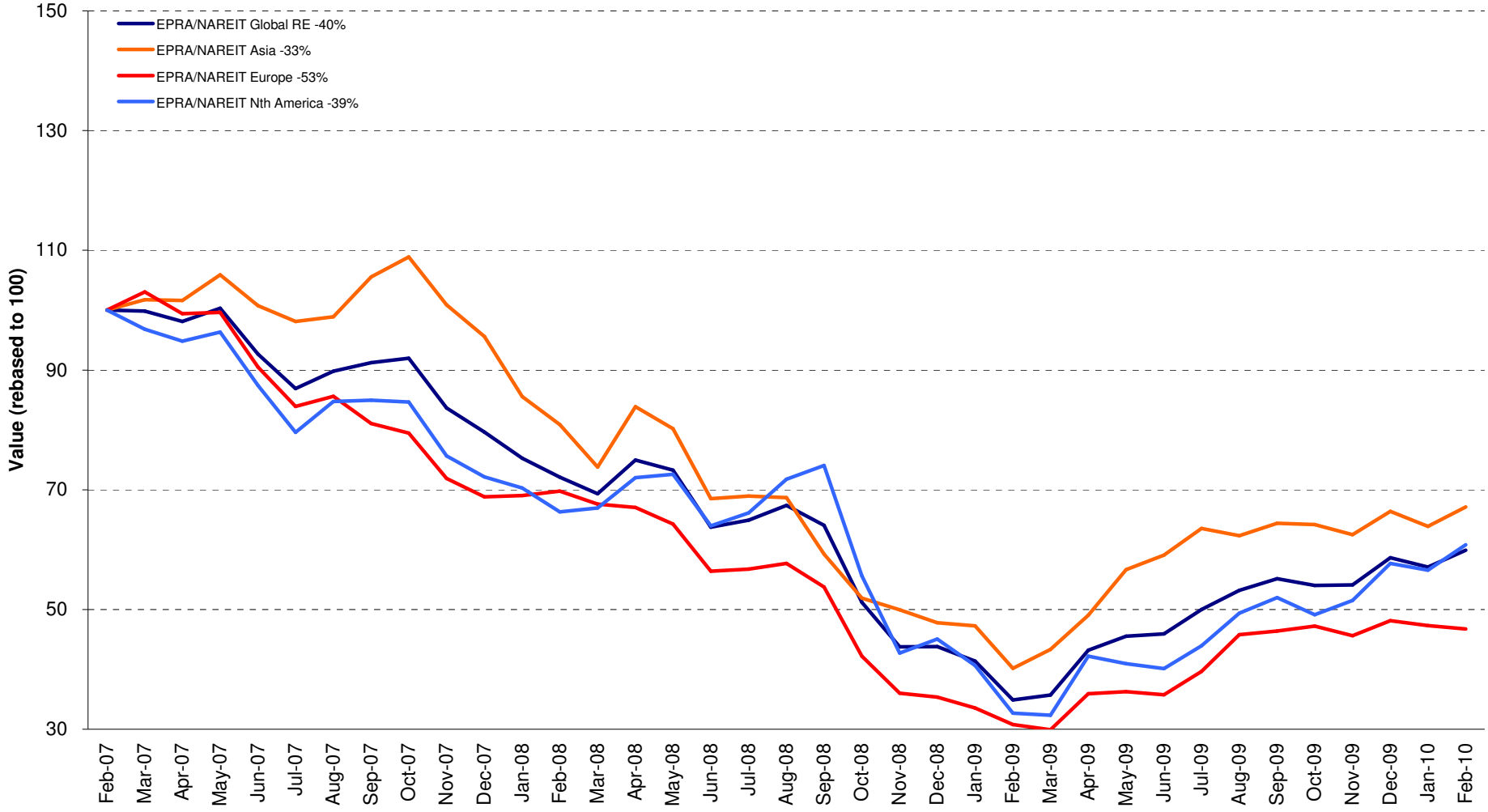
Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR)
Rolling 36 Months Performance



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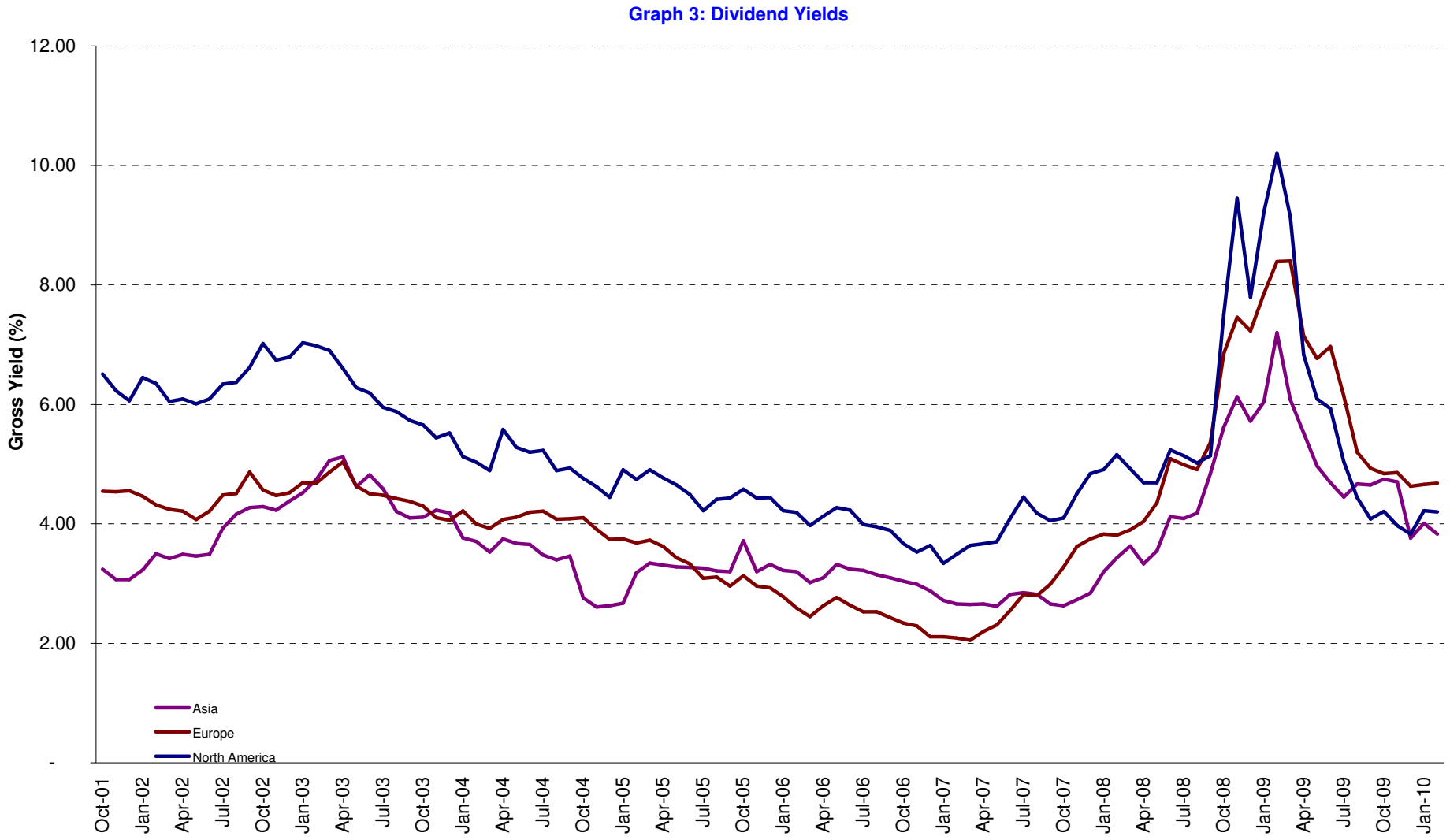

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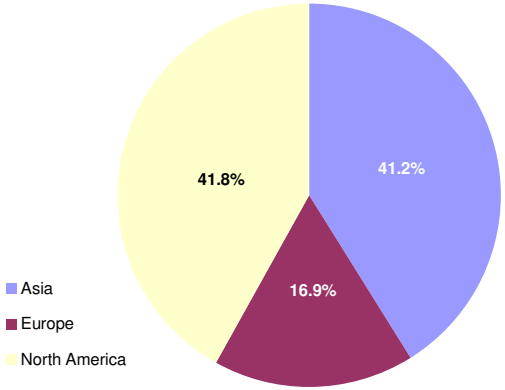
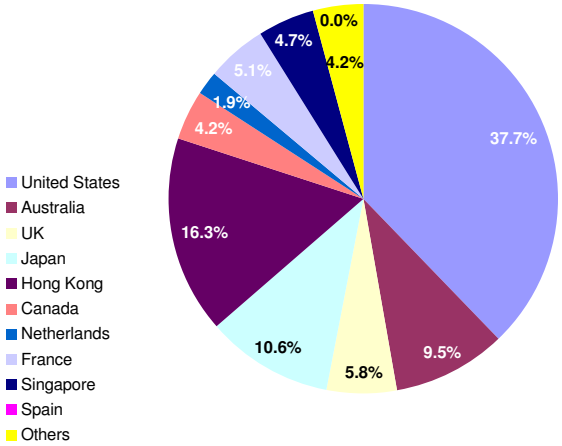
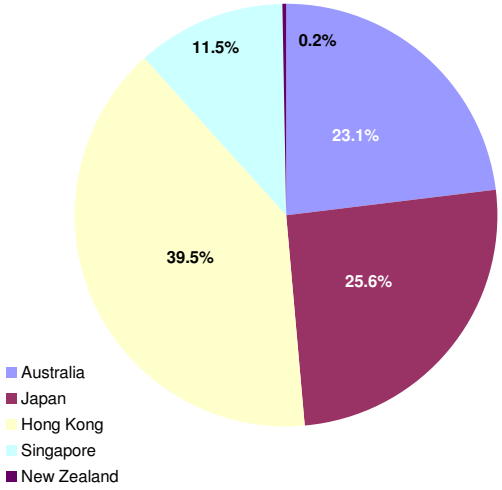
Graph 4: Global Developed - Regional Breakdown by Market Cap



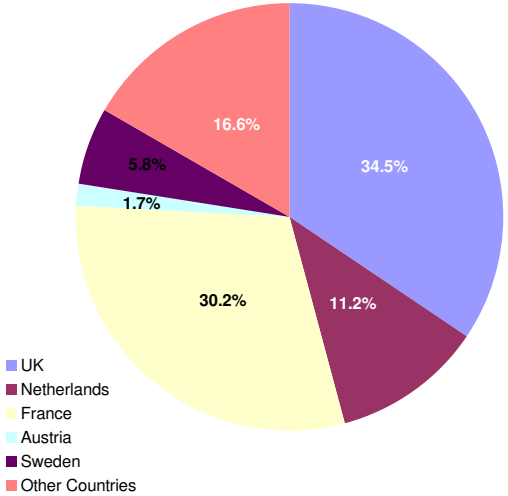
Graph 5: Global Developed - Breakdown by Country



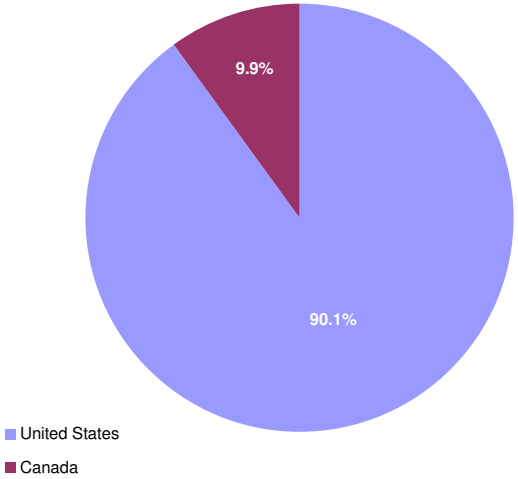
Graph 6: Asia Developed - Country Breakdown by Market Cap



Graph 7: Europe Developed - Country Breakdown by Market Cap



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



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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,789.33	456,633.01	100.00	4.11	1.37	-15.71	71.75	2.12	4.94	2.12	27.02
Asia	EUR	1,470.46	188,335.53	41.24	3.83	4.28	-12.43	67.10	1.11	5.07	1.11	26.54
Europe	EUR	1,783.50	77,207.71	16.91	4.57	-3.37	-22.39	51.77	-2.87	-1.15	-2.87	26.28
North America	EUR	2,131.47	191,089.77	41.85	4.20	1.15	-15.28	86.06	5.36	7.48	5.36	36.14
Global ex Asia	EUR	1,984.86	268,297.48	58.76	4.31	-0.28	-17.56	74.90	2.85	4.85	2.85	32.26
Global ex Europe	EUR	1,758.12	379,425.29	83.09	4.02	2.52	-14.05	76.31	3.21	6.28	3.21	28.10
Global ex North America	EUR	1,673.82	265,543.24	58.15	4.05	1.63	-15.91	62.58	-0.09	3.18	-0.09	23.89
Global ex United States	EUR	1,720.22	284,529.05	62.31	4.19	1.90	-15.38	64.70	0.53	3.39	0.53	23.96
Global ex Japan	EUR	1,025.45	408,383.77	89.43	4.26	1.14	-15.25	76.76	1.54	5.33	1.54	28.38
Global Dividend+	EUR	1,505.61	357,160.31	78.22	4.87	-NA-	-13.08	76.09	3.07	5.36	3.07	27.85
Global	USD	2,344.15	623,168.58	100.00	4.11	1.93	-14.79	84.55	-2.87	3.03	-2.87	31.47
Asia	USD	1,985.21	257,022.12	41.24	3.83	4.87	-11.48	79.55	-3.83	3.16	-3.83	31.58
Europe	USD	2,417.26	105,365.62	16.91	4.57	-2.83	-21.55	63.08	-7.62	-2.95	-7.62	30.68
North America	USD	2,776.44	260,780.84	41.85	4.20	1.71	-14.36	99.91	0.22	5.53	0.22	39.23
Global ex Asia	USD	2,601.47	366,146.46	58.76	4.31	0.28	-16.66	87.92	-2.17	2.94	-2.17	35.78
Global ex Europe	USD	2,311.25	517,802.96	83.09	4.02	3.09	-13.11	89.44	-1.84	4.34	-1.84	32.43
Global ex North America	USD	2,208.29	362,387.74	58.15	4.05	2.20	-14.99	74.70	-4.97	1.31	-4.97	29.13
Global ex United States	USD	2,342.14	388,297.74	62.31	4.19	2.56	-14.45	76.98	-4.38	1.51	-4.38	29.08
Global ex Japan	USD	1,071.13	557,322.69	89.43	4.26	1.70	-14.33	89.93	-3.42	3.41	-3.42	32.79
Global ex Australia	USD	1,005.33	563,781.90	90.47	0.00	-NA-	-NA-	31.35	-2.56	2.36	-2.56	-NA-
Global ex Australia Hedged	USD	1,155.45	563,781.90	90.47	0.00	2.93	-14.47	77.48	-2.51	3.38	-2.51	29.94
Global Dividend+	USD	1,697.19	487,417.85	78.22	4.87	2.80	-12.14	89.21	-1.96	3.45	-1.96	32.15

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

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Global	GBP	2,481.52	409,334.51	100.00	4.11	6.84	-7.30	72.79	3.03	8.45	3.03	29.03
Asia	GBP	2,101.53	168,827.55	41.24	3.83	9.91	-3.70	68.11	2.02	8.58	2.02	27.48
Europe	GBP	2,558.90	69,210.46	16.91	4.57	1.84	-14.66	52.69	-2.01	2.15	-2.01	28.26
North America	GBP	2,939.13	171,296.50	41.85	4.20	6.60	-6.84	87.17	6.30	11.08	6.30	38.67
Global ex Asia	GBP	2,753.91	240,506.96	58.76	4.31	5.10	-9.34	75.95	3.77	8.35	3.77	34.71
Global ex Europe	GBP	2,446.69	340,124.05	83.09	4.02	8.05	-5.48	77.37	4.13	9.83	4.13	30.06
Global ex North America	GBP	2,337.69	238,038.01	58.15	4.05	7.11	-7.52	63.57	0.81	6.63	0.81	25.20
Global ex United States	GBP	2,479.44	255,057.26	62.31	4.19	7.50	-6.94	65.70	1.43	6.84	1.43	25.14
Global ex Japan	GBP	1,133.90	366,082.98	89.43	4.26	6.59	-6.81	77.82	2.45	8.85	2.45	30.51
Global Dividend+	GBP	1,998.23	320,165.29	78.22	4.87	7.74	-4.42	77.15	4.00	8.89	4.00	30.13
Global	JPY	2,035.20	55,377,875.67	100.00	4.11	-1.28	-22.58	67.61	-7.28	1.00	-7.28	33.55
Asia	JPY	1,723.56	22,840,270.79	41.24	3.83	1.56	-19.57	63.07	-8.20	1.12	-8.20	34.24
Europe	JPY	2,098.67	9,363,315.92	16.91	4.57	-5.89	-28.72	48.11	-11.81	-4.87	-11.81	32.36
North America	JPY	2,410.51	23,174,288.95	41.85	4.20	-1.49	-22.19	81.56	-4.34	3.45	-4.34	40.34
Global ex Asia	JPY	2,258.61	32,537,604.88	58.76	4.31	-2.88	-24.28	70.68	-6.62	0.91	-6.62	37.04
Global ex Europe	JPY	2,006.64	46,014,559.75	83.09	4.02	-0.16	-21.06	72.05	-6.30	2.28	-6.30	34.61
Global ex North America	JPY	1,917.24	32,203,586.72	58.15	4.05	-1.02	-22.76	58.67	-9.28	-0.69	-9.28	31.64
Global ex United States	JPY	2,033.50	34,506,078.95	62.31	4.19	-0.71	-22.27	60.73	-8.72	-0.50	-8.72	31.68
Global ex Japan	JPY	929.96	49,526,480.46	89.43	4.26	-1.50	-22.16	72.50	-7.81	1.37	-7.81	34.82
Global Dividend+	JPY	1,361.07	43,314,387.55	78.22	4.87	-NA-	-20.17	71.84	-6.41	1.41	-6.41	34.05

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

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,712.93	695,886.12	152.40	4.11	-NA-	-NA-	31.66	-2.45	2.27	-2.45	-NA-
Asia	AUD	1,450.63	287,014.03	62.85	3.83	-NA-	-NA-	28.09	-3.41	2.39	-3.41	-NA-
Europe	AUD	1,766.34	117,660.74	25.77	4.57	-NA-	-NA-	16.34	-7.22	-3.67	-7.22	-NA-
North America	AUD	2,028.81	291,211.35	63.77	4.20	-NA-	-NA-	42.62	0.65	4.75	0.65	-NA-
Global ex Asia	AUD	1,900.95	408,872.09	89.54	4.31	-NA-	-NA-	34.06	-1.75	2.18	-1.75	-NA-
Global ex Europe	AUD	1,688.88	578,225.38	126.63	4.02	-NA-	-NA-	35.15	-1.41	3.57	-1.41	-NA-
Global ex North America	AUD	1,613.65	404,674.77	88.62	4.05	-NA-	-NA-	24.63	-4.56	0.56	-4.56	-NA-
Global ex United States	AUD	1,711.49	433,608.21	94.96	4.19	-NA-	-NA-	26.26	-3.97	0.75	-3.97	-NA-
Global ex Japan	AUD	782.70	622,356.67	136.29	4.26	-NA-	-NA-	35.50	-3.00	2.64	-3.00	-NA-
Global Dividend+	AUD	1,444.65	544,294.64	119.20	4.87	-NA-	-NA-	34.98	-1.54	2.68	-1.54	-NA-
Global ex Australia Hedged	AUD	1,139.56	629,569.61	90.47	0.00	2.65	-15.67	77.90	-2.00	3.65	-2.00	31.12
Global Hedged	AUD	1,080.89	695,886.12	9.53	0.00	1.57	-16.60	73.61	-1.94	3.43	-1.94	30.04

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,736.17	456,633.01	100.00	3.45	0.76	-16.31	70.45	2.05	4.90	2.05	26.99
Asia	EUR	1,469.04	188,335.53	41.24	3.78	4.26	-12.47	67.00	1.11	5.07	1.11	26.53
Europe	EUR	1,097.18	77,207.71	16.91	3.82	-3.93	-22.91	50.54	-2.87	-1.15	-2.87	26.15
North America	EUR	2,014.06	191,089.77	41.85	2.97	0.01	-16.49	83.24	5.18	7.37	5.18	36.15
Global ex Asia	EUR	1,891.86	268,297.48	58.76	3.22	-1.23	-18.54	72.63	2.72	4.77	2.72	32.20
Global ex Europe	EUR	1,705.28	379,425.29	83.09	3.37	1.89	-14.68	74.98	3.11	6.22	3.11	28.12
Global ex North America	EUR	1,656.47	265,543.24	58.15	3.79	1.42	-16.11	62.14	-0.09	3.18	-0.09	23.79
Global ex US	EUR	1,695.65	284,529.05	62.31	3.85	1.70	-15.65	64.10	0.51	3.37	0.51	23.88
Global ex Japan	EUR	820.17	408,383.77	89.43	0.00	-3.28	-19.19	68.43	0.99	4.91	0.99	28.24
Global	USD	2,274.52	623,168.58	100.00	3.45	1.32	-15.40	83.15	-2.94	2.99	-2.94	31.45
Asia	USD	1,983.29	257,022.12	41.24	3.78	4.85	-11.51	79.45	-3.83	3.16	-3.83	31.59
Europe	USD	1,189.59	105,365.62	16.91	3.82	-3.39	-22.07	61.76	-7.62	-2.95	-7.62	30.57
North America	USD	2,623.51	260,780.84	41.85	2.97	0.56	-15.58	96.89	0.04	5.42	0.04	39.22
Global ex Asia	USD	2,479.62	366,146.46	58.76	3.22	-0.68	-17.65	85.49	-2.29	2.87	-2.29	35.73
Global ex Europe	USD	2,241.80	517,802.96	83.09	3.37	2.46	-13.75	88.02	-1.92	4.29	-1.92	32.44
Global ex North America	USD	2,185.43	362,387.74	58.15	3.79	1.98	-15.19	74.22	-4.97	1.31	-4.97	29.08
Global ex US	USD	2,308.69	388,297.74	62.31	3.85	2.27	-14.72	76.33	-4.40	1.49	-4.40	29.05
Global ex Japan	USD	1,035.75	557,322.69	89.43	3.54	1.02	-15.02	88.33	-3.49	3.36	-3.49	32.78

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	2,407.81	409,334.51	100.00	3.45	6.20	-7.97	71.48	2.96	8.40	2.96	28.98
Asia	GBP	2,099.51	168,827.55	41.24	3.78	9.89	-3.74	68.01	2.01	8.58	2.01	27.51
Europe	GBP	1,259.30	69,210.46	16.91	3.82	1.26	-15.22	51.45	-2.01	2.15	-2.01	28.18
North America	GBP	2,777.24	171,296.50	41.85	2.97	5.40	-8.16	84.34	6.12	10.96	6.12	38.63
Global ex Asia	GBP	2,624.92	240,506.96	58.76	3.22	4.10	-10.42	73.67	3.64	8.27	3.64	34.63
Global ex Europe	GBP	2,373.17	340,124.05	83.09	3.37	7.39	-6.18	76.04	4.03	9.77	4.03	30.04
Global ex North America	GBP	2,313.49	238,038.01	58.15	3.79	6.89	-7.74	63.12	0.80	6.63	0.80	25.13
Global ex US	GBP	2,444.03	255,057.26	62.31	3.85	7.19	-7.24	65.09	1.41	6.83	1.41	25.08
Global ex Japan	GBP	1,096.44	366,082.98	89.43	3.54	5.88	-7.56	76.32	2.37	8.80	2.37	30.47
Global	JPY	1,974.75	55,377,875.67	100.00	3.45	-1.87	-23.14	66.34	-7.35	0.95	-7.35	33.63
Asia	JPY	1,721.90	22,840,270.79	41.24	3.78	1.55	-19.60	62.98	-8.20	1.12	-8.20	34.33
Europe	JPY	1,032.81	9,363,315.92	16.91	3.82	-6.44	-29.19	46.91	-11.81	-4.87	-11.81	32.24
North America	JPY	2,277.74	23,174,288.95	41.85	2.97	-2.60	-23.30	78.82	-4.50	3.34	-4.50	40.44
Global ex Asia	JPY	2,152.82	32,537,604.88	58.76	3.22	-3.81	-25.18	68.47	-6.73	0.83	-6.73	37.08
Global ex Europe	JPY	1,946.34	46,014,559.75	83.09	3.37	-0.76	-21.64	70.77	-6.38	2.23	-6.38	34.73
Global ex North America	JPY	1,897.40	32,203,586.72	58.15	3.79	-1.23	-22.94	58.23	-9.29	-0.69	-9.29	31.67
Global ex US	JPY	2,004.46	34,506,078.95	62.31	3.85	-0.95	-22.52	60.15	-8.74	-0.51	-8.74	31.72
Global ex Japan	JPY	899.24	49,526,480.46	89.43	3.54	-2.16	-22.79	71.04	-7.88	1.32	-7.88	34.92

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,662.05	695,886.12	152.40	3.45	-NA-	-NA-	30.66	-2.52	2.22	-2.52	-NA-
Asia	AUD	1,449.23	287,014.03	62.85	3.78	-NA-	-NA-	28.02	-3.42	2.39	-3.42	-NA-
Europe	AUD	869.26	117,660.74	25.77	3.82	-NA-	-NA-	15.40	-7.22	-3.67	-7.22	-NA-
North America	AUD	1,917.06	291,211.35	63.77	2.97	-NA-	-NA-	40.46	0.47	4.64	0.47	-NA-
Global ex Asia	AUD	1,811.92	408,872.09	89.54	3.22	-NA-	-NA-	32.33	-1.87	2.10	-1.87	-NA-
Global ex Europe	AUD	1,638.14	578,225.38	126.63	3.37	-NA-	-NA-	34.14	-1.50	3.51	-1.50	-NA-
Global ex North America	AUD	1,596.94	404,674.77	88.62	3.79	-NA-	-NA-	24.29	-4.56	0.55	-4.56	-NA-
Global ex US	AUD	1,687.05	433,608.21	94.96	3.85	-NA-	-NA-	25.80	-3.99	0.74	-3.99	-NA-
Global ex Japan	AUD	626.02	622,356.67	136.29	0.00	-NA-	-NA-	29.11	-3.53	2.24	-3.53	-NA-

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,134.87	456,633.01	100.00	0.00	-2.73	-19.33	64.09	1.59	4.55	1.59	26.90
Asia	EUR	1,023.89	188,335.53	41.24	0.00	0.59	-15.64	60.66	0.52	4.56	0.52	26.61
Europe	EUR	1,217.83	77,207.71	16.91	0.00	-6.90	-25.67	44.58	-3.08	-1.26	-3.08	25.71
North America	EUR	1,242.61	191,089.77	41.85	0.00	-3.55	-19.48	76.65	4.74	7.09	4.74	36.04
Global ex Asia	EUR	1,206.02	268,297.48	58.76	0.00	-4.62	-21.48	66.20	2.36	4.55	2.36	31.98
Global ex Europe	EUR	1,104.84	379,425.29	83.09	0.00	-1.72	-17.75	68.53	2.60	5.82	2.60	28.09
Global ex North America	EUR	1,153.43	265,543.24	58.15	0.00	-1.99	-19.14	55.94	-0.56	2.80	-0.56	23.75
Global ex United States	EUR	1,173.50	284,529.05	62.31	0.00	-1.88	-18.77	57.67	0.02	2.98	0.02	23.82
Global ex Japan	EUR	820.17	408,383.77	89.43	0.00	-3.28	-19.19	68.43	0.99	4.91	0.99	28.24
Global Dividend+	EUR	1,263.39	357,160.31	78.22	0.00	-NA-	-17.43	67.13	2.39	4.87	2.39	27.72
Global	USD	1,492.71	623,168.58	100.00	0.00	-2.19	-18.45	76.32	-3.37	2.66	-3.37	31.29
Asia	USD	1,381.06	257,022.12	41.24	0.00	1.15	-14.72	72.63	-4.39	2.66	-4.39	31.59
Europe	USD	1,650.60	105,365.62	16.91	0.00	-6.38	-24.86	55.36	-7.81	-3.05	-7.81	30.18
North America	USD	1,618.39	260,780.84	41.85	0.00	-3.01	-18.60	89.82	-0.37	5.15	-0.37	39.04
Global ex Asia	USD	1,580.00	366,146.46	58.76	0.00	-4.09	-20.62	78.59	-2.64	2.65	-2.64	35.45
Global ex Europe	USD	1,452.02	517,802.96	83.09	0.00	-1.17	-16.86	81.09	-2.41	3.90	-2.41	32.35
Global ex North America	USD	1,521.64	362,387.74	58.15	0.00	-1.45	-18.26	67.57	-5.41	0.93	-5.41	28.98
Global ex United States	USD	1,597.77	388,297.74	62.31	0.00	-1.24	-17.88	69.42	-4.87	1.11	-4.87	28.93
Global ex Japan	USD	856.71	557,322.69	89.43	0.00	-2.74	-18.31	80.98	-3.94	3.01	-3.94	32.60
Global ex Australia	USD	947.93	563,781.90	90.47	0.00	-NA-	-NA-	76.46	-3.35	2.91	-3.35	-NA-
Global ex Australia Hedged	USD	954.84	563,781.90	90.47	0.00	-0.92	-17.88	70.07	-2.88	3.16	-2.88	29.73
Global Dividend+	USD	1,424.15	487,417.85	78.22	0.00	-2.06	-16.53	79.58	-2.61	2.97	-2.61	31.96

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,580.18	409,334.51	100.00	0.00	2.52	-11.29	65.08	2.50	8.05	2.50	28.82
Asia	GBP	1,461.99	168,827.55	41.24	0.00	6.02	-7.23	61.63	1.42	8.06	1.42	27.42
Europe	GBP	1,747.32	69,210.46	16.91	0.00	-1.88	-18.26	45.46	-2.21	2.04	-2.21	27.90
North America	GBP	1,713.22	171,296.50	41.85	0.00	1.65	-11.45	77.72	5.68	10.68	5.68	38.43
Global ex Asia	GBP	1,672.59	240,506.96	58.76	0.00	0.52	-13.65	67.21	3.28	8.04	3.28	34.39
Global ex Europe	GBP	1,537.10	340,124.05	83.09	0.00	3.58	-9.56	69.55	3.51	9.36	3.51	29.91
Global ex North America	GBP	1,610.80	238,038.01	58.15	0.00	3.29	-11.08	56.88	0.33	6.24	0.33	25.03
Global ex United States	GBP	1,691.43	255,057.26	62.31	0.00	3.51	-10.67	58.62	0.91	6.43	0.91	24.97
Global ex Japan	GBP	906.91	366,082.98	89.43	0.00	1.94	-11.14	69.45	1.89	8.42	1.89	30.29
Global Dividend+	GBP	1,676.77	320,165.29	78.22	0.00	2.65	-9.20	68.14	3.31	8.38	3.31	29.91
Global	JPY	1,295.97	55,377,875.67	100.00	0.00	-5.27	-25.91	60.13	-7.76	0.63	-7.76	33.35
Asia	JPY	1,199.04	22,840,270.79	41.24	0.00	-2.03	-22.52	56.79	-8.73	0.64	-8.73	34.21
Europe	JPY	1,433.05	9,363,315.92	16.91	0.00	-9.33	-31.73	41.10	-12.00	-4.97	-12.00	31.81
North America	JPY	1,405.09	23,174,288.95	41.85	0.00	-6.07	-26.05	72.40	-4.90	3.07	-4.90	40.14
Global ex Asia	JPY	1,371.76	32,537,604.88	58.76	0.00	-7.11	-27.88	62.20	-7.06	0.62	-7.06	36.69
Global ex Europe	JPY	1,260.65	46,014,559.75	83.09	0.00	-4.29	-24.46	64.47	-6.85	1.85	-6.85	34.51
Global ex North America	JPY	1,321.09	32,203,586.72	58.15	0.00	-4.55	-25.73	52.19	-9.71	-1.06	-9.71	31.45
Global ex United States	JPY	1,387.22	34,506,078.95	62.31	0.00	-4.40	-25.39	53.87	-9.19	-0.88	-9.19	31.48
Global ex Japan	JPY	743.80	49,526,480.46	89.43	0.00	-5.80	-25.78	64.37	-8.31	0.97	-8.31	34.60
Global Dividend+	JPY	1,142.11	43,314,387.55	78.22	0.00	-NA-	-24.16	63.10	-7.03	0.93	-7.03	33.84

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Global	AUD	1,090.75	695,886.12	152.40	0.00	-NA-	-NA-	25.78	-2.96	1.89	-2.96	-NA-
Asia	AUD	1,009.17	287,014.03	62.85	0.00	-NA-	-NA-	23.15	-3.98	1.90	-3.98	-NA-
Europe	AUD	1,206.13	117,660.74	25.77	0.00	-NA-	-NA-	10.83	-7.41	-3.78	-7.41	-NA-
North America	AUD	1,182.59	291,211.35	63.77	0.00	-NA-	-NA-	35.41	0.05	4.37	0.05	-NA-
Global ex Asia	AUD	1,154.54	408,872.09	89.54	0.00	-NA-	-NA-	27.41	-2.22	1.89	-2.22	-NA-
Global ex Europe	AUD	1,061.02	578,225.38	126.63	0.00	-NA-	-NA-	29.19	-1.99	3.13	-1.99	-NA-
Global ex North America	AUD	1,111.89	404,674.77	88.62	0.00	-NA-	-NA-	19.54	-5.01	0.18	-5.01	-NA-
Global ex United States	AUD	1,167.55	433,608.21	94.96	0.00	-NA-	-NA-	20.86	-4.46	0.36	-4.46	-NA-
Global ex Japan	AUD	626.02	622,356.67	136.29	0.00	-NA-	-NA-	29.11	-3.53	2.24	-3.53	-NA-
Global Dividend+	AUD	1,212.24	544,294.64	119.20	0.00	-NA-	-NA-	28.11	-2.19	2.20	-2.19	-NA-
Global ex Australia Hedged	AUD	941.97	629,569.61	90.47	0.00	-1.19	-19.03	70.74	-2.37	3.43	-2.37	30.98
Global Hedged	AUD	879.72	695,886.12	100.00	0.00	-2.53	-20.17	66.08	-2.44	3.05	-2.44	29.92

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

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

Index Description	Curr	Close Value Feb-10	12 Mths Estimated Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Gross Total Return										
Global	Local	2037.08	4.11	0.91	-16.30	72.18	-2.40	3.19	-2.40	29.02
Global ex Asia	Local	2434.02	4.31	0.14	-16.52	81.03	-0.67	3.73	-0.67	34.20
Global ex Europe	Local	2041.83	4.02	1.67	-15.42	77.18	-2.29	3.93	-2.29	30.58
Global ex North America	Local	1696.87	4.05	1.17	-16.88	57.78	-4.25	1.63	-4.25	25.03
Global ex UK	Local	2347.39	-NA-	1.71	-15.47	73.47	-2.15	3.34	-2.15	29.34
Asia	Local	1505.10	3.83	2.90	-15.46	60.55	-4.79	2.44	-4.79	28.48
Europe	Local	2048.88	4.57	-1.59	-19.24	51.05	-2.99	-0.30	-2.99	26.13
Europe ex UK	Local	2508.71	4.87	2.49	-15.34	49.87	-1.07	-0.90	-1.07	24.72
Nordic	Local	2524.67	-NA-	-0.75	-13.14	50.58	-0.13	0.79	-0.13	35.56
North America	Local	2715.19	4.20	1.42	-14.68	96.68	0.29	5.45	0.29	38.65
Price Return										
Global	Local	1300.83	0.00	-3.17	-19.90	64.49	-2.91	2.81	-2.91	28.84
Global ex Europe	Local	1283.85	0.00	-2.53	-19.06	69.38	-2.87	3.49	-2.87	30.50
Global ex Asia	Local	1485.06	0.00	-4.23	-20.48	72.03	-1.14	3.43	-1.14	33.88
Global ex North America	Local	1173.41	0.00	-2.44	-20.09	51.34	-4.70	1.25	-4.70	24.87
Global ex UK	Local	1479.48	0.00	-2.48	-19.14	65.64	-2.65	2.96	-2.65	29.16
Asia	Local	1048.67	0.00	-0.75	-18.56	54.40	-5.34	1.95	-5.34	28.50
Europe	Local	1394.28	0.00	-5.20	-22.67	43.81	-3.19	-0.40	-3.19	25.63
Europe ex UK	Local	1619.52	0.00	-1.58	-19.11	41.86	-1.07	-0.90	-1.07	24.06
Nordic	Local	1647.41	0.00	-5.07	-17.33	43.15	-0.13	0.79	-0.13	35.35
North America	Local	1582.69	0.00	-3.29	-18.91	86.75	-0.30	5.07	-0.30	38.45

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 214.

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

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

Gross Total Return Index Description	Curr	Close Value 26-Feb	12 Mths Estimated Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Real Estate **	Local	2037.08	4.11	0.91	-16.30	72.18	-2.40	3.19	-2.40	29.02
Global FTSE	Local	209.5	3.98	2.82	-5.57	49.66	-2.07	1.63	-2.07	19.67
Global JP Morgan Bonds	Local	418.58	-NA-	3.83	4.72	3.31	1.27	0.48	1.27	3.54

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

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Global (%) Weight 26-Feb
Sun Hung Kai Props	HK	19,568.93	4.29
Westfield Group *	AU	18,202.30	3.99
Simon Property Group *	US	16,325.06	3.58
Unibail-Rodamco *	FR	12,803.86	2.80
Mitsubishi Estate	JP	11,995.14	2.63
Mitsui Fudosan	JP	10,902.03	2.39
Vornado Realty Trust *	US	8,656.22	1.90
Public Storage *	US	7,686.63	1.68
Equity Residential Props *	US	7,300.69	1.60
Boston Properties *	US	6,895.72	1.51
Stockland Trust Group *	AU	6,348.72	1.39
Capitaland	SG	6,248.43	1.37
Sumitomo Realty & Dev	JP	6,194.74	1.36
HCP *	US	6,181.10	1.35
China Overseas Land	HK	6,064.97	1.33
Hang Lung Properties	HK	5,796.15	1.27
Hongkong Land Hldgs	HK	5,686.35	1.25
Land Securities *	UK	5,333.82	1.17
Henderson Land Dev	HK	5,313.83	1.16
Host Hotels & Resorts *	US	5,283.96	1.16

Country Breakdown

Country Index	Number of Constituents 26-Feb	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Global Weight 26-Feb
EPRA/NAREIT North America	121	191,089.77	41.85%
EPRA/NAREIT Asia	74	188,335.53	41.24%
EPRA/NAREIT Europe	79	77,207.71	16.91%
EPRA/NAREIT Global	**274**	**456,633.01**	**100.00%**
Global Ex Europe	195	379,425.29	83.09%
Global Ex Asia	200	268,297.48	58.76%
Global Ex Nth America	153	265,543.24	58.15%

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

Top 20 Performance

Stock	Country	Price Return Feb-10	Div Return Feb-10	Total Return Feb-10
Developers Diversified *	US	28.61	0.00	28.61
Taubman Centers *	US	22.33	0.00	22.33
CBL & Associates Props *	US	18.90	0.00	18.90
DuPont Fabros Technology *	US	17.93	0.00	17.93
The Macerich Company *	US	17.57	0.00	17.57
Orient Express Hotel	US	17.11	0.00	17.11
Brookfield Props	CA	14.96	1.09	16.06
Great Eagle Holdings	HK	15.24	0.00	15.24
China Resources Land	HK	14.77	0.00	14.77
Corrections Corp of America	US	14.38	0.00	14.38
Sino Land	HK	14.29	0.00	14.29
Hersha Hospitality Trust *	US	14.01	0.00	14.01
Japan Retail Fund *	JP	0.38	12.89	13.27
China Overseas Land	HK	13.07	0.00	13.07
Japan Prime Realty Inv. *	JP	12.85	0.00	12.85
Agree Realty Corp *	US	12.61	0.00	12.61
Equity Residential Props *	US	12.57	0.00	12.57
Hang Lung Properties	HK	11.89	0.64	12.53
SL Green Realty *	US	12.24	0.00	12.24
Pennsylvania Real Estate *	US	12.17	0.00	12.17

Bottom 20 Performance

Stock	Country	Price Return Feb-10	Div Return Feb-10	Total Return Feb-10
TAG Immobilien	DE	-5.23	0.00	-5.23
Kenedix Realty Investment *	JP	-5.27	0.00	-5.27
Cedar Shopping Centers *	US	-5.59	0.00	-5.59
Tokyu Land	JP	-5.87	0.00	-5.87
U-Store-It Trust *	US	-5.92	0.00	-5.92
Cousins Properties *	US	-6.14	0.00	-6.14
Eastgroup Properties *	US	-6.17	0.00	-6.17
Deutsche Wohnen	DE	-6.26	0.00	-6.26
Sovran Self Storage *	US	-6.40	0.00	-6.40
Colonia Real Estate	DE	-7.63	0.00	-7.63
Unibail-Rodamco *	FR	-7.76	0.00	-7.76
DIC Asset	DE	-8.08	0.00	-8.08
Toc Co	JP	-8.38	0.00	-8.38
ISIS Property Trust 2 Ld	UK	-10.20	0.00	-10.20
Tokyo Tatemono	JP	-12.57	0.00	-12.57
Patrizia Immobilien	DE	-12.78	0.00	-12.78
Wing Tai Holdings	SG	-14.72	0.00	-14.72
Norwegian Property ASA	NK	-15.68	0.00	-15.68
Parkway Properties *	US	-20.31	0.00	-20.31
Lamda Development	GR	-24.82	0.00	-24.82

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 26-Feb	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Feb-10	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.36	0.56	1.09	7.45	-4.88	-1.82	-4.88	12.81
1 EUR = CAD	1.44	-2.43	-2.35	-10.49	-4.10	-2.60	-4.10	13.68
1 EUR = GBP	0.90	5.40	9.97	0.60	0.90	3.34	0.90	13.36
1 EUR = SEK	9.71	1.39	1.55	-15.05	-5.25	-4.88	-5.25	9.30
1 EUR = CHF	1.46	-0.97	-3.18	-1.05	-1.29	-0.07	-1.29	6.38
1 EUR = DKK	7.44	0.00	-0.04	-0.10	0.02	-0.04	0.02	0.22
1 EUR = AUD	1.52	-1.84	-3.13	-23.34	-4.47	-2.55	-4.47	11.10
1 EUR = HKD	10.59	0.46	0.88	7.57	-4.77	-1.85	-4.77	12.85
1 EUR = JPY	121.27	-2.61	-8.15	-2.41	-9.20	-3.76	-9.20	15.44
1 EUR = SGD	1.92	-2.31	-1.72	-2.31	-4.76	-1.68	-4.76	8.15
1 EUR = NZD	1.95	1.43	1.20	-22.93	-0.88	-0.87	-0.88	12.55

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

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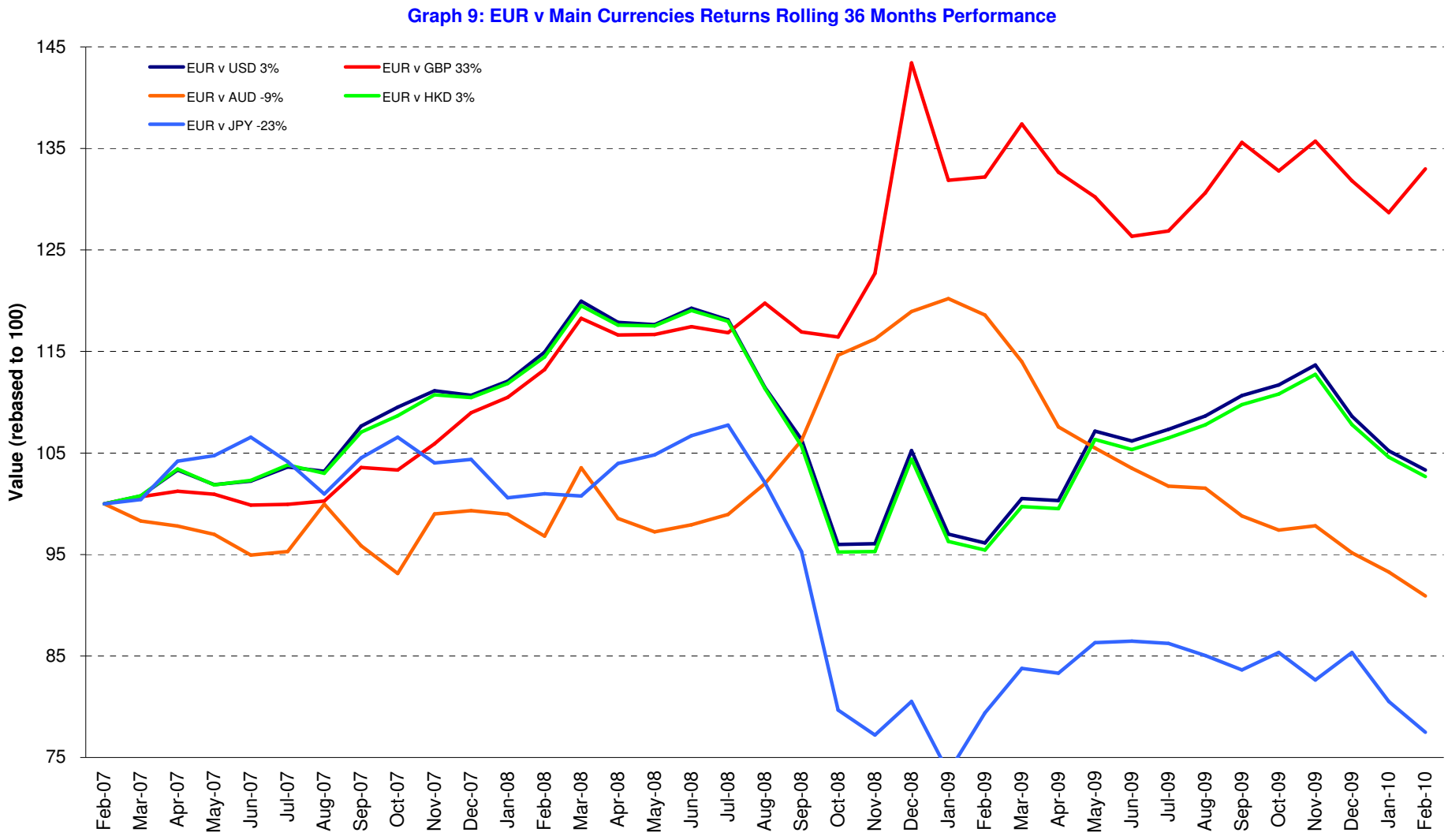
Foreign Exchange Performance



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Section 3

FTSE EPRA/NAREIT Asia Developed Index Series

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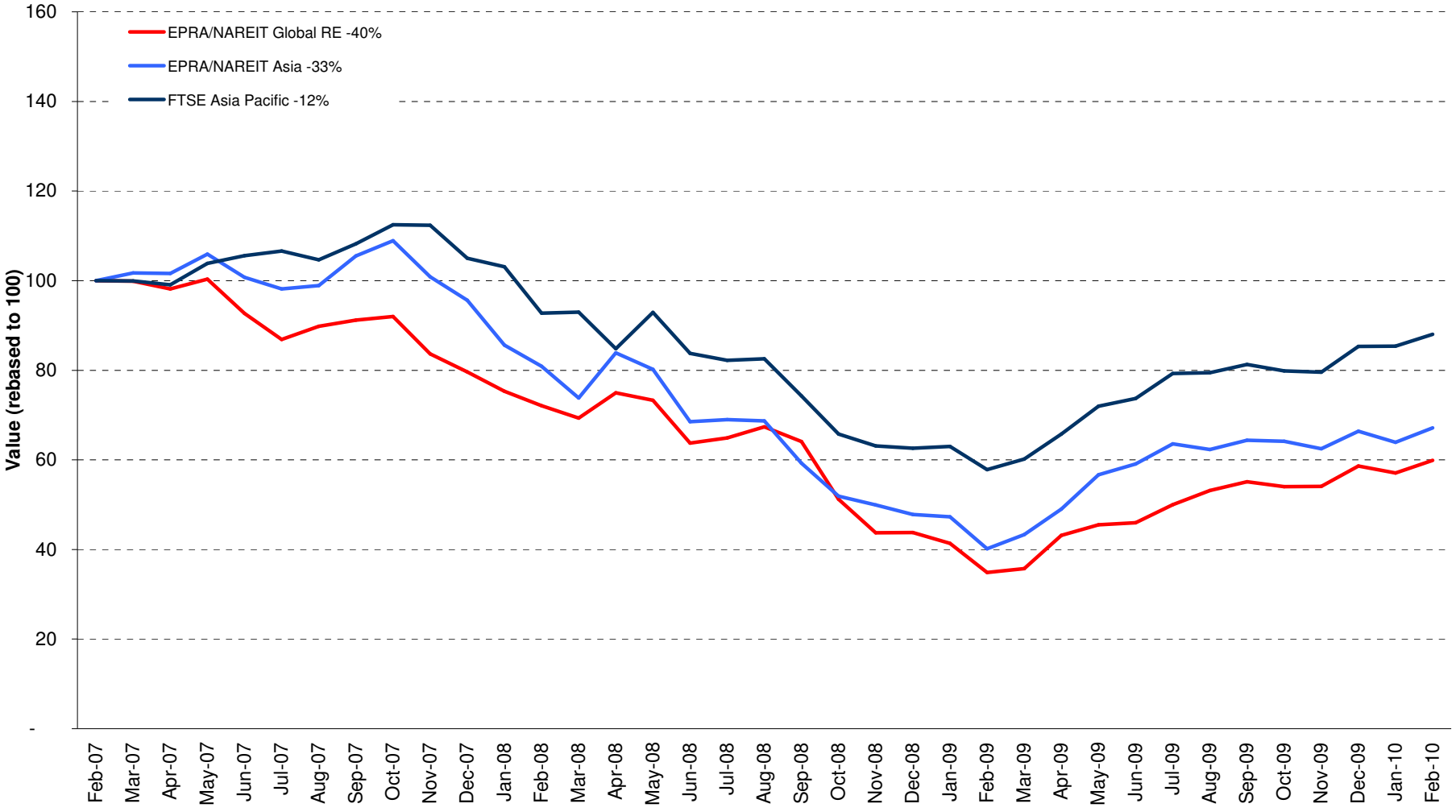
Graph 10: EPRA/NAREIT Asia Developed v EPRA/NAREIT Global Developed & FTSE Asia Pacific - Total Returns (EUR) Rolling 36 Months Performance



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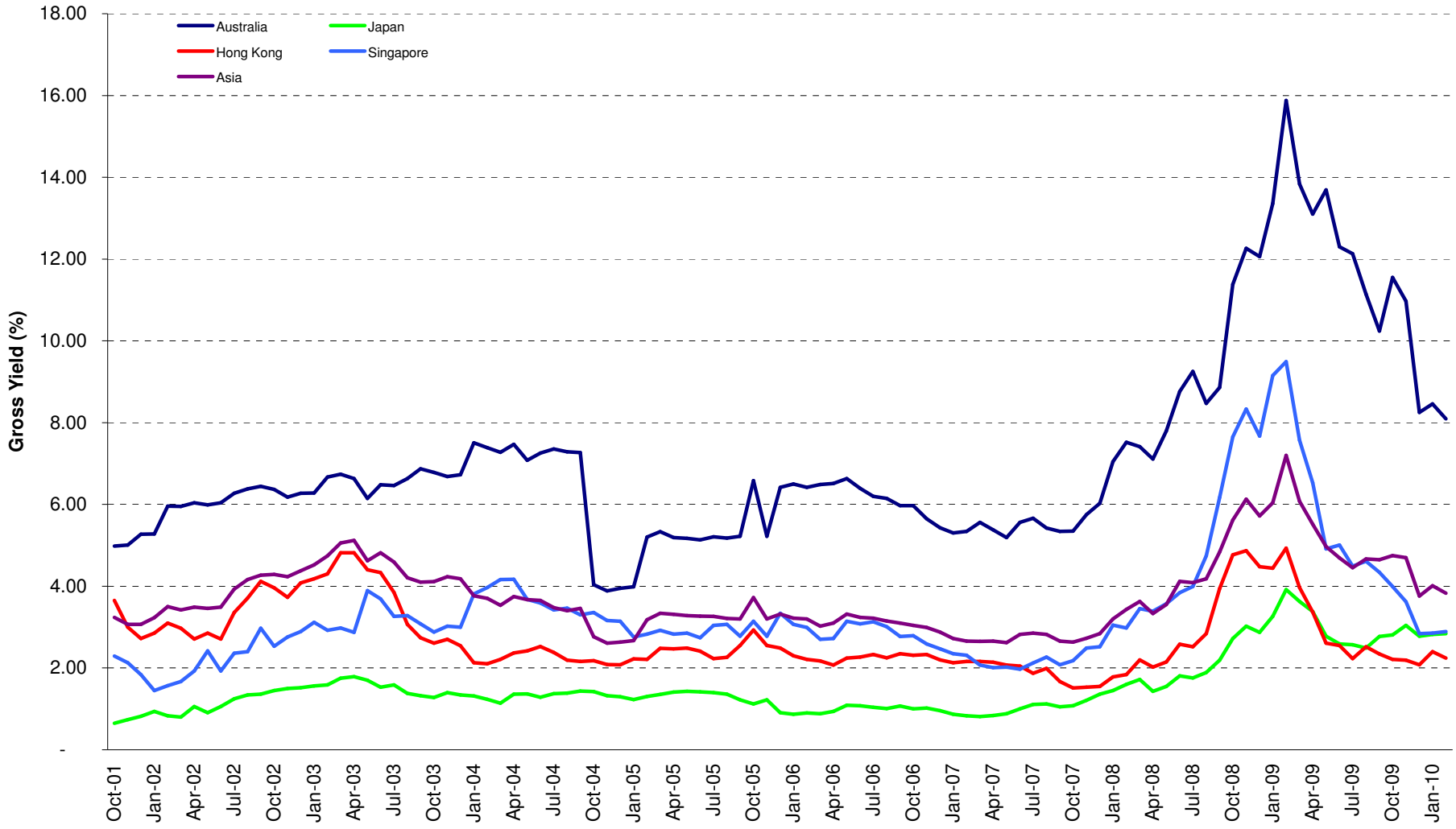
Graph 11: Dividend Yields



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

Ex Date	Description
23 February 2010	Japan Prime Realty Investments (Japan): New number of shares: 707,000
24 February 2010	Japan Retail Fund Investment (Japan): New number of shares: 1,546,008

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 February 2010	Westfield Group *	Rental	Retail	AUD	0.470	8.86	26-Feb	Semi-Annual
11 February 2010	Hang Lung Properties	Non-Rental	Diversified	HKD	0.170	2.23	4-Mar	Semi-Annual
17 February 2010	Aeon Mall Co ltd	Rental	Retail	JPY	10.000	1.08	March	Semi-Annual
24 February 2010	Japan Retail Fund *	Rental	Retail	JPY	13534.000	28.96	March	Semi-Annual
24 February 2010	ORIX JREIT *	Rental	Office	JPY	12382.000	7.14	March	Semi-Annual
26 February 2010	GPT Group *	Rental	Diversified	AUD	0.010	39.83	26-Mar	Quarterly

** Based on previous period figures

*** Estimated

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 March 2010	GPT Group *	Rental	Diversified	AUD	0.073 ***	39.83	April	Quarterly
18 March 2010	Hongkong Land Hldgs	Rental	Office	USD	0.09 ***	3.26	April	Semi-Annual
19 March 2010	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.8 ***	2.32	April	Semi-Annual
25 March 2010	Goodman Group *	Rental	Industrial	AUD	0.085 ***	44.42	April	Dividend
25 March 2010	ING Office Fund *	Rental	Office	AUD	0.027 ***	17.85	April	Quarterly
25 March 2010	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	15.85	April	Quarterly
25 March 2010	Macquarie Office Trust *	Rental	Office	AUD	0.028 ***	28.04	April	Dividend
28 March 2010	Hang Lung Properties	Non-Rental	Diversified	HKD	0.15 ***	2.23	April	Semi-Annual
29 March 2010	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	1.33	April	Semi-Annual
29 March 2010	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	1.15	April	Semi-Annual
29 March 2010	Heiwa Real Estate	Non-Rental	Diversified	JPY	3.000	3.96	April	Semi-Annual
29 March 2010	Daibiru Corp	Non-Rental	Office	JPY	5.500	1.40	April	Semi-Annual
29 March 2010	Tokyu Land	Non-Rental	Diversified	JPY	3.500	2.34	April	Semi-Annual
29 March 2010	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	1.14	April	Semi-Annual
29 March 2010	Toc Co	Non-Rental	Office	JPY	4.000	2.29	April	Semi-Annual
29 March 2010	NTT Urban Development	Non-Rental	Office	JPY	600.000	1.55	April	Semi-Annual
29 March 2010	Japan Real Estate *	Rental	Office	JPY	17320.000	6.14	April	Semi-Annual
29 March 2010	Mori Trust Sogo REIT *	Rental	Office	JPY	19000.000	4.75	April	Semi-Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Asia Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Westfield Group *	Rental	Retail	12.02	18,202	3.99	9.66	8.34	1.10	-10.44	21.69	-0.40	-4.91	3.72	-1.19	-0.40	23.13	27,903	112
Stockland Trust Group *	Non-Rental	Diversified	4.06	6,349	1.39	3.37	8.37	0.60	-15.32	59.49	2.78	8.85	0.00	8.85	2.78	35.48	8,670	100
GPT Group *	Rental	Diversified	0.58	3,501	0.77	1.86	7.46	-15.20	-40.09	36.39	-3.31	0.88	1.75	2.63	-3.31	52.99	5,182	108
Mirvac Group *	Non-Rental	Diversified	1.53	2,817	0.62	1.50	2.75	-8.94	-27.55	84.94	-2.55	5.15	0.00	5.15	-2.55	57.80	5,678	148
Dexus Property Group *	Rental	Diversified	0.83	2,580	0.57	1.37	7.45	0.77	-14.24	26.64	-2.94	-0.60	0.00	-0.60	-2.94	36.76	3,975	113
Goodman Group *	Rental	Industrial	0.60	2,369	0.52	1.26	16.08	-15.94	-44.73	136.54	-5.51	2.56	0.00	2.56	-5.51	75.98	4,595	142
CFS Retail Property Trust *	Rental	Retail	1.90	2,322	0.51	1.23	6.58	9.14	-2.68	19.43	0.00	1.60	0.00	1.60	0.00	19.70	3,220	102
Cmnwealth Prop Office *	Rental	Office	0.95	1,228	0.27	0.65	9.26	2.77	-4.41	5.00	-2.06	4.40	0.00	48.00	-2.06	27.52	1,688	101
ING Office Fund *	Rental	Office	0.61	1,083	0.24	0.58	10.25	-1.90	-17.34	156.54	-5.47	-0.82	0.00	-0.82	-5.47	65.60	1,716	116
Macquarie Office Trust *	Rental	Office	0.28	873	0.19	0.46	5.36	-9.25	-32.33	154.17	-9.68	-5.08	0.00	-5.08	-9.68	63.10	1,356	114
ING Industrial Fund *	Rental	Industrial	0.43	723	0.16	0.38	2.35	-12.58	-32.13	412.05	-11.46	-5.56	0.00	-5.56	-11.46	97.69	1,255	127
Macquarie Countrywide *	Rental	Retail	0.57	557	0.12	0.30	12.28	-10.43	-27.02	400.00	-2.56	0.88	0.00	0.88	-2.56	93.08	634	83
Bunnings Warehouse Prop *	Rental	Retail	1.83	497	0.11	0.26	6.32	11.33	7.26	39.41	-1.61	3.39	0.00	3.39	-1.61	26.60	287	42
FKP Property Group	Non-Rental	Diversified	0.73	414	0.09	0.22	4.76	-7.00	-35.53	199.18	-8.23	3.57	0.00	3.57	-8.23	122.18	334	59
Australia Total				**43,516**	**9.53**	**23.11**	**8.09**											
Kiwi Income Property Trust *	Rental	Diversified	1.01	413	0.09	0.22	7.67	5.52	-6.18	11.13	-2.88	0.00	0.00	0.00	-2.88	14.76	210	37
New Zealand Total				**413**	**0.09**	**0.22**	**7.67**											

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

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Asia Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Sun Hung Kai Props	Non-Rental	Diversified	107.80	19,569	4.29	10.39	2.32	10.44	7.58	80.82	-7.31	7.48	0.00	7.48	-7.31	41.36	21,469	80
China Overseas Land	Non-Rental	Residential	15.74	6,065	1.33	3.22	0.89	54.18	26.94	53.58	-4.02	13.07	0.00	13.07	-4.02	48.38	14,320	173
Hang Lung Properties	Non-Rental	Diversified	29.65	5,796	1.27	3.08	2.29	21.89	15.18	102.47	-2.55	11.89	0.64	12.53	-2.55	41.71	5,954	75
Hongkong Land Hldgs	Rental	Office	4.60	5,686	1.25	3.02	2.83	14.21	4.76	127.40	-7.07	-1.92	0.00	-1.92	-7.07	36.43	2,522	32
Henderson Land Dev	Non-Rental	Diversified	52.45	5,314	1.16	2.82	1.14	9.63	7.64	102.48	-10.19	6.71	0.00	6.71	-10.19	42.05	6,178	85
Wharf Holdings	Non-Rental	Diversified	40.00	5,195	1.14	2.76	2.00	-NA-	-NA-	142.72	-10.61	3.63	0.00	3.63	-10.61	-NA-	1,347	19
Link REIT *	Rental	Retail	19.52	4,018	0.88	2.13	4.69	-NA-	6.30	37.52	-1.51	4.27	0.00	4.27	-1.51	26.76	3,430	63
New World Development	Non-Rental	Diversified	14.24	3,884	0.85	2.06	2.11	14.88	-3.91	104.96	-10.78	11.25	0.00	11.25	-10.78	57.77	4,220	80
Sino Land	Non-Rental	Diversified	14.72	3,343	0.73	1.78	2.72	18.86	-3.97	148.28	-2.52	14.29	0.00	14.29	-2.52	63.66	3,932	86
China Resources Land	Non-Rental	Residential	16.16	2,876	0.63	1.53	0.85	53.24	27.24	92.86	-8.39	14.77	0.00	14.77	-8.39	52.57	8,479	216
Kerry Properties	Non-Rental	Diversified	36.95	1,993	0.44	1.06	1.89	16.67	0.09	155.08	-6.46	6.48	0.00	6.48	-6.46	55.20	2,759	101
Shimao Property	Non-Rental	Residential	12.94	1,729	0.38	0.92	1.78	-NA-	2.06	226.80	-12.09	7.83	0.00	7.83	-12.09	78.51	8,593	364
Hysan Development	Rental	Diversified	20.65	1,536	0.34	0.82	3.29	7.36	1.48	79.55	-6.35	7.11	0.00	7.11	-6.35	37.58	864	41
Agile Property Holdings	Non-Rental	Diversified	9.92	1,343	0.29	0.71	1.21	-NA-	19.79	281.75	-12.98	1.12	0.00	1.12	-12.98	88.86	5,699	311
Country Garden Holdings	Non-Rental	Diversified	2.69	831	0.18	0.44	1.27	-NA-	-NA-	80.54	-6.92	5.49	0.00	5.49	-6.92	-NA-	1,199	106
Champion REIT *	Rental	Office	3.51	799	0.17	0.42	7.46	-NA-	-3.29	116.14	6.36	7.01	0.00	7.01	6.36	58.52	688	63
Soho China	Non-Rental	Diversified	3.82	748	0.16	0.40	2.98	-NA-	-NA-	57.85	-9.05	0.26	0.00	0.26	-9.05	-NA-	2,235	219
Hopson Development	Non-Rental	Residential	10.86	653	0.14	0.35	1.81	20.18	-13.19	274.81	-3.04	11.38	0.00	11.38	-3.04	105.02	1,803	202
Great Eagle Holdings	Non-Rental	Diversified	21.85	641	0.14	0.34	2.38	9.15	-5.17	130.86	8.17	15.24	0.00	15.24	8.17	54.28	419	48
KWG Property Holdings	Non-Rental	Diversified	5.16	564	0.12	0.30	0.66	-NA-	-NA-	260.84	-13.86	9.32	0.00	9.32	-13.86	-NA-	1,255	163
Shui On Land	Non-Rental	Diversified	3.77	536	0.12	0.28	0.51	-NA-	-14.67	132.91	-18.04	1.89	0.00	1.89	-18.04	74.88	1,319	180
Kowloon Dev	Non-Rental	Residential	8.89	483	0.11	0.26	4.50	5.78	-10.39	224.83	-1.33	6.85	0.00	6.85	-1.33	81.09	385	58
Shenzhen Investment	Non-Rental	Diversified	2.73	455	0.10	0.24	4.76	21.93	-2.36	124.19	-17.27	-2.15	0.00	-2.15	-17.27	80.71	2,134	344
New World China Land	Non-Rental	Diversified	2.60	420	0.09	0.22	2.31	1.72	-8.91	71.02	-11.86	9.24	0.00	9.24	-11.86	75.91	600	105
Hong Kong Total				**74,477**	**16.31**	**39.54**	**2.24**											

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Asia Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Capitaland	Non-Rental	Diversified	3.78	6,248	1.37	3.32	1.85	15.37	-11.57	93.69	-10.00	-2.07	0.00	-2.07	-10.00	43.79	11,734	138
City Developments	Non-Rental	Diversified	10.28	3,655	0.80	1.94	0.73	-NA-	-NA-	114.17	-11.07	-4.10	0.00	-4.10	-11.07	-NA-	3,819	77
Capitamall Trust *	Rental	Retail	1.77	2,184	0.48	1.16	5.00	6.93	-10.31	53.34	-1.67	4.73	0.00	4.73	-1.67	32.02	1,824	61
Ascendas REIT *	Rental	Industrial	1.93	1,881	0.41	1.00	5.66	5.57	-1.29	63.75	-11.59	-0.52	0.00	-0.52	-11.59	33.38	1,874	73
CapitaMalls Asia	Non-Rental	Retail	2.28	1,385	0.30	0.74	0.00	-NA-	-NA-	-NA-	-10.24	-1.30	0.00	-1.30	-10.24	-NA-	7,081	375
Keppel Land	Non-Rental	Diversified	3.28	1,221	0.27	0.65	1.74	18.30	-16.75	254.68	-6.29	0.00	0.00	0.00	-6.29	75.16	2,584	155
Suntec REIT *	Rental	Diversified	1.30	1,218	0.27	0.65	7.03	6.70	-4.64	146.71	-3.47	0.00	0.00	0.00	-3.47	47.00	1,916	115
CapitaCommercial Trust *	Rental	Office	1.08	1,177	0.26	0.62	6.54	5.24	-15.67	91.23	-4.50	1.89	0.00	1.89	-4.50	46.79	1,499	93
Mapletree Logistics Trust *	Rental	Industrial	0.79	634	0.14	0.34	6.67	-NA-	1.23	120.24	1.71	1.28	0.00	1.28	1.71	45.50	335	39
Singapore Land	Non-Rental	Diversified	6.50	557	0.12	0.30	3.08	4.93	-8.81	97.06	-1.07	1.56	0.00	1.56	-1.07	49.38	94	12
Yanlord Land Group	Non-Rental	Diversified	1.79	540	0.12	0.29	0.69	-NA-	-NA-	152.11	-17.51	1.70	0.00	1.70	-17.51	-NA-	6,872	933
Wing Tai Holdings	Non-Rental	Diversified	1.68	521	0.11	0.28	2.38	18.85	-9.60	134.25	-8.20	-14.72	0.00	-14.72	-8.20	61.78	667	94
Singapore Total				**21,681**	**4.75**	**11.51**	**2.89**											

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Mitsubishi Estate	Non-Rental	Diversified	1395	11,995	2.63	6.37	1.15	2.67	-27.04	39.32	-5.62	-4.97	0.00	-4.97	-5.62	36.69	22,078	135
Mitsui Fudosan	Non-Rental	Diversified	1500	10,902	2.39	5.79	1.47	3.78	-22.11	50.65	-3.72	-2.28	0.00	-2.28	-3.72	39.88	19,131	129
Sumitomo Realty & Dev	Non-Rental	Diversified	1578	6,195	1.36	3.29	1.27	4.23	-29.99	66.11	-9.26	-2.05	0.00	-2.05	-9.26	53.89	17,842	211
Nippon Building Fund *	Rental	Office	787000	3,517	0.77	1.87	5.27	2.10	-19.17	3.25	11.47	-1.38	0.00	-1.38	11.47	27.87	4,097	85
Japan Real Estate *	Rental	Office	767000	3,094	0.68	1.64	4.98	1.12	-15.71	6.86	12.13	1.32	0.00	1.32	12.13	25.57	4,398	104
Japan Retail Fund *	Rental	Retail	105400	1,344	0.29	0.71	7.18	4.74	-8.61	66.46	14.09	0.38	12.89	13.27	14.09	36.63	1,380	75
Nomura Real Estate Office Fund	Rental	Office	521000	1,301	0.28	0.69	6.75	-4.19	-24.41	11.07	3.37	-0.19	0.00	-0.19	3.37	27.97	1,118	63
Aeon Mall Co Ltd	Rental	Retail	1620	1,210	0.26	0.64	1.23	-2.32	-22.54	55.89	-9.14	-1.94	0.61	-1.33	-9.14	43.16	1,988	120
Japan Prime Realty Inv. *	Rental	Office	195800	1,141	0.25	0.61	5.45	-2.58	-21.76	30.04	1.66	12.85	0.00	12.85	1.66	40.52	2,218	142
Tokyu Land	Non-Rental	Diversified	321	1,055	0.23	0.56	2.34	-4.73	-37.68	44.44	-6.14	-5.87	0.00	-5.87	-6.14	50.68	4,709	327
ORIX JREIT *	Rental	Office	427000	882	0.19	0.47	8.17	-2.55	-19.78	55.18	-4.90	-4.04	2.78	-1.26	-4.90	39.26	713	59
Tokyo Tatemono	Non-Rental	Office	313	816	0.18	0.43	3.19	-12.19	-40.14	46.82	-11.58	-12.57	0.00	-12.57	-11.58	66.09	11,211	1,006
United Urban Investment *	Rental	Diversified	478000	788	0.17	0.42	7.48	-1.39	-17.16	43.90	-2.45	1.06	0.00	1.06	-2.45	35.40	709	66
NTT Urban Development	Non-Rental	Office	70800	768	0.17	0.41	1.69	-1.76	-35.03	2.00	14.94	6.47	0.00	6.47	14.94	38.33	2,624	250
Top REIT *	Rental	Diversified	406000	519	0.11	0.28	6.37	-NA-	-NA-	26.48	-1.69	3.31	0.00	3.31	-1.69	-NA-	325	46
Mori Trust Sogo REIT *	Rental	Office	784000	517	0.11	0.27	5.82	0.19	-17.87	18.78	4.67	-2.12	0.00	-2.12	4.67	26.51	451	64
Kenedix Realty Investment *	Rental	Diversified	242500	467	0.10	0.25	9.35	-NA-	-27.57	64.17	-4.53	-5.27	0.00	-5.27	-4.53	60.23	834	131
Tokyu REIT *	Rental	Diversified	436000	456	0.10	0.24	7.29	-0.44	-21.09	2.36	3.31	5.57	0.00	5.57	3.31	34.31	1,070	172
Daibiru Corp	Non-Rental	Office	713	343	0.08	0.18	1.54	-1.47	-23.57	-2.64	7.06	4.85	0.00	4.85	7.06	38.39	273	58
Heiwa Real Estate	Non-Rental	Diversified	278	343	0.08	0.18	4.32	-5.73	-26.96	39.90	-6.71	0.72	0.00	0.72	-6.71	35.69	431	92
Premier Investment Co. *	Rental	Diversified	293900	318	0.07	0.17	10.60	-9.01	-25.75	16.46	-3.32	1.87	0.00	1.87	-3.32	54.87	257	59
Japan Total				**48,249**	**10.57**	**25.62**	**2.84**											

