EPRA | RESEARCH

European Public Real Estate Association

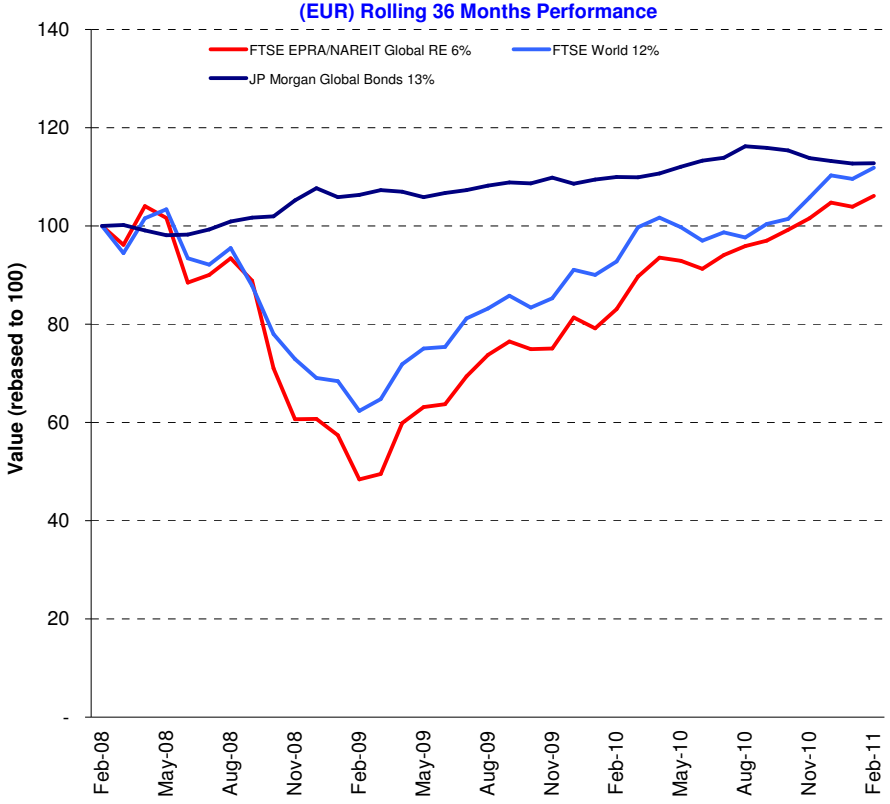
Monthly Statistical Bulletin

February 2011

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 added 2.1% at the close of February. Global equities reported a similar increase of 2.1% in one month while the Global Bonds were unchanged. Real estate markets in Europe are up 5.3% while North America added 4%. Asian real estate investments were down 1.3%.

For the ten-year rolling period, real estate investments returned 76.4%. Equities have gained 9.2% while bonds investments have returned 58% in total. Annual average return based on the ten-year period from real estate investments is 5.8% Global equities returned 90 bps each year on average, while the bond investments returns equal 4.7%.

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

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

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

All calculated returns in the bulletin are geometric means.

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

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

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Section 1

Size of the total real estate market

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Size of the total real estate market - Europe

Countries	2009 GDP ($ Bn)	2009 GDP per capita ($)	2009 Real Estate ($ Bn)	Feb-11 Total Listed ($ Bn)	Feb-11 Number of Companies	Feb-11 Index Mrkt Cap ($ Bn)	Feb-11 Total RE v Listed RE (%)	Feb-11 Stock Market ($ Bn)	Feb-11 Stk Mkt v Listed RE (%)
Germany	3,380.06	41,007.64	1,521.02	25.00	41	6	1.64%	1,503.00	1.66%
United Kingdom	2,472.36	41,118.93	1,390.70	64.00	124	48	4.60%	3,337.00	1.92%
France	2,661.44	42,559.90	1,197.65	74.00	62	34	6.18%	1,761.00	4.20%
Italy	2,143.68	36,923.70	964.66	6.00	8	1	0.62%	674.76	0.89%
Spain	1,474.08	34,281.02	663.34	23.00	15	-	3.47%	716.26	3.21%
Russia	1,351.78	9,259.38	436.86	5.00	-	-	1.14%	722.88	0.69%
Netherlands	802.14	49,156.90	360.96	14.00	12	14	3.88%	341.63	4.10%
Switzerland	473.45	63,541.87	213.05	8.00	11	8	3.75%	1,217.97	0.66%
Belgium	471.71	45,584.85	212.27	6.00	19	4	2.83%	280.53	2.14%
Sweden	441.11	49,088.78	198.50	14.00	15	9	7.05%	599.45	2.34%
Turkey	647.46	9,041.02	207.59	-	12	-	0.00%	271.79	0.00%
Austria	383.53	46,914.63	172.59	11.00	13	3	6.37%	140.05	7.85%
Poland	449.76	11,657.82	156.95	6.00	8	-	3.82%	192.82	3.11%
Norway	399.16	87,248.70	179.62	4.00	6	1	2.23%	309.84	1.29%
Denmark	315.66	58,315.28	142.05	2.00	5	-	1.41%	258.84	0.77%
Greece	325.44	30,563.94	146.45	2.20	6	0	1.50%	77.70	2.83%
Ireland	244.89	59,860.96	110.20	2.10	1	-	1.91%	62.20	3.38%
Finland	246.31	47,230.93	110.84	3.00	5	3	2.71%	212.48	1.41%
Portugal	234.99	22,329.39	101.84	-	-	-	0.00%	94.23	0.00%
Czech Republic	190.04	18,518.70	77.38	-	-	-	0.00%	48.42	0.00%
Hungary	137.04	13,604.49	50.35	0.26	2	-	0.52%	31.75	0.82%
Romania *	170.59	7,667.47	51.77	0.50	-	-	0.97%	20.84	2.40%
Ukraine *	138.84	2,862.28	30.34	-	-	-	0.00%	35.00	0.00%
Slovakia *	88.35	16,345.99	34.51	-	-	-	0.00%	4.74	0.00%
Slovenia *	49.07	24,399.55	21.90	-	-	-	0.00%	9.09	0.00%
Luxembourg	52.75	113,930.45	23.74	-	1	-	0.00%	24.03	0.00%
Bulgaria *	46.78	6,222.40	13.24	-	-	-	0.00%	6.65	0.00%
Total Europe	**19,792.48**	**37,805.05**	**8,790.37**	**270.06**	**366**	**131**	**3.07%**	**12,954.93**	**2.08%**

* Country is not included in the selection universe

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

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Countries	2009 GDP ($ Bn)	2009 GDP per capita ($)	2009 Real Estate ($ Bn)	Feb-11 Total Listed ($ Bn)	Feb-11 Number of Companies	Feb-11 Index Mrkt Cap ($ Bn)	Feb-11 Total RE v Listed RE (%)	Feb-11 Stock Market ($ Bn)	Feb-11 Stk Mkt v Listed RE (%)
Japan	4,805.54	37,696.39	2,162.49	164.00	113	87	7.58%	3,998.00	4.10%
Hong Kong/China	4,531.99	3,491.91	1,058.21	173.00	200	115	16.35%	6,242.00	2.77%
South Korea	962.17	20,106.42	402.66	1.00	12	-	0.25%	1,045.11	0.10%
India	1,229.81	1,144.91	198.02	8.00	16	-	4.04%	1,631.00	0.49%
Australia	928.06	46,414.43	417.63	72.00	65	73	17.24%	1,485.00	4.85%
Taiwan	340.46	15,049.94	129.37	4.00	31	-	3.09%	864.16	0.46%
Indonesia	492.14	2,177.56	98.18	0.14	30	-	0.14%	338.74	0.04%
Thailand	257.38	4,006.51	62.92	4.00	140	-	6.36%	258.71	1.55%
Malaysia	196.77	7,723.90	59.86	0.70	88	-	1.17%	402.65	0.17%
Singapore	180.75	41,514.19	162.68	39.00	50	38	23.97%	548.36	7.11%
New Zealand	124.74	31,121.83	60.38	3.15	8	1	5.22%	35.44	8.89%
Pakistan	155.35	965.10	23.63	-	-	-	0.00%	45.00	0.00%
Philippines	155.03	1,749.29	28.75	4.00	52	-	13.91%	151.47	2.64%
Vietnam *	80.08	960.70	12.16	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	**14,440.26**	**19,479.31**	**4,876.92**	**472.99**	**805**	**314**	**9.70%**	**17,045.66**	**2.77%**
Egypt	112.00	1,373.73	19.16	11.00	2	-	57.40%	115.12	9.56%
Israel	149.00	21,132.35	63.40	4.14	-	-	6.53%	167.56	2.47%
Morocco	84.82	2,683.52	18.14	3.00	-	-	16.54%	86.87	3.45%
South Africa	261.00	5,257.55	69.85	8.62	7	-	12.35%	406.13	2.12%
Total Africa/Middle East	**606.82**	**30,447.15**	**170.55**	**26.77**	**9**	**-**	**15.69%**	**775.68**	**3.45%**
Mexico	977.26	9,310.83	316.41	0.10	3	-	0.03%	473.74	0.02%
Brazil	1,502.83	8,058.54	463.71	0.70	26	-	0.15%	1,446.00	0.05%
Argentina	294.40	7,599.02	89.08	0.60	2	-	0.67%	63.00	0.95%
Venezuela *	287.62	11,548.82	100.06	-	-	-	0.00%	4.76	0.00%
Colombia	224.18	5,478.16	60.82	-	-	-	0.00%	195.60	0.00%
Chile	164.26	10,372.75	55.13	0.30	17	-	0.54%	313.53	0.10%
Peru	121.59	4,395.14	30.65	-	6	-	0.00%	110.76	0.00%
Total Latin America	**3,572.15**	**8,464.08**	**1,115.87**	**1.70**	**54**	**-**	**0.15%**	**2,607.39**	**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	2009 GDP ($ Bn)	2009 GDP per capita ($)	2009 Real Estate ($ Bn)	Feb-11 Total Listed ($ Bn)	Feb-11 Number of Companies	Feb-11 Index Mrkt Cap ($ Bn)	Feb-11 Total RE v Listed RE (%)	Feb-11 Stock Market ($ Bn)	Feb-11 Stk Mkt v Listed RE (%)
United States	14,104.31	48,130.02	6,346.94	378.00	195	351	5.96%	1,543.00	24.50%
Canada	1,396.83	43,467.68	628.58	56.00	45	37	8.91%	2,103.00	2.66%
Total Nth America	**15,501.14**	**47,709.89**	**6,975.51**	**434.00**	**240**	**388**	**6.22%**	**3,646.00**	**11.90%**
World	**53,912.85**	**-**	**21,929.22**	**1,205.52**	**1,474**	**832**	**5.50%**	**37,029.66**	**3.26%**

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

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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index Series

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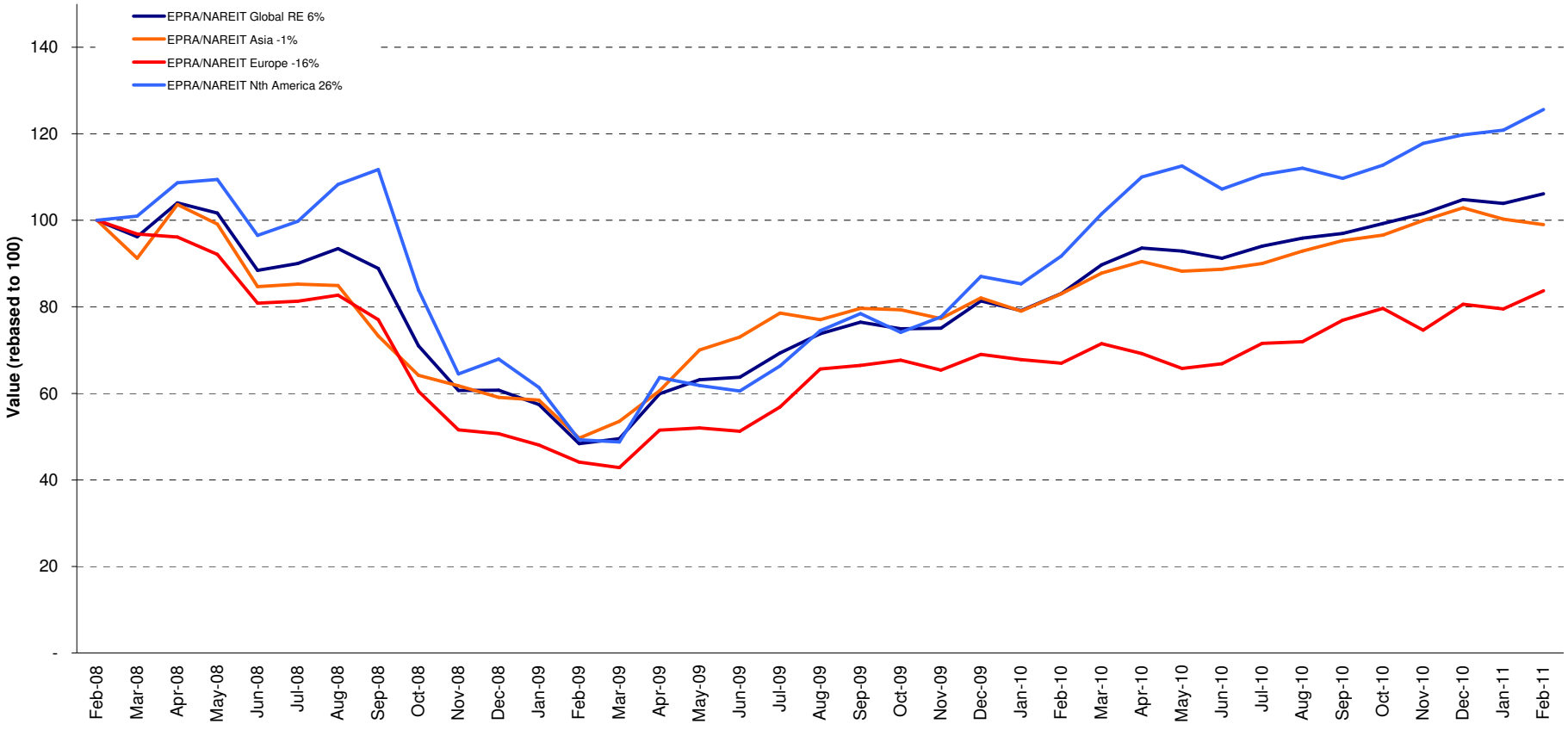
FTSE EPRA/NAREIT Global Developed Index Series

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



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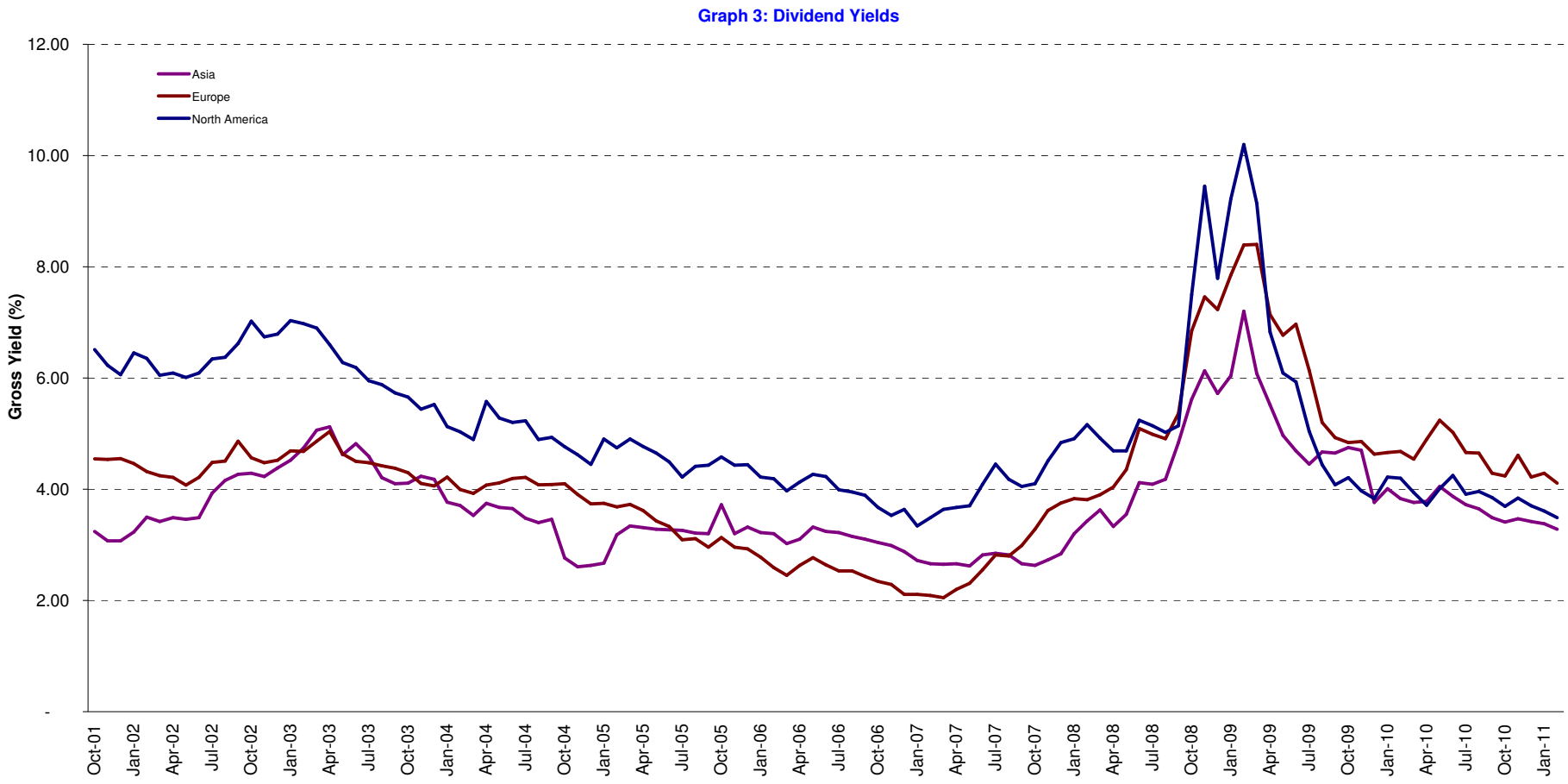