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Asia	EUR	1,470.46	188,335.53	100.00	3.83	4.28	-12.43	67.10	1.11	5.07	1.11	26.54
Pure Asia	EUR	1,559.05	156,195.63	82.93	3.39	5.79	-11.73	68.68	1.41	5.81	1.41	27.48
Asia ex Australia	EUR	1,497.91	144,819.34	76.89	2.55	8.72	-8.98	64.15	0.49	5.39	0.49	27.75
Asia Dividend+	EUR	1,865.38	113,353.59	60.19	5.40	-NA-	-7.40	76.42	2.58	6.19	2.58	26.81
Australia	EUR	1,244.15	43,516.18	23.11	8.09	-6.40	-23.08	74.17	3.20	4.04	3.20	32.25
Pure Australia	EUR	956.13	21,663.22	11.50	8.04	-10.67	-30.52	83.79	3.39	7.02	3.39	39.36
Japan	EUR	1,515.54	48,249.24	25.62	2.84	3.43	-19.32	40.11	7.37	1.78	7.37	27.31
Hong Kong	EUR	1,657.67	74,476.61	39.54	2.24	13.21	3.99	79.76	-2.31	9.51	-2.31	35.16
Singapore	EUR	1,261.19	21,680.79	11.51	2.89	12.05	-9.77	98.00	-3.65	0.41	-3.65	32.97
New Zealand	EUR	1,221.02	412.71	0.22	7.67	2.48	-8.22	43.58	-2.02	0.88	-2.02	22.32
Asia	USD	1,985.21	257,022.12	100.00	3.83	4.87	-11.48	79.55	-3.83	3.16	-3.83	31.58
Pure Asia	USD	2,104.74	213,160.69	82.93	3.39	6.38	-10.76	81.26	-3.54	3.89	-3.54	32.63
Asia ex Australia	USD	1,564.66	197,635.44	76.89	2.55	9.32	-7.99	76.38	-4.42	3.47	-4.42	32.56
Asia Dividend+	USD	2,102.74	154,694.03	60.19	5.40	5.71	-6.39	89.57	-2.42	4.26	-2.42	31.95
Australia	USD	1,694.00	59,386.68	23.11	8.09	-5.88	-22.24	87.15	-1.83	2.15	-1.83	36.02
Pure Australia	USD	1,301.83	29,563.86	11.50	8.04	-10.17	-29.76	97.49	-1.66	5.08	-1.66	43.31
Japan	USD	2,063.51	65,845.89	25.62	2.84	4.01	-18.44	50.55	2.13	-0.07	2.13	30.31
Hong Kong	USD	2,257.03	101,638.48	39.54	2.24	13.84	5.13	93.15	-7.08	7.52	-7.08	39.66
Singapore	USD	1,717.19	29,587.85	11.51	2.89	12.68	-8.79	112.76	-8.36	-1.42	-8.36	40.73
New Zealand	USD	1,225.92	563.22	0.22	7.67	3.05	-7.22	54.28	-6.80	-0.95	-6.80	26.73
Asia	GBP	2,101.53	168,827.55	100.00	3.83	9.91	-3.70	68.11	2.02	8.58	2.02	27.48
Pure Asia	GBP	2,228.07	140,016.73	82.93	3.39	11.50	-2.92	69.70	2.32	9.35	2.32	28.60
Asia ex Australia	GBP	1,656.34	129,818.81	76.89	2.55	14.58	0.09	65.14	1.39	8.91	1.39	28.51
Asia Dividend+	GBP	2,475.73	101,612.32	60.19	5.40	10.79	1.83	77.49	3.50	9.74	3.50	28.23
Australia	GBP	1,793.26	39,008.74	23.11	8.09	-1.35	-15.41	75.22	4.13	7.52	4.13	33.81
Pure Australia	GBP	1,378.11	19,419.32	11.50	8.04	-5.85	-23.59	84.90	4.31	10.60	4.31	42.25
Japan	GBP	2,184.42	43,251.53	25.62	2.84	9.01	-11.27	40.95	8.33	5.18	8.33	27.66
Hong Kong	GBP	2,389.28	66,762.25	39.54	2.24	19.32	14.36	80.84	-1.44	13.17	-1.44	35.69
Singapore	GBP	1,817.81	19,435.07	11.51	2.89	18.10	-0.77	99.20	-2.79	3.77	-2.79	35.19
New Zealand	GBP	1,545.90	369.96	0.22	7.67	8.01	0.93	44.45	-1.14	4.26	-1.14	24.90

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Asia	JPY	1,723.56	22,840,270.79	100.00	3.83	1.56	-19.57	63.07	-8.20	1.12	-8.20	34.24
Pure Asia	JPY	1,827.34	18,942,525.08	82.93	3.39	3.03	-18.92	64.62	-7.92	1.84	-7.92	35.08
Asia ex Australia	JPY	1,358.44	17,562,873.33	76.89	2.55	5.88	-16.40	60.19	-8.76	1.43	-8.76	34.98
Asia Dividend+	JPY	1,686.31	13,746,884.68	60.19	5.40	-NA-	-14.95	72.17	-6.86	2.20	-6.86	34.39
Australia	JPY	1,470.73	5,277,397.47	23.11	8.09	-8.85	-29.35	69.98	-6.29	0.13	-6.29	38.34
Pure Australia	JPY	1,130.25	2,627,192.58	11.50	8.04	-13.00	-36.19	79.36	-6.13	3.00	-6.13	44.46
Japan	JPY	1,801.81	5,851,395.21	25.62	2.84	0.73	-25.89	36.73	-2.51	-2.04	-2.51	32.11
Hong Kong	JPY	1,959.56	9,032,103.42	39.54	2.24	10.25	-4.48	75.43	-11.30	5.40	-11.30	42.11
Singapore	JPY	1,490.87	2,629,323.97	11.51	2.89	9.13	-17.13	93.24	-12.52	-3.36	-12.52	42.43
New Zealand	JPY	1,063.16	50,050.73	0.22	7.67	-0.20	-15.70	40.12	-11.04	-2.91	-11.04	31.25
Australia	AUD	1,254.58	66,316.51	23.11	8.09	-8.13	-25.51	33.44	-1.44	1.37	-1.44	27.51
Australia Hedged	USD	613.80	59,386.68	9.53	0.00	-9.30	-26.36	30.68	-1.97	1.11	-1.97	26.57
Pure Australia	AUD	963.62	33,013.67	11.50	8.04	-12.33	-32.73	40.75	-1.24	4.29	-1.24	35.28
Hong Kong	HKD	2,268.88	789,055.08	39.54	2.24	13.74	4.91	93.36	-6.97	7.49	-6.97	39.71
Singapore	SGD	1,455.45	41,591.64	11.51	2.89	9.47	-11.32	93.44	-8.24	-1.28	-8.24	36.40
New Zealand	NZD	1,268.21	806.56	0.22	7.67	3.95	-7.13	10.53	-2.88	0.00	-2.88	14.59
Asia 33	EUR	954.65	143,781.11	76.34	3.94	4.84	-11.76	62.48	2.40	6.04	2.40	25.37
Asia 33	USD	1,292.68	195,139.72	75.92	3.94	5.31	-10.96	74.20	-3.58	2.97	-3.58	29.34
Asia 33	GBP	1,364.03	127,767.77	75.68	3.94	10.31	-3.25	61.51	1.90	9.03	1.90	25.96
Asia 33	JPY	1,127.80	17,425,976.67	76.29	3.94	2.09	-18.97	59.56	-6.67	1.94	-6.67	32.81
Asia 33	HKD	1,286.34	1,514,713.51	76.29	3.94	5.21	-11.15	74.39	-3.48	2.90	-3.48	29.34
Asia 33	AUD	950.43	219,258.11	116.42	3.94	-NA-	-NA-	25.26	-2.55	3.56	-2.55	-NA-

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

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	AUD	1,450.63	287,014.03	152.40	3.83	-NA-	-NA-	28.09	-3.41	2.39	-3.41	-NA-
Pure Asia	AUD	1,537.98	238,034.42	126.39	3.39	-NA-	-NA-	29.31	-3.13	3.12	-3.13	-NA-
Asia ex Australia	AUD	1,143.33	220,697.52	117.18	2.55	-NA-	-NA-	25.83	-4.01	2.70	-4.01	-NA-
Asia Dividend+	AUD	1,789.86	172,745.27	91.72	5.40	-NA-	-NA-	35.24	-2.00	3.49	-2.00	-NA-
Australia	AUD	1,254.58	66,316.51	35.21	8.09	-NA-	-NA-	33.44	-1.44	1.37	-1.44	-NA-
Pure Australia	AUD	963.62	33,013.67	17.53	8.04	-NA-	-NA-	40.75	-1.24	4.29	-1.24	-NA-
Japan	AUD	1,507.85	73,529.45	39.04	2.84	-NA-	-NA-	7.40	2.57	-0.81	2.57	-NA-
Hong Kong	AUD	1,649.26	113,498.67	60.26	2.24	-NA-	-NA-	37.80	-6.68	6.72	-6.68	-NA-
Singapore	AUD	1,254.79	33,040.45	17.54	2.89	-NA-	-NA-	51.78	-7.96	-2.15	-7.96	-NA-
New Zealand	AUD	1,073.12	628.94	0.33	7.67	-NA-	-NA-	10.06	-6.40	-1.69	-6.40	-NA-

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

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	EUR	1,469.04	188,335.53	100.00	3.78	4.26	-12.47	67.00	1.11	5.07	1.11	26.53
Pure Asia	EUR	1,557.30	156,195.63	82.93	3.32	5.77	-11.77	68.56	1.40	5.81	1.40	27.45
Asia ex Australia	EUR	1,496.08	144,819.34	76.89	2.49	8.69	-9.03	64.02	0.48	5.38	0.48	27.70
Australia	EUR	1,244.15	43,516.18	23.11	8.09	-6.40	-23.08	74.17	3.20	4.04	3.20	50.95
Pure Australia	EUR	956.13	21,663.22	11.50	8.04	-10.68	-30.52	83.79	3.39	7.02	3.39	39.54
Hong Kong	EUR	1,657.67	74,476.61	39.54	2.24	13.21	3.99	79.76	-2.31	9.51	-2.31	47.73
Japan	EUR	1,506.43	48,249.24	25.62	2.64	3.31	-19.44	39.83	7.35	1.77	7.35	37.01
New Zealand	EUR	914.19	412.71	0.22	8.02	-3.29	-16.81	6.27	-2.02	0.88	-2.02	27.99
Singapore	EUR	1,283.62	21,680.79	11.51	2.89	12.45	-9.71	98.01	-3.65	0.41	-3.65	46.81
Asia	USD	1,983.29	257,022.12	100.00	3.78	4.85	-11.51	79.45	-3.83	3.16	-3.83	31.59
Pure Asia	USD	2,102.38	213,160.69	82.93	3.32	6.36	-10.80	81.13	-3.55	3.88	-3.55	32.63
Asia ex Australia	USD	1,562.74	197,635.44	76.89	2.49	9.30	-8.04	76.25	-4.43	3.47	-4.43	32.54
Australia	USD	1,694.00	59,386.68	23.11	8.09	-5.88	-22.24	87.15	-1.83	2.15	-1.83	36.17
Pure Australia	USD	1,301.83	29,563.86	11.50	8.04	-10.18	-29.76	97.49	-1.66	5.08	-1.66	43.47
Hong Kong	USD	2,257.03	101,638.48	39.54	2.24	13.84	5.13	93.15	-7.08	7.52	-7.08	39.66
Japan	USD	2,051.10	65,845.89	25.62	2.64	3.88	-18.56	50.25	2.11	-0.08	2.11	30.28
New Zealand	USD	1,244.73	563.22	0.22	8.02	3.36	-6.92	54.86	-6.80	-0.95	-6.80	26.94
Singapore	USD	1,747.73	29,587.85	11.51	2.89	13.08	-8.73	112.76	-8.36	-1.42	-8.36	40.69
Asia	GBP	2,099.51	168,827.55	100.00	3.78	9.89	-3.74	68.01	2.01	8.58	2.01	27.51
Pure Asia	GBP	2,225.58	140,016.73	82.93	3.32	11.48	-2.97	69.59	2.31	9.34	2.31	28.57
Asia ex Australia	GBP	1,654.32	129,818.81	76.89	2.49	14.56	0.04	65.01	1.38	8.91	1.38	28.46
Australia	GBP	1,793.26	39,008.74	23.11	8.09	-1.35	-15.41	75.22	4.13	7.52	4.13	33.96
Pure Australia	GBP	1,378.11	19,419.32	11.50	8.04	-5.86	-23.59	84.90	4.31	10.60	4.31	42.39
Hong Kong	GBP	2,389.28	66,762.25	39.54	2.24	19.32	14.36	80.84	-1.44	13.17	-1.44	35.68
Japan	GBP	2,171.29	43,251.53	25.62	2.64	8.88	-11.40	40.67	8.31	5.17	8.31	27.61
New Zealand	GBP	1,317.67	369.96	0.22	8.02	4.61	-4.48	21.71	-1.14	4.26	-1.14	24.96
Singapore	GBP	1,850.14	19,435.07	11.51	2.89	18.52	-0.71	99.20	-2.79	3.76	-2.79	35.10

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	JPY	1,721.90	22,840,270.79	100.00	3.78	1.55	-19.60	62.98	-8.20	1.12	-8.20	34.33
Pure Asia	JPY	1,825.29	18,942,525.08	82.93	3.32	3.01	-18.96	64.51	-7.93	1.83	-7.93	35.14
Asia ex Australia	JPY	1,356.78	17,562,873.33	76.89	2.49	5.86	-16.45	60.07	-8.77	1.43	-8.77	34.98
Australia	JPY	1,470.73	5,277,397.47	23.11	8.09	-8.85	-29.35	69.98	-6.29	0.13	-6.29	40.23
Pure Australia	JPY	1,130.25	2,627,192.58	11.50	8.04	-13.01	-36.19	79.36	-6.13	3.00	-6.13	44.81
Hong Kong	JPY	1,959.56	9,032,103.42	39.54	2.24	10.25	-4.48	75.43	-11.30	5.40	-11.30	42.42
Japan	JPY	1,790.96	5,851,395.21	25.62	2.64	0.61	-26.00	36.46	-2.53	-2.06	-2.53	32.07
New Zealand	JPY	1,080.68	50,050.73	0.22	8.02	0.13	-15.40	40.80	-11.04	-2.91	-11.04	31.93
Singapore	JPY	1,517.38	2,629,323.97	11.51	2.89	9.51	-17.07	93.24	-12.52	-3.36	-12.52	42.86
Australia	AUD	1,254.58	66,316.51	23.11	8.09	-8.13	-25.51	33.44	-1.44	1.37	-1.44	27.66
Pure Australia	AUD	963.62	33,013.67	11.50	8.04	-12.33	-32.73	40.75	-1.24	4.29	-1.24	35.44
Hong Kong	HKD	2,268.88	789,055.08	39.54	2.24	13.74	4.91	93.36	-6.97	7.49	-6.97	39.71
New Zealand	NZD	1,287.67	806.56	0.22	8.02	4.26	-6.83	10.93	-2.88	0.00	-2.88	15.22
Singapore	SGD	1,481.33	41,591.64	11.51	2.89	9.85	-11.27	93.44	-8.24	-1.28	-8.24	36.37

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	AUD	1,449.23	287,014.03	152.40	3.78	-NA-	-NA-	28.02	-3.42	2.39	-3.42	-NA-
Pure Asia	AUD	1,536.26	238,034.42	126.39	3.32	-NA-	-NA-	29.22	-3.13	3.11	-3.13	-NA-
Asia ex Australia	AUD	1,141.93	220,697.52	117.18	2.49	-NA-	-NA-	25.74	-4.02	2.70	-4.02	-NA-
Australia	AUD	1,254.58	66,316.51	35.21	8.09	-NA-	-NA-	33.44	-1.44	1.37	-1.44	-NA-
Pure Australia	AUD	963.62	33,013.67	17.53	8.04	-NA-	-NA-	40.75	-1.24	4.29	-1.24	-NA-
Hong Kong	AUD	1,649.26	113,498.67	60.26	2.24	-NA-	-NA-	37.80	-6.68	6.72	-6.68	-NA-
Japan	AUD	1,498.78	73,529.45	39.04	2.64	-NA-	-NA-	7.19	2.55	-0.83	2.55	-NA-
New Zealand	AUD	909.55	628.94	0.33	8.02	-NA-	-NA-	-7.78	-6.40	-1.69	-6.40	-NA-
Singapore	AUD	1,277.10	33,040.45	17.54	2.89	-NA-	-NA-	51.78	-7.96	-2.15	-7.96	-NA-

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	EUR	1,023.89	188,335.53	100.00	0.00	0.59	-15.64	60.66	0.52	4.56	0.52	26.61
Pure Asia	EUR	1,115.50	156,195.63	82.93	0.00	2.54	-14.53	62.92	1.17	5.69	1.17	27.45
Asia ex Australia	EUR	1,334.92	144,819.34	76.89	0.00	6.25	-11.27	59.43	0.27	5.30	0.27	27.66
Asia Dividend+	EUR	1,558.28	113,353.59	60.19	0.00	-NA-	-12.00	67.42	1.59	5.35	1.59	26.92
Australia	EUR	632.37	43,516.18	23.11	0.00	-12.64	-28.54	61.28	1.36	2.18	1.36	32.10
Pure Australia	EUR	487.97	21,663.22	11.50	0.00	-16.59	-35.42	70.14	3.09	6.71	3.09	39.59
Japan	EUR	1,322.17	48,249.24	25.62	0.00	1.69	-20.98	36.18	7.01	1.61	7.01	27.29
Hong Kong	EUR	1,250.94	74,476.61	39.54	0.00	10.15	1.12	75.07	-2.36	9.46	-2.36	35.11
Singapore	EUR	916.15	21,680.79	11.51	0.00	8.02	-13.33	89.64	-4.14	0.41	-4.14	32.55
New Zealand	EUR	874.08	412.71	0.22	0.00	-4.15	-14.51	32.37	-2.02	0.88	-2.02	21.71
Asia	USD	1,381.06	257,022.12	100.00	0.00	1.15	-14.72	72.63	-4.39	2.66	-4.39	31.59
Pure Asia	USD	1,504.63	213,160.69	82.93	0.00	3.11	-13.60	75.06	-3.77	3.77	-3.77	32.53
Asia ex Australia	USD	1,394.38	197,635.44	76.89	0.00	6.85	-10.30	71.31	-4.62	3.39	-4.62	32.42
Asia Dividend+	USD	1,756.56	154,694.03	60.19	0.00	0.66	-11.04	79.90	-3.37	3.43	-3.37	32.00
Australia	USD	861.01	59,386.68	23.11	0.00	-12.16	-27.76	73.30	-3.59	0.32	-3.59	35.89
Pure Australia	USD	664.41	29,563.86	11.50	0.00	-16.12	-34.71	82.82	-1.94	4.78	-1.94	43.35
Japan	USD	1,800.22	65,845.89	25.62	0.00	2.26	-20.12	46.33	1.79	-0.24	1.79	30.24
Hong Kong	USD	1,703.24	101,638.48	39.54	0.00	10.76	2.23	88.12	-7.12	7.47	-7.12	39.55
Singapore	USD	1,247.39	29,587.85	11.51	0.00	8.62	-12.38	103.77	-8.82	-1.42	-8.82	40.39
New Zealand	USD	877.59	563.22	0.22	0.00	-3.62	-13.58	42.24	-6.80	-0.95	-6.80	26.55
Asia	GBP	1,461.99	168,827.55	100.00	0.00	6.02	-7.23	61.63	1.42	8.06	1.42	27.42
Pure Asia	GBP	1,592.80	140,016.73	82.93	0.00	8.08	-6.01	63.90	2.07	9.22	2.07	28.48
Asia ex Australia	GBP	1,476.09	129,818.81	76.89	0.00	11.99	-2.43	60.39	1.17	8.82	1.17	28.37
Asia Dividend+	GBP	2,068.14	101,612.32	60.19	0.00	5.50	-3.23	68.43	2.50	8.87	2.50	28.16
Australia	GBP	911.46	39,008.74	23.11	0.00	-7.93	-21.42	62.25	2.26	5.59	2.26	33.39
Pure Australia	GBP	703.34	19,419.32	11.50	0.00	-12.08	-28.98	71.16	4.01	10.28	4.01	42.21
Japan	GBP	1,905.71	43,251.53	25.62	0.00	7.18	-13.10	37.00	7.97	5.00	7.97	27.56
Hong Kong	GBP	1,803.04	66,762.25	39.54	0.00	16.09	11.21	76.12	-1.48	13.12	-1.48	35.55
Singapore	GBP	1,320.49	19,435.07	11.51	0.00	13.85	-4.68	90.78	-3.28	3.76	-3.28	35.08
New Zealand	GBP	1,106.64	369.96	0.22	0.00	1.02	-5.99	33.17	-1.14	4.26	-1.14	24.63

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	JPY	1,199.04	22,840,270.79	100.00	0.00	-2.03	-22.52	56.79	-8.73	0.64	-8.73	34.21
Pure Asia	JPY	1,306.32	18,942,525.08	82.93	0.00	-0.13	-21.50	59.00	-8.14	1.72	-8.14	34.97
Asia ex Australia	JPY	1,210.61	17,562,873.33	76.89	0.00	3.48	-18.50	55.59	-8.96	1.35	-8.96	34.87
Asia Dividend+	JPY	1,408.69	13,746,884.68	60.19	0.00	-NA-	-19.17	63.39	-7.76	1.39	-7.76	34.40
Australia	JPY	747.53	5,277,397.47	23.11	0.00	-14.92	-34.37	57.39	-7.97	-1.66	-7.97	38.06
Pure Australia	JPY	576.84	2,627,192.58	11.50	0.00	-18.76	-40.68	66.04	-6.40	2.71	-6.40	44.36
Japan	JPY	1,574.82	5,851,395.21	25.62	0.00	-0.96	-27.42	32.90	-2.84	-2.21	-2.84	32.03
Hong Kong	JPY	1,478.76	9,032,103.42	39.54	0.00	7.27	-7.12	70.85	-11.34	5.35	-11.34	42.04
Singapore	JPY	1,082.99	2,629,323.97	11.51	0.00	5.20	-20.39	85.06	-12.96	-3.36	-12.96	42.15
New Zealand	JPY	761.07	50,050.73	0.22	0.00	-6.65	-21.48	29.19	-11.04	-2.91	-11.04	30.47
Australia	AUD	637.62	66,316.51	23.11	0.00	-14.25	-30.78	23.63	-3.18	-0.42	-3.18	27.29
Australia Hedged	USD	434.07	59,386.68	23.11	0.00	-15.37	-31.64	20.86	-3.75	-0.72	-3.75	26.44
Pure Australia	AUD	491.96	33,013.67	11.50	0.00	-18.12	-37.44	30.42	-1.52	4.00	-1.52	35.55
Hong Kong	HKD	1,712.66	789,055.08	39.54	0.00	10.66	2.02	88.32	-7.01	7.44	-7.01	39.60
Singapore	SGD	1,059.19	41,591.64	11.51	0.00	5.52	-14.81	85.26	-8.70	-1.28	-8.70	36.02
New Zealand	NZD	907.75	806.56	0.22	0.00	-2.78	-13.49	2.02	-2.88	0.00	-2.88	14.15
Asia 33	EUR	795.67	143,781.11	76.34	0.00	1.10	-15.09	56.22	1.78	5.47	1.78	-NA-
Asia 33	USD	1,077.40	195,139.72	75.92	0.00	1.55	-14.32	67.49	-4.16	2.42	-4.16	-NA-
Asia 33	GBP	1,136.87	127,767.77	75.68	0.00	6.37	-6.90	55.29	1.28	8.45	1.28	-NA-
Asia 33	JPY	939.98	17,425,976.67	76.29	0.00	-1.55	-22.03	53.42	-7.24	1.39	-7.24	32.85
Asia 33	HKD	1,072.12	1,514,713.51	76.29	0.00	1.46	-14.51	67.67	-4.07	2.35	-4.07	-NA-
Asia 33	AUD	792.15	219,258.11	41.65	0.00	-NA-	-NA-	20.44	-3.14	3.01	-3.14	-NA-

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Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia	AUD	1,009.17	287,014.03	152.40	0.00	-NA-	-NA-	23.15	-3.98	1.90	-3.98	-NA-
Pure Asia	AUD	1,099.47	238,034.42	126.39	0.00	-NA-	-NA-	24.89	-3.36	3.00	-3.36	-NA-
Asia ex Australia	AUD	1,018.91	220,697.52	117.18	0.00	-NA-	-NA-	22.21	-4.21	2.62	-4.21	-NA-
Asia Dividend+	AUD	1,495.19	172,745.27	91.72	0.00	-NA-	-NA-	28.34	-2.95	2.67	-2.95	-NA-
Australia	AUD	637.62	66,316.51	35.21	0.00	-NA-	-NA-	23.63	-3.18	-0.42	-3.18	-NA-
Pure Australia	AUD	491.96	33,013.67	17.53	0.00	-NA-	-NA-	30.42	-1.52	4.00	-1.52	-NA-
Japan	AUD	1,315.46	73,529.45	39.04	0.00	-NA-	-NA-	4.39	2.23	-0.98	2.23	-NA-
Hong Kong	AUD	1,244.59	113,498.67	60.26	0.00	-NA-	-NA-	34.20	-6.72	6.67	-6.72	-NA-
Singapore	AUD	911.50	33,040.45	17.54	0.00	-NA-	-NA-	45.37	-8.43	-2.15	-8.43	-NA-
New Zealand	AUD	768.20	628.94	0.33	0.00	-NA-	-NA-	1.47	-6.40	-1.69	-6.40	-NA-

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

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

Gross Total Return Index Description	Curr	Close Value 26-Feb	12 Mths Estimated Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) 26-Feb	Total Rtn (%) YTD	36 Mths Vlty (%)
Asia Real Estate **	Local	1,505.10	3.83	2.90	-15.46	60.55	-4.79	2.44	-4.79	28.48
Asia FTSE	Local	235.86	3.43	4.28	-7.35	43.69	-3.62	0.34	-3.62	22.24
Japan Real Estate **	JPY	1,801.81	2.84	0.73	-25.89	36.73	-2.51	-2.04	-2.51	32.11
Japan FTSE	JPY	75.21	2.22	-3.54	-18.97	21.35	-1.58	-0.79	-1.58	21.74
Japan JP Morgan Bonds	JPY	240.73	-NA-	1.72	2.45	1.34	0.06	0.10	0.06	2.11
Australia Real Estate **	AUD	1,254.58	8.09	-8.13	-25.51	33.44	-1.44	1.37	-1.44	27.51
Australia FTSE	AUD	987.02	5.84	7.17	-2.71	45.19	-3.51	2.54	-3.51	18.11
Australia JP Morgan Bonds	AUD	703.21	-NA-	6.03	7.20	-0.17	1.63	0.19	1.63	4.81
Hong Kong Real Estate **	HKD	2,268.88	2.24	13.74	4.91	93.36	-6.97	7.49	-6.97	39.71
Hong Kong FTSE	HKD	1,497.55	5.00	13.47	6.03	69.28	-3.75	3.30	-3.75	31.75
Hong Kong JP Morgan Bonds	HKD	160.28	-NA-	4.34	5.75	1.12	0.32	0.49	0.32	4.34
Singapore Real Estate **	SGD	1,455.45	2.89	9.47	-11.32	93.44	-8.24	-1.28	-8.24	36.40
Singapore FTSE	SGD	490.30	6.82	10.34	-0.23	81.67	-3.84	1.26	-3.84	31.13
Singapore JP Morgan Bonds	SGD	150.70	-NA-	3.63	4.54	0.56	0.26	-0.24	0.26	4.25
New Zealand Real Estate **	NZD	1,268.21	7.67	3.95	-7.13	10.53	-2.88	0.00	-2.88	14.59
New Zealand FTSE	NZD	169.70	7.12	-2.03	-8.68	18.95	-3.15	-0.49	-3.15	16.07
New Zealand JP Morgan Bonds	NZD	293.07	-NA-	7.08	8.07	1.20	2.50	1.12	2.50	4.87

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 214.

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Asia (%) Weight 26-Feb
Sun Hung Kai Props	Non-Rental	Diversified	HK	19,569	10.39
Westfield Group *	Rental	Retail	AU	18,202	9.66
Mitsubishi Estate	Non-Rental	Diversified	JP	11,995	6.37
Mitsui Fudosan	Non-Rental	Diversified	JP	10,902	5.79
Stockland Trust Group *	Non-Rental	Diversified	AU	6,349	3.37
Capitaland	Non-Rental	Diversified	SG	6,248	3.32
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	6,195	3.29
China Overseas Land	Non-Rental	Residential	HK	6,065	3.22
Hang Lung Properties	Non-Rental	Diversified	HK	5,796	3.08
Hongkong Land Hldgs	Rental	Office	HK	5,686	3.02
Henderson Land Dev	Non-Rental	Diversified	HK	5,314	2.82
Wharf Holdings	Non-Rental	Diversified	HK	5,195	2.76
Link REIT *	Rental	Retail	HK	4,018	2.13
New World Development	Non-Rental	Diversified	HK	3,884	2.06
City Developments	Non-Rental	Diversified	SG	3,655	1.94
Nippon Building Fund *	Rental	Office	JP	3,517	1.87
GPT Group *	Rental	Diversified	AU	3,501	1.86
Sino Land	Non-Rental	Diversified	HK	3,343	1.78
Japan Real Estate *	Rental	Office	JP	3,094	1.64
China Resources Land	Non-Rental	Residential	HK	2,876	1.53

Country Breakdown:

Country Index	Number of Constituents 26-Feb	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Asia (%) Weight 26-Feb
EPRA/NAREIT Australia	14	43,516	23.11%
EPRA/NAREIT Japan	22	48,249	25.62%
EPRA/NAREIT Hong Kong	24	74,477	39.54%
EPRA/NAREIT Singapore	13	21,681	11.51%
EPRA/NAREIT New Zealand	1	413	0.22%
EPRA/NAREIT Asia	**74**	**188,336**	**100.00%**

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

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-10	Dividend Return Feb-10	Total Return Feb-10
Great Eagle Holdings	Non-Rental	Diversified	HK	15.24	0.00	15.24
China Resources Land	Non-Rental	Residential	HK	14.77	0.00	14.77
Sino Land	Non-Rental	Diversified	HK	14.29	0.00	14.29
Japan Retail Fund *	Rental	Retail	JP	0.38	12.89	13.27
China Overseas Land	Non-Rental	Residential	HK	13.07	0.00	13.07
Japan Prime Realty Inv. *	Rental	Office	JP	12.85	0.00	12.85
Hang Lung Properties	Non-Rental	Diversified	HK	11.89	0.64	12.53
Hopson Development	Non-Rental	Residential	HK	11.38	0.00	11.38
New World Development	Non-Rental	Diversified	HK	11.25	0.00	11.25
KWG Property Holdings	Non-Rental	Diversified	HK	9.32	0.00	9.32
New World China Land	Non-Rental	Diversified	HK	9.24	0.00	9.24
Stockland Trust Group *	Non-Rental	Diversified	AU	8.85	0.00	8.85
Shimao Property	Non-Rental	Residential	HK	7.83	0.00	7.83
Sun Hung Kai Props	Non-Rental	Diversified	HK	7.48	0.00	7.48
Hysan Development	Rental	Diversified	HK	7.11	0.00	7.11
Champion REIT *	Rental	Office	HK	7.01	0.00	7.01
Kowloon Dev	Non-Rental	Residential	HK	6.85	0.00	6.85
Henderson Land Dev	Non-Rental	Diversified	HK	6.71	0.00	6.71
Kerry Properties	Non-Rental	Diversified	HK	6.48	0.00	6.48
NTT Urban Development	Non-Rental	Office	JP	6.47	0.00	6.47

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-10	Dividend Return Feb-10	Total Return Feb-10
Westfield Group *	Rental	Retail	AU	-4.91	3.72	-1.19
ORIX JREIT *	Rental	Office	JP	-4.04	2.78	-1.26
CapitaMalls Asia	Non-Rental	Retail	SG	-1.30	0.00	-1.30
Aeon Mall Co Ltd	Rental	Retail	JP	-1.94	0.61	-1.33
Nippon Building Fund *	Rental	Office	JP	-1.38	0.00	-1.38
Hongkong Land Hldgs	Rental	Office	HK	-1.92	0.00	-1.92
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	-2.05	0.00	-2.05
Capitaland	Non-Rental	Diversified	SG	-2.07	0.00	-2.07
Mori Trust Sogo REIT *	Rental	Office	JP	-2.12	0.00	-2.12
Shenzhen Investment	Non-Rental	Diversified	HK	-2.15	0.00	-2.15
Mitsui Fudosan	Non-Rental	Diversified	JP	-2.28	0.00	-2.28
City Developments	Non-Rental	Diversified	SG	-4.10	0.00	-4.10
Allgreen Properties	Non-Rental	Diversified	SG	-4.27	0.00	-4.27
Mitsubishi Estate	Non-Rental	Diversified	JP	-4.97	0.00	-4.97
Macquarie Office Trust *	Rental	Office	AU	-5.08	0.00	-5.08
Kenedix Realty Investment *	Rental	Diversified	JP	-5.27	0.00	-5.27
Tokyu Land	Non-Rental	Diversified	JP	-5.87	0.00	-5.87
Toc Co	Non-Rental	Office	JP	-8.38	0.00	-8.38
Tokyo Tatemono	Non-Rental	Office	JP	-12.57	0.00	-12.57
Wing Tai Holdings	Non-Rental	Diversified	SG	-14.72	0.00	-14.72

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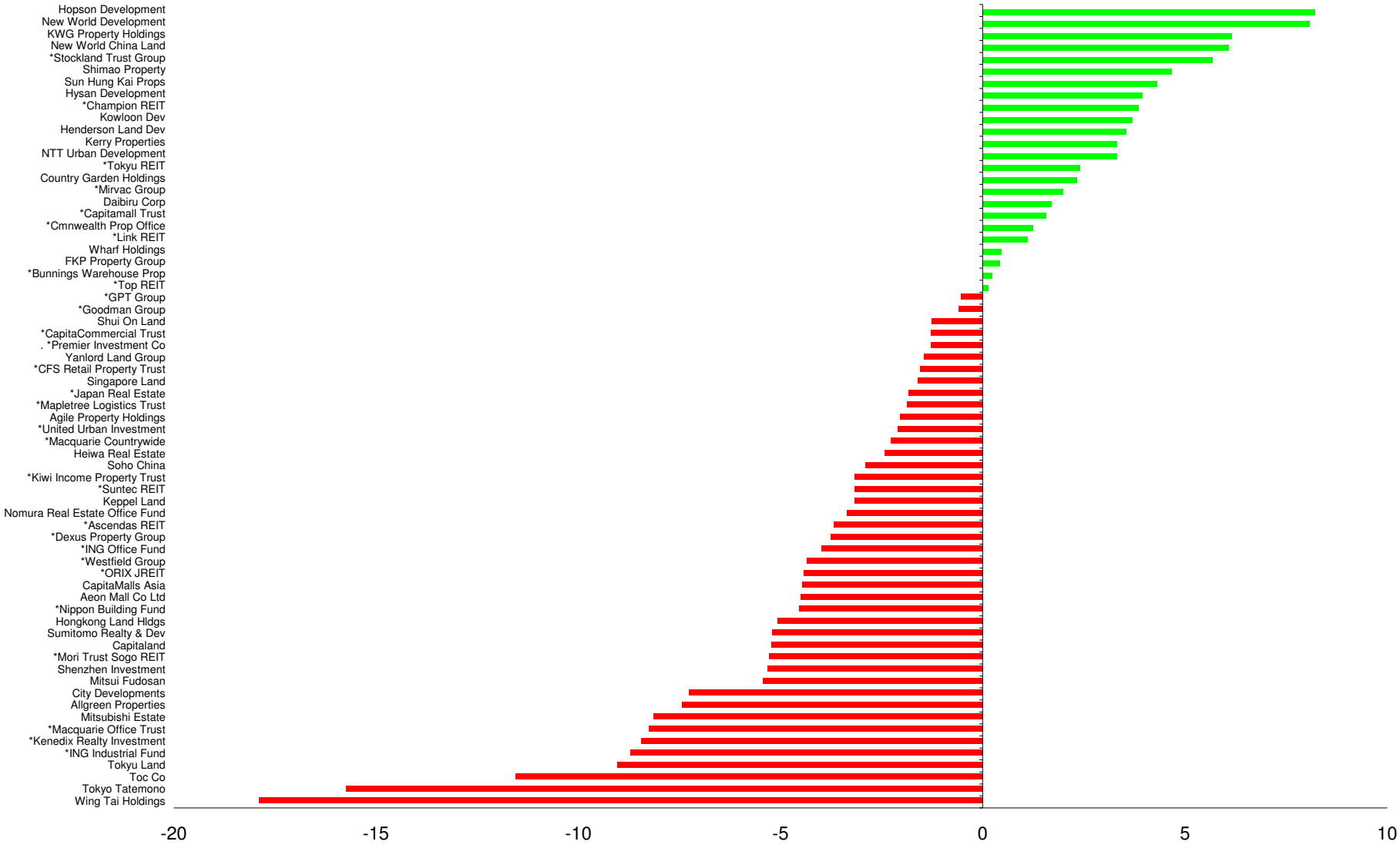
Graph 12: Total Return Performance relative to Regional Developed Index - Asia



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Section 4

FTSE EPRA/NAREIT Europe Developed Index Series

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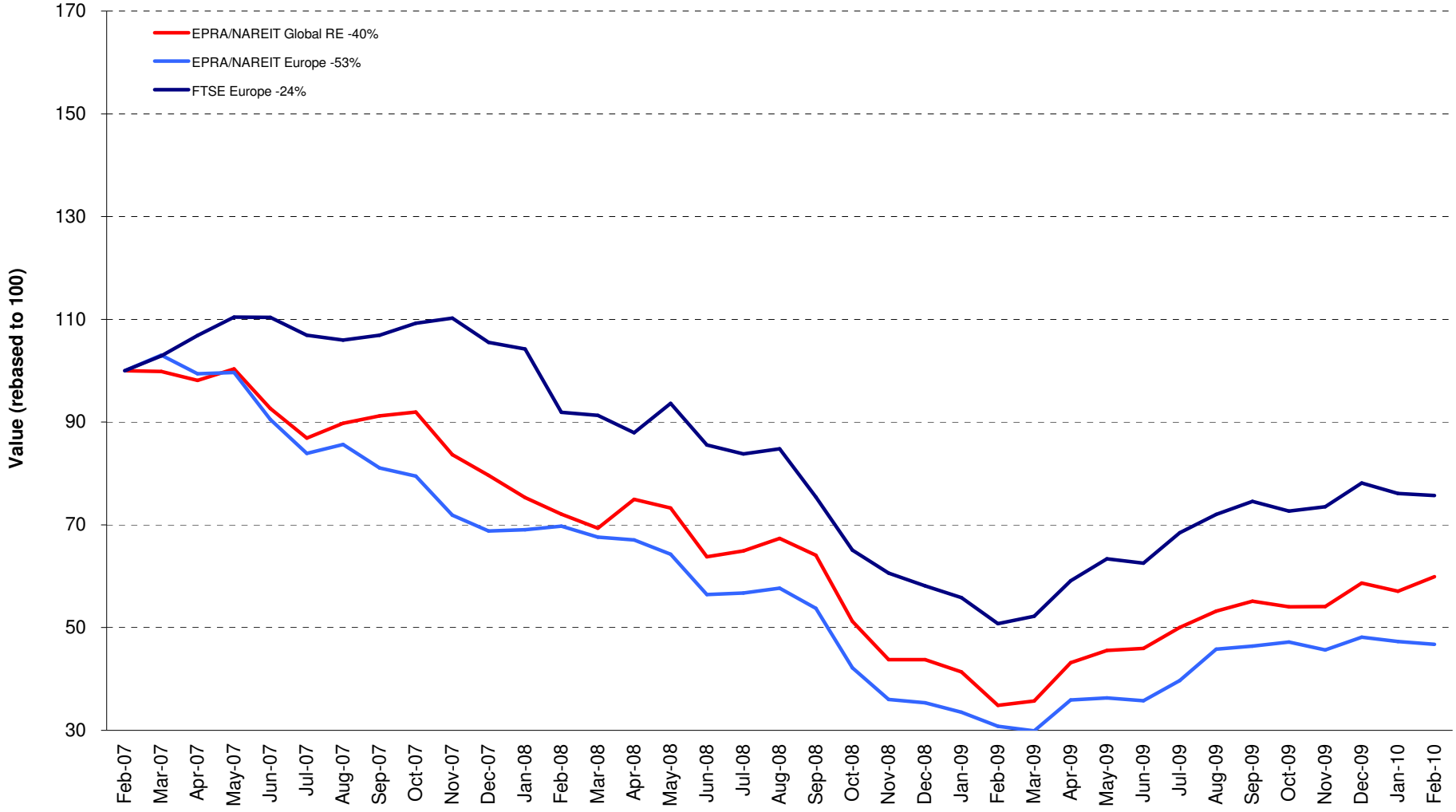
Graph 13: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



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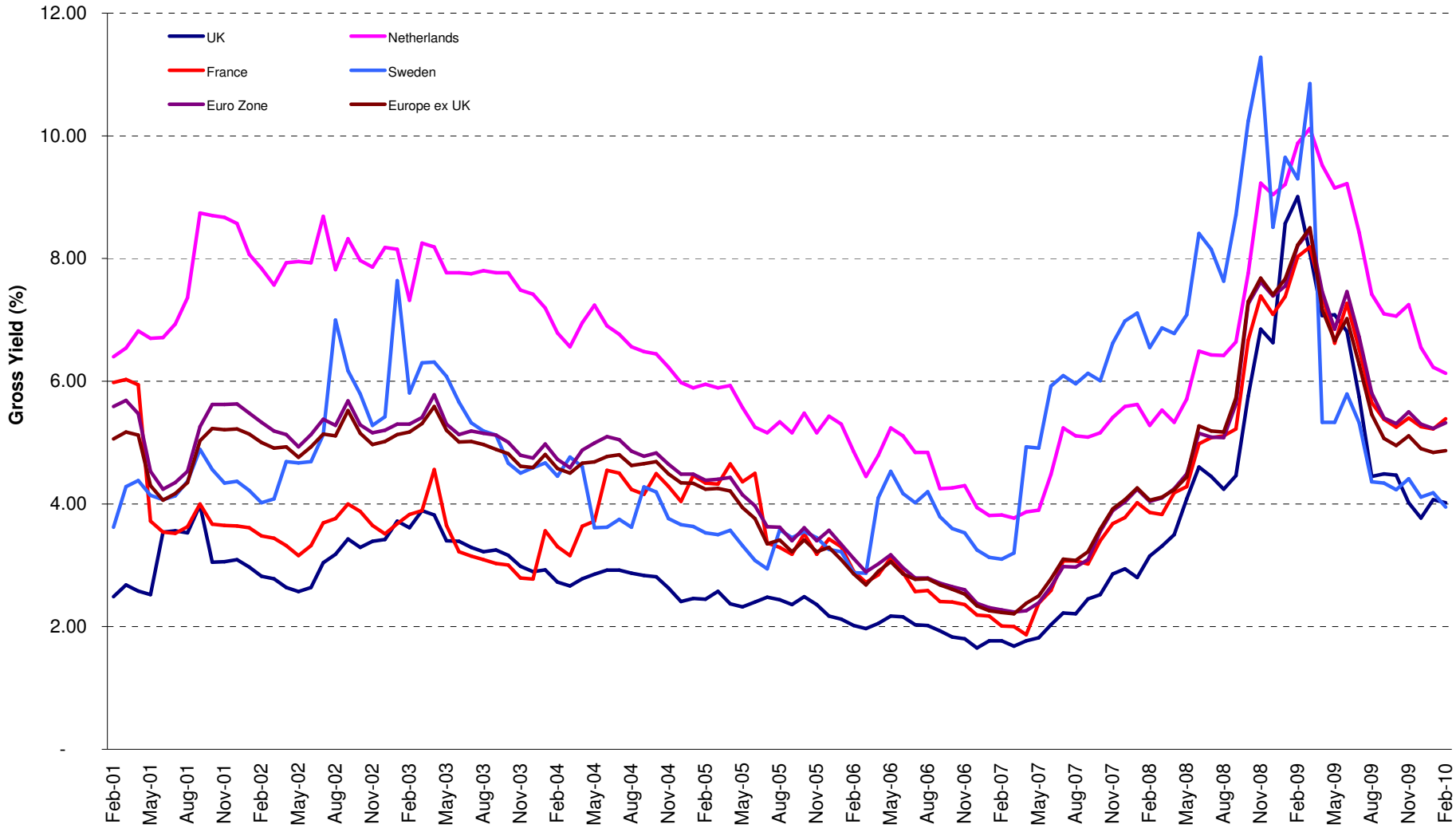
Graph 14: Dividend Yields



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

Ex Date	Description
3 February 2010	Hufvudstaden A (Sweden): New free float percentage: 75% (was 40%)
10 February 2010	Standard Life Investment (UK): Special Dividend of 0.25 GBp
11 February 2010	Deutsche Euroshop AG (Germany): New number of shares: 44,114,578
19 February 2010	UK Commercial Property Trust (UK): New number of shares: 1,185,098,858

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 February 2010	Daejan Holdings	Rental	Diversified	GBP	0.278	2.13	5-Mar	Annual
3 February 2010	Invista Foundation Prop	Rental	Diversified	GBP	0.001	14.15	19-Feb	Quarterly
3 February 2010	UK Commercial Property Trust	Rental	Diversified	GBP	0.015	4.81	26-Feb	Dividend
10 February 2010	F&C Commercial Prop	Rental	Diversified	GBP	0.005	5.85	26-Feb	Quarterly
10 February 2010	ISIS Property Trust Ld	Rental	Diversified	GBP	0.020	8.99	26-Feb	Quarterly
10 February 2010	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.010	11.15	26-Feb	Quarterly
10 February 2010	Standard Life Inv Prop	Rental	Diversified	GBP	0.010	11.41	26-Feb	Quarterly
17 February 2010	Primary Health Prop.*	Rental	Health Care	GBP	0.097	6.11	26-Mar	Semi-Annual
24 February 2010	Land Securities *	Rental	Diversified	GBP	0.070	10.28	1-Apr	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 March 2010	Hammerson *	Rental	Retail	GBP	0.085	7.79	1-Apr	Dividend
3 March 2010	IRP Property Investments	Rental	Diversified	GBP	0.018	9.35	26-Mar	Quarterly
12 March 2010	Citycon OYJ	Rental	Retail	EUR	0.140	1.43	7-Apr	Annual
12 March 2010	Land Securities *	Rental	Diversified	GBP	0.16 ***	10.28	April	Quarterly
12 March 2010	St Modwen Properties	Rental	Diversified	GBP	0.08667 ***	6.72	April	Semi-Annual
18 March 2010	Eurobank Properties *	Rental	Diversified	EUR	0.16 ***	4.15	April	Semi-Annual
18 March 2010	Sponda	Rental	Diversified	EUR	0.120	18.25	29-Mar	Annual
25 March 2010	Fabege	Rental	Office	SEK	2.000	8.64	1-Apr	Annual
25 March 2010	Gagfah	Rental	Residential	EUR	0.2 ***	12.40	April	Quarterly
26 March 2010	Castellum	Rental	Diversified	SEK	3.500	4.24	6-Apr	Annual
26 March 2010	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	5.85	April	Quarterly
26 March 2010	Hufvudstaden A	Rental	Office	SEK	2.100	3.04	1-Apr	Annual
29 March 2010	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.320	9.39	6-Apr	Quarterly
29 March 2010	Technopolis	Rental	Office	EUR	0.150	4.37	9-Apr	Annual
31 March 2010	Segro *	Rental	Industrial	GBP	0.104	0.00	6-May	Dividend

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Europe Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Conwert Immobilien	Non-Rental	Residential	8.08	690	0.15	0.89	0.00	-9.54	-23.00	107.18	-5.39	-3.00	0.00	-3.00	-5.39	56.64	433	63
CA Immobilien Anlage	Rental	Diversified	7.26	633	0.14	0.82	0.00	-18.61	-31.91	157.45	-8.10	-5.10	0.00	-5.10	-8.10	64.35	298	47
Austria Total				**1,323**	**0.29**	**1.71**	**-**											
Cofinimmo *	Rental	Diversified	99.55	1,239	0.27	1.61	7.84	1.99	-6.64	25.56	0.95	2.23	0.00	2.23	0.95	19.70	712	57
Befimmo *	Rental	Office	59.94	1,006	0.22	1.30	7.36	2.45	-5.05	-3.30	-3.01	1.42	0.00	1.42	-3.01	26.58	367	37
Warehouses De Pauw *	Rental	Industrial	33.06	284	0.06	0.37	8.95	5.70	-8.62	9.74	-2.56	-0.90	0.00	-0.90	-2.56	23.56	110	39
Intervest Offices *	Rental	Office	22.59	157	0.03	0.20	8.90	5.51	-3.25	17.14	3.15	0.40	0.00	0.40	3.15	27.56	30	19
Wereldhave Belgium *	Rental	Diversified	59.49	127	0.03	0.16	6.49	1.63	1.04	20.67	-3.27	-4.86	0.00	-4.86	-3.27	23.18	54	42
Leasinvest Real Estate *	Rental	Office	62.54	100	0.02	0.13	9.11	6.66	-3.83	19.33	6.05	-0.32	0.00	-0.32	6.05	22.68	27	27
Belgium Total				**2,914**	**0.64**	**3.77**	**7.82**											
Sponda	Rental	Diversified	2.74	569	0.12	0.74	0.00	2.00	-21.43	74.28	0.37	-0.72	0.00	-0.72	0.37	54.18	356	63
Citycon OYJ	Rental	Retail	2.80	461	0.10	0.60	1.43	8.29	-15.64	90.18	-4.76	-3.11	0.00	-3.11	-4.76	37.61	292	63
Technopolis	Rental	Office	3.43	197	0.04	0.25	3.50	4.13	-18.75	26.79	10.65	6.52	0.00	6.52	10.65	40.84	85	43
Finland Total				**1,227**	**0.27**	**1.59**	**1.10**											
Unibail-Rodamco *	Rental	Diversified	145.00	12,804	2.80	16.58	5.17	12.34	-9.78	46.66	-5.66	-7.76	0.00	-7.76	-5.66	23.83	16,942	132
Fonciere Des Regions *	Rental	Diversified	73.23	2,558	0.56	3.31	7.24	9.66	-12.35	96.77	2.59	1.85	0.00	1.85	2.59	40.59	1,253	49
Klepierre *	Rental	Retail	27.35	2,416	0.53	3.13	4.57	10.65	-11.89	76.54	-3.66	1.41	0.00	1.41	-3.66	43.16	1,903	79
Icade	Rental	Diversified	73.66	1,449	0.32	1.88	4.41	-NA-	-12.18	26.13	10.35	5.51	0.00	5.51	10.35	32.75	1,165	80
Gecina *	Rental	Diversified	76.11	1,421	0.31	1.84	7.49	3.78	-13.51	123.43	-0.04	5.74	0.00	5.74	-0.04	61.08	1,062	75
Mercialys *	Rental	Retail	26.33	1,191	0.26	1.54	3.49	-NA-	-2.57	5.62	7.25	6.53	0.00	6.53	7.25	25.16	825	69
Silic *	Rental	Office	84.50	1,099	0.24	1.42	5.09	6.88	-9.87	32.71	-0.59	1.44	0.00	1.44	-0.59	27.27	539	49
Societe de la Tour Eiffel *	Rental	Diversified	53.44	278	0.06	0.36	9.36	1.75	-18.47	297.77	1.42	4.78	0.00	4.78	1.42	65.96	163	59
Affine *	Non-Rental	Diversified	16.30	66	0.01	0.09	5.21	0.25	-21.80	88.64	0.31	0.62	0.00	0.62	0.31	44.92	37	56
France Total				**23,282**	**5.10**	**30.16**	**5.39**											

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

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Europe Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Deutsche Euroshop	Rental	Retail	23.28	1,027	0.22	1.33	4.51	9.17	-1.00	16.97	-1.65	2.17	0.00	2.17	-1.65	21.31	700	68
Gagfah	Rental	Residential	6.74	606	0.13	0.79	11.88	-NA-	-26.52	206.95	5.75	2.73	0.00	2.73	5.75	79.91	1,202	198
Deutsche Wohnen	Rental	Residential	6.90	565	0.12	0.73	0.00	6.91	-34.01	37.92	2.99	-6.26	0.00	-6.26	2.99	107.96	2	0
Alstria Office *	Rental	Office	8.10	227	0.05	0.29	6.42	-NA-	-NA-	85.38	8.00	-0.67	0.00	-0.67	8.00	-NA-	91	40
DIC Asset	Rental	Diversified	8.18	192	0.04	0.25	3.67	5.45	-32.46	179.18	0.37	-8.08	0.00	-8.08	0.37	76.22	120	62
TAG Immobilien	Non-Rental	Diversified	20.97	136	0.03	0.18	0.00	1.42	-7.27	42.48	-3.19	-3.05	0.00	-3.05	-3.19	17.88	298	219
Colonia Real Estate	Rental	Residential	3.98	113	0.02	0.15	0.00	19.88	-51.16	26.85	-8.44	-7.63	0.00	-7.63	-8.44	64.14	190	168
Patrizia Immobilien	Rental	Residential	2.73	71	0.02	0.09	0.00	-NA-	-49.40	73.89	-10.78	-12.78	0.00	-12.78	-10.78	76.06	62	87
Germany Total				**2,937**	**0.64**	**3.80**	**4.76**											
Eurobank Properties *	Rental	Diversified	7.47	137	0.03	0.18	6.96	-NA-	-16.65	23.68	-10.00	2.33	0.00	2.33	-10.00	29.95	50	36
Babis Vovos	Rental	Diversified	4.20	107	0.02	0.14	0.00	-16.03	-48.06	-9.87	-4.33	5.79	0.00	5.79	-4.33	95.88	228	214
Lamda Development	Non-Rental	Diversified	5.15	68	0.01	0.09	0.00	8.61	-26.23	7.29	-32.06	-24.82	0.00	-24.82	-32.06	45.47	13	20
Greece Total				**311**	**0.07**	**0.40**	**3.06**											
Beni Stabili	Rental	Office	0.67	257	0.06	0.33	1.49	-0.53	-16.25	13.33	16.52	11.02	0.00	11.02	16.52	40.30	298	116
IGD *	Rental	Retail	1.54	190	0.04	0.25	2.27	0.14	-23.75	46.42	-1.28	4.77	0.00	4.77	-1.28	41.16	111	59
Italy Total				**447**	**0.10**	**0.58**	**1.83**											
Corio *	Rental	Retail	45.44	3,470	0.76	4.49	5.81	7.63	-7.38	53.63	-4.72	2.03	0.00	2.03	-4.72	27.12	2,943	85
Wereldhave *	Rental	Diversified	66.13	1,407	0.31	1.82	7.03	2.31	-7.31	32.44	-0.85	1.41	0.00	1.41	-0.85	24.66	2,183	155
Eurocommercial Props *	Rental	Retail	28.04	1,130	0.25	1.46	6.35	6.84	-7.57	40.53	-2.64	-1.02	0.00	-1.02	-2.64	23.14	625	55
ProLogis European Properties	Rental	Industrial	4.99	941	0.21	1.22	0.00	-NA-	-27.49	194.97	15.66	6.45	0.00	6.45	15.66	92.43	541	58
Vastned Retail *	Rental	Retail	46.65	866	0.19	1.12	8.42	4.97	-7.09	44.51	1.78	-4.24	0.00	-4.24	1.78	35.27	695	80
Nieuwe Steen Inv *	Rental	Diversified	14.80	582	0.13	0.75	9.26	4.45	-5.22	35.88	4.23	5.11	0.00	5.11	4.23	24.86	209	36
Vastned Offices/Ind *	Rental	Office	12.64	237	0.05	0.31	12.82	0.52	-16.20	107.29	7.35	3.65	0.00	3.65	7.35	51.44	133	56
Netherlands Total				**8,633**	**1.89**	**11.18**	**6.13**											

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

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Europe Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Norwegian Property ASA	Rental	Office	11.40	641	0.14	0.83	0.00	-NA-	-41.66	128.00	-15.56	-15.68	0.00	-15.68	-15.56	81.96	1,179	184
Norway Total				**641**	**0.14**	**0.83**	**0.00**											
Castellum	Rental	Diversified	70.75	1,195	0.26	1.55	4.45	7.79	-5.67	31.96	-2.41	5.20	0.00	5.20	-2.41	32.88	1,023	86
Hufvudstaden A	Rental	Office	57.50	902	0.20	1.17	3.30	7.56	-5.75	22.98	5.99	5.50	0.00	5.50	5.99	24.12	1,260	140
Fabege	Rental	Office	46.30	808	0.18	1.05	4.32	3.70	-13.21	49.54	2.43	5.23	0.00	5.23	2.43	47.37	958	119
Kungsleden	Rental	Diversified	50.00	703	0.15	0.91	3.00	15.28	-11.65	31.38	1.63	1.83	0.00	1.83	1.63	58.11	684	97
Wihlborgs Fastigheter	Rental	Diversified	144.00	552	0.12	0.72	4.51	-NA-	5.61	39.03	8.68	2.13	0.00	2.13	8.68	32.48	553	100
Klovern AB	Rental	Diversified	24.70	318	0.07	0.41	4.05	8.81	-0.64	51.18	7.86	2.92	0.00	2.92	7.86	37.16	174	55
Sweden Total				**4,478**	**0.98**	**5.80**	**3.95**											
PSP Swiss Property	Rental	Office	63.75	2,042	0.45	2.65	3.92	9.36	0.71	41.56	8.97	4.59	0.00	4.59	8.97	21.59	1,162	57
Swiss Prime Site	Rental	Office	61.80	1,686	0.37	2.18	0.00	6.68	2.56	58.85	6.55	3.52	0.00	3.52	6.55	20.55	1,381	82
Allreal	Non-Rental	Office	125.00	486	0.11	0.63	4.00	6.00	-0.86	19.71	1.63	1.71	0.00	1.71	1.63	14.05	143	29
Zueblin Immobilien Holding	Rental	Office	4.22	127	0.03	0.16	0.00	-10.70	-25.15	2.93	4.20	-1.63	0.00	-1.63	4.20	21.17	35	28
Switzerland Total				**4,214**	**0.92**	**5.46**	**2.29**											

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Land Securities *	Rental	Diversified	6.33	5,334	1.17	6.91	5.66	-5.74	-24.05	36.69	-6.64	-1.25	1.09	-0.16	-6.64	34.74	5,626	105
British Land *	Rental	Diversified	4.40	4,239	0.93	5.49	5.91	-4.59	-24.22	21.53	-6.83	0.43	0.00	0.43	-6.83	29.37	5,543	131
Liberty International *	Rental	Retail	4.73	3,279	0.72	4.25	1.06	-6.34	-18.99	52.23	-8.21	3.44	0.00	3.44	-8.21	37.33	2,543	78
Hammerson *	Rental	Retail	3.83	2,978	0.65	3.86	4.03	-3.41	-23.76	60.47	-9.67	1.00	0.00	1.00	-9.67	39.91	2,876	97
SEGRO *	Rental	Industrial	3.19	2,610	0.57	3.38	4.39	-14.62	-34.24	79.01	-7.52	1.50	0.00	1.50	-7.52	48.19	2,222	85
Derwent London *	Rental	Office	12.95	1,453	0.32	1.88	1.89	4.43	-13.54	121.21	-1.89	-1.15	0.00	-1.15	-1.89	35.53	1,021	70
Great Portland Estates *	Rental	Office	2.81	980	0.21	1.27	3.91	6.30	-17.33	70.10	-2.09	-0.07	0.00	-0.07	-2.09	30.73	770	79
Shaftesbury *	Rental	Diversified	3.76	944	0.21	1.22	3.26	9.31	-11.38	86.08	-3.34	-1.29	0.00	-1.29	-3.34	36.61	590	63
Unite Group	Rental	Specialty	2.91	516	0.11	0.67	0.00	-0.24	-16.98	626.50	-2.97	0.80	0.00	0.80	-2.97	93.69	657	127
Big Yellow Group *	Rental	Self Storage	3.18	463	0.10	0.60	0.00	10.96	-19.21	69.67	-10.25	0.86	0.00	0.86	-10.25	43.62	372	80
Grainger Plc	Rental	Residential	1.28	443	0.10	0.57	1.75	-5.37	-23.35	187.36	-0.31	-2.22	0.00	-2.22	-0.31	79.39	464	105
Helical Bar	Non-Rental	Diversified	3.13	373	0.08	0.48	1.44	8.19	-9.73	6.10	-8.63	-0.48	0.00	-0.48	-8.63	27.81	222	60
Quintain Estates	Non-Rental	Diversified	0.61	352	0.08	0.46	0.00	-16.13	-41.77	417.62	1.67	3.83	0.00	3.83	1.67	228.57	336	95
UK Commercial Property Trust	Rental	Diversified	0.82	325	0.07	0.42	6.41	-NA-	-2.01	48.10	6.24	3.93	1.90	5.83	6.24	24.51	193	60
St Modwen Properties	Rental	Diversified	1.93	324	0.07	0.42	0.00	-8.48	-30.13	130.93	-0.31	2.11	0.00	2.11	-0.31	70.17	237	73
F&C Commercial Prop	Rental	Diversified	0.94	285	0.06	0.37	6.39	-NA-	-5.69	57.00	4.94	6.04	0.56	6.60	4.94	22.31	-NA-	-NA-
Workspace Group *	Rental	Office	0.22	278	0.06	0.36	3.45	-25.76	-54.85	125.00	-5.38	-1.14	0.00	-1.14	-5.38	61.85	164	59
Development Securities	Non-Rental	Retail	2.87	263	0.06	0.34	1.64	-7.55	-21.35	22.72	-16.09	2.41	0.00	2.41	-16.09	42.78	67	25
Primary Health Prop. *	Rental	Health Care	3.00	205	0.04	0.27	5.75	3.59	-7.27	21.71	7.17	3.45	3.35	6.80	7.17	34.95	91	45
ING UK Real Estate Income Trust	Rental	Diversified	0.51	189	0.04	0.24	12.16	-NA-	-17.28	208.57	-3.26	0.00	1.96	1.96	-3.26	56.36	137	72
Invista Foundation Prop	Rental	Diversified	0.42	152	0.03	0.20	16.07	-8.51	-23.41	171.08	5.22	-2.33	0.20	-2.12	5.22	60.02	78	52
Minerva	Non-Rental	Diversified	0.80	144	0.03	0.19	0.00	-20.97	-40.63	841.18	6.31	11.11	0.00	11.11	6.31	125.19	298	207
Daejan Holdings	Rental	Diversified	25.00	136	0.03	0.18	2.92	-0.21	-18.71	31.82	-11.27	-6.05	1.04	-5.01	-11.27	33.85	30	22
CLS Holdings	Rental	Office	4.65	124	0.03	0.16	0.00	0.42	-10.63	69.15	-6.82	3.05	0.00	3.05	-6.82	45.39	43	34
Mucklow <A&J> *	Rental	Diversified	2.90	78	0.02	0.10	6.10	-1.38	-9.52	25.58	-7.94	-3.65	0.00	-3.65	-7.94	41.78	19	24
Standard Life Inv Prop	Rental	Diversified	0.59	76	0.02	0.10	11.19	-4.23	-14.68	53.04	-6.20	-2.47	1.65	-0.82	-6.20	45.92	25	34
IRP Property Investors	Rental	Diversified	0.77	71	0.02	0.09	8.94	-2.23	-11.14	83.11	-9.41	-10.20	0.00	-10.20	-9.41	37.87	24	33
ISIS Property Trust Ld	Rental	Diversified	0.89	56	0.01	0.07	7.92	1.31	-7.59	69.61	-11.22	-0.56	2.23	1.68	-11.22	30.99	13	24
United Kingdom Total				**26,673**	**5.84**	**34.55**	**4.02**											

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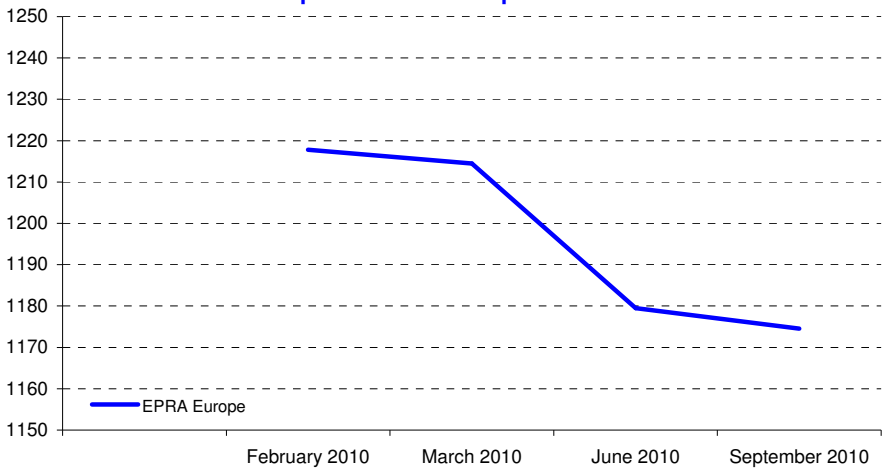
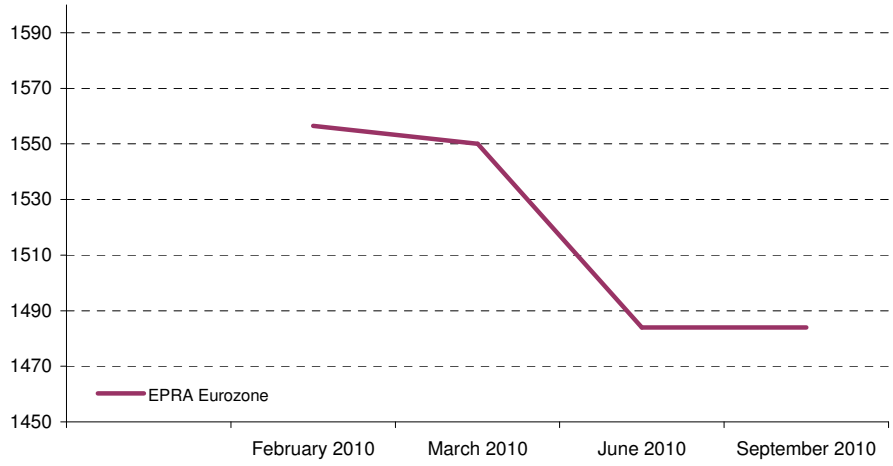
FTSE EPRA/NAREIT Europe Developed Index Series - Futures

Graph 15: EPRA Europe Future



Graph 16: EPRA Eurozone Future

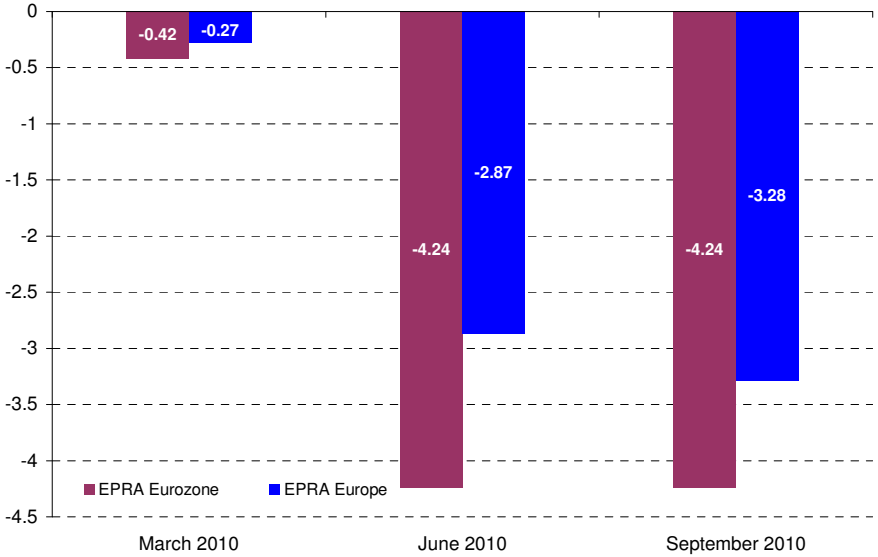


Bloomberg Code Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Feb-10
RIEH0	March 2010	EPRA Europe	1,673	1,214.50
RIEM0	June 2010	EPRA Europe	-	1,179.50
RIEU0	September 2010	EPRA Europe	-	1,174.50
REIH0	March 2010	EPRA Eurozone	1,478	1,550.00
REIM0	June 2010	EPRA Eurozone	-	1,484.00
REIU0	September 2010	EPRA Eurozone	-	1,484.00

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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Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,783.50	77,207.71	100.00	4.57	-3.37	-22.39	51.77	-2.87	-1.15	-2.87	26.28
Euro Zone	EUR	2,442.77	41,074.86	53.20	5.32	2.20	-16.90	50.78	-1.96	-1.61	-1.96	25.43
Europe ex UK	EUR	2,618.69	50,534.80	65.45	4.87	2.88	-15.67	51.19	-0.47	-0.48	-0.47	24.93
Europe Liquid 40	EUR	1,727.30	68,483.81	88.70	4.57	-3.62	-22.96	53.24	-3.15	-1.15	-3.15	26.76
Europe Liquid 40 ex UK	EUR	2,896.39	44,988.74	58.27	4.90	3.95	-14.85	52.66	-0.61	-0.42	-0.61	24.91
Europe ex UK Dividend+	EUR	2,237.10	46,313.37	59.99	5.28	5.85	-12.08	50.43	-0.16	-0.20	-0.16	24.16
Europe (UK Restricted)	EUR	1,781.59	65,196.46	84.44	4.68	-1.37	-20.29	51.94	-2.05	-0.92	-2.05	25.60
Euro Zone Capped	EUR	2,303.28	30,535.91	39.55	5.35	-NA-	-NA-	52.83	-0.62	0.52	-0.62	-NA-
Europe Capped	EUR	1,745.81	71,007.91	91.97	4.52	-NA-	-NA-	52.42	-2.62	-0.53	-2.62	-NA-
Europe ex UK Capped	EUR	2,520.62	41,452.99	53.69	4.80	-NA-	-NA-	52.10	0.74	1.28	0.74	-NA-
Europe Liquid 40 Capped	EUR	1,666.24	59,479.11	77.04	4.49	-NA-	-NA-	55.11	-2.69	-0.26	-2.69	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,735.94	34,700.47	44.94	4.81	-NA-	-NA-	54.48	0.99	1.82	0.99	-NA-
UK	EUR	1,012.99	26,672.91	34.55	4.02	-12.70	-32.94	52.05	-7.06	-2.41	-7.06	33.76
Netherlands	EUR	2,884.81	8,632.81	11.18	6.13	5.68	-8.94	51.47	-1.54	1.56	-1.54	22.90
France	EUR	3,932.27	23,281.99	30.16	5.39	9.83	-10.38	55.47	-2.44	-3.09	-2.44	25.42
Austria	EUR	401.01	1,323.20	1.71	0.00	-22.04	-42.61	128.55	-6.70	-4.02	-6.70	60.38
Sweden	EUR	3,826.33	4,478.23	5.80	3.95	6.31	-9.58	63.28	8.08	9.38	8.08	36.36
Germany	EUR	600.38	2,937.37	3.80	4.76	-7.59	-29.65	49.65	0.79	-1.73	0.79	39.94
Switzerland	EUR	2,094.47	4,341.08	5.62	2.29	8.16	2.60	41.51	8.42	3.73	8.42	17.24
Belgium	EUR	1,960.06	2,913.98	3.77	7.82	3.39	-5.48	11.19	-0.71	1.12	-0.71	19.35
Italy	EUR	1,654.39	446.93	0.58	1.83	-10.65	-33.98	19.43	8.21	8.27	8.21	41.85
Finland	EUR	3,014.20	1,227.35	1.59	1.10	1.64	-20.74	69.45	-0.17	-0.56	-0.17	38.80
Greece	EUR	588.28	311.23	0.40	3.06	-7.81	-35.02	7.69	-14.30	-4.12	-14.30	39.29
Norway	EUR	177.89	640.62	0.83	0.00	-30.43	-42.72	153.12	-13.23	-14.36	-13.23	87.42

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Europe	USD	2,417.26	105,365.62	100.00	4.57	-2.83	-21.55	63.08	-7.62	-2.95	-7.62	30.68
Euro Zone	USD	3,287.30	56,055.00	53.20	5.32	2.77	-16.00	62.01	-6.74	-3.40	-6.74	31.22
Europe ex UK	USD	3,548.12	68,965.01	65.45	4.87	3.45	-14.75	62.45	-5.33	-2.29	-5.33	30.94
Europe Liquid 40	USD	1,872.93	93,460.08	88.70	4.57	-3.08	-22.12	64.66	-7.88	-2.95	-7.88	30.84
Europe Liquid 40 ex UK	USD	3,140.52	61,396.29	58.27	4.90	4.53	-13.92	64.03	-5.46	-2.23	-5.46	30.58
Europe ex UK Dividend+	USD	2,521.08	63,204.01	59.99	5.28	6.44	-11.13	61.62	-5.04	-2.01	-5.04	30.32
Europe (UK Restricted)	USD	941.39	88,973.82	84.44	4.68	-0.83	-19.42	63.25	-6.83	-2.72	-6.83	30.51
Euro Zone Capped	USD	3,099.63	41,672.45	39.55	5.35	-NA-	-NA-	64.21	-5.47	-1.30	-5.47	-NA-
Europe Capped	USD	2,366.22	96,904.73	91.97	4.52	-NA-	-NA-	63.77	-7.38	-2.34	-7.38	-NA-
Europe ex UK Capped	USD	3,415.31	56,571.04	53.69	4.80	-NA-	-NA-	63.43	-4.17	-0.56	-4.17	-NA-
Europe Liquid 40 Capped	USD	1,806.75	81,171.34	77.04	4.49	-NA-	-NA-	66.67	-7.44	-2.07	-7.44	-NA-
Europe Liquid 40 ex UK Capped	USD	2,966.69	47,355.85	44.94	4.81	-NA-	-NA-	65.97	-3.94	-0.03	-3.94	-NA-
UK	USD	1,379.25	36,400.62	34.55	4.02	-12.21	-32.20	63.38	-11.60	-4.19	-11.60	35.68
Netherlands	USD	3,816.92	11,781.23	11.18	6.13	6.27	-7.94	62.77	-6.35	-0.29	-6.35	28.52
France	USD	5,331.51	31,773.01	30.16	5.39	10.43	-9.41	67.04	-7.20	-4.85	-7.20	31.04
Austria	USD	624.21	1,805.78	1.71	0.00	-21.60	-41.98	145.58	-11.26	-5.76	-11.26	63.00
Sweden	USD	5,209.80	6,111.46	5.80	3.95	6.90	-8.59	75.45	2.80	7.39	2.80	42.30
Germany	USD	814.35	4,008.64	3.80	4.76	-7.07	-28.87	60.82	-4.13	-3.51	-4.13	49.06
Switzerland	USD	2,851.75	5,924.29	5.62	2.29	8.76	3.72	52.06	3.13	1.85	3.13	24.90
Belgium	USD	2,652.18	3,976.71	3.77	7.82	3.92	-4.51	19.41	-5.55	-0.71	-5.55	23.04
Italy	USD	2,243.90	609.93	0.58	1.83	-10.15	-33.25	28.33	2.93	6.30	2.93	45.59
Finland	USD	4,087.51	1,674.97	1.59	1.10	2.21	-19.88	82.14	-5.04	-2.37	-5.04	44.06
Greece	USD	653.96	424.74	0.40	3.06	-7.27	-34.28	15.88	-18.49	-5.86	-18.49	41.11
Norway	USD	242.21	874.26	0.83	0.00	-27.66	-42.09	171.99	-17.46	-15.92	-17.46	86.97