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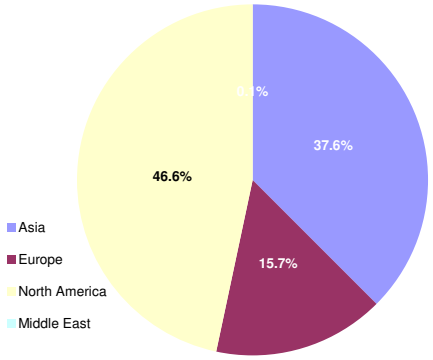
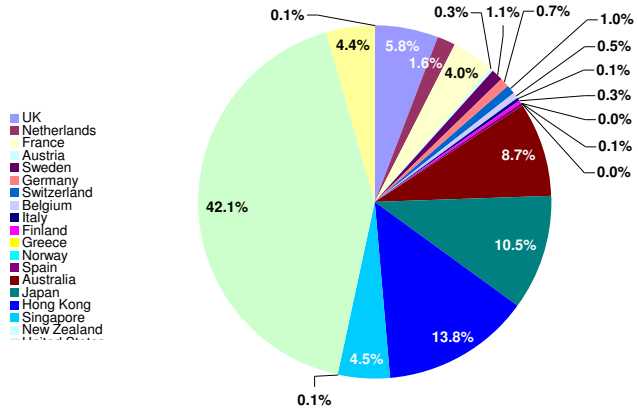
FTSE EPRA/NAREIT Global Developed Index Series

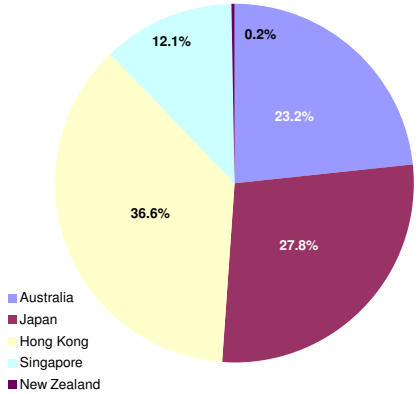
Graph 4: Global Developed - Regional Breakdown by Market Cap



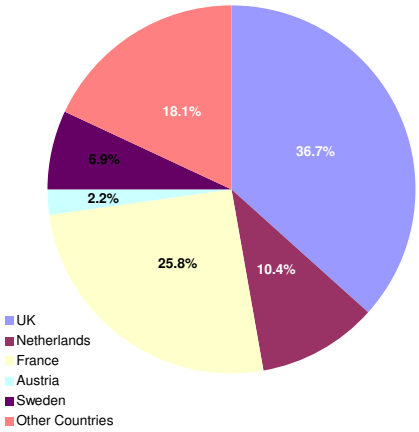
Graph 5: Global Developed - Breakdown by Country



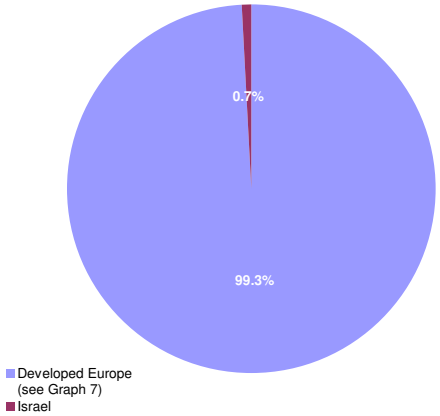
Graph 6: Asia Developed - Country Breakdown by Market Cap



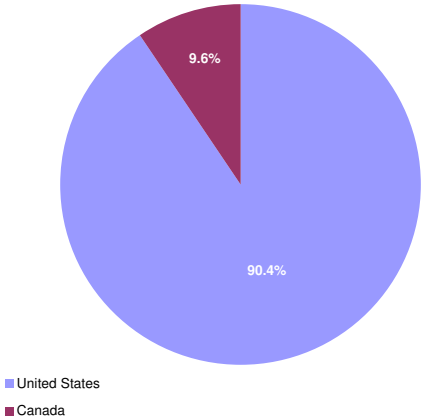
Graph 7: Europe Developed - Country Breakdown by Market Cap



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



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



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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,285.22	603,528.42	100.00	3.49	8.86	5.84	-0.99	2.00	27.71	1.28	2.14	1.28	18.32	26.09
Asia	EUR	1,753.58	226,993.92	37.61	3.28	7.62	4.36	0.17	-0.34	19.25	-3.81	-1.27	-3.81	19.47	25.02
Europe	EUR	2,228.22	94,813.40	15.71	4.03	6.11	5.99	-5.26	-5.76	24.94	3.85	5.28	3.85	18.90	26.79
North America	EUR	2,919.36	281,031.71	46.56	3.49	14.27	7.59	0.05	7.90	36.96	4.89	3.99	4.89	23.52	35.15
Global ex Asia	EUR	2,650.11	376,534.51	62.39	3.62	9.26	7.00	-1.59	3.48	33.52	4.61	4.31	4.61	20.88	31.29
Global ex Europe	EUR	2,255.68	508,715.02	84.29	3.39	9.89	5.99	0.02	3.85	28.30	0.82	1.58	0.82	19.27	27.06
Global ex North America	EUR	2,022.92	322,496.71	53.44	3.49	7.40	5.60	-1.68	-2.07	20.86	-1.68	0.59	-1.68	17.45	23.07
Global ex United States	EUR	2,097.75	349,336.95	57.88	3.63	7.59	5.94	-1.18	-1.17	21.95	-1.19	0.91	-1.19	17.31	23.11
Global ex Japan	EUR	1,304.31	540,337.99	89.53	3.65	-NA-	-NA-	-0.89	1.72	27.19	1.21	1.97	1.21	-NA-	27.46
Global Dividend+	EUR	1,949.16	494,815.02	81.99	4.04	-NA-	-NA-	-NA-	4.16	29.46	1.68	2.34	1.68	-NA-	26.90
Global	USD	3,029.89	833,591.28	100.00	3.49	8.82	10.13	1.97	-1.17	29.25	4.27	2.90	4.27	20.85	31.94
Asia	USD	2,395.98	313,523.18	37.61	3.28	7.74	8.60	3.16	-3.43	20.69	-0.97	-0.53	-0.97	21.97	31.22
Europe	USD	3,055.92	130,955.93	15.71	4.03	6.25	10.37	-2.44	-8.69	26.42	6.92	6.07	6.92	22.88	34.56
North America	USD	3,848.81	388,159.98	46.56	3.49	14.20	11.56	3.04	4.56	38.62	7.99	4.76	7.99	24.82	38.93
Global ex Asia	USD	3,515.27	520,068.10	62.39	3.62	9.22	11.02	1.34	0.27	35.13	7.70	5.08	7.70	22.96	36.22
Global ex Europe	USD	3,001.21	702,635.35	84.29	3.39	9.87	10.01	3.00	0.63	29.85	3.80	2.34	3.80	21.32	32.33
Global ex North America	USD	2,700.92	445,431.30	53.44	3.49	7.39	9.63	1.25	-5.11	22.31	1.23	1.33	1.23	20.68	30.30
Global ex United States	USD	2,890.74	482,502.93	57.88	3.63	7.73	10.38	1.78	-4.23	23.42	1.74	1.66	1.74	20.50	30.18
Global ex Japan	USD	1,378.83	746,312.88	89.53	3.65	-NA-	-NA-	2.07	-1.44	28.73	4.20	2.73	4.20	-NA-	33.25
Global ex Australia	USD	1,491.01	760,703.88	91.26	3.26	-NA-	-NA-	-NA-	0.15	48.31	36.10	2.68	36.10	-NA-	35.12
Global ex Australia Hedged	USD	1,469.05	760,703.88	91.26	0.00	-NA-	-NA-	1.58	0.26	27.14	3.66	2.31	3.66	-NA-	30.10
Global Dividend+	USD	2,223.73	683,436.73	81.99	4.04	-NA-	11.44	3.69	0.93	31.02	4.69	3.10	4.69	-NA-	32.48

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

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Global	GBP	3,002.16	512,508.59	100.00	3.49	9.76	8.82	3.49	5.69	20.98	0.37	1.34	0.37	19.43	28.38
Asia	GBP	2,374.05	192,760.32	37.61	3.28	8.63	7.30	4.70	3.27	12.97	-4.67	-2.04	-4.67	19.92	26.33
Europe	GBP	3,027.94	80,514.32	15.71	4.03	7.31	9.06	-0.99	-2.35	18.33	2.92	4.45	2.92	20.57	30.08
North America	GBP	3,813.58	238,648.52	46.56	3.49	15.11	10.23	4.57	11.81	29.75	3.95	3.17	3.95	24.61	37.51
Global ex Asia	GBP	3,483.10	319,748.27	62.39	3.62	10.23	9.69	2.85	7.23	26.48	3.67	3.49	3.67	22.16	33.93
Global ex Europe	GBP	2,973.73	431,994.27	84.29	3.39	10.76	8.69	4.54	7.61	21.54	-0.09	0.78	-0.09	20.17	29.07
Global ex North America	GBP	2,676.19	273,860.07	53.44	3.49	8.33	8.32	2.76	1.47	14.48	-2.56	-0.21	-2.56	18.32	25.15
Global ex United States	GBP	2,864.28	296,652.45	57.88	3.63	8.60	9.06	3.29	2.42	15.52	-2.07	0.11	-2.07	18.15	25.02
Global ex Japan	GBP	1,366.21	458,848.09	89.53	3.65	-NA-	-NA-	3.59	5.40	20.49	0.31	1.17	0.31	-NA-	29.88
Global Dividend+	GBP	2,450.61	420,190.57	81.99	4.04	-NA-	10.10	5.23	7.94	22.64	0.77	1.53	0.77	-NA-	29.36
Global	JPY	2,425.28	68,296,133.67	100.00	3.49	6.20	6.25	-4.85	-8.75	19.17	5.34	2.90	5.34	22.37	34.00
Asia	JPY	1,917.86	25,686,954.10	37.61	3.28	5.15	4.78	-3.74	-10.84	11.27	0.04	-0.53	0.04	23.27	33.51
Europe	JPY	2,446.11	10,729,219.17	15.71	4.03	3.69	6.48	-8.97	-15.69	16.56	8.01	6.07	8.01	23.77	35.65
North America	JPY	3,080.78	31,801,947.55	46.56	3.49	11.45	7.63	-3.86	-3.47	27.81	9.09	4.76	9.09	26.26	40.51
Global ex Asia	JPY	2,813.80	42,609,179.57	62.39	3.62	6.59	7.10	-5.44	-7.43	24.58	8.79	5.08	8.79	24.30	37.73
Global ex Europe	JPY	2,402.31	57,566,914.50	84.29	3.39	7.22	6.13	-3.89	-7.09	19.72	4.85	2.33	4.85	22.95	34.58
Global ex North America	JPY	2,161.95	36,494,186.11	53.44	3.49	4.81	5.77	-5.52	-12.40	12.76	2.26	1.33	2.26	21.98	32.31
Global ex United States	JPY	2,313.89	39,531,465.25	57.88	3.63	5.14	6.47	-5.03	-11.58	13.79	2.77	1.66	2.77	21.94	32.29
Global ex Japan	JPY	1,103.69	61,145,414.49	89.53	3.65	-NA-	-NA-	-4.76	-9.00	18.68	5.26	2.73	5.26	-NA-	35.24
Global Dividend+	JPY	1,644.17	55,993,971.07	81.99	4.04	-NA-	-NA-	-NA-	-6.81	20.80	5.75	3.10	5.75	-NA-	34.38

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	AUD	1,947.03	818,611.65	135.64	3.49	-NA-	-NA-	-NA-	-NA-	13.67	4.97	0.75	4.97	-NA-	-NA-
Asia	AUD	1,539.67	307,889.17	51.01	3.28	-NA-	-NA-	-NA-	-NA-	6.14	-0.31	-2.61	-0.31	-NA-	-NA-
Europe	AUD	1,963.75	128,602.65	21.31	4.03	-NA-	-NA-	-NA-	-NA-	11.18	7.63	3.85	7.63	-NA-	-NA-
North America	AUD	2,473.27	381,184.75	63.16	3.49	-NA-	-NA-	-NA-	-NA-	21.91	8.71	2.57	8.71	-NA-	-NA-
Global ex Asia	AUD	2,258.94	510,722.48	84.62	3.62	-NA-	-NA-	-NA-	-NA-	18.83	8.41	2.89	8.41	-NA-	-NA-
Global ex Europe	AUD	1,928.59	690,009.00	114.33	3.39	-NA-	-NA-	-NA-	-NA-	14.19	4.49	0.19	4.49	-NA-	-NA-
Global ex North America	AUD	1,735.62	437,426.90	72.48	3.49	-NA-	-NA-	-NA-	-NA-	7.56	1.90	-0.79	1.90	-NA-	-NA-
Global ex United States	AUD	1,857.61	473,832.35	78.51	3.63	-NA-	-NA-	-NA-	-NA-	8.54	2.41	-0.46	2.41	-NA-	-NA-
Global ex Japan	AUD	886.05	732,901.64	121.44	3.65	-NA-	-NA-	-NA-	-NA-	13.20	4.90	0.58	4.90	-NA-	-NA-
Global Dividend+	AUD	1,664.59	671,155.37	111.21	4.04	-NA-	-NA-	-NA-	-NA-	15.22	5.38	0.95	5.38	-NA-	-NA-
Global ex Australia Hedged	AUD	1,475.98	747,034.03	91.26	0.00	-NA-	-NA-	1.30	-0.97	29.52	4.42	2.61	4.42	-NA-	31.34
Global Hedged	AUD	1,377.89	818,611.65	8.74	0.00	-NA-	-NA-	0.24	-2.32	27.48	4.52	2.65	4.52	-NA-	30.10

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,203.14	603,528.42	100.00	2.90	-NA-	-NA-	-1.62	1.22	26.90	1.21	2.10	1.21	-NA-	26.07
Asia	EUR	1,751.16	226,993.92	37.61	3.24	-NA-	-NA-	0.14	-0.39	19.20	-3.81	-1.27	-3.81	-NA-	25.02
Europe	EUR	1,360.52	94,813.40	15.71	3.38	-NA-	-NA-	-5.86	-6.48	24.00	3.85	5.28	3.85	-NA-	26.71
North America	EUR	2,727.24	281,031.71	46.56	2.47	-NA-	-NA-	-1.16	6.33	35.41	4.73	3.89	4.73	-NA-	35.14
Global ex Asia	EUR	2,499.92	376,534.51	62.39	2.69	-NA-	-NA-	-2.60	2.19	32.14	4.49	4.24	4.49	-NA-	31.24
Global ex Europe	EUR	2,174.28	508,715.02	84.29	2.81	-NA-	-NA-	-0.62	3.06	27.50	0.73	1.53	0.73	-NA-	27.06
Global ex North America	EUR	1,997.19	322,496.71	53.44	3.27	-NA-	-NA-	-1.89	-2.33	20.57	-1.68	0.58	-1.68	-NA-	23.03
Global ex US	EUR	2,061.12	349,336.95	57.88	3.32	-NA-	-NA-	-1.47	-1.52	21.55	-1.20	0.90	-1.20	-NA-	23.07
Global ex Japan	EUR	1,003.76	540,337.99	89.53	0.00	-NA-	-NA-	-5.12	-3.03	22.38	0.79	1.69	0.79	-NA-	27.38
Global	USD	2,921.10	833,591.28	100.00	2.90	-NA-	-NA-	1.32	-1.92	28.43	4.20	2.86	4.20	-NA-	31.91
Asia	USD	2,392.67	313,523.18	37.61	3.24	-NA-	-NA-	3.13	-3.48	20.64	-0.97	-0.53	-0.97	-NA-	31.22
Europe	USD	1,492.72	130,955.93	15.71	3.38	-NA-	-NA-	-3.05	-9.38	25.48	6.92	6.07	6.92	-NA-	34.52
North America	USD	3,595.51	388,159.98	46.56	2.47	-NA-	-NA-	1.79	3.04	37.05	7.83	4.66	7.83	-NA-	38.88
Global ex Asia	USD	3,316.11	520,068.10	62.39	2.69	-NA-	-NA-	0.30	-0.98	33.73	7.58	5.01	7.58	-NA-	36.17
Global ex Europe	USD	2,892.89	702,635.35	84.29	2.81	-NA-	-NA-	2.35	-0.14	29.04	3.71	2.28	3.71	-NA-	32.31
Global ex North America	USD	2,666.63	445,431.30	53.44	3.27	-NA-	-NA-	1.04	-5.36	22.02	1.22	1.33	1.22	-NA-	30.28
Global ex US	USD	2,840.26	482,502.93	57.88	3.32	-NA-	-NA-	1.47	-4.57	23.02	1.72	1.65	1.72	-NA-	30.16
Global ex Japan	USD	1,324.05	746,312.88	89.53	3.00	-NA-	-NA-	1.35	-2.27	27.83	4.12	2.68	4.12	-NA-	33.21