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

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Europe	GBP	2,558.90	69,210.46	100.00	4.57	1.84	-14.66	52.69	-2.01	2.15	-2.01	28.26
Euro Zone	GBP	3,479.93	36,820.29	53.20	5.32	7.72	-8.62	51.68	-1.08	1.68	-1.08	29.33
Europe ex UK	GBP	3,756.03	45,300.35	65.45	4.87	8.43	-7.27	52.09	0.42	2.85	0.42	29.33
Europe Liquid 40	GBP	1,982.68	61,390.19	88.70	4.57	1.58	-15.28	54.16	-2.29	2.15	-2.29	28.41
Europe Liquid 40 ex UK	GBP	3,324.55	40,328.77	58.27	4.90	9.56	-6.36	53.57	0.28	2.91	0.28	28.90
Europe ex UK Dividend+	GBP	2,968.27	41,516.19	59.99	5.28	11.56	-3.32	51.32	0.73	3.14	0.73	28.82
Europe (UK Restricted)	GBP	996.56	58,443.34	84.44	4.68	3.94	-12.34	52.85	-1.18	2.39	-1.18	28.30
Euro Zone Capped	GBP	3,281.26	27,372.97	39.55	5.35	-NA-	-NA-	53.74	0.27	3.88	0.27	-NA-
Europe Capped	GBP	2,504.87	63,652.84	91.97	4.52	-NA-	-NA-	53.33	-1.75	2.79	-1.75	-NA-
Europe ex UK Capped	GBP	3,615.44	37,159.25	53.69	4.80	-NA-	-NA-	53.01	1.65	4.66	1.65	-NA-
Europe Liquid 40 Capped	GBP	1,912.62	53,318.21	77.04	4.49	-NA-	-NA-	56.04	-1.82	3.07	-1.82	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,140.53	31,106.16	44.94	4.81	-NA-	-NA-	55.39	1.89	5.22	1.89	-NA-
UK	GBP	1,467.59	23,910.11	34.55	4.02	-7.99	-26.25	52.97	-6.23	0.85	-6.23	32.53
Netherlands	GBP	4,040.58	7,738.62	11.18	6.13	11.38	0.14	52.39	-0.66	4.95	-0.66	26.55
France	GBP	5,643.93	20,870.42	30.16	5.39	15.75	-1.46	56.39	-1.56	0.15	-1.56	29.20
Austria	GBP	660.79	1,186.14	1.71	0.00	-17.83	-36.88	129.92	-5.87	-0.81	-5.87	60.03
Sweden	GBP	5,515.08	4,014.37	5.80	3.95	12.05	-0.57	64.26	9.05	13.03	9.05	43.80
Germany	GBP	862.07	2,633.12	3.80	4.76	-2.60	-22.63	50.57	1.69	1.56	1.69	51.05
Switzerland	GBP	3,018.86	3,891.43	5.62	2.29	14.00	12.83	42.36	9.39	7.20	9.39	24.31
Belgium	GBP	2,807.59	2,612.14	3.77	7.82	8.92	3.88	11.80	0.18	4.50	0.18	22.90
Italy	GBP	2,375.39	400.64	0.58	1.83	-5.82	-27.39	20.15	9.18	11.89	9.18	43.54
Finland	GBP	4,327.03	1,100.22	1.59	1.10	7.13	-12.84	70.53	0.73	2.76	0.73	42.79
Greece	GBP	692.28	278.99	0.40	3.06	-2.81	-28.51	8.49	-13.54	-0.91	-13.54	37.63
Norway	GBP	256.40	574.27	0.83	0.00	-NA-	-37.00	154.64	-12.45	-11.50	-12.45	84.14

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Europe	JPY	2,098.67	9,363,315.92	100.00	4.57	-5.89	-28.72	48.11	-11.81	-4.87	-11.81	32.36
Euro Zone	JPY	2,854.04	4,981,327.44	53.20	5.32	-0.47	-23.68	47.14	-10.98	-5.31	-10.98	32.13
Europe ex UK	JPY	3,080.49	6,128,575.25	65.45	4.87	0.19	-22.55	47.54	-9.63	-4.22	-9.63	31.85
Europe Liquid 40	JPY	1,626.09	8,305,330.07	88.70	4.57	-6.13	-29.24	49.54	-12.07	-4.86	-12.07	32.54
Europe Liquid 40 ex UK	JPY	2,726.61	5,455,981.25	58.27	4.90	1.24	-21.79	48.97	-9.75	-4.16	-9.75	31.56
Europe ex UK Dividend+	JPY	2,021.80	5,616,624.39	59.99	5.28	3.08	-19.26	46.79	-9.35	-3.95	-9.35	31.00
Europe (UK Restricted)	JPY	817.32	7,906,658.37	84.44	4.68	-3.95	-26.79	48.27	-11.07	-4.64	-11.07	31.98
Euro Zone Capped	JPY	2,691.11	3,703,222.67	39.55	5.35	-NA-	-NA-	49.14	-9.76	-3.25	-9.76	-NA-
Europe Capped	JPY	2,054.36	8,611,438.99	91.97	4.52	-NA-	-NA-	48.74	-11.59	-4.27	-11.59	-NA-
Europe ex UK Capped	JPY	2,965.19	5,027,185.18	53.69	4.80	-NA-	-NA-	48.43	-8.53	-2.53	-8.53	-NA-
Europe Liquid 40 Capped	JPY	1,568.63	7,213,291.04	77.04	4.49	-NA-	-NA-	51.37	-11.65	-4.01	-11.65	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,575.69	4,208,277.23	44.94	4.81	-NA-	-NA-	50.74	-8.30	-2.00	-8.30	-NA-
UK	JPY	1,197.47	3,234,740.67	34.55	4.02	-14.98	-38.40	48.39	-15.62	-6.08	-15.62	38.05
Netherlands	JPY	3,313.86	1,046,938.96	11.18	6.13	2.92	-16.36	47.83	-10.60	-2.26	-10.60	30.02
France	JPY	4,628.84	2,823,508.36	30.16	5.39	6.96	-17.70	51.71	-11.42	-6.73	-11.42	31.45
Austria	JPY	541.94	160,470.27	1.71	0.00	-24.07	-47.28	123.04	-15.29	-7.62	-15.29	63.82
Sweden	JPY	4,523.16	543,094.56	5.80	3.95	3.54	-16.95	59.35	-1.87	5.27	-1.87	42.07
Germany	JPY	707.02	356,227.79	3.80	4.76	-10.00	-35.38	46.06	-8.49	-5.42	-8.49	47.27
Switzerland	JPY	2,475.90	526,461.88	5.62	2.29	5.34	-5.76	38.10	-1.56	-0.16	-1.56	24.83
Belgium	JPY	2,302.63	353,390.70	3.77	7.82	0.65	-13.24	8.45	-9.85	-2.67	-9.85	24.84
Italy	JPY	1,948.17	54,201.04	0.58	1.83	-12.98	-39.36	16.55	-1.75	4.20	-1.75	46.17
Finland	JPY	3,548.79	148,846.15	1.59	1.10	-1.01	-27.20	65.42	-9.36	-4.30	-9.36	43.63
Greece	JPY	567.77	37,744.18	0.40	3.06	-10.19	-40.29	5.24	-22.19	-7.72	-22.19	44.63
Norway	JPY	210.29	77,691.38	0.83	0.00	-NA-	-47.39	147.02	-21.21	-17.58	-21.21	88.57

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Europe	AUD	1,766.34	117,660.74	152.40	4.57	-NA-	-NA-	16.34	-7.22	-3.67	-7.22	-NA-
Euro Zone	AUD	2,402.10	62,596.06	81.07	5.32	-NA-	-NA-	15.58	-6.34	-4.12	-6.34	-NA-
Europe ex UK	AUD	2,592.69	77,012.53	99.75	4.87	-NA-	-NA-	15.89	-4.93	-3.01	-4.93	-NA-
Europe Liquid 40	AUD	1,368.59	104,365.94	135.18	4.57	-NA-	-NA-	17.47	-7.48	-3.67	-7.48	-NA-
Europe Liquid 40 ex UK	AUD	2,294.85	68,560.62	88.80	4.90	-NA-	-NA-	17.02	-5.05	-2.95	-5.05	-NA-
Europe ex UK Dividend+	AUD	2,145.95	70,579.29	91.41	5.28	-NA-	-NA-	15.30	-4.63	-2.74	-4.63	-NA-
Europe (UK Restricted)	AUD	687.90	99,356.17	128.69	4.68	-NA-	-NA-	16.47	-6.43	-3.44	-6.43	-NA-
Euro Zone Capped	AUD	2,264.97	46,535.21	60.27	5.35	-NA-	-NA-	17.14	-5.06	-2.04	-5.06	-NA-
Europe Capped	AUD	1,729.05	108,212.54	140.16	4.52	-NA-	-NA-	16.84	-6.98	-3.06	-6.98	-NA-
Europe ex UK Capped	AUD	2,495.64	63,172.31	81.82	4.80	-NA-	-NA-	16.59	-3.76	-1.30	-3.76	-NA-
Europe Liquid 40 Capped	AUD	1,320.23	90,643.22	117.40	4.49	-NA-	-NA-	18.90	-7.04	-2.80	-7.04	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,167.82	52,881.80	68.49	4.81	-NA-	-NA-	18.41	-3.53	-0.77	-3.53	-NA-
UK	AUD	1,007.85	40,648.20	52.65	4.02	-NA-	-NA-	16.56	-11.22	-4.90	-11.22	-NA-
Netherlands	AUD	2,789.11	13,155.98	17.04	6.13	-NA-	-NA-	16.12	-5.94	-1.03	-5.94	-NA-
France	AUD	3,895.86	35,480.60	45.95	5.39	-NA-	-NA-	19.16	-6.80	-5.56	-6.80	-NA-
Austria	AUD	456.13	2,016.49	2.61	0.00	-NA-	-NA-	75.20	-10.88	-6.46	-10.88	-NA-
Sweden	AUD	3,806.91	6,824.60	8.84	3.95	-NA-	-NA-	25.16	3.25	6.59	3.25	-NA-
Germany	AUD	595.07	4,476.41	5.80	4.76	-NA-	-NA-	14.73	-3.72	-4.23	-3.72	-NA-
Switzerland	AUD	2,083.84	6,615.59	8.57	2.29	-NA-	-NA-	8.48	3.57	1.09	3.57	-NA-
Belgium	AUD	1,938.01	4,440.76	5.75	7.82	-NA-	-NA-	-14.81	-5.15	-1.45	-5.15	-NA-
Italy	AUD	1,639.67	681.10	0.88	1.83	-NA-	-NA-	-8.45	3.37	5.51	3.37	-NA-
Finland	AUD	2,986.84	1,870.42	2.42	1.10	-NA-	-NA-	29.94	-4.63	-3.09	-4.63	-NA-
Greece	AUD	477.86	474.30	0.61	3.06	-NA-	-NA-	-17.33	-18.14	-6.56	-18.14	-NA-
Norway	AUD	176.99	976.28	1.26	0.00	-NA-	-NA-	94.05	-17.11	-16.55	-17.11	-NA-

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Switzerland	CHF	1,921.18	6,355.58	0.07	2.29	7.11	-0.66	40.01	7.03	3.65	7.03	17.74
Sweden	SEK	4,362.83	43,465.59	0.46	3.95	7.80	-8.17	38.72	2.40	4.04	2.40	35.81
Norway	NOK	230.52	5,167.29	0.06	0.00	-28.57	-42.84	127.99	-15.56	-15.68	-15.56	82.52

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Europe	EUR	1,097.18	77,207.71	100.00	3.82	-3.93	-22.91	50.54	-2.87	-1.15	-2.87	26.15
Euro Zone	EUR	1,428.34	41,074.86	53.20	4.11	1.23	-17.76	48.96	-1.96	-1.61	-1.96	25.25
Europe ex UK	EUR	2,490.84	50,534.80	65.45	3.72	1.87	-16.58	49.28	-0.47	-0.48	-0.47	24.77
Europe Liquid 40	EUR	1,668.62	68,483.81	88.70	3.81	-4.12	-23.41	52.02	-3.15	-1.15	-3.15	26.60
Europe Liquid 40 ex UK	EUR	2,721.51	44,988.74	58.27	3.75	3.00	-15.69	50.75	-0.61	-0.42	-0.61	24.73
Europe (UK Restricted)	EUR	1,781.59	65,196.46	84.44	3.78	-1.37	-20.29	51.94	-2.05	-0.92	-2.05	25.60
Euro Zone Capped	EUR	2,174.52	31,141.68	39.55	4.17	-NA-	-NA-	49.07	-0.72	0.37	-0.72	-NA-
Europe Capped	EUR	1,611.83	60,611.34	91.97	3.76	-NA-	-NA-	52.46	-2.78	-0.32	-2.78	-NA-
Europe ex UK Capped	EUR	1,695.02	72,524.64	53.69	3.82	-NA-	-NA-	50.66	-2.69	-0.69	-2.69	-NA-
Europe Liquid 40 Capped	EUR	2,393.21	42,083.70	77.04	3.68	-NA-	-NA-	49.48	0.64	1.13	0.64	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,570.54	34,125.75	44.94	3.68	-NA-	-NA-	51.03	1.10	1.89	1.10	-NA-
UK	EUR	670.20	26,672.91	34.55	4.02	-12.71	-32.94	52.04	-7.06	-2.41	-7.06	33.76
Netherlands	EUR	2,730.85	8,632.81	11.18	5.21	4.53	-9.79	49.58	-1.54	1.56	-1.54	22.76
France	EUR	3,742.02	23,281.99	30.16	4.04	8.74	-11.41	53.60	-2.44	-3.09	-2.44	25.06
Austria	EUR	398.73	1,323.20	1.71	0.00	-22.13	-42.71	128.54	-6.71	-4.02	-6.71	60.31
Sweden	EUR	3,558.52	4,478.23	5.80	2.76	4.78	-11.09	60.45	8.08	9.38	8.08	46.73
Germany	EUR	575.23	2,937.37	3.80	3.51	-8.38	-30.35	47.45	0.79	-1.73	0.79	39.84
Switzerland	EUR	2,008.60	4,341.08	5.62	1.49	7.26	1.41	39.57	8.42	3.73	8.42	37.10
Belgium	EUR	1,802.91	2,913.98	3.77	5.87	1.68	-7.12	8.92	-0.71	1.12	-0.71	18.91
Italy	EUR	1,614.26	446.93	0.58	1.33	-11.09	-34.23	19.43	8.21	8.27	8.21	41.87
Finland	EUR	2,858.25	1,227.35	1.59	0.79	0.57	-21.40	68.26	-0.17	-0.56	-0.17	38.71
Greece	EUR	586.10	311.23	0.40	2.75	-7.88	-35.10	7.29	-14.30	-4.12	-14.30	39.37
Norway	EUR	171.12	640.62	0.83	0.00	-NA-	-43.45	153.14	-13.23	-14.36	-13.23	100.49

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Europe	USD	1,189.59	105,365.62	100.00	3.82	-3.39	-22.07	61.76	-7.62	-2.95	-7.62	30.57
Euro Zone	USD	1,548.59	56,055.00	53.20	4.11	1.79	-16.86	60.05	-6.74	-3.40	-6.74	31.07
Europe ex UK	USD	3,377.14	68,965.01	65.45	3.72	2.44	-15.68	60.39	-5.33	-2.29	-5.33	30.81
Europe Liquid 40	USD	1,806.48	93,460.08	88.70	3.81	-3.61	-22.61	63.35	-7.88	-2.95	-7.88	30.76
Europe Liquid 40 ex UK	USD	2,944.68	61,396.29	58.27	3.75	3.53	-14.83	61.98	-5.46	-2.23	-5.46	30.52
Europe (UK Restricted)	USD	941.39	88,973.82	84.44	3.78	-0.83	-19.42	63.25	-6.83	-2.72	-6.83	30.51
Euro Zone Capped	USD	2,926.18	42,499.15	39.55	4.17	-NA-	-NA-	60.17	-5.56	-1.45	-5.56	-NA-
Europe Capped	USD	1,747.60	82,716.50	91.97	3.76	-NA-	-NA-	63.82	-7.52	-2.13	-7.52	-NA-
Europe ex UK Capped	USD	2,297.34	98,974.62	53.69	3.82	-NA-	-NA-	61.89	-7.44	-2.50	-7.44	-NA-
Europe Liquid 40 Capped	USD	3,242.55	57,431.77	77.04	3.68	-NA-	-NA-	60.61	-4.27	-0.71	-4.27	-NA-
Europe Liquid 40 ex UK Capped	USD	2,786.80	46,571.53	44.94	3.68	-NA-	-NA-	62.28	-3.83	0.04	-3.83	-NA-
UK	USD	726.74	36,400.62	34.55	4.02	-12.22	-32.20	63.38	-11.60	-4.19	-11.60	35.68
Netherlands	USD	3,613.29	11,781.23	11.18	5.21	5.11	-8.80	60.73	-6.35	-0.29	-6.35	28.44
France	USD	5,073.90	31,773.01	30.16	4.04	9.35	-10.44	65.03	-7.20	-4.85	-7.20	30.84
Austria	USD	620.67	1,805.78	1.71	0.00	-21.69	-42.09	145.58	-11.26	-5.76	-11.26	62.94
Sweden	USD	4,845.16	6,111.46	5.80	2.76	5.36	-10.12	72.41	2.80	7.39	2.80	42.19
Germany	USD	780.20	4,008.64	3.80	3.51	-7.87	-29.58	58.45	-4.13	-3.51	-4.13	48.96
Switzerland	USD	2,734.84	5,924.29	5.62	1.49	7.86	2.52	49.98	3.13	1.85	3.13	24.98
Belgium	USD	2,440.84	3,976.71	3.77	5.87	2.21	-6.15	16.99	-5.55	-0.71	-5.55	22.69
Italy	USD	2,189.38	609.93	0.58	1.33	-10.59	-33.51	28.33	2.93	6.30	2.93	45.62
Finland	USD	3,875.81	1,674.97	1.59	0.79	1.13	-20.54	80.84	-5.04	-2.37	-5.04	43.98
Greece	USD	651.43	424.74	0.40	2.75	-7.35	-34.36	15.43	-18.49	-5.86	-18.49	41.18
Norway	USD	232.98	874.26	0.83	0.00	-NA-	-42.84	171.98	-17.47	-15.92	-17.47	86.92

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Europe	GBP	1,259.30	69,210.46	100.00	3.75	1.26	-15.22	51.45	-2.01	2.15	-2.01	28.18
Euro Zone	GBP	1,639.33	36,820.29	53.20	4.11	6.69	-9.56	49.85	-1.08	1.68	-1.08	29.24
Europe ex UK	GBP	3,575.03	45,300.35	65.45	3.72	7.36	-8.27	50.17	0.42	2.85	0.42	29.26
Europe Liquid 40	GBP	1,912.33	61,390.19	88.70	3.81	1.02	-15.82	52.94	-2.29	2.15	-2.29	28.37
Europe Liquid 40 ex UK	GBP	3,117.23	40,328.77	58.27	3.75	8.51	-7.35	51.65	0.29	2.91	0.29	28.91
Europe (UK Restricted)	GBP	996.56	58,443.34	84.44	3.78	3.94	-12.34	52.85	-1.18	2.39	-1.18	28.30
Euro Zone Capped	GBP	3,097.65	27,915.99	39.55	4.17	-NA-	-NA-	49.96	0.17	3.73	0.17	-NA-
Europe Capped	GBP	1,850.01	54,333.16	91.97	3.76	-NA-	-NA-	53.38	-1.91	3.01	-1.91	-NA-
Europe ex UK Capped	GBP	2,431.96	65,012.47	53.69	3.82	-NA-	-NA-	51.57	-1.82	2.63	-1.82	-NA-
Europe Liquid 40 Capped	GBP	3,432.56	37,724.63	77.04	3.68	-NA-	-NA-	50.37	1.54	4.51	1.54	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,950.10	30,590.97	44.94	3.68	-NA-	-NA-	51.93	2.01	5.30	2.01	-NA-
UK	GBP	769.33	23,910.11	34.55	4.02	-8.00	-26.25	52.97	-6.23	0.85	-6.23	32.53
Netherlands	GBP	3,825.02	7,738.62	11.18	5.21	10.17	-0.79	50.49	-0.66	4.95	-0.66	26.48
France	GBP	5,371.22	20,870.42	30.16	4.04	14.61	-2.58	54.51	-1.57	0.15	-1.57	29.00
Austria	GBP	657.04	1,186.14	1.71	0.00	-17.92	-37.00	129.93	-5.87	-0.81	-5.87	59.97
Sweden	GBP	5,129.08	4,014.37	5.80	2.76	10.43	-2.23	61.42	9.05	13.03	9.05	43.74
Germany	GBP	825.91	2,633.12	3.80	3.51	-3.43	-23.39	48.35	1.69	1.56	1.69	50.94
Switzerland	GBP	2,895.10	3,891.43	5.62	1.49	13.05	11.52	40.42	9.39	7.20	9.39	24.46
Belgium	GBP	2,583.87	2,612.14	3.77	5.87	7.13	2.09	9.53	0.18	4.50	0.18	22.51
Italy	GBP	2,317.67	400.64	0.58	1.33	-6.29	-27.67	20.15	9.18	11.89	9.18	43.56
Finland	GBP	4,102.92	1,100.22	1.59	0.79	6.00	-13.56	69.31	0.73	2.76	0.73	42.66
Greece	GBP	689.60	278.99	0.40	2.75	-2.89	-28.60	8.07	-13.54	-0.91	-13.54	37.71
Norway	GBP	246.64	574.27	0.83	0.00	-NA-	-37.81	154.66	-12.45	-11.50	-12.45	84.11

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Europe	JPY	1,032.81	9,363,315.92	100.00	-NA-	-6.44	-29.19	46.91	-11.81	-4.87	-11.81	32.24
Euro Zone	JPY	1,344.49	4,981,327.44	53.20	4.11	-1.42	-24.47	45.36	-10.98	-5.31	-10.98	31.97
Europe ex UK	JPY	2,932.04	6,128,575.25	65.45	3.72	-0.79	-23.39	45.67	-9.63	-4.22	-9.63	31.70
Europe Liquid 40	JPY	1,568.39	8,305,330.07	88.70	3.81	-6.65	-29.69	48.36	-12.07	-4.86	-12.07	32.45
Europe Liquid 40 ex UK	JPY	2,556.58	5,455,981.25	58.27	3.75	0.27	-22.62	47.11	-9.75	-4.16	-9.75	31.47
Europe (UK Restricted)	JPY	817.32	7,906,658.37	84.44	3.78	-3.95	-26.79	48.27	-11.07	-4.64	-11.07	31.98
Euro Zone Capped	JPY	2,540.52	3,776,686.75	39.55	4.17	-NA-	-NA-	45.47	-9.86	-3.40	-9.86	-NA-
Europe Capped	JPY	1,517.27	7,350,601.33	91.97	3.76	-NA-	-NA-	48.79	-11.73	-4.06	-11.73	-NA-
Europe ex UK Capped	JPY	1,994.56	8,795,379.38	53.69	3.82	-NA-	-NA-	47.03	-11.65	-4.42	-11.65	-NA-
Europe Liquid 40 Capped	JPY	2,815.19	5,103,674.38	77.04	3.68	-NA-	-NA-	45.87	-8.62	-2.67	-8.62	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,419.51	4,138,578.63	44.94	3.68	-NA-	-NA-	47.38	-8.20	-1.93	-8.20	-NA-
UK	JPY	630.96	3,234,740.67	34.55	4.02	-14.99	-38.40	48.39	-15.62	-6.08	-15.62	38.05
Netherlands	JPY	3,137.07	1,046,938.96	11.18	5.21	1.80	-17.14	45.98	-10.60	-2.26	-10.60	30.71
France	JPY	4,405.18	2,823,508.36	30.16	4.04	5.90	-18.63	49.88	-11.42	-6.73	-11.42	31.85
Austria	JPY	538.87	160,470.27	1.71	0.00	-24.16	-47.38	123.04	-15.29	-7.62	-15.29	64.14
Sweden	JPY	4,206.59	543,094.56	5.80	2.76	2.04	-18.34	56.59	-1.87	5.27	-1.87	42.18
Germany	JPY	677.37	356,227.79	3.80	3.51	-10.77	-36.02	43.91	-8.49	-5.42	-8.49	48.17
Switzerland	JPY	2,374.40	526,461.88	5.62	1.49	4.46	-6.85	36.21	-1.56	-0.16	-1.56	25.76
Belgium	JPY	2,119.14	353,390.70	3.77	5.87	-1.01	-14.73	6.25	-9.85	-2.67	-9.85	24.12
Italy	JPY	1,900.82	54,201.04	0.58	1.33	-13.40	-39.59	16.55	-1.75	4.20	-1.75	45.85
Finland	JPY	3,364.99	148,846.15	1.59	0.79	-2.05	-27.81	64.24	-9.36	-4.30	-9.36	44.35
Greece	JPY	565.57	37,744.18	0.40	2.75	-10.26	-40.37	4.83	-22.19	-7.72	-22.19	44.99
Norway	JPY	202.28	77,691.38	0.83	0.00	-NA-	-48.06	147.01	-21.22	-17.58	-21.22	89.49

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Europe	AUD	869.26	117,660.74	152.40	3.82	-NA-	-NA-	15.40	-7.22	-3.67	-7.22	-NA-
Euro Zone	AUD	1,131.59	62,596.06	81.07	4.11	-NA-	-NA-	14.18	-6.34	-4.12	-6.34	-NA-
Europe ex UK	AUD	2,467.75	77,012.53	99.75	3.72	-NA-	-NA-	14.42	-4.93	-3.01	-4.93	-NA-
Europe Liquid 40	AUD	1,320.03	104,365.94	135.18	3.81	-NA-	-NA-	16.54	-7.48	-3.67	-7.48	-NA-
Europe Liquid 40 ex UK	AUD	2,151.74	68,560.62	88.80	3.75	-NA-	-NA-	15.55	-5.05	-2.95	-5.05	-NA-
Europe (UK Restricted)	AUD	687.90	99,356.17	128.69	3.78	-NA-	-NA-	16.47	-6.43	-3.44	-6.43	-NA-
Euro Zone Capped	AUD	2,138.23	47,458.37	0.00	4.17	-NA-	-NA-	14.27	-5.16	-2.18	-5.16	-NA-
Europe Capped	AUD	1,277.01	92,368.68	89.64	3.76	-NA-	-NA-	16.87	-7.13	-2.86	-7.13	-NA-
Europe ex UK Capped	AUD	1,678.72	110,523.97	80.74	3.82	-NA-	-NA-	15.49	-7.04	-3.22	-7.04	-NA-
Europe Liquid 40 Capped	AUD	2,369.40	64,133.49	74.76	3.68	-NA-	-NA-	14.58	-3.86	-1.45	-3.86	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,036.38	52,005.96	8.91	3.68	-NA-	-NA-	15.77	-3.42	-0.70	-3.42	-NA-
UK	AUD	531.05	40,648.20	52.65	4.02	-NA-	-NA-	16.56	-11.22	-4.90	-11.22	-NA-
Netherlands	AUD	2,640.31	13,155.98	17.04	5.21	-NA-	-NA-	14.67	-5.94	-1.03	-5.94	-NA-
France	AUD	3,707.62	35,480.60	45.95	4.04	-NA-	-NA-	17.73	-6.80	-5.56	-6.80	-NA-
Austria	AUD	453.54	2,016.49	2.61	0.00	-NA-	-NA-	75.19	-10.88	-6.46	-10.88	-NA-
Sweden	AUD	3,540.47	6,824.60	8.84	2.76	-NA-	-NA-	23.00	3.25	6.59	3.25	-NA-
Germany	AUD	570.11	4,476.41	5.80	3.51	-NA-	-NA-	13.04	-3.72	-4.23	-3.72	-NA-
Switzerland	AUD	1,998.41	6,615.59	8.57	1.49	-NA-	-NA-	6.99	3.57	1.09	3.57	-NA-
Belgium	AUD	1,783.57	4,440.76	5.75	5.87	-NA-	-NA-	-16.54	-5.15	-1.45	-5.15	-NA-
Italy	AUD	1,599.83	681.10	0.88	1.33	-NA-	-NA-	-8.45	3.37	5.51	3.37	-NA-
Finland	AUD	2,832.14	1,870.42	2.42	0.79	-NA-	-NA-	29.01	-4.63	-3.09	-4.63	-NA-
Greece	AUD	476.01	474.30	0.61	2.75	-NA-	-NA-	-17.65	-18.14	-6.56	-18.14	-NA-
Norway	AUD	170.25	976.28	1.26	0.00	-NA-	-NA-	94.04	-17.11	-16.54	-17.11	-NA-

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Switzerland	CHF	1,842.37	6,355.58	5.62	1.49	6.22	-1.82	38.10	7.03	3.65	7.03	17.71
Sweden	SEK	4,056.90	43,465.59	5.80	2.76	6.25	-9.71	36.32	2.40	4.04	2.40	35.68
Norway	NKK	221.76	5,167.29	0.83	0.00	-NA-	-43.57	128.01	-15.56	-15.68	-15.56	82.45

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Europe	EUR	1,217.83	77,207.71	100.00	0.00	-6.90	-25.67	44.58	-3.08	-1.26	-3.08	25.71
Euro Zone	EUR	1,556.50	41,074.86	53.20	0.00	-1.95	-20.63	42.59	-1.96	-1.61	-1.96	24.66
Europe ex UK	EUR	1,692.10	50,534.80	65.45	0.00	-1.21	-19.42	43.18	-0.47	-0.48	-0.47	24.26
Europe Liquid 40	EUR	1,154.02	68,483.81	88.70	0.00	-7.09	-26.16	46.12	-3.34	-1.24	-3.34	26.15
Europe Liquid 40 ex UK	EUR	1,799.85	44,988.74	58.27	0.00	-0.13	-18.62	44.70	-0.60	-0.42	-0.60	24.19
Europe ex UK Dividend+	EUR	1,836.24	46,313.37	59.99	0.00	1.11	-16.42	42.21	-0.16	-0.20	-0.16	23.58
Europe (UK Restricted)	EUR	1,235.21	65,196.46	84.44	0.00	-5.08	-23.71	44.52	-2.19	-0.99	-2.19	24.98
Euro Zone Capped	EUR	1,463.91	30,535.91	39.55	0.00	-NA-	-NA-	43.43	-0.62	0.52	-0.62	-NA-
Europe Capped	EUR	1,191.42	71,007.91	91.97	0.00	-NA-	-NA-	44.99	-2.85	-0.65	-2.85	-NA-
Europe ex UK Capped	EUR	1,626.98	41,452.99	53.69	0.00	-NA-	-NA-	43.30	0.74	1.28	0.74	-NA-
Europe Liquid 40 Capped	EUR	1,113.25	59,479.11	77.04	0.00	-NA-	-NA-	47.60	-2.91	-0.36	-2.91	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,703.30	34,700.47	44.94	0.00	-NA-	-NA-	45.60	0.99	1.82	0.99	-NA-
UK	EUR	727.83	26,672.91	34.55	0.00	-15.59	-35.61	46.34	-7.61	-2.71	-7.61	33.81
Netherlands	EUR	1,498.28	8,632.81	11.18	0.00	-0.33	-14.41	39.38	-1.54	1.56	-1.54	21.96
France	EUR	2,655.64	23,281.99	30.16	0.00	5.56	-14.39	48.12	-2.44	-3.09	-2.44	24.73
Austria	EUR	392.03	1,323.20	1.71	0.00	-22.39	-43.04	128.54	-6.71	-4.02	-6.71	60.37
Sweden	EUR	2,419.18	4,478.23	5.80	0.00	1.32	-14.49	54.10	8.08	9.38	8.08	36.09
Germany	EUR	414.55	2,937.37	3.80	0.00	-11.00	-32.56	41.50	0.79	-1.73	0.79	39.68
Switzerland	EUR	1,610.82	4,341.08	5.62	0.00	5.61	-0.75	36.09	8.42	3.73	8.42	17.79
Belgium	EUR	1,025.15	2,913.98	3.77	0.00	-3.25	-11.83	2.45	-0.71	1.12	-0.71	19.06
Italy	EUR	1,269.31	446.93	0.58	0.00	-12.69	-35.45	16.48	8.21	8.27	8.21	41.37
Finland	EUR	1,948.90	1,227.35	1.59	0.00	-2.11	-23.05	65.25	-0.17	-0.56	-0.17	38.76
Greece	EUR	521.24	311.23	0.40	0.00	-9.68	-36.19	3.79	-14.30	-4.12	-14.30	39.58
Norway	EUR	152.78	640.62	0.83	0.00	-32.36	-45.55	153.11	-13.23	-14.37	-13.23	87.19

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Europe	USD	1,650.60	105,365.62	100.00	0.00	-6.38	-24.86	55.36	-7.81	-3.05	-7.81	30.18
Euro Zone	USD	2,109.75	56,055.00	53.20	0.00	-1.40	-19.77	53.22	-6.74	-3.40	-6.74	30.60
Europe ex UK	USD	2,293.49	68,965.01	65.45	0.00	-0.66	-18.54	53.85	-5.33	-2.29	-5.33	30.39
Europe Liquid 40	USD	1,251.40	93,460.08	88.70	0.00	-6.57	-25.36	57.01	-8.06	-3.03	-8.06	30.32
Europe Liquid 40 ex UK	USD	1,951.95	61,396.29	58.27	0.00	0.43	-17.73	55.48	-5.46	-2.23	-5.46	30.04
Europe ex UK Dividend+	USD	2,069.89	63,204.01	59.99	0.00	1.67	-15.51	52.81	-5.04	-2.01	-5.04	29.84
Europe (UK Restricted)	USD	777.27	88,973.82	84.44	0.00	-4.56	-22.88	55.29	-6.96	-2.79	-6.96	29.97
Euro Zone Capped	USD	1,984.25	41,672.45	39.55	0.00	-NA-	-NA-	54.12	-5.47	-1.30	-5.47	-NA-
Europe Capped	USD	1,614.80	96,904.73	91.97	0.00	-NA-	-NA-	55.80	-7.59	-2.45	-7.59	-NA-
Europe ex UK Capped	USD	2,205.22	56,571.04	53.69	0.00	-NA-	-NA-	53.98	-4.17	-0.56	-4.17	-NA-
Europe Liquid 40 Capped	USD	1,207.19	81,171.34	77.04	0.00	-NA-	-NA-	58.60	-7.65	-2.17	-7.65	-NA-
Europe Liquid 40 ex UK Capped	USD	1,847.25	47,355.85	44.94	0.00	-NA-	-NA-	56.45	-3.94	-0.03	-3.94	-NA-
UK	USD	990.99	36,400.62	34.55	0.00	-15.12	-34.91	57.25	-12.12	-4.48	-12.12	35.72
Netherlands	USD	2,030.56	11,781.23	11.18	0.00	0.22	-13.47	49.77	-6.35	-0.29	-6.35	27.72
France	USD	3,599.07	31,773.01	30.16	0.00	6.15	-13.46	59.16	-7.20	-4.85	-7.20	30.60
Austria	USD	610.27	1,805.78	1.71	0.00	-21.96	-42.41	145.57	-11.26	-5.76	-11.26	62.97
Sweden	USD	3,293.88	6,111.46	5.80	0.00	1.88	-13.55	65.58	2.80	7.39	2.80	41.96
Germany	USD	561.82	4,008.64	3.80	0.00	-10.51	-31.83	52.05	-4.13	-3.51	-4.13	48.69
Switzerland	USD	2,193.24	5,924.29	5.62	0.00	6.20	0.34	46.23	3.13	1.85	3.13	25.28
Belgium	USD	1,389.35	3,976.71	3.77	0.00	-2.71	-10.87	10.09	-5.55	-0.71	-5.55	22.57
Italy	USD	1,720.25	609.93	0.58	0.00	-12.20	-34.74	25.16	2.93	6.30	2.93	44.92
Finland	USD	2,641.27	1,674.97	1.59	0.00	-1.57	-22.21	77.57	-5.04	-2.37	-5.04	43.80
Greece	USD	578.77	424.74	0.40	0.00	-9.18	-35.49	11.53	-18.49	-5.86	-18.49	41.37
Norway	USD	208.02	874.26	0.83	0.00	-29.65	-44.95	171.99	-17.47	-15.92	-17.47	86.82

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

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Europe	GBP	1,747.32	69,210.46	100.00	0.00	-1.88	-18.26	45.46	-2.21	2.04	-2.21	27.90
Euro Zone	GBP	2,233.38	36,820.29	53.20	0.00	3.34	-12.72	43.46	-1.08	1.68	-1.08	28.95
Europe ex UK	GBP	2,427.88	45,300.35	65.45	0.00	4.12	-11.38	44.04	0.42	2.85	0.42	29.03
Europe Liquid 40	GBP	1,324.73	61,390.19	88.70	0.00	-2.07	-18.80	47.01	-2.48	2.06	-2.48	28.05
Europe Liquid 40 ex UK	GBP	2,066.33	40,328.77	58.27	0.00	5.26	-10.50	45.57	0.28	2.91	0.28	28.64
Europe ex UK Dividend+	GBP	2,437.05	41,516.19	59.99	0.00	6.56	-8.08	43.07	0.73	3.14	0.73	28.61
Europe (UK Restricted)	GBP	822.82	58,443.34	84.44	0.00	0.04	-16.11	45.39	-1.31	2.32	-1.31	27.93
Euro Zone Capped	GBP	2,100.52	27,372.97	39.55	0.00	-NA-	-NA-	44.29	0.27	3.88	0.27	-NA-
Europe Capped	GBP	1,709.42	63,652.84	91.97	0.00	-NA-	-NA-	45.87	-1.98	2.67	-1.98	-NA-
Europe ex UK Capped	GBP	2,334.44	37,159.25	53.69	0.00	-NA-	-NA-	44.17	1.65	4.66	1.65	-NA-
Europe Liquid 40 Capped	GBP	1,277.93	53,318.21	77.04	0.00	-NA-	-NA-	48.50	-2.04	2.98	-2.04	-NA-
Europe Liquid 40 ex UK Capped	GBP	1,955.49	31,106.16	44.94	0.00	-NA-	-NA-	46.48	1.89	5.22	1.89	-NA-
UK	GBP	1,054.41	23,910.11	34.55	0.00	-11.03	-29.19	47.23	-6.78	0.54	-6.78	32.55
Netherlands	GBP	2,149.55	7,738.62	11.18	0.00	5.05	-5.87	40.22	-0.66	4.95	-0.66	26.08
France	GBP	3,809.97	20,870.42	30.16	0.00	11.26	-5.86	49.02	-1.57	0.15	-1.57	29.04
Austria	GBP	646.03	1,186.14	1.71	0.00	-18.20	-37.36	129.92	-5.87	-0.81	-5.87	60.03
Sweden	GBP	3,486.89	4,014.37	5.80	0.00	6.78	-5.96	55.03	9.05	13.03	9.05	43.73
Germany	GBP	594.74	2,633.12	3.80	0.00	-6.20	-25.84	42.36	1.69	1.56	1.69	50.65
Switzerland	GBP	2,321.76	3,891.43	5.62	0.00	11.31	9.15	36.91	9.39	7.20	9.39	24.95
Belgium	GBP	1,470.76	2,612.14	3.77	0.00	1.97	-3.04	3.07	0.18	4.50	0.18	22.53
Italy	GBP	1,821.05	400.64	0.58	0.00	-7.98	-29.01	17.18	9.18	11.89	9.18	43.18
Finland	GBP	2,796.05	1,100.22	1.59	0.00	3.17	-15.38	66.25	0.73	2.76	0.73	42.60
Greece	GBP	612.68	278.99	0.40	0.00	-4.81	-29.82	4.42	-13.54	-0.91	-13.54	37.90
Norway	GBP	220.21	574.27	0.83	0.00	-NA-	-40.12	154.67	-12.45	-11.50	-12.45	83.97

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Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,433.05	9,363,315.92	100.00	0.00	-9.33	-31.73	41.10	-12.00	-4.97	-12.00	31.81
Euro Zone	JPY	1,831.69	4,981,327.44	53.20	0.00	-4.51	-27.10	39.16	-10.98	-5.31	-10.98	31.47
Europe ex UK	JPY	1,991.22	6,128,575.25	65.45	0.00	-3.79	-25.99	39.73	-9.63	-4.22	-9.63	31.23
Europe Liquid 40	JPY	1,086.47	8,305,330.07	88.70	0.00	-9.51	-32.18	42.60	-12.24	-4.95	-12.24	31.96
Europe Liquid 40 ex UK	JPY	1,694.69	5,455,981.25	58.27	0.00	-2.74	-25.25	41.21	-9.75	-4.16	-9.75	30.92
Europe ex UK Dividend+	JPY	1,659.97	5,616,624.39	59.99	0.00	-3.08	-23.23	38.79	-9.35	-3.95	-9.35	30.43
Europe (UK Restricted)	JPY	674.83	7,906,658.37	84.44	0.00	-7.56	-29.93	41.04	-11.19	-4.71	-11.19	31.38
Euro Zone Capped	JPY	1,722.73	3,703,222.67	39.55	0.00	-NA-	-NA-	39.97	-9.76	-3.25	-9.76	-NA-
Europe Capped	JPY	1,401.98	8,611,438.99	91.97	0.00	-NA-	-NA-	41.50	-11.79	-4.38	-11.79	-NA-
Europe ex UK Capped	JPY	1,914.58	5,027,185.18	53.69	0.00	-NA-	-NA-	39.85	-8.53	-2.53	-8.53	-NA-
Europe Liquid 40 Capped	JPY	1,048.08	7,213,291.04	77.04	0.00	-NA-	-NA-	44.05	-11.84	-4.10	-11.84	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,603.79	4,208,277.23	44.94	0.00	-NA-	-NA-	42.10	-8.30	-2.00	-8.30	-NA-
UK	JPY	860.38	3,234,740.67	34.55	0.00	-17.79	-40.86	42.82	-16.11	-6.37	-16.11	38.00
Netherlands	JPY	1,762.94	1,046,938.96	11.18	0.00	-2.93	-21.38	36.02	-10.60	-2.26	-10.60	29.24
France	JPY	3,124.73	2,823,508.36	30.16	0.00	2.81	-21.37	44.55	-11.42	-6.73	-11.42	30.92
Austria	JPY	529.84	160,470.27	1.71	0.00	-24.41	-47.68	123.03	-15.29	-7.62	-15.29	63.78
Sweden	JPY	2,859.76	543,094.56	5.80	0.00	-1.33	-21.46	50.39	-1.87	5.27	-1.87	41.49
Germany	JPY	487.78	356,227.79	3.80	0.00	-13.33	-38.06	38.10	-8.48	-5.42	-8.48	46.92
Switzerland	JPY	1,904.18	526,461.88	5.62	0.00	2.86	-8.84	32.81	-1.56	-0.16	-1.56	25.07
Belgium	JPY	1,206.24	353,390.70	3.77	0.00	-5.78	-19.02	-0.02	-9.85	-2.67	-9.85	24.11
Italy	JPY	1,493.53	54,201.04	0.58	0.00	-14.97	-40.71	13.67	-1.75	4.20	-1.75	45.53
Finland	JPY	2,293.16	148,846.15	1.59	0.00	-4.67	-29.32	61.27	-9.36	-4.30	-9.36	43.43
Greece	JPY	502.49	37,744.18	0.40	0.00	-12.04	-41.39	1.29	-22.19	-7.72	-22.19	44.81
Norway	JPY	180.60	77,691.38	0.83	0.00	-NA-	-49.99	147.03	-21.22	-17.58	-21.22	88.21

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Europe	AUD	1,206.13	117,660.74	152.40	0.00	-NA-	-NA-	10.83	-7.41	-3.78	-7.41	-NA-
Euro Zone	AUD	1,541.64	62,596.06	81.07	0.00	-NA-	-NA-	9.31	-6.34	-4.12	-6.34	-NA-
Europe ex UK	AUD	1,675.90	77,012.53	99.75	0.00	-NA-	-NA-	9.76	-4.93	-3.01	-4.93	-NA-
Europe Liquid 40	AUD	914.43	104,365.94	135.18	0.00	-NA-	-NA-	12.01	-7.66	-3.75	-7.66	-NA-
Europe Liquid 40 ex UK	AUD	1,426.33	68,560.62	88.80	0.00	-NA-	-NA-	10.92	-5.05	-2.95	-5.05	-NA-
Europe ex UK Dividend+	AUD	1,761.89	70,579.29	91.41	0.00	-NA-	-NA-	9.02	-4.63	-2.74	-4.63	-NA-
Europe (UK Restricted)	AUD	567.97	99,356.17	128.69	0.00	-NA-	-NA-	10.78	-6.56	-3.51	-6.56	-NA-
Euro Zone Capped	AUD	1,449.94	46,535.21	60.27	0.00	-NA-	-NA-	9.95	-5.06	-2.04	-5.06	-NA-
Europe Capped	AUD	1,179.97	108,212.54	140.16	0.00	-NA-	-NA-	11.15	-7.19	-3.18	-7.19	-NA-
Europe ex UK Capped	AUD	1,611.40	63,172.31	81.82	0.00	-NA-	-NA-	9.85	-3.76	-1.30	-3.76	-NA-
Europe Liquid 40 Capped	AUD	882.12	90,643.22	117.40	0.00	-NA-	-NA-	13.15	-7.25	-2.89	-7.25	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,349.82	52,881.80	68.49	0.00	-NA-	-NA-	11.61	-3.53	-0.77	-3.53	-NA-
UK	AUD	724.14	40,648.20	52.65	0.00	-NA-	-NA-	12.18	-11.74	-5.19	-11.74	-NA-
Netherlands	AUD	1,483.78	13,155.98	17.04	0.00	-NA-	-NA-	6.84	-5.94	-1.03	-5.94	-NA-
France	AUD	2,629.92	35,480.60	45.95	0.00	-NA-	-NA-	13.54	-6.80	-5.56	-6.80	-NA-
Austria	AUD	445.94	2,016.49	2.61	0.00	-NA-	-NA-	75.19	-10.88	-6.46	-10.88	-NA-
Sweden	AUD	2,406.91	6,824.60	8.84	0.00	-NA-	-NA-	18.13	3.25	6.59	3.25	-NA-
Germany	AUD	410.54	4,476.41	5.80	0.00	-NA-	-NA-	8.47	-3.71	-4.23	-3.71	-NA-
Switzerland	AUD	1,602.65	6,615.59	8.57	0.00	-NA-	-NA-	4.32	3.57	1.09	3.57	-NA-
Belgium	AUD	1,015.23	4,440.76	5.75	0.00	-NA-	-NA-	-21.46	-5.15	-1.45	-5.15	-NA-
Italy	AUD	1,257.02	681.10	0.88	0.00	-NA-	-NA-	-10.71	3.37	5.51	3.37	-NA-
Finland	AUD	1,930.04	1,870.42	2.42	0.00	-NA-	-NA-	26.68	-4.63	-3.09	-4.63	-NA-
Greece	AUD	422.92	474.30	0.61	0.00	-NA-	-NA-	-20.43	-18.14	-6.56	-18.14	-NA-
Norway	AUD	152.00	976.28	1.26	0.00	-NA-	-NA-	94.03	-17.11	-16.55	-17.11	-NA-

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Switzerland	CHF	1,477.74	6,355.58	5.62	0.00	4.59	-3.90	34.65	7.03	3.65	7.03	18.23
Sweden	SEK	2,757.50	43,465.59	5.80	0.00	2.73	-13.16	30.91	2.40	4.04	2.40	35.82
Norway	NOK	198.03	5,167.29	0.83	0.00	-30.54	-45.66	128.01	-15.56	-15.68	-15.56	82.28

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

Gross Total Return Index Description	Curr	Close Value 26-Feb	12 Mths Estimated Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe Real Estate **	Local	2,048.88	4.57	-1.59	-19.24	51.05	-2.99	-0.30	-2.99	26.13
Europe FTSE	Local	202.01	5.44	3.57	-6.52	48.26	-3.35	0.21	-3.35	20.51
Europe JP Morgan Bonds	Local	499.83	-NA-	4.51	5.71	5.97	1.67	0.87	1.67	4.16
UK Real Estate **	GBP	1,467.59	4.02	-7.99	-26.25	52.97	-6.23	0.85	-6.23	32.53
UK FTSE	GBP	775.76	5.70	5.58	-0.53	46.34	-0.44	3.71	-0.44	18.63
UK JP Morgan Bonds	GBP	580.20	-NA-	5.16	6.21	2.69	0.25	-0.39	0.25	6.97
Netherlands Real Estate **	EUR	2,884.81	6.13	5.68	-8.94	51.47	-1.54	1.56	-1.54	22.90
Netherlands FTSE	EUR	687.62	#DIV/0!	1.81	-9.21	57.48	-4.69	-2.60	-4.69	27.00
Netherlands JP Morgan Bonds	EUR	412.23	-NA-	4.64	6.50	7.19	2.42	1.10	2.42	4.27
France Real Estate **	EUR	3,932.27	5.39	9.83	-10.38	55.47	-2.44	-3.09	-2.44	25.42
France FTSE	EUR	591.32	5.81	2.30	-8.87	44.52	-4.72	-0.53	-4.72	21.52
France JP Morgan Bonds	EUR	511.91	-NA-	4.55	6.37	5.99	2.31	1.06	2.31	4.37
Sweden Real Estate **	SEK	4,362.83	3.95	7.80	-8.17	38.72	2.40	4.04	2.40	35.81
Sweden FTSE	SEK	1,569.79	5.57	6.75	-5.14	58.17	-1.56	-0.92	-1.56	26.47
Sweden JP Morgan Bonds	SEK	627.43	-NA-	4.63	6.24	1.85	1.69	0.77	1.69	5.09
Switzerland Real Estate **	CHF	1,921.18	2.29	7.11	-0.66	40.01	7.03	3.65	7.03	17.74
Switzerland FTSE	CHF	542.51	3.20	4.92	-6.35	47.29	2.35	3.79	2.35	17.20
Germany Real Estate **	EUR	600.38	4.76	-7.59	-29.65	49.65	0.79	-1.73	0.79	39.94
Germany FTSE	EUR	372.60	5.74	4.76	-6.62	45.59	-6.19	-0.54	-6.19	23.97
Germany JP Morgan Bonds	EUR	383.00	-NA-	4.53	6.29	4.34	2.49	0.94	2.49	4.18
Austria Real Estate **	EUR	401.01	0.00	9.83	-42.61	128.55	-6.70	-4.02	-6.70	60.38
Austria FTSE	EUR	419.50	7.61	-4.26	-20.63	91.40	-2.59	-1.56	-2.59	37.73
Austria JP Morgan Bonds	EUR	192.91	-NA-	4.56	6.43	9.49	2.93	1.24	2.93	4.66

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 214.

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Italy Real Estate **	EUR	1,654.39	1.83	-10.65	-33.98	19.43	8.21	8.27	8.21	41.85
Italy FTSE	EUR	262.44	5.24	-3.95	-15.87	38.30	-9.28	-4.00	-9.28	23.53
Italy JP Morgan Bonds	EUR	761.25	-NA-	4.18	5.74	9.37	1.19	1.13	1.19	4.05
Belgium Real Estate **	EUR	1,960.06	7.82	3.39	-5.48	11.19	-0.71	1.12	-0.71	19.35
Belgium FTSE	EUR	575.98	4.09	-2.41	-15.23	61.85	1.53	0.68	1.53	29.48
Belgium JP Morgan Bonds	EUR	474.47	-NA-	4.39	6.15	8.20	2.07	1.02	2.07	4.02
Finland Real Estate **	EUR	3,014.20	1.10	1.64	-20.74	69.45	-0.17	-0.56	-0.17	38.80
Finland FTSE	EUR	936.14	7.31	1.63	-10.29	53.95	5.03	-0.59	5.03	30.29
Finland JP Morgan Bonds	EUR	336.80	-NA-	4.63	6.59	6.52	2.22	1.17	2.22	3.32
Greece Real Estate **	EUR	588.28	3.06	-7.81	-35.02	7.69	-14.30	-4.12	-14.30	39.29
Greece FTSE	EUR	267.59	2.99	-8.97	-24.34	23.00	-15.89	-8.57	-15.89	34.61
Greece JP Morgan Bonds	EUR	212.74	-NA-	1.61	1.29	0.69	-3.18	1.90	-3.18	6.41
Norway Real Estate **	NOK	177.89	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	890.36	4.69	7.82	-5.35	52.08	-9.09	-4.75	-9.09	31.43
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 214.

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Europe (%) Weight 26-Feb
Unibail-Rodamco *	Rental	Diversified	FR	12,804	16.58
Land Securities *	Rental	Diversified	UK	5,334	6.91
British Land *	Rental	Diversified	UK	4,239	5.49
Corio *	Rental	Retail	NL	3,470	4.49
Liberty International *	Rental	Retail	UK	3,279	4.25
Hammerson *	Rental	Retail	UK	2,978	3.86
SEGRO *	Rental	Industrial	UK	2,610	3.38
Fonciere Des Regions *	Rental	Diversified	FR	2,558	3.31
Klepierre *	Rental	Retail	FR	2,416	3.13
PSP Swiss Property	Rental	Office	CH	2,042	2.65
Swiss Prime Site	Rental	Office	CH	1,686	2.18
Derwent London *	Rental	Office	UK	1,453	1.88
Icade	Rental	Diversified	FR	1,449	1.88
Gecina *	Rental	Diversified	FR	1,421	1.84
Wereldhave *	Rental	Diversified	NL	1,407	1.82
Cofinimmo *	Rental	Diversified	BE	1,239	1.61
Castellum	Rental	Diversified	SE	1,195	1.55
Mercialys *	Rental	Retail	FR	1,191	1.54
Eurocommercial Props *	Rental	Retail	NL	1,130	1.46
Silic *	Rental	Office	FR	1,099	1.42

Country Breakdown:

Country Index	Number of Constituents 26-Feb	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Europe (%) Weight 26-Feb
EPRA/NAREIT UK	28	26,673	34.55%
EPRA/NAREIT Netherlands	7	8,633	11.18%
EPRA/NAREIT France	9	23,282	30.16%
EPRA/NAREIT Austria	2	1,323	1.71%
EPRA/NAREIT Sweden	6	4,478	5.80%
EPRA/NAREIT Germany	8	2,937	3.80%
EPRA/NAREIT Switzerland	4	4,341	5.62%
EPRA/NAREIT Belgium	6	2,914	3.77%
EPRA/NAREIT Italy	2	447	0.58%
EPRA/NAREIT Finland	3	1,227	1.59%
EPRA/NAREIT Greece	3	311	0.40%
EPRA/NAREIT Norway	1	641	0.83%
EPRA/NAREIT Europe Index	**79**	**77,208**	**100.00%**
EPRA/NAREIT Euro Zone	40	41,075	53.20%
EPRA/NAREIT Ex-UK	51	50,535	65.45%
EPRA/NAREIT Europe Liquid 40	40	68,484	88.70%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	44,989	58.27%

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 26-Feb	Dividend Return 26-Feb	Total Return 26-Feb
Minerva	Non-Rental	Diversified	UK	11.11	0.00	11.11
Beni Stabili	Rental	Office	IT	11.02	0.00	11.02
Primary Health Prop. *	Rental	Health Care	UK	3.45	3.35	6.80
F&C Commercial Prop	Rental	Diversified	UK	6.04	0.56	6.60
Mercialys *	Rental	Retail	FR	6.53	0.00	6.53
Technopolis	Rental	Office	FI	6.52	0.00	6.52
ProLogis European Properties	Rental	Industrial	NL	6.45	0.00	6.45
UK Commercial Property Trust	Rental	Diversified	UK	3.93	1.90	5.83
Babis Vovos	Rental	Diversified	GR	5.79	0.00	5.79
Gecina *	Rental	Diversified	FR	5.74	0.00	5.74
Icade	Rental	Diversified	FR	5.51	0.00	5.51
Hufvudstaden A	Rental	Office	SE	5.50	0.00	5.50
Fabege	Rental	Office	SE	5.23	0.00	5.23
Castellum	Rental	Diversified	SE	5.20	0.00	5.20
Nieuwe Steen Inv *	Rental	Diversified	NL	5.11	0.00	5.11
Societe de la Tour Eiffel *	Rental	Diversified	FR	4.78	0.00	4.78
IGD *	Rental	Retail	IT	4.77	0.00	4.77
PSP Swiss Property	Rental	Office	CH	4.59	0.00	4.59
Quintain Estates	Non-Rental	Diversified	UK	3.83	0.00	3.83
Vastned Offices/Ind *	Rental	Office	NL	3.65	0.00	3.65

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 26-Feb	Dividend Return 26-Feb	Total Return 26-Feb
Shaftesbury *	Rental	Diversified	UK	-1.29	0.00	-1.29
Zueblin Immobilien Holding	Rental	Office	CH	-1.63	0.00	-1.63
Invista Foundation Prop	Rental	Diversified	UK	-2.33	0.20	-2.12
Grainger Plc	Rental	Residential	UK	-2.22	0.00	-2.22
Conwert Immobilien	Non-Rental	Residential	AT	-3.00	0.00	-3.00
TAG Immobilien	Non-Rental	Diversified	DE	-3.05	0.00	-3.05
Citycon OYJ	Rental	Retail	FI	-3.11	0.00	-3.11
Mucklow <A&J> *	Rental	Diversified	UK	-3.65	0.00	-3.65
Vastned Retail *	Rental	Retail	NL	-4.24	0.00	-4.24
Wereldhave Belgium *	Rental	Diversified	BE	-4.86	0.00	-4.86
Daejan Holdings	Rental	Diversified	UK	-6.05	1.04	-5.01
CA Immobilien Anlage	Rental	Diversified	AT	-5.10	0.00	-5.10
Deutsche Wohnen	Rental	Residential	DE	-6.26	0.00	-6.26
Colonia Real Estate	Rental	Residential	DE	-7.63	0.00	-7.63
Unibail-Rodamco *	Rental	Diversified	FR	-7.76	0.00	-7.76
DIC Asset	Rental	Diversified	DE	-8.08	0.00	-8.08
IRP Property Investors	Rental	Diversified	UK	-10.20	0.00	-10.20
Patrizia Immobilien	Rental	Residential	DE	-12.78	0.00	-12.78
Norwegian Property ASA	Rental	Office	NK	-15.68	0.00	-15.68
Lamda Development	Non-Rental	Diversified	GR	-24.82	0.00	-24.82

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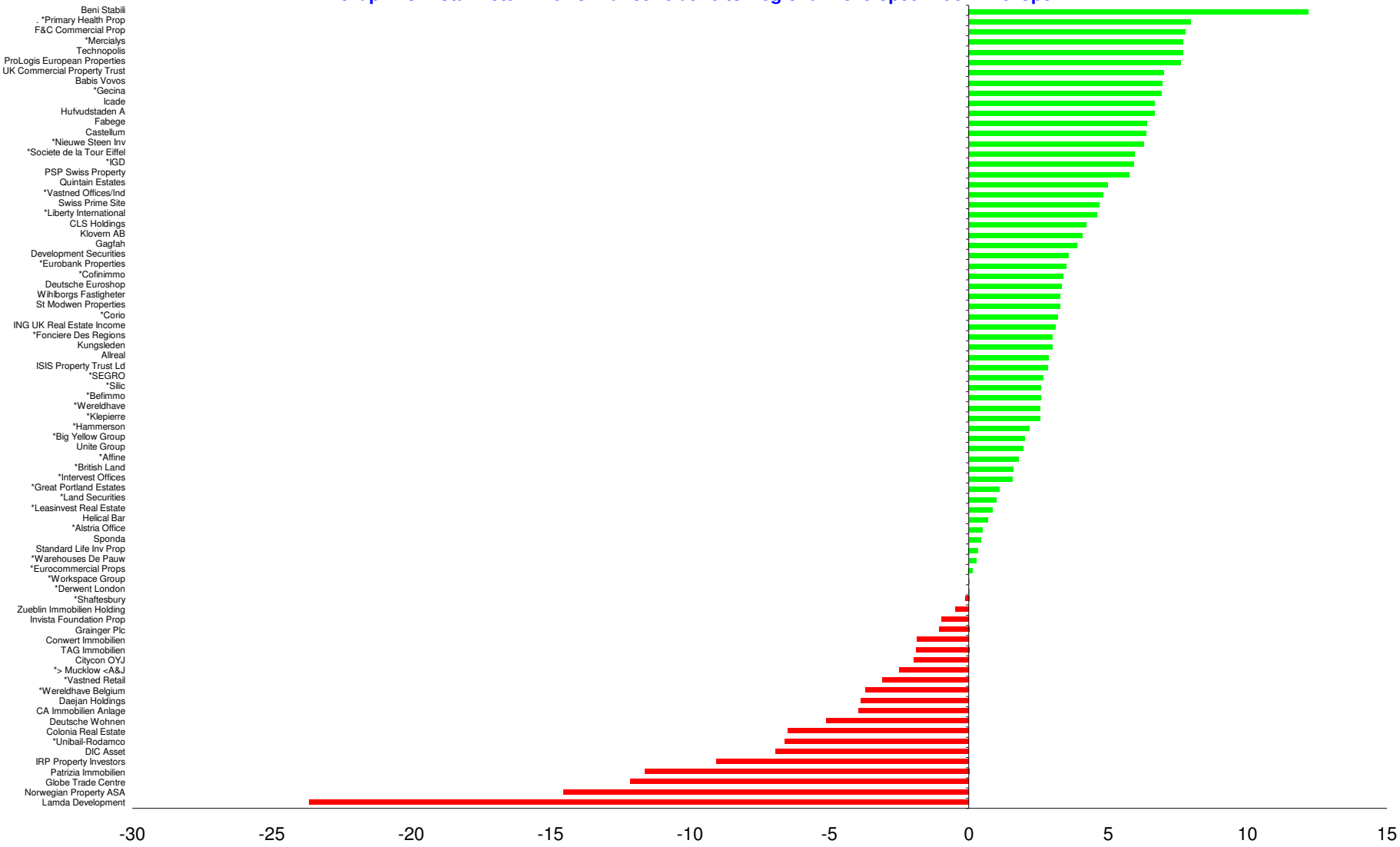
Graph 18: Total Return Performance relative to Regional Developed Index - Europe



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Section 5

FTSE EPRA/NAREIT North America Developed Index Series

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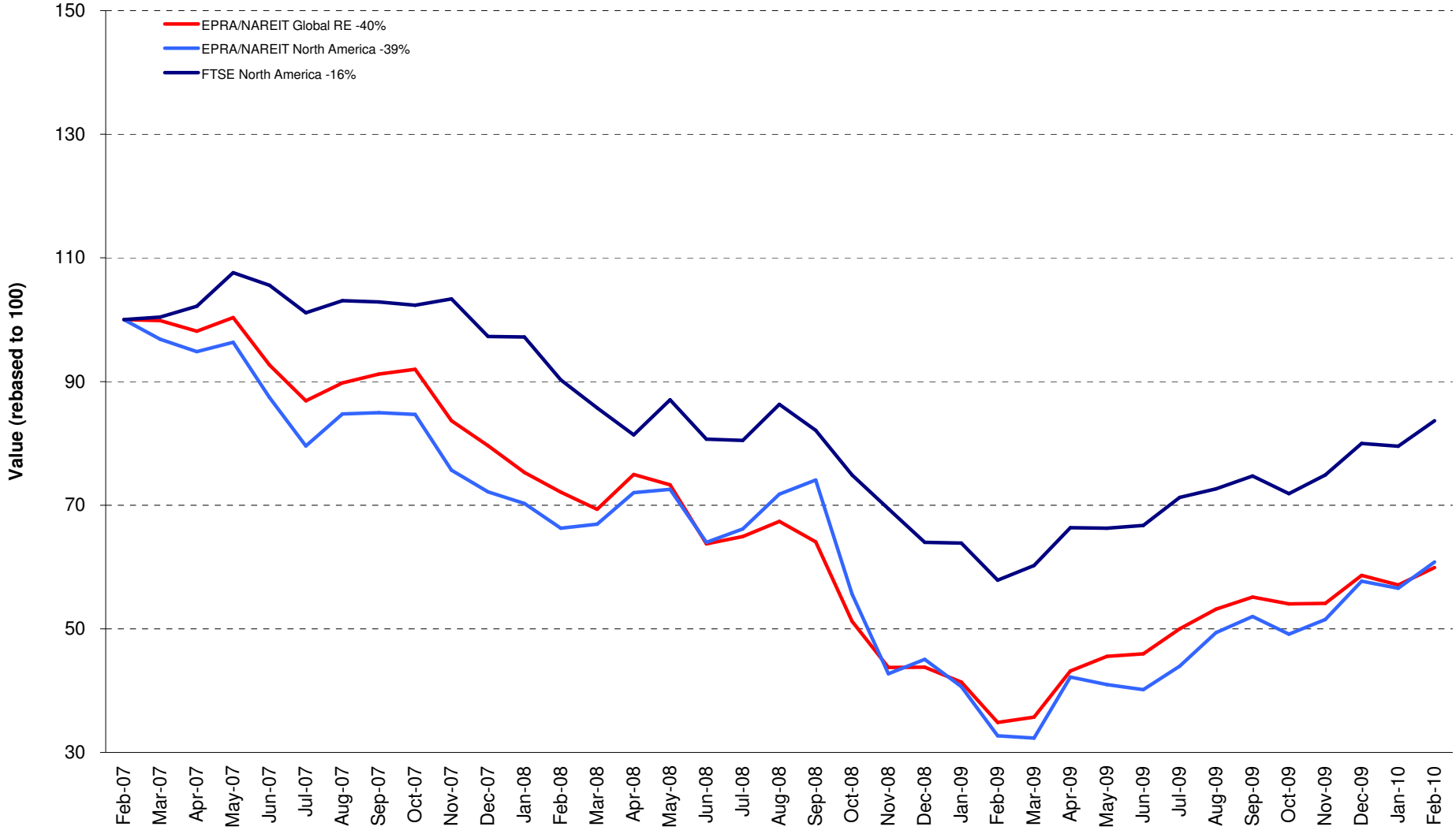
Graph 19: EPRA/NAREIT North America Developed v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR)
Rolling 36 Months Performance



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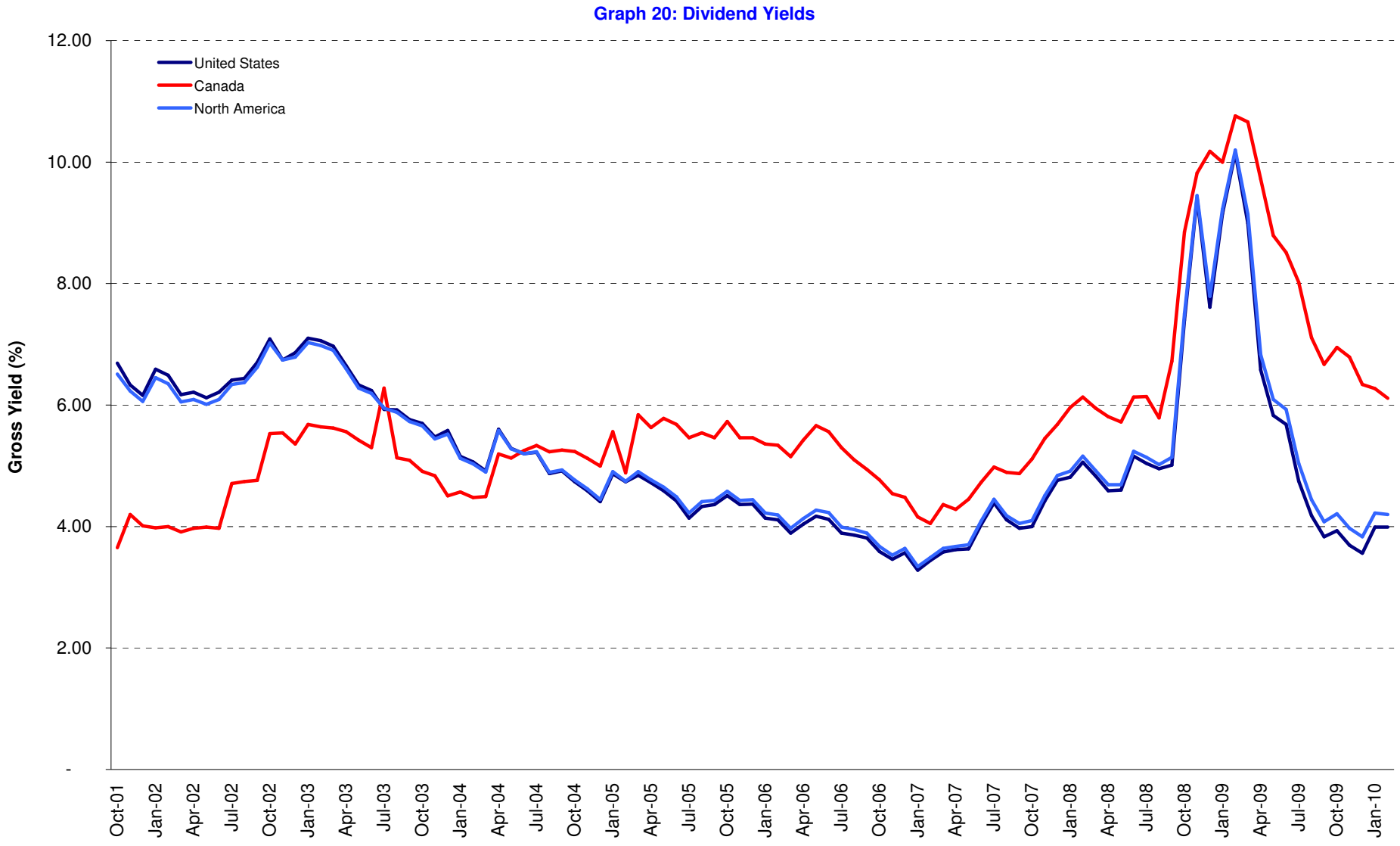

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FTSE EPRA/NAREIT North America Developed Index Series - Corporate Actions & Changes

Ex Date	Description
5 February 2010	Artis Real Estate Investment (Canada): New number of shares: 42,720,880
11 February 2010	Piedmont Office Realty Trust (USA): IPO Fast Track. Number of shares: 57,729,201. Free Float: 40%.
11 February 2010	Macerich Company (USA): Stock Dividend: 1.7664%. New number of shares: 98,167,833
12 February 2010	Cedar Shopping Centers (USA): New number of shares: 59,669,519
12 February 2010	Extendicare REIT (Canada): New number of shares: 79,125,718
19 February 2010	Developers Diversified Realty (USA): New number of shares: 249,641,875