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	2,894.36	512,508.59	100.00	2.90	-NA-	-NA-	2.83	4.88	20.21	0.30	1.29	0.30	-NA-	28.34
Asia	GBP	2,370.77	192,760.32	37.61	3.24	-NA-	-NA-	4.66	3.22	12.92	-4.67	-2.05	-4.67	-NA-	26.38
Europe	GBP	1,479.05	80,514.32	15.71	3.38	-NA-	-NA-	-1.60	-3.09	17.45	2.92	4.45	2.92	-NA-	30.06
North America	GBP	3,562.59	238,648.52	46.56	2.47	-NA-	-NA-	3.31	10.19	28.28	3.79	3.07	3.79	-NA-	37.45
Global ex Asia	GBP	3,285.76	319,748.27	62.39	2.69	-NA-	-NA-	1.80	5.89	25.18	3.55	3.41	3.55	-NA-	33.86
Global ex Europe	GBP	2,866.41	431,994.27	84.29	2.81	-NA-	-NA-	3.87	6.79	20.78	-0.17	0.73	-0.17	-NA-	29.04
Global ex North America	GBP	2,642.22	273,860.07	53.44	3.27	-NA-	-NA-	2.54	1.20	14.21	-2.56	-0.21	-2.56	-NA-	25.13
Global ex US	GBP	2,814.27	296,652.45	57.88	3.32	-NA-	-NA-	2.98	2.05	15.15	-2.09	0.10	-2.09	-NA-	25.00
Global ex Japan	GBP	1,311.93	458,848.09	89.53	3.00	-NA-	-NA-	2.86	4.51	19.65	0.23	1.12	0.23	-NA-	29.84
Global	JPY	2,338.19	68,296,133.67	100.00	2.90	-NA-	-NA-	-5.46	-9.45	18.40	5.26	2.86	5.26	-NA-	33.97
Asia	JPY	1,915.21	25,686,954.10	37.61	3.24	-NA-	-NA-	-3.77	-10.89	11.23	0.04	-0.53	0.04	-NA-	33.51
Europe	JPY	1,194.84	10,729,219.17	15.71	3.38	-NA-	-NA-	-9.53	-16.34	15.69	8.01	6.07	8.01	-NA-	35.61
North America	JPY	2,878.02	31,801,947.55	46.56	2.47	-NA-	-NA-	-5.02	-4.87	26.35	8.92	4.66	8.92	-NA-	40.46
Global ex Asia	JPY	2,654.38	42,609,179.57	62.39	2.69	-NA-	-NA-	-6.41	-8.58	23.30	8.67	5.01	8.67	-NA-	37.67
Global ex Europe	JPY	2,315.61	57,566,914.50	84.29	2.81	-NA-	-NA-	-4.50	-7.80	18.97	4.77	2.28	4.77	-NA-	34.56
Global ex North America	JPY	2,134.50	36,494,186.11	53.44	3.27	-NA-	-NA-	-5.72	-12.63	12.50	2.25	1.33	2.25	-NA-	32.29
Global ex US	JPY	2,273.49	39,531,465.25	57.88	3.32	-NA-	-NA-	-5.32	-11.89	13.42	2.75	1.65	2.75	-NA-	32.27
Global ex Japan	JPY	1,059.84	61,145,414.49	89.53	3.00	-NA-	-NA-	-5.43	-9.77	17.86	5.18	2.68	5.18	-NA-	35.20

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Global	AUD	1,877.11	818,611.65	135.64	2.90	-NA-	-NA-	-NA-	-NA-	12.94	4.89	0.71	4.89	-NA-	-NA-
Asia	AUD	1,537.54	307,889.17	51.01	3.24	-NA-	-NA-	-NA-	-NA-	6.09	-0.31	-2.61	-0.31	-NA-	-NA-
Europe	AUD	959.23	128,602.65	21.31	3.38	-NA-	-NA-	-NA-	-NA-	10.35	7.63	3.85	7.63	-NA-	-NA-
North America	AUD	2,310.49	381,184.75	63.16	2.47	-NA-	-NA-	-NA-	-NA-	20.52	8.54	2.47	8.54	-NA-	-NA-
Global ex Asia	AUD	2,130.95	510,722.48	84.62	2.69	-NA-	-NA-	-NA-	-NA-	17.61	8.29	2.81	8.29	-NA-	-NA-
Global ex Europe	AUD	1,858.99	690,009.00	114.33	2.81	-NA-	-NA-	-NA-	-NA-	13.48	4.40	0.14	4.40	-NA-	-NA-
Global ex North America	AUD	1,713.59	437,426.90	72.48	3.27	-NA-	-NA-	-NA-	-NA-	7.30	1.90	-0.79	1.90	-NA-	-NA-
Global ex US	AUD	1,825.17	473,832.35	78.51	3.32	-NA-	-NA-	-NA-	-NA-	8.19	2.39	-0.48	2.39	-NA-	-NA-
Global ex Japan	AUD	681.90	732,901.64	121.44	0.00	-NA-	-NA-	-NA-	-NA-	8.93	4.45	0.30	4.45	-NA-	-NA-

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	1,396.66	603,528.42	100.00	0.00	4.19	1.33	-4.92	-2.48	23.07	0.88	1.87	0.88	18.28	26.01
Asia	EUR	1,182.16	226,993.92	37.61	0.00	4.10	0.66	-3.29	-4.11	15.46	-4.16	-1.56	-4.16	19.43	25.09
Europe	EUR	1,455.53	94,813.40	15.71	0.00	1.97	1.96	-8.96	-10.16	19.52	3.73	5.26	3.73	18.79	26.45
North America	EUR	1,636.93	281,031.71	46.56	0.00	7.47	2.31	-4.46	2.66	31.73	4.35	3.66	4.35	23.46	35.11
Global ex Asia	EUR	1,546.80	376,534.51	62.39	0.00	3.65	2.06	-5.84	-1.50	28.26	4.17	4.06	4.17	20.75	31.06
Global ex Europe	EUR	1,367.69	508,715.02	84.29	0.00	5.11	1.36	-3.98	-0.64	23.79	0.37	1.26	0.37	19.24	27.09
Global ex North America	EUR	1,345.25	322,496.71	53.44	0.00	3.67	1.75	-5.19	-6.04	16.63	-1.97	0.36	-1.97	17.39	22.97
Global ex United States	EUR	1,378.91	349,336.95	57.88	0.00	3.79	1.96	-4.86	-5.33	17.50	-1.52	0.66	-1.52	17.25	23.01
Global ex Japan	EUR	1,003.76	540,337.99	89.53	0.00	-NA-	-NA-	-5.12	-3.03	22.38	0.79	1.69	0.79	-NA-	27.38
Global Dividend+	EUR	1,568.03	494,815.02	81.99	0.00	-NA-	-NA-	-NA-	-1.07	24.11	1.19	2.01	1.19	-NA-	26.81
Global	USD	1,859.21	833,591.28	100.00	0.00	4.17	5.43	-2.08	-5.50	24.55	3.86	2.63	3.86	20.76	31.82
Asia	USD	1,613.80	313,523.18	37.61	0.00	4.21	4.74	-0.40	-7.09	16.85	-1.33	-0.83	-1.33	21.91	31.20
Europe	USD	1,996.46	130,955.93	15.71	0.00	2.10	6.19	-6.24	-12.95	20.95	6.79	6.04	6.79	22.82	34.37
North America	USD	2,157.71	388,159.98	46.56	0.00	7.40	6.08	-1.61	-0.52	33.32	7.43	4.43	7.43	24.71	38.78
Global ex Asia	USD	2,050.91	520,068.10	62.39	0.00	3.61	5.89	-3.03	-4.55	29.80	7.25	4.83	7.25	22.81	35.98
Global ex Europe	USD	1,819.19	702,635.35	84.29	0.00	5.09	5.19	-1.11	-3.72	25.29	3.34	2.02	3.34	21.25	32.27
Global ex North America	USD	1,796.10	445,431.30	53.44	0.00	3.67	5.64	-2.36	-8.95	18.04	0.93	1.11	0.93	20.62	30.20
Global ex United States	USD	1,900.16	482,502.93	57.88	0.00	3.94	6.24	-2.02	-8.27	18.93	1.39	1.41	1.39	20.45	30.09
Global ex Japan	USD	1,061.14	746,312.88	89.53	0.00	-NA-	-NA-	-2.28	-6.04	23.86	3.76	2.44	3.76	-NA-	33.12
Global ex Australia	USD	1,189.32	760,703.88	91.26	0.00	-NA-	-NA-	-NA-	-3.98	25.46	3.86	2.48	3.86	-NA-	31.97
Global ex Australia Hedged	USD	1,171.79	760,703.88	91.26	0.00	-NA-	-NA-	-2.18	-3.87	22.72	3.31	2.12	3.31	-NA-	29.95
Global Dividend+	USD	1,788.91	683,436.73	81.99	0.00	-NA-	5.86	-1.10	-4.13	25.61	4.18	2.77	4.18	-NA-	32.35

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	1,842.19	512,508.59	100.00	0.00	5.07	4.17	-0.62	1.06	16.58	-0.02	1.07	-0.02	19.32	28.21
Asia	GBP	1,599.03	192,760.32	37.61	0.00	5.07	3.48	1.08	-0.64	9.37	-5.02	-2.34	-5.02	19.81	26.26
Europe	GBP	1,978.18	80,514.32	15.71	0.00	3.12	4.92	-4.84	-6.91	13.21	2.80	4.43	2.80	20.55	29.96
North America	GBP	2,137.96	238,648.52	46.56	0.00	8.25	4.81	-0.14	6.38	24.79	3.42	2.84	3.42	24.47	37.31
Global ex Asia	GBP	2,032.14	319,748.27	62.39	0.00	4.57	4.62	-1.59	2.07	21.50	3.24	3.23	3.24	22.01	33.66
Global ex Europe	GBP	1,802.54	431,994.27	84.29	0.00	5.95	3.94	0.36	2.96	17.27	-0.53	0.46	-0.53	20.06	28.95
Global ex North America	GBP	1,779.66	273,860.07	53.44	0.00	4.57	4.38	-0.91	-2.63	10.48	-2.85	-0.43	-2.85	18.24	25.03
Global ex United States	GBP	1,882.77	296,652.45	57.88	0.00	4.78	4.97	-0.56	-1.90	11.31	-2.41	-0.13	-2.41	18.07	24.90
Global ex Japan	GBP	1,051.43	458,848.09	89.53	0.00	-NA-	-NA-	-0.83	0.48	15.94	-0.12	0.88	-0.12	-NA-	29.71
Global Dividend+	GBP	1,971.43	420,190.57	81.99	0.00	-NA-	4.60	0.37	2.52	17.57	0.29	1.20	0.29	-NA-	29.18
Global	JPY	1,488.21	68,296,133.67	100.00	0.00	1.66	1.72	-8.63	-12.75	14.83	4.92	2.63	4.92	22.28	33.86
Asia	JPY	1,291.77	25,686,954.10	37.61	0.00	1.71	1.04	-7.07	-14.22	7.73	-0.32	-0.83	-0.32	23.23	33.49
Europe	JPY	1,598.06	10,729,219.17	15.71	0.00	-0.36	2.44	-12.51	-19.63	11.51	7.88	6.04	7.88	23.71	35.41
North America	JPY	1,727.14	31,801,947.55	46.56	0.00	4.81	2.34	-8.19	-8.16	22.92	8.53	4.43	8.53	26.13	40.36
Global ex Asia	JPY	1,641.65	42,609,179.57	62.39	0.00	1.12	2.16	-9.52	-11.88	19.67	8.34	4.83	8.34	24.14	37.47
Global ex Europe	JPY	1,456.17	57,566,914.50	84.29	0.00	2.56	1.49	-7.73	-11.11	15.51	4.39	2.02	4.39	22.87	34.51
Global ex North America	JPY	1,437.69	36,494,186.11	53.44	0.00	1.17	1.92	-8.90	-15.94	8.83	1.95	1.11	1.95	21.92	32.19
Global ex United States	JPY	1,520.99	39,531,465.25	57.88	0.00	1.43	2.48	-8.57	-15.31	9.64	2.42	1.41	2.42	21.89	32.17
Global ex Japan	JPY	849.39	61,145,414.49	89.53	0.00	-NA-	-NA-	-8.82	-13.25	14.20	4.82	2.44	4.82	-NA-	35.09
Global Dividend+	JPY	1,322.68	55,993,971.07	81.99	0.00	-NA-	-NA-	-NA-	-11.49	15.81	5.24	2.77	5.24	-NA-	34.23

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

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	AUD	1,194.74	818,611.65	135.64	0.00	-NA-	-NA-	-NA-	-NA-	9.53	4.55	0.48	4.55	-NA-	-NA-
Asia	AUD	1,037.04	307,889.17	51.01	0.00	-NA-	-NA-	-NA-	-NA-	2.76	-0.67	-2.90	-0.67	-NA-	-NA-
Europe	AUD	1,282.93	128,602.65	21.31	0.00	-NA-	-NA-	-NA-	-NA-	6.37	7.50	3.82	7.50	-NA-	-NA-
North America	AUD	1,386.56	381,184.75	63.16	0.00	-NA-	-NA-	-NA-	-NA-	17.25	8.15	2.24	8.15	-NA-	-NA-
Global ex Asia	AUD	1,317.93	510,722.48	84.62	0.00	-NA-	-NA-	-NA-	-NA-	14.15	7.96	2.64	7.96	-NA-	-NA-
Global ex Europe	AUD	1,169.02	690,009.00	114.33	0.00	-NA-	-NA-	-NA-	-NA-	10.18	4.02	-0.12	4.02	-NA-	-NA-
Global ex North America	AUD	1,154.19	437,426.90	72.48	0.00	-NA-	-NA-	-NA-	-NA-	3.80	1.60	-1.01	1.60	-NA-	-NA-
Global ex United States	AUD	1,221.06	473,832.35	78.51	0.00	-NA-	-NA-	-NA-	-NA-	4.58	2.06	-0.71	2.06	-NA-	-NA-
Global ex Japan	AUD	681.90	732,901.64	121.44	0.00	-NA-	-NA-	-NA-	-NA-	8.93	4.45	0.30	4.45	-NA-	-NA-
Global Dividend+	AUD	1,339.10	671,155.37	111.21	0.00	-NA-	-NA-	-NA-	-NA-	10.46	4.88	0.62	4.88	-NA-	-NA-
Global ex Australia Hedged	AUD	1,177.87	747,034.03	91.26	0.00	-NA-	-NA-	-2.43	-5.05	25.04	4.07	2.42	4.07	-NA-	31.26
Global Hedged	AUD	1,080.91	818,611.65	100.00	0.00	-NA-	-NA-	-3.73	-6.60	22.87	4.11	2.38	4.11	-NA-	30.04

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

Index Description	Curr	Close Value Feb-11	12 Mths Estimated Div Yld (%) Feb-11	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Gross Total Return													
Global	Local	2542.36	3.49	8.19	7.72	-0.44	-1.99	24.80	3.81	2.37	3.81	19.17	29.02
Global ex Asia	Local	3235.78	3.62	9.63	9.69	0.37	1.22	32.94	6.67	4.59	6.67	21.80	34.15
Global ex Europe	Local	2562.43	3.39	8.92	7.93	0.57	-1.26	25.50	3.87	1.91	3.87	20.14	30.30
Global ex North America	Local	1960.60	3.49	6.13	5.39	-2.40	-6.04	15.54	0.55	0.57	0.55	17.64	25.14
Global ex UK	Local	2936.31	-NA-	10.75	8.78	0.38	-1.27	25.09	3.60	2.02	3.60	19.36	29.18
Asia	Local	1704.92	3.28	5.89	4.36	-1.19	-6.70	13.28	-0.61	-1.12	-0.61	19.68	27.65
Europe	Local	2487.99	4.03	6.61	7.11	-3.99	-4.57	21.43	3.46	4.88	3.46	18.98	27.11
Europe ex UK	Local	3064.91	4.31	7.44	9.80	-0.50	-0.63	22.17	1.38	2.99	1.38	18.10	26.07
Nordic	Local	3363.92	-NA-	3.79	8.86	-4.18	3.14	33.24	-3.16	0.88	-3.16	26.02	37.31
North America	Local	3731.89	3.49	14.06	11.18	2.67	4.38	37.44	7.79	4.50	7.79	24.48	38.30
Price Return													
Global	Local	1564.42	0.00	3.59	3.14	-4.40	-6.29	20.26	3.40	2.10	3.40	19.08	28.90
Global ex Europe	Local	1554.58	0.00	4.20	3.22	-3.45	-5.54	21.09	3.41	1.60	3.41	20.07	30.25
Global ex Asia	Local	1896.24	0.00	4.04	4.64	-3.97	-3.65	27.69	6.23	4.34	6.23	21.66	33.91
Global ex North America	Local	1308.45	0.00	2.48	1.58	-5.89	-9.85	11.51	0.26	0.35	0.26	17.58	25.05
Global ex UK	Local	1783.32	0.00	6.00	4.04	-3.65	-5.62	20.54	3.19	1.74	3.19	19.26	29.06
Asia	Local	1150.23	0.00	2.44	0.66	-4.59	-10.24	9.68	-0.97	-1.41	-0.97	19.63	27.66
Europe	Local	1619.78	0.00	2.45	3.04	-7.74	-9.05	16.17	3.33	4.86	3.33	18.91	26.85
Europe ex UK	Local	1884.16	0.00	3.17	5.13	-4.67	-5.57	16.34	1.39	2.99	1.39	18.01	25.85
Nordic	Local	2109.21	0.00	1.14	4.34	-8.33	-1.84	28.03	-3.16	0.88	-3.16	26.01	37.30
North America	Local	2092.18	0.00	7.27	5.72	-1.96	-0.69	32.19	7.23	4.17	7.23	24.36	38.16

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

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

Gross Total Return Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Real Estate **	Local	2542.36	3.49	17.05	7.72	-0.44	-1.99	24.80	3.81	2.37	3.81	19.17	29.02
Global FTSE	Local	246.61	2.89	-NA-	3.27	2.21	0.27	17.71	3.72	2.32	3.72	15.85	20.87
Global JP Morgan Bonds	Local	428.48	-NA-	12.82	4.08	3.69	3.63	2.37	-0.49	0.00	-0.49	3.18	3.58

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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) 28-Feb	Free Float Global (%) Weight 28-Feb
Simon Property Group *	US	23,334.87	3.87
Sun Hung Kai Props	HK	22,489.04	3.73
Westfield Group *	AU	16,588.88	2.75
Mitsubishi Estate	JP	15,370.85	2.55
Mitsui Fudosan	JP	13,506.29	2.24
Unibail-Rodamco *	FR	13,303.42	2.20
Vornado Realty Trust *	US	12,292.24	2.04
Equity Residential Props *	US	11,247.26	1.86
Public Storage *	US	10,372.57	1.72
HCP *	US	10,204.21	1.69
Boston Properties *	US	9,729.94	1.61
Sumitomo Realty & Dev	JP	9,209.43	1.53
Host Hotels & Resorts *	US	8,871.45	1.47
Hongkong Land Hldgs	HK	8,366.60	1.39
Avalonbay Communities *	US	7,462.56	1.24
Wharf Holdings	HK	7,182.36	1.19
Land Securities *	UK	6,895.03	1.14
Hang Lung Properties	HK	6,888.50	1.14
Prologis *	US	6,698.60	1.11
Stockland Trust Group *	AU	6,676.27	1.11

Country Breakdown

Country Index	Number of Constituents 28-Feb	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Global Weight 28-Feb
EPRA/NAREIT North America	127	281,031.71	46.62%
EPRA/NAREIT Asia	73	226,993.92	37.65%
EPRA/NAREIT Europe	82	94,813.40	15.73%
EPRA/NAREIT Global	**283**	**602,839.03**	**100.00%**
Global Ex Europe	201	508,715.02	84.39%
Global Ex Asia	210	376,534.51	62.46%
Global Ex Nth America	156	322,496.71	53.50%