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 February 2010	First Potomac Realty Trust *	Rental	Industrial	USD	0.200	9.94	12-Feb	Quarterly
4 February 2010	Colonial Properties *	Rental	Residential	USD	0.150	14.84	16-Feb	Quarterly
4 February 2010	Health Care REIT *	Rental	Health Care	USD	0.680	6.37	19-Feb	Quarterly
9 February 2010	HCP *	Rental	Health Care	USD	0.465	0.00	23-Feb	Dividend
10 February 2010	American Campus Communities *	Rental	Residential	USD	0.338	4.88	26-Feb	Quarterly
10 February 2010	Duke Realty Corp *	Rental	Office Mixed	USD	0.170	17.39	26-Feb	Quarterly
10 February 2010	Highwoods Properties *	Rental	Office	USD	0.425	5.85	9-Mar	Quarterly
10 February 2010	H & R Real Estate *	Rental	Diversified	CAD	0.060	8.78	26-Feb	Monthly
10 February 2010	Prologis *	Non-Rental	Industrial	USD	0.150	16.06	26-Feb	Quarterly
11 February 2010	The Macerich Company *	Rental	Retail	USD	0.170	8.98	22-Mar	Quarterly
11 February 2010	Simon Property Group *	Rental	Retail	USD	0.600	4.60	26-Feb	Quarterly
12 February 2010	Regency Centers *	Rental	Retail	USD	0.463	8.36	3-Mar	Quarterly
16 February 2010	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	7.37	4-Mar	Quarterly
16 February 2010	LTC Properties *	Rental	Health Care	USD	0.130	5.98	26-Feb	Monthly
17 February 2010	Nationwide Health Props *	Rental	Health Care	USD	0.440	5.30	5-Mar	Quarterly
24 February 2010	Allied Properties REIT *	Rental	Office	CAD	0.110	6.86	15-Mar	Monthly
24 February 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.57	15-Mar	Monthly
24 February 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.090	7.56	15-Mar	Monthly
24 February 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	10.41	15-Mar	Monthly
24 February 2010	Cominar REIT *	Rental	Diversified	CAD	0.120	7.40	15-Mar	Monthly
24 February 2010	Calloway REIT *	Rental	Retail	CAD	0.129	7.60	15-Mar	Monthly
24 February 2010	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Mar	Dividend
24 February 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	11.36	15-Mar	Monthly
24 February 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.042	18.84	3/151	Monthly
24 February 2010	Killam Properties *	Rental	Residential	CAD	0.047	0.00	15-Mar	Dividend
24 February 2010	Morguard REIT *	Rental	Diversified	CAD	0.075	6.96	15-Mar	Monthly
24 February 2010	Northern Property REIT *	Rental	Residential	CAD	0.123	6.73	15-Mar	Monthly
24 February 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.102	7.12	15-Mar	Monthly
24 February 2010	Canadian REIT *	Rental	Diversified	CAD	0.115	4.79	12-Mar	Monthly
24 February 2010	Riocan Real Estate *	Rental	Retail	CAD	0.115	7.14	5-Mar	Monthly
25 February 2010	Brookfield Props	Rental	Office	USD	0.140	3.80	31-Mar	Quarterly
25 February 2010	Home Props of New York *	Rental	Residential	USD	0.580	5.79	5-Mar	Quarterly
25 February 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.048	11.67	17-Mar	Monthly
25 February 2010	Realty Income *	Rental	Retail	USD	0.143	5.46	15-Mar	Dividend

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
25 February 2010	Pennsylvania Real Estate *	Rental	Retail	USD	0.150	22.69	15-Mar	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 March 2010	Weingarten Realty *	Rental	Retail	USD	0.260	10.20	15-Mar	Quarterly
10 March 2010	Ventas *	Rental	Health Care	USD	0.535	4.64	31-Mar	Quarterly
11 March 2010	BRE Properties *	Rental	Residential	USD	0.375	6.67	31-Mar	Quarterly
11 March 2010	Digital Realty Trust *	Rental	Specialty	USD	0.480	2.44	31-Mar	Quarterly
11 March 2010	Extra Space Storage *	Rental	Self Storage	USD	0.100	8.87	31-Mar	Quarterly
11 March 2010	Washington Real Estate *	Rental	Diversified	USD	0.433	6.17	31-Mar	Quarterly
12 March 2010	Equity One Inc *	Rental	Retail	USD	0.3 ***	6.50	April	Quarterly
12 March 2010	Investors Real Estate *	Rental	Diversified	USD	0.168 ***	7.55	April	Quarterly
12 March 2010	Public Storage *	Rental	Self Storage	USD	0.55 ***	2.68	April	Quarterly
13 March 2010	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	5.35	April	Quarterly
13 March 2010	PS Business Parks *	Rental	Office Mixed	USD	0.44 ***	3.59	April	Quarterly
13 March 2010	Universal Health Realty *	Rental	Health Care	USD	0.58 ***	7.98	April	Quarterly
14 March 2010	H & R Real Estate *	Rental	Diversified	CAD	0.12 ***	8.78	April	Monthly
15 March 2010	Federal Realty Inv *	Rental	Retail	USD	0.660	3.65	15-Apr	Quarterly
15 March 2010	Parkway Properties *	Rental	Office	USD	0.075	13.70	31-Mar	Quarterly
16 March 2010	Medical Properties Trust *	Rental	Health Care	USD	0.200	9.82	14-Apr	Quarterly
18 March 2010	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	8.39	April	Dividend
18 March 2010	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	5.79	April	Quarterly
18 March 2010	Ramco-Gershenson *	Rental	Retail	USD	0.4625 ***	16.16	April	Quarterly
19 March 2010	Developers Diversified *	Rental	Retail	USD	0.020	21.28	6-Apr	Quarterly
19 March 2010	LTC Properties *	Rental	Health Care	USD	0.130	5.98	31-Mar	Monthly
25 March 2010	Getty Realty *	Rental	Retail	USD	0.465 ***	8.47	April	Quarterly
26 March 2010	CBL & Associates Props *	Rental	Retail	USD	0.200	16.86	16-Apr	Quarterly
26 March 2010	DuPont Fabros Technology *	Rental	Specialty	USD	0.1875 ***	2.87	April	Dividend
26 March 2010	Equity Lifestyle Properties *	Rental	Residential	USD	0.2 ***	1.61	April	Quarterly
27 March 2010	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	9.07	April	Quarterly
27 March 2010	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	11.50	April	Dividend
27 March 2010	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	5.02	April	Quarterly
27 March 2010	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	6.86	April	Monthly
27 March 2010	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	8.67	April	Quarterly
27 March 2010	Boston Properties *	Rental	Office	USD	0.68 ***	4.00	April	Quarterly
27 March 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	7.56	April	Monthly
27 March 2010	Camden Property Trust *	Rental	Residential	USD	0.7 ***	6.99	April	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 March 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 ***	10.41	April	Monthly
27 March 2010	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	7.40	April	Monthly
27 March 2010	Calloway REIT *	Rental	Retail	CAD	0.129 ***	7.60	April	Monthly
27 March 2010	Douglas Emmett *	Rental	Office	USD	0.1875 ***	3.99	April	Dividend
27 March 2010	Entertainment Props *	Rental	Specialty	USD	0.84 ***	8.79	April	Quarterly
27 March 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	11.36	April	Monthly
27 March 2010	First Industrial Realty *	Rental	Industrial	USD	0.72 ***	43.58	April	Quarterly
27 March 2010	Winthrop Realty Trust *	Rental	Diversified	USD	0.065 ***	4.38	April	Quarterly
27 March 2010	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.2 ***	5.55	April	Quarterly
27 March 2010	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	21.69	April	Dividend
27 March 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	18.84	April	Monthly
27 March 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	11.67	April	Monthly
27 March 2010	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	9.27	April	Monthly
27 March 2010	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	19.66	April	Quarterly
27 March 2010	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	6.96	April	Monthly
27 March 2010	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	6.73	April	Monthly
27 March 2010	Corporate Office Props *	Rental	Office	USD	0.34 ***	3.87	April	Quarterly
27 March 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	7.12	April	Monthly
27 March 2010	Post Properties *	Rental	Residential	USD	0.45 ***	8.06	April	Quarterly
27 March 2010	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	4.79	April	Monthly
27 March 2010	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	7.14	April	Monthly
27 March 2010	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.35 ***	20.13	April	Quarterly
27 March 2010	SL Green Realty *	Rental	Office	USD	0.7875 ***	4.63	April	Dividend
27 March 2010	Taubman Centers *	Rental	Retail	USD	0.415 ***	4.29	April	Quarterly
28 March 2010	Alexandria Real Estate *	Rental	Office	USD	0.78 ***	5.16	April	Quarterly
28 March 2010	Liberty Property Trust *	Rental	Office Mixed	USD	0.625 ***	7.60	April	Quarterly
28 March 2010	Realty Income *	Rental	Retail	USD	0.137375 ***	5.46	April	Dividend
29 March 2010	Avalonbay Communities *	Rental	Residential	USD	0.893	4.38	15-Apr	Quarterly
29 March 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.57	15-Apr	Monthly
29 March 2010	Essex Property Trust *	Rental	Residential	USD	1.033	4.75	15-Apr	Quarterly
29 March 2010	Kilroy Realty *	Rental	Office	USD	0.350	8.19	16-Apr	Quarterly
29 March 2010	National Healthcare Corp. *	Rental	Health Care	USD	0.260	2.53	1-Jun	Quarterly
29 March 2010	National Health Investors *	Rental	Health Care	USD	0.575	0.00	10-May	Dividend
31 March 2010	Kimco Realty *	Rental	Retail	USD	0.160	12.10	15-Apr	Quarterly

** Based on previous period figures

*** Estimated

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

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Nth Am Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Brookfield Props	Rental	Office	14.75	3,839	0.84	2.01	4.01	4.45	-11.05	138.47	16.33	14.96	1.09	16.06	16.33	46.85	4,460	85
Riocan Real Estate *	Rental	Retail	19.05	3,171	0.69	1.66	7.24	6.64	-4.57	60.99	-2.87	-0.21	0.60	0.39	-2.87	22.85	4,136	96
H & R Real Estate *	Rental	Diversified	16.40	1,677	0.37	0.88	4.39	3.38	-8.35	136.46	6.93	-2.50	0.36	-2.14	6.93	35.81	1,428	62
Boardwalk REIT *	Rental	Residential	39.42	1,325	0.29	0.69	4.57	19.62	-3.63	61.46	7.21	5.40	0.40	5.80	7.21	26.10	1,058	59
Canadian REIT *	Rental	Diversified	28.15	1,291	0.28	0.68	4.90	12.84	-0.80	43.08	4.65	0.54	0.41	0.95	4.65	19.54	919	52
Calloway REIT *	Rental	Retail	20.38	1,169	0.26	0.61	7.60	7.59	-4.04	112.07	5.78	2.93	0.65	3.58	5.78	35.38	894	56
Primaris Retail REIT *	Rental	Retail	17.13	741	0.16	0.39	7.12	10.37	-1.92	95.16	7.39	1.66	0.60	2.26	7.39	29.84	862	85
Cominar REIT *	Rental	Diversified	19.07	720	0.16	0.38	7.55	6.72	-2.98	54.79	-0.21	-0.63	0.63	0.00	-0.21	23.58	511	52
Chartwell Seniors Housing REIT *	Rental	Health Care	7.63	678	0.15	0.35	7.08	-3.81	-14.85	65.07	9.82	0.39	0.59	0.99	9.82	38.33	1,019	110
Canadian Apartment Props *	Rental	Residential	14.28	671	0.15	0.35	7.56	5.50	-6.16	11.71	2.84	0.35	0.63	0.98	2.84	23.14	822	90
First Capital Realty	Rental	Retail	20.97	556	0.12	0.29	6.10	1.42	-7.27	42.48	-3.19	-3.05	0.00	-3.05	-3.19	17.88	550	72
Extendicare REIT *	Rental	Health Care	9.77	536	0.12	0.28	8.60	3.08	-10.85	134.22	4.10	5.17	0.75	5.92	4.10	46.89	870	119
Allied Properties REIT *	Rental	Office	19.10	516	0.11	0.27	6.91	11.68	-1.41	58.91	-0.10	-2.55	0.56	-1.99	-0.10	25.86	386	55
Dundee REIT *	Rental	Diversified	25.14	466	0.10	0.24	8.74	5.21	-9.76	98.81	22.92	2.44	0.75	3.19	22.92	40.53	988	155
Morguard REIT *	Rental	Diversified	12.93	388	0.08	0.20	6.96	9.32	0.62	56.27	0.15	-2.71	0.56	-2.14	0.15	34.63	-NA-	-NA-
Northern Property REIT*	Rental	Residential	21.97	347	0.08	0.18	6.73	8.66	0.44	48.42	1.45	-3.85	0.54	-3.31	1.45	22.46	246	52
Innvest REIT *	Rental	Lodging/Resorts	5.64	342	0.07	0.18	8.87	-2.65	-16.92	108.15	7.58	-3.09	0.72	-2.38	7.58	42.69	627	135
Artis Real Estate Investment	Rental	Diversified	11.31	335	0.07	0.18	9.55	11.37	-11.38	76.17	-0.62	-2.50	0.00	-2.50	-0.62	43.46	470	103
Killam Properties	Rental	Residential	8.19	219	0.05	0.11	6.84	-5.13	-5.50	56.29	-6.40	-1.92	0.56	-1.36	-6.40	28.33	139	47
Canada Total				**18,986**	**4.16**	**9.94**	**6.11**											
Simon Property Group *	Rental	Retail	78.29	16,325	3.58	8.54	3.07	9.02	-7.52	142.86	-1.89	8.74	0.00	8.74	-1.89	47.66	25,015	112
Vornado Realty Trust *	Rental	Diversified	65.72	8,656	1.90	4.53	3.96	4.11	-15.78	107.14	-6.03	1.61	0.00	1.61	-6.03	46.98	13,375	113
Public Storage *	Rental	Self Storage	82.19	7,687	1.68	4.02	2.68	11.04	-4.51	50.13	0.91	3.80	0.00	3.80	0.91	31.82	11,516	110
Equity Residential Props *	Rental	Residential	36.08	7,301	1.60	3.82	3.74	6.22	-7.01	110.48	6.81	12.57	0.00	12.57	6.81	37.70	9,937	100
Boston Properties *	Rental	Office	67.93	6,896	1.51	3.61	2.94	8.33	-12.96	86.33	1.28	4.72	0.00	4.72	1.28	40.92	9,895	105
HCP *	Rental	Health Care	28.78	6,181	1.35	3.23	6.46	6.46	-5.48	62.56	-5.76	1.52	0.00	1.52	-5.76	45.73	9,171	109
Host Hotels & Resorts *	Rental	Lodging/Resorts	11.71	5,284	1.16	2.77	0.21	-2.78	-20.95	223.43	0.34	10.47	0.00	10.47	0.34	71.72	6,884	95
Ventas *	Rental	Health Care	44.19	5,068	1.11	2.65	4.64	14.94	2.37	109.62	1.03	4.72	0.00	4.72	1.03	50.85	6,490	94
Avalonbay Communities *	Rental	Residential	81.42	4,858	1.06	2.54	4.38	7.15	-12.54	96.15	-0.84	6.28	0.00	6.28	-0.84	35.69	9,967	150
Prologis *	Non-Rental	Industrial	12.89	4,470	0.98	2.34	4.65	-12.79	-36.55	127.81	-5.84	2.30	0.00	2.30	-5.84	168.41	6,189	101
Kimco Realty *	Rental	Retail	13.89	4,089	0.90	2.14	4.61	-5.29	-29.53	62.60	2.66	10.06	0.00	10.06	2.66	64.18	6,849	123

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Health Care REIT *	Rental	Health Care	42.36	3,818	0.84	2.00	6.42	9.41	3.08	42.09	-4.42	-1.49	0.00	-1.49	-4.42	28.29	6,177	119
Federal Realty Inv *	Rental	Retail	68.96	3,078	0.67	1.61	3.83	9.78	-5.99	70.82	1.83	7.11	0.00	7.11	1.83	35.23	4,065	97
SL Green Realty *	Rental	Office	51.06	2,874	0.63	1.50	0.78	1.76	-26.98	343.50	1.63	12.24	0.00	12.24	1.63	77.06	6,859	175
Digital Realty Trust *	Rental	Specialty	51.58	2,868	0.63	1.50	3.49	31.59	11.17	74.77	2.59	7.46	0.00	7.46	2.59	33.87	12,508	320
Nationwide Health Props *	Rental	Health Care	33.19	2,729	0.60	1.43	5.30	14.41	4.27	68.16	-5.66	0.70	0.00	0.70	-5.66	37.18	3,369	90
AMB Property *	Rental	Industrial	24.34	2,608	0.57	1.36	4.60	-3.75	-21.48	109.07	-4.74	1.42	0.00	1.42	-4.74	54.82	3,439	97
The Macerich Company *	Rental	Retail	35.64	2,564	0.56	1.34	0.66	-2.06	-21.30	240.36	0.89	17.57	0.00	17.57	0.89	125.38	5,837	167
Liberty Property Trust *	Rental	Office Mixed	30.93	2,530	0.55	1.32	6.14	-0.37	-11.30	71.89	-3.37	1.74	0.00	1.74	-3.37	42.74	3,130	91
Regency Centers *	Rental	Retail	34.67	2,244	0.49	1.17	5.34	-2.09	-21.67	31.93	-1.11	3.52	0.00	3.52	-1.11	47.78	3,777	123
Realty Income *	Rental	Retail	28.00	2,139	0.47	1.12	6.13	8.17	5.30	64.60	8.07	0.25	0.00	0.25	8.07	29.34	1,870	64
Alexandria Real Estate *	Rental	Office	61.62	1,988	0.44	1.04	2.27	1.98	-13.41	57.08	-4.15	3.16	0.00	3.16	-4.15	54.00	2,692	99
Hospitality Properties *	Rental	Lodging/Resorts	21.97	1,986	0.43	1.04	8.19	-3.13	-15.95	92.72	-7.34	-0.68	0.00	-0.68	-7.34	48.18	2,564	95
Developers Diversified *	Rental	Retail	10.61	1,941	0.43	1.02	0.75	-11.05	-34.95	326.22	14.58	28.61	0.00	28.61	14.58	88.82	3,815	144
Senior Housing Prop *	Rental	Health Care	20.79	1,934	0.42	1.01	6.93	8.45	0.47	70.36	-4.94	-0.29	0.00	-0.29	-4.94	40.07	2,836	107
Mack-Cali Realty *	Rental	Office	33.54	1,923	0.42	1.01	5.37	0.19	-8.52	101.64	-2.98	2.82	0.00	2.82	-2.98	47.29	3,006	115
Camden Property Trust *	Rental	Residential	40.05	1,882	0.41	0.98	4.49	2.01	-13.82	119.27	-5.48	3.30	0.00	3.30	-5.48	46.05	3,125	122
UDR Inc. *	Rental	Residential	16.80	1,881	0.41	0.98	4.29	1.65	-13.19	118.52	2.19	7.97	0.00	7.97	2.19	43.83	2,800	109
Essex Property Trust *	Rental	Residential	85.90	1,833	0.40	0.96	4.80	7.27	-11.66	61.69	2.69	7.79	0.00	7.79	2.69	30.76	2,951	118
Duke Realty Corp *	Rental	Office Mixed	11.10	1,821	0.40	0.95	6.13	-9.32	-30.09	65.80	-8.79	-1.94	0.00	-1.94	-8.79	67.17	2,489	100
Corrections Corp of America	Rental	Specialty	21.40	1,806	0.40	0.95	0.00	11.27	-6.50	101.51	-12.83	14.38	0.00	14.38	-12.83	38.32	1,767	72
Weingarten Realty *	Rental	Retail	20.59	1,805	0.40	0.94	4.86	-4.63	-19.86	89.24	4.04	10.28	0.00	10.28	4.04	66.01	2,377	97
Corporate Office Props *	Rental	Office	36.83	1,566	0.34	0.82	4.26	9.98	-7.56	50.30	0.55	3.19	0.00	3.19	0.55	32.69	2,379	111
Highwoods Properties *	Rental	Office	29.05	1,508	0.33	0.79	5.85	7.31	-8.99	58.28	-12.89	-3.84	0.00	-3.84	-12.89	39.15	2,538	123
Apartment Investment *	Rental	Residential	16.69	1,429	0.31	0.75	2.40	-3.06	-23.18	223.56	4.84	8.66	0.00	8.66	4.84	61.11	2,819	145
BRE Properties *	Rental	Residential	33.71	1,342	0.29	0.70	4.45	2.00	-16.04	84.12	1.90	5.11	0.00	5.11	1.90	39.99	2,189	119
National Retail Properties *	Rental	Retail	21.22	1,281	0.28	0.67	7.07	7.84	0.97	52.89	0.00	5.05	0.00	5.05	0.00	34.49	1,583	91
Tanger Factory *	Rental	Retail	41.67	1,229	0.27	0.64	3.67	15.04	4.15	53.75	6.87	8.80	0.00	8.80	6.87	26.80	1,720	103
Washington Real Estate *	Rental	Diversified	27.86	1,219	0.27	0.64	6.21	3.91	-7.03	67.49	1.13	6.38	0.00	6.38	1.13	34.53	1,450	87
CBL & Associates Props *	Rental	Retail	11.89	1,201	0.26	0.63	1.68	-10.64	-28.00	327.15	22.96	18.90	0.00	18.90	22.96	159.65	1,739	106
Omega Healthcare Investors *	Rental	Health Care	18.97	1,183	0.26	0.62	6.75	15.61	6.64	49.05	-2.47	1.39	0.00	1.39	-2.47	31.60	1,689	105
Entertainment Props *	Rental	Specialty	38.22	1,177	0.26	0.62	6.80	4.53	-11.16	165.06	8.36	9.48	0.00	9.48	8.36	57.41	1,521	95
Forest City Enterprises	Rental	Diversified	12.00	1,176	0.26	0.62	0.00	-16.25	-41.22	139.52	1.87	6.10	0.00	6.10	1.87	105.90	1,044	65

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HRPT Properties Trust *	Rental	Office	7.02	1,151	0.25	0.60	6.84	-3.27	-11.85	124.77	8.50	5.25	0.00	5.25	8.50	52.05	1,104	70
Taubman Centers *	Rental	Retail	38.73	1,126	0.25	0.59	4.29	9.54	-10.41	152.78	7.85	22.33	0.00	22.33	7.85	49.11	2,941	191
Home Props of New York *	Rental	Residential	45.80	1,126	0.25	0.59	5.07	7.31	-3.64	77.62	-4.00	3.32	0.00	3.32	-4.00	37.27	1,892	123
Equity Lifestyle Properties *	Rental	Residential	49.74	1,105	0.24	0.58	2.41	9.14	-2.81	50.74	-1.45	2.94	0.00	2.94	-1.45	28.42	1,269	84
BioMed Realty Trust *	Rental	Office	15.45	1,100	0.24	0.58	3.62	-1.16	-12.89	86.34	-2.09	6.04	0.00	6.04	-2.09	62.69	1,758	117
Mid-America Apartment *	Rental	Residential	51.94	1,098	0.24	0.57	4.74	10.83	1.77	105.69	7.58	10.70	0.00	10.70	7.58	35.85	1,657	111
American Campus Communities *	Rental	Residential	27.64	1,057	0.23	0.55	4.88	9.83	0.84	65.39	-1.64	7.72	0.00	7.72	-1.64	32.80	3,852	267
Brandywine Realty Trust *	Rental	Office	11.21	1,056	0.23	0.55	5.35	-9.16	-25.42	141.74	-1.67	-0.18	0.00	-0.18	-1.67	95.68	1,239	86
Douglas Emmett	Rental	Office	14.09	939	0.21	0.49	2.84	-NA-	-18.06	90.03	-1.12	1.88	0.00	1.88	-1.12	47.73	5,159	403
LaSalle Hotel Properties *	Rental	Lodging/Resorts	19.41	902	0.20	0.47	0.21	-3.17	-19.82	265.23	-8.57	-3.67	0.00	-3.67	-8.57	82.68	1,241	101
Healthcare Realty Trust *	Rental	Health Care	20.89	900	0.20	0.47	5.74	-1.03	-9.69	49.48	-2.66	-0.38	0.00	-0.38	-2.66	38.33	1,194	97
Kilroy Realty *	Rental	Office	28.33	896	0.20	0.47	4.94	-2.10	-25.68	57.23	-7.63	-1.94	0.00	-1.94	-7.63	40.25	1,693	139
Diamondrock Hospitality *	Rental	Lodging/Resorts	8.94	801	0.18	0.42	0.36	-NA-	-15.24	199.22	5.55	9.83	0.00	9.83	5.55	64.08	3,577	327
Franklin Street Properties	Rental	Office	12.97	757	0.17	0.40	5.86	-NA-	-12.20	22.36	-11.23	3.26	0.00	3.26	-11.23	37.31	1,652	160
DCT Industrial Trust *	Rental	Industrial	4.92	747	0.16	0.39	5.69	-NA-	-19.23	73.97	-1.99	-0.61	0.00	-0.61	-1.99	44.11	3,127	307
Orient Express Hotel	Rental	Lodging/Resorts	11.43	744	0.16	0.39	0.00	-14.80	-39.29	188.64	12.72	17.11	0.00	17.11	12.72	72.83	2,667	263
Extra Space Storage *	Rental	Self Storage	11.28	714	0.16	0.37	4.61	1.91	-10.91	83.89	-2.34	-0.62	0.00	-0.62	-2.34	41.19	1,770	182
National Health Inv *	Rental	Health Care	34.81	708	0.16	0.37	6.61	9.38	6.72	48.45	-5.89	2.32	0.00	2.32	-5.89	30.72	448	46
Post Properties *	Rental	Residential	19.24	686	0.15	0.36	4.16	-3.79	-21.82	103.73	-1.84	7.79	0.00	7.79	-1.84	45.40	1,055	113
Eastgroup Properties *	Rental	Industrial	35.90	683	0.15	0.36	5.79	2.77	-9.12	50.22	-6.22	-6.17	0.00	-6.17	-6.22	33.30	886	95
PS Business Parks *	Rental	Office Mixed	49.00	657	0.14	0.34	3.59	6.01	-9.57	45.00	-2.10	2.34	0.00	2.34	-2.10	29.33	1,252	140
Sunstone Hotel Investors *	Rental	Lodging/Resorts	8.94	643	0.14	0.34	0.00	-7.17	-23.24	308.22	0.68	4.07	0.00	4.07	0.68	88.29	2,181	249
Sovran Self Storage *	Rental	Self Storage	31.73	639	0.14	0.33	5.67	0.88	-13.38	54.96	-11.20	-6.40	0.00	-6.40	-11.20	39.78	555	64
Medical Properties Trust *	Rental	Health Care	10.29	604	0.13	0.32	7.77	-NA-	-6.61	206.30	2.90	2.80	0.00	2.80	2.90	52.55	1,600	194
DuPont Fabros Technology *	Rental	Specialty	19.60	599	0.13	0.31	1.63	-NA-	-NA-	268.42	8.95	17.93	0.00	17.93	8.95	-NA-	549	67
Equity One Inc *	Rental	Retail	18.47	583	0.13	0.30	4.76	2.63	-7.58	70.57	14.22	10.27	0.00	10.27	14.22	34.09	579	73
Colonial Properties *	Rental	Residential	11.79	573	0.13	0.30	5.09	-5.40	-23.50	217.32	0.51	7.08	0.00	7.08	0.51	78.43	730	93
Lexington Corporate *	Rental	Diversified	5.95	531	0.12	0.28	2.55	-6.52	-17.96	116.01	-2.14	0.00	0.00	0.00	-2.14	65.94	536	74
Cousins Properties *	Non-Rental	Diversified	7.19	526	0.12	0.28	1.66	-10.71	-32.57	7.96	-5.06	-6.14	0.00	-6.14	-5.06	51.86	546	76
Inland Real Estate Corp *	Rental	Retail	8.40	519	0.11	0.27	6.79	-4.74	-17.54	12.22	3.07	-0.47	0.00	-0.47	3.07	35.88	419	59
Acadia Realty Trust *	Rental	Retail	16.73	486	0.11	0.25	4.30	5.94	-9.99	70.52	-0.83	5.02	0.00	5.02	-0.83	38.49	444	67
Investors Real Estate *	Rental	Diversified	8.94	481	0.11	0.25	7.67	3.85	1.86	1.54	-0.67	2.41	0.00	2.41	-0.67	21.86	836	127

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

Index Constituents	Investment Focus	Sector	Local Price 26-Feb	Free Float Mkt Cap EUR (m) 26-Feb	Free Float Global Wght (%) 26-Feb	Free Float Nth Am Wght (%) 26-Feb	Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-10	Dividend Rtn (%) Feb-10	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
U-Store-It Trust *	Rental	Self Storage	6.51	443	0.10	0.23	1.54	-8.63	-27.67	162.40	-11.07	-5.92	0.00	-5.92	-11.07	74.51	1,073	178
LTC Properties *	Rental	Health Care	26.08	443	0.10	0.23	5.98	12.80	4.99	57.44	-2.50	2.76	0.00	2.76	-2.50	31.45	290	48
Alexander's Inc. *	Rental	Retail	292.00	435	0.10	0.23	0.00	4.08	-10.64	107.98	-4.08	-0.10	0.00	-0.10	-4.08	49.30	229	39
Government Properties *	Rental	Office	23.55	405	0.09	0.21	3.82	-NA-	-NA-	-NA-	2.48	1.46	0.00	1.46	2.48	-NA-	2,398	434
Hilltop Holdings	Rental	Residential	11.96	370	0.08	0.19	0.00	0.59	0.25	9.83	2.75	5.65	0.00	5.65	2.75	13.55	215	43
Saul Centers *	Rental	Retail	35.68	350	0.08	0.18	4.04	4.69	-11.23	41.48	8.91	0.11	0.00	0.11	8.91	39.97	220	46
Pennsylvania Real Estate *	Rental	Retail	10.05	328	0.07	0.17	5.97	-13.92	-30.28	239.34	18.79	12.17	0.00	12.17	18.79	98.06	333	74
First Potomac Realty Trust *	Rental	Industrial	13.68	301	0.07	0.16	5.85	-2.93	-17.53	93.14	8.83	0.59	0.00	0.59	8.83	41.67	185	45
Getty Realty *	Rental	Retail	22.09	299	0.07	0.16	8.60	2.48	-3.35	38.40	-6.12	2.41	0.00	2.41	-6.12	40.09	185	45
Universal Health Realty *	Rental	Health Care	33.83	294	0.06	0.15	7.09	8.58	3.05	12.19	5.62	1.90	0.00	1.90	5.62	24.29	135	34
Cedar Shopping Centers *	Rental	Retail	6.59	288	0.06	0.15	1.37	-6.73	-19.81	39.03	-3.09	-5.59	0.00	-5.59	-3.09	92.87	206	52
Piedmont Office Realty Trust Cl A	Rental	Office	16.75	283	0.06	0.15	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Hersha Hospitality Trust	Rental	Lodging/Resorts	4.15	282	0.06	0.15	4.82	-14.78	-22.06	143.33	32.17	14.01	0.00	14.01	32.17	71.64	1,369	356
National Healthcare	Rental	Health Care	36.79	276	0.06	0.14	2.83	-0.32	-12.43	-11.35	1.88	0.19	0.00	0.19	1.88	19.98	156	41
Ashford Hospitality *	Rental	Lodging/Resorts	5.48	272	0.06	0.14	0.00	-3.50	-17.55	448.00	18.10	3.98	0.00	3.98	18.10	88.03	246	66
Parkway Properties *	Rental	Office	16.60	263	0.06	0.14	7.83	-10.29	-25.63	48.32	-20.27	-20.31	0.00	-20.31	-20.27	55.60	255	71
Sun Communities *	Rental	Residential	19.27	263	0.06	0.14	13.08	-2.67	-5.89	132.77	-2.43	6.41	0.00	6.41	-2.43	49.77	190	53
Pebblebrook Hotel Trust	Rental	Lodging/Resorts	20.26	262	0.06	0.14	0.00	-NA-	-NA-	-NA-	-7.95	-1.75	0.00	-1.75	-7.95	-NA-	448	125
First Industrial Realty *	Rental	Industrial	5.53	250	0.05	0.13	0.00	-17.00	-38.53	150.23	5.74	8.01	0.00	8.01	5.74	69.69	234	69
Ramco-Gershenson *	Rental	Retail	10.02	226	0.05	0.12	6.52	-9.17	-26.89	103.15	5.03	5.25	0.00	5.25	5.03	70.52	160	52
Urstadt Biddle Class A *	Rental	Retail	15.77	212	0.05	0.11	6.15	4.17	0.20	34.19	3.27	5.20	0.00	5.20	3.27	30.79	173	60
Education Realty Trust *	Rental	Residential	5.45	212	0.05	0.11	3.67	-11.28	-21.36	54.93	12.60	3.22	0.00	3.22	12.60	48.74	794	275
Associated Estates Realty	Rental	Residential	12.38	198	0.04	0.10	5.49	6.86	-4.61	130.43	9.85	4.83	0.00	4.83	9.85	50.68	610	226
Kite Realty Group Trust *	Non-Rental	Retail	4.11	190	0.04	0.10	5.84	-12.78	-33.56	25.65	0.98	8.44	0.00	8.44	0.98	63.19	100	39
Felcor Lodging Trust *	Rental	Lodging/Resorts	3.77	179	0.04	0.09	0.00	-11.60	-37.27	365.43	4.72	-0.26	0.00	-0.26	4.72	96.55	124	51
Winthrop Realty Trust	Rental	Diversified	11.87	133	0.03	0.07	5.48	-8.38	-26.38	66.94	9.30	-4.66	0.00	-4.66	9.30	41.65	359	198
Agree Realty Corp *	Rental	Retail	22.06	132	0.03	0.07	9.25	2.43	-7.22	98.62	-5.28	12.61	0.00	12.61	-5.28	51.71	194	107
United States Total				**172,104**	**37.69**	**90.06**	**3.99**											

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

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

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	2,131.47	191,089.77	100.00	4.20	1.15	-15.28	86.06	5.36	7.48	5.36	36.14
United States	EUR	1,964.21	172,103.95	90.06	3.99	0.52	-16.08	84.51	4.87	7.62	4.87	37.40
United States Dividend+	EUR	1,337.58	159,361.81	83.40	4.23	-NA-	-15.97	84.53	5.07	7.51	5.07	37.76
Canada	EUR	3,351.33	18,985.81	9.94	6.11	8.03	-6.27	102.24	10.05	6.30	10.05	29.36
North America	USD	2,776.44	260,780.84	136.47	4.20	1.71	-14.36	99.91	0.22	5.53	0.22	39.23
United States	USD	2,674.40	234,870.83	122.91	3.99	1.08	-15.16	98.26	-0.25	5.66	-0.25	40.50
United States Dividend+	USD	1,507.78	217,481.59	113.81	4.23	0.98	-15.05	98.29	-0.06	5.56	-0.06	40.88
Canada	USD	4,563.05	25,910.00	13.56	6.11	8.64	-5.25	117.32	4.68	4.36	4.68	31.97
North America	GBP	2,939.13	171,296.50	89.64	4.20	6.60	-6.84	87.17	6.30	11.08	6.30	38.67
United States	GBP	2,831.12	154,277.26	80.74	3.99	5.95	-7.71	85.63	5.81	11.22	5.81	40.14
United States Dividend+	GBP	1,775.23	142,854.96	74.76	4.23	5.84	-7.59	85.65	6.01	11.11	6.01	40.53
Canada	GBP	4,830.44	17,019.24	8.91	6.11	13.86	3.07	103.46	11.04	9.85	11.04	28.59
North America	JPY	2,410.51	23,174,288.95	12127.44	4.20	-1.49	-22.19	81.56	-4.34	3.45	-4.34	40.34
United States	JPY	2,321.93	20,871,796.72	10922.51	3.99	-2.10	-22.92	80.07	-4.78	3.58	-4.78	41.39
United States Dividend+	JPY	1,209.18	19,326,501.78	10113.83	4.23	-NA-	-22.82	80.09	-4.60	3.47	-4.60	41.71
Canada	JPY	3,961.66	2,302,492.23	1204.93	6.11	5.21	-13.91	97.37	-0.08	2.30	-0.08	35.40
North America	AUD	2,028.81	291,211.35	152.40	4.20	-NA-	-NA-	42.62	0.65	4.75	0.65	-NA-
United States	AUD	1,954.25	262,277.91	137.25	3.99	-NA-	-NA-	41.44	0.18	4.88	0.18	-NA-
United States Dividend+	AUD	1,283.43	242,859.52	127.09	4.23	-NA-	-NA-	41.46	0.37	4.77	0.37	-NA-
Canada	AUD	3,334.32	28,933.44	15.14	6.11	-NA-	-NA-	55.03	5.13	3.59	5.13	-NA-
Canada	CAD	3,334.38	27,385.58	9.94	6.11	5.40	-8.48	81.04	5.54	3.53	5.54	23.36

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

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

Net Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	2,014.06	191,089.77	100.00	2.97	0.01	-16.49	83.24	5.18	7.37	5.18	36.15
United States	EUR	1,859.39	172,103.95	90.06	2.79	-0.57	-17.25	81.80	4.70	7.51	4.70	50.66
Canada	EUR	3,094.39	18,985.81	9.94	4.58	6.35	-7.89	98.40	9.76	6.12	9.76	45.28
North America	USD	2,623.51	260,780.84	100.00	2.97	0.56	-15.58	96.89	0.04	5.42	0.04	39.22
United States	USD	2,531.68	234,870.83	90.06	2.79	-0.02	-16.35	95.35	-0.41	5.56	-0.41	40.48
Canada	USD	4,213.21	25,910.00	9.94	4.58	6.94	-6.88	113.19	4.40	4.20	4.40	31.95
North America	GBP	2,777.24	171,296.50	100.00	2.97	5.40	-8.16	84.34	6.12	10.96	6.12	38.63
United States	GBP	2,680.03	154,277.26	90.06	2.79	4.79	-9.00	82.90	5.64	11.11	5.64	40.09
Canada	GBP	4,460.09	17,019.24	9.94	4.58	12.09	1.30	99.60	10.74	9.67	10.74	28.59
North America	JPY	2,277.74	23,174,288.95	100.00	2.97	-2.60	-23.30	78.82	-4.50	3.34	-4.50	40.44
United States	JPY	2,198.02	20,871,796.72	90.06	2.79	-3.17	-24.00	77.42	-4.94	3.47	-4.94	42.29
Canada	JPY	3,657.92	2,302,492.23	9.94	4.58	3.57	-15.40	93.62	-0.35	2.14	-0.35	36.49
North America	AUD	1,917.06	291,211.35	152.40	2.97	-NA-	-NA-	40.46	0.47	4.64	0.47	-NA-
United States	AUD	1,849.96	262,277.91	137.25	2.79	-NA-	-NA-	39.36	0.02	4.77	0.02	-NA-
Canada	AUD	3,078.69	28,933.44	15.14	4.58	-NA-	-NA-	52.09	4.85	3.42	4.85	-NA-
Canada	CAD	3,078.99	27,385.58	9.94	3.72	3.75	-10.05	77.60	5.26	3.36	5.26	23.30

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

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	1,242.61	191,089.77	100.00	0.00	-3.55	-19.48	76.65	4.74	7.09	4.74	36.04
United States	EUR	1,148.37	172,103.95	90.06	0.00	-4.02	-20.10	75.63	4.31	7.26	4.31	37.28
United States Dividend+	EUR	1,874.92	159,361.81	83.40	0.00	-NA-	-20.15	75.27	4.47	7.13	4.47	37.63
Canada	EUR	1,933.15	18,985.81	9.94	0.00	1.46	-12.56	87.33	8.87	5.61	8.87	29.23
North America	USD	1,618.39	260,780.84	100.00	0.00	-3.01	-18.60	89.82	-0.37	5.15	-0.37	39.04
United States	USD	1,563.58	234,870.83	90.06	0.00	-3.48	-19.23	88.72	-0.79	5.31	-0.79	40.29
United States Dividend+	USD	2,091.58	217,481.59	83.40	0.00	-3.79	-19.28	88.33	-0.63	5.18	-0.63	40.66
Canada	USD	2,632.11	25,910.00	9.94	0.00	2.02	-11.60	101.29	3.56	3.70	3.56	31.80
North America	GBP	1,713.22	171,296.50	100.00	0.00	1.65	-11.45	77.72	5.68	10.68	5.68	38.43
United States	GBP	1,655.20	154,277.26	90.06	0.00	1.16	-12.13	76.69	5.24	10.85	5.24	39.88
United States Dividend+	GBP	1,868.58	142,854.96	83.40	0.00	0.84	-12.19	76.32	5.41	10.71	5.41	40.26
Canada	GBP	2,786.34	17,019.24	9.94	0.00	6.93	-3.84	88.46	9.84	9.15	9.84	28.42
North America	JPY	1,405.09	23,174,288.95	100.00	0.00	-6.07	-26.05	72.40	-4.90	3.07	-4.90	40.14
United States	JPY	1,357.50	20,871,796.72	90.06	0.00	-6.52	-26.61	71.40	-5.30	3.23	-5.30	41.18
United States Dividend+	JPY	2,331.01	19,326,501.78	83.40	0.00	-NA-	-26.66	71.04	-5.15	3.11	-5.15	41.49
Canada	JPY	2,285.21	2,302,492.23	9.94	0.00	-1.19	-19.69	82.82	-1.15	1.65	-1.15	35.22
North America	AUD	1,182.59	291,211.35	377.18	2.00	-NA-	-NA-	35.41	0.05	4.37	0.05	-NA-
United States	AUD	1,142.54	262,277.91	339.70	3.00	-NA-	-NA-	34.63	-0.36	4.53	-0.36	-NA-
United States Dividend+	AUD	1,077.61	242,859.52	314.55	4.00	-NA-	-NA-	34.35	-0.20	4.40	-0.20	-NA-
Canada	AUD	1,923.34	28,933.44	37.47	5.00	-NA-	-NA-	43.60	4.00	2.93	4.00	-NA-
Canada	CAD	1,923.46	27,385.58	9.94	0.00	-1.01	-14.61	67.67	4.41	2.86	4.41	23.21

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

Gross Total Return Index Description	Curr	Close Value 26-Feb	12 Mths Estimated Div Yld (%) 26-Feb	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
North America Real Estate **	Local	2,715.19	4.20	1.42	-14.68	96.68	0.29	5.45	0.29	38.65
North America FTSE	Local	195.14	3.32	1.30	-4.96	53.14	-0.48	3.20	-0.48	19.62
United States Real Estate **	USD	2,674.40	3.99	1.08	-15.16	98.26	-0.25	5.66	-0.25	40.50
United States FTSE	USD	789.03	3.27	0.91	-5.27	53.93	-0.39	3.06	-0.39	19.81
United States JP Morgan Bonds	USD	465.85	-NA-	5.41	7.07	1.91	2.02	0.40	2.02	5.95
Canada Real Estate **	CAD	3,334.38	6.11	5.40	-8.48	81.04	5.54	3.53	5.54	23.36
Canada FTSE	CAD	754.82	3.86	7.58	-0.54	44.45	-1.45	4.94	-1.45	20.03
Canada JP Morgan Bonds	CAD	587.81	-NA-	5.35	5.79	1.51	1.69	-0.04	1.69	4.80

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 214.

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Nth America (%) Weight 26-Feb
Simon Property Group *	Rental	Retail	US	16,325	8.54
Vornado Realty Trust *	Rental	Diversified	US	8,656	4.53
Public Storage *	Rental	Self Storage	US	7,687	4.02
Equity Residential Props *	Rental	Residential	US	7,301	3.82
Boston Properties *	Rental	Office	US	6,896	3.61
HCP *	Rental	Health Care	US	6,181	3.23
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	5,284	2.77
Ventas *	Rental	Health Care	US	5,068	2.65
Avalonbay Communities *	Rental	Residential	US	4,858	2.54
Prologis *	Non-Rental	Industrial	US	4,470	2.34
Kimco Realty *	Rental	Retail	US	4,089	2.14
Brookfield Props	Rental	Office	CA	3,839	2.01
Health Care REIT *	Rental	Health Care	US	3,818	2.00
Riocan Real Estate *	Rental	Retail	CA	3,171	1.66
Federal Realty Inv *	Rental	Retail	US	3,078	1.61
SL Green Realty *	Rental	Office	US	2,874	1.50
Digital Realty Trust *	Rental	Specialty	US	2,868	1.50
Nationwide Health Props *	Rental	Health Care	US	2,729	1.43
AMB Property *	Rental	Industrial	US	2,608	1.36
The Macerich Company *	Rental	Retail	US	2,564	1.34

Country Breakdown:

Country Index	Number of Constituents 26-Feb	Free Float Mkt Cap (EUR m) 26-Feb	Free Float Nth America (%) Weight 26-Feb
EPRA/NAREIT United States	102	172,104	90.06%
EPRA/NAREIT Canada	19	18,986	9.94%
EPRA/NAREIT North America	**121**	**191,090**	**100.00%**

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-10	Dividend Return Feb-10	Total Return Feb-10
Developers Diversified *	Rental	Retail	US	28.61	0.00	28.61
Taubman Centers *	Rental	Retail	US	22.33	0.00	22.33
CBL & Associates Props *	Rental	Retail	US	18.90	0.00	18.90
DuPont Fabros Technology *	Rental	Specialty	US	17.93	0.00	17.93
The Macerich Company *	Rental	Retail	US	17.57	0.00	17.57
Orient Express Hotel	Rental	Lodging/Resorts	US	17.11	0.00	17.11
Brookfield Props	Rental	Office	CA	14.96	1.09	16.06
Corrections Corp of America	Rental	Specialty	US	14.38	0.00	14.38
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	14.01	0.00	14.01
Agree Realty Corp *	Rental	Retail	US	12.61	0.00	12.61
Equity Residential Props *	Rental	Residential	US	12.57	0.00	12.57
SL Green Realty *	Rental	Office	US	12.24	0.00	12.24
Pennsylvania Real Estate *	Rental	Retail	US	12.17	0.00	12.17
Mid-America Apartment *	Rental	Residential	US	10.70	0.00	10.70
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	10.47	0.00	10.47
Weingarten Realty *	Rental	Retail	US	10.28	0.00	10.28
Equity One Inc *	Rental	Retail	US	10.27	0.00	10.27
Kimco Realty *	Rental	Retail	US	10.06	0.00	10.06
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	9.83	0.00	9.83
Entertainment Props *	Rental	Specialty	US	9.48	0.00	9.48

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-10	Dividend Return Feb-10	Total Return Feb-10
Health Care REIT *	Rental	Health Care	US	-1.49	0.00	-1.49
Pebblebrook Hotel Trust	Rental	Lodging/Resorts	US	-1.75	0.00	-1.75
Kilroy Realty *	Rental	Office	US	-1.94	0.00	-1.94
Duke Realty Corp *	Rental	Office Mixed	US	-1.94	0.00	-1.94
Allied Properties REIT *	Rental	Office	CA	-2.55	0.56	-1.99
H & R Real Estate *	Rental	Diversified	CA	-2.50	0.36	-2.14
Morguard REIT *	Rental	Diversified	CA	-2.71	0.56	-2.14
Innvest REIT *	Rental	Lodging/Resorts	CA	-3.09	0.72	-2.38
Artis Real Estate Investment	Rental	Diversified	CA	-2.50	0.00	-2.50
First Capital Realty	Rental	Retail	CA	-3.05	0.00	-3.05
Northern Property REIT*	Rental	Residential	CA	-3.85	0.54	-3.31
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	-3.67	0.00	-3.67
Highwoods Properties *	Rental	Office	US	-3.84	0.00	-3.84
Winthrop Realty Trust	Rental	Diversified	US	-4.66	0.00	-4.66
Cedar Shopping Centers *	Rental	Retail	US	-5.59	0.00	-5.59
U-Store-It Trust *	Rental	Self Storage	US	-5.92	0.00	-5.92
Cousins Properties *	Non-Rental	Diversified	US	-6.14	0.00	-6.14
Eastgroup Properties *	Rental	Industrial	US	-6.17	0.00	-6.17
Sovran Self Storage *	Rental	Self Storage	US	-6.40	0.00	-6.40
Parkway Properties *	Rental	Office	US	-20.31	0.00	-20.31

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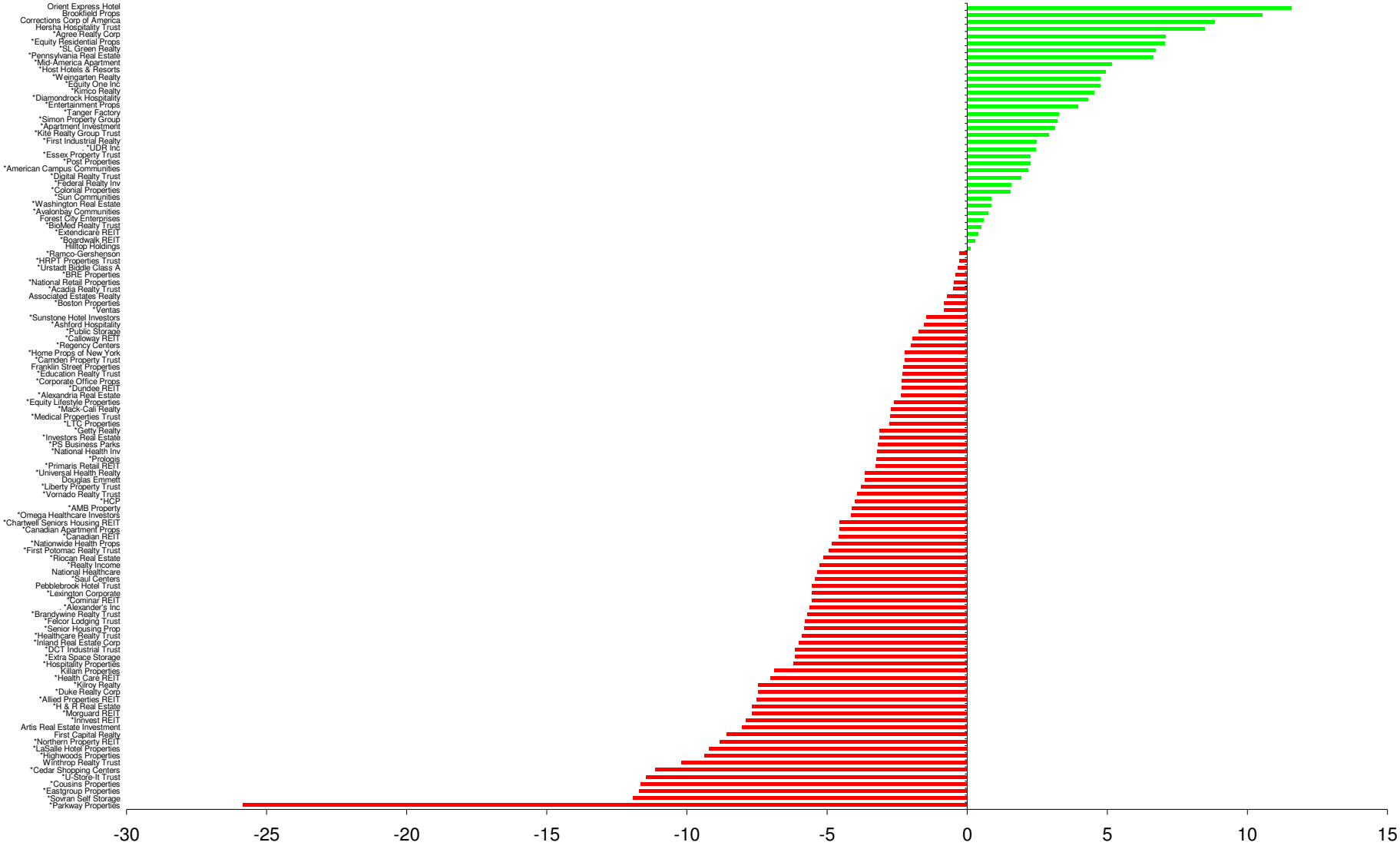
Graph 21: Total Return Performance relative to Regional Developed Index - North America



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Section 6

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

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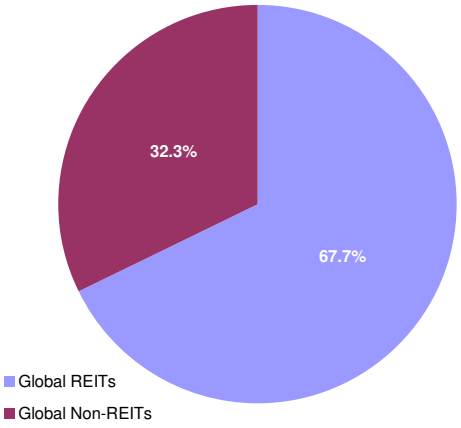
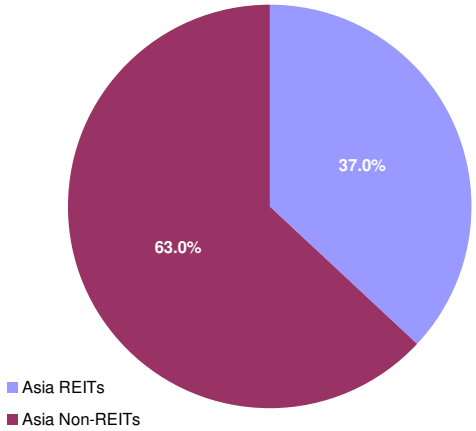
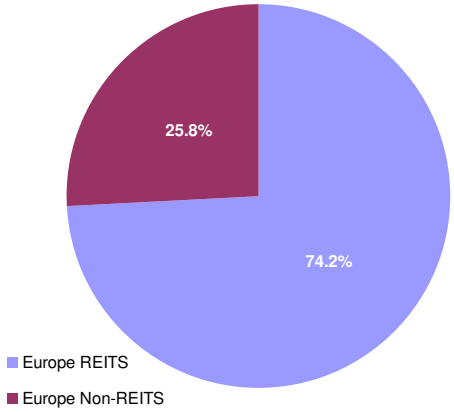
Graph 22: Global Developed Market Cap Breakdown REIT/Non-REIT



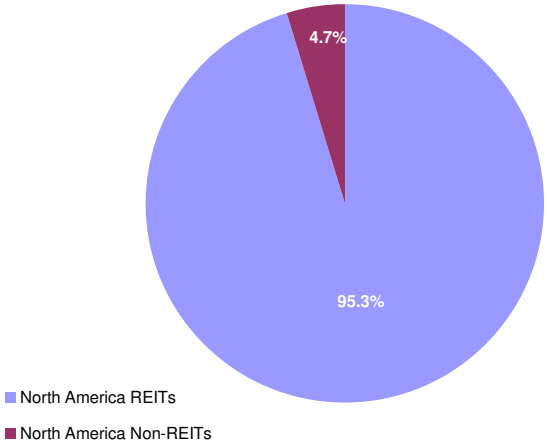
Graph 23: Asia Developed Market Cap Breakdown REIT/Non-REIT



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



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



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

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Global REITs	EUR	693.50	309,159.07	67.70	5.14	-NA-	-16.35	70.87	3.31	4.70	3.31	29.39
Global Non-REITs	EUR	831.94	147,473.94	32.30	1.95	-NA-	-14.20	73.03	-0.32	5.45	-0.32	28.64
Global ex Asia REITs	EUR	679.67	239,389.02	89.23	4.51	-NA-	-16.19	75.39	2.73	4.80	2.73	32.94
Global ex Asia Non-REITs	EUR	550.13	28,908.45	10.77	2.62	-NA-	-26.15	70.88	3.98	5.24	3.98	30.50
Global ex Europe REITs	EUR	717.55	251,874.09	93.88	5.13	-NA-	-15.52	76.39	5.24	6.38	5.24	31.00
Global ex Europe Non-REITs	EUR	905.78	127,551.20	47.54	1.83	-NA-	-10.57	75.17	-0.60	6.08	-0.60	30.63
Global ex US REITs	EUR	610.74	141,427.33	52.71	6.39	-NA-	-16.78	57.19	1.42	1.58	1.42	22.95
Global ex US Non-REITs	EUR	706.57	143,101.73	53.34	2.01	-NA-	-13.83	72.93	-0.37	5.24	-0.37	28.94
Asia REITs	EUR	747.12	69,770.05	37.05	7.30	-NA-	-16.78	57.27	5.35	4.34	5.35	24.98
Asia Non-REITs	EUR	920.31	118,565.48	62.95	1.79	-NA-	-9.50	73.17	-1.26	5.51	-1.26	31.46
Australia REITs Index	EUR	520.67	43,101.92	22.89	8.13	-NA-	-NA-	74.55	3.27	4.02	3.27	-NA-
Hong Kong REITs Index	EUR	968.71	4,817.12	2.56	5.15	-NA-	-NA-	36.92	4.70	6.69	4.70	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	722.36	14,344.04	7.62	6.21	-NA-	-NA-	20.90	16.02	5.11	16.02	-NA-
Japan Non-REITs Index	EUR	523.99	33,905.20	18.00	1.42	-NA-	-NA-	50.25	4.04	0.43	4.04	-NA-
New Zealand REITs Index	EUR	841.31	412.71	0.22	7.67	-NA-	-NA-	43.58	-2.02	0.88	-2.02	-NA-
Singapore REITs Index	EUR	960.10	7,094.26	3.77	5.93	-NA-	-NA-	88.33	0.08	3.44	0.08	-NA-
Singapore Non-REITs Index	EUR	986.14	14,586.53	7.74	1.41	-NA-	-NA-	112.32	-5.39	-1.00	-5.39	-NA-

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

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

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe REITS	EUR	646.37	57,284.98	74.20	5.21	-NA-	-19.93	49.51	-4.37	-2.08	-4.37	25.87
Europe Non-REITS	EUR	513.94	19,922.74	25.80	2.74	-NA-	-27.43	59.21	1.94	1.61	1.94	30.44
Austria Non-REITs Index	EUR	239.67	1,323.20	1.71	0.00	-NA-	-NA-	128.54	-6.70	-4.02	-6.70	-NA-
Belgium REITs Index	EUR	1,029.39	2,913.98	3.77	7.82	-NA-	-NA-	11.19	-0.71	1.12	-0.71	-NA-
Finland Non-REITs Index	EUR	743.59	1,227.35	1.59	1.10	-NA-	-NA-	69.45	-0.17	-0.56	-0.17	-NA-
France REITs Index	EUR	1,068.67	23,281.99	30.16	5.39	-NA-	-NA-	55.47	-2.44	-3.09	-2.44	-NA-
Germany REITs Index	EUR	661.16	226.80	0.29	6.42	-NA-	-NA-	89.29	8.00	-0.67	8.00	-NA-
Germany Non-REITs Index	EUR	402.37	2,710.57	3.51	4.63	-NA-	-NA-	46.16	0.20	-1.82	0.20	-NA-
Greece REITs Index	EUR	669.94	136.70	0.18	6.96	-NA-	-NA-	24.67	-10.00	2.33	-10.00	-NA-
Greece Non-REITs Index	EUR	330.27	174.53	0.23	0.00	-NA-	-NA-	-3.91	-17.40	-8.63	-17.40	-NA-
Italy REITs Index	EUR	644.54	190.37	0.25	2.27	-NA-	-NA-	48.69	-1.28	4.77	-1.28	-NA-
Italy Non-REITs Index	EUR	418.61	256.56	0.33	1.49	-NA-	-NA-	11.50	16.52	11.02	16.52	-NA-
Netherlands REITs Index	EUR	973.88	7,692.21	9.96	6.88	-NA-	-NA-	51.44	-1.56	0.99	-1.56	-NA-
Norway Non-REITs Index	EUR	178.88	640.62	0.83	0.00	-NA-	-NA-	153.12	-13.23	-14.37	-13.23	-NA-
Sweden Non-REITs Index	EUR	782.01	4,478.23	5.80	3.95	-NA-	-NA-	63.28	8.08	9.38	8.08	-NA-
Switzerland Non-REITs Index	EUR	1,039.71	4,341.08	5.62	2.29	-NA-	-NA-	41.51	8.42	3.73	8.42	-NA-
UK REITs	EUR	217.44	22,842.93	29.59	0.00	-NA-	-31.85	48.30	-7.64	-2.53	-7.64	33.71
UK Non-REITs	EUR	191.04	3,829.99	4.96	0.00	-NA-	-36.25	85.01	-3.46	-1.76	-3.46	39.67
Canada REITs Index	EUR	974.21	14,372.31	7.52	6.66	-NA-	-NA-	92.97	7.91	3.61	7.91	-NA-
Canada Non-REITs Index	EUR	579.87	4,613.51	2.41	4.40	-NA-	-NA-	159.93	17.26	15.56	17.26	-NA-
United States REITs Index	EUR	580.45	167,731.74	87.78	4.09	-NA-	-NA-	84.74	4.96	7.49	4.96	-NA-
United States Non-REITs Index	EUR	525.39	4,372.21	2.29	0.18	-NA-	-NA-	74.87	1.27	12.78	1.27	-NA-

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Global REITs	USD	796.59	421,910.41	67.70	5.14	-NA-	-15.44	83.60	-1.73	2.80	-1.73	32.96
Global Non-REITs	USD	955.64	201,258.17	32.30	1.95	-NA-	-13.26	85.93	-5.18	3.54	-5.18	34.05
Global ex Asia REITs	USD	780.68	326,694.99	89.23	4.51	-NA-	-15.28	88.45	-2.29	2.90	-2.29	36.29
Global ex Asia Non-REITs	USD	631.91	39,451.46	10.77	2.62	-NA-	-25.35	83.61	-1.10	3.33	-1.10	34.95
Global ex Europe REITs	USD	824.25	343,733.41	93.88	5.13	-NA-	-14.59	89.54	0.10	4.44	0.10	34.43
Global ex Europe Non-REITs	USD	1,040.48	174,069.55	47.54	1.83	-NA-	-9.59	88.23	-5.45	4.15	-5.45	35.68
Global ex US REITs	USD	831.56	193,006.34	52.71	6.39	-NA-	-15.87	68.91	-3.53	-0.27	-3.53	27.03
Global ex US Non-REITs	USD	962.04	195,291.40	53.34	2.01	-NA-	-12.89	85.82	-5.23	3.33	-5.23	34.38
Asia REITs	USD	858.30	95,215.41	37.05	7.30	-NA-	-15.87	68.98	0.20	2.44	0.20	28.82
Asia Non-REITs	USD	1,057.16	161,806.71	62.95	1.79	-NA-	-8.51	86.08	-6.08	3.59	-6.08	36.51
Australia REITs Index	USD	708.93	58,821.34	22.89	8.13	-NA-	-NA-	87.55	-1.77	2.13	-1.77	-NA-
Hong Kong REITs Index	USD	1,318.96	6,573.94	2.56	5.15	-NA-	-NA-	47.12	-0.41	4.75	-0.41	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	983.54	19,575.35	7.62	6.21	-NA-	-NA-	29.91	10.36	3.20	10.36	-NA-
Japan Non-REITs Index	USD	713.44	46,270.54	18.00	1.42	-NA-	-NA-	61.44	-1.04	-1.39	-1.04	-NA-
New Zealand REITs Index	USD	1,145.50	563.22	0.22	7.67	-NA-	-NA-	54.28	-6.80	-0.95	-6.80	-NA-
Singapore REITs Index	USD	1,307.23	9,681.56	3.77	5.93	-NA-	-NA-	102.36	-4.80	1.56	-4.80	-NA-
Singapore Non-REITs Index	USD	1,342.70	19,906.29	7.74	1.41	-NA-	-NA-	128.14	-10.00	-2.80	-10.00	-NA-

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Europe REITS	USD	619.30	78,177.00	74.20	5.21	-NA-	-22.76	52.63	-9.26	-3.97	-9.26	29.18
Europe Non-REITS	USD	523.23	27,188.62	25.80	2.74	-NA-	-29.07	64.43	-3.14	-0.33	-3.14	35.53
Austria Non-REITs Index	USD	275.29	1,805.78	1.71	0.00	-NA-	-NA-	145.58	-11.26	-5.76	-11.26	-NA-
Belgium REITs Index	USD	1,180.12	3,976.71	3.77	7.82	-NA-	-NA-	19.41	-5.55	-0.71	-5.55	-NA-
Finland Non-REITs Index	USD	854.39	1,674.97	1.59	1.10	-NA-	-NA-	82.14	-5.04	-2.37	-5.04	-NA-
France REITs Index	USD	1,227.18	31,773.01	30.16	5.39	-NA-	-NA-	67.04	-7.20	-4.85	-7.20	-NA-
Germany REITs Index	USD	760.21	309.51	0.29	6.42	-NA-	-NA-	103.48	2.73	-2.48	2.73	-NA-
Germany Non-REITs Index	USD	462.28	3,699.13	3.51	4.63	-NA-	-NA-	57.06	-4.69	-3.60	-4.69	-NA-
Greece REITs Index	USD	771.50	186.56	0.18	6.96	-NA-	-NA-	34.33	-14.39	0.47	-14.39	-NA-
Greece Non-REITs Index	USD	379.36	238.18	0.23	0.00	-NA-	-NA-	3.25	-21.43	-10.29	-21.43	-NA-
Italy REITs Index	USD	740.18	259.80	0.25	2.27	-NA-	-NA-	59.72	-6.10	2.86	-6.10	-NA-
Italy Non-REITs Index	USD	481.00	350.12	0.33	1.49	-NA-	-NA-	19.83	10.83	9.00	10.83	-NA-
Netherlands REITs Index	USD	1,118.79	10,497.58	9.96	6.88	-NA-	-NA-	62.73	-6.37	-0.85	-6.37	-NA-
Norway Non-REITs Index	USD	243.55	874.26	0.83	0.00	-NA-	-NA-	171.97	-17.47	-15.92	-17.47	-NA-
Sweden Non-REITs Index	USD	1,064.75	6,111.46	5.80	3.95	-NA-	-NA-	75.45	2.80	7.39	2.80	-NA-
Switzerland Non-REITs Index	USD	1,415.63	5,924.29	5.62	2.29	-NA-	-NA-	52.05	3.13	1.85	3.13	-NA-
UK REITs	USD	296.06	31,173.82	29.59	0.00	-NA-	-31.10	59.36	-12.15	-4.30	-12.15	35.52
UK Non-REITs	USD	260.11	5,226.80	4.96	0.00	-NA-	-35.55	98.80	-8.18	-3.54	-8.18	41.74
Canada REITs Index	USD	1,326.45	19,613.94	7.52	6.66	-NA-	-NA-	107.35	2.64	1.73	2.64	-NA-
Canada Non-REITs Index	USD	789.53	6,296.07	2.41	4.40	-NA-	-NA-	179.29	11.54	13.47	11.54	-NA-
United States REITs Index	USD	790.32	228,904.06	87.78	4.09	-NA-	-NA-	98.51	-0.16	5.54	-0.16	-NA-
United States Non-REITs Index	USD	715.36	5,966.77	2.29	0.18	-NA-	-NA-	87.91	-3.67	10.73	-3.67	-NA-

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Global REITs	GBP	843.27	277,136.07	67.70	5.14	-NA-	-8.01	71.89	4.24	8.20	4.24	31.71
Global Non-REITs	GBP	1,011.64	132,198.44	32.30	1.95	-NA-	-5.64	74.07	0.58	8.98	0.58	29.62
Global ex Asia REITs	GBP	826.43	214,592.87	89.23	4.51	-NA-	-7.84	76.44	3.65	8.30	3.65	35.31
Global ex Asia Non-REITs	GBP	668.93	25,914.09	10.77	2.62	-NA-	-18.79	71.91	4.91	8.75	4.91	33.33
Global ex Europe REITs	GBP	872.54	225,784.73	93.88	5.13	-NA-	-7.09	77.45	6.18	9.93	6.18	33.51
Global ex Europe Non-REITs	GBP	1,101.45	114,339.32	47.54	1.83	-NA-	-1.65	76.23	0.29	9.63	0.29	31.10
Global ex US REITs	GBP	880.29	126,778.15	52.71	6.39	-NA-	-8.48	58.14	2.33	4.98	2.33	24.36
Global ex US Non-REITs	GBP	1,018.41	128,279.11	53.34	2.01	-NA-	-5.24	73.97	0.53	8.76	0.53	29.91
Asia REITs	GBP	908.60	62,543.20	37.05	7.30	-NA-	-8.48	58.21	6.28	7.83	6.28	26.89
Asia Non-REITs	GBP	1,119.11	106,284.35	62.95	1.79	-NA-	-0.48	74.22	-0.37	9.04	-0.37	31.90
Australia REITs Index	GBP	750.47	38,637.38	22.89	8.13	-NA-	-NA-	75.60	4.20	7.50	4.20	-NA-
Hong Kong REITs Index	GBP	1,396.25	4,318.16	2.56	5.15	-NA-	-NA-	37.74	5.64	10.26	5.64	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	1,041.18	12,858.27	7.62	6.21	-NA-	-NA-	21.63	17.06	8.63	17.06	-NA-
Japan Non-REITs Index	GBP	755.25	30,393.27	18.00	1.42	-NA-	-NA-	51.15	4.97	3.79	4.97	-NA-
New Zealand REITs Index	GBP	1,212.62	369.96	0.22	7.67	-NA-	-NA-	44.45	-1.14	4.26	-1.14	-NA-
Singapore REITs Index	GBP	1,383.83	6,359.43	3.77	5.93	-NA-	-NA-	89.46	0.98	6.90	0.98	-NA-
Singapore Non-REITs Index	GBP	1,421.38	13,075.64	7.74	1.41	-NA-	-NA-	113.60	-4.54	2.31	-4.54	-NA-

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

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

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe REITS	GBP	785.85	51,351.34	74.20	5.21	-NA-	-11.95	50.40	-3.52	1.20	-3.52	27.14
Europe Non-REITS	GBP	624.90	17,859.12	25.80	2.74	-NA-	-20.19	60.17	2.85	5.01	2.85	34.25
Austria Non-REITs Index	GBP	291.42	1,186.14	1.71	0.00	-NA-	-NA-	129.92	-5.87	-0.81	-5.87	-NA-
Belgium REITs Index	GBP	1,249.28	2,612.14	3.77	7.82	-NA-	-NA-	11.80	0.18	4.50	0.18	-NA-
Finland Non-REITs Index	GBP	904.46	1,100.22	1.59	1.10	-NA-	-NA-	70.53	0.73	2.76	0.73	-NA-
France REITs Index	GBP	1,299.09	20,870.42	30.16	5.39	-NA-	-NA-	56.39	-1.57	0.15	-1.57	-NA-
Germany REITs Index	GBP	804.76	203.31	0.29	6.42	-NA-	-NA-	90.51	8.97	2.65	8.97	-NA-
Germany Non-REITs Index	GBP	489.37	2,429.81	3.51	4.63	-NA-	-NA-	47.05	1.09	1.46	1.09	-NA-
Greece REITs Index	GBP	816.71	122.54	0.18	6.96	-NA-	-NA-	25.77	-9.19	5.75	-9.19	-NA-
Greece Non-REITs Index	GBP	401.59	156.45	0.23	0.00	-NA-	-NA-	-3.33	-16.66	-5.57	-16.66	-NA-
Italy REITs Index	GBP	783.56	170.65	0.25	2.27	-NA-	-NA-	49.54	-0.40	8.27	-0.40	-NA-
Italy Non-REITs Index	GBP	509.19	229.98	0.33	1.49	-NA-	-NA-	12.19	17.57	14.73	17.57	-NA-
Netherlands REITs Index	GBP	1,184.35	6,895.44	9.96	6.88	-NA-	-NA-	52.36	-0.68	4.37	-0.68	-NA-
Norway Non-REITs Index	GBP	257.82	574.27	0.83	0.00	-NA-	-NA-	154.64	-12.46	-11.50	-12.46	-NA-
Sweden Non-REITs Index	GBP	1,127.15	4,014.37	5.80	3.95	-NA-	-NA-	64.26	9.05	13.03	9.05	-NA-
Switzerland Non-REITs Index	GBP	1,498.59	3,891.43	5.62	2.29	-NA-	-NA-	42.36	9.39	7.20	9.39	-NA-
UK REITs	GBP	380.66	20,476.84	29.59	0.00	-NA-	-25.05	49.20	-6.81	0.73	-6.81	32.54
UK Non-REITs	GBP	334.47	3,433.27	4.96	0.00	-NA-	-29.89	86.13	-2.60	1.53	-2.60	37.99
Canada REITs Index	GBP	1,404.18	12,883.61	7.52	6.66	-NA-	-NA-	94.13	8.88	7.07	8.88	-NA-
Canada Non-REITs Index	GBP	835.79	4,135.63	2.41	4.40	-NA-	-NA-	161.49	18.31	19.43	18.31	-NA-
United States REITs Index	GBP	836.64	150,357.92	87.78	4.09	-NA-	-NA-	85.85	5.90	11.09	5.90	-NA-
United States Non-REITs Index	GBP	757.28	3,919.33	2.29	0.18	-NA-	-NA-	75.93	2.18	16.55	2.18	-NA-

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

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs	JPY	691.60	37,493,068.38	67.70	5.14	-NA-	-23.17	66.75	-6.20	0.77	-6.20	34.56
Global Non-REITs	JPY	829.69	17,884,807.29	32.30	1.95	-NA-	-21.19	68.86	-9.49	1.49	-9.49	36.48
Global ex Asia REITs	JPY	677.79	29,031,750.73	89.23	4.51	-NA-	-23.02	71.15	-6.73	0.86	-6.73	37.48
Global ex Asia Non-REITs	JPY	548.62	3,505,854.15	10.77	2.62	-NA-	-32.17	66.76	-5.59	1.28	-5.59	36.57
Global ex Europe REITs	JPY	715.61	30,545,869.59	93.88	5.13	-NA-	-22.40	72.14	-4.45	2.38	-4.45	35.98
Global ex Europe Non-REITs	JPY	903.34	15,468,690.16	47.54	1.83	-NA-	-17.86	70.95	-9.75	2.09	-9.75	38.26
Global ex US REITs	JPY	721.96	17,151,508.82	52.71	6.39	-NA-	-23.56	53.41	-7.92	-2.24	-7.92	29.45
Global ex US Non-REITs	JPY	835.25	17,354,570.13	53.34	2.01	-NA-	-20.86	68.76	-9.54	1.29	-9.54	36.78
Asia REITs	JPY	745.18	8,461,317.66	37.05	7.30	-NA-	-23.56	53.47	-4.35	0.42	-4.35	31.17
Asia Non-REITs	JPY	917.83	14,378,953.14	62.95	1.79	-NA-	-16.88	69.00	-10.35	1.55	-10.35	38.98
Australia REITs Index	JPY	615.50	5,227,158.25	22.89	8.13	-NA-	-NA-	70.34	-6.23	0.11	-6.23	-NA-
Hong Kong REITs Index	JPY	1,145.13	584,193.16	2.56	5.15	-NA-	-NA-	33.62	-4.93	2.68	-4.93	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	733.96	1,739,563.84	7.62	6.21	-NA-	-NA-	17.98	5.34	1.16	5.34	-NA-
Japan Non-REITs Index	JPY	532.29	4,111,831.37	18.00	1.42	-NA-	-NA-	46.62	-5.54	-3.34	-5.54	-NA-
New Zealand REITs Index	JPY	994.52	50,050.73	0.22	7.67	-NA-	-NA-	40.12	-11.04	-2.91	-11.04	-NA-
Singapore REITs Index	JPY	1,134.95	860,351.68	3.77	5.93	-NA-	-NA-	83.79	-9.13	-0.44	-9.13	-NA-
Singapore Non-REITs Index	JPY	1,165.74	1,768,972.30	7.74	1.41	-NA-	-NA-	107.21	-14.09	-4.72	-14.09	-NA-

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

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe REITS	JPY	644.51	6,947,198.79	74.20	5.21	-NA-	-26.46	45.90	-13.17	-5.76	-13.17	31.46
Europe Non-REITS	JPY	512.51	2,416,117.13	25.80	2.74	-NA-	-33.35	55.37	-7.45	-2.21	-7.45	36.94
Austria Non-REITs Index	JPY	239.01	160,470.27	1.71	0.00	-NA-	-NA-	123.04	-15.29	-7.62	-15.29	-NA-
Belgium REITs Index	JPY	1,024.59	353,390.70	3.77	7.82	-NA-	-NA-	8.45	-9.85	-2.67	-9.85	-NA-
Finland Non-REITs Index	JPY	741.79	148,846.15	1.59	1.10	-NA-	-NA-	65.42	-9.36	-4.30	-9.36	-NA-
France REITs Index	JPY	1,065.44	2,823,508.36	30.16	5.39	-NA-	-NA-	51.71	-11.42	-6.73	-11.42	-NA-
Germany REITs Index	JPY	660.02	27,505.02	0.29	6.42	-NA-	-NA-	84.81	-1.94	-4.40	-1.94	-NA-
Germany Non-REITs Index	JPY	401.35	328,722.76	3.51	4.63	-NA-	-NA-	42.65	-9.02	-5.51	-9.02	-NA-
Greece REITs Index	JPY	669.82	16,578.33	0.18	6.96	-NA-	-NA-	22.00	-18.28	-1.51	-18.28	-NA-
Greece Non-REITs Index	JPY	329.36	21,165.85	0.23	0.00	-NA-	-NA-	-6.23	-25.00	-12.06	-25.00	-NA-
Italy REITs Index	JPY	642.63	23,087.47	0.25	2.27	-NA-	-NA-	45.06	-10.37	0.83	-10.37	-NA-
Italy Non-REITs Index	JPY	417.61	31,113.58	0.33	1.49	-NA-	-NA-	8.83	5.80	6.85	5.80	-NA-
Netherlands REITs Index	JPY	971.34	932,867.42	9.96	6.88	-NA-	-NA-	47.80	-10.62	-2.80	-10.62	-NA-
Norway Non-REITs Index	JPY	211.45	77,691.38	0.83	0.00	-NA-	-NA-	147.02	-21.22	-17.58	-21.22	-NA-
Sweden Non-REITs Index	JPY	924.42	543,094.56	5.80	3.95	-NA-	-NA-	59.34	-1.87	5.27	-1.87	-NA-
Switzerland Non-REITs Index	JPY	1,229.06	526,461.88	5.62	2.29	-NA-	-NA-	38.10	-1.56	-0.16	-1.56	-NA-
UK REITs	JPY	257.04	2,770,261.50	29.59	0.00	-NA-	-37.40	44.73	-16.14	-6.19	-16.14	37.96
UK Non-REITs	JPY	225.83	464,479.17	4.96	0.00	-NA-	-41.44	80.55	-12.35	-5.45	-12.35	43.33
Canada REITs Index	JPY	1,151.63	1,742,992.36	7.52	6.66	-NA-	-NA-	88.32	-2.02	-0.28	-2.02	-NA-
Canada Non-REITs Index	JPY	685.47	559,499.87	2.41	4.40	-NA-	-NA-	153.66	6.47	11.23	6.47	-NA-
United States REITs Index	JPY	686.16	20,341,559.57	87.78	4.09	-NA-	-NA-	80.29	-4.70	3.45	-4.70	-NA-
United States Non-REITs Index	JPY	621.08	530,237.15	2.29	0.18	-NA-	-NA-	70.66	-8.05	8.54	-8.05	-NA-

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

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs	AUD	582.09	471,143.13	103.18	5.14	-NA-	-NA-	30.98	-1.31	2.03	-1.31	-NA-
Global Non-REITs	AUD	698.31	224,742.99	49.22	1.95	-NA-	-NA-	32.64	-4.77	2.77	-4.77	-NA-
Global ex Asia REITs	AUD	570.46	364,817.03	135.97	4.51	-NA-	-NA-	34.44	-1.87	2.13	-1.87	-NA-
Global ex Asia Non-REITs	AUD	461.75	44,055.05	16.42	2.62	-NA-	-NA-	30.99	-0.67	2.56	-0.67	-NA-
Global ex Europe REITs	AUD	602.29	383,843.66	143.07	5.13	-NA-	-NA-	35.21	0.53	3.66	0.53	-NA-
Global ex Europe Non-REITs	AUD	760.30	194,381.72	72.45	1.83	-NA-	-NA-	34.28	-5.04	3.38	-5.04	-NA-
Global ex US REITs	AUD	607.64	215,528.25	80.33	6.39	-NA-	-NA-	20.50	-3.12	-1.01	-3.12	-NA-
Global ex US Non-REITs	AUD	702.99	218,079.95	81.28	2.01	-NA-	-NA-	32.56	-4.82	2.56	-4.82	-NA-
Asia REITs	AUD	627.18	106,326.10	56.46	7.30	-NA-	-NA-	20.55	0.63	1.68	0.63	-NA-
Asia Non-REITs	AUD	772.49	180,687.93	95.94	1.79	-NA-	-NA-	32.75	-5.67	2.82	-5.67	-NA-
Australia REITs Index	AUD	578.00	65,685.20	34.88	8.13	-NA-	-NA-	33.73	-1.37	1.35	-1.37	-NA-
Hong Kong REITs Index	AUD	963.79	7,341.05	3.90	5.15	-NA-	-NA-	4.95	0.02	3.97	0.02	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	718.70	21,859.60	11.61	6.21	-NA-	-NA-	-7.32	10.83	2.44	10.83	-NA-
Japan Non-REITs Index	AUD	521.33	51,669.85	27.43	1.42	-NA-	-NA-	15.17	-0.62	-2.13	-0.62	-NA-
New Zealand REITs Index	AUD	837.04	628.94	0.33	7.67	-NA-	-NA-	10.06	-6.40	-1.69	-6.40	-NA-
Singapore REITs Index	AUD	955.22	10,811.30	5.74	5.93	-NA-	-NA-	44.36	-4.40	0.81	-4.40	-NA-
Singapore Non-REITs Index	AUD	981.14	22,229.15	11.80	1.41	-NA-	-NA-	62.76	-9.62	-3.53	-9.62	-NA-

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Europe REITS	AUD	542.45	87,299.47	113.07	5.21	-NA-	-NA-	14.60	-8.65	-4.57	-8.65	-NA-
Europe Non-REITS	AUD	431.35	30,361.27	39.32	2.74	-NA-	-NA-	22.04	-2.62	-0.98	-2.62	-NA-
Austria Non-REITs Index	AUD	201.16	2,016.49	2.61	0.00	-NA-	-NA-	75.20	-10.88	-6.46	-10.88	-NA-
Belgium REITs Index	AUD	862.34	4,440.76	5.75	7.82	-NA-	-NA-	-14.81	-5.15	-1.45	-5.15	-NA-
Finland Non-REITs Index	AUD	624.32	1,870.42	2.42	1.10	-NA-	-NA-	29.94	-4.63	-3.10	-4.63	-NA-
France REITs Index	AUD	896.73	35,480.60	45.95	5.39	-NA-	-NA-	19.16	-6.80	-5.56	-6.80	-NA-
Germany REITs Index	AUD	555.50	345.63	0.45	6.42	-NA-	-NA-	45.16	3.17	-3.20	3.17	-NA-
Germany Non-REITs Index	AUD	337.80	4,130.78	5.35	4.63	-NA-	-NA-	12.05	-4.28	-4.32	-4.28	-NA-
Greece REITs Index	AUD	563.75	208.33	0.27	6.96	-NA-	-NA-	-4.17	-14.03	-0.28	-14.03	-NA-
Greece Non-REITs Index	AUD	277.21	265.97	0.34	0.00	-NA-	-NA-	-26.34	-21.09	-10.95	-21.09	-NA-
Italy REITs Index	AUD	540.87	290.12	0.38	2.27	-NA-	-NA-	13.95	-5.70	2.10	-5.70	-NA-
Italy Non-REITs Index	AUD	351.48	390.98	0.51	1.49	-NA-	-NA-	-14.51	11.31	8.19	11.31	-NA-
Netherlands REITs Index	AUD	817.53	11,722.54	15.18	6.88	-NA-	-NA-	16.10	-5.96	-1.58	-5.96	-NA-
Norway Non-REITs Index	AUD	177.97	976.28	1.26	0.00	-NA-	-NA-	94.04	-17.11	-16.55	-17.11	-NA-
Sweden Non-REITs Index	AUD	778.04	6,824.60	8.84	3.95	-NA-	-NA-	25.17	3.25	6.59	3.25	-NA-
Switzerland Non-REITs Index	AUD	1,034.44	6,615.59	8.57	2.29	-NA-	-NA-	8.48	3.57	1.09	3.57	-NA-
UK REITs	AUD	216.34	34,811.49	45.09	0.00	-NA-	-NA-	13.68	-11.77	-5.01	-11.77	-NA-
UK Non-REITs	AUD	190.07	5,836.71	7.56	0.00	-NA-	-NA-	41.82	-7.78	-4.26	-7.78	-NA-
Canada REITs Index	AUD	969.27	21,902.69	11.46	6.66	-NA-	-NA-	47.92	3.09	0.97	3.09	-NA-
Canada Non-REITs Index	AUD	576.93	7,030.75	3.68	4.40	-NA-	-NA-	99.25	12.02	12.62	12.02	-NA-
United States REITs Index	AUD	577.51	255,614.88	133.77	4.09	-NA-	-NA-	41.62	0.27	4.75	0.27	-NA-
United States Non-REITs Index	AUD	522.73	6,663.03	3.49	0.18	-NA-	-NA-	34.05	-3.26	9.91	-3.26	-NA-

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Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs	EUR	564.63	309,159.07	67.70	0.00	-NA-	-20.78	61.42	2.55	4.16	2.55	29.17
Global Non-REITs	EUR	766.46	147,473.94	32.30	0.00	-NA-	-16.06	68.99	-0.39	5.38	-0.39	28.53
Global ex Asia REITs	EUR	560.47	239,389.02	52.42	0.00	-NA-	-20.36	66.39	2.20	4.49	2.20	32.65
Global ex Asia Non-REITs	EUR	492.54	28,908.45	6.33	0.00	-NA-	-28.39	64.89	3.76	5.02	3.76	30.24
Global ex Europe REITs	EUR	580.92	251,874.09	55.16	0.00	-NA-	-20.12	66.43	4.34	5.73	4.34	30.90
Global ex Europe Non-REITs	EUR	843.04	127,551.20	27.93	0.00	-NA-	-12.29	71.41	-0.66	6.01	-0.66	30.56
Global ex US REITs	EUR	487.49	141,427.33	30.97	0.00	-NA-	-21.54	47.47	0.46	0.86	0.46	22.69
Global ex US Non-REITs	EUR	649.31	143,101.73	31.34	0.00	-NA-	-15.76	68.78	-0.44	5.17	-0.44	28.83
Asia REITs	EUR	582.29	69,770.05	37.05	0.00	-NA-	-22.08	46.31	3.76	3.06	3.76	24.92
Asia Non-REITs	EUR	856.21	118,565.48	62.95	0.00	-NA-	-11.24	69.48	-1.29	5.47	-1.29	31.37
Australia REITs Index	EUR	394.05	43,101.92	22.89	0.00	-NA-	-NA-	61.65	1.41	2.14	1.41	-NA-
Hong Kong REITs Index	EUR	798.11	4,817.12	2.56	0.00	-NA-	-NA-	29.15	4.70	6.69	4.70	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	602.01	14,344.04	7.62	0.00	-NA-	-NA-	13.27	14.75	4.56	14.75	-NA-
Japan Non-REITs Index	EUR	506.98	33,905.20	18.00	0.00	-NA-	-NA-	48.12	4.01	0.41	4.01	-NA-
New Zealand REITs Index	EUR	640.78	412.71	0.22	0.00	-NA-	-NA-	32.38	-2.02	0.88	-2.02	-NA-
Singapore REITs Index	EUR	746.74	7,094.26	3.77	0.00	-NA-	-NA-	75.44	-1.48	3.44	-1.48	-NA-
Singapore Non-REITs Index	EUR	916.45	14,586.53	7.74	0.00	-NA-	-NA-	106.52	-5.39	-1.00	-5.39	-NA-

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Europe REITS	EUR	1,072.91	57,284.98	74.20	0.00	-NA-	-23.60	42.04	-4.61	-2.19	-4.61	25.22
Europe Non-REITS	EUR	1,183.44	19,922.74	25.80	0.00	-NA-	-29.83	53.03	1.84	1.52	1.84	30.21
Austria Non-REITs Index	EUR	234.30	1,323.20	1.71	0.00	-NA-	-NA-	128.54	-6.71	-4.02	-6.71	-NA-
Belgium REITs Index	EUR	789.63	2,913.98	3.77	0.00	-NA-	-NA-	2.45	-0.71	1.12	-0.71	-NA-
Finland Non-REITs Index	EUR	654.43	1,227.35	1.59	0.00	-NA-	-NA-	65.25	-0.17	-0.56	-0.17	-NA-
France REITs Index	EUR	902.74	23,281.99	30.16	0.00	-NA-	-NA-	48.12	-2.44	-3.09	-2.44	-NA-
Germany REITs Index	EUR	554.78	226.80	0.29	0.00	-NA-	-NA-	74.20	8.00	-0.67	8.00	-NA-
Germany Non-REITs Index	EUR	345.36	2,710.57	3.51	0.00	-NA-	-NA-	38.68	0.20	-1.82	0.20	-NA-
Greece REITs Index	EUR	548.14	136.70	0.18	0.00	-NA-	-NA-	15.63	-10.00	2.33	-10.00	-NA-
Greece Non-REITs Index	EUR	322.96	174.53	0.23	0.00	-NA-	-NA-	-3.92	-17.40	-8.63	-17.40	-NA-
Italy REITs Index	EUR	560.78	190.37	0.25	0.00	-NA-	-NA-	43.16	-1.28	4.76	-1.28	-NA-
Italy Non-REITs Index	EUR	384.38	256.56	0.33	0.00	-NA-	-NA-	9.49	16.52	11.02	16.52	-NA-
Netherlands REITs Index	EUR	771.22	7,692.21	9.96	0.00	-NA-	-NA-	39.35	-1.56	0.99	-1.56	-NA-
Norway Non-REITs Index	EUR	152.58	640.62	0.83	0.00	-NA-	-NA-	153.12	-13.23	-14.37	-13.23	-NA-
Sweden Non-REITs Index	EUR	637.82	4,478.23	5.80	0.00	-NA-	-NA-	54.10	8.08	9.37	8.08	-NA-
Switzerland Non-REITs Index	EUR	927.19	4,341.08	5.62	0.00	-NA-	-NA-	36.09	8.42	3.73	8.42	-NA-
UK REITs	EUR	191.96	22,842.93	29.59	0.00	-NA-	-34.60	42.64	-8.19	-2.80	-8.19	33.76
UK Non-REITs	EUR	169.30	3,829.99	4.96	0.00	-NA-	-38.70	79.10	-3.94	-2.21	-3.94	39.69
Canada REITs Index	EUR	731.86	14,372.31	75.70	0.00	-NA-	-NA-	77.92	6.71	3.03	6.71	-NA-
Canada Non-REITs Index	EUR	493.42	4,613.51	24.30	0.00	-NA-	-NA-	146.08	16.19	14.54	16.19	-NA-
United States REITs Index	EUR	479.75	167,731.74	97.46	0.00	-NA-	-NA-	75.62	4.38	7.13	4.38	-NA-
United States Non-REITs Index	EUR	516.57	4,372.21	2.54	0.00	-NA-	-NA-	74.49	1.27	12.78	1.27	-NA-

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Global REITs	USD	648.56	421,910.41	67.70	0.00	-NA-	-19.92	73.45	-2.46	2.27	-2.46	32.70
Global Non-REITs	USD	880.39	201,258.17	32.30	0.00	-NA-	-15.14	81.58	-5.25	3.47	-5.25	33.88
Global ex Asia REITs	USD	643.78	326,694.99	52.42	0.00	-NA-	-19.49	78.78	-2.78	2.59	-2.78	35.95
Global ex Asia Non-REITs	USD	565.75	39,451.46	6.33	0.00	-NA-	-27.61	77.17	-1.31	3.11	-1.31	34.67
Global ex Europe REITs	USD	667.27	343,733.41	55.16	0.00	-NA-	-19.25	78.83	-0.76	3.81	-0.76	34.26
Global ex Europe Non-REITs	USD	968.35	174,069.55	27.93	0.00	-NA-	-11.33	84.18	-5.51	4.08	-5.51	35.53
Global ex US REITs	USD	663.75	193,006.34	30.97	0.00	-NA-	-20.68	58.45	-4.45	-0.97	-4.45	26.81
Global ex US Non-REITs	USD	884.08	195,291.40	31.34	0.00	-NA-	-14.84	81.36	-5.30	3.26	-5.30	34.20
Asia REITs	USD	668.84	95,215.41	37.05	0.00	-NA-	-21.23	57.22	-1.31	1.19	-1.31	28.80
Asia Non-REITs	USD	983.48	161,806.71	62.95	0.00	-NA-	-10.27	82.11	-6.11	3.55	-6.11	36.35
Australia REITs Index	USD	536.53	58,821.34	22.89	0.00	-NA-	-NA-	73.70	-3.54	0.29	-3.54	-NA-
Hong Kong REITs Index	USD	1,086.67	6,573.94	2.56	0.00	-NA-	-NA-	38.77	-0.41	4.75	-0.41	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	819.68	19,575.35	7.62	0.00	-NA-	-NA-	21.72	9.15	2.66	9.15	-NA-
Japan Non-REITs Index	USD	690.29	46,270.54	18.00	0.00	-NA-	-NA-	59.16	-1.06	-1.41	-1.06	-NA-
New Zealand REITs Index	USD	872.46	563.22	0.22	0.00	-NA-	-NA-	42.24	-6.80	-0.95	-6.80	-NA-
Singapore REITs Index	USD	1,016.73	9,681.56	3.77	0.00	-NA-	-NA-	88.51	-6.29	1.56	-6.29	-NA-
Singapore Non-REITs Index	USD	1,247.81	19,906.29	7.74	0.00	-NA-	-NA-	121.92	-10.00	-2.80	-10.00	-NA-

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Europe REITS	USD	742.35	78,177.00	74.20	0.00	-NA-	-19.06	60.65	-9.04	-3.86	-9.04	29.73
Europe Non-REITS	USD	590.31	27,188.62	25.80	0.00	-NA-	-26.64	71.07	-3.04	-0.24	-3.04	35.80
Austria Non-REITs Index	USD	269.13	1,805.78	1.71	0.00	-NA-	-NA-	145.58	-11.26	-5.76	-11.26	-NA-
Belgium REITs Index	USD	907.01	3,976.71	3.77	0.00	-NA-	-NA-	10.09	-5.55	-0.71	-5.55	-NA-
Finland Non-REITs Index	USD	751.70	1,674.97	1.59	0.00	-NA-	-NA-	77.56	-5.04	-2.37	-5.04	-NA-
France REITs Index	USD	1,036.93	31,773.01	30.16	0.00	-NA-	-NA-	59.16	-7.20	-4.85	-7.20	-NA-
Germany REITs Index	USD	637.24	309.51	0.29	0.00	-NA-	-NA-	87.18	2.73	-2.48	2.73	-NA-
Germany Non-REITs Index	USD	396.69	3,699.13	3.51	0.00	-NA-	-NA-	49.01	-4.69	-3.60	-4.69	-NA-
Greece REITs Index	USD	629.61	186.56	0.18	0.00	-NA-	-NA-	24.25	-14.39	0.47	-14.39	-NA-
Greece Non-REITs Index	USD	370.97	238.18	0.23	0.00	-NA-	-NA-	3.25	-21.43	-10.29	-21.43	-NA-
Italy REITs Index	USD	644.14	259.80	0.34	0.00	-NA-	-NA-	53.83	-6.10	2.86	-6.10	-NA-
Italy Non-REITs Index	USD	441.51	350.12	0.33	0.00	-NA-	-NA-	17.64	10.83	9.00	10.83	-NA-
Netherlands REITs Index	USD	885.86	10,497.58	9.96	0.00	-NA-	-NA-	49.73	-6.37	-0.85	-6.37	-NA-
Norway Non-REITs Index	USD	207.75	874.26	0.83	0.00	-NA-	-NA-	172.00	-17.46	-15.92	-17.46	-NA-
Sweden Non-REITs Index	USD	868.44	6,111.46	5.80	0.00	-NA-	-NA-	65.58	2.80	7.39	2.80	-NA-
Switzerland Non-REITs Index	USD	1,262.44	5,924.29	5.62	0.00	-NA-	-NA-	46.23	3.13	1.85	3.13	-NA-
UK REITs	USD	261.36	31,173.82	29.59	0.00	-NA-	-33.89	53.26	-12.68	-4.56	-12.68	35.57
UK Non-REITs	USD	230.52	5,226.80	4.96	0.00	-NA-	-38.03	92.45	-8.63	-3.98	-8.63	41.76
Canada REITs Index	USD	996.47	19,613.94	75.70	0.00	-NA-	-NA-	91.17	1.50	1.16	1.50	-NA-
Canada Non-REITs Index	USD	671.82	6,296.07	24.30	0.00	-NA-	-NA-	164.42	10.52	12.46	10.52	-NA-
United States REITs Index	USD	653.21	228,904.06	97.46	0.00	-NA-	-NA-	88.70	-0.71	5.18	-0.71	-NA-
United States Non-REITs Index	USD	703.34	5,966.77	2.54	0.00	-NA-	-NA-	87.49	-3.67	10.73	-3.67	-NA-

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Global REITs	GBP	686.57	277,136.07	67.70	0.00	-NA-	-12.88	62.39	3.47	7.65	3.47	31.40
Global Non-REITs	GBP	931.98	132,198.44	32.30	0.00	-NA-	-7.69	70.01	0.51	8.90	0.51	29.47
Global ex Asia REITs	GBP	681.50	214,592.87	52.42	0.00	-NA-	-12.42	67.39	3.12	7.98	3.12	34.97
Global ex Asia Non-REITs	GBP	598.90	25,914.09	6.33	0.00	-NA-	-21.25	65.88	4.68	8.54	4.68	33.12
Global ex Europe REITs	GBP	706.37	225,784.73	55.16	0.00	-NA-	-12.16	67.43	5.27	9.27	5.27	33.24
Global ex Europe Non-REITs	GBP	1,025.10	114,339.32	27.93	0.00	-NA-	-3.54	72.44	0.23	9.55	0.23	30.96
Global ex US REITs	GBP	702.64	126,778.15	30.97	0.00	-NA-	-13.72	48.36	1.36	4.23	1.36	24.09
Global ex US Non-REITs	GBP	935.88	128,279.11	31.34	0.00	-NA-	-7.36	69.80	0.45	8.68	0.45	29.76
Asia REITs	GBP	708.03	62,543.20	37.05	0.00	-NA-	-14.31	47.19	4.69	6.50	4.69	26.64
Asia Non-REITs	GBP	1,041.11	106,284.35	62.95	0.00	-NA-	-2.39	70.51	-0.41	9.00	-0.41	31.75
Australia REITs Index	GBP	567.96	38,637.38	22.89	0.00	-NA-	-NA-	62.62	2.32	5.56	2.32	-NA-
Hong Kong REITs Index	GBP	1,150.35	4,318.16	2.56	0.00	-NA-	-NA-	29.93	5.64	10.26	5.64	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	867.71	12,858.27	7.62	0.00	-NA-	-NA-	13.96	15.78	8.06	15.78	-NA-
Japan Non-REITs Index	GBP	730.74	30,393.27	18.00	0.00	-NA-	-NA-	49.02	4.95	3.77	4.95	-NA-
New Zealand REITs Index	GBP	923.58	369.96	0.22	0.00	-NA-	-NA-	33.17	-1.14	4.26	-1.14	-NA-
Singapore REITs Index	GBP	1,076.31	6,359.43	3.77	0.00	-NA-	-NA-	76.50	-0.60	6.90	-0.60	-NA-
Singapore Non-REITs Index	GBP	1,320.93	13,075.64	7.74	0.00	-NA-	-NA-	107.77	-4.54	2.31	-4.54	-NA-

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Europe REITS	GBP	979.66	51,351.34	74.20	0.00	-NA-	-15.98	42.90	-3.75	1.08	-3.75	26.74
Europe Non-REITS	GBP	1,080.58	17,859.12	25.80	0.00	-NA-	-22.84	53.96	2.75	4.91	2.75	34.09
Austria Non-REITs Index	GBP	284.90	1,186.14	1.71	0.00	-NA-	-NA-	129.92	-5.87	-0.81	-5.87	-NA-
Belgium REITs Index	GBP	960.16	2,612.14	3.77	0.00	-NA-	-NA-	3.07	0.18	4.50	0.18	-NA-
Finland Non-REITs Index	GBP	795.75	1,100.22	1.59	0.00	-NA-	-NA-	66.25	0.73	2.76	0.73	-NA-
France REITs Index	GBP	1,097.69	20,870.42	30.16	0.00	-NA-	-NA-	49.02	-1.57	0.15	-1.57	-NA-
Germany REITs Index	GBP	674.58	203.31	0.29	0.00	-NA-	-NA-	75.24	8.97	2.65	8.97	-NA-
Germany Non-REITs Index	GBP	419.94	2,429.81	3.51	0.00	-NA-	-NA-	39.51	1.10	1.46	1.10	-NA-
Greece REITs Index	GBP	666.51	122.54	0.18	0.00	-NA-	-NA-	16.33	-9.19	5.75	-9.19	-NA-
Greece Non-REITs Index	GBP	392.71	156.45	0.23	0.00	-NA-	-NA-	-3.33	-16.66	-5.57	-16.66	-NA-
Italy REITs Index	GBP	681.89	170.65	0.22	0.00	-NA-	-NA-	44.03	-0.40	8.27	-0.40	-NA-
Italy Non-REITs Index	GBP	467.39	229.98	0.33	0.00	-NA-	-NA-	10.15	17.57	14.73	17.57	-NA-
Netherlands REITs Index	GBP	937.77	6,895.44	9.96	0.00	-NA-	-NA-	40.19	-0.68	4.37	-0.68	-NA-
Norway Non-REITs Index	GBP	219.92	574.27	0.83	0.00	-NA-	-NA-	154.65	-12.45	-11.50	-12.45	-NA-
Sweden Non-REITs Index	GBP	919.33	4,014.37	5.80	0.00	-NA-	-NA-	55.03	9.05	13.03	9.05	-NA-
Switzerland Non-REITs Index	GBP	1,336.41	3,891.43	5.62	0.00	-NA-	-NA-	36.91	9.39	7.20	9.39	-NA-
UK REITs	GBP	336.00	20,476.84	29.59	0.00	-NA-	-28.08	43.50	-7.37	0.45	-7.37	32.57
UK Non-REITs	GBP	296.35	3,433.27	4.96	0.00	-NA-	-32.59	80.20	-3.08	1.07	-3.08	37.98
Canada REITs Index	GBP	1,054.86	12,883.61	75.70	0.00	-NA-	-NA-	78.99	7.67	6.47	7.67	-NA-
Canada Non-REITs Index	GBP	711.19	4,135.63	24.30	0.00	-NA-	-NA-	147.57	17.23	18.37	17.23	-NA-
United States REITs Index	GBP	691.49	150,357.92	97.46	0.00	-NA-	-NA-	76.68	5.32	10.71	5.32	-NA-
United States Non-REITs Index	GBP	744.55	3,919.33	2.54	0.00	-NA-	-NA-	75.54	2.18	16.55	2.18	-NA-

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Global REITs	JPY	563.08	37,493,068.38	67.70	0.00	-NA-	-27.24	57.53	-6.89	0.25	-6.89	34.26
Global Non-REITs	JPY	764.35	17,884,807.29	32.30	0.00	-NA-	-22.90	64.92	-9.56	1.42	-9.56	36.32
Global ex Asia REITs	JPY	558.93	29,031,750.73	52.42	0.00	-NA-	-26.85	62.38	-7.20	0.57	-7.20	37.13
Global ex Asia Non-REITs	JPY	491.19	3,505,854.15	6.33	0.00	-NA-	-34.23	60.91	-5.79	1.08	-5.79	36.23
Global ex Europe REITs	JPY	579.33	30,545,869.59	55.16	0.00	-NA-	-26.63	62.42	-5.27	1.76	-5.27	35.78
Global ex Europe Non-REITs	JPY	840.73	15,468,690.16	27.93	0.00	-NA-	-19.44	67.28	-9.81	2.03	-9.81	38.15
Global ex US REITs	JPY	576.27	17,151,508.82	30.97	0.00	-NA-	-27.93	43.91	-8.79	-2.93	-8.79	29.14
Global ex US Non-REITs	JPY	767.56	17,354,570.13	31.34	0.00	-NA-	-22.63	64.72	-9.60	1.22	-9.60	36.61
Asia REITs	JPY	580.69	8,461,317.66	37.05	0.00	-NA-	-28.43	42.78	-5.79	-0.81	-5.79	31.02
Asia Non-REITs	JPY	853.86	14,378,953.14	62.95	0.00	-NA-	-18.47	65.40	-10.38	1.51	-10.38	38.86
Australia REITs Index	JPY	465.81	5,227,158.25	22.89	0.00	-NA-	-NA-	57.75	-7.92	-1.70	-7.92	-NA-
Hong Kong REITs Index	JPY	943.45	584,193.16	2.56	0.00	-NA-	-NA-	26.04	-4.93	2.68	-4.93	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	611.57	1,739,563.84	7.62	0.00	-NA-	-NA-	10.55	4.19	0.64	4.19	-NA-
Japan Non-REITs Index	JPY	515.03	4,111,831.37	18.00	0.00	-NA-	-NA-	44.55	-5.56	-3.36	-5.56	-NA-
New Zealand REITs Index	JPY	757.47	50,050.73	0.22	0.00	-NA-	-NA-	29.18	-11.04	-2.91	-11.04	-NA-
Singapore REITs Index	JPY	882.73	860,351.68	3.77	0.00	-NA-	-NA-	71.21	-10.55	-0.44	-10.55	-NA-
Singapore Non-REITs Index	JPY	1,083.35	1,768,972.30	7.74	0.00	-NA-	-NA-	101.55	-14.09	-4.72	-14.09	-NA-

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

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe REITS	JPY	1,471.50	6,947,198.79	74.20	0.00	-NA-	-29.83	38.62	-13.38	-5.86	-13.38	30.87
Europe Non-REITS	JPY	1,623.09	2,416,117.13	25.80	0.00	-NA-	-35.55	49.34	-7.54	-2.29	-7.54	36.59
Austria Non-REITs Index	JPY	233.66	160,470.27	1.71	0.00	-NA-	-NA-	123.04	-15.29	-7.62	-15.29	-NA-
Belgium REITs Index	JPY	787.47	353,390.70	3.77	0.00	-NA-	-NA-	-0.02	-9.85	-2.67	-9.85	-NA-
Finland Non-REITs Index	JPY	652.63	148,846.15	1.59	0.00	-NA-	-NA-	61.27	-9.36	-4.30	-9.36	-NA-
France REITs Index	JPY	900.27	2,823,508.36	30.16	0.00	-NA-	-NA-	44.55	-11.42	-6.73	-11.42	-NA-
Germany REITs Index	JPY	553.25	27,505.02	0.29	0.00	-NA-	-NA-	70.00	-1.94	-4.40	-1.94	-NA-
Germany Non-REITs Index	JPY	344.41	328,722.76	3.51	0.00	-NA-	-NA-	35.33	-9.02	-5.51	-9.02	-NA-
Greece REITs Index	JPY	546.63	16,578.33	0.18	0.00	-NA-	-NA-	12.85	-18.28	-1.52	-18.28	-NA-
Greece Non-REITs Index	JPY	322.08	21,165.85	0.23	0.00	-NA-	-NA-	-6.23	-25.00	-12.06	-25.00	-NA-
Italy REITs Index	JPY	559.24	23,087.47	29.90	0.00	-NA-	-NA-	39.71	-10.37	0.83	-10.37	-NA-
Italy Non-REITs Index	JPY	383.32	31,113.58	0.33	0.00	-NA-	-NA-	6.85	5.80	6.85	5.80	-NA-
Netherlands REITs Index	JPY	769.11	932,867.42	9.96	0.00	-NA-	-NA-	35.99	-10.62	-2.80	-10.62	-NA-
Norway Non-REITs Index	JPY	180.37	77,691.38	0.83	0.00	-NA-	-NA-	147.01	-21.22	-17.58	-21.22	-NA-
Sweden Non-REITs Index	JPY	753.98	543,094.56	5.80	0.00	-NA-	-NA-	50.39	-1.87	5.27	-1.87	-NA-
Switzerland Non-REITs Index	JPY	1,096.05	526,461.88	5.62	0.00	-NA-	-NA-	32.81	-1.56	-0.16	-1.56	-NA-
UK REITs	JPY	226.92	2,770,261.50	29.59	0.00	-NA-	-39.93	39.20	-16.64	-6.45	-16.64	37.90
UK Non-REITs	JPY	200.14	464,479.17	4.96	0.00	-NA-	-43.70	74.79	-12.78	-5.87	-12.78	43.30
Canada REITs Index	JPY	865.14	1,742,992.36	75.70	0.00	-NA-	-NA-	73.63	-3.11	-0.84	-3.11	-NA-
Canada Non-REITs Index	JPY	583.28	559,499.87	24.30	0.00	-NA-	-NA-	140.16	5.49	10.24	5.49	-NA-
United States REITs Index	JPY	567.12	20,341,559.57	97.46	0.00	-NA-	-NA-	71.38	-5.22	3.10	-5.22	-NA-
United States Non-REITs Index	JPY	610.64	530,237.15	2.54	0.00	-NA-	-NA-	70.28	-8.05	8.54	-8.05	-NA-

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

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global REITs	AUD	473.92	471,143.13	103.18	0.00	-NA-	-NA-	23.74	-2.04	1.51	-2.04	-NA-
Global Non-REITs	AUD	643.32	224,742.99	49.22	0.00	-NA-	-NA-	29.54	-4.84	2.70	-4.84	-NA-
Global ex Asia REITs	AUD	470.42	364,817.03	79.89	0.00	-NA-	-NA-	27.54	-2.37	1.83	-2.37	-NA-
Global ex Asia Non-REITs	AUD	413.41	44,055.05	9.65	0.00	-NA-	-NA-	26.40	-0.88	2.35	-0.88	-NA-
Global ex Europe REITs	AUD	487.59	383,843.66	84.06	0.00	-NA-	-NA-	27.58	-0.33	3.04	-0.33	-NA-
Global ex Europe Non-REITs	AUD	707.60	194,381.72	42.57	0.00	-NA-	-NA-	31.39	-5.11	3.31	-5.11	-NA-
Global ex US REITs	AUD	485.02	215,528.25	47.20	0.00	-NA-	-NA-	13.04	-4.03	-1.70	-4.03	-NA-
Global ex US Non-REITs	AUD	646.02	218,079.95	47.76	0.00	-NA-	-NA-	29.39	-4.89	2.49	-4.89	-NA-
Asia REITs	AUD	488.74	106,326.10	56.46	0.00	-NA-	-NA-	12.16	-0.88	0.44	-0.88	-NA-
Asia Non-REITs	AUD	718.65	180,687.93	95.94	0.00	-NA-	-NA-	29.92	-5.71	2.78	-5.71	-NA-
Australia REITs Index	AUD	437.76	65,685.20	34.88	0.00	-NA-	-NA-	23.91	-3.12	-0.46	-3.12	-NA-
Hong Kong REITs Index	AUD	794.06	7,341.05	3.90	0.00	-NA-	-NA-	-1.00	0.02	3.97	0.02	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	598.96	21,859.60	11.61	0.00	-NA-	-NA-	-13.17	9.62	1.90	9.62	-NA-
Japan Non-REITs Index	AUD	504.41	51,669.85	27.43	0.00	-NA-	-NA-	13.54	-0.64	-2.15	-0.64	-NA-
New Zealand REITs Index	AUD	637.53	628.94	0.33	0.00	-NA-	-NA-	1.47	-6.40	-1.69	-6.40	-NA-
Singapore REITs Index	AUD	742.95	10,811.30	5.74	0.00	-NA-	-NA-	34.49	-5.88	0.81	-5.88	-NA-
Singapore Non-REITs Index	AUD	911.80	22,229.15	11.80	0.00	-NA-	-NA-	58.31	-9.62	-3.53	-9.62	-NA-

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Europe REITS	AUD	1,072.91	87,299.47	113.07	0.00	-NA-	-NA-	8.89	-8.87	-4.68	-8.87	-NA-
Europe Non-REITS	AUD	1,183.44	30,361.27	39.32	0.00	-NA-	-NA-	17.31	-2.72	-1.07	-2.72	-NA-
Austria Non-REITs Index	AUD	196.66	2,016.49	2.61	0.00	-NA-	-NA-	75.20	-10.88	-6.46	-10.88	-NA-
Belgium REITs Index	AUD	662.77	4,440.76	5.75	0.00	-NA-	-NA-	-21.46	-5.15	-1.45	-5.15	-NA-
France REITs Index	AUD	757.71	35,480.60	45.95	0.00	-NA-	-NA-	13.55	-6.80	-5.56	-6.80	-NA-
Finland Non-REITs Index	AUD	549.29	1,870.42	2.42	0.00	-NA-	-NA-	26.68	-4.63	-3.09	-4.63	-NA-
Germany REITs Index	AUD	465.64	345.63	0.45	0.00	-NA-	-NA-	33.53	3.17	-3.20	3.17	-NA-
Germany Non-REITs Index	AUD	289.87	4,130.78	5.35	0.00	-NA-	-NA-	6.30	-4.29	-4.32	-4.29	-NA-
Greece REITs Index	AUD	460.07	208.33	0.27	0.00	-NA-	-NA-	-11.36	-14.03	-0.28	-14.03	-NA-
Greece Non-REITs Index	AUD	271.07	265.97	0.34	0.00	-NA-	-NA-	-26.35	-21.09	-10.96	-21.09	-NA-
Italy REITs Index	AUD	470.69	290.12	0.38	0.00	-NA-	-NA-	9.74	-5.70	2.10	-5.70	-NA-
Italy Non-REITs Index	AUD	322.62	390.98	0.51	0.00	-NA-	-NA-	-16.07	11.31	8.19	11.31	-NA-
Netherlands REITs Index	AUD	647.32	11,722.54	15.18	0.00	-NA-	-NA-	6.82	-5.96	-1.58	-5.96	-NA-
Norway Non-REITs Index	AUD	151.81	976.28	1.26	0.00	-NA-	-NA-	94.03	-17.11	-16.54	-17.11	-NA-
Sweden Non-REITs Index	AUD	634.59	6,824.60	8.84	0.00	-NA-	-NA-	18.13	3.25	6.59	3.25	-NA-
Switzerland Non-REITs Index	AUD	922.49	6,615.59	8.57	0.00	-NA-	-NA-	4.32	3.57	1.09	3.57	-NA-
UK REITs	AUD	190.98	34,811.49	45.09	0.00	-NA-	-NA-	9.34	-12.30	-5.28	-12.30	-NA-
UK Non-REITs	AUD	168.45	5,836.71	7.56	0.00	-NA-	-NA-	37.30	-8.23	-4.69	-8.23	-NA-
Canada REITs Index	AUD	728.14	21,902.69	115.36	0.00	-NA-	-NA-	36.38	1.94	0.40	1.94	-NA-
Canada Non-REITs Index	AUD	490.91	7,030.75	37.03	0.00	-NA-	-NA-	88.64	10.99	11.62	10.99	-NA-
United States REITs Index	AUD	477.32	255,614.88	148.52	0.00	-NA-	-NA-	34.62	-0.28	4.40	-0.28	-NA-
United States Non-REITs Index	AUD	513.95	6,663.03	3.87	0.00	-NA-	-NA-	33.76	-3.25	9.91	-3.25	-NA-

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Section 7

FTSE EPRA/NAREIT Global Developed Investment Focus Index Series

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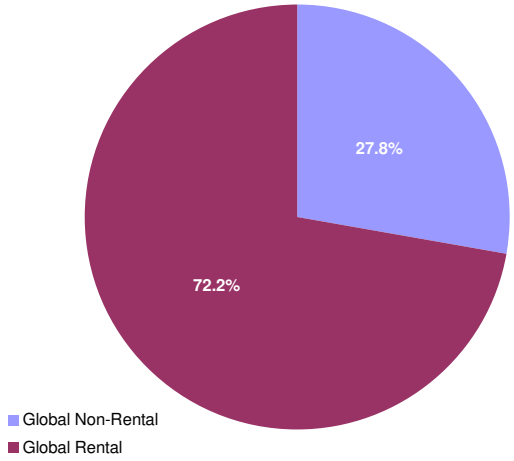
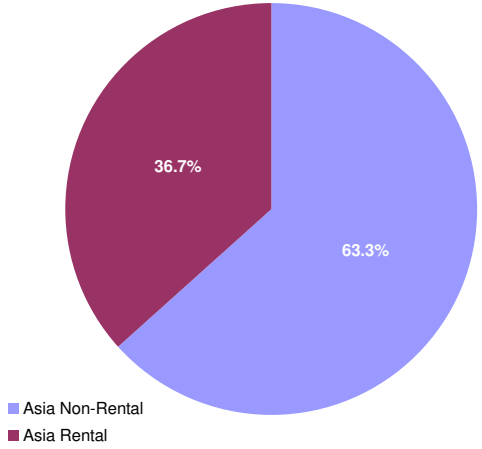
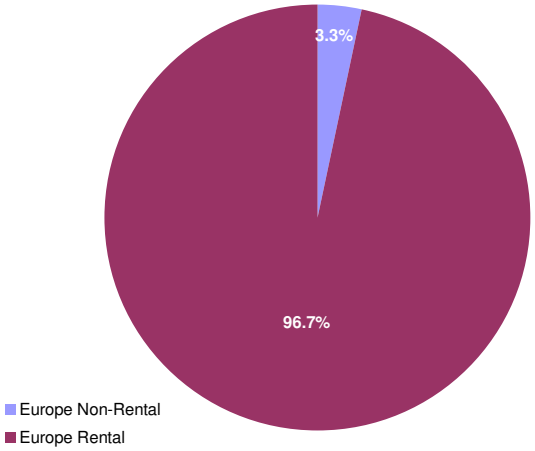
Graph 26: Global Developed Investment Focus Market Cap Breakdown



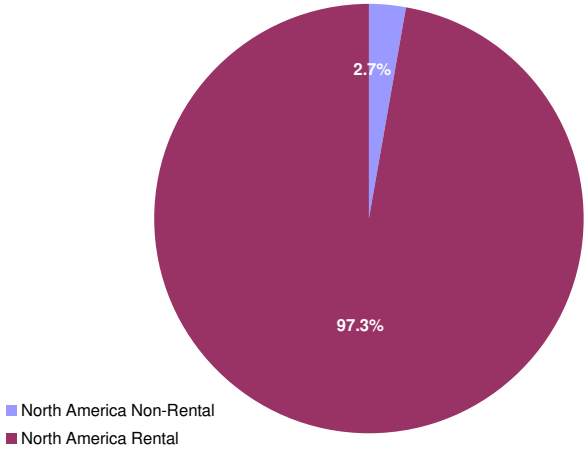
Graph 27: Asia Developed Investment Focus Market Cap Breakdown



Graph 28: Europe Developed Investment Focus Market Cap Breakdown



Graph 29: North America Developed Investment Focus Market Cap Breakdown



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Global Non-Rental	EUR	885.55	127,061.14	27.83	2.18	-NA-	-13.29	75.18	-0.76	5.91	-0.76	30.77
Global Rental	EUR	777.34	329,571.87	72.17	4.86	-NA-	-16.50	70.52	3.28	4.58	3.28	28.38
Asia Non-Rental	EUR	967.20	119,298.89	63.34	2.10	-NA-	-10.24	75.19	-0.70	6.15	-0.70	31.48
Asia Rental	EUR	787.19	69,036.64	36.66	6.82	-NA-	-15.47	56.07	4.35	3.28	4.35	23.25
Asia ex Australia Non-Rental	EUR	994.19	109,719.31	58.26	1.71	-NA-	-9.36	71.60	-1.20	5.80	-1.20	-NA-
Asia ex Australia Rental	EUR	1,053.77	35,100.03	18.64	5.18	-NA-	-7.39	47.81	6.10	4.13	6.10	-NA-
Australia Non-Rental	EUR	600.70	9,579.57	5.09	6.56	-NA-	-23.79	114.82	5.36	10.31	5.36	42.07
Australia Rental	EUR	586.16	33,936.61	18.02	8.53	-NA-	-23.12	66.22	2.63	2.44	2.63	31.03
Hong Kong Non-Rental	EUR	1,467.02	62,437.35	33.15	1.93	-NA-	4.25	82.32	-2.83	10.72	-2.83	38.90
Hong Kong Rental	EUR	1,324.89	12,039.27	6.39	3.81	-NA-	4.46	70.46	0.47	3.66	0.47	22.35
Japan Non-Rental	EUR	642.94	32,695.44	17.36	1.43	-NA-	-21.12	49.92	4.19	0.36	4.19	33.53
Japan Rental	EUR	848.46	15,553.80	8.26	5.82	-NA-	-14.70	23.25	14.61	4.90	14.61	23.67
Europe Non-Rental	EUR	482.20	2,577.18	3.34	1.26	-NA-	-32.99	40.88	-5.50	-1.80	-5.50	31.63
Europe Rental	EUR	700.29	74,630.53	96.66	4.69	-NA-	-21.75	52.15	-2.78	-1.13	-2.78	26.32
UK Non-Rental	EUR	353.04	1,132.43	1.47	0.86	-NA-	-37.72	32.72	-6.77	-0.44	-6.77	40.16
UK Rental	EUR	423.33	25,540.49	33.08	4.16	-NA-	-32.70	52.87	-7.07	-2.50	-7.07	33.93
North America Non-Rental	EUR	289.28	5,185.07	2.71	4.39	-NA-	-39.83	97.56	0.48	4.57	0.48	114.34
North America Rental	EUR	813.24	185,904.70	97.29	4.20	-NA-	-14.33	85.90	5.50	7.57	5.50	35.41
United States Non-Rental	EUR	289.28	5,185.07	2.71	4.39	-NA-	-39.83	97.56	0.48	4.57	0.48	114.32
United States Rental	EUR	791.19	166,918.89	87.35	3.98	-NA-	-15.10	84.28	5.01	7.72	5.01	36.60

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Global Non-Rental	USD	1,024.61	173,400.75	27.83	2.18	-NA-	-12.34	88.24	-5.60	3.98	-5.60	36.50
Global Rental	USD	899.36	449,767.82	72.17	4.86	-NA-	-15.59	83.23	-1.77	2.67	-1.77	31.98
Global ex Australia Non-Rental in AUS$ Hedged	USD	846.18	160,327.48	35.11	0.00	-NA-	-NA-	60.53	-6.70	3.35	-6.70	-NA-
Global ex Australia Rental in AUS$ Hedged	USD	815.88	403,454.42	88.35	0.00	-NA-	-NA-	69.12	-0.58	3.19	-0.58	-NA-
Global ex Australia Non-Rental in AUS$ Unhedged	USD	811.02	160,327.48	35.11	0.00	-NA-	-NA-	31.74	-5.64	2.88	-5.64	-NA-
Global ex Australia Rental in AUS$ Unhedged	USD	731.28	403,454.42	88.35	0.00	-NA-	-NA-	31.04	-1.27	2.16	-1.27	-NA-
Asia Non-Rental	USD	1,119.11	162,807.59	63.34	2.10	-NA-	-9.25	88.24	-5.55	4.22	-5.55	36.62
Asia Rental	USD	910.82	94,214.54	36.66	6.82	-NA-	-14.55	67.70	-0.75	1.39	-0.75	27.33
Asia ex Australia Non-Rental	USD	1,150.29	149,734.31	58.26	1.71	-NA-	-8.37	84.39	-6.02	3.88	-6.02	-NA-
Asia ex Australia Rental	USD	1,219.18	47,901.13	18.64	5.18	-NA-	-6.38	58.82	0.92	2.24	0.92	-NA-
Australia Non-Rental	USD	695.49	13,073.28	5.09	6.56	-NA-	-22.94	130.88	0.21	8.31	0.21	46.32
Australia Rental	USD	678.26	46,313.41	18.02	8.53	-NA-	-22.28	78.59	-2.40	0.56	-2.40	34.56
Hong Kong Non-Rental	USD	1,697.36	85,208.45	33.15	1.93	-NA-	5.39	95.90	-7.57	8.71	-7.57	43.41
Hong Kong Rental	USD	1,532.89	16,430.03	6.39	3.81	-NA-	5.60	83.18	-4.43	1.77	-4.43	26.30
Japan Non-Rental	USD	743.90	44,619.57	17.36	1.43	-NA-	-20.26	61.09	-0.90	-1.47	-0.90	36.55
Japan Rental	USD	981.72	21,226.32	8.26	5.82	-NA-	-13.77	32.44	9.01	3.00	9.01	25.48
Europe Non-Rental	USD	558.02	3,517.09	3.34	1.26	-NA-	-32.25	51.41	-10.11	-3.58	-10.11	35.07
Europe Rental	USD	810.14	101,848.53	96.66	4.69	-NA-	-20.90	63.48	-7.53	-2.93	-7.53	30.70
UK Non-Rental	USD	408.37	1,545.43	1.47	0.86	-NA-	-37.04	42.62	-11.32	-2.25	-11.32	41.43
UK Rental	USD	489.84	34,855.19	33.08	4.16	-NA-	-31.96	64.27	-11.61	-4.27	-11.61	35.84
North America Non-Rental	USD	334.47	7,076.08	2.71	4.39	-NA-	-39.18	112.25	-4.43	2.67	-4.43	127.49
North America Rental	USD	940.91	253,704.76	97.29	4.20	-NA-	-13.40	99.74	0.35	5.61	0.35	38.27
United States Non-Rental	USD	334.47	7,076.08	2.71	4.39	-NA-	-39.18	112.25	-4.43	2.67	-4.43	127.49
United States Rental	USD	915.40	227,794.76	87.35	3.98	-NA-	-14.17	98.01	-0.11	5.76	-0.11	39.52

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

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Global Non-Rental	GBP	1,084.65	113,900.02	27.83	2.18	-NA-	-4.64	76.25	0.13	9.45	0.13	32.23
Global Rental	GBP	952.06	295,434.49	72.17	4.86	-NA-	-8.17	71.55	4.20	8.07	4.20	30.53
Asia Non-Rental	GBP	1,184.69	106,941.79	63.34	2.10	-NA-	-1.28	76.25	0.18	9.70	0.18	32.31
Asia Rental	GBP	964.20	61,885.76	36.66	6.82	-NA-	-7.04	57.01	5.28	6.72	5.28	24.53
Asia ex Australia Non-Rental	GBP	1,217.70	98,354.48	58.26	1.71	-NA-	-0.32	72.63	-0.32	9.34	-0.32	-NA-
Asia ex Australia Rental	GBP	1,290.62	31,464.34	18.64	5.18	-NA-	1.84	48.70	7.05	7.61	7.05	-NA-
Australia Non-Rental	GBP	736.24	8,587.31	5.09	6.56	-NA-	-16.17	116.16	6.30	14.00	6.30	45.61
Australia Rental	GBP	718.00	30,421.42	18.02	8.53	-NA-	-15.45	67.20	3.53	5.85	3.53	32.06
Hong Kong Non-Rental	GBP	1,796.82	55,970.02	33.15	1.93	-NA-	14.64	83.42	-1.96	14.42	-1.96	39.73
Hong Kong Rental	GBP	1,622.72	10,792.23	6.39	3.81	-NA-	14.87	71.50	1.37	7.12	1.37	21.23
Japan Non-Rental	GBP	787.50	29,308.81	17.36	1.43	-NA-	-13.26	50.83	5.12	3.71	5.12	33.05
Japan Rental	GBP	1,039.25	13,942.72	8.26	5.82	-NA-	-6.20	23.99	15.63	8.42	15.63	26.03
Europe Non-Rental	GBP	590.71	2,310.24	3.34	1.26	-NA-	-26.30	41.76	-4.65	1.48	-4.65	31.28
Europe Rental	GBP	857.61	66,900.22	96.66	4.69	-NA-	-13.95	53.06	-1.91	2.17	-1.91	28.37
UK Non-Rental	GBP	432.30	1,015.13	1.47	0.86	-NA-	-31.51	33.53	-5.93	2.89	-5.93	38.05
UK Rental	GBP	518.54	22,894.98	33.08	4.16	-NA-	-25.99	53.80	-6.24	0.76	-6.24	32.71
North America Non-Rental	GBP	354.07	4,647.99	2.71	4.39	-NA-	-33.84	98.73	1.37	8.07	1.37	135.92
North America Rental	GBP	996.05	166,648.51	97.29	4.20	-NA-	-5.79	87.01	6.45	11.16	6.45	37.68
United States Non-Rental	GBP	354.07	4,647.99	2.71	4.39	-NA-	-33.84	98.73	1.37	8.07	1.37	135.90
United States Rental	GBP	969.04	149,629.27	87.35	3.98	-NA-	-6.63	85.39	5.95	11.32	5.95	39.09

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Global Non-Rental	JPY	889.57	15,409,257.96	27.83	2.18	-NA-	-20.36	70.97	-9.89	1.93	-9.89	38.67
Global Rental	JPY	780.83	39,968,617.72	72.17	4.86	-NA-	-23.30	66.41	-6.23	0.65	-6.23	33.73
Asia Non-Rental	JPY	971.62	14,467,896.13	63.34	2.10	-NA-	-17.55	70.97	-9.84	2.16	-9.84	38.95
Asia Rental	JPY	790.78	8,372,374.66	36.66	6.82	-NA-	-22.36	52.31	-5.26	-0.61	-5.26	30.14
Asia ex Australia Non-Rental	JPY	998.69	13,306,139.47	58.26	1.71	-NA-	-16.74	67.46	-10.29	1.83	-10.29	-NA-
Asia ex Australia Rental	JPY	1,058.50	4,256,733.86	18.64	5.18	-NA-	-14.94	44.25	-3.66	0.22	-3.66	-NA-
Australia Non-Rental	JPY	603.82	1,161,756.66	5.09	6.56	-NA-	-29.99	109.69	-4.34	6.17	-4.34	46.82
Australia Rental	JPY	588.86	4,115,640.80	18.02	8.53	-NA-	-29.38	62.19	-6.83	-1.42	-6.83	37.34
Hong Kong Non-Rental	JPY	1,473.65	7,572,049.08	33.15	1.93	-NA-	-4.25	77.92	-11.77	6.56	-11.77	45.50
Hong Kong Rental	JPY	1,330.86	1,460,054.33	6.39	3.81	-NA-	-4.06	66.37	-8.78	-0.24	-8.78	30.45
Japan Non-Rental	JPY	645.86	3,965,118.09	17.36	1.43	-NA-	-27.55	46.31	-5.40	-3.41	-5.40	38.60
Japan Rental	JPY	852.33	1,886,277.12	8.26	5.82	-NA-	-21.66	20.28	4.06	0.97	4.06	25.76
Europe Non-Rental	JPY	484.47	312,546.36	3.34	1.26	-NA-	-38.44	37.52	-14.20	-5.49	-14.20	36.55
Europe Rental	JPY	703.36	9,050,769.56	96.66	4.69	-NA-	-28.13	48.48	-11.73	-4.85	-11.73	32.36
UK Non-Rental	JPY	354.55	137,334.34	1.47	0.86	-NA-	-42.80	29.53	-15.35	-4.18	-15.35	42.23
UK Rental	JPY	425.28	3,097,406.33	33.08	4.16	-NA-	-38.18	49.19	-15.63	-6.16	-15.63	38.24
North America Non-Rental	JPY	290.39	628,815.46	2.71	4.39	-NA-	-44.74	92.77	-8.77	0.64	-8.77	121.17
North America Rental	JPY	816.90	22,545,473.50	97.29	4.20	-NA-	-21.32	81.41	-4.21	3.53	-4.21	39.49
United States Non-Rental	JPY	290.39	628,815.46	2.71	4.39	-NA-	-44.74	92.77	-8.77	0.64	-8.77	121.17
United States Rental	JPY	794.75	20,242,981.26	87.35	3.98	-NA-	-22.02	79.84	-4.65	3.67	-4.65	40.50

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Global Non-Rental	AUD	748.70	193,634.89	42.40	2.18	-NA-	-NA-	34.29	-5.20	3.21	-5.20	-NA-
Global Rental	AUD	657.18	502,251.23	109.99	4.86	-NA-	-NA-	30.71	-1.34	1.91	-1.34	-NA-
Asia Non-Rental	AUD	817.76	181,805.60	96.53	2.10	-NA-	-NA-	34.29	-5.15	3.44	-5.15	-NA-
Asia Rental	AUD	665.56	105,208.43	55.86	6.82	-NA-	-NA-	19.64	-0.32	0.64	-0.32	-NA-
Asia ex Australia Non-Rental	AUD	840.54	167,206.81	88.78	1.71	-NA-	-NA-	31.54	-5.62	3.10	-5.62	-NA-
Asia ex Australia Rental	AUD	890.88	53,490.71	28.40	5.18	-NA-	-NA-	13.30	1.36	1.48	1.36	-NA-
Australia Non-Rental	AUD	508.21	14,598.80	7.75	6.56	-NA-	-NA-	64.71	0.64	7.50	0.64	-NA-
Australia Rental	AUD	495.62	51,717.72	27.46	8.53	-NA-	-NA-	27.41	-1.98	-0.19	-1.98	-NA-
Hong Kong Non-Rental	AUD	1,240.30	95,151.43	50.52	1.93	-NA-	-NA-	39.76	-7.17	7.90	-7.17	-NA-
Hong Kong Rental	AUD	1,120.12	18,347.25	9.74	3.81	-NA-	-NA-	30.68	-4.02	1.02	-4.02	-NA-
Japan Non-Rental	AUD	543.59	49,826.23	26.46	1.43	-NA-	-NA-	14.93	-0.47	-2.20	-0.47	-NA-
Japan Rental	AUD	717.36	23,703.22	12.59	5.82	-NA-	-NA-	-5.52	9.48	2.23	9.48	-NA-
Europe Non-Rental	AUD	407.75	3,927.50	5.09	1.26	-NA-	-NA-	8.02	-9.73	-4.30	-9.73	-NA-
Europe Rental	AUD	591.98	113,733.23	147.31	4.69	-NA-	-NA-	16.63	-7.13	-3.65	-7.13	-NA-
UK Non-Rental	AUD	298.41	1,725.76	2.24	0.86	-NA-	-NA-	1.75	-10.94	-2.98	-10.94	-NA-
UK Rental	AUD	357.94	38,922.44	50.41	4.16	-NA-	-NA-	17.19	-11.23	-4.98	-11.23	-NA-
North America Non-Rental	AUD	244.40	7,901.78	4.14	4.39	-NA-	-NA-	51.42	-4.03	1.91	-4.03	-NA-
North America Rental	AUD	687.54	283,309.57	148.26	4.20	-NA-	-NA-	42.50	0.78	4.83	0.78	-NA-
United States Non-Rental	AUD	244.40	7,901.78	4.14	4.39	-NA-	-NA-	51.42	-4.03	1.91	-4.03	-NA-
United States Rental	AUD	668.90	254,376.13	133.12	3.98	-NA-	-NA-	41.26	0.31	4.97	0.31	-NA-

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Global Non-Rental	EUR	806.72	127,061.14	27.83	0.00	-NA-	-15.34	70.98	-0.83	5.83	-0.83	-NA-
Global Rental	EUR	637.45	329,571.87	72.17	0.00	-NA-	-20.71	61.47	2.56	4.07	2.56	-NA-
Asia Non-Rental	EUR	890.42	119,298.89	63.34	0.00	-NA-	-12.18	71.17	-0.73	6.11	-0.73	-NA-
Asia Rental	EUR	617.04	69,036.64	36.66	0.00	-NA-	-20.51	45.80	2.76	1.99	2.76	-NA-
Asia ex Australia Non-Rental	EUR	930.93	109,719.31	58.26	0.00	-NA-	-10.95	68.18	-1.23	5.76	-1.23	32.05
Asia ex Australia Rental	EUR	877.92	35,100.03	18.64	0.00	-NA-	-11.79	39.51	5.27	3.89	5.27	20.05
Australia Non-Rental	EUR	458.99	9,579.57	5.09	0.00	-NA-	-29.02	100.59	5.36	10.31	5.36	-NA-
Australia Rental	EUR	436.22	33,936.61	18.02	0.00	-NA-	-28.61	53.65	0.28	0.09	0.28	-NA-
Hong Kong Non-Rental	EUR	1,328.85	62,437.35	33.15	0.00	-NA-	1.67	78.34	-2.88	10.65	-2.88	-NA-
Hong Kong Rental	EUR	1,134.40	12,039.27	6.39	0.00	-NA-	0.09	62.34	0.47	3.65	0.47	-NA-
Japan Non-Rental	EUR	622.05	32,695.44	17.36	0.00	-NA-	-21.87	47.78	4.19	0.36	4.19	-NA-
Japan Rental	EUR	713.11	15,553.80	8.26	0.00	-NA-	-18.59	16.03	13.40	4.35	13.40	-NA-
Europe Non-Rental	EUR	454.00	2,577.18	3.34	0.00	-NA-	-34.01	38.28	-5.50	-1.80	-5.50	-NA-
Europe Rental	EUR	595.90	74,630.53	96.66	0.00	-NA-	-25.16	44.79	-2.99	-1.24	-2.99	-NA-
UK Non-Rental	EUR	327.78	1,132.43	1.47	0.00	-NA-	-38.97	31.34	-6.77	-0.44	-6.77	-NA-
UK Rental	EUR	365.30	25,540.49	33.08	0.00	-NA-	-35.44	46.98	-7.65	-2.81	-7.65	-NA-
North America Non-Rental	EUR	228.70	5,185.07	2.71	0.00	-NA-	-43.55	86.72	-0.68	3.47	-0.68	-NA-
North America Rental	EUR	667.35	185,904.70	97.29	0.00	-NA-	-18.59	76.54	4.90	7.20	4.90	-NA-
United States Non-Rental	EUR	228.70	5,185.07	2.71	0.00	-NA-	-43.55	86.72	-0.68	3.47	-0.68	-NA-
United States Rental	EUR	653.53	166,918.89	87.35	0.00	-NA-	-19.17	75.46	4.47	7.38	4.47	-NA-

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Global Non-Rental	USD	933.35	173,400.75	27.83	0.00	-NA-	-14.41	83.72	-5.67	3.91	-5.67	-NA-
Global Rental	USD	737.51	449,767.82	72.17	0.00	-NA-	-19.85	73.51	-2.45	2.18	-2.45	-NA-
Asia Non-Rental	USD	1,030.19	162,807.59	63.34	0.00	-NA-	-11.22	83.93	-5.58	4.19	-5.58	-NA-
Asia Rental	USD	713.90	94,214.54	36.66	0.00	-NA-	-19.64	56.66	-2.26	0.13	-2.26	-NA-
Asia ex Australia Non-Rental	USD	1,077.06	149,734.31	58.26	0.00	-NA-	-9.98	80.72	-6.05	3.84	-6.05	36.85
Asia ex Australia Rental	USD	1,015.73	47,901.13	18.64	0.00	-NA-	-10.82	49.90	0.13	2.00	0.13	23.82
Australia Non-Rental	USD	531.03	13,073.28	5.09	0.00	-NA-	-28.24	115.53	0.21	8.30	0.21	-NA-
Australia Rental	USD	504.69	46,313.41	18.02	0.00	-NA-	-27.83	65.10	-4.62	-1.72	-4.62	-NA-
Hong Kong Non-Rental	USD	1,537.44	85,208.45	33.15	0.00	-NA-	2.78	91.63	-7.62	8.64	-7.62	-NA-
Hong Kong Rental	USD	1,312.46	16,430.03	6.39	0.00	-NA-	1.18	74.44	-4.43	1.77	-4.43	-NA-
Japan Non-Rental	USD	719.69	44,619.57	17.36	0.00	-NA-	-21.02	58.79	-0.90	-1.47	-0.90	-NA-
Japan Rental	USD	825.04	21,226.32	8.26	0.00	-NA-	-17.70	24.68	7.86	2.45	7.86	-NA-
Europe Non-Rental	USD	525.26	3,517.09	3.34	0.00	-NA-	-33.29	48.58	-10.11	-3.58	-10.11	-NA-
Europe Rental	USD	689.44	101,848.53	96.66	0.00	-NA-	-24.34	55.58	-7.73	-3.04	-7.73	-NA-
UK Non-Rental	USD	379.23	1,545.43	1.47	0.00	-NA-	-38.31	41.13	-11.32	-2.25	-11.32	-NA-
UK Rental	USD	422.64	34,855.19	33.08	0.00	-NA-	-34.73	57.94	-12.15	-4.58	-12.15	-NA-
North America Non-Rental	USD	264.60	7,076.08	2.71	0.00	-NA-	-42.94	100.65	-5.53	1.59	-5.53	-NA-
North America Rental	USD	772.11	253,704.76	97.29	0.00	-NA-	-17.71	89.70	-0.22	5.25	-0.22	-NA-
United States Non-Rental	USD	264.60	7,076.08	2.71	0.00	-NA-	-42.94	100.65	-5.53	1.59	-5.53	-NA-
United States Rental	USD	756.12	227,794.76	87.35	0.00	-NA-	-18.29	88.54	-0.63	5.44	-0.63	-NA-

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Global Non-Rental	GBP	988.05	113,900.02	27.83	0.00	-NA-	-6.89	72.01	0.05	9.37	0.05	-NA-
Global Rental	GBP	780.73	295,434.49	72.17	0.00	-NA-	-12.81	62.45	3.48	7.55	3.48	-NA-
Asia Non-Rental	GBP	1,090.55	106,941.79	63.34	0.00	-NA-	-3.43	72.21	0.15	9.66	0.15	-NA-
Asia Rental	GBP	755.73	61,885.76	36.66	0.00	-NA-	-12.59	46.68	3.68	5.40	3.68	-NA-
Asia ex Australia Non-Rental	GBP	1,140.18	98,354.48	58.26	0.00	-NA-	-2.08	69.20	-0.35	9.30	-0.35	32.55
Asia ex Australia Rental	GBP	1,075.25	31,464.34	18.64	0.00	-NA-	-2.99	40.35	6.21	7.36	6.21	21.62
Australia Non-Rental	GBP	562.15	8,587.31	5.09	0.00	-NA-	-21.94	101.80	6.30	14.00	6.30	-NA-
Australia Rental	GBP	534.27	30,421.42	18.02	0.00	-NA-	-21.49	54.58	1.18	3.44	1.18	-NA-
Hong Kong Non-Rental	GBP	1,627.53	55,970.02	33.15	0.00	-NA-	11.81	79.41	-2.01	14.35	-2.01	-NA-
Hong Kong Rental	GBP	1,389.37	10,792.23	6.39	0.00	-NA-	10.07	63.32	1.37	7.12	1.37	-NA-
Japan Non-Rental	GBP	761.86	29,308.81	17.36	0.00	-NA-	-14.09	48.67	5.12	3.71	5.12	-NA-
Japan Rental	GBP	873.39	13,942.72	8.26	0.00	-NA-	-10.47	16.73	14.41	7.84	14.41	-NA-
Europe Non-Rental	GBP	556.04	2,310.24	3.34	0.00	-NA-	-27.43	39.11	-4.65	1.48	-4.65	-NA-
Europe Rental	GBP	729.84	66,900.22	96.66	0.00	-NA-	-17.70	45.67	-2.12	2.06	-2.12	-NA-
UK Non-Rental	GBP	401.46	1,015.13	1.47	0.00	-NA-	-32.89	32.14	-5.93	2.89	-5.93	-NA-
UK Rental	GBP	447.41	22,894.98	33.08	0.00	-NA-	-29.00	47.87	-6.82	0.44	-6.82	-NA-
North America Non-Rental	GBP	280.10	4,647.99	2.71	0.00	-NA-	-37.92	87.85	0.20	6.92	0.20	-NA-
North America Rental	GBP	817.35	166,648.51	97.29	0.00	-NA-	-10.48	77.60	5.84	10.79	5.84	-NA-
United States Non-Rental	GBP	280.10	4,647.99	2.71	0.00	-NA-	-37.92	87.85	0.20	6.92	0.20	-NA-
United States Rental	GBP	800.42	149,629.27	87.35	0.00	-NA-	-11.12	76.52	5.40	10.98	5.40	-NA-

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

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

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Non-Rental	JPY	810.34	15,409,257.96	27.83	0.00	-NA-	-22.24	66.86	-9.96	1.86	-9.96	-NA-
Global Rental	JPY	640.31	39,968,617.72	72.17	0.00	-NA-	-27.18	57.58	-6.88	0.16	-6.88	-NA-
Asia Non-Rental	JPY	894.41	14,467,896.13	63.34	0.00	-NA-	-19.34	67.05	-9.87	2.13	-9.87	-NA-
Asia Rental	JPY	619.81	8,372,374.66	36.66	0.00	-NA-	-26.99	42.29	-6.70	-1.84	-6.70	-NA-
Asia ex Australia Non-Rental	JPY	935.11	13,306,139.47	58.26	0.00	-NA-	-18.21	64.14	-10.32	1.79	-10.32	39.27
Asia ex Australia Rental	JPY	881.86	4,256,733.86	18.64	0.00	-NA-	-18.98	36.14	-4.42	-0.01	-4.42	25.92
Australia Non-Rental	JPY	461.05	1,161,756.66	5.09	0.00	-NA-	-34.80	95.76	-4.34	6.17	-4.34	-NA-
Australia Rental	JPY	438.18	4,115,640.80	18.02	0.00	-NA-	-34.43	49.95	-8.95	-3.66	-8.95	-NA-
Hong Kong Non-Rental	JPY	1,334.81	7,572,049.08	33.15	0.00	-NA-	-6.62	74.04	-11.82	6.50	-11.82	-NA-
Hong Kong Rental	JPY	1,139.49	1,460,054.33	6.39	0.00	-NA-	-8.07	58.43	-8.78	-0.24	-8.78	-NA-
Japan Non-Rental	JPY	624.83	3,965,118.09	17.36	0.00	-NA-	-28.24	44.22	-5.40	-3.41	-5.40	-NA-
Japan Rental	JPY	716.31	1,886,277.12	8.26	0.00	-NA-	-25.22	13.24	2.96	0.43	2.96	-NA-
Europe Non-Rental	JPY	456.04	312,546.36	3.34	0.00	-NA-	-39.39	34.94	-14.20	-5.49	-14.20	-NA-
Europe Rental	JPY	598.57	9,050,769.56	96.66	0.00	-NA-	-31.26	41.31	-11.92	-4.95	-11.92	-NA-
UK Non-Rental	JPY	329.25	137,334.34	1.47	0.00	-NA-	-43.95	28.18	-15.35	-4.18	-15.35	-NA-
UK Rental	JPY	366.94	3,097,406.33	33.08	0.00	-NA-	-40.70	43.44	-16.15	-6.46	-16.15	-NA-
North America Non-Rental	JPY	229.73	628,815.46	2.71	0.00	-NA-	-48.15	82.24	-9.82	-0.42	-9.82	-NA-
North America Rental	JPY	670.35	22,545,473.50	97.29	0.00	-NA-	-25.23	72.29	-4.76	3.18	-4.76	-NA-
United States Non-Rental	JPY	229.73	628,815.46	2.71	0.00	-NA-	-48.15	82.24	-9.82	-0.42	-9.82	-NA-
United States Rental	JPY	656.46	20,242,981.26	87.35	0.00	-NA-	-25.76	71.23	-5.15	3.35	-5.15	-NA-