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

Top 20 Performance

Stock	Country	Price Return Feb-11	Div Return Feb-11	Total Return Feb-11
Inmobiliaria Colonial S.A.	ES	25.40	0.00	25.40
Patrizia Immobilien	DE	19.27	0.00	19.27
Strategic Hotels & Resorts	US	17.97	0.00	17.97
Gagfah	DE	16.80	0.00	16.80
CLS Holdings	UK	16.19	0.00	16.19
DIC Asset	DE	15.49	0.00	15.49
Nationwide Health Props *	US	13.82	1.28	15.10
Land Securities *	UK	13.64	0.00	13.64
British Land *	UK	12.54	0.00	12.54
Healthcare Realty Trust *	US	10.95	1.43	12.38
Lexington Corporate *	US	11.81	0.00	11.81
Forest City Enterprises	US	11.77	0.00	11.77
Canadian Apartment Props *	CA	11.17	0.52	11.68
Tokyu Land	JP	11.16	0.00	11.16
Daejan Holdings	UK	10.06	1.05	11.11
Nomura Real Estate Holdings	JP	10.92	0.00	10.92
Quintain Estates	UK	10.90	0.00	10.90
Sumitomo Realty & Dev	JP	9.94	0.00	9.94
Agree Realty Corp *	US	9.81	0.00	9.81
Prologis *	US	8.98	0.75	9.74

Bottom 20 Performance

Stock	Country	Price Return Feb-11	Div Return Feb-11	Total Return Feb-11
Keppel Land	SG	-5.80	0.00	-5.80
Workspace Group *	UK	-5.88	0.00	-5.88
Hysan Development	HK	-5.91	0.00	-5.91
New World China Land	HK	-6.03	0.00	-6.03
Hospitality Properties *	US	-7.52	0.00	-7.52
CapitaMalls Asia	SG	-8.02	0.00	-8.02
Global Logistic Properties	SG	-8.65	0.00	-8.65
Henderson Land Dev	HK	-8.70	0.00	-8.70
Soho China	HK	-9.11	0.00	-9.11
Capitaland	SG	-9.44	0.00	-9.44
Kerry Properties	HK	-9.48	0.00	-9.48
Wing Tai Holdings	SG	-9.76	0.00	-9.76
China Resources Land	HK	-10.10	0.00	-10.10
Shimao Property	HK	-10.14	0.00	-10.14
Wharf Holdings	HK	-10.62	0.00	-10.62
Yanlord Land Group	SG	-11.69	0.00	-11.69
China Overseas Land	HK	-12.23	0.00	-12.23
Shenzhen Investment	HK	-12.32	0.00	-12.32
KWG Property Holdings	HK	-13.28	0.00	-13.28
Agile Property Holdings	HK	-15.20	0.00	-15.20

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 28-Feb	Total Return (%) - 20 Yrs	Total Return (%) - 10 Yrs	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Feb-11	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.38	0.11	4.12	2.99	-3.10	1.21	2.96	0.74	2.96	10.77	14.89
1 EUR = CAD	1.35	-0.71	-0.50	-0.16	-3.26	-6.68	0.98	-1.85	0.98	10.60	13.60
1 EUR = GBP	0.85	0.92	2.89	4.52	3.62	-5.27	-0.90	-0.79	-0.90	8.98	13.94
1 EUR = SEK	8.74	0.66	-0.33	-1.52	-2.27	-9.92	-3.06	-0.83	-3.06	6.22	9.19
1 EUR = CHF	1.28	-1.65	-1.80	-3.87	-6.78	-12.32	2.66	-0.35	2.66	5.86	9.25
1 EUR = DKK	7.46	-0.29	-0.01	-0.02	0.02	0.18	0.05	0.01	0.05	0.23	0.23
1 EUR = AUD	1.36	-1.18	-2.56	-3.31	-5.81	-11.00	3.64	-1.36	3.64	9.72	10.70
1 EUR = HKD	10.76	0.11	4.10	3.07	-3.07	1.54	3.16	0.66	3.16	10.69	14.80
1 EUR = JPY	113.16	-2.28	0.44	-3.90	-10.54	-6.69	4.00	0.74	4.00	11.92	17.10
1 EUR = SGD	1.76	-1.41	0.87	-1.91	-6.05	-8.50	2.14	0.02	2.14	7.76	9.74
1 EUR = NZD	1.84	#DIV/0!	-1.56	0.41	-0.98	-5.94	7.04	3.63	7.04	10.37	11.86

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

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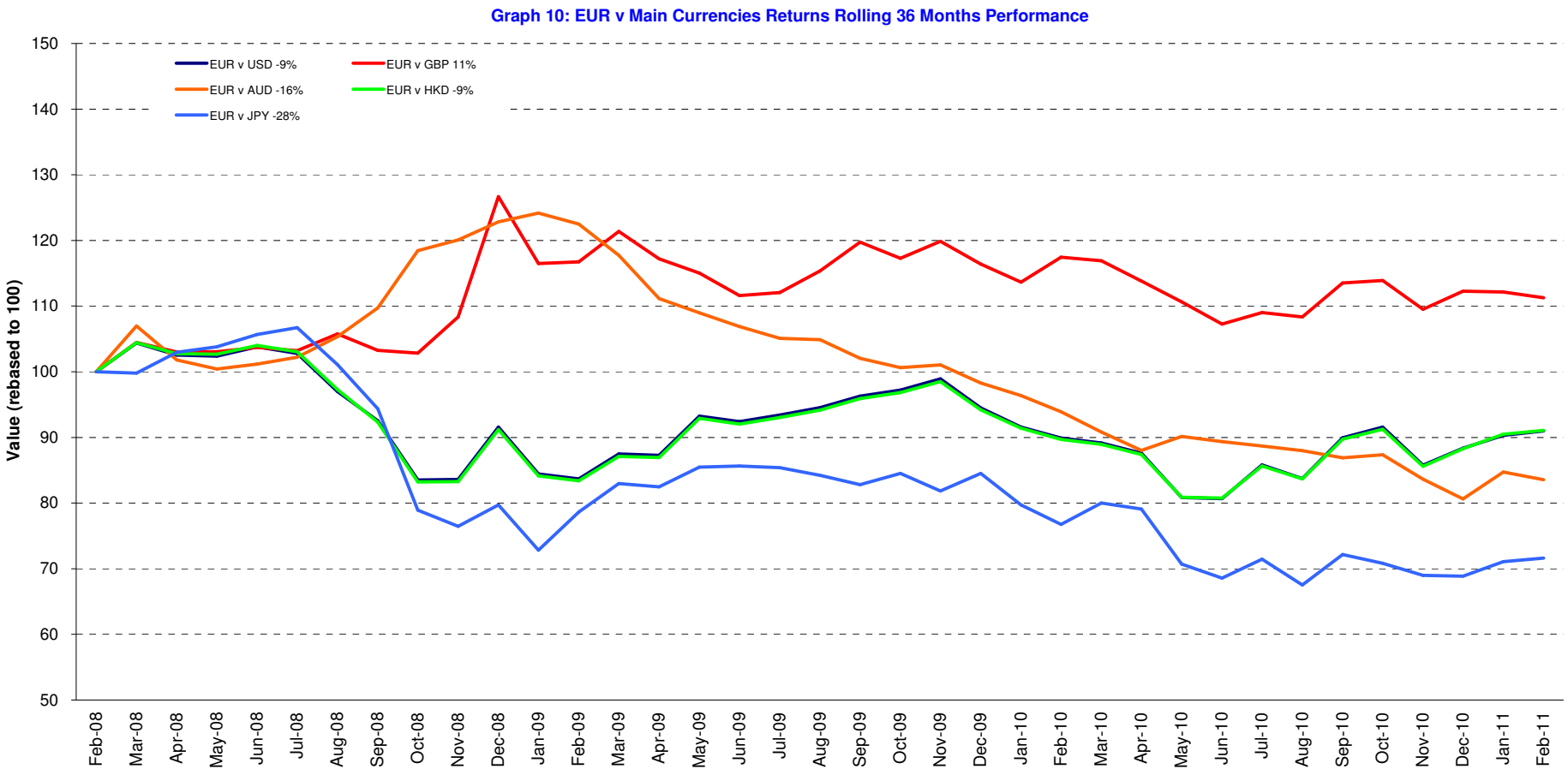
Foreign Exchange Performance