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

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Non-Rental	AUD	682.02	193,634.89	42.40	0.00	-NA-	-NA-	31.06	-5.27	3.14	-5.27	-NA-
Global Rental	AUD	538.92	502,251.23	109.99	0.00	-NA-	-NA-	23.78	-2.03	1.42	-2.03	-NA-
Asia Non-Rental	AUD	752.78	181,805.60	96.53	0.00	-NA-	-NA-	31.21	-5.17	3.41	-5.17	-NA-
Asia Rental	AUD	521.66	105,208.43	55.86	0.00	-NA-	-NA-	11.76	-1.84	-0.61	-1.84	-NA-
Asia ex Australia Non-Rental	AUD	787.03	167,206.81	88.78	0.00	-NA-	-NA-	28.92	-5.65	3.07	-5.65	-NA-
Asia ex Australia Rental	AUD	742.21	53,490.71	28.40	0.00	-NA-	-NA-	6.94	0.56	1.24	0.56	-NA-
Australia Non-Rental	AUD	388.04	14,598.80	7.75	0.00	-NA-	-NA-	53.76	0.64	7.50	0.64	-NA-
Australia Rental	AUD	368.79	51,717.72	27.46	0.00	-NA-	-NA-	17.78	-4.21	-2.45	-4.21	-NA-
Hong Kong Non-Rental	AUD	1,123.44	95,151.43	50.52	0.00	-NA-	-NA-	36.71	-7.23	7.84	-7.23	-NA-
Hong Kong Rental	AUD	959.05	18,347.25	9.74	0.00	-NA-	-NA-	24.45	-4.02	1.02	-4.02	-NA-
Japan Non-Rental	AUD	525.89	49,826.23	26.46	0.00	-NA-	-NA-	13.28	-0.47	-2.20	-0.47	-NA-
Japan Rental	AUD	602.88	23,703.22	12.59	0.00	-NA-	-NA-	-11.05	8.32	1.69	8.32	-NA-
Europe Non-Rental	AUD	383.82	3,927.50	5.09	0.00	-NA-	-NA-	6.00	-9.73	-4.30	-9.73	-NA-
Europe Rental	AUD	503.79	113,733.23	147.31	0.00	-NA-	-NA-	10.99	-7.33	-3.76	-7.33	-NA-
UK Non-Rental	AUD	277.11	1,725.76	2.24	0.00	-NA-	-NA-	0.68	-10.94	-2.98	-10.94	-NA-
UK Rental	AUD	308.83	38,922.44	50.41	0.00	-NA-	-NA-	12.67	-11.78	-5.28	-11.78	-NA-
North America Non-Rental	AUD	193.35	7,901.78	4.14	0.00	-NA-	-NA-	43.14	-5.12	0.83	-5.12	-NA-
North America Rental	AUD	564.19	283,309.57	148.26	0.00	-NA-	-NA-	35.33	0.21	4.47	0.21	-NA-
United States Non-Rental	AUD	193.35	7,901.78	4.14	0.00	-NA-	-NA-	43.14	-5.12	0.83	-5.12	-NA-
United States Rental	AUD	552.51	254,376.13	133.12	0.00	-NA-	-NA-	34.50	-0.20	4.65	-0.20	-NA-

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Section 8

FTSE EPRA/NAREIT Developed Sector Index Series

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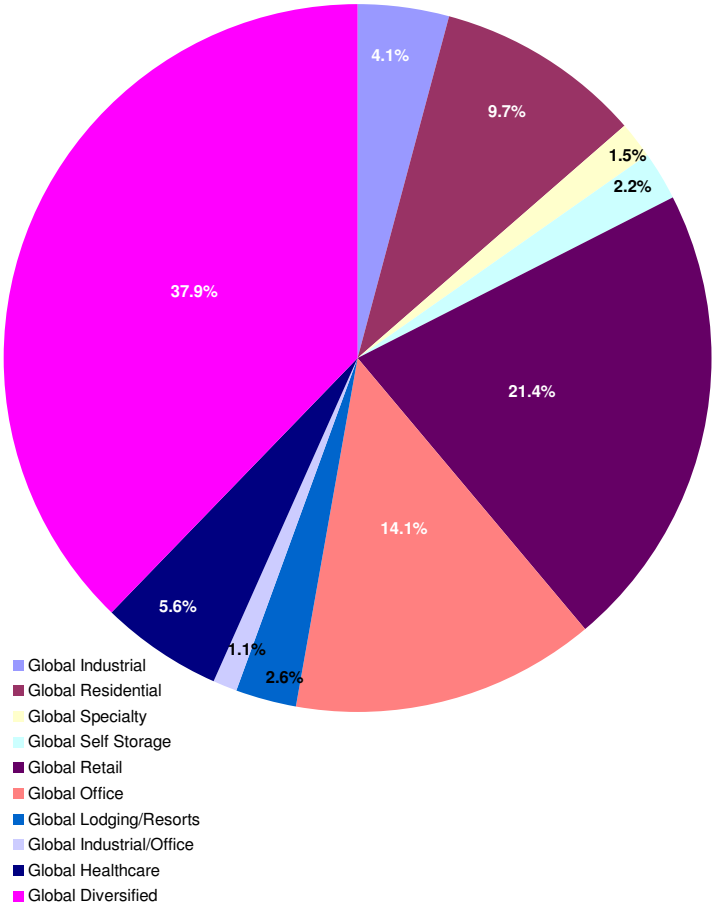
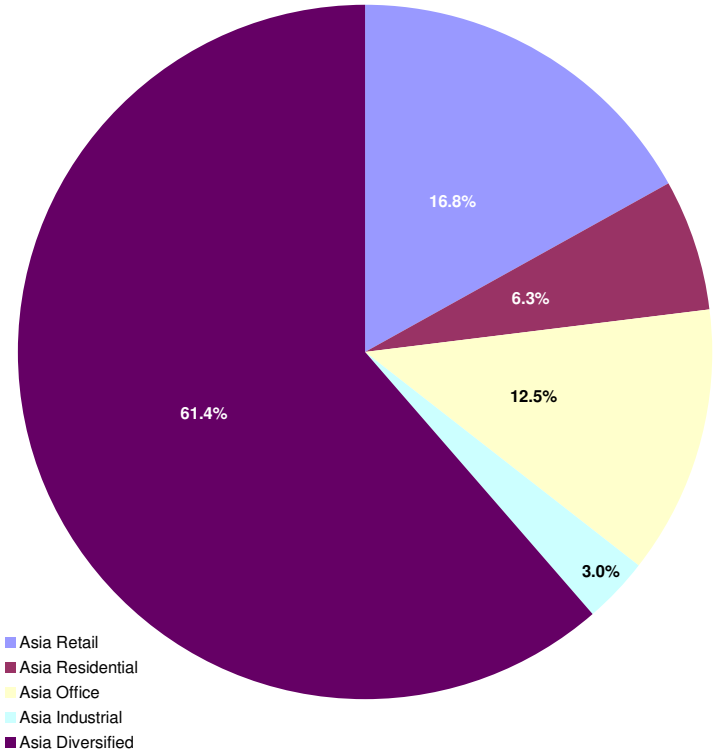
Graph 30: Sector Breakdown - Global Developed



Graph 31: Sector Breakdown - Asia Developed



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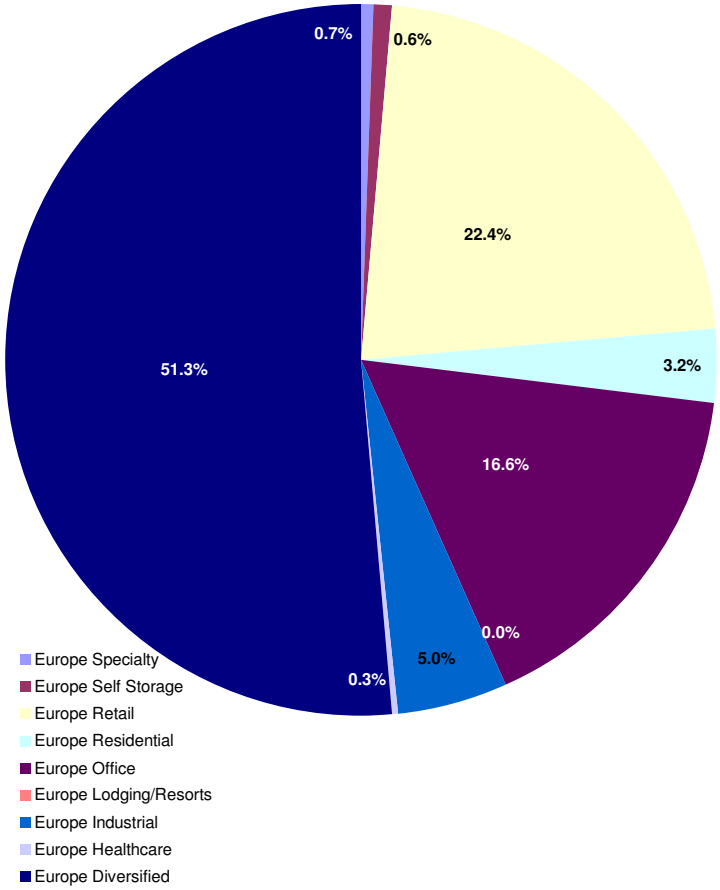
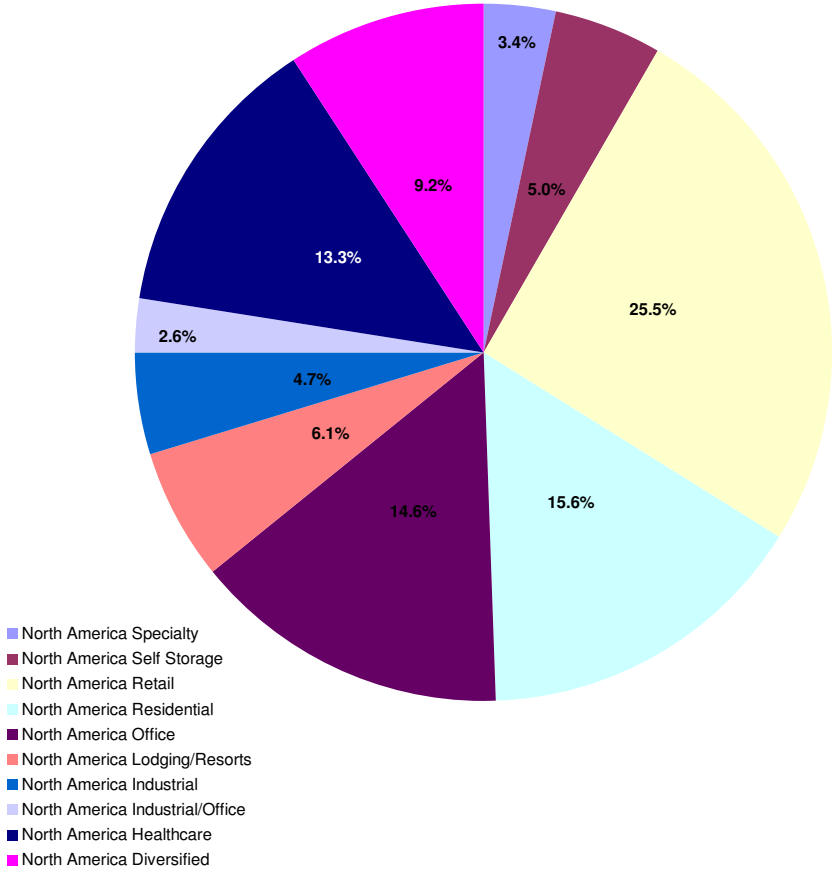
Graph 32: Sector Breakdown - Europe Developed



Graph 33: Sector Breakdown - North America Developed



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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Industrial	EUR	372.47	18,501.32	4.05	6.03	-NA-	-33.62	94.98	-1.67	2.61	-1.67	49.80
Global Residential	EUR	983.73	44,070.23	9.65	3.41	-NA-	-8.88	83.64	4.53	10.04	4.53	28.16
Global Specialty	EUR	1,284.93	6,965.99	1.53	2.73	-NA-	-4.44	103.33	3.62	11.38	3.62	30.24
Global Self Storage	EUR	1,013.80	9,945.64	2.18	2.83	-NA-	-8.69	46.41	3.50	3.78	3.50	29.76
Global Retail	EUR	728.51	97,698.08	21.40	4.99	-NA-	-17.84	68.68	3.84	6.17	3.84	29.83
Global Office	EUR	885.01	64,271.65	14.08	4.21	-NA-	-14.19	63.54	5.93	4.41	5.93	23.90
Global Lodging/Resorts	EUR	559.87	11,696.71	2.56	1.90	-NA-	-22.79	174.14	5.51	8.26	5.51	56.45
Global Industrial/Office	EUR	620.51	5,007.72	1.10	5.80	-NA-	-20.07	61.57	0.20	2.92	0.20	43.07
Global Healthcare	EUR	1,269.82	25,558.51	5.60	6.04	-NA-	-0.35	62.43	3.16	4.31	3.16	33.02
Global Diversified	EUR	812.21	172,917.16	37.87	3.50	-NA-	-16.15	70.68	-0.72	3.26	-0.72	27.02
Asia Retail	EUR	818.01	31,719.21	16.84	6.87	-NA-	-13.56	52.83	4.00	2.93	4.00	22.87
Asia Residential	EUR	2,190.19	11,805.99	6.27	1.21	-NA-	10.75	73.38	-1.52	14.43	-1.52	46.36
Asia Office	EUR	954.03	23,505.79	12.48	5.15	-NA-	-10.76	46.77	7.90	2.90	7.90	21.76
Asia Industrial	EUR	395.84	5,607.57	2.98	9.75	-NA-	-34.08	103.09	-3.39	2.48	-3.39	48.00
Asia Diversified	EUR	883.47	115,696.96	61.43	2.71	-NA-	-12.67	76.32	-0.44	5.38	-0.44	30.59
Asia ex Australia Diversified	EUR	953.97	100,036.72	53.12	2.05	-NA-	-10.44	72.27	-1.07	5.03	-1.07	-NA-
Asia ex Australia Industrial	EUR	1,314.61	2,515.75	1.34	5.92	-NA-	-0.08	81.49	-4.04	1.64	-4.04	-NA-
Asia ex Australia Office	EUR	965.95	20,320.62	10.79	4.63	-NA-	-11.16	40.04	9.45	2.96	9.45	-NA-
Asia ex Australia Residential	EUR	2,174.03	11,805.99	6.27	1.21	-NA-	10.67	73.38	-1.52	14.43	-1.52	-NA-
Asia ex Australia Retail	EUR	986.99	10,140.26	5.38	4.03	-NA-	-6.15	40.85	3.33	5.20	3.33	-NA-

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Europe Specialty	EUR	598.72	516.02	0.67	0.00	-NA-	-24.52	622.13	-3.83	-2.46	-3.83	89.78
Europe Self Storage	EUR	852.68	462.86	0.60	0.00	-NA-	-26.84	68.65	-11.05	-2.41	-11.05	44.50
Europe Retail	EUR	752.83	17,272.43	22.37	4.14	-NA-	-20.85	45.92	-5.39	0.40	-5.39	26.83
Europe Residential	EUR	353.61	2,488.15	3.22	3.20	-NA-	-34.10	97.46	-0.57	-3.41	-0.57	49.33
Europe Office	EUR	893.09	12,806.82	16.59	3.50	-NA-	-14.68	47.91	2.81	1.33	2.81	22.63
Europe Industrial	EUR	313.25	3,835.13	4.97	3.65	-NA-	-37.23	85.31	-5.16	0.18	-5.16	53.85
Europe Healthcare	EUR	653.44	205.33	0.27	5.75	-NA-	-15.99	21.30	5.96	3.09	5.96	36.77
Europe Diversified	EUR	679.35	39,620.97	51.32	5.39	-NA-	-23.22	51.31	-3.33	-2.55	-3.33	26.51
Eurozone Retail	EUR	1,208.64	10,752.14	13.93	5.17	-NA-	-8.78	48.99	-2.28	1.28	-2.28	24.85
Eurozone Residential	EUR	350.84	2,045.15	2.65	3.52	-NA-	-33.93	88.44	-0.44	-2.98	-0.44	47.65
Eurozone Office	EUR	1,014.56	3,279.25	4.25	6.36	-NA-	-11.41	22.69	1.90	2.32	1.90	24.06
Eurozone Industrial	EUR	595.22	1,224.68	1.59	2.08	-NA-	-20.72	67.39	5.88	4.65	5.88	42.28
Eurozone Diversified	EUR	876.83	23,773.63	30.79	5.56	-NA-	-18.89	56.92	-2.70	-3.54	-2.70	26.78
UK Specialty	EUR	598.72	516.02	0.67	0.00	-NA-	-24.52	622.13	-3.83	-2.46	-3.83	89.78
UK Self Storage	EUR	852.68	462.86	0.60	0.00	-NA-	-26.84	68.65	-11.05	-2.41	-11.05	44.50
UK Retail	EUR	402.61	6,520.29	8.45	2.44	-NA-	-34.39	46.33	-10.03	-1.04	-10.03	36.71
UK Residential	EUR	352.84	443.00	0.57	1.75	-NA-	-35.04	180.19	-1.20	-5.39	-1.20	76.04
UK Industrial	EUR	261.33	2,610.44	3.38	4.39	-NA-	-40.91	96.03	-8.34	-1.79	-8.34	60.68
UK Healthcare	EUR	653.44	205.33	0.27	5.75	-NA-	-15.99	21.30	5.96	3.09	5.96	36.77
UK Diversified	EUR	433.49	13,078.71	16.94	5.37	-NA-	-31.91	39.31	-6.39	-2.88	-6.39	31.79
UK Office	EUR	566.43	2,836.26	3.67	2.66	-NA-	-28.70	97.53	-3.41	-3.81	-3.41	34.29

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North America Specialty	EUR	1,407.65	6,449.97	3.38	2.94	-NA-	-1.93	94.55	4.27	12.66	4.27	29.36
North America Self Storage	EUR	1,028.52	9,482.78	4.96	2.97	-NA-	-7.55	46.71	4.33	4.11	4.33	30.24
North America Retail	EUR	669.34	48,706.44	25.49	4.07	-NA-	-19.22	93.18	7.40	10.74	7.40	42.50
North America Residential	EUR	936.40	29,776.09	15.58	4.30	-NA-	-9.89	88.13	7.61	9.66	7.61	32.63
North America Office	EUR	796.82	27,959.04	14.63	3.74	-NA-	-17.31	93.34	5.75	7.21	5.75	39.44
North America Lodging/Resorts	EUR	568.65	11,696.71	6.12	1.90	-NA-	-22.34	174.14	5.51	8.26	5.51	56.42
North America Industrial	EUR	394.64	9,058.62	4.74	4.72	-NA-	-31.45	99.44	1.04	3.76	1.04	63.79
North America Industrial/Office	EUR	620.51	5,007.72	2.62	5.80	-NA-	-20.07	61.57	0.20	2.92	0.20	43.07
North America Healthcare	EUR	1,294.67	25,353.18	13.27	6.05	-NA-	0.07	62.73	3.13	4.32	3.13	33.25
North America Diversified	EUR	785.61	17,599.22	9.21	4.41	-NA-	-15.44	87.81	3.63	3.40	3.63	38.21
United States Specialty	EUR	1,407.65	6,449.97	3.38	2.94	-NA-	-1.93	94.55	4.27	12.66	4.27	29.36
United States Self Storage	EUR	1,028.52	9,482.78	4.96	2.97	-NA-	-7.55	46.71	4.33	4.11	4.33	30.24
United States Retail	EUR	634.47	43,069.70	22.54	3.67	-NA-	-20.85	92.87	7.82	11.75	7.82	44.95
United States Residential	EUR	906.22	27,214.01	14.24	4.16	-NA-	-10.47	91.58	7.53	10.08	7.53	34.22
United States Office	EUR	802.60	23,603.94	12.35	3.62	-NA-	-17.10	85.26	3.57	5.59	3.57	40.30
United States Lodging/Resorts	EUR	550.86	11,355.15	5.94	1.69	-NA-	-23.05	175.64	5.31	8.52	5.31	57.28
United States Industrial	EUR	394.18	9,058.62	4.74	4.72	-NA-	-31.45	99.44	1.04	3.76	1.04	63.79
United States Industrial/Office	EUR	620.51	5,007.72	2.62	5.80	-NA-	-20.07	61.57	0.20	2.92	0.20	43.07
United States Healthcare	EUR	1,356.30	24,139.43	12.63	5.96	-NA-	0.76	60.73	2.76	4.25	2.76	33.91
United States Diversified	EUR	688.62	12,722.64	6.66	3.81	-NA-	-19.02	84.38	1.47	3.88	1.47	44.38

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Industrial	USD	430.94	25,248.81	4.05	6.03	-NA-	-32.89	109.53	-6.47	0.74	-6.47	54.89
Global Residential	USD	1,138.17	60,142.79	9.65	3.41	-NA-	-7.89	97.32	-0.58	8.05	-0.58	31.96
Global Specialty	USD	1,486.86	9,506.51	1.53	2.73	-NA-	-3.39	118.47	-1.44	9.36	-1.44	33.84
Global Self Storage	USD	1,173.11	13,572.85	2.18	2.83	-NA-	-7.68	57.32	-1.55	1.90	-1.55	32.10
Global Retail	USD	842.87	133,328.89	21.40	4.99	-NA-	-16.94	81.24	-1.24	4.24	-1.24	32.80
Global Office	USD	1,023.90	87,711.74	14.08	4.21	-NA-	-13.25	75.71	0.76	2.51	0.76	28.23
Global Lodging/Resorts	USD	647.92	15,962.54	2.56	1.90	-NA-	-21.94	194.56	0.35	6.30	0.35	58.71
Global Industrial/Office	USD	717.71	6,834.05	1.10	5.80	-NA-	-19.20	73.59	-4.69	1.05	-4.69	44.96
Global Healthcare	USD	1,468.91	34,879.78	5.60	6.04	-NA-	0.73	74.54	-1.88	2.41	-1.88	37.08
Global Diversified	USD	939.73	235,980.62	37.87	3.50	-NA-	-15.23	83.40	-5.57	1.38	-5.57	32.13
Asia Retail	USD	946.33	43,287.31	16.84	6.87	-NA-	-12.62	64.19	-1.09	1.05	-1.09	25.13
Asia Residential	USD	2,534.28	16,111.68	6.27	1.21	-NA-	11.97	86.31	-6.33	12.36	-6.33	50.46
Asia Office	USD	1,103.97	32,078.43	12.48	5.15	-NA-	-9.78	57.71	2.63	1.03	2.63	26.45
Asia Industrial	USD	458.19	7,652.68	2.98	9.75	-NA-	-33.35	118.24	-8.11	0.62	-8.11	49.95
Asia Diversified	USD	1,022.23	157,892.03	61.43	2.71	-NA-	-11.72	89.46	-5.30	3.47	-5.30	35.97
Asia ex Australia Diversified	USD	1,103.74	136,520.44	53.12	2.05	-NA-	-9.46	85.10	-5.90	3.12	-5.90	-NA-
Asia ex Australia Industrial	USD	1,521.08	3,433.26	1.34	5.92	-NA-	1.00	95.01	-8.72	-0.21	-8.72	-NA-
Asia ex Australia Office	USD	1,117.65	27,731.61	10.79	4.63	-NA-	-10.19	50.48	4.11	1.09	4.11	-NA-
Asia ex Australia Residential	USD	2,515.59	16,111.68	6.27	1.21	-NA-	11.88	86.31	-6.33	12.36	-6.33	-NA-
Asia ex Australia Retail	USD	1,141.67	13,838.45	5.38	4.03	-NA-	-5.14	51.33	-1.72	3.29	-1.72	-NA-

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Europe Specialty	USD	692.74	704.21	0.67	0.00	-NA-	-23.69	676.01	-8.53	-4.24	-8.53	95.36
Europe Self Storage	USD	986.50	631.67	0.60	0.00	-NA-	-26.04	81.22	-15.39	-4.18	-15.39	47.90
Europe Retail	USD	871.06	23,571.74	22.37	4.14	-NA-	-19.99	56.81	-10.01	-1.43	-10.01	30.30
Europe Residential	USD	409.19	3,395.59	3.22	3.20	-NA-	-33.38	112.16	-5.43	-5.17	-5.43	55.79
Europe Office	USD	1,032.96	17,477.51	16.59	3.50	-NA-	-13.75	58.92	-2.21	-0.51	-2.21	27.59
Europe Industrial	USD	362.36	5,233.81	4.97	3.65	-NA-	-36.55	99.12	-9.79	-1.64	-9.79	57.61
Europe Healthcare	USD	755.71	280.21	0.27	5.75	-NA-	-15.08	30.32	0.77	1.21	0.77	34.40
Europe Diversified	USD	785.91	54,070.88	51.32	5.39	-NA-	-22.38	62.58	-8.05	-4.32	-8.05	30.80
Eurozone Retail	USD	1,398.46	14,673.48	13.93	5.17	-NA-	-7.78	60.09	-7.05	-0.56	-7.05	29.99
Eurozone Residential	USD	405.96	2,791.03	2.65	3.52	-NA-	-33.21	102.47	-5.30	-4.74	-5.30	54.13
Eurozone Office	USD	1,172.68	4,475.21	4.25	6.36	-NA-	-10.47	31.79	-3.08	0.46	-3.08	28.33
Eurozone Industrial	USD	687.88	1,671.33	1.59	2.08	-NA-	-19.88	79.86	0.71	2.75	0.71	49.14
Eurozone Diversified	USD	1,014.30	32,443.96	30.79	5.56	-NA-	-18.01	68.59	-7.45	-5.29	-7.45	32.73
UK Specialty	USD	692.74	704.21	0.67	0.00	-NA-	-23.69	676.01	-8.53	-4.24	-8.53	95.36
UK Self Storage	USD	986.50	631.67	0.60	0.00	-NA-	-26.04	81.22	-15.39	-4.18	-15.39	47.90
UK Retail	USD	465.81	8,898.26	8.45	2.44	-NA-	-33.67	57.25	-14.42	-2.84	-14.42	38.37
UK Residential	USD	408.47	604.57	0.57	1.75	-NA-	-34.32	201.12	-6.02	-7.10	-6.02	80.71
UK Industrial	USD	302.37	3,562.48	3.38	4.39	-NA-	-40.26	110.65	-12.81	-3.57	-12.81	63.87
UK Healthcare	USD	755.71	280.21	0.27	5.75	-NA-	-15.08	30.32	0.77	1.21	0.77	34.40
UK Diversified	USD	501.60	17,848.55	16.94	5.37	-NA-	-31.17	49.72	-10.96	-4.64	-10.96	32.75
UK Office	USD	598.99	3,870.66	3.67	2.66	-NA-	-29.64	106.04	-8.23	-5.56	-8.23	37.38

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North America Specialty	USD	1,628.88	8,802.30	3.38	2.94	-NA-	-0.85	109.04	-0.82	10.62	-0.82	32.68
North America Self Storage	USD	1,190.15	12,941.18	4.96	2.97	-NA-	-6.53	57.65	-0.76	2.21	-0.76	32.47
North America Retail	USD	774.45	66,469.84	25.49	4.07	-NA-	-18.33	107.57	2.15	8.73	2.15	45.26
North America Residential	USD	1,083.36	40,635.52	15.58	4.3	-NA-	-8.91	102.14	2.36	7.66	2.36	34.73
North America Office	USD	921.81	38,155.79	14.63	3.74	-NA-	-16.41	107.71	0.59	5.26	0.59	41.83
North America Lodging/Resorts	USD	658.08	15,962.54	6.12	1.9	-NA-	-21.48	194.56	0.36	6.30	0.36	58.72
North America Industrial	USD	456.53	12,362.33	4.74	4.72	-NA-	-30.70	114.33	-3.90	1.87	-3.90	71.14
North America Industrial/Office	USD	717.71	6,834.05	2.62	5.8	-NA-	-19.20	73.59	-4.69	1.05	-4.69	44.96
North America Healthcare	USD	1,497.67	34,599.57	13.27	6.05	-NA-	1.15	74.87	-1.90	2.42	-1.90	37.40
North America Diversified	USD	908.99	24,017.71	9.21	4.41	-NA-	-14.52	101.79	-1.43	1.52	-1.43	40.05
United States Specialty	USD	1,628.88	8,802.30	3.38	2.94	-NA-	-0.85	109.04	-0.82	10.62	-0.82	32.68
United States Self Storage	USD	1,190.15	12,941.18	4.96	2.97	-NA-	-6.53	57.65	-0.76	2.21	-0.76	32.47
United States Retail	USD	734.11	58,777.36	22.54	3.67	-NA-	-19.98	107.24	2.55	9.72	2.55	47.77
United States Residential	USD	1,048.45	37,139.05	14.24	4.16	-NA-	-9.49	105.84	2.28	8.08	2.28	36.22
United States Office	USD	928.45	32,212.37	12.35	3.62	-NA-	-16.20	99.02	-1.49	3.67	-1.49	42.82
United States Lodging/Resorts	USD	637.49	15,496.41	5.94	1.69	-NA-	-22.20	196.16	0.17	6.55	0.17	59.47
United States Industrial	USD	456.00	12,362.33	4.74	4.72	-NA-	-30.71	114.33	-3.90	1.87	-3.90	71.14
United States Industrial/Office	USD	717.71	6,834.05	2.62	5.8	-NA-	-19.20	73.59	-4.69	1.05	-4.69	44.96
United States Healthcare	USD	1,568.97	32,943.16	12.63	5.96	-NA-	1.86	72.72	-2.26	2.35	-2.26	37.98
United States Diversified	USD	796.80	17,362.63	6.66	3.81	-NA-	-18.13	98.12	-3.49	1.99	-3.49	45.93

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Global Industrial	GBP	456.20	16,584.93	4.05	6.03	-NA-	-27.00	96.18	-0.79	6.04	-0.79	54.20
Global Residential	GBP	1,204.87	39,505.39	9.65	3.41	-NA-	0.20	84.74	5.46	13.72	5.46	29.81
Global Specialty	GBP	1,573.99	6,244.45	1.53	2.73	-NA-	5.09	104.55	4.55	15.11	4.55	32.94
Global Self Storage	GBP	1,241.85	8,915.46	2.18	2.83	-NA-	0.42	47.29	4.43	7.25	4.43	33.16
Global Retail	GBP	892.26	87,578.41	21.40	4.99	-NA-	-9.65	69.68	4.76	9.72	4.76	31.17
Global Office	GBP	1,083.90	57,614.33	14.08	4.21	-NA-	-5.64	64.51	6.88	7.90	6.88	26.86
Global Lodging/Resorts	GBP	685.88	10,485.15	2.56	1.9	-NA-	-15.08	175.77	6.45	11.88	6.45	56.30
Global Industrial/Office	GBP	759.76	4,489.01	1.10	5.8	-NA-	-12.10	62.52	1.10	6.36	1.10	44.76
Global Healthcare	GBP	1,554.98	22,911.13	5.60	6.04	-NA-	9.58	63.41	4.08	7.79	4.08	37.79
Global Diversified	GBP	994.80	155,006.23	37.87	3.5	-NA-	-7.79	71.71	0.16	6.71	0.16	28.25
Asia Retail	GBP	1,001.79	28,433.70	16.84	6.87	-NA-	-4.95	53.72	4.92	6.36	4.92	22.68
Asia Residential	GBP	2,682.79	10,583.12	6.27	1.21	-NA-	21.80	74.44	-0.64	18.26	-0.64	48.03
Asia Office	GBP	1,168.66	21,071.04	12.48	5.15	-NA-	-1.86	47.66	8.86	6.34	8.86	24.32
Asia Industrial	GBP	485.04	5,026.74	2.98	9.75	-NA-	-27.50	104.32	-2.53	5.91	-2.53	47.78
Asia Diversified	GBP	1,082.13	103,712.96	61.43	2.71	-NA-	-3.96	77.39	0.45	8.91	0.45	31.58
Asia ex Australia Diversified	GBP	1,168.42	89,674.82	53.12	2.05	-NA-	-1.51	73.30	-0.19	8.54	-0.19	-NA-
Asia ex Australia Industrial	GBP	1,610.22	2,255.17	1.34	5.92	-NA-	9.87	82.58	-3.17	5.04	-3.17	-NA-
Asia ex Australia Office	GBP	1,183.14	18,215.79	10.79	4.63	-NA-	-2.30	40.89	10.43	6.40	10.43	-NA-
Asia ex Australia Residential	GBP	2,663.00	10,583.12	6.27	1.21	-NA-	21.71	74.44	-0.64	18.26	-0.64	-NA-
Asia ex Australia Retail	GBP	1,208.57	9,089.92	5.38	4.03	-NA-	3.19	41.69	4.25	8.72	4.25	-NA-

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Europe Specialty	GBP	733.33	462.57	0.67	0.00	-NA-	-16.99	626.50	-2.97	0.80	-2.97	93.66
Europe Self Storage	GBP	1,044.31	414.92	0.60	0.00	-NA-	-19.55	69.67	-10.25	0.86	-10.25	43.69
Europe Retail	GBP	922.10	15,483.33	22.37	4.14	-NA-	-12.96	46.81	-4.54	3.75	-4.54	27.58
Europe Residential	GBP	433.17	2,230.43	3.22	3.2	-NA-	-27.53	98.64	0.31	-0.18	0.31	56.51
Europe Office	GBP	1,093.49	11,480.28	16.59	3.5	-NA-	-6.18	48.79	3.73	4.72	3.73	25.93
Europe Industrial	GBP	383.59	3,437.88	4.97	3.65	-NA-	-30.97	86.43	-4.31	3.53	-4.31	54.13
Europe Healthcare	GBP	799.99	184.06	0.27	5.75	-NA-	-7.63	22.01	6.89	6.53	6.89	35.74
Europe Diversified	GBP	831.97	35,517.00	51.32	5.39	-NA-	-15.56	52.22	-2.46	0.71	-2.46	28.43
Eurozone Retail	GBP	1,480.41	9,638.42	13.93	5.17	-NA-	0.32	49.89	-1.41	4.67	-1.41	28.23
Eurozone Residential	GBP	429.75	1,833.31	2.65	3.52	-NA-	-27.34	89.57	0.45	0.27	0.45	54.87
Eurozone Office	GBP	1,241.39	2,939.59	4.25	6.36	-NA-	-2.61	23.39	2.81	5.74	2.81	27.48
Eurozone Industrial	GBP	728.19	1,097.83	1.59	2.08	-NA-	-12.84	68.39	6.82	8.15	6.82	48.88
Eurozone Diversified	GBP	1,073.73	21,311.14	30.79	5.56	-NA-	-10.81	57.85	-1.83	-0.31	-1.83	30.55
UK Specialty	GBP	733.33	462.57	0.67	0.00	-NA-	-16.99	626.50	-2.97	0.80	-2.97	93.66
UK Self Storage	GBP	1,044.31	414.92	0.60	0.00	-NA-	-19.55	69.67	-10.25	0.86	-10.25	43.69
UK Retail	GBP	493.11	5,844.91	8.45	2.44	-NA-	-27.85	47.23	-9.22	2.27	-9.22	35.36
UK Residential	GBP	432.40	397.11	0.57	1.75	-NA-	-28.56	181.91	-0.31	-2.22	-0.31	80.98
UK Industrial	GBP	320.08	2,340.05	3.38	4.39	-NA-	-35.02	97.22	-7.52	1.50	-7.52	60.09
UK Healthcare	GBP	799.99	184.06	0.27	5.75	-NA-	-7.63	22.01	6.89	6.53	6.89	35.74
UK Diversified	GBP	530.99	11,724.00	16.94	5.37	-NA-	-25.12	40.17	-5.55	0.37	-5.55	30.05
UK Office	GBP	693.95	2,542.48	3.67	2.66	-NA-	-21.58	98.76	-2.54	-0.60	-2.54	33.47

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North America Specialty	GBP	1,724.33	5,781.88	3.38	2.94	-NA-	7.85	95.71	5.20	16.43	5.20	31.86
North America Self Storage	GBP	1,259.89	8,500.55	4.96	2.97	-NA-	1.67	47.60	5.27	7.59	5.27	33.74
North America Retail	GBP	819.83	43,661.38	25.49	4.07	-NA-	-11.16	94.34	8.36	14.44	8.36	44.60
North America Residential	GBP	1,146.85	26,691.85	15.58	4.3	-NA-	-0.91	89.25	8.57	13.32	8.57	33.96
North America Office	GBP	975.83	25,063.01	14.63	3.74	-NA-	-9.07	94.47	6.70	10.79	6.70	41.48
North America Lodging/Resorts	GBP	696.64	10,485.15	6.12	1.9	-NA-	-14.59	175.78	6.45	11.88	6.45	56.40
North America Industrial	GBP	483.28	8,120.32	4.74	4.72	-NA-	-24.62	100.67	1.94	7.23	1.94	73.38
North America Industrial/Office	GBP	759.76	4,489.01	2.62	5.8	-NA-	-12.10	62.52	1.10	6.36	1.10	44.76
North America Healthcare	GBP	1,585.43	22,727.07	13.27	6.05	-NA-	10.04	63.72	4.06	7.80	4.06	38.07
North America Diversified	GBP	962.26	15,776.28	9.21	4.41	-NA-	-7.01	88.93	4.56	6.85	4.56	38.97
United States Specialty	GBP	1,724.33	5,781.88	3.38	2.94	-NA-	7.85	95.71	5.20	16.43	5.20	31.86
United States Self Storage	GBP	1,259.89	8,500.55	4.96	2.97	-NA-	1.67	47.60	5.27	7.59	5.27	33.74
United States Retail	GBP	777.13	38,608.50	22.54	3.67	-NA-	-12.96	94.03	8.78	15.49	8.78	47.36
United States Residential	GBP	1,109.89	24,395.15	14.24	4.16	-NA-	-1.54	92.72	8.49	13.76	8.49	35.59
United States Office	GBP	982.85	21,159.02	12.35	3.62	-NA-	-8.84	86.33	4.50	9.12	4.50	42.70
United States Lodging/Resorts	GBP	674.85	10,178.97	5.94	1.69	-NA-	-15.37	177.28	6.25	12.16	6.25	57.18
United States Industrial	GBP	482.73	8,120.32	4.74	4.72	-NA-	-24.62	100.67	1.94	7.23	1.94	73.38
United States Industrial/Office	GBP	759.76	4,489.01	2.62	5.8	-NA-	-12.10	62.52	1.10	6.36	1.10	44.76
United States Healthcare	GBP	1,660.90	21,639.04	12.63	5.96	-NA-	10.80	61.71	3.68	7.73	3.68	38.75
United States Diversified	GBP	843.49	11,404.82	6.66	3.81	-NA-	-10.94	85.48	2.38	7.35	2.38	45.41

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Industrial	JPY	374.15	2,243,735.54	4.05	6.03	-NA-	-39.03	90.30	-10.72	-1.24	-10.72	54.59
Global Residential	JPY	988.17	5,344,589.27	9.65	3.41	-NA-	-16.31	79.21	-5.09	5.91	-5.09	34.20
Global Specialty	JPY	1,290.90	844,795.90	1.53	2.73	-NA-	-12.22	98.42	-5.92	7.20	-5.92	36.28
Global Self Storage	JPY	1,018.50	1,206,151.58	2.18	2.83	-NA-	-16.13	42.89	-6.03	-0.11	-6.03	32.48
Global Retail	JPY	731.79	11,848,271.79	21.40	4.99	-NA-	-24.54	64.60	-5.72	2.18	-5.72	34.87
Global Office	JPY	888.95	7,794,503.45	14.08	4.21	-NA-	-21.19	59.58	-3.82	0.49	-3.82	30.35
Global Lodging/Resorts	JPY	562.52	1,418,510.89	2.56	1.9	-NA-	-29.08	167.52	-4.21	4.20	-4.21	59.64
Global Industrial/Office	JPY	623.12	607,307.92	1.10	5.8	-NA-	-26.59	57.65	-9.02	-0.95	-9.02	46.98
Global Healthcare	JPY	1,275.31	3,099,591.87	5.60	6.04	-NA-	-8.48	58.52	-6.34	0.39	-6.34	37.26
Global Diversified	JPY	815.88	20,970,417.46	37.87	3.5	-NA-	-22.98	66.57	-9.86	-0.62	-9.86	34.37
Asia Retail	JPY	821.61	3,846,726.65	16.84	6.87	-NA-	-20.61	49.12	-5.58	-0.95	-5.58	28.98
Asia Residential	JPY	2,200.27	1,431,764.20	6.27	1.21	-NA-	1.73	69.21	-10.59	10.14	-10.59	52.18
Asia Office	JPY	958.47	2,850,649.91	12.48	5.15	-NA-	-18.03	43.23	-2.03	-0.97	-2.03	27.99
Asia Industrial	JPY	397.80	680,055.07	2.98	9.75	-NA-	-39.45	98.21	-12.28	-1.37	-12.28	51.45
Asia Diversified	JPY	887.50	14,031,074.97	61.43	2.71	-NA-	-19.79	72.08	-9.60	1.43	-9.60	38.26
Asia ex Australia Diversified	JPY	958.27	12,131,889.11	53.12	2.05	-NA-	-17.74	68.11	-10.18	1.08	-10.18	-NA-
Asia ex Australia Industrial	JPY	1,320.61	305,096.27	1.34	5.92	-NA-	-8.23	77.12	-12.86	-2.18	-12.86	-NA-
Asia ex Australia Office	JPY	970.35	2,464,369.91	10.79	4.63	-NA-	-18.40	36.67	-0.62	-0.90	-0.62	-NA-
Asia ex Australia Residential	JPY	2,184.04	1,431,764.20	6.27	1.21	-NA-	1.65	69.21	-10.59	10.14	-10.59	-NA-
Asia ex Australia Retail	JPY	991.20	1,229,753.83	5.38	4.03	-NA-	-13.81	37.44	-6.18	1.25	-6.18	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Europe Specialty	JPY	601.44	62,579.70	0.67	0.00	-NA-	-30.67	604.76	-12.68	-6.13	-12.68	94.13
Europe Self Storage	JPY	856.48	56,133.39	0.60	0.00	-NA-	-32.80	64.58	-19.24	-6.07	-19.24	49.90
Europe Retail	JPY	756.25	2,094,702.87	22.37	4.14	-NA-	-27.30	42.41	-14.10	-3.37	-14.10	32.84
Europe Residential	JPY	355.26	301,749.25	3.22	3.2	-NA-	-39.47	92.69	-9.72	-7.04	-9.72	54.52
Europe Office	JPY	896.82	1,553,138.92	16.59	3.5	-NA-	-21.64	44.33	-6.65	-2.48	-6.65	28.99
Europe Industrial	JPY	314.60	465,102.36	4.97	3.65	-NA-	-42.35	80.85	-13.89	-3.58	-13.89	56.93
Europe Healthcare	JPY	656.11	24,901.06	0.27	5.75	-NA-	-22.85	18.36	-3.80	-0.79	-3.80	36.60
Europe Diversified	JPY	682.33	4,805,008.36	51.32	5.39	-NA-	-29.48	47.66	-12.22	-6.21	-12.22	32.48
Eurozone Retail	JPY	1,214.15	1,303,958.56	13.93	5.17	-NA-	-16.21	45.40	-11.27	-2.52	-11.27	31.22
Eurozone Residential	JPY	352.46	248,024.57	2.65	3.52	-NA-	-39.32	83.89	-9.60	-6.62	-9.60	53.10
Eurozone Office	JPY	1,018.12	397,689.41	4.25	6.36	-NA-	-18.66	19.69	-7.48	-1.52	-7.48	29.27
Eurozone Industrial	JPY	597.22	148,522.59	1.59	2.08	-NA-	-27.20	63.35	-3.87	0.72	-3.87	47.80
Eurozone Diversified	JPY	880.62	2,883,132.31	30.79	5.56	-NA-	-25.51	53.12	-11.66	-7.16	-11.66	33.57
UK Specialty	JPY	601.44	62,579.70	0.67	0.00	-NA-	-30.67	604.76	-12.68	-6.13	-12.68	94.13
UK Self Storage	JPY	856.48	56,133.39	0.60	0.00	-NA-	-32.80	64.58	-19.24	-6.07	-19.24	49.90
UK Retail	JPY	404.42	790,744.30	8.45	2.44	-NA-	-39.74	42.82	-18.31	-4.76	-18.31	41.61
UK Residential	JPY	354.63	53,724.68	0.57	1.75	-NA-	-40.33	173.47	-10.29	-8.94	-10.29	78.38
UK Industrial	JPY	262.52	316,579.77	3.38	4.39	-NA-	-45.72	91.31	-16.77	-5.47	-16.77	63.22
UK Healthcare	JPY	656.11	24,901.06	0.27	5.75	-NA-	-22.85	18.36	-3.80	-0.79	-3.80	36.60
UK Diversified	JPY	435.49	1,586,111.76	16.94	5.37	-NA-	-37.46	35.98	-15.00	-6.53	-15.00	35.53
UK Office	JPY	569.14	343,965.99	3.67	2.66	-NA-	-34.50	92.81	-12.30	-7.43	-12.30	39.27

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North America Specialty	JPY	1,414.20	782,216.19	3.38	2.94	-NA-	-9.92	89.85	-5.33	8.43	-5.33	35.48
North America Self Storage	JPY	1,033.29	1,150,018.19	4.96	2.97	-NA-	-15.08	43.18	-5.27	0.20	-5.27	32.76
North America Retail	JPY	672.38	5,906,842.27	25.49	4.07	-NA-	-25.80	88.52	-2.49	6.58	-2.49	45.93
North America Residential	JPY	940.58	3,611,075.82	15.58	4.3	-NA-	-17.24	83.59	-2.30	5.54	-2.30	36.18
North America Office	JPY	800.32	3,390,714.62	14.63	3.74	-NA-	-24.05	88.64	-3.98	3.18	-3.98	43.74
North America Lodging/Resorts	JPY	571.35	1,418,510.89	6.12	1.9	-NA-	-28.66	167.52	-4.21	4.20	-4.21	59.55
North America Industrial	JPY	396.36	1,098,578.11	4.74	4.72	-NA-	-37.04	94.67	-8.26	-0.14	-8.26	69.09
North America Industrial/Office	JPY	623.12	607,307.92	2.62	5.8	-NA-	-26.59	57.65	-9.02	-0.95	-9.02	46.98
North America Healthcare	JPY	1,300.28	3,074,690.81	13.27	6.05	-NA-	-8.10	58.82	-6.36	0.40	-6.36	37.48
North America Diversified	JPY	789.19	2,134,334.13	9.21	4.41	-NA-	-22.33	83.27	-5.91	-0.49	-5.91	41.39
United States Specialty	JPY	1,414.20	782,216.19	3.38	2.94	-NA-	-9.92	89.85	-5.33	8.43	-5.33	35.48
United States Self Storage	JPY	1,033.29	1,150,018.19	4.96	2.97	-NA-	-15.08	43.18	-5.27	0.20	-5.27	32.76
United States Retail	JPY	637.36	5,223,250.38	22.54	3.67	-NA-	-27.30	88.22	-2.11	7.55	-2.11	48.21
United States Residential	JPY	910.27	3,300,361.30	14.24	4.16	-NA-	-17.77	86.95	-2.37	5.95	-2.37	37.47
United States Office	JPY	806.08	2,862,552.56	12.35	3.62	-NA-	-23.86	80.75	-5.96	1.63	-5.96	44.46
United States Lodging/Resorts	JPY	553.47	1,377,088.55	5.94	1.69	-NA-	-29.32	168.99	-4.38	4.45	-4.38	60.29
United States Industrial	JPY	395.91	1,098,578.11	4.74	4.72	-NA-	-37.04	94.67	-8.26	-0.14	-8.26	69.09
United States Industrial/Office	JPY	623.12	607,307.92	2.62	5.8	-NA-	-26.59	57.65	-9.02	-0.95	-9.02	46.98
United States Healthcare	JPY	1,362.18	2,927,493.65	12.63	5.96	-NA-	-7.46	56.86	-6.70	0.33	-6.70	37.91
United States Diversified	JPY	691.78	1,542,929.88	6.66	3.81	-NA-	-25.62	79.93	-7.87	-0.03	-7.87	46.64

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Industrial	AUD	314.90	28,195.09	6.17	6.03	-NA-	-NA-	49.48	-6.07	0.00	-6.07	-NA-
Global Residential	AUD	831.69	67,160.86	14.71	3.41	-NA-	-NA-	40.77	-0.15	7.24	-0.15	-NA-
Global Specialty	AUD	1,086.48	10,615.82	2.32	2.73	-NA-	-NA-	55.86	-1.01	8.55	-1.01	-NA-
Global Self Storage	AUD	857.22	15,156.67	3.32	2.83	-NA-	-NA-	12.23	-1.13	1.14	-1.13	-NA-
Global Retail	AUD	615.91	148,887.04	32.61	4.99	-NA-	-NA-	29.30	-0.81	3.47	-0.81	-NA-
Global Office	AUD	748.18	97,946.82	21.45	4.21	-NA-	-NA-	25.35	1.19	1.75	1.19	-NA-
Global Lodging/Resorts	AUD	473.45	17,825.21	3.90	1.9	-NA-	-NA-	110.13	0.79	5.51	0.79	-NA-
Global Industrial/Office	AUD	524.44	7,631.52	1.67	5.8	-NA-	-NA-	23.83	-4.28	0.29	-4.28	-NA-
Global Healthcare	AUD	1,073.36	38,949.90	8.53	6.04	-NA-	-NA-	24.51	-1.46	1.65	-1.46	-NA-
Global Diversified	AUD	686.68	263,517.19	57.71	3.5	-NA-	-NA-	30.84	-5.17	0.63	-5.17	-NA-
Asia Retail	AUD	691.51	48,338.50	25.67	6.87	-NA-	-NA-	17.13	-0.67	0.30	-0.67	-NA-
Asia Residential	AUD	1,851.86	17,991.75	9.55	1.21	-NA-	-NA-	32.91	-5.93	11.52	-5.93	-NA-
Asia Office	AUD	806.70	35,821.66	19.02	5.15	-NA-	-NA-	12.51	3.07	0.28	3.07	-NA-
Asia Industrial	AUD	334.81	8,545.67	4.54	9.75	-NA-	-NA-	55.69	-7.71	-0.13	-7.71	-NA-
Asia Diversified	AUD	746.97	176,316.45	93.62	2.71	-NA-	-NA-	35.16	-4.89	2.70	-4.89	-NA-
Asia ex Australia Diversified	AUD	806.53	152,451.01	80.95	2.05	-NA-	-NA-	32.05	-5.50	2.35	-5.50	-NA-
Asia ex Australia Industrial	AUD	1,111.49	3,833.88	2.04	5.92	-NA-	-NA-	39.12	-8.32	-0.95	-8.32	-NA-
Asia ex Australia Office	AUD	816.69	30,967.62	16.44	4.63	-NA-	-NA-	7.35	4.55	0.34	4.55	-NA-
Asia ex Australia Residential	AUD	1,838.20	17,991.75	9.55	1.21	-NA-	-NA-	32.91	-5.93	11.52	-5.93	-NA-
Asia ex Australia Retail	AUD	834.24	15,453.26	8.21	4.03	-NA-	-NA-	7.96	-1.29	2.52	-1.29	-NA-

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Europe Specialty	AUD	506.20	786.39	1.02	0.00	-NA-	-NA-	453.59	-8.13	-4.95	-8.13	-NA-
Europe Self Storage	AUD	720.86	705.38	0.91	0.00	-NA-	-NA-	29.28	-15.03	-4.89	-15.03	-NA-
Europe Retail	AUD	636.50	26,322.33	34.09	4.14	-NA-	-NA-	11.87	-9.62	-2.16	-9.62	-NA-
Europe Residential	AUD	299.01	3,791.82	4.91	3.2	-NA-	-NA-	51.36	-5.02	-5.87	-5.02	-NA-
Europe Office	AUD	754.80	19,516.96	25.28	3.5	-NA-	-NA-	13.37	-1.79	-1.25	-1.79	-NA-
Europe Industrial	AUD	264.78	5,844.54	7.57	3.65	-NA-	-NA-	42.06	-9.40	-2.37	-9.40	-NA-
Europe Healthcare	AUD	552.21	312.91	0.41	5.75	-NA-	-NA-	-7.03	1.21	0.45	1.21	-NA-
Europe Diversified	AUD	574.29	60,380.41	78.21	5.39	-NA-	-NA-	15.99	-7.65	-5.03	-7.65	-NA-
Eurozone Retail	AUD	1,021.89	16,385.73	21.22	5.17	-NA-	-NA-	14.21	-6.65	-1.30	-6.65	-NA-
Eurozone Residential	AUD	296.64	3,116.71	4.04	3.52	-NA-	-NA-	44.44	-4.89	-5.45	-4.89	-NA-
Eurozone Office	AUD	856.90	4,997.42	6.47	6.36	-NA-	-NA-	-5.98	-2.66	-0.29	-2.66	-NA-
Eurozone Industrial	AUD	502.65	1,866.36	2.42	2.08	-NA-	-NA-	28.31	1.14	1.98	1.14	-NA-
Eurozone Diversified	AUD	741.17	36,229.84	46.93	5.56	-NA-	-NA-	20.27	-7.06	-6.00	-7.06	-NA-
UK Specialty	AUD	506.20	786.39	1.02	0.00	-NA-	-NA-	453.59	-8.13	-4.95	-8.13	-NA-
UK Self Storage	AUD	720.86	705.38	0.91	0.00	-NA-	-NA-	29.28	-15.03	-4.89	-15.03	-NA-
UK Retail	AUD	340.38	9,936.60	12.87	2.44	-NA-	-NA-	12.18	-14.05	-3.56	-14.05	-NA-
UK Residential	AUD	298.48	675.11	0.87	1.75	-NA-	-NA-	114.81	-5.62	-7.79	-5.62	-NA-
UK Industrial	AUD	220.95	3,978.19	5.15	4.39	-NA-	-NA-	50.28	-12.44	-4.28	-12.44	-NA-
UK Healthcare	AUD	552.21	312.91	0.41	5.75	-NA-	-NA-	-7.03	1.21	0.45	1.21	-NA-
UK Diversified	AUD	366.53	19,931.30	25.82	5.37	-NA-	-NA-	6.81	-10.58	-5.35	-10.58	-NA-
UK Office	AUD	479.01	4,322.32	5.60	2.66	-NA-	-NA-	51.45	-7.73	-6.26	-7.73	-NA-

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North America Specialty	AUD	1,190.26	9,829.44	5.14	2.94	-NA-	-NA-	49.13	-0.40	9.80	-0.40	-NA-
North America Self Storage	AUD	869.67	14,451.29	7.56	2.97	-NA-	-NA-	12.47	-0.33	1.45	-0.33	-NA-
North America Retail	AUD	565.91	74,226.20	38.84	4.07	-NA-	-NA-	48.08	2.59	7.92	2.59	-NA-
North America Residential	AUD	791.64	45,377.28	23.75	4.3	-NA-	-NA-	44.20	2.80	6.86	2.80	-NA-
North America Office	AUD	673.59	42,608.19	22.30	3.74	-NA-	-NA-	48.18	1.02	4.48	1.02	-NA-
North America Lodging/Resorts	AUD	480.87	17,825.21	9.33	1.9	-NA-	-NA-	110.13	0.79	5.50	0.79	-NA-
North America Industrial	AUD	333.60	13,804.89	7.22	4.72	-NA-	-NA-	52.91	-3.48	1.12	-3.48	-NA-
North America Industrial/Office	AUD	524.44	7,631.52	3.99	5.8	-NA-	-NA-	23.83	-4.28	0.29	-4.28	-NA-
North America Healthcare	AUD	1,094.38	38,636.99	20.22	6.05	-NA-	-NA-	24.75	-1.48	1.66	-1.48	-NA-
North America Diversified	AUD	664.22	26,820.34	14.04	4.41	-NA-	-NA-	43.96	-1.01	0.76	-1.01	-NA-
United States Specialty	AUD	1,190.26	9,829.44	5.14	2.94	-NA-	-NA-	49.13	-0.40	9.80	-0.40	-NA-
United States Self Storage	AUD	869.67	14,451.29	7.56	2.97	-NA-	-NA-	12.47	-0.33	1.45	-0.33	-NA-
United States Retail	AUD	536.43	65,636.09	34.35	3.67	-NA-	-NA-	47.85	2.99	8.90	2.99	-NA-
United States Residential	AUD	766.13	41,472.80	21.70	4.16	-NA-	-NA-	46.85	2.72	7.28	2.72	-NA-
United States Office	AUD	678.44	35,971.24	18.82	3.62	-NA-	-NA-	41.98	-1.06	2.90	-1.06	-NA-
United States Lodging/Resorts	AUD	465.83	17,304.69	9.06	1.69	-NA-	-NA-	111.28	0.60	5.76	0.60	-NA-
United States Industrial	AUD	333.21	13,804.89	7.22	4.72	-NA-	-NA-	52.90	-3.48	1.11	-3.48	-NA-
United States Industrial/Office	AUD	524.44	7,631.52	3.99	5.8	-NA-	-NA-	23.83	-4.28	0.29	-4.28	-NA-
United States Healthcare	AUD	1,146.48	36,787.29	19.25	5.96	-NA-	-NA-	23.22	-1.84	1.59	-1.84	-NA-
United States Diversified	AUD	582.24	19,388.67	10.15	3.81	-NA-	-NA-	41.33	-3.07	1.23	-3.07	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Specialty	EUR	1,157.74	6,965.99	1.53	0.00	-NA-	-6.87	97.16	3.62	11.38	3.62	30.04
Global Self Storage	EUR	888.38	9,945.64	2.18	0.00	-NA-	-11.66	41.40	3.39	3.78	3.39	29.65
Global Retail	EUR	592.95	97,698.08	21.40	0.00	-NA-	-22.03	59.95	2.63	5.07	2.63	29.41
Global Residential	EUR	836.85	44,070.23	9.65	0.00	-NA-	-12.56	75.71	4.27	9.92	4.27	28.08
Global Office	EUR	742.95	64,271.65	14.08	0.00	-NA-	-18.06	54.94	5.61	4.25	5.61	23.71
Global Lodging/Resorts	EUR	467.71	11,696.71	2.56	0.00	-NA-	-26.26	171.01	5.11	8.24	5.11	56.87
Global Industrial/Office	EUR	476.24	5,007.72	1.10	0.00	-NA-	-25.48	50.80	-0.40	2.30	-0.40	43.21
Global Industral	EUR	297.04	18,501.32	4.05	0.00	-NA-	-37.56	84.91	-2.18	2.28	-2.18	49.27
Global Healthcare	EUR	974.47	25,558.51	5.60	0.00	-NA-	-6.61	51.32	1.97	3.36	1.97	32.98
Global Diversified	EUR	711.88	172,917.16	37.87	0.00	-NA-	-19.04	64.48	-0.99	3.14	-0.99	26.88
Asia Retail	EUR	634.91	31,719.21	16.84	0.00	-NA-	-18.70	42.92	1.40	0.45	1.40	22.38
Asia Residential	EUR	2,061.50	11,805.99	6.27	0.00	-NA-	9.19	71.31	-1.52	14.43	-1.52	46.30
Asia Office	EUR	801.46	23,505.79	12.48	0.00	-NA-	-14.77	38.93	7.57	2.76	7.57	21.77
Asia Industrial	EUR	287.65	5,607.57	2.98	0.00	-NA-	-39.60	92.16	-4.04	2.48	-4.04	48.34
Asia Diversified	EUR	792.36	115,696.96	61.43	0.00	-NA-	-15.14	70.89	-0.60	5.30	-0.60	30.54
Asia ex Australia Diversified	EUR	882.70	100,036.72	53.12	0.00	-NA-	-12.32	68.06	-1.19	4.99	-1.19	-NA-
Asia ex Australia Industrial	EUR	980.52	2,515.75	1.34	0.00	-NA-	-7.33	69.08	-5.47	1.64	-5.47	-NA-
Asia ex Australia Office	EUR	835.78	20,320.62	10.79	0.00	-NA-	-14.59	33.29	9.06	2.80	9.06	-NA-
Asia ex Australia Residential	EUR	2,047.76	11,805.99	6.27	0.00	-NA-	9.11	71.31	-1.52	14.43	-1.52	-NA-
Asia ex Australia Retail	EUR	836.24	10,140.26	5.38	0.00	-NA-	-10.05	34.63	2.50	4.67	2.50	-NA-

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Europe Specialty	EUR	586.16	516.02	0.67	0.00	-NA-	-24.91	622.14	-3.83	-2.46	-3.83	89.83
Europe Self Storage	EUR	810.35	462.86	0.60	0.00	-NA-	-27.73	68.65	-11.05	-2.41	-11.05	44.74
Europe Retail	EUR	647.11	17,272.43	22.37	0.00	-NA-	-23.97	39.23	-5.39	0.40	-5.39	26.00
Europe Residential	EUR	320.66	2,488.15	3.22	0.00	-NA-	-35.71	91.91	-0.57	-3.42	-0.57	48.85
Europe Office	EUR	764.45	12,806.82	16.59	0.00	-NA-	-18.21	40.39	2.78	1.33	2.78	22.32
Europe Industrial	EUR	264.03	3,835.13	4.97	0.00	-NA-	-40.13	78.57	-5.16	0.18	-5.16	52.86
Europe Healthcare	EUR	536.69	205.33	0.27	0.00	-NA-	-20.51	10.45	2.89	0.10	2.89	36.39
Europe Diversified	EUR	577.56	39,620.97	51.32	0.00	-NA-	-26.67	43.86	-3.69	-2.74	-3.69	25.96
Eurozone Retail	EUR	1,008.47	10,752.14	13.93	0.00	-NA-	-12.96	39.58	-2.28	1.28	-2.28	23.80
Eurozone Residential	EUR	318.84	2,045.15	2.65	0.00	-NA-	-35.56	82.78	-0.44	-2.98	-0.44	47.12
Eurozone Office	EUR	817.83	3,279.25	4.25	0.00	-NA-	-16.48	13.27	1.90	2.32	1.90	23.36
Eurozone Industrial	EUR	449.90	1,224.68	1.59	0.00	-NA-	-25.93	62.29	5.88	4.65	5.88	43.05
Eurozone Diversified	EUR	751.32	23,773.63	30.79	0.00	-NA-	-22.35	49.47	-2.71	-3.54	-2.71	26.06
UK Specialty	EUR	586.16	516.02	0.67	0.00	-NA-	-24.91	622.14	-3.83	-2.46	-3.83	89.83
UK Self Storage	EUR	810.35	462.86	0.60	0.00	-NA-	-27.73	68.65	-11.05	-2.41	-11.05	44.74
UK Retail	EUR	360.62	6,520.29	8.45	0.00	-NA-	-36.33	44.35	-10.03	-1.04	-10.03	36.62
UK Residential	EUR	325.36	443.00	0.57	0.00	-NA-	-36.45	176.22	-1.20	-5.39	-1.20	76.27
UK Industrial	EUR	224.30	2,610.44	3.38	0.00	-NA-	-43.35	88.61	-8.34	-1.79	-8.34	59.02
UK Healthcare	EUR	536.69	205.33	0.27	0.00	-NA-	-20.51	10.45	2.89	0.10	2.89	36.39
UK Diversified	EUR	363.60	13,078.71	16.94	0.00	-NA-	-35.27	31.96	-7.44	-3.44	-7.44	31.98
UK Office	EUR	517.73	2,836.26	3.67	0.00	-NA-	-30.40	91.76	-3.52	-3.81	-3.52	34.37

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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North America Specialty	EUR	1,257.90	6,449.97	3.38	0.00	-NA-	-4.57	88.35	4.27	12.66	4.27	29.16
North America Self Storage	EUR	897.60	9,482.78	4.96	0.00	-NA-	-10.66	41.43	4.21	4.11	4.21	30.11
North America Retail	EUR	548.91	48,706.44	25.49	0.00	-NA-	-23.21	84.19	6.69	10.22	6.69	42.26
North America Residential	EUR	766.70	29,776.09	15.58	0.00	-NA-	-14.54	76.89	7.21	9.47	7.21	32.51
North America Office	EUR	661.77	27,959.04	14.63	0.00	-NA-	-21.24	83.11	5.29	6.95	5.29	39.37
North America Lodging/Resorts	EUR	474.07	11,696.71	6.12	0.00	-NA-	-25.87	171.01	5.11	8.24	5.11	56.84
North America Industrial	EUR	320.87	9,058.62	4.74	0.00	-NA-	-35.14	88.05	0.38	3.08	0.38	63.62
North America Industrial/Office	EUR	476.24	5,007.72	2.62	0.00	-NA-	-25.48	50.80	-0.40	2.30	-0.40	43.21
North America Healthcare	EUR	991.06	25,353.18	13.27	0.00	-NA-	-6.24	51.63	1.96	3.38	1.96	33.21
North America Diversified	EUR	651.30	17,599.22	9.21	0.00	-NA-	-19.25	79.61	2.82	3.25	2.82	38.20
United States Specialty	EUR	1,257.90	6,449.97	3.38	0.00	-NA-	-4.57	88.35	4.27	12.66	4.27	29.16
United States Self Storage	EUR	897.60	9,482.78	4.96	0.00	-NA-	-10.66	41.43	4.21	4.11	4.21	30.11
United States Retail	EUR	525.67	43,069.70	22.54	0.00	-NA-	-24.54	84.79	7.16	11.24	7.16	44.69
United States Residential	EUR	743.68	27,214.01	14.24	0.00	-NA-	-15.04	80.19	7.19	9.94	7.19	34.09
United States Lodging/Resorts	EUR	463.64	11,355.15	5.94	0.00	-NA-	-26.34	173.58	4.95	8.52	4.95	57.74
United States Industrial	EUR	320.90	9,058.62	4.74	0.00	-NA-	-35.14	88.05	0.38	3.08	0.38	63.63
United States Industrial/Office	EUR	476.24	5,007.72	2.62	0.00	-NA-	-25.48	50.80	-0.40	2.30	-0.40	43.21
United States Healthcare	EUR	1,045.37	24,139.43	12.63	0.00	-NA-	-5.41	50.01	1.60	3.30	1.60	33.86
United States Diversified	EUR	585.65	12,722.64	6.66	0.00	-NA-	-22.10	77.94	0.76	3.88	0.76	44.40
United States Office	EUR	666.18	23,603.94	12.35	0.00	-NA-	-21.05	75.63	3.24	5.48	3.24	40.19

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Global Specialty	USD	1,339.47	9,506.51	1.53	0.00	-NA-	-5.86	111.86	-1.44	9.36	-1.44	33.53
Global Self Storage	USD	1,027.83	13,572.85	2.18	0.00	-NA-	-10.70	51.94	-1.66	1.90	-1.66	31.88
Global Retail	USD	686.02	133,328.89	21.40	0.00	-NA-	-21.17	71.86	-2.38	3.16	-2.38	32.46
Global Residential	USD	968.21	60,142.79	9.65	0.00	-NA-	-11.60	88.80	-0.82	7.93	-0.82	31.73
Global Office	USD	686.02	133,328.89	14.08	0.00	-NA-	-21.17	71.86	-2.38	3.16	-2.38	32.46
Global Lodging/Resorts	USD	541.12	15,962.54	2.56	0.00	-NA-	-25.46	191.21	-0.02	6.27	-0.02	59.10
Global Industrial/Office	USD	551.00	6,834.05	1.10	0.00	-NA-	-24.66	62.05	-5.26	0.45	-5.26	44.94
Global Industral	USD	343.66	25,248.81	4.05	0.00	-NA-	-36.88	98.69	-6.96	0.42	-6.96	54.23
Global Healthcare	USD	1,127.43	34,879.78	5.60	0.00	-NA-	-5.59	62.60	-3.01	1.48	-3.01	36.94
Global Diversified	USD	823.63	235,980.62	37.87	0.00	-NA-	-18.15	76.74	-5.83	1.26	-5.83	31.95
Asia Retail	USD	734.58	43,287.31	16.84	0.00	-NA-	-17.81	53.58	-3.55	-1.37	-3.55	24.94
Asia Residential	USD	2,385.09	16,111.68	6.27	0.00	-NA-	10.38	84.07	-6.33	12.35	-6.33	50.36
Asia Office	USD	927.26	32,078.43	12.48	0.00	-NA-	-13.84	49.28	2.31	0.89	2.31	26.31
Asia Industrial	USD	332.80	7,652.68	2.98	0.00	-NA-	-38.94	106.48	-8.73	0.62	-8.73	50.13
Asia Diversified	USD	916.73	157,892.03	61.43	0.00	-NA-	-14.21	83.62	-5.45	3.38	-5.45	35.84
Asia ex Australia Diversified	USD	1,021.25	136,520.44	53.12	0.00	-NA-	-11.36	80.58	-6.01	3.08	-6.01	-NA-
Asia ex Australia Industrial	USD	1,134.43	3,433.26	1.34	0.00	-NA-	-6.32	81.68	-10.08	-0.21	-10.08	-NA-
Asia ex Australia Office	USD	966.97	27,731.61	10.79	0.00	-NA-	-13.66	43.23	3.74	0.94	3.74	-NA-
Asia ex Australia Residential	USD	2,369.19	16,111.68	6.27	0.00	-NA-	10.30	84.07	-6.33	12.35	-6.33	-NA-
Asia ex Australia Retail	USD	967.50	13,838.45	5.38	0.00	-NA-	-9.07	44.67	-2.50	2.77	-2.50	-NA-

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Europe Specialty	USD	678.16	704.21	0.67	0.00	-NA-	-24.09	675.93	-8.53	-4.24	-8.53	95.40
Europe Self Storage	USD	937.55	631.67	0.60	0.00	-NA-	-26.95	81.22	-15.39	-4.18	-15.39	48.11
Europe Retail	USD	748.68	23,571.74	22.37	0.00	-NA-	-23.14	49.60	-10.01	-1.43	-10.01	29.60
Europe Residential	USD	370.99	3,395.59	3.22	0.00	-NA-	-35.01	106.21	-5.43	-5.17	-5.43	55.18
Europe Office	USD	884.44	17,477.51	16.59	0.00	-NA-	-17.31	50.86	-2.24	-0.51	-2.24	27.20
Europe Industrial	USD	305.47	5,233.81	4.97	0.00	-NA-	-39.48	91.87	-9.79	-1.64	-9.79	56.72
Europe Healthcare	USD	620.93	280.21	0.27	0.00	-NA-	-19.65	18.68	-2.14	-1.72	-2.14	34.08
Europe Diversified	USD	668.22	54,070.88	51.32	0.00	-NA-	-25.87	54.59	-8.40	-4.51	-8.40	30.33
Eurozone Retail	USD	1,166.76	14,673.48	13.93	0.00	-NA-	-12.01	49.99	-7.05	-0.56	-7.05	29.12
Eurozone Residential	USD	368.89	2,791.03	2.65	0.00	-NA-	-34.86	96.41	-5.30	-4.74	-5.30	53.42
Eurozone Office	USD	946.20	4,475.21	4.25	0.00	-NA-	-15.57	21.71	-3.08	0.46	-3.08	27.44
Eurozone Industrial	USD	520.52	1,671.33	1.59	0.00	-NA-	-25.12	74.38	0.71	2.75	0.71	49.83
Eurozone Diversified	USD	869.25	32,443.96	30.79	0.00	-NA-	-21.50	60.61	-7.45	-5.29	-7.45	32.24
UK Specialty	USD	678.16	704.21	0.67	0.00	-NA-	-24.09	675.93	-8.53	-4.24	-8.53	95.40
UK Self Storage	USD	937.55	631.67	0.60	0.00	-NA-	-26.95	81.22	-15.39	-4.18	-15.39	48.11
UK Retail	USD	417.22	8,898.26	8.45	0.00	-NA-	-35.64	55.11	-14.42	-2.84	-14.42	38.35
UK Residential	USD	376.43	604.57	0.57	0.00	-NA-	-35.76	196.82	-6.02	-7.10	-6.02	80.97
UK Industrial	USD	259.50	3,562.48	3.38	0.00	-NA-	-42.74	102.67	-12.81	-3.57	-12.81	62.33
UK Healthcare	USD	620.93	280.21	0.27	0.00	-NA-	-19.65	18.68	-2.14	-1.72	-2.14	34.08
UK Diversified	USD	420.68	17,848.55	16.94	0.00	-NA-	-34.56	41.80	-11.95	-5.19	-11.95	32.91
UK Office	USD	598.99	3,870.66	3.67	0.00	-NA-	-29.64	106.04	-8.23	-5.56	-8.23	37.38

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North America Specialty	USD	1,455.35	8,802.30	3.38	0.00	-NA-	-3.53	102.39	-0.82	10.62	-0.82	32.35
North America Self Storage	USD	1,038.50	12,941.18	4.96	0.00	-NA-	-9.68	51.97	-0.87	2.22	-0.87	32.21
North America Retail	USD	635.07	66,469.84	25.49	0.00	-NA-	-22.37	97.92	1.48	8.22	1.48	44.98
North America Residential	USD	887.05	40,635.52	15.58	0.00	-NA-	-13.61	90.08	1.98	7.49	1.98	34.47
North America Office	USD	765.65	38,155.79	14.63	0.00	-NA-	-20.38	96.76	0.15	5.01	0.15	41.66
North America Lodging/Resorts	USD	548.48	15,962.54	6.12	0.00	-NA-	-25.06	191.20	-0.02	6.27	-0.02	59.11
North America Industrial	USD	371.23	12,362.33	4.74	0.00	-NA-	-34.43	102.06	-4.53	1.20	-4.53	70.91
North America Industrial/Office	USD	551.00	6,834.05	2.62	0.00	-NA-	-24.66	62.05	-5.26	0.45	-5.26	44.94
North America Healthcare	USD	1,146.63	34,599.57	13.27	0.00	-NA-	-5.22	62.93	-3.02	1.50	-3.02	37.26
North America Diversified	USD	753.53	24,017.71	9.21	0.00	-NA-	-18.36	93.00	-2.20	1.37	-2.20	39.99
United States Specialty	USD	1,455.35	8,802.30	3.38	0.00	-NA-	-3.53	102.39	-0.82	10.62	-0.82	32.35
United States Self Storage	USD	1,038.50	12,941.18	4.96	0.00	-NA-	-9.68	51.97	-0.87	2.22	-0.87	32.21
United States Retail	USD	608.19	58,777.36	22.54	0.00	-NA-	-23.72	98.57	1.93	9.22	1.93	47.46
United States Residential	USD	860.41	37,139.05	14.24	0.00	-NA-	-14.11	93.62	1.96	7.94	1.96	35.94
United States Office	USD	770.75	32,212.37	5.94	0.00	-NA-	-20.19	88.72	-1.80	3.57	-1.80	42.60
United States Lodging/Resorts	USD	536.42	15,496.41	4.74	0.00	-NA-	-25.54	193.98	-0.17	6.56	-0.17	59.90
United States Industrial	USD	371.27	12,362.33	2.62	0.00	-NA-	-34.43	102.06	-4.53	1.20	-4.53	70.91
United States Industrial/Office	USD	551.00	6,834.05	12.63	0.00	-NA-	-24.66	62.05	-5.26	0.45	-5.26	44.94
United States Healthcare	USD	1,209.46	32,943.16	6.66	0.00	-NA-	-4.38	61.19	-3.36	1.43	-3.36	37.84
United States Diversified	USD	677.58	17,362.63	12.35	0.00	-NA-	-21.25	91.20	-4.16	1.99	-4.16	45.91

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-10	Free Float Mkt Cap Ccy (m) Feb-10	Free Float Mkt Cap (%) Weight Feb-10	Div Yld (%) Feb-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Specialty	GBP	1,417.96	6,244.45	1.53	0.00	-NA-	2.41	98.35	4.55	15.11	4.55	32.56
Global Self Storage	GBP	1,088.06	8,915.46	2.18	0.00	-NA-	-2.85	42.25	4.31	7.25	4.31	32.92
Global Retail	GBP	726.22	87,578.41	21.40	0.00	-NA-	-14.25	60.91	3.55	8.58	3.55	30.69
Global Residential	GBP	1,024.94	39,505.39	9.65	0.00	-NA-	-3.84	76.76	5.20	13.60	5.20	29.54
Global Office	GBP	909.93	57,614.33	14.08	0.00	-NA-	-9.89	55.87	6.55	7.74	6.55	26.55
Global Lodging/Resorts	GBP	572.83	10,485.15	2.56	0.00	-NA-	-18.91	172.65	6.05	11.86	6.05	56.67
Global Industrial/Office	GBP	583.29	4,489.01	1.10	0.00	-NA-	-18.05	51.72	0.50	5.73	0.50	44.60
Global Industral	GBP	363.80	16,584.93	4.05	0.00	-NA-	-31.33	86.02	-1.31	5.70	-1.31	53.44
Global Healthcare	GBP	1,193.49	22,911.13	5.60	0.00	-NA-	2.70	52.23	2.88	6.81	2.88	37.65
Global Diversified	GBP	871.89	155,006.23	37.87	0.00	-NA-	-10.96	65.47	-0.11	6.59	-0.11	28.10
Asia Retail	GBP	777.62	28,433.70	16.84	0.00	-NA-	-10.59	43.78	2.31	3.81	2.31	21.99
Asia Residential	GBP	2,524.85	10,583.12	6.27	0.00	-NA-	20.07	72.34	-0.64	18.26	-0.64	48.00
Asia Office	GBP	981.60	21,071.04	12.48	0.00	-NA-	-6.27	39.77	8.53	6.19	8.53	24.09
Asia Industrial	GBP	352.30	5,026.74	2.98	0.00	-NA-	-33.58	93.32	-3.18	5.90	-3.18	47.88
Asia Diversified	GBP	970.45	103,712.96	61.43	0.00	-NA-	-6.68	71.92	0.29	8.82	0.29	31.44
Asia ex Australia Diversified	GBP	1,081.09	89,674.82	53.12	0.00	-NA-	-3.58	69.07	-0.31	8.50	-0.31	-NA-
Asia ex Australia Industrial	GBP	1,200.90	2,255.17	1.34	0.00	-NA-	1.91	70.10	-4.62	5.04	-4.62	-NA-
Asia ex Australia Office	GBP	1,023.63	18,215.79	10.79	0.00	-NA-	-6.08	34.10	10.04	6.24	10.04	-NA-
Asia ex Australia Residential	GBP	2,508.02	10,583.12	6.27	0.00	-NA-	19.98	72.34	-0.64	18.26	-0.64	-NA-
Asia ex Australia Retail	GBP	1,024.19	9,089.92	5.38	0.00	-NA-	-1.08	35.44	3.42	8.17	3.42	-NA-

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Europe Specialty	GBP	717.90	462.57	0.67	0.00	-NA-	-17.42	626.47	-2.97	0.80	-2.97	93.71
Europe Self Storage	GBP	992.49	414.92	0.60	0.00	-NA-	-20.53	69.67	-10.25	0.86	-10.25	43.93
Europe Retail	GBP	792.55	15,483.33	22.37	0.00	-NA-	-16.39	40.06	-4.54	3.75	-4.54	26.98
Europe Residential	GBP	392.73	2,230.43	3.22	0.00	-NA-	-29.30	93.06	0.31	-0.19	0.31	55.81
Europe Office	GBP	936.27	11,480.28	16.59	0.00	-NA-	-10.05	41.24	3.70	4.72	3.70	25.79
Europe Industrial	GBP	323.37	3,437.88	4.97	0.00	-NA-	-34.17	79.64	-4.31	3.53	-4.31	53.32
Europe Healthcare	GBP	657.31	184.06	0.27	0.00	-NA-	-12.59	11.11	3.81	3.45	3.81	35.24
Europe Diversified	GBP	707.37	35,517.00	51.32	0.00	-NA-	-19.36	44.73	-2.83	0.51	-2.83	28.10
Eurozone Retail	GBP	1,235.13	9,638.42	13.93	0.00	-NA-	-4.28	40.43	-1.41	4.67	-1.41	27.66
Eurozone Residential	GBP	390.51	1,833.31	2.65	0.00	-NA-	-29.14	83.89	0.46	0.27	0.46	54.05
Eurozone Office	GBP	1,001.65	2,939.59	4.25	0.00	-NA-	-8.15	13.95	2.81	5.74	2.81	26.88
Eurozone Industrial	GBP	551.02	1,097.83	1.59	0.00	-NA-	-18.54	63.27	6.82	8.15	6.82	49.70
Eurozone Diversified	GBP	920.19	21,311.14	30.79	0.00	-NA-	-14.61	50.38	-1.83	-0.31	-1.83	30.27
UK Specialty	GBP	717.90	462.57	0.67	0.00	-NA-	-17.42	626.47	-2.97	0.80	-2.97	93.71
UK Self Storage	GBP	992.49	414.92	0.60	0.00	-NA-	-20.53	69.67	-10.25	0.86	-10.25	43.93
UK Retail	GBP	441.67	5,844.91	8.45	0.00	-NA-	-29.99	45.22	-9.23	2.27	-9.23	35.22
UK Residential	GBP	398.49	397.11	0.57	0.00	-NA-	-30.12	177.89	-0.31	-2.22	-0.31	81.25
UK Industrial	GBP	274.71	2,340.05	3.38	0.00	-NA-	-37.71	89.76	-7.51	1.50	-7.51	58.63
UK Healthcare	GBP	657.31	184.06	0.27	0.00	-NA-	-12.59	11.11	3.81	3.45	3.81	35.24
UK Diversified	GBP	445.33	11,724.00	16.94	0.00	-NA-	-28.81	32.76	-6.61	-0.21	-6.61	30.21
UK Office	GBP	634.09	2,542.48	3.67	0.00	-NA-	-23.46	92.91	-2.65	-0.60	-2.65	33.59

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North America Specialty	GBP	1,540.63	5,781.88	3.38	0.00	-NA-	4.94	89.49	5.20	16.43	5.20	31.47
North America Self Storage	GBP	1,099.35	8,500.55	4.96	0.00	-NA-	-1.75	42.28	5.15	7.59	5.15	33.47
North America Retail	GBP	672.28	43,661.38	25.49	0.00	-NA-	-15.56	85.30	7.64	13.91	7.64	44.28
North America Residential	GBP	939.03	26,691.85	15.58	0.00	-NA-	-6.02	77.96	8.17	13.14	8.17	33.64
North America Office	GBP	810.51	25,063.01	14.63	0.00	-NA-	-13.39	84.22	6.24	10.53	6.24	41.29
North America Lodging/Resorts	GBP	580.62	10,485.15	6.12	0.00	-NA-	-18.48	172.64	6.05	11.86	6.05	56.78
North America Industrial	GBP	392.99	8,120.32	4.74	0.00	-NA-	-28.67	89.18	1.27	6.52	1.27	73.13
North America Industrial/Office	GBP	583.29	4,489.01	2.62	0.00	-NA-	-18.05	51.72	0.50	5.73	0.50	44.60
North America Healthcare	GBP	1,213.82	22,727.07	13.27	0.00	-NA-	3.11	52.54	2.87	6.84	2.87	37.93
North America Diversified	GBP	797.68	15,776.28	9.21	0.00	-NA-	-11.19	80.70	3.74	6.70	3.74	38.87
United States Specialty	GBP	1,540.63	5,781.88	3.38	0.00	-NA-	4.94	89.49	5.20	16.43	5.20	31.47
United States Self Storage	GBP	1,099.35	8,500.55	4.96	0.00	-NA-	-1.75	42.28	5.15	7.59	5.15	33.47
United States Retail	GBP	643.83	38,608.50	22.54	0.00	-NA-	-17.02	85.91	8.12	14.96	8.12	47.00
United States Residential	GBP	910.83	24,395.15	14.24	0.00	-NA-	-6.57	81.28	8.15	13.61	8.15	35.24
United States Lodging/Resorts	GBP	567.85	10,178.97	5.94	0.00	-NA-	-19.00	175.23	5.89	12.15	5.89	57.60
United States Industrial	GBP	393.02	8,120.32	4.74	0.00	-NA-	-28.68	89.18	1.27	6.52	1.27	73.12
United States Industrial/Office	GBP	583.29	4,489.01	2.62	0.00	-NA-	-18.05	51.72	0.50	5.73	0.50	44.60
United States Healthcare	GBP	1,280.34	21,639.04	12.63	0.00	-NA-	4.02	50.92	2.51	6.76	2.51	38.61
United States Diversified	GBP	717.28	11,404.82	6.66	0.00	-NA-	-14.33	79.01	1.66	7.35	1.66	45.35
United States Office	GBP	815.91	21,159.02	12.35	0.00	-NA-	-13.18	76.70	4.16	9.01	4.16	42.45

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Global Specialty	JPY	1,162.93	844,795.90	1.53	0.00	-NA-	-14.46	92.41	-5.92	7.20	-5.92	35.95
Global Self Storage	JPY	892.37	1,206,151.58	2.18	0.00	-NA-	-18.86	37.99	-6.13	-0.11	-6.13	32.24
Global Retail	JPY	595.61	11,848,271.79	21.40	0.00	-NA-	-28.38	56.09	-6.82	1.12	-6.82	34.46
Global Residential	JPY	840.60	5,344,589.27	9.65	0.00	-NA-	-19.68	71.47	-5.33	5.79	-5.33	33.98
Global Office	JPY	746.28	7,794,503.45	14.08	0.00	-NA-	-24.74	51.20	-4.11	0.34	-4.11	30.01
Global Lodging/Resorts	JPY	469.81	1,418,510.89	2.56	0.00	-NA-	-32.27	164.49	-4.56	4.18	-4.56	60.03
Global Industrial/Office	JPY	478.38	607,307.92	1.10	0.00	-NA-	-31.55	47.18	-9.56	-1.54	-9.56	46.97
Global Industral	JPY	298.37	2,243,735.54	4.05	0.00	-NA-	-42.65	80.46	-11.19	-1.56	-11.19	53.98
Global Healthcare	JPY	978.84	3,099,591.87	5.60	0.00	-NA-	-14.22	47.68	-7.42	-0.53	-7.42	37.15
Global Diversified	JPY	715.08	20,970,417.46	37.87	0.00	-NA-	-25.63	60.52	-10.10	-0.73	-10.10	34.19
Asia Retail	JPY	637.76	3,846,726.65	16.84	0.00	-NA-	-25.32	39.48	-7.93	-3.32	-7.93	28.58
Asia Residential	JPY	2,070.75	1,431,764.20	6.27	0.00	-NA-	0.29	67.18	-10.58	10.14	-10.58	52.08
Asia Office	JPY	805.05	2,850,649.91	12.48	0.00	-NA-	-21.72	35.58	-2.33	-1.10	-2.33	27.78
Asia Industrial	JPY	288.94	680,055.07	2.98	0.00	-NA-	-44.52	87.53	-12.87	-1.37	-12.87	51.66
Asia Diversified	JPY	795.91	14,031,074.97	61.43	0.00	-NA-	-22.06	66.77	-9.75	1.34	-9.75	38.15
Asia ex Australia Diversified	JPY	886.65	12,131,889.11	53.12	0.00	-NA-	-19.46	64.01	-10.29	1.05	-10.29	-NA-
Asia ex Australia Industrial	JPY	984.91	305,096.27	1.34	0.00	-NA-	-14.89	65.00	-14.17	-2.18	-14.17	-NA-
Asia ex Australia Office	JPY	839.52	2,464,369.91	10.79	0.00	-NA-	-21.55	30.08	-0.98	-1.06	-0.98	-NA-
Asia ex Australia Residential	JPY	2,056.94	1,431,764.20	6.27	0.00	-NA-	0.21	67.18	-10.58	10.14	-10.58	-NA-
Asia ex Australia Retail	JPY	839.99	1,229,753.83	5.38	0.00	-NA-	-17.38	31.39	-6.93	0.74	-6.93	-NA-

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Europe Specialty	JPY	588.79	62,579.70	0.67	0.00	-NA-	-31.03	604.72	-12.68	-6.13	-12.68	94.17
Europe Self Storage	JPY	813.99	56,133.39	0.60	0.00	-NA-	-33.63	64.59	-19.24	-6.07	-19.24	50.08
Europe Retail	JPY	650.01	2,094,702.87	22.37	0.00	-NA-	-30.16	35.87	-14.09	-3.37	-14.09	32.08
Europe Residential	JPY	322.10	301,749.25	3.22	0.00	-NA-	-40.95	87.29	-9.73	-7.04	-9.73	53.99
Europe Office	JPY	767.88	1,553,138.92	16.59	0.00	-NA-	-24.87	37.01	-6.68	-2.48	-6.68	28.53
Europe Industrial	JPY	265.21	465,102.36	4.97	0.00	-NA-	-45.01	74.26	-13.89	-3.58	-13.89	55.97
Europe Healthcare	JPY	539.09	24,901.06	0.27	0.00	-NA-	-26.99	7.78	-6.58	-3.66	-6.58	36.35
Europe Diversified	JPY	580.15	4,805,008.36	51.32	0.00	-NA-	-32.65	40.40	-12.56	-6.39	-12.56	31.97
Eurozone Retail	JPY	1,012.99	1,303,958.56	13.93	0.00	-NA-	-20.05	36.22	-11.28	-2.52	-11.28	30.28
Eurozone Residential	JPY	320.27	248,024.57	2.65	0.00	-NA-	-40.82	78.38	-9.60	-6.62	-9.60	52.48
Eurozone Office	JPY	821.50	397,689.41	4.25	0.00	-NA-	-23.29	10.54	-7.48	-1.52	-7.48	28.32
Eurozone Industrial	JPY	451.92	148,522.59	1.59	0.00	-NA-	-31.96	58.38	-3.87	0.72	-3.87	48.31
Eurozone Diversified	JPY	754.69	2,883,132.31	30.79	0.00	-NA-	-28.68	45.87	-11.66	-7.16	-11.66	33.04
UK Specialty	JPY	588.79	62,579.70	0.67	0.00	-NA-	-31.03	604.72	-12.68	-6.13	-12.68	94.17
UK Self Storage	JPY	813.99	56,133.39	0.60	0.00	-NA-	-33.63	64.59	-19.24	-6.07	-19.24	50.08
UK Retail	JPY	362.23	790,744.30	8.45	0.00	-NA-	-41.52	40.87	-18.31	-4.76	-18.31	41.44
UK Residential	JPY	326.82	53,724.68	0.57	0.00	-NA-	-41.63	169.56	-10.29	-8.94	-10.29	78.68
UK Industrial	JPY	225.30	316,579.77	3.38	0.00	-NA-	-47.97	84.07	-16.77	-5.48	-16.77	61.63
UK Healthcare	JPY	539.09	24,901.06	0.27	0.00	-NA-	-26.99	7.78	-6.58	-3.66	-6.58	36.35
UK Diversified	JPY	365.23	1,586,111.76	16.94	0.00	-NA-	-40.54	28.78	-15.96	-7.07	-15.96	35.59
UK Office	JPY	520.05	343,965.99	3.67	0.00	-NA-	-36.07	87.14	-12.40	-7.42	-12.40	39.31

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North America Specialty	JPY	1,263.54	782,216.19	3.38	0.00	-NA-	-12.35	83.81	-5.33	8.43	-5.33	35.14
North America Self Storage	JPY	901.63	1,150,018.19	4.96	0.00	-NA-	-17.94	38.02	-5.38	0.20	-5.38	32.50
North America Retail	JPY	551.37	5,906,842.27	25.49	0.00	-NA-	-29.47	79.75	-3.13	6.08	-3.13	45.64
North America Residential	JPY	770.14	3,611,075.82	15.58	0.00	-NA-	-21.51	72.63	-2.66	5.36	-2.66	35.91
North America Office	JPY	664.74	3,390,714.62	14.63	0.00	-NA-	-27.66	78.70	-4.40	2.94	-4.40	43.55
North America Lodging/Resorts	JPY	476.20	1,418,510.89	6.12	0.00	-NA-	-31.91	164.48	-4.56	4.18	-4.56	59.95
North America Industrial	JPY	322.31	1,098,578.11	4.74	0.00	-NA-	-40.43	83.52	-8.86	-0.79	-8.86	68.86
North America Industrial/Office	JPY	478.38	607,307.92	2.62	0.00	-NA-	-31.55	47.18	-9.56	-1.54	-9.56	46.97
North America Healthcare	JPY	995.51	3,074,690.81	13.27	0.00	-NA-	-13.88	47.98	-7.42	-0.50	-7.42	37.37
North America Diversified	JPY	654.22	2,134,334.13	9.21	0.00	-NA-	-25.83	75.29	-6.64	-0.63	-6.64	41.35
United States Specialty	JPY	1,263.54	782,216.19	3.38	0.00	-NA-	-12.35	83.81	-5.33	8.43	-5.33	35.14
United States Self Storage	JPY	901.63	1,150,018.19	4.96	0.00	-NA-	-17.94	38.02	-5.38	0.20	-5.38	32.50
United States Retail	JPY	528.03	5,223,250.38	22.54	0.00	-NA-	-30.69	80.34	-2.70	7.06	-2.70	47.90
United States Residential	JPY	747.01	3,300,361.30	14.24	0.00	-NA-	-21.97	75.85	-2.67	5.81	-2.67	37.17
United States Lodging/Resorts	JPY	465.72	1,377,088.55	5.94	0.00	-NA-	-32.35	167.00	-4.71	4.45	-4.71	60.73
United States Industrial	JPY	322.33	1,098,578.11	4.74	0.00	-NA-	-40.43	83.52	-8.87	-0.79	-8.87	68.86
United States Industrial/Office	JPY	478.38	607,307.92	2.62	0.00	-NA-	-31.55	47.18	-9.56	-1.54	-9.56	46.97
United States Healthcare	JPY	1,050.06	2,927,493.65	12.63	0.00	-NA-	-13.12	46.40	-7.75	-0.58	-7.75	37.81
United States Diversified	JPY	588.28	1,542,929.88	6.66	0.00	-NA-	-28.45	73.66	-8.51	-0.02	-8.51	46.66
United States Office	JPY	669.17	2,862,552.56	12.35	0.00	-NA-	-27.48	71.41	-6.26	1.52	-6.26	44.22

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Global Specialty	AUD	978.78	10,615.82	2.32	0.00	-NA-	-NA-	51.14	-1.01	8.55	-1.01	-NA-
Global Self Storage	AUD	751.06	15,156.67	3.32	0.00	-NA-	-NA-	8.39	-1.24	1.14	-1.24	-NA-
Global Retail	AUD	501.29	148,887.04	32.61	0.00	-NA-	-NA-	22.61	-1.96	2.39	-1.96	-NA-
Global Residential	AUD	707.49	67,160.86	14.71	0.00	-NA-	-NA-	34.69	-0.39	7.12	-0.39	-NA-
Global Office	AUD	628.10	97,946.82	21.45	0.00	-NA-	-NA-	18.77	0.88	1.59	0.88	-NA-
Global Lodging/Resorts	AUD	395.41	17,825.21	3.90	0.00	-NA-	-NA-	107.75	0.41	5.48	0.41	-NA-
Global Industrial/Office	AUD	402.63	7,631.52	1.67	0.00	-NA-	-NA-	15.61	-4.85	-0.30	-4.85	-NA-
Global Industral	AUD	251.12	28,195.09	6.17	0.00	-NA-	-NA-	41.74	-6.56	-0.32	-6.56	-NA-
Global Healthcare	AUD	823.84	38,949.90	8.53	0.00	-NA-	-NA-	16.00	-2.59	0.73	-2.59	-NA-
Global Diversified	AUD	601.84	263,517.19	57.71	0.00	-NA-	-NA-	26.08	-5.42	0.51	-5.42	-NA-
Asia Retail	AUD	536.77	48,338.50	25.67	0.00	-NA-	-NA-	9.56	-3.13	-2.10	-3.13	-NA-
Asia Residential	AUD	1,742.84	17,991.75	9.55	0.00	-NA-	-NA-	31.32	-5.93	11.52	-5.93	-NA-
Asia Office	AUD	677.57	35,821.66	19.02	0.00	-NA-	-NA-	6.50	2.76	0.14	2.76	-NA-
Asia Industrial	AUD	243.18	8,545.67	4.54	0.00	-NA-	-NA-	47.30	-8.33	-0.13	-8.33	-NA-
Asia Diversified	AUD	669.88	176,316.45	93.62	0.00	-NA-	-NA-	31.00	-5.04	2.62	-5.04	-NA-
Asia ex Australia Diversified	AUD	746.25	152,451.01	80.95	0.00	-NA-	-NA-	28.83	-5.61	2.32	-5.61	-NA-
Asia ex Australia Industrial	AUD	828.95	3,833.88	2.04	0.00	-NA-	-NA-	29.61	-9.70	-0.95	-9.70	-NA-
Asia ex Australia Office	AUD	706.58	30,967.62	16.44	0.00	-NA-	-NA-	2.18	4.18	0.18	4.18	-NA-
Asia ex Australia Residential	AUD	1,731.22	17,991.75	9.55	0.00	-NA-	-NA-	31.32	-5.93	11.52	-5.93	-NA-
Asia ex Australia Retail	AUD	706.97	15,453.26	8.21	0.00	-NA-	-NA-	3.20	-2.08	2.01	-2.08	-NA-

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Europe Specialty	AUD	495.55	786.39	1.02	0.00	-NA-	-NA-	453.56	-8.13	-4.95	-8.13	-NA-
Europe Self Storage	AUD	685.09	705.38	0.91	0.00	-NA-	-NA-	29.28	-15.03	-4.89	-15.03	-NA-
Europe Retail	AUD	547.08	26,322.33	34.09	0.00	-NA-	-NA-	6.73	-9.62	-2.16	-9.62	-NA-
Europe Residential	AUD	271.09	3,791.82	4.91	0.00	-NA-	-NA-	47.11	-5.02	-5.87	-5.02	-NA-
Europe Office	AUD	646.28	19,516.96	25.28	0.00	-NA-	-NA-	7.62	-1.82	-1.25	-1.82	-NA-
Europe Industrial	AUD	223.22	5,844.54	7.57	0.00	-NA-	-NA-	36.89	-9.40	-2.37	-9.40	-NA-
Europe Healthcare	AUD	453.73	312.91	0.41	0.00	-NA-	-NA-	-15.34	-1.72	-2.45	-1.72	-NA-
Europe Diversified	AUD	488.28	60,380.41	78.21	0.00	-NA-	-NA-	10.28	-8.00	-5.22	-8.00	-NA-
Eurozone Retail	AUD	852.58	16,385.73	21.22	0.00	-NA-	-NA-	7.00	-6.65	-1.30	-6.65	-NA-
Eurozone Residential	AUD	269.56	3,116.71	4.04	0.00	-NA-	-NA-	40.12	-4.89	-5.44	-4.89	-NA-
Eurozone Office	AUD	691.41	4,997.42	6.47	0.00	-NA-	-NA-	-13.17	-2.66	-0.29	-2.66	-NA-
Eurozone Industrial	AUD	380.36	1,866.36	2.42	0.00	-NA-	-NA-	24.41	1.14	1.99	1.14	-NA-
Eurozone Diversified	AUD	635.18	36,229.84	46.93	0.00	-NA-	-NA-	14.58	-7.06	-6.00	-7.06	-NA-
UK Specialty	AUD	495.55	786.39	1.02	0.00	-NA-	-NA-	453.56	-8.13	-4.95	-8.13	-NA-
UK Self Storage	AUD	685.09	705.38	0.91	0.00	-NA-	-NA-	29.28	-15.03	-4.89	-15.03	-NA-
UK Retail	AUD	304.87	9,936.60	12.87	0.00	-NA-	-NA-	10.66	-14.06	-3.56	-14.06	-NA-
UK Residential	AUD	275.07	675.11	0.87	0.00	-NA-	-NA-	111.76	-5.62	-7.79	-5.62	-NA-
UK Industrial	AUD	189.62	3,978.19	5.15	0.00	-NA-	-NA-	44.58	-12.44	-4.29	-12.44	-NA-
UK Healthcare	AUD	453.73	312.91	0.41	0.00	-NA-	-NA-	-15.34	-1.72	-2.45	-1.72	-NA-
UK Diversified	AUD	307.40	19,931.30	25.82	0.00	-NA-	-NA-	1.16	-11.58	-5.90	-11.58	-NA-
UK Office	AUD	437.70	4,322.32	5.60	0.00	-NA-	-NA-	46.99	-7.83	-6.26	-7.83	-NA-

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North America Specialty	AUD	1,063.46	9,829.44	5.14	0.00	-NA-	-NA-	44.38	-0.40	9.80	-0.40	-NA-
North America Self Storage	AUD	758.85	14,451.29	7.56	0.00	-NA-	-NA-	8.42	-0.45	1.45	-0.45	-NA-
North America Retail	AUD	464.06	74,226.20	38.84	0.00	-NA-	-NA-	41.19	1.92	7.41	1.92	-NA-
North America Residential	AUD	648.19	45,377.28	23.75	0.00	-NA-	-NA-	35.60	2.42	6.69	2.42	-NA-
North America Office	AUD	559.48	42,608.19	22.30	0.00	-NA-	-NA-	40.37	0.58	4.23	0.58	-NA-
North America Lodging/Resorts	AUD	400.79	17,825.21	9.33	0.00	-NA-	-NA-	107.75	0.41	5.48	0.41	-NA-
North America Industrial	AUD	271.27	13,804.89	7.22	0.00	-NA-	-NA-	44.15	-4.11	0.45	-4.11	-NA-
North America Industrial/Office	AUD	402.63	7,631.52	3.99	0.00	-NA-	-NA-	15.61	-4.85	-0.30	-4.85	-NA-
North America Healthcare	AUD	837.87	38,636.99	20.22	0.00	-NA-	-NA-	16.23	-2.60	0.75	-2.60	-NA-
North America Diversified	AUD	550.62	26,820.34	14.04	0.00	-NA-	-NA-	37.69	-1.78	0.62	-1.78	-NA-
United States Specialty	AUD	1,063.46	9,829.44	5.14	0.00	-NA-	-NA-	44.38	-0.40	9.80	-0.40	-NA-
United States Self Storage	AUD	758.85	14,451.29	7.56	0.00	-NA-	-NA-	8.42	-0.45	1.45	-0.45	-NA-
United States Retail	AUD	444.42	65,636.09	34.35	0.00	-NA-	-NA-	41.66	2.37	8.41	2.37	-NA-
United States Residential	AUD	628.72	41,472.80	21.70	0.00	-NA-	-NA-	38.13	2.40	7.14	2.40	-NA-
United States Lodging/Resorts	AUD	391.97	17,304.69	9.06	0.00	-NA-	-NA-	109.72	0.26	5.76	0.26	-NA-
United States Industrial	AUD	271.29	13,804.89	7.22	0.00	-NA-	-NA-	44.15	-4.12	0.45	-4.12	-NA-
United States Industrial/Office	AUD	402.63	7,631.52	3.99	0.00	-NA-	-NA-	15.61	-4.85	-0.30	-4.85	-NA-
United States Healthcare	AUD	883.78	36,787.29	19.25	0.00	-NA-	-NA-	14.99	-2.95	0.67	-2.95	-NA-
United States Diversified	AUD	495.12	19,388.67	10.15	0.00	-NA-	-NA-	36.40	-3.75	1.23	-3.75	-NA-
United States Office	AUD	563.20	35,971.24	18.82	0.00	-NA-	-NA-	34.63	-1.38	2.80	-1.38	-NA-

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Section 9

FTSE EPRA/NAREIT Custom Liquid Index Series

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FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD ($ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	623,168.58	388,297.74	105,365.62	61,396.29	93,460.08	539,553.38	337,308.78	222,934.18	57,006.87	33,148.93	116,229.06	58,185.10	52,049.24
Weighted Avg Market Cap	7,677.80	5,249.15	5,240.17	6,555.51	5,851.80	8,733.46	5,976.24	6,959.03	6,926.70	4,374.87	10,680.61	10,601.56	14,651.90
Median Market Cap	1,061.71	971.30	631.67	1,450.62	1,450.62	2,411.20	1,939.42	2,501.21	1,277.63	1,313.47	4,562.25	1,833.67	3,843.82
Largest Market Cap	26,705.78	26,705.78	17,473.48	17,473.48	17,473.48	26,705.78	26,705.78	22,278.87	17,473.48	7,279.08	26,705.78	16,369.81	24,840.74
Smallest Market Cap	76.88	76.88	76.88	145.86	145.86	145.86	145.86	758.48	145.86	442.44	563.22	1,203.05	3,169.42
Dividend Yield	4.11%	4.19%	4.57%	4.90%	4.57%	3.11%	3.30%	2.93%	3.87%	3.07%	2.30%	2.34%	5.72%
Number of Holdings	274	172	79	28	40	142	91	61	28	14	21	11	7
Number of Countries	20	19	12	10	11	20	19	2	11	1	4	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	456,633.01	284,529.05	77,207.71	44,988.74	68,483.81	395,363.13	247,166.38	163,357.25	41,772.35	24,290.21	85,168.01	42,635.71	38,139.60
Weighted Avg Market Cap	5,625.98	3,846.36	3,839.78	4,803.62	4,287.96	6,399.53	4,379.15	5,099.30	5,075.61	3,205.73	7,826.32	7,768.40	10,736.33
Median Market Cap	777.98	711.73	462.86	1,062.95	1,062.95	1,766.83	1,421.13	1,832.79	936.20	962.46	3,343.03	1,343.64	2,816.60
Largest Market Cap	19,568.93	19,568.93	12,803.86	12,803.86	12,803.86	19,568.93	19,568.93	16,325.06	12,803.86	5,333.82	19,568.93	11,995.14	18,202.30
Smallest Market Cap	56.33	56.33	56.33	106.88	106.88	106.88	106.88	555.78	106.88	324.21	412.71	881.55	2,322.43
Dividend Yield	4.11%	4.19%	4.57%	4.90%	4.57%	3.11%	3.30%	2.93%	3.87%	3.07%	2.30%	2.34%	5.72%
Number of Holdings	274	172	79	28	40	142	91	61	28	14	21	11	7
Number of Countries	20	19	12	10	11	20	19	2	11	1	4	1	1

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

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	4.29%
Westfield Group	AU	Retail	3.99%
Simon Property Group	USA	Retail	3.58%
Unibail - Rodamco	FRA	Diversified	2.80%
Mitsubishi Estate	JA	Diversified	2.63%
Mitsui Fudosan Co.	JA	Diversified	2.39%
Vornado Realty	USA	Diversified	1.90%
Public Storage	USA	Self Storage	1.68%
Equity Residential	USA	Residential	1.60%
Boston Property	USA	Office	1.51%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	16.58%
Land Securities Group	UK	Diversified	6.91%
British Land Co	UK	Diversified	5.49%
Corio	NETH	Retail	4.49%
Liberty International	UK	Retail	4.25%
Hammerson	UK	Retail	3.86%
Segro	UK	Industrial	3.38%
Fonciere Des Regions	FRA	Diversified	3.31%
Klepierre	FRA	Retail	3.13%
PSP Swiss Property	SWIT	Office	2.65%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.88%
Westfield Group	AU	Retail	6.40%
Unibail - Rodamco	FRA	Diversified	4.50%
Mitsubishi Estate	JA	Diversified	4.22%
Mitsui Fudosan Co.	JA	Diversified	3.83%
Stockland	AU	Diversified	2.23%
Capitaland	SI	Diversified	2.20%
Sumitomo Realty & Development	JA	Diversified	2.18%
China Overseas Land & Inv (Red Chip)	CHN	Residential	2.13%
Hang Lung Properties	HK	Diversified	2.04%

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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	28.46%
Corio	NETH	Retail	7.71%
Fonciere Des Regions	FRA	Diversified	5.69%
Klepierre	FRA	Retail	5.37%
PSP Swiss Property	SWIT	Office	4.54%
Swiss Prime Site	SWIT	Office	3.75%
Icade	FRA	Diversified	3.22%
Gecina	FRA	Diversified	3.16%
Wereldhave	NETH	Diversified	3.13%
Cofinimmo	BELG	Diversified	2.75%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	18.70%
Land Securities Group	UK	Diversified	7.79%
British Land Co	UK	Diversified	6.19%
Corio	NETH	Retail	5.07%
Liberty International	UK	Retail	4.79%
Hammerson	UK	Retail	4.35%
Segro	UK	Industrial	3.81%
Fonciere Des Regions	FRA	Diversified	3.74%
Klepierre	FRA	Retail	3.53%
PSP Swiss Property	SWIT	Office	2.98%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	4.95%
Westfield Group	AU	Retail	4.60%
Simon Property Group	USA	Retail	4.13%
Unibail - Rodamco	FRA	Diversified	3.24%
Mitsubishi Estate	JA	Diversified	3.03%
Mitsui Fudosan Co.	JA	Diversified	2.76%
Vornado Realty	USA	Diversified	2.19%
Public Storage	USA	Self Storage	1.94%
Equity Residential	USA	Residential	1.85%
Boston Property	USA	Office	1.74%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.62%
Westfield Group	AU	Retail	6.16%
Unibail - Rodamco	FRA	Diversified	4.33%
Mitsubishi Estate	JA	Diversified	4.06%
Mitsui Fudosan Co.	JA	Diversified	3.69%
Stockland	AU	Diversified	2.15%
Capitaland	SI	Diversified	2.11%
Sumitomo Realty & Development	JA	Diversified	2.10%
China Overseas Land & Inv (Red Chip)	CHN	Residential	2.05%
Hang Lung Properties	HK	Diversified	1.96%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	9.99%
Vornado Realty	USA	Diversified	5.30%
Public Storage	USA	Self Storage	4.71%
Equity Residential	USA	Residential	4.47%
Boston Property	USA	Office	4.22%
HCP	USA	Healthcare	3.78%
Host Hotels & Resorts	USA	Lodging/Resorts	3.23%
Ventas Inc	USA	Healthcare	3.10%
Avalonbay Communities	USA	Residential	2.97%
Prologis	USA	Industrial	2.74%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	30.65%
Corio	NETH	Retail	8.31%
Fonciere Des Regions	FRA	Diversified	6.12%
Klepierre	FRA	Retail	5.78%
PSP Swiss Property	SWIT	Office	4.89%
Swiss Prime Site	SWIT	Office	4.04%
Icade	FRA	Diversified	3.47%
Gecina	FRA	Diversified	3.40%
Wereldhave	NETH	Diversified	3.37%
Cofinimmo	BELG	Diversified	2.97%

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

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	Diversified	21.96%
British Land Co	UK	Diversified	17.45%
Liberty International	UK	Retail	13.50%
Hammerson	UK	Retail	12.26%
Segro	UK	Industrial	10.75%
Derwent London	UK	Office	5.98%
Great Portland Estates	UK	Office	4.04%
Shaftesbury	UK	Diversified	3.89%
Unite Group	UK	Specialty	2.12%
Big Yellow Group	UK	Self Storage	1.91%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	28.13%
Mitsui Fudosan Co.	JA	Diversified	25.57%
Sumitomo Realty & Development	JA	Diversified	14.53%
Nippon Building Fund Inc	JA	Office	8.25%
Japan Real Estate Investment Corporation	JA	Office	7.26%
Japan Retail Fund Investment	JA	Retail	3.15%
Nomura Real Estate Office Fund	JA	Office	3.05%
Aeon Mall Co ltd	JA	Retail	2.84%
Japan Prime Realty Investment	JA	Office	2.68%
Tokyu Land	JA	Diversified	2.47%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	22.98%
Capitaland	SI	Diversified	7.34%
China Overseas Land & Inv (Red Chip)	CHN	Residential	7.12%
Hang Lung Properties	HK	Diversified	6.81%
Hong Kong Land	HK	Office	6.68%
Henderson Land Dev	HK	Diversified	6.24%
Wharf Holdings	HK	Diversified	6.10%
Link Real Estate Investment Trust	HK	Retail	4.72%
New World Development	HK	Diversified	4.56%
City Developments	SI	Diversified	4.29%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	47.73%
Stockland	AU	Diversified	16.65%
GPT Group	AU	Diversified	9.18%
Mirvac Group	AU	Diversified	7.38%
Dexus Property Group	AU	Diversified	6.77%
Goodman Group	AU	Industrial	6.21%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

				Country Breakdown (USD)												
Country	**Region**	**Liquid Global Market Cap USD**	**Liquid Global Market Cap EUR**	**Global ***	**Global ex US ***	**Europe ***	**Liquid 40 ex UK ***	**Liquid 40 ***	**Liquid Global**	**Liquid Global ex US**	**Liquid North Am**	**Liquid Europe ex UK**	**Liquid UK**	**Liquid Asia Pac**	**Liquid Japan**	**Liquid Australia**
Hong Kong	Asia ex-Japan			16.31%	26.18%	0.00%	0.00%	0.00%	14.69%	19.64%	0.00%	0.00%	0.00%	68.17%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.09%	0.15%	0.00%	0.00%	0.00%	0.10%	0.14%	0.00%	0.00%	0.00%	0.48%	0.00%	0.00%
Singapore	Asia ex-Japan			4.75%	7.62%	0.00%	0.00%	0.00%	4.49%	6.01%	0.00%	0.00%	0.00%	20.84%	0.00%	0.00%
	Asia ex-Japan	116,229.06	85,168.01	21.15%	33.94%	0.00%	0.00%	0.00%	19.28%	25.79%	0.00%	0.00%	0.00%	89.50%	0.00%	0.00%
Australia	Australia	52,049.24	38,139.60	9.53%	15.29%	0.00%	0.00%	0.00%	9.65%	12.90%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	52,049.24	38,139.60	9.53%	15.29%	0.00%	0.00%	0.00%	9.65%	12.90%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.29%	0.47%	1.71%	1.53%	1.01%	0.17%	0.23%	0.00%	1.65%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.64%	1.02%	3.77%	4.99%	3.28%	0.64%	0.86%	0.00%	6.06%	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%	0.43%	1.59%	1.27%	0.83%	0.26%	0.35%	0.00%	2.47%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			5.10%	8.18%	30.16%	50.99%	33.50%	5.22%	6.99%	0.00%	49.43%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.64%	1.03%	3.80%	2.28%	1.50%	0.61%	0.82%	0.00%	5.80%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.07%	0.11%	0.40%	0.24%	0.16%	0.06%	0.08%	0.00%	0.58%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.10%	0.16%	0.58%	0.00%	0.00%	0.06%	0.09%	0.00%	0.61%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.89%	3.03%	11.18%	18.66%	12.26%	1.74%	2.33%	0.00%	16.45%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.14%	0.23%	0.83%	1.42%	0.94%	0.16%	0.22%	0.00%	1.53%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			0.98%	1.57%	5.80%	9.25%	6.07%	0.68%	0.92%	0.00%	6.48%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.95%	1.53%	5.62%	9.37%	6.15%	0.94%	1.26%	0.00%	8.93%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	57,006.87	41,772.35	11.07%	17.76%	65.45%	100.00%	65.69%	10.57%	14.13%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	58,185.10	42,635.71	10.57%	16.96%	0.00%	0.00%	0.00%	10.78%	14.43%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	58,185.10	42,635.71	10.57%	16.96%	0.00%	0.00%	0.00%	10.78%	14.43%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			4.16%	6.67%	0.00%	0.00%	0.00%	3.83%	5.13%	9.28%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			37.69%	0.00%	0.00%	0.00%	0.00%	37.48%	0.00%	90.72%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	222,934.18	163,357.25	41.85%	6.67%	0.00%	0.00%	0.00%	41.32%	5.13%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	33,148.93	24,290.21	5.84%	9.37%	34.55%	0.00%	34.31%	6.14%	8.22%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	33,148.93	24,290.21	5.84%	9.37%	34.55%	0.00%	34.31%	6.14%	8.22%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		**539,553.38**	**395,363.13**	**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		**337,308.78**	**247,166.38**													

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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	37.87%	52.52%	51.32%	54.65%	52.28%	38.81%	57.62%	9.02%	56.47%	47.62%	68.30%	70.71%	39.97%
Healthcare	5.60%	0.00%	0.27%	0.00%	0.00%	5.29%	0.00%	12.80%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.18%	0.00%	0.60%	0.00%	0.68%	2.06%	0.19%	4.71%	0.00%	1.91%	0.00%	0.00%	0.00%
Industrial	4.05%	2.42%	4.97%	2.09%	5.19%	3.60%	2.89%	4.33%	0.68%	10.75%	2.21%	0.00%	6.21%
Office	14.08%	19.73%	16.59%	19.27%	16.21%	12.60%	12.03%	14.63%	15.96%	10.02%	8.06%	23.30%	0.00%
Residential	9.65%	4.05%	3.22%	1.53%	1.01%	10.09%	6.06%	16.47%	4.45%	1.82%	12.53%	0.00%	0.00%
Retail	21.40%	21.28%	22.37%	22.45%	23.89%	23.00%	21.01%	27.34%	22.43%	25.76%	8.91%	5.99%	53.81%
Lodging/Resorts	2.56%	0.00%	0.00%	0.00%	0.00%	1.84%	0.00%	4.45%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.53%	0.00%	0.67%	0.00%	0.75%	1.61%	0.21%	3.58%	0.00%	2.12%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.10%	0.00%	0.00%	0.00%	0.00%	1.10%	0.00%	2.66%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

	Performance (USD Total Return)																	
										36 M								
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	VOL	2007	2006	2005	2004	2003	2002	2001	2000
Country																		
Hong Kong *	7.52%	17.25%	51.75%	4.82%	-NA-	-7.08%	93.15%	5.13%	13.84%	39.66%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	-0.95%	-NA-	-NA-	-NA-	-NA-	-6.80%	54.28%	-7.22%	-NA-	26.73%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	-1.42%	-NA-	-NA-	-NA-	-NA-	-8.36%	112.76%	-8.79%	12.68%	40.73%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	2.15%	-NA-	-NA-	-NA-	-NA-	-1.83%	87.15%	-22.24%	-5.88%	36.02%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	-5.76%	-NA-	-NA-	-NA-	-NA-	-11.26%	145.58%	-41.98%	-21.60%	63.00%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	-0.71%	-NA-	-NA-	-NA-	-NA-	-5.55%	19.41%	-4.51%	3.92%	23.04%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	-2.37%	-NA-	-NA-	-NA-	-NA-	-5.04%	82.14%	-19.88%	2.21%	44.06%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	-4.85%	-NA-	-NA-	-NA-	-NA-	-7.20%	67.04%	-9.41%	10.43%	31.04%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	-3.51%	-NA-	-NA-	-NA-	-NA-	-4.13%	60.82%	-28.87%	-7.07%	49.06%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	-5.86%	-NA-	-NA-	-NA-	-NA-	-18.49%	15.88%	-34.28%	-NA-	41.11%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	6.30%	-NA-	-NA-	-NA-	-NA-	2.93%	28.33%	-33.25%	-10.15%	45.59%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	-0.29%	-NA-	-NA-	-NA-	-NA-	-6.35%	62.77%	-7.94%	6.27%	28.52%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	-15.92%	-NA-	-NA-	-NA-	-NA-	-17.46%	171.99%	-NA-	-27.66%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	7.39%	-NA-	-NA-	-NA-	-NA-	2.80%	75.45%	-8.59%	6.90%	42.30%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	1.85%	-NA-	-NA-	-NA-	-NA-	3.13%	52.06%	3.72%	8.76%	24.90%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	-0.07%	-NA-	-NA-	-NA-	-NA-	2.13%	50.55%	-18.44%	4.01%	30.31%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	4.36%	-NA-	-NA-	-NA-	-NA-	4.68%	117.32%	-5.25%	8.64%	31.97%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	5.66%	-NA-	-NA-	-NA-	-NA-	-0.25%	98.26%	-15.16%	1.08%	40.50%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	-4.19%	-NA-	-NA-	-NA-	-NA-	-11.60%	63.38%	-32.20%	-12.21%	35.68%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2007	2006	2005	2004	2003	2002	2001	2000
Region																		
Asia *	3.16%	-NA-	-NA-	-NA-	-NA-	-3.83%	79.55%	-11.48%	4.87%	31.58%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	2.15%	-NA-	-NA-	-NA-	-NA-	-1.83%	87.15%	-22.24%	-5.88%	36.02%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	-2.29%	-NA-	-NA-	-NA-	-NA-	-5.33%	62.45%	-14.75%	3.45%	30.94%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	-0.07%	-NA-	-NA-	-NA-	-NA-	2.13%	50.55%	-18.44%	4.01%	30.31%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	5.53%	-NA-	-NA-	-NA-	-NA-	0.22%	99.91%	-14.36%	1.71%	39.23%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	-4.19%	-NA-	-NA-	-NA-	-NA-	-11.60%	63.38%	-32.20%	-12.21%	35.68%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	-4.36%	-NA-	-NA-	-NA-	-NA-	-12.19%	54.39%	-33.50%	-12.94%	35.18%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	1.74%	-NA-	-NA-	-NA-	-NA-	-1.79%	76.39%	-21.43%	-5.85%	34.26%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	-0.22%	-NA-	-NA-	-NA-	-NA-	1.90%	51.47%	-18.44%	4.38%	31.43%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	5.72%	-NA-	-NA-	-NA-	-NA-	-7.38%	88.09%	2.84%	13.33%	36.48%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	6.02%	-NA-	-NA-	-NA-	-NA-	0.06%	95.94%	-16.28%	0.63%	39.40%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	-2.98%	-NA-	-NA-	-NA-	-NA-	-6.06%	59.47%	-15.73%	2.76%	30.63%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	3.14%	-NA-	-NA-	-NA-	-NA-	-3.11%	79.52%	-15.81%	1.16%	30.96%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	1.44%	-NA-	-NA-	-NA-	-NA-	-4.67%	71.47%	-14.98%	2.07%	28.08%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Europe ex-UK *	Mar-09	1.87%	-14.10%	-52.05%	-56.49%	-18.24%	0.94%	-2.89%	-15.43%	-56.53%	-55.74%	-27.86%	-6.99%
Europe ex-UK *	Apr-09	14.99%		-44.87%	-49.55%	-14.85%	4.87%	20.11%		-47.78%	-46.43%	-22.70%	-3.10%
Europe ex-UK *	May-09	10.31%		-39.18%	-43.56%	-10.97%	6.24%	1.00%		-47.26%	-43.55%	-21.47%	-3.43%
Europe ex-UK *	Jun-09	-4.71%	20.87%	-42.05%	-39.25%	-13.05%	4.34%	-1.40%	19.61%	-48.00%	-36.59%	-22.41%	-4.36%
Europe ex-UK *	Jul-09	12.15%		-35.01%	-30.12%	-10.97%	6.70%	10.88%		-42.34%	-30.09%	-21.33%	-2.78%
Europe ex-UK *	Aug-09	16.62%		-24.20%	-14.27%	-6.63%	9.13%	15.48%		-33.42%	-20.59%	-17.72%	-0.31%
Europe ex-UK *	Sep-09	6.40%	39.16%	-19.35%	5.85%	-6.34%	9.50%	1.26%	29.66%	-32.58%	-13.71%	-18.73%	-0.34%
Europe ex-UK *	Oct-09	2.30%		-17.50%	52.27%	-6.65%	8.86%	1.77%		-31.38%	11.90%	-19.55%	-0.23%
Europe ex-UK *	Nov-09	-1.26%		-18.54%	68.65%	-9.17%	6.49%	-3.35%		-33.68%	26.76%	-21.09%	-2.08%
Europe ex-UK *	Dec-09	-0.86%	0.15%	-19.24%	44.70%	-11.58%	5.14%	5.48%	3.76%	-30.05%	36.08%	-21.90%	-2.15%
Europe ex-UK *	Jan-10	-3.12%		-3.12%	52.60%	-13.15%	4.64%	-1.74%		-1.74%	41.00%	-22.24%	-2.92%
Europe ex-UK *	Feb-10	-2.29%		-5.33%	62.45%	-14.75%	3.45%	-1.15%		-2.87%	51.77%	-22.39%	-3.37%
UK *	Mar-09	0.39%	-29.88%	-72.72%	-73.01%	-36.68%	-15.08%	-3.97%	-26.59%	-69.95%	-67.79%	-38.60%	-16.39%
UK *	Apr-09	29.34%		-64.71%	-63.21%	-31.34%	-9.86%	29.59%		-61.06%	-56.78%	-32.49%	-11.65%
UK *	May-09	3.76%		-63.38%	-58.00%	-30.50%	-10.14%	-2.86%		-62.18%	-53.89%	-32.71%	-12.75%
UK *	Jun-09	1.92%	36.78%	-62.68%	-52.35%	-30.32%	-10.22%	2.85%	29.47%	-61.10%	-46.47%	-32.43%	-12.74%
UK *	Jul-09	11.97%		-58.21%	-48.30%	-29.49%	-8.50%	10.78%		-56.91%	-43.11%	-31.92%	-11.44%
UK *	Aug-09	17.35%		-50.96%	-37.67%	-25.98%	-5.82%	15.94%		-50.04%	-36.06%	-28.75%	-8.90%
UK *	Sep-09	-2.35%	28.31%	-52.11%	-34.78%	-27.17%	-6.77%	-4.13%	23.13%	-52.10%	-37.33%	-30.56%	-9.76%
UK *	Oct-09	3.53%		-50.42%	-4.19%	-28.23%	-6.48%	2.57%		-50.87%	-17.66%	-31.61%	-9.22%
UK *	Nov-09	-2.38%		-51.60%	17.36%	-30.06%	-8.95%	-4.06%		-52.87%	-0.81%	-32.91%	-11.15%
UK *	Dec-09	3.79%	4.90%	-49.77%	29.09%	-31.20%	-10.13%	8.61%	6.87%	-48.81%	25.07%	-33.11%	-11.10%
UK *	Jan-10	-7.74%		-7.74%	51.95%	-31.57%	-11.01%	-4.76%		-4.76%	40.09%	-33.09%	-12.14%
UK *	Feb-10	-4.19%		-11.60%	63.38%	-32.20%	-12.21%	-2.41%		-7.06%	52.05%	-32.94%	-12.70%
Asia ex-Jap ex-Aus *	Mar-09	12.73%	-13.39%	-58.85%	-50.81%	-16.13%	-1.77%	7.83%	-9.32%	-54.68%	-41.29%	-18.69%	-3.28%
Asia ex-Jap ex-Aus *	Apr-09	12.92%		-53.53%	-50.25%	-13.42%	2.55%	13.14%		-48.73%	-41.55%	-14.87%	0.52%
Asia ex-Jap ex-Aus *	May-09	23.49%		-42.62%	-35.62%	-5.17%	6.70%	15.60%		-40.73%	-29.32%	-8.19%	3.55%
Asia ex-Jap ex-Aus *	Jun-09	3.29%	44.02%	-40.73%	-23.24%	-4.97%	7.26%	4.23%	36.32%	-38.22%	-13.77%	-7.86%	4.24%
Asia ex-Jap ex-Aus *	Jul-09	8.75%		-35.54%	-16.26%	-2.93%	8.77%	7.59%		-33.53%	-7.85%	-6.28%	5.27%
Asia ex-Jap ex-Aus *	Aug-09	-0.74%		-36.02%	-11.55%	-4.76%	7.86%	-1.94%		-34.82%	-9.25%	-8.32%	4.33%
Asia ex-Jap ex-Aus *	Sep-09	5.26%	13.62%	-32.66%	13.08%	-3.55%	8.75%	3.34%	9.03%	-32.64%	8.67%	-8.04%	5.26%
Asia ex-Jap ex-Aus *	Oct-09	0.58%		-32.27%	43.85%	-4.92%	8.26%	-0.36%		-32.88%	23.63%	-9.41%	5.09%
Asia ex-Jap ex-Aus *	Nov-09	-0.89%		-32.87%	48.08%	-6.66%	6.19%	-2.60%		-34.63%	25.16%	-10.45%	3.63%
Asia ex-Jap ex-Aus *	Dec-09	1.53%	1.20%	-31.85%	43.43%	-7.85%	5.67%	6.24%	3.11%	-30.55%	38.97%	-10.41%	4.53%
Asia ex-Jap ex-Aus *	Jan-10	-6.77%		-6.77%	46.58%	-11.26%	4.26%	-3.77%		-3.77%	35.14%	-13.23%	2.93%
Asia ex-Jap ex-Aus *	Feb-10	3.16%		-3.83%	79.55%	-11.48%	4.87%	5.07%		1.11%	67.10%	-12.43%	4.28%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Australia *	Mar-09	8.09%	-24.45%	-73.12%	-68.27%	-26.28%	-11.12%	3.40%	-20.90%	-70.40%	-62.13%	-28.52%	-12.49%
Australia *	Apr-09	11.72%		-69.97%	-67.07%	-25.01%	-7.67%	11.94%		-66.86%	-61.31%	-26.26%	-9.51%
Australia *	May-09	10.64%		-66.77%	-60.57%	-21.91%	-6.67%	3.57%		-65.68%	-56.71%	-24.40%	-9.38%
Australia *	Jun-09	4.90%	29.66%	-65.14%	-54.22%	-21.85%	-5.47%	5.86%	22.74%	-63.66%	-48.57%	-24.22%	-8.12%
Australia *	Jul-09	5.30%		-63.29%	-48.11%	-21.93%	-5.67%	4.18%		-62.15%	-42.89%	-24.62%	-8.70%
Australia *	Aug-09	16.55%		-57.22%	-40.09%	-18.74%	-3.15%	15.14%		-56.41%	-38.53%	-21.78%	-6.32%
Australia *	Sep-09	14.54%	40.58%	-51.00%	-20.27%	-15.39%	-1.45%	12.45%	34.89%	-50.99%	-23.39%	-19.33%	-4.61%
Australia *	Oct-09	-6.99%		-54.42%	16.73%	-18.64%	-3.77%	-7.86%		-54.84%	0.32%	-22.48%	-6.58%
Australia *	Nov-09	2.57%		-53.25%	24.20%	-19.87%	-4.59%	0.80%		-54.47%	4.97%	-23.13%	-6.89%
Australia *	Dec-09	1.42%	-3.24%	-52.58%	33.25%	-21.28%	-5.48%	6.13%	-1.42%	-51.68%	29.10%	-23.46%	-6.50%
Australia *	Jan-10	-3.90%		-3.90%	55.52%	-22.52%	-6.10%	-0.80%		-0.80%	43.38%	-24.24%	-7.30%
Australia *	Feb-10	2.15%		-1.83%	87.15%	-22.24%	-5.88%	4.04%		3.20%	74.17%	-23.08%	-6.40%
Japan *	Mar-09	9.25%	-24.88%	-49.96%	-44.40%	-19.60%	-2.51%	4.50%	-21.36%	-44.90%	-33.65%	-22.04%	-4.01%
Japan *	Apr-09	7.93%		-45.99%	-48.39%	-16.74%	1.52%	8.15%		-40.41%	-39.36%	-18.13%	-0.50%
Japan *	May-09	22.60%		-33.79%	-36.13%	-8.73%	5.63%	14.77%		-31.61%	-29.88%	-11.64%	2.56%
Japan *	Jun-09	6.58%	41.03%	-29.43%	-20.51%	-7.67%	5.91%	7.55%	33.49%	-26.44%	-10.71%	-10.48%	2.94%
Japan *	Jul-09	3.13%		-27.22%	-19.27%	-6.16%	8.00%	2.03%		-24.95%	-11.15%	-9.39%	4.53%
Japan *	Aug-09	3.97%		-24.34%	-10.02%	-6.94%	8.76%	2.71%		-22.91%	-7.69%	-10.42%	5.21%
Japan *	Sep-09	-6.18%	0.59%	-29.02%	-5.83%	-9.33%	8.06%	-7.89%	-3.47%	-29.00%	-9.51%	-13.55%	4.59%
Japan *	Oct-09	-1.94%		-30.39%	4.82%	-12.19%	6.98%	-2.85%		-31.02%	-9.91%	-16.33%	3.85%
Japan *	Nov-09	-3.66%		-32.93%	7.67%	-13.36%	4.48%	-5.32%		-34.69%	-9.00%	-16.88%	1.96%
Japan *	Dec-09	0.67%	-4.88%	-32.48%	1.36%	-14.19%	3.82%	5.35%	-3.10%	-31.20%	-1.80%	-16.57%	2.71%
Japan *	Jan-10	2.20%		2.20%	16.47%	-15.91%	3.32%	5.50%		5.50%	7.38%	-17.77%	2.01%
Japan *	Feb-10	-0.07%		2.13%	50.55%	-18.44%	4.01%	1.78%		7.37%	40.11%	-19.32%	3.43%
North America *	Mar-09	3.40%	-31.46%	-59.31%	-59.54%	-25.54%	-8.68%	-1.08%	-28.24%	-55.19%	-51.71%	-27.81%	-10.08%
North America *	Apr-09	30.29%		-46.98%	-50.14%	-17.79%	-0.77%	30.54%		-41.50%	-41.41%	-19.16%	-2.74%
North America *	May-09	3.69%		-45.03%	-48.58%	-16.14%	-1.39%	-2.93%		-43.22%	-43.55%	-18.81%	-4.30%
North America *	Jun-09	-2.88%	31.21%	-46.61%	-44.14%	-18.29%	-2.53%	-2.00%	24.19%	-44.35%	-37.25%	-20.78%	-5.27%
North America *	Jul-09	10.67%		-40.92%	-39.62%	-16.44%	-0.64%	9.49%		-39.07%	-33.55%	-19.32%	-3.84%
North America *	Aug-09	13.74%		-32.79%	-32.92%	-13.92%	0.51%	12.37%		-31.53%	-31.19%	-17.14%	-2.77%
North America *	Sep-09	7.23%	34.97%	-27.94%	-26.95%	-12.51%	1.88%	5.27%	29.52%	-27.92%	-29.80%	-16.59%	-1.39%
North America *	Oct-09	-4.64%		-31.28%	2.73%	-15.56%	-0.15%	-5.53%		-31.91%	-11.71%	-19.55%	-3.07%
North America *	Nov-09	6.70%		-26.68%	42.59%	-15.02%	0.24%	4.86%		-28.60%	20.51%	-18.48%	-2.17%
North America *	Dec-09	7.07%	8.94%	-21.50%	32.22%	-12.59%	0.60%	12.04%	10.98%	-20.01%	28.11%	-15.01%	-0.48%
North America *	Jan-10	-5.04%		-5.04%	50.87%	-16.37%	1.19%	-1.97%		-1.97%	39.11%	-18.23%	-0.10%
North America *	Feb-10	5.53%		0.22%	99.91%	-14.36%	1.71%	7.48%		5.36%	86.06%	-15.28%	1.15%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Global *	Mar-09	7.06%	-22.09%	-59.27%	38.26%	-22.07%	-5.43%	2.41%	-18.43%	-55.15%	-48.49%	-24.44%	-6.88%
Global *	Apr-09	20.66%		-50.86%	49.57%	-16.90%	0.49%	20.90%		-45.78%	-42.42%	-18.30%	-1.51%
Global *	May-09	12.63%		-44.65%	84.55%	-12.54%	1.90%	5.44%		-42.83%	-37.87%	-15.33%	-1.11%
Global *	Jun-09	0.00%	35.91%	-44.65%	-35.86%	-13.57%	1.41%	0.91%	28.64%	-42.31%	-27.95%	-16.20%	-1.44%
Global *	Jul-09	10.01%		-39.11%	-30.01%	-11.82%	3.19%	8.84%		-37.21%	-22.97%	-14.87%	-0.13%
Global *	Aug-09	7.65%		-34.45%	-23.06%	-10.74%	3.60%	6.35%		-33.22%	-21.06%	-14.08%	0.21%
Global *	Sep-09	5.62%	25.08%	-30.77%	-10.45%	-9.77%	4.51%	3.70%	20.03%	-30.75%	-13.94%	-13.98%	1.16%
Global *	Oct-09	-1.10%		-31.53%	22.79%	-11.74%	3.38%	-2.02%		-32.15%	5.54%	-15.90%	0.36%
Global *	Nov-09	1.87%		-30.24%	46.32%	-12.64%	2.37%	0.12%		-32.07%	23.67%	-16.19%	-0.10%
Global *	Dec-09	3.61%	4.40%	-27.72%	38.26%	-12.39%	2.00%	8.42%	6.36%	-26.35%	33.95%	-14.82%	0.91%
Global *	Jan-10	-5.73%		-5.73%	49.57%	-15.43%	1.75%	-2.69%		-2.69%	37.90%	-17.31%	0.46%
Global *	Feb-10	3.03%		-2.87%	84.55%	-14.79%	1.93%	4.94%		2.12%	71.75%	-15.71%	1.37%
Global ex-US *	Mar-09	8.95%	-14.90%	-59.15%	-54.96%	-19.38%	-2.68%	4.22%	-10.91%	-55.02%	-46.24%	-21.83%	-4.25%
Global ex-US *	Apr-09	14.96%		-53.04%	-51.38%	-16.12%	1.64%	15.19%		-48.18%	-42.87%	-17.52%	-0.47%
Global ex-US *	May-09	18.93%		-44.15%	-39.72%	-9.85%	4.60%	11.34%		-42.31%	-33.82%	-12.72%	1.46%
Global ex-US *	Jun-09	1.59%	38.90%	-43.26%	-30.15%	-10.07%	4.58%	2.52%	31.48%	-40.86%	-21.54%	-12.80%	1.56%
Global ex-US *	Jul-09	9.82%		-37.69%	-23.02%	-8.30%	6.27%	8.65%		-35.74%	-15.28%	-11.46%	2.76%
Global ex-US *	Aug-09	4.32%		-34.99%	-15.58%	-8.09%	6.49%	3.06%		-33.77%	-13.40%	-11.53%	2.91%
Global ex-US *	Sep-09	4.78%	20.05%	-31.88%	4.47%	-7.40%	6.98%	2.87%	15.20%	-31.87%	0.39%	-11.71%	3.46%
Global ex-US *	Oct-09	0.98%		-31.22%	39.41%	-8.65%	6.48%	0.04%		-31.84%	19.81%	-12.95%	3.28%
Global ex-US *	Nov-09	-0.79%		-31.77%	49.54%	-10.44%	4.38%	-2.51%		-33.55%	26.39%	-14.08%	1.78%
Global ex-US *	Dec-09	1.69%	1.87%	-30.61%	44.56%	-11.73%	3.59%	6.42%	3.79%	-29.29%	40.05%	-14.18%	2.39%
Global ex-US *	Jan-10	-5.80%		-5.80%	50.77%	-14.07%	2.57%	-2.76%		-2.76%	39.01%	-15.98%	1.17%
Global ex-US *	Feb-10	1.51%		-4.38%	76.98%	-14.45%	2.56%	3.39%		0.53%	64.70%	-15.38%	1.90%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Mar-09	2.24%	-13.45%	-13.45%	-56.26%	-17.94%	0.40%	-2.20%	-9.38%	-9.38%	-47.79%	-20.44%	-1.14%
Europe ex-UK	Apr-09	13.24%		-1.98%	-50.07%	-14.76%	4.12%	13.47%		2.83%	-41.33%	-16.19%	2.05%
Europe ex-UK	May-09	9.11%		6.94%	-44.67%	-11.18%	5.14%	2.14%		5.04%	-39.24%	-14.01%	2.08%
Europe ex-UK	Jun-09	-5.12%	17.24%	1.47%	-40.53%	-13.37%	3.21%	-4.25%	10.98%	0.57%	-33.18%	-16.00%	0.32%
Europe ex-UK	Jul-09	13.09%		14.76%	-30.85%	-11.22%	5.69%	11.89%		12.53%	-23.88%	-14.28%	2.29%
Europe ex-UK	Aug-09	16.32%		33.49%	-15.44%	-7.14%	7.96%	14.92%		29.33%	-13.23%	-10.61%	4.44%
Europe ex-UK	Sep-09	6.69%	40.35%	42.42%	4.75%	-7.02%	8.49%	4.74%	34.68%	35.46%	0.68%	-11.35%	5.01%
Europe ex-UK	Oct-09	2.69%		46.26%	51.33%	-7.15%	7.86%	1.74%		37.81%	30.08%	-11.53%	4.71%
Europe ex-UK	Nov-09	-1.36%		44.26%	66.18%	-9.76%	5.58%	-3.07%		33.58%	40.48%	-13.43%	3.03%
Europe ex-UK	Dec-09	-0.38%	0.91%	43.72%	43.72%	-12.18%	4.34%	4.25%	2.81%	39.26%	39.26%	-14.62%	3.22%
Europe ex-UK	Jan-10	-3.17%		-3.17%	52.31%	-13.82%	4.05%	-0.05%		-0.05%	40.44%	-15.73%	2.72%
Europe ex-UK	Feb-10	-2.98%		-6.06%	59.47%	-15.73%	2.76%	-1.19%		-1.24%	48.42%	-16.64%	2.19%
UK	Mar-09	0.49%	-31.18%	-31.18%	-73.19%	-36.51%	-14.85%	-3.87%	-27.95%	-27.95%	-68.00%	-38.62%	-16.16%
UK	Apr-09	28.07%		-11.86%	-63.70%	-31.38%	-9.77%	28.32%		-7.54%	-57.35%	-33.62%	-11.56%
UK	May-09	2.19%		-9.93%	-58.90%	-30.87%	-10.47%	-4.33%		-11.55%	-54.88%	-34.58%	-13.07%
UK	Jun-09	1.99%	33.47%	-8.14%	-53.73%	-30.63%	-10.45%	2.92%	26.34%	-8.97%	-48.02%	-34.16%	-12.96%
UK	Jul-09	11.70%		2.60%	-49.99%	-29.99%	-8.72%	10.50%		0.59%	-44.97%	-33.79%	-11.66%
UK	Aug-09	15.44%		18.44%	-40.75%	-26.88%	-6.39%	14.05%		14.73%	-39.21%	-29.61%	-9.45%
UK	Sep-09	-2.93%	25.17%	14.98%	-38.80%	-28.14%	-7.42%	-4.70%	20.11%	9.34%	-41.19%	-31.49%	-10.39%
UK	Oct-09	3.17%		18.62%	-10.89%	-29.41%	-7.24%	2.21%		11.76%	-23.42%	-32.74%	-9.95%
UK	Nov-09	-2.12%		16.11%	10.51%	-31.20%	-9.68%	-3.81%		7.50%	-6.60%	-34.00%	-11.86%
UK	Dec-09	3.70%	4.72%	20.40%	20.40%	-32.44%	-10.89%	8.51%	6.69%	16.65%	16.65%	-34.31%	-11.84%
UK	Jan-10	-8.18%		-8.18%	42.76%	-32.79%	-11.75%	-5.22%		-5.22%	31.62%	-34.28%	-12.87%
UK	Feb-10	-4.36%		-12.19%	54.39%	-33.50%	-12.94%	-2.59%		-7.68%	43.68%	-34.21%	-13.43%
Asia ex-Jap ex-Aus	Mar-09	15.93%	4.07%	4.07%	-41.97%	-4.80%	5.58%	10.90%	8.96%	8.96%	-30.75%	-7.97%	3.96%
Asia ex-Jap ex-Aus	Apr-09	16.31%		21.04%	-39.14%	-2.11%	10.24%	16.53%		26.97%	-28.50%	-5.31%	8.05%
Asia ex-Jap ex-Aus	May-09	25.55%		51.96%	-19.40%	8.98%	16.01%	17.54%		49.24%	-11.51%	3.13%	12.64%
Asia ex-Jap ex-Aus	Jun-09	0.48%	46.72%	52.69%	-5.27%	8.95%	16.72%	1.40%	38.88%	51.32%	6.41%	3.41%	13.45%
Asia ex-Jap ex-Aus	Jul-09	14.48%		74.80%	5.16%	12.78%	18.51%	13.26%		71.38%	15.73%	6.67%	14.70%
Asia ex-Jap ex-Aus	Aug-09	-9.90%		57.48%	4.59%	7.16%	14.28%	-10.99%		52.55%	7.30%	3.16%	10.55%
Asia ex-Jap ex-Aus	Sep-09	8.72%	12.13%	71.21%	52.90%	9.76%	15.81%	6.74%	7.60%	62.82%	46.93%	4.64%	12.09%
Asia ex-Jap ex-Aus	Oct-09	5.87%		81.26%	91.52%	11.32%	17.22%	4.88%		70.77%	64.60%	6.07%	13.80%
Asia ex-Jap ex-Aus	Nov-09	-1.25%		79.00%	91.96%	8.33%	14.13%	-2.95%		65.74%	62.24%	3.93%	11.38%
Asia ex-Jap ex-Aus	Dec-09	1.84%	6.47%	82.30%	82.30%	6.79%	14.32%	6.57%	8.47%	76.62%	76.62%	3.83%	13.09%
Asia ex-Jap ex-Aus	Jan-10	-12.39%		-12.39%	60.40%	0.97%	12.71%	-9.56%		-9.56%	47.88%	-1.27%	11.28%
Asia ex-Jap ex-Aus	Feb-10	5.72%		-7.38%	88.09%	2.84%	13.33%	7.67%		-2.62%	75.05%	1.72%	12.70%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid		(USD Total Return)						(EUR Total Return)					
Index	Date	1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Mar-09	4.50%	-25.72%	-25.72%	-66.65%	-24.97%	-9.70%	-0.04%	-22.23%	-22.23%	-60.20%	-27.26%	-11.09%
Australia	Apr-09	11.13%		-17.45%	-65.35%	-23.86%	-6.35%	11.35%		-13.40%	-59.29%	-25.14%	-8.21%
Australia	May-09	10.98%		-8.39%	-58.02%	-20.65%	-5.30%	3.89%		-10.03%	-53.91%	-23.18%	-8.05%
Australia	Jun-09	4.72%	29.15%	-4.07%	-51.26%	-20.59%	-4.24%	5.67%	22.25%	-4.93%	-45.26%	-23.00%	-6.93%
Australia	Jul-09	4.21%		-0.03%	-45.54%	-21.11%	-4.57%	3.10%		-1.98%	-40.07%	-23.83%	-7.64%
Australia	Aug-09	16.27%		16.24%	-37.53%	-17.83%	-2.15%	14.87%		12.60%	-35.91%	-20.90%	-5.35%
Australia	Sep-09	15.48%	39.92%	34.23%	-17.14%	-14.11%	-0.21%	13.37%	34.27%	27.65%	-20.37%	-18.11%	-3.41%
Australia	Oct-09	-7.99%		23.51%	13.83%	-17.68%	-2.75%	-8.84%		16.36%	-2.17%	-21.57%	-5.59%
Australia	Nov-09	2.81%		26.99%	21.57%	-18.98%	-3.58%	1.04%		17.57%	2.75%	-22.27%	-5.90%
Australia	Dec-09	0.54%	-4.89%	27.67%	27.67%	-20.61%	-4.67%	5.20%	-3.10%	23.69%	23.69%	-22.81%	-5.70%
Australia	Jan-10	-3.47%		-3.47%	46.87%	-21.68%	-5.26%	-0.36%		-0.36%	35.41%	-23.42%	-6.47%
Australia	Feb-10	1.74%		-1.79%	76.39%	-21.43%	-5.85%	3.63%		3.25%	64.15%	-22.28%	-6.37%
Japan	Mar-09	8.93%	-25.83%	-25.83%	-44.36%	-19.59%	-2.59%	4.20%	-22.35%	-22.35%	-33.60%	-22.27%	-4.08%
Japan	Apr-09	8.47%		-19.55%	-49.03%	-16.46%	1.62%	8.68%		-15.61%	-40.11%	-19.19%	-0.39%
Japan	May-09	23.93%		-0.30%	-35.86%	-8.05%	6.13%	16.02%		-2.09%	-29.58%	-12.99%	3.04%
Japan	Jun-09	6.28%	42.88%	5.97%	-20.14%	-7.29%	6.07%	7.25%	35.24%	5.01%	-10.29%	-12.00%	3.10%
Japan	Jul-09	3.25%		9.40%	-20.03%	-5.78%	8.23%	2.15%		7.27%	-11.99%	-10.88%	4.75%
Japan	Aug-09	3.15%		12.85%	-11.39%	-6.72%	8.89%	1.91%		9.31%	-9.09%	-10.20%	5.33%
Japan	Sep-09	-6.63%	-0.56%	5.37%	-7.53%	-9.34%	8.10%	-8.33%	-4.58%	0.21%	-11.14%	-13.56%	4.63%
Japan	Oct-09	-1.37%		3.93%	1.96%	-12.15%	7.22%	-2.28%		-2.08%	-12.37%	-16.29%	4.09%
Japan	Nov-09	-3.25%		0.56%	6.21%	-13.27%	4.81%	-4.92%		-6.90%	-10.24%	-16.80%	2.29%
Japan	Dec-09	0.64%	-3.96%	1.20%	1.20%	-14.19%	4.30%	5.31%	-2.16%	-1.96%	-1.96%	-16.57%	3.18%
Japan	Jan-10	2.12%		2.12%	17.30%	-15.99%	3.73%	5.41%		5.41%	8.14%	-17.86%	2.41%
Japan	Feb-10	-0.22%		1.90%	51.47%	-18.44%	4.38%	1.63%		7.13%	40.96%	-19.32%	3.80%
North America	Mar-09	3.74%	-31.87%	-31.87%	-60.59%	-26.62%	-9.10%	-0.76%	-28.66%	-28.66%	-52.96%	-28.86%	-10.49%
North America	Apr-09	29.08%		-12.05%	-51.89%	-19.23%	-1.40%	29.33%		-7.74%	-43.47%	-20.58%	-3.36%
North America	May-09	3.16%		-9.27%	-50.50%	-17.77%	-2.16%	-3.42%		-10.90%	-45.66%	-20.39%	-5.01%
North America	Jun-09	-3.26%	28.82%	-12.23%	-46.44%	-19.97%	-3.33%	-2.38%	21.93%	-13.02%	-39.84%	-22.40%	-6.04%
North America	Jul-09	10.69%		-2.85%	-42.26%	-18.23%	-1.52%	9.51%		-4.75%	-36.46%	-21.05%	-4.69%
North America	Aug-09	13.63%		10.39%	-35.85%	-15.76%	-0.42%	12.26%		6.93%	-34.19%	-18.91%	-3.68%
North America	Sep-09	6.99%	34.56%	18.10%	-29.88%	-14.41%	0.92%	5.04%	29.12%	12.31%	-32.62%	-18.40%	-2.32%
North America	Oct-09	-4.32%		13.00%	-0.85%	-17.28%	-1.11%	-5.21%		6.46%	-14.79%	-21.18%	-4.00%
North America	Nov-09	6.73%		20.60%	39.46%	-16.77%	-0.66%	4.88%		11.66%	17.87%	-20.15%	-3.06%
North America	Dec-09	6.64%	8.90%	28.61%	28.61%	-14.42%	-0.42%	11.59%	10.95%	24.61%	24.61%	-16.79%	-1.49%
North America	Jan-10	-5.63%		-5.63%	46.75%	-18.45%	0.06%	-2.58%		-2.58%	35.30%	-20.26%	-1.22%
North America	Feb-10	6.02%		0.06%	95.94%	-16.28%	0.63%	7.98%		5.19%	82.35%	-17.18%	0.07%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid		(USD Total Return)						(EUR Total Return)					
Index	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Global	Mar-09	6.68%	-22.52%	-22.52%	-56.97%	-22.26%	-5.68%	2.05%	-18.87%	-18.87%	-48.64%	-24.63%	-6.67%
Global	Apr-09	19.86%		-7.13%	-51.51%	-17.29%	0.10%	20.09%		-2.57%	-43.03%	-18.67%	-2.13%
Global	May-09	11.71%		3.75%	-44.27%	-13.18%	1.33%	4.58%		1.89%	-38.81%	-15.95%	-1.45%
Global	Jun-09	-0.22%	33.60%	3.52%	-37.00%	-14.28%	0.79%	0.69%	26.46%	2.59%	-29.23%	-16.89%	-1.79%
Global	Jul-09	10.12%		14.00%	-31.45%	-12.62%	2.60%	8.95%		11.77%	-24.56%	-15.63%	-0.51%
Global	Aug-09	7.28%		22.30%	-24.92%	-11.62%	2.92%	5.99%		18.47%	-22.97%	-14.92%	0.19%
Global	Sep-09	5.59%	24.75%	29.14%	-12.58%	-10.66%	3.87%	3.66%	19.71%	22.81%	-15.99%	-14.83%	0.95%
Global	Oct-09	-1.03%		27.81%	18.60%	-12.59%	2.75%	-1.95%		20.42%	1.93%	-16.72%	0.38%
Global	Nov-09	1.87%		30.21%	41.97%	-13.51%	1.77%	0.12%		20.56%	19.99%	-17.03%	-0.56%
Global	Dec-09	3.35%	4.21%	34.57%	34.57%	-13.35%	1.34%	8.15%	6.17%	30.38%	30.38%	-15.75%	0.37%
Global	Jan-10	-6.06%		-6.06%	45.31%	-16.52%	1.06%	-3.04%		-3.04%	33.98%	-18.37%	-0.82%
Global	Feb-10	3.14%		-3.11%	79.52%	-15.81%	1.16%	5.05%		1.86%	67.07%	-16.72%	0.08%
Global ex-US	Mar-09	8.19%	-15.43%	-15.43%	-54.44%	-19.05%	-2.70%	3.49%	-11.46%	-11.46%	-45.62%	-21.52%	-4.19%
Global ex-US	Apr-09	14.56%		-3.11%	-51.09%	-15.84%	1.58%	14.79%		1.64%	-42.53%	-17.25%	-0.44%
Global ex-US	May-09	17.61%		13.95%	-39.77%	-9.86%	4.33%	10.11%		11.91%	-33.88%	-12.73%	1.29%
Global ex-US	Jun-09	1.49%	36.75%	15.65%	-30.30%	-10.16%	4.21%	2.42%	29.45%	14.62%	-21.71%	-12.89%	1.29%
Global ex-US	Jul-09	9.96%		27.17%	-23.49%	-8.48%	5.98%	8.79%		24.69%	-15.80%	-11.64%	2.57%
Global ex-US	Aug-09	3.84%		32.06%	-16.63%	-8.40%	6.09%	2.59%		27.92%	-14.47%	-11.82%	2.62%
Global ex-US	Sep-09	4.85%	19.72%	38.46%	2.82%	-7.70%	6.67%	2.93%	14.88%	31.67%	-1.20%	-12.00%	3.25%
Global ex-US	Oct-09	0.81%		39.58%	34.18%	-9.03%	6.15%	-0.13%		31.50%	15.32%	-13.32%	3.05%
Global ex-US	Nov-09	-0.78%		38.50%	44.28%	-10.85%	4.06%	-2.49%		28.23%	21.94%	-14.47%	1.56%
Global ex-US	Dec-09	1.53%	1.55%	40.61%	40.61%	-12.24%	3.25%	6.24%	3.46%	36.23%	36.23%	-14.68%	2.14%
Global ex-US	Jan-10	-6.02%		-6.02%	46.24%	-14.63%	2.24%	-3.00%		-3.00%	34.83%	-16.52%	0.93%
Global ex-US	Feb-10	1.44%		-4.67%	71.47%	-14.98%	2.07%	3.32%		0.22%	59.58%	-15.90%	1.51%

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Section 10

Risk / Return Profiles and Correlations

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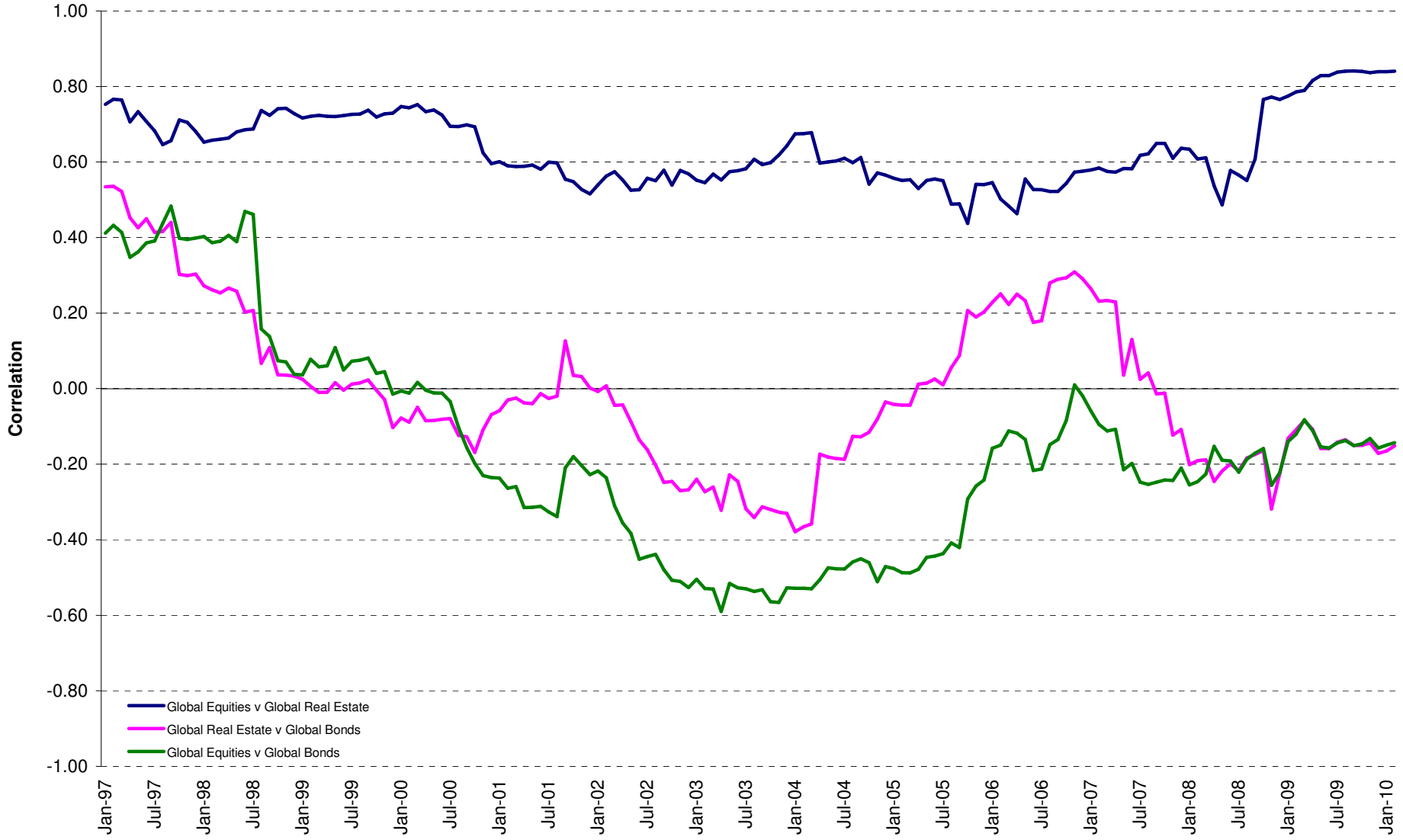
Correlations

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



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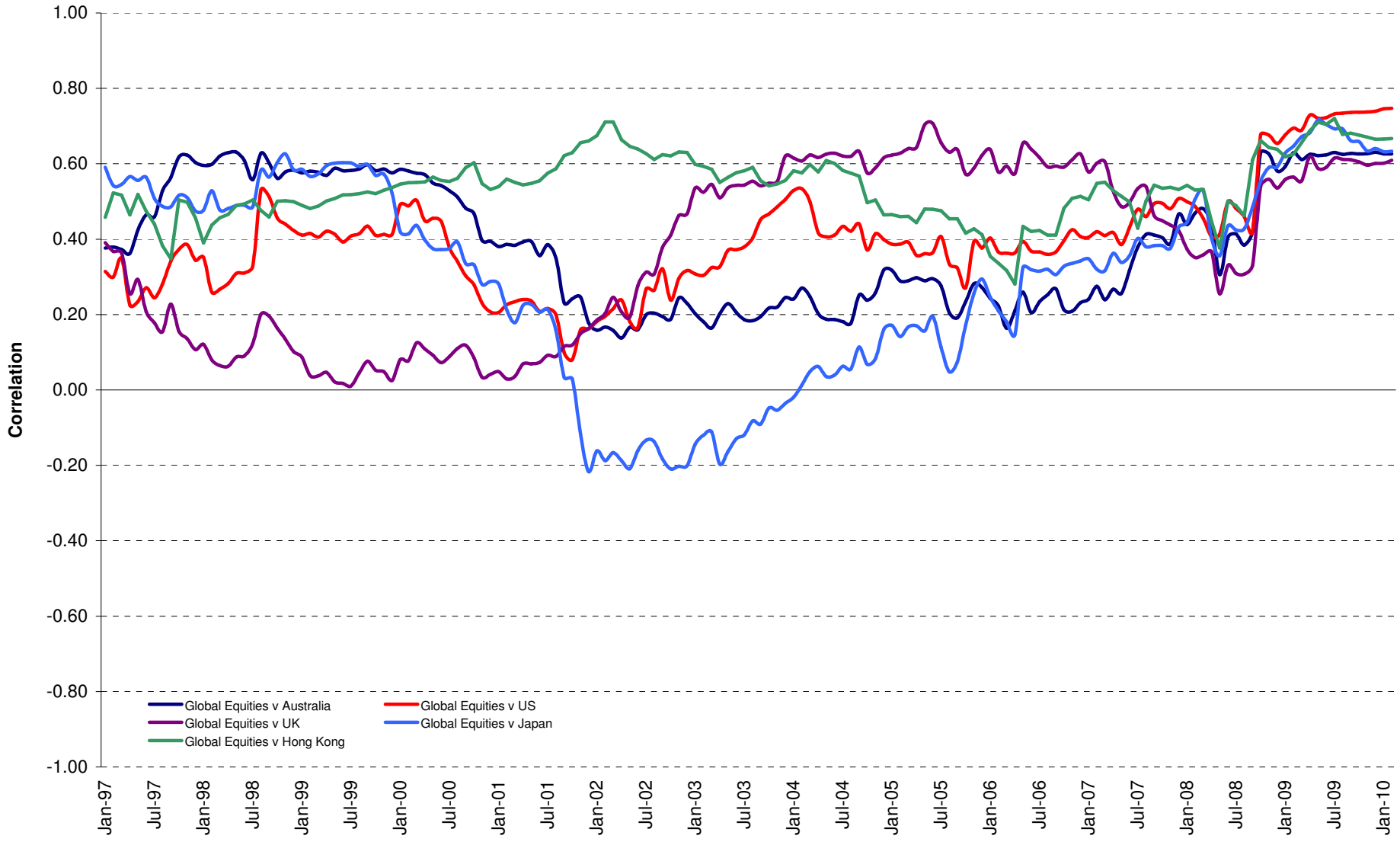
Correlations

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



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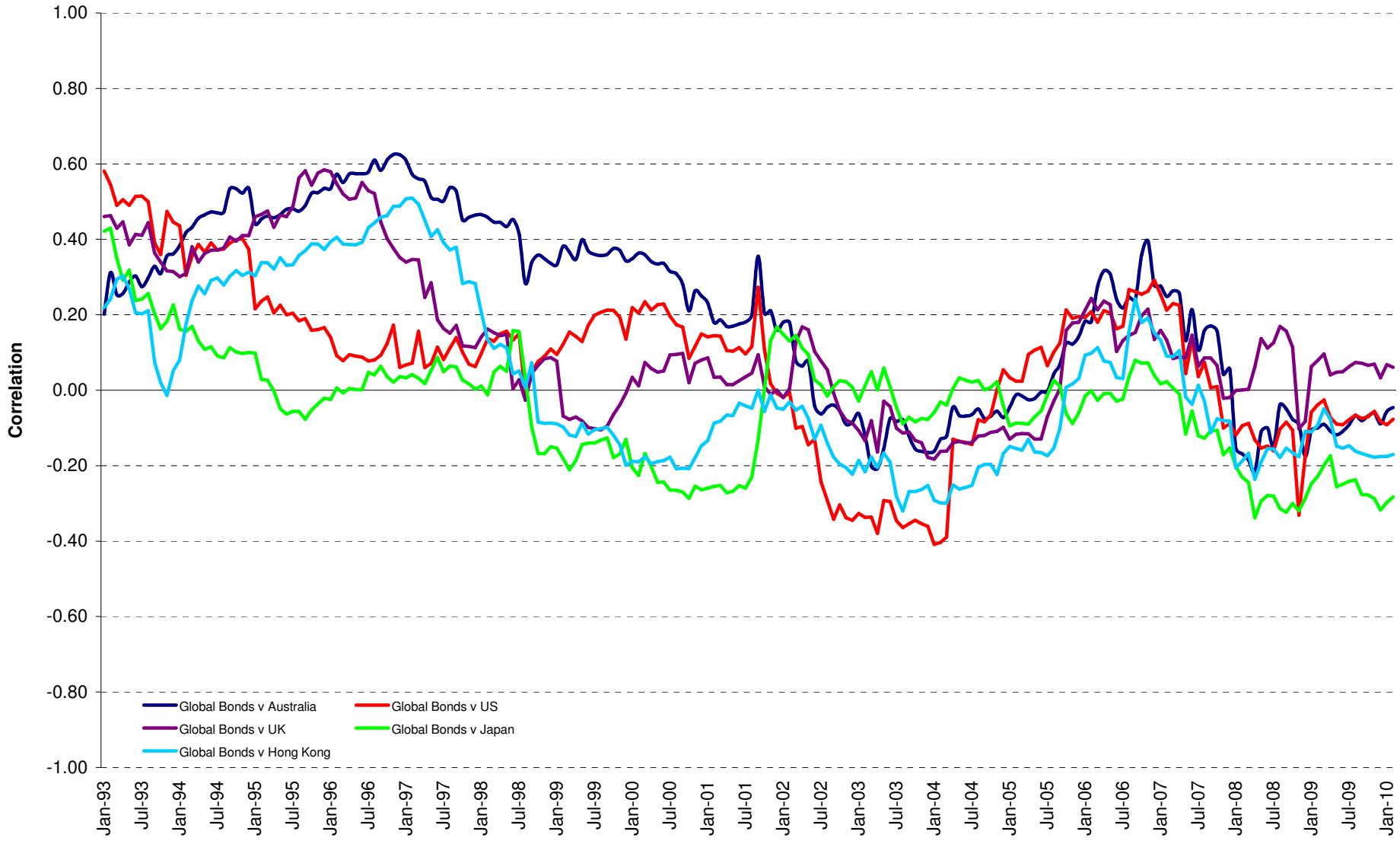
Correlations

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



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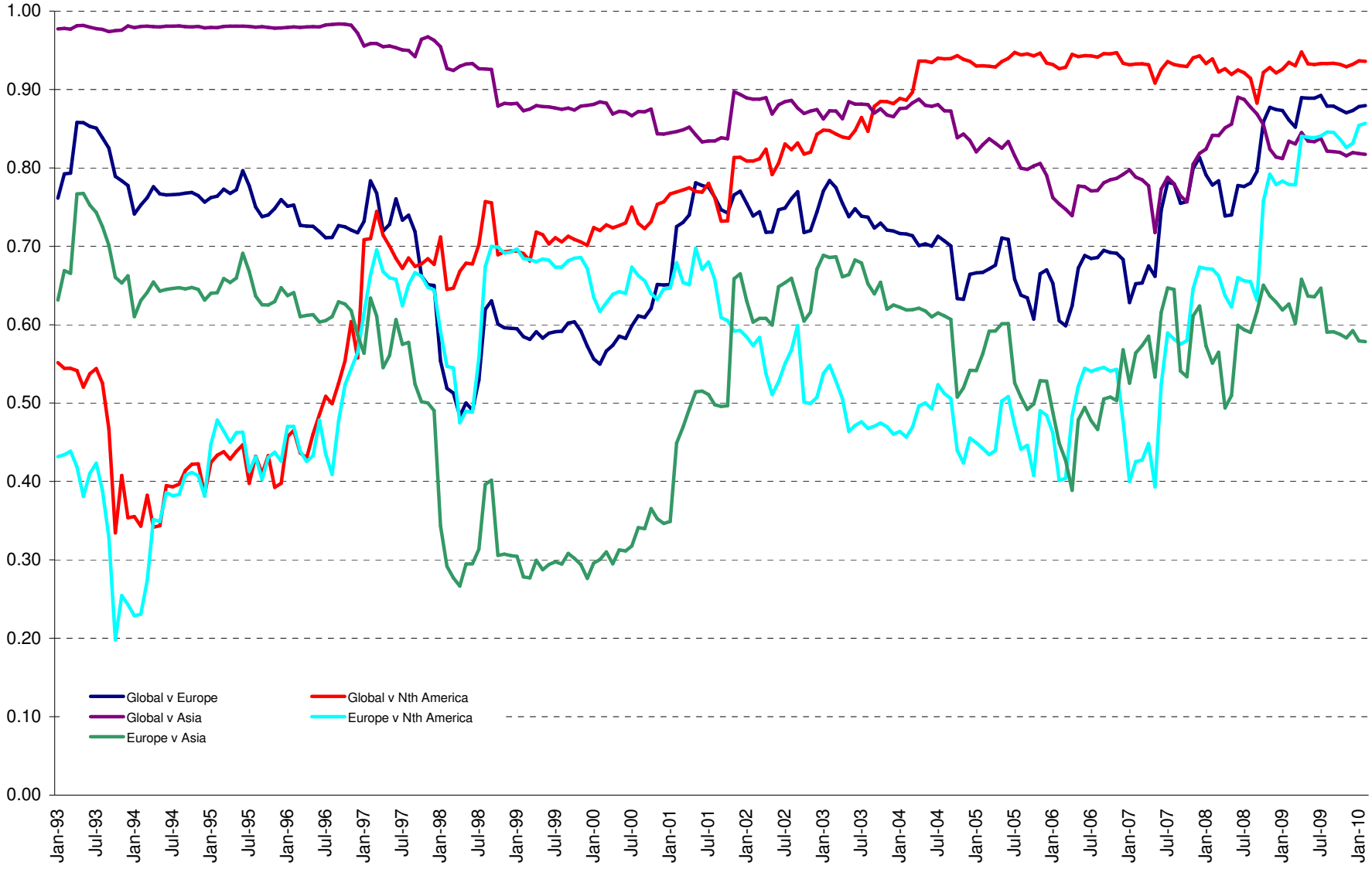
Correlations

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



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate	Global Equities	Europe Equities	North America Equities	Asia Equities	Global Bonds
Global Real Estate	1.00	0.88	0.94	0.82	0.88	0.77	0.73	0.64	-0.25
Europe Real Estate	0.88	1.00	0.86	0.58	0.71	0.70	0.62	0.53	-0.16
Nth America Real Estate	0.94	0.86	1.00	0.58	0.74	0.68	0.70	0.51	-0.16
Asia Real Estate	0.82	0.58	0.58	1.00	0.88	0.68	0.57	0.65	-0.33
Global Equities	0.88	0.71	0.74	0.88	1.00	0.79	0.76	0.68	-0.41
Europe Equities	0.77	0.70	0.68	0.68	0.79	1.00	0.85	0.90	-0.28
North America Equities	0.73	0.62	0.70	0.57	0.76	0.85	1.00	0.78	-0.23
Asia Equities	0.64	0.53	0.51	0.65	0.68	0.90	0.78	1.00	-0.25
Global Bonds	-0.25	-0.16	-0.16	-0.33	-0.41	-0.28	-0.23	-0.25	1.00

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36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate	Global Equities	Europe Equities	North America Equities	Asia Equities	Global Bonds
Global Real Estate	1.00	0.91	0.94	0.87	0.88	0.87	0.87	0.80	-0.04
Europe Real Estate	0.91	1.00	0.88	0.69	0.78	0.80	0.76	0.70	0.01
Nth America Real Estate	0.94	0.88	1.00	0.66	0.77	0.75	0.81	0.65	-0.01
Asia Real Estate	0.87	0.69	0.66	1.00	0.84	0.84	0.79	0.84	-0.07
Global Equities	0.88	0.78	0.77	0.84	1.00	0.98	0.97	0.95	-0.05
Europe Equities	0.87	0.80	0.75	0.84	0.98	1.00	0.92	0.94	-0.04
North America Equities	0.87	0.76	0.81	0.79	0.97	0.92	1.00	0.86	-0.04
Asia Equities	0.80	0.70	0.65	0.84	0.95	0.94	0.86	1.00	-0.06
Global Bonds	-0.04	0.01	-0.01	-0.07	-0.05	-0.04	-0.04	-0.06	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	0.38	0.34	0.50	0.64	0.78	0.60	0.50	0.33	0.59	0.66	0.42	0.38	0.57	0.38	0.52	0.46	0.55	0.74	-0.02
Singapore	0.38	1.00	0.80	0.70	0.51	0.60	0.35	0.47	0.36	0.52	0.53	0.37	0.48	0.52	0.51	0.26	0.22	0.48	0.61	-0.32
Hong Kong	0.34	0.80	1.00	0.64	0.40	0.45	0.22	0.30	0.24	0.47	0.39	0.35	0.36	0.35	0.43	0.18	0.22	0.25	0.66	-0.20
Japan	0.50	0.70	0.64	1.00	0.57	0.64	0.44	0.43	0.32	0.50	0.59	0.27	0.42	0.54	0.46	0.26	0.31	0.44	0.68	-0.29
US	0.64	0.51	0.40	0.57	1.00	0.75	0.84	0.72	0.66	0.60	0.82	0.48	0.45	0.76	0.76	0.49	0.54	0.73	0.67	-0.05
Canada	0.78	0.60	0.45	0.64	0.75	1.00	0.67	0.64	0.49	0.73	0.75	0.44	0.58	0.71	0.57	0.52	0.51	0.68	0.75	-0.17
UK	0.60	0.35	0.22	0.44	0.84	0.67	1.00	0.71	0.70	0.60	0.81	0.56	0.40	0.74	0.60	0.61	0.62	0.75	0.56	0.08
Switzerland	0.50	0.47	0.30	0.43	0.72	0.64	0.71	1.00	0.48	0.60	0.65	0.24	0.42	0.64	0.63	0.38	0.55	0.56	0.51	0.06
Sweden	0.33	0.36	0.24	0.32	0.66	0.49	0.70	0.48	1.00	0.42	0.71	0.47	0.65	0.68	0.78	0.33	0.64	0.78	0.34	0.18
Austria	0.59	0.52	0.47	0.50	0.60	0.73	0.60	0.60	0.42	1.00	0.72	0.60	0.49	0.71	0.53	0.47	0.57	0.75	0.71	-0.30
Netherlands	0.66	0.53	0.39	0.59	0.82	0.75	0.81	0.65	0.71	0.72	1.00	0.56	0.65	0.90	0.67	0.50	0.72	0.83	0.71	-0.19
Norway	0.42	0.37	0.35	0.27	0.48	0.44	0.56	0.24	0.47	0.60	0.56	1.00	0.34	0.51	0.30	0.63	0.42	0.62	0.60	-0.29
Italy	0.38	0.48	0.36	0.42	0.45	0.58	0.40	0.42	0.65	0.49	0.65	0.34	1.00	0.61	0.50	0.31	0.74	0.67	0.43	-0.19
France	0.57	0.52	0.35	0.54	0.76	0.71	0.74	0.64	0.68	0.71	0.90	0.51	0.61	1.00	0.65	0.47	0.77	0.80	0.62	-0.14
Germany	0.38	0.51	0.43	0.46	0.76	0.57	0.60	0.63	0.78	0.53	0.67	0.30	0.50	0.65	1.00	0.11	0.43	0.68	0.45	0.14
Greece	0.52	0.26	0.18	0.26	0.49	0.52	0.61	0.38	0.33	0.47	0.50	0.63	0.31	0.47	0.11	1.00	0.49	0.50	0.50	-0.19
Belgium	0.46	0.22	0.22	0.31	0.54	0.51	0.62	0.55	0.64	0.57	0.72	0.42	0.74	0.77	0.43	0.49	1.00	0.66	0.46	-0.03
Finland	0.55	0.48	0.25	0.44	0.73	0.68	0.75	0.56	0.78	0.75	0.83	0.62	0.67	0.80	0.68	0.50	0.66	1.00	0.52	-0.13
Global Equities	0.74	0.61	0.66	0.68	0.67	0.75	0.56	0.51	0.34	0.71	0.71	0.60	0.43	0.62	0.45	0.50	0.46	0.52	1.00	-0.41
Global Bonds	-0.02	-0.32	-0.20	-0.29	-0.05	-0.17	0.08	0.06	0.18	-0.30	-0.19	-0.29	-0.19	-0.14	0.14	-0.19	-0.03	-0.13	-0.41	1.00

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36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.77	-0.05
Australia - ASX	0.77	1.00	-0.33
Australia Bonds	-0.05	-0.33	1.00

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

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.80	-0.09
Japan - Nikkei	0.80	1.00	-0.16
Japan Bonds	-0.09	-0.16	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.82	-0.07
United States - S&P 500	0.82	1.00	-0.04
United States Bonds	-0.07	-0.04	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.89	-0.05
Hong Kong - Hang Seng	0.89	1.00	-0.13
Hong Kong Bonds	-0.05	-0.13	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.75	-0.17
Canada - TSX	0.75	1.00	-0.18
Canada Bonds	-0.17	-0.18	1.00

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36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.59	0.16
UK - FTSE 100	0.59	1.00	0.05
UK Bonds	0.16	0.05	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.60	0.16
Sweden - OMX	0.60	1.00	-0.08
Sweden Bonds	0.16	-0.08	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.67	-0.16
Netherlands - AEX	0.67	1.00	-0.27
Netherlands Bonds	-0.16	-0.27	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.65	-0.13
France - CAC 40	0.65	1.00	-0.21
France Bonds	-0.13	-0.21	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.42	0.03
Italy - MIB30	0.42	1.00	0.17
Italy Bonds	0.03	0.17	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.49	0.28
Greece - ASE 20	0.49	1.00	0.30
Greece Bonds	0.28	0.30	1.00

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36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.52	-NA-
Switzerland - SMI	0.52	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.59	0.05
Belgium - BEL 20	0.59	1.00	-0.08
Belgium Bonds	0.05	-0.08	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.55	-0.02
Germany - DAX	0.55	1.00	-0.35
Germany Bonds	-0.02	-0.35	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.70	-0.19
Finland - HEX 25	0.70	1.00	-0.24
Finland Bonds	-0.19	-0.24	1.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.89	-0.12
Austria - WBI	0.89	1.00	-0.12
Austria Bonds	-0.12	-0.12	1.00

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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	0.46	-NA-
Norway - OBX	0.46	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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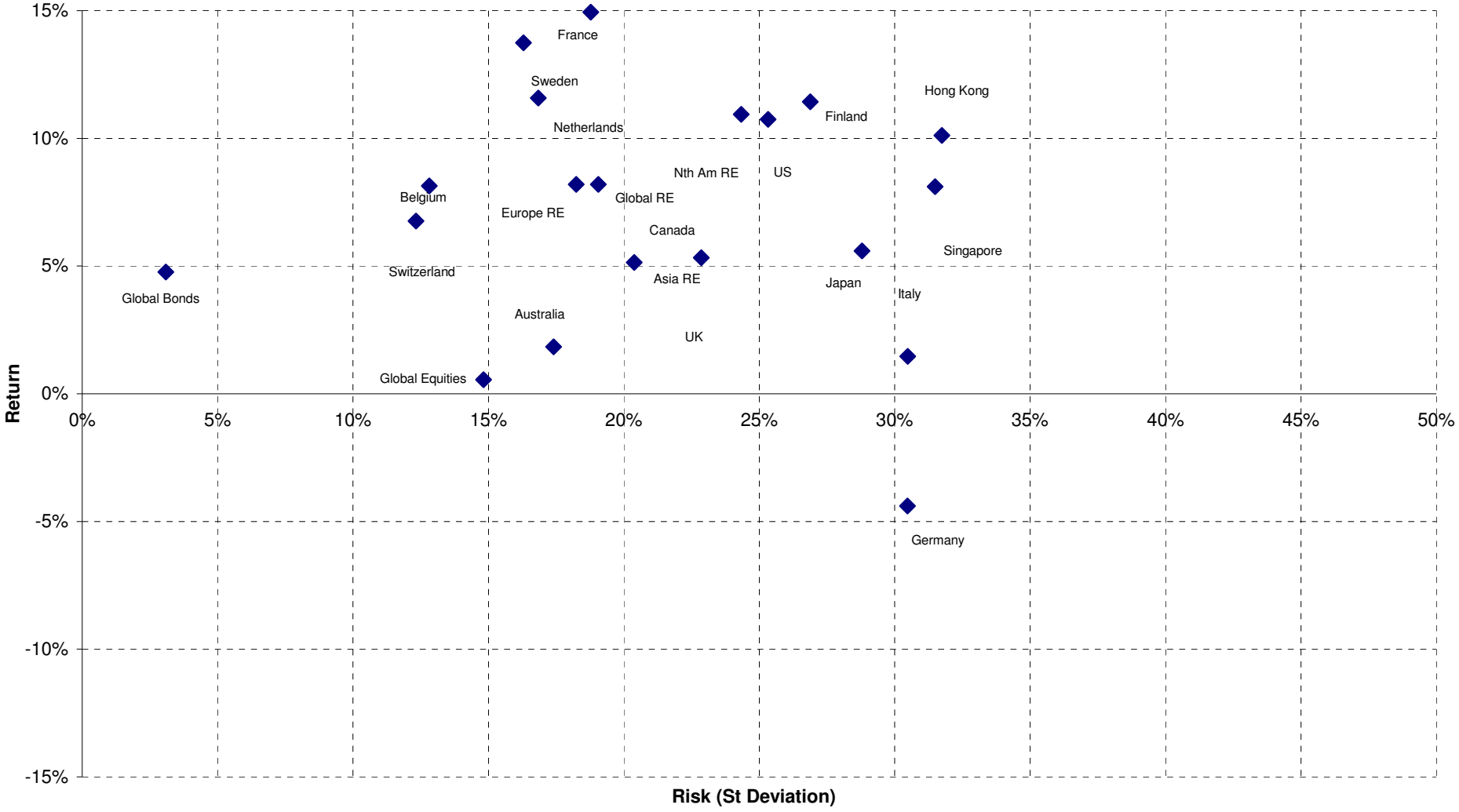
Graph 38: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



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Section 11

Details on Methodology

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Methodology

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are claculated using the following approach:

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

Please note that the Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to pages 214.

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

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

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Methodology

Velocity

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

Volatility

The volatility shows the variability of returns over a 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

Bloomberg

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	**FENEL**																	
ASIA 33 INDEX						**ENA3 (HKD)**												
ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
ASIA DIVIDEND+ INDEX	**ENAD**																	
ASIA EMERGING INDEX	**FENEA**																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADE	EAADU	EAADG	EAADJ	EAADA		TEAADE	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAAHE	EAAHU	EAAHG	EAAHJ	EAAHA		TEAAHE	TEAAHU	TEAAHG	TEAAHJ	TEAAHA							
ASIA EX AUSTRALIA INDEX	EPAAE	EPAAU	EPAAG	EPAAJ			TEPAAE	TEPAAU	TEPAAG	TEPAAJ			TRPAAE	TRPAAU	TRPAAG	TRPAAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAAIA							
ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED INDEX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAALE	EAALU	EAALG	EAALJ	EAALA		TEAALE	TEAALU	TEAALG	TEAALJ	TEAALA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAATE	EAATU	EAATG	EAATJ	EAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAASU	EAASG	EAASJ	EAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
ASIA EX AUTRALIA RESIDENTIAL INDEX	EAAEE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAEE	TEAAEU	TEAAEG	TEAAEJ	TEAAEA							
ASIA EX AUTRALIA SPECIALTY INDEX	EAAPE	EAAPU	EAAPG	EAAPJ	EAAPA		TEAAPE	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
ASIA INDEX	**EGAS**	**UGAS**	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGASE	TRGASU	TRGASG	TRGASJ		
ASIA INDUSTRIAL INDEX	EGAIE	EGAIU	EGAIG	EGAIJ	EGAIA		TEGAIE	TEGAIU	TEGAIG	TEGAIJ	TEGAIA							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TENASE	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAFA		TEGAFE	TEGAFU	TEGAFG	TEGAFJ	TEGAFA							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLQAPE	GSLQAPU	GSLQAPG	GSLQAPJ	GSLQAPA	GSLQAPH (HKD), GSLQAPS (SGD)	TGSLQAPE	TGSLQAPU	TGSLQAPG	TGSLQAPJ	TGSLQAPA	TGSLQAPH (HKD), TGSLQAPS (SGD)						
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAEE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAEE	TEGAEU	TEGAEG	TEGAEJ	TEGAEA							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US$ INDEX		ELHAU						TELHAU				FTAHUST						
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	**ELAU**		REAU	RUAU	RPAU	RYAU	RDAU		TRLAUE	TRLAUU	TRLAUG	TRLAUJ	TRLAUL	
AUSTRALIA LIQUID INDEX	LIQELAUE	LIQELAUU	LIQELAUG	LIQELAUJ	LIQELAUA		TLIQELAUE	TLIQELAUU	TLIQELAUG	TLIQELAUJ	TLIQELAUA							
AUSTRIA INDEX	EPAS	UPAS	PPAS	YPAS			REPAS	RUPAS	RPAS	RYAUS			TRPASE	TRPASU	TRPASG	TRPASJ		
BELGIUM INDEX	EPBL	UPBL	PPBL	YPBL			RPBL	RUPBL	RPPB	RYBL			TRPBLE	TRPBLU	TRPBLG	TRPBLJ		
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAE	RCAU	RPCA	RYCA		RCAC (CAD)	TRLCAE	TRLCAU	TRLCAG	TRLCAJ		TRLCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILOC	FTGIEUTR	FTGIUSTR				FTGILCTR						
CZECH REPUBLIC INDEX													TRPCZE	TRPCZU	TRPCZG	TRPCZJ		TRPCZL (NZD)
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPDK	RUPDK	RPLD	RYDK		RLDK (DKK)	TRLDKE	TRLDKU	TRLDKG	TRLDKJ		TRLDKL (DKK)
EMERGING MARKET INDEX	**FENEI**																	
EUROPE CAPPED INDEX	**EORA**	EORAU	EORAG	EORAG			TEORAE	TEORAU	TEORAG	TEORAJ			R0RA	R0RA	R0RA	R0RA		
EUROPE DIVERSIFIED INDEX	EPRDE	EPRDU	EPRDG	EPRDJ	EPRDA		TEPRDE	TEPRDU	TEPRDG	TEPRDJ	TEPRDA							
EUROPE EURO ZONE CAPPED INDEX	**EOEU**	EOEUU	EOEUG	EOEUJ			TEOEUE	TEOEUU	TEOEUG	TEOEUJ			R0EU	R0EU	R0EU	R0EU		
EUROPE EURO ZONE DIVERSIFIED INDEX	EPEDE	EPEDU	EPEDG	EPEDJ	EPEDA		TEPEDE	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE INDEX	**EPEU**	UPEU	GPEU	YPEU			RPEU	RUPEU	RGPEU	RYEU			NEPEU	NUPEU	NPPEU	NYPEU		
EUROPE EURO ZONE INDUSTRIAL INDEX	EPEIE	EPEIU	EPEIG	EPEIJ	EPEIA		TEPEIE	TEPEIU	TEPEIG	TEPEIJ	TEPEIA							
EUROPE EURO ZONE OFFICE INDEX	EPEFE	EPEFU	EPEFG	EPEFJ	EPEFA		TEPEFE	TEPEFU	TEPEFG	TEPEFJ	TEPEFA							
EUROPE EURO ZONE RESIDENTIAL INDEX	EPERE	EPERU	EPERG	EPERJ	EPERA		TEPERE	TEPERU	TEPERG	TEPERJ	TEPERA							
EUROPE EURO ZONE RETAIL INDEX	EPETE	EPETU	EPETG	EPETJ	EPETA		TEPETE	TEPETU	TEPETG	TEPETJ	TEPETA							
EUROPE EX UK CAPPED INDEX	**EOUK**	EOUKU	EOUKG	EOUKJ			TEOUKE	TEOUKU	TEOUKG	TEOUKJ			R0UK	R0UK	R0UK	R0UK		
EUROPE EX UK DIVIDEND+ INDEX	**ENDP**																	
EUROPE EX UK INDEX	**EXUK**	**UXUK**	GXUK	YXUK			RXUK	RUXUK	RGXUK	RYXU			REXUK	NUXUK	NPXUK	NYXUK		
EUROPE EX UK LIQUID INDEX	GSLQEUE	GSLQEUU	GSLQEUG	GSLQEUJ	GSLQEUA	GSLQEUH (HKD), GSLQEUS (SGD)	TGSLQEUE	TGSLQEUU	TGSLQEUG	TGSLQEUJ	TGSLQEUA	TGSLQEUH (HKD), TGSLQEUS (SGD)						
EUROPE HEALTHCARE INDEX	EPRHE	EPRHU	EPRHG	EPRHJ	EPRHA		TEPRHE	TEPRHU	TEPRHG	TEPRHJ	TEPRHA							
EUROPE INDEX	**EPRA**	**UPRA**	GPRA	YPRA			RPRA	RUPRA	RGPRA	RYRA			NEPRA	NUPRA	NPPRA	NYPRA		
EUROPE INDUSTRIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
EUROPE LIQUID 40 CAPPED INDEX INDEX		SOELU	SOELG	SEOLJ			TSOELE	TSOELU	TSOELG	TSOELJ			R0EL	R0EL	R0EL	R0EL		
EUROPE LIQUID 40 EX UK CAPPED INDEX		SOXUU	SOXUG	SOXUJ			TSOXUE	TSOXUU	TSOXUG	TSOXUJ			R0XU	R0XU	R0XU	R0XU		
EUROPE LIQUID 40 EX UK INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYSX			NSXU	NUSXU	NPSXU	NYSXU		
EUROPE LIQUID 40 INDEX	SSEL	USEL	PSEL	YSEL			RSSL	RUSE	RPEL	RYSE			NSSL	NUSSL	NPSSL	NYSSL		
EUROPE LODGINGS/RESORTS INDEX	EPRLE	EPRLU	EPRLG	EPRLJ	EPRLA		TEPRLE	TEPRLU	TEPRLG	TEPRLJ	TEPRLA							
EUROPE NON-REITS INDEX	**ENEE**	ENEEU	ENEEG	ENEEJ	ENEEA		TENEEE	TENEEU	TENEEG	TENEEJ	TENEEA							
EUROPE OFFICE INDEX	EPRFE	EPRFU	EPRFG	EPRFJ	EPRFA		TEPRFE	TEPRFU	TEPRFG	TEPRFJ	TEPRFA							
EUROPE REITS INDEX	**EREE**	EREEU	EREEG	EREEJ	EREEA		TEREEE	TEREEU	TEREEG	TEREEJ	TEREEA							
EUROPE RESIDENTIAL INDEX	EPREE	EPREU	EPREG	EPREJ	EPREA		TEPREE	TEPREU	TEPREG	TEPREJ	TEPREA							
EUROPE RETAIL INDEX	EPRTE	EPRTU	EPRTG	EPRTJ	EPRTA		TEPRTE	TEPRTU	TEPRTG	TEPRTJ	TEPRTA							
EUROPE SELF STORAGE INDEX	EPRSE	EPRSU	EPRSG	EPRSJ	EPRSA		TEPRSE	TEPRSU	TEPRSG	TEPRSJ	TEPRSA							
EUROPE SPECIALTY INDEX	EPRPE	EPRPU	EPRPG	EPRPJ	EPRPA		TEPRPE	TEPRPU	TEPRPG	TEPRPJ	TEPRPA							
EUROPE UK RESTRICTED INDEX	**EPHG**	UPHG	PPHG	YPHG			RPHG	RUPH	RPPH	RYPH			TRPHGE	TRPHGU	TRPHGG	TRPHGJ		
EUROPE EMERGING INDEX	**FENEU**																	
EMEA EMERGING INDEX	**FENEM**																	
FINLAND INDEX	EPFI	UPFI	PPFI	YPFI			RPFI	RUPFI	RPPFI	RYFI			TRPFIE	TRPFIU	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YPFR			RPFR	RUPFR	RPPFR	RYFR			TRPFRE	TRPFRU	TRPFRG	TRPFRJ		

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	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGVJ	ENGVA		TENGVE	TENGVU	TENGVG	TENGVJ	TENGVA							
GLOBAL DIVIDEND+ INDEX	**ENGD**																	
GLOBAL EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL						TEGAAL							
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL EX AUSTRALIA INDEX		GAXAU			GAXAA			TGAXAU			TGAXAA			TRAXAU			TRAXAA	
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX		GAHNU			GAHNA			TGAHNU			TGAHNA							
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX		GAUNU			GAUNA			TGAUNU			TGAUNA							
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX		GAHRU			GAHRA			TGAHRU			TGAHRA							
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX		GAURU			GAURA			TGAURU			TGAURA							
GLOBAL EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ		
GLOBAL EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL EX US INDEX	**EUGXU**	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
GLOBAL EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSh (HKD), TGSLXUSS (SGD)						
GLOBAL EX US NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL EX US REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL HEALTHCARE INDEX	ENGEE	ENGEU	ENGEG	ENGEJ	ENGEA		TENGEE	TENGEU	TENGEG	TENGEJ	TENGEA							
GLOBAL HEDGED IN AUD INDEX					EGHAA						TEGHAA							
GLOBAL INDEX	**ENGL**	**UNGL**	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA		TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA							
GLOBAL INDUSTRIAL/OFFICE INDEX	ENGME	ENGMU	ENGMG	ENGMJ	ENGMA		TENGME	TENGMU	TENGMG	TENGMJ	TENGMA							
GLOBAL LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLQGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL LODGINGS/RESORTS INDEX	ENGOE	ENGOU	ENGOG	ENGOJ	ENGOA		TENGOE	TENGOU	TENGOG	TENGOJ	TENGOA							
GLOBAL NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL OFFICE INDEX	ENGFE	ENGFU	ENGFG	ENGFJ	ENGFA		TENGFE	TENGFU	TENGFG	TENGFJ	TENGFA							
GLOBAL REITS INDEX	ERGLU																	
GLOBAL REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL RESIDENTIAL INDEX	ENGAE	ENGAU	ENGAG	ENGAJ	ENGAA		TENGAE	TENGAU	TENGAG	TENGAJ	TENGAA							
GLOBAL RETAIL INDEX	ENGTE	ENGTU	ENGTG	ENGTJ	ENGTA		TENGTE	TENGTU	TENGTG	TENGTJ	TENGTA							
GLOBAL SELF STORAGE INDEX	ENGSE	ENGSU	ENGSG	ENGSJ	ENGSA		TENGSE	TENGSU	TENGSG	TENGSJ	TENGSA							
GLOBAL SPECIALTY INDEX	ENGPE	ENGPU	ENGPG	ENGPJ	ENGPA		TENGPE	TENGPU	TENGPG	TENGPJ	TENGPA							
GREECE INDEX	EPGC	UPGC	PPGC	YPGC			RPGC	RUGC	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		**ELHK (HKD)**	REHK	RUHK	RPHK	RYHK		RHHK (HKD)	TRLHKE	TRLHKU	TRLHKG	TRLHKJ		TRLHKL (HKD)
HUNGARY INDEX													TRPHUE	TRPHUU	TRPHUG	TRPHUJ		TRPHUL (HUG)
IRELAND INDEX	EPIR	UPIR					RPIR	RUPIR					TRPIRE	TRPIRU	TRPIRG	TRPIRJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	**ELJP**			REJP	RUJP	RPLJ	RYJP			TRPJPE	TRPJPU	TRPJPG	TRPJPJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJJ	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLIQELJE	TLIQELJU	TLIQELJG	TLIQELJJ	TLIQELJA	TLIQELJH (HKD), TLIQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UPNL	PPNL	YPNL			RPNL	RUPNL	RPPN	RYNL			TRPNLE	TRPNLU	TRPNLG	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ		TRLNZL (NZD)
NORTH AMERICA DIVERSIFIED INDEX	EGNDE	EGNDU	EGNDG	EGNDJ	EGNDA		TEGNDE	TEGNDU	TEGNDG	TEGNDJ	TEGNDA							
NORTH AMERICA HEALTHCARE INDEX	EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA		TEGNHE	TEGNHU	TEGNHG	TEGNHJ	TEGNHA							
NORTH AMERICA INDEX	**EGNA**	**UGNA**	PGNA	YGNA			REGN	RUGN	RPGN	RYNA			TRGNAE	TRGNAU	TRGNAG	TRGNAJ		
NORTH AMERICA INDUSTRIAL INDEX	EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA		TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA							
NORTH AMERICA LIQUID INDEX	GSLQNAE	GSLQNAU	GSLQNAG	GSLQNAJ	GSLQNAA	GSLQNAH (HKD), GSLQNAS (SGD)	TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA	TGSLQNAH (HKD), TGSLQNAS (SGD)						
NORTH AMERICA LODGINGS RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGNLU	TEGNLG	TEGNLJ	TEGNLA							
NORTH AMERICA NIDUSTRAL/OFFICE MIXED INDEX	EGNME	EGNMU	EGNMG	EGNMJ	EGNMA		TEGNME	TEGNMU	TEGNMG	TEGNMJ	TEGNMA							
NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA		TEGNFE	TEGNFU	TEGNFG	TEGNFJ	TEGNFA							
NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	TEGNTU	TEGNTG	TEGNTJ	TEGNTA							
NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	TEGNSU	TEGNSG	TEGNSJ	TEGNSA							
NORTH AMERICA SPECIALTY INDEX	EGNPE	EGNPU	EGNPG	EGNPJ	EGNPA		TEGNPE	TEGNPU	TEGNPG	TEGNPJ	TEGNPA							
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNKL (NOK)
MIDDLE EAST/AFRICA EMERGIN INDEX	**FENME**																	
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPPOJ		TRPPOL (PLN)
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPTE	TRPPTU	TRPPTG	TRPPTJ		
PURE ASIA EX AUSTRALIA INDEX							TFEPAEAE											
PURE ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RPPA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RAUU	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUU	TRPAUG	TRPAUJ	TRPAUL	
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSIJ		TRLSIL (SGD)
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ		TRPKRL (KRW)
SPAIN INDEX	EPSP	UPSP	PPSP	YPSP			RPSP	RUPSP	RPPS	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLSD		ELSD (SEK)	RPSD	RUPSD	RPLSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ		TRLSDL (SEK)
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW		ELSW (CHF)	RPSW	RUPSW	RPLSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ		TRLSWL (CHF)

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Data Vendor Codes - Indices

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	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELUDU	TELUDG	TELUDJ	TELUDA							
UK HEALTHCARE INDEX	ELUHE	ELUHU	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHU	TELUHG	TELUHJ	TELUHA							
UK INDEX	EPUK	UPUK	**ELUK**	YLUK			RPUK	RUPUK	RLUK	RYUK			NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							
UK LIQUID INDEX	LIQELUE	LIQELUU	LIQELUG	LIQELUJ	LIQELUA	LIQELUH (HKD), LIQELUS (SGD)	TLIQELUE	TLIQELUU	TLIQELUG	TLIQELUJ	TLIQELUA	TLIQELUH (HKD), TLIQELUS (SGD)						
UK LODGINGS/RESORTS INDEX	ELULE	ELULU	ELULUG	ELULUJ	ELULA		TELULE	TELULU	TELULUG	TELULUJ	TELULA							
UK NON-REITS INDEX	ENUKNRE	ENUKNRU	ENUKNRG	ENUKNRJ			TENUKNRE	TENUKNRU	TENUKNRG	TENUKNRJ								
UK OFFICE INDEX	ELUFE	ELUFU	ELUFG	ELUFJ	ELUFA		TELUFE	TELUFU	TELUFG	TELUFJ	TELUFA							
UK PROPERTY INDEX	INAVEUPE	INAVEUPU	INAVEUPG			INAVEUPC (CHF)												
UK REITS INDEX	ENUKRE	ENUKRU	ENUKRG	ENUKRJ			TENUKRE	TENUKRU	TENUKRG	TENUKRJ								
UK RESIDENTIAL INDEX	ELUEE	ELUEU	ELUEG	ELUEJ	ELUEA		TELUEE	TELUEU	TELUEG	TELUEJ	TELUEA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELUTE	TELUTU	TELUTG	TELUTJ	TELUTA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUSE	TELUSU	TELUSG	TELUSJ	TELUSA							
UK SPECIALTY INDEX	ELUPE	ELUPU	ELUPG	ELUPJ	ELUPA		TELUPE	TELUPU	TELUPG	TELUPJ	TELUPA							
US DIVERSIFIED INDEX	UNUDE	UNUDU	UNUDG	UNUDJ	UNUDA		TUNUDE	TUNUDU	TUNUDG	TUNUDJ	TUNUDA							
US DIVIDEND+ INDEX	**ENUD**																	
US HEALTHCARE INDEX	UNUHE	UNUHU	UNUHG	UNUHJ	UNUHA		TUNUHE	TUNUHU	TUNUHG	TUNUHJ	TUNUHA							
US INDEX	ENUS	**UNUS**	PNUS	YNUS			REUS	RUUS	RPNU	RYUS			TRNUSE	TRNUSU	TRNUSG	TRNUSJ		
US INDUSTRIAL INDEX	UNUIE	UNUIU	UNUIG	UNUIJ	UNUIA		TUNUIE	TUNUIU	TUNUIG	TUNUIJ	TUNUIA							
US INDUSTRIAL/OFFICE MIXED INDEX	UNUME	UNUMU	UNUMG	UNUMJ	UNUMA		TUNUME	TUNUMU	TUNUMG	TUNUMJ	TUNUMA							
US LODGINGS/RESORTS INDEX	UNULE	UNULU	UNULG	UNULJ	UNULA		TUNULE	TUNULU	TUNULG	TUNULJ	TUNULA							
US OFFICE INDEX	UNUFA	UNUFU	UNUFG	UNUFJ	UNUFA		TUNUFA	TUNUFU	TUNUFG	TUNUFJ	TUNUFA							
US RESIDENTIAL INDEX	UNUEE	UNUEU	UNUEG	UNUEJ	UNUEA		TUNUEE	TUNUEU	TUNUEG	TUNUEJ	TUNUEA							
US RETAIL INDEX	UNUTE	UNUTU	UNUTG	UNUTJ	UNUTA		TUNUTE	TUNUTU	TUNUTG	TUNUTJ	TUNUTA							
US SELF STORAGE INDEX	UNUOE	UNUOU	UNUOG	UNUOJ	UNUOA		TUNUOE	TUNUOU	TUNUOG	TUNUOJ	TUNUOA							
US SPECIALTY INDEX	UNUPE	UNUPU	UNUPG	UNUPJ	UNUPA		TUNUPE	TUNUPU	TUNUPG	TUNUPJ	TUNUPA							

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	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	**.FTENEL**																	
ASIA 33 INDEX	**.FTENAE3**						.FTENA3											
ASIA DIVIDEND+ INDEX	**.FTENAD**						.FTENAD											
ASIA EMERGING INDEX	**.FTENEA**																	
ASIA EX AUSTRALIA INDEX													.TFTRPAAE	.TFTRPAAU	.TFTRPAAS	.TFTRPAAY		.TFTRPAAL
ASIA INDEX	**.FTEGAS**	**.FTUGAS**					.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL	.TFTRGASE	.TFTRGASU	.TFTRGASS	.TFTRGASY		.TFTRGASL
ASIA NON-REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY		.FTENASL	.TFTENASE	.TFTENASU	.TFTENASS	.TFTENASY		.TFTENASL
ASIA REITS INDEX							.FTERASE	.FTERASU	.FTERASS	.FTERASY		.FTERASL	.TFTERASE	.TFTERASU	.TFTERASS	.TFTERASY		.TFTERASL
AUSTRALIA INDEX					**.FTELAU**		.FTELAUE	.FTELAUU	.FTELAUY	.FTELAUS		.FTELAUL	.TFTELAUE	.TFTELAUU	.TFTELAUS	.TFTELAUY		.TFTELAUL
AUSTRIA INDEX							.FTEPASE	.FTEPASU	.FTEPASY	.FTEPASS		.FTEPASL	.TFTRPASE	.TFTRPASU	.TFTRPASS	.TFTRPASY		.TFTRPASL
BELGIUM INDEX							.FTEPBLE	.FTEPBLU	.FTEPBLY	.FTEPBLS		.FTEPBLL	.TFTRPBLE	.TFTRPBLU	.TFTRPBLS	.TFTRPBLY		.TFTRPBLL
CANADA INDEX							.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL	.TFTELCAE	.TFTELCAU	.TFTELCAS	.TFTELCAY		.TFTELCAL
CZECH INDEX																		.TFTRPCZL
DENMARK INDEX							.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL	.TFTELDKE	.TFTELDKU	.TFTELDKS	.TFTELDKY		.TFTELDKL
EMERGING MARKET INDEX	**.FTENEI**																	
EUROPE CAPPED INDEX	**.FTEORA**						.FTEORA											
EUROPE EURO ZONE CAPPED INDEX	**.FTEOEU**						.FTEOEU											
EUROPE EURO ZONE INDEX	**.FTEPEU**						.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS		.FTEPEUL	.TFTRPEUE	.TFTRPEUU	.TFTRPEUS	.TFTRPEUY		.TFTRPEUL
EUROPE EX UK CAPPED INDEX	**.FTEOUK**						.FTEOUK											
EUROPE EX UK DIVIDEND+ INDEX	**.FTENDP**												.TFTENDPE	.TFTENDPU	.TFTENDPS	.TFTENDPY		.TFTENDPL
EUROPE EX UK INDEX	**.FTEXUK**						.FTEXUKE	.FTEXUKU	.FTEXUKY	.FTEXUKS		.FTEXUKL	.TFTRXUKE	.TFTRXUKU	.TFTRXUKS	.TFTRXUKY		.TFTRXUKL
EUROPE INDEX	**.FTEPRA**	**.FTUPRA**					.FTEPRAE	.FTEPRAU	.FTEPRAY	.FTEPRAS		.FTEPRAL	.TFTRPRAE	.TFTRPRAU	.TFTRPRAS	.TFTRPRAY		.TFTRPRAL
EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS		.FTSSXUL	.TFTSSXUE	.TFTSSXUU	.TFTSSXUS	.TFTSSXUY		.TFTSSXUL
EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS		.FTSSELL	.TFTSSELE	.TFTSSELU	.TFTSSELS	.TFTSSELY		.TFTSSELL
EUROPE NON-REITS INDEX	**.FTENEE**						.FTENEE											
EUROPE REITS INDEX	**.FTEREE**						.FTEREE											
EUROPE UK RESTRICTED INDEX	**.FTEPHG**						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS		.FTEPHGL	.TFTRPHGE	.TFTRPHGU	.TFTRPHGS	.TFTRPHGY		.TFTRPHGL
EUROPE EMERGING INDEX	**.FTENEU**																	
EMEA EMERGING INDEX	**.FTENEM**																	
FINLAND INDEX							.FTEPFIE	.FTEPFIU	.FTEPFIY	.FTEPFIS		.FTEPFIL	.TFTRPFIE	.TFTRPFIU	.TFTRPFIS	.TFTRPFIY		.TFTRPFIL
FRANCE INDEX							.FTEPFRE	.FTEPFRU	.FTEPFRY	.FTEPFRS		.FTEPFRL	.TFTRPFRE	.TFTRPFRU	.TFTRPFRS	.TFTRPFRY		.TFTRPFRL
GERMANY INDEX							.FTEPGRE	.FTEPGRU	.FTEPGRY	.FTEPGRS		.FTEPGRL	.TFTRPGRE	.TFTRPGRU	.TFTRPGRS	.TFTRPGRY		.TFTRPGRL
GLOBAL DIVIDEND+ INDEX	**.FTENGD**						.FTENGED											
GLOBAL EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS		.FTEGXAL	.TFTRGXAE	.TFTRGXAU	.TFTRGXAS	.TFTRGXAY		.TFTRGXAL
GLOBAL EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY		.FTENXAL	.TFTENXAE	.TFTENXAU	.TFTENXAS	.TFTENXAY		.TFTENXAL
GLOBAL EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY		.FTERXAL	.TFTERXAE	.TFTERXAU	.TFTERXAS	.TFTERXAY		.TFTERXAL
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX											.FTEGAAA			.TFTEGAAL				
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX														.TFTEGAHU				.TFTEGAHL
GLOBAL EX AUSTRALIA INDEX											.TFTRAXAA							
GLOBAL EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES		.FTEGXEL	.TFTRGXEE	.TFTRGXEU	.TFTRGXES	.TFTRGXEY		.TFTRGXEL
GLOBAL EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.TFTENXEE	.TFTENXEU	.TFTENXES	.TFTENXEY		.TFTENXEL
GLOBAL EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.TFTERXEE	.TFTERXEU	.TFTERXES	.TFTERXEY		.TFTERXEL
GLOBAL EX JAPAN INDEX													.TFTRGXJE	.TFTRGXJU	.TFTRGXJS	.TFTRGXJY		.TFTRGXJL
GLOBAL EX NORTH AMERICA INDEX							.FTEGXNE	.FTEGXNU	.FTEGXNY	.FTEGXNS		.FTEGXNL	.TFTRGXNE	.TFTRGXNU	.TFTRGXNS	.TFTRGXNY		.TFTRGXNL
GLOBAL EX NORTH AMERICA REITS INDEX													.TFTERXUE	.TFTERXUU	.TFTERXUS	.TFTERXUY		.TFTERXUL
GLOBAL EX US INDEX	**.FTEGXO**												.TFTEGXUE	.TFTEGXUU	.TFTEGXUS	.TFTEGXUY		.TFTEGXUL
GLOBAL EX US NON-REITS INDEX							.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL	.TFTENXUE	.TFTENXUU	.TFTENXUS	.TFTENXUY		.TFTENXUL
GLOBAL EX US REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL						
GLOBAL HEDGED IN AUD INDEX											.FTSEGHAA							
GLOBAL HEDGED IN USD INDEX								.TFTELHAU				.TFTELHAL						
GLOBAL INDEX	**.FTENGL**	**.FTUNGL**					.FTENGLE	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL	.TFTRNGLE	.TFTRNGLU	.TFTRNGLS	.TFTRNGLY		.TFTRNGLL
GLOBAL NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY		.FTENRGL						
GLOBAL REITS INDEX							.FTERGLE	.FTERGLU	.FTERGLS	.FTERGLY		.FTERGLL	.TFTERGLE	.TFTERGLU	.TFTERGLS	.TFTERGLY		.TFTERGLL
GREECE INDEX							.FTEPGCE	.FTEPGCU	.FTEPGCY	.FTEPGCS		.FTEPGCL	.TFTRPGCE	.TFTRPGCU	.TFTRPGCS	.TFTRPGCY		.TFTRPGCL
HONG KONG INDEX						**.FTELHK**	.FTELHKE	.FTELHKU	.FTELHKY	.FTELHKS		.FTELHKL	.TFTELHKE	.TFTELHKU	.TFTELHKS	.TFTELHKY		.TFTELHKL
HUNGARY INDEX																		.TFTRPHUL
IRELAND INDEX							.FTEPIRE	.FTEPIRU	.FTEPIRY	.FTEPIRS		.FTEPIRL	.TFTRPIRE	.TFTRPIRU	.TFTRPIRS	.TFTRPIRY		.TFTRPIRL
ITALY INDEX							.FTEPITE	.FTEPITU	.FTEPITY	.FTEPITS		.FTEPITL	.TFTRPITE	.TFTRPITU	.TFTRPITS	.TFTRPITY		.TFTRPITL
JAPAN INDEX						**.FTELJP**	.FTELJPE	.FTELJPU	.FTELJPY	.FTELJPS		.FTELJPL	.TFTELJPE	.TFTELJPU	.TFTELJPS	.TFTELJPY		.TFTELJPL
NETHERLANDS INDEX							.FTEPNLE	.FTEPNLU	.FTEPNLY	.FTEPNLS		.FTEPNLL	.TFTRPNLE	.TFTRPNLU	.TFTRPNLS	.TFTRPNLY		.TFTRPNLL
NEW ZEALAND INDEX							.FTELNZE	.FTELNZU	.FTELNZY	.FTELNZS		.FTELNZL	.TFTELNZE	.TFTELNZU	.TFTELNZS	.TFTELNZY		.TFTELNZL
NORTH AMERICA INDEX	**.FTEGNA**	**.FTUGNA**					.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS		.FTEGNAL	.TFTRGNAE	.TFTRGNAU	.TFTRGNAS	.TFTRGNAY		.TFTRGNAL
NORWAY INDEX							.FTELNKE	.FTELNKU	.FTELNKY	.FTELNKS		.FTELNKL	.TFTELNKE	.TFTELNKU	.TFTELNKS	.TFTELNKY		.TFTELNKL
MIDDLE EAST/AFRICA EMERGIN INDEX	**.FTENME**																	
POLAND INDEX													.TFTRPPOE	.TFTRPPOU	.TFTRPPOS	.TFTRPPOY		.TFTRPPOL
PORTUGAL INDEX							.FTEPPTE	.FTEPPTU	.FTEPPTY	.FTEPPTS		.FTEPPTL	.TFTRPPTE	.TFTRPPTU	.TFTRPPTS	.TFTRPPTY		.TFTRPPTL
PURE ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.TFTRGPAE	.TFTRGPAU	.TFTRGPAS	.TFTRGPAY		.TFTRGPAL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUU	.FTLPAUY	.FTLPAUS		.FTLPAUL	.TFTLPAUE	.TFTLPAUU	.TFTLPAUS	.TFTLPAUY		.TFTLPAUL
SINGAPORE INDEX							.FTELSIE	.FTELSIU	.FTELSIY	.FTELSIS		.FTELSIL	.TFTELSIE	.TFTELSIU	.TFTELSIS	.TFTELSIY		.TFTELSIL
SOUTH KOREA INDEX																		.TFTRPKRL

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Data Vendor Codes - Indices

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

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Data Vendor Codes - Indices

DATASTREAM

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
Index	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA INDEX	EPRAASE PI	EPRAASU PI	EPRAASG PI				EPRAASE RI	EPRAASU RI	EPRAASG RI									
AUSTRALIA INDEX	EPRAAUE PI	EPRAAUU PI				EPRAAUA PI	EPRAAUE RI	EPRAAUU RI				EPRAAUA RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAU$ PI					EPRAAUS RI	EPRAAU$ RI										
BELGIUM INDEX	EPRABGE PI	EPRABGU PI					EPRABGE RI	EPRABGU RI										
CANADA INDEX	EPRACAE PI	EPRACAU PI				EPRACAC PI	EPRACAE RI	EPRACAU RI				EPRACAC RI						
DENMARK INDEX	EPRADKE PI	EPRADKU PI				EPRADKD PI	EPRADKE RI	EPRADKU RI				EPRADKD RI						
EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZG PI				EPRAEZE RI	EPRAEZU RI	EPRAEZG RI									
EUROPE EX UK INDEX	EPRAXUE PI	EPRAXUU PI	EPRAXUG PI				EPRAXUE RI	EPRAXUU RI	EPRAXUG RI									
EUROPE INDEX	EPRAIXE PI	EPRAIXU PI	EPRAIXG PI				EPRAIXE RI	EPRAIXU RI	EPRAIXG RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRU PI					EPRAFRE RI	EPRAFRU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI				EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRXNAE PI	EPRXNAU PI	EPGXNAG PI				EPRXNAE RI	EPRXNAU RI	EPGXNAG RI									
GLOBAL INDEX	EPRAGLE PI	EPRAGLU PI	EPRAGLG PI				EPRAGLE RI	EPRAGLU RI	EPRAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKU PI				EPRAHKH PI	EPRAHKE RI	EPRAHKU RI				EPRAHKH RI						
IRELAND INDEX	EPRAIRE PI	EPRAIRU PI					EPRAIRE RI	EPRAIRU RI										
ITALY INDEX	EPRAITE PI	EPRAITU PI					EPRAITE RI	EPRAITU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPJ PI	EPRAJPE RI	EPRAJPU RI				EPRAJPJ RI						
NETHERLANDS INDEX	EPRANLE PI	EPRANLU PI					EPRANLE RI	EPRANLU RI										
NORTH AMERICA INDEX	EPRANAE PI	EPRANAU PI	EPRANAG PI				EPRANAE RI	EPRANAU RI	EPRANAG RI									
NORWAY INDEX	EPRANWE PI	EPRANWU PI				EPRANWN PI	EPRANWE RI	EPRANWU RI				EPRANWN RI						
PORTUGAL INDEX	EPRAPRE PI	EPRAPRU PI					EPRAPRE RI	EPRAPRU RI										
SINGAPORE INDEX	EPRASGE PI	EPRASGU PI				EPRASGS PI	EPRASGE RI	EPRASGU RI				EPRASGS RI						
SPAIN INDEX	EPRASPE PI	EPRASPU PI					EPRASPE RI	EPRASPU RI										
SWEDEN INDEX	EPRASWE PI	EPRASWU PI				EPRASWS PI	EPRASWE RI	EPRASWU RI				EPRASWS RI						
SWITZERLAND INDEX	EPRASZE PI	EPRASZU PI				EPRASZC PI	EPRASZE RI	EPRASZU RI				EPRASZC RI						
UK INDEX	EPRAUKE PI	EPRAUKU PI	EPRAUKG PI				EPRAUKE RI	EPRAUKU RI	EPRAUKG RI									
US INDEX	EPRAUSE PI	EPRAUSU PI					EPRAUSE RI	EPRAUSU RI										

THOMSON ONE

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

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Data Vendor Codes - Indices

THOMSON GLOBAL TOPIC

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
Index	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA 33 INDEX	=ENA3.FT																	
ASIA DIVIDEND+ INDEX	=ENAD.FT																	
ASIA INDEX	=EGAS.FT	=UGAS.FT																
AUSTRALIA INDEX						=ELAU.FT												
EUROPE CAPPED INDEX	=EORA.FT																	
EUROPE EURO ZONE CAPPED INDEX	=EOEU.FT																	
EUROPE EURO ZONE INDEX	=EPAU.FT																	
EUROPE EX UK CAPPED INDEX	=EOUK.FT																	
EUROPE EX UK DIVIDEND+ INDEX	=ENDP.FT																	
EUROPE EX UK INDEX	=EXUK.FT																	
EUROPE INDEX	=EPRA.FT	=UPRA.FT																
EUROPE NON-REITS INDEX	=ENEE.FT																	
EUROPE REITS INDEX	=EREE.FT																	
EUROPE UK RESTRICTED INDEX	=EPHG.FT																	
GLOBAL DIVIDEND+ INDEX	=ENGD.FT																	
GLOBAL EX US INDEX	=EGXU.FT																	
GLOBAL INDEX	=ENGL.FT	=UNGL.FT																
HONG KONG INDEX						=ELHK.FT												
JAPAN INDEX						=ELJP.FT												
NORTH AMERICA INDEX	=EGNA.FT	=UGNA.FT																
UK INDEX						=ELUK.FT												
US DIVIDEND+ INDEX	=ENUD.FT																	
US INDEX		=UNUS.FT																

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

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Affine *	FR	FR0000036105	IML FP	BTPP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Silic *	FR	FR0000050916	SIL FP	SILP.PA	SIL-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA	UL-PAR
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
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
IRP Property Investments	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
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
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L	WKP-LON
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
FKP Property Group *	AU	AU000000FKP9	FKP AU	FKP.AX	FKP-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	IIF.AX	IIF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Macquarie CountryWide *	AU	AU000000MCW8	MCW AU	MCW.AX	MCW-ASX
Macquarie Office Trust *	AU	AU000000MOF8	MOF AU	MOF.AX	MOF-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
China Overseas Land	HK	HK0688002218	688 HK	0688.HK	0688-HKG
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK	1109-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Great Eagle Holdings	HK	BMG4069C1486	41 HK	0041.HK	0041-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK	0754-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Kowloon Dev	HK	HK0034000254	34 HK	0034.HK	0034-HKG
KWG Property Holdings	HK	KYG532241042	1813 HK	1813.HK	1813-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG

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Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Aeon Mall Co ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Heiwa Real Estate	JP	JP3834800009	8803 JP	8803.T	8803-TKS
Daibiru Corp	JP	JP3497200000	8806 JP	8806.OS	8806-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Toc Co	JP	JP3538400007	8841 JP	8841.T	8841-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Allgreen Properties *	SG	SG1G61871305	AG SP	AEMN.SI	A16-SES
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
Capitamall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-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

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Yanlord Land Group	SG	SG1T57930854	YLLG SP	YNLG.SI	Z25-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA04315L1058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Extendicare Real Estate Investment Tru	CA	CA3022511032	EXE-U CN	EXE_u.TO	EXE.UN-TSX
First Capital Realty *	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties *	CA	CA4941048700	KMP CN	KMP.TO	KMP-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Hilltop Holdings	US	US4327481010	ARC US	HTH.N	HTH-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
AMB Property *	US	US00163T1097	AMB US	AMB.N	AMB-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCE.A-US
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
HRPT Properties Trust *	US	US40426W1018	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US

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Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEH US	OEH.N	OEH-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust *	US	US70509V1008	PEB US	PEB.N	PEB-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
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
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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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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