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Section 3

FTSE EPRA/NAREIT Asia Developed Index Series

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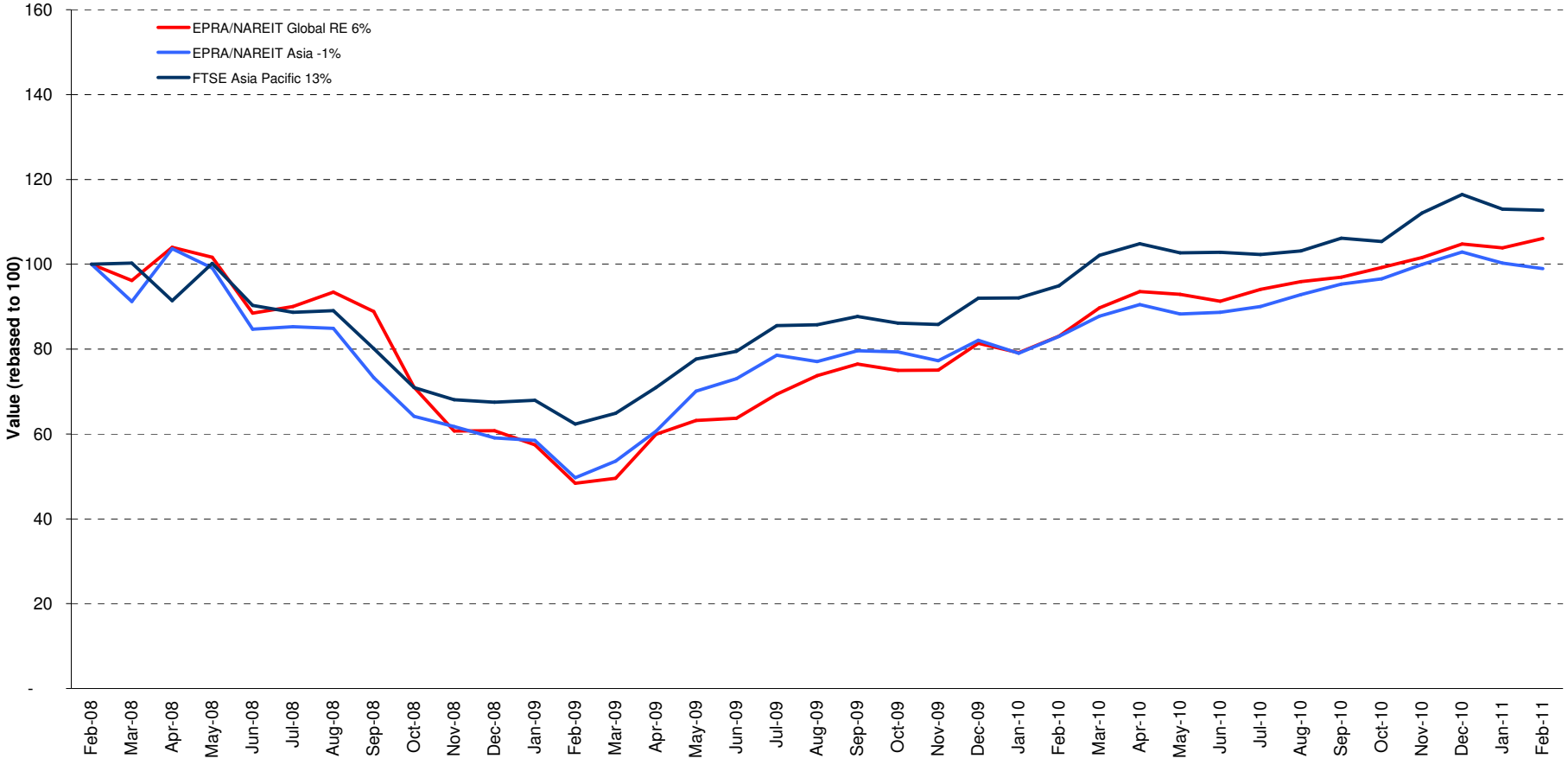
FTSE EPRA/NAREIT Asia Developed Index Series

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



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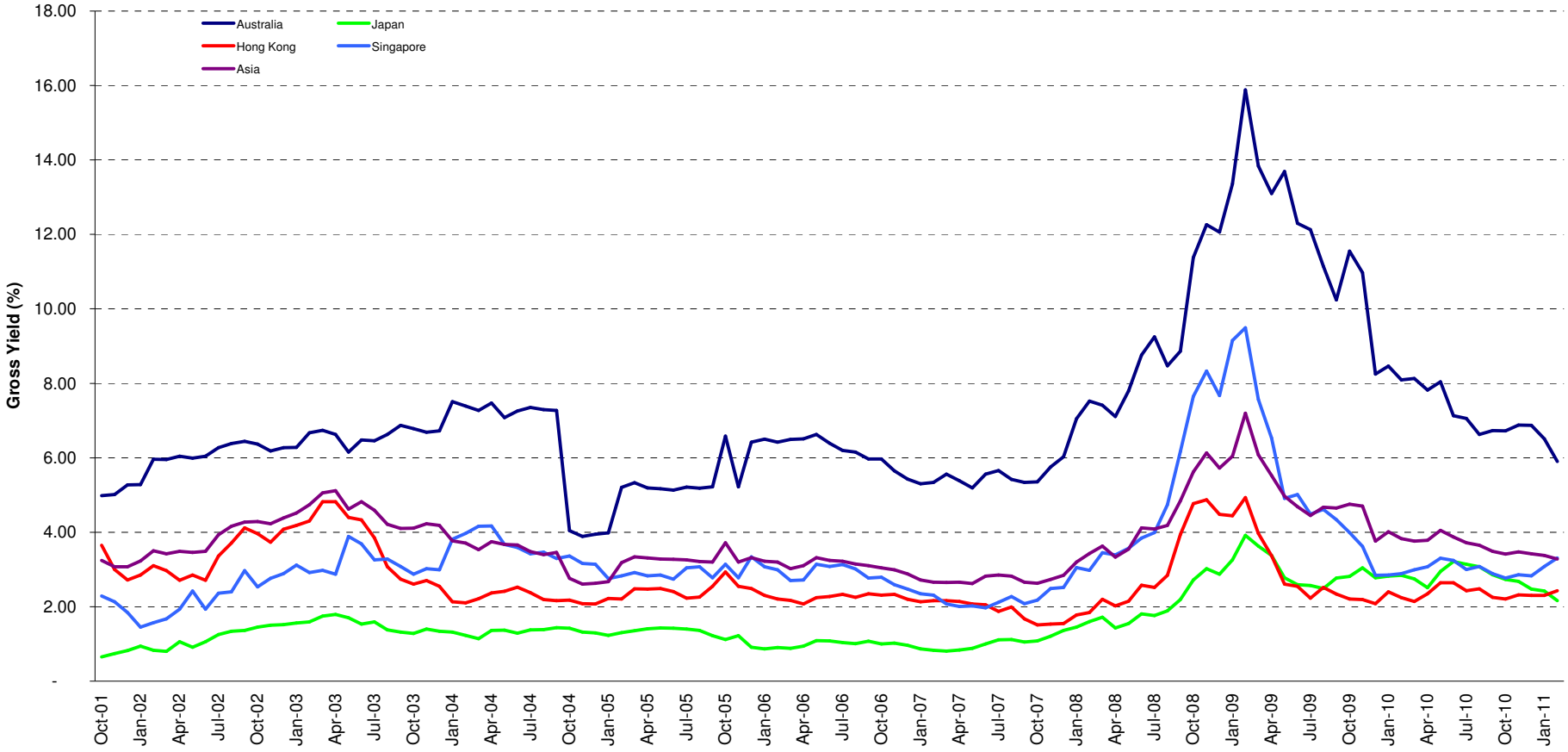
Graph 12: Dividend Yields



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

Ex Date	Description
16 February 2011	Mori Trust Sogo REIT (Japan): New number of shares: 242,000
21 February 2011	Wharf Holdings (Hong Kong): Rights issue: 0.1 for 1 at HKD 36.5. New number of shares: 3,027,240,563
23 February 2011	United Urban Investment (Japan): New number of shares: 1,451,319

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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
1 February 2011	CDL Hospitality Trusts	Rental	Lodging/Resorts	SGD	0.053	0.00	28-Feb	Dividend
8 February 2011	Westfield Retail Trust *	Rental	Retail	AUD	0.004	0.00	28-Feb	Dividend
10 February 2011	Hang Lung Properties	Non-Rental	Diversified	HKD	0.170	1.99	24-Feb	Semi-Annual
16 February 2011	Aeon Mall Co ltd	Rental	Retail	JPY	10.000	0.81	March	Semi-Annual
24 February 2011	Japan Retail Fund *	Rental	Retail	JPY	3828.000	21.74	March	Semi-Annual
24 February 2011	ORIX JREIT *	Rental	Office	JPY	12992.000	6.48	March	Semi-Annual

** 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
2 March 2011	GPT Group *	Rental	Diversified	AUD	0.046	7.39	25-Mar	Quarterly
18 March 2011	Hongkong Land Hldgs	Rental	Office	USD	0.09 ***	2.19	April	Semi-Annual
19 March 2011	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.8 ***	1.99	April	Semi-Annual
25 March 2011	Goodman Group *	Rental	Industrial	AUD	0.085 ***	38.07	April	Dividend
25 March 2011	ING Office Fund *	Rental	Office	AUD	0.027 ***	17.70	April	Quarterly
25 March 2011	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	18.65	April	Quarterly
25 March 2011	Charter Hall Office REIT *	Rental	Office	AUD	0.028 ***	2.47	April	Dividend
28 March 2011	Hang Lung Properties	Non-Rental	Diversified	HKD	0.15 ***	1.99	April	Semi-Annual
29 March 2011	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	1.15	April	Semi-Annual
29 March 2011	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	0.96	April	Semi-Annual
29 March 2011	Tokyu Land	Non-Rental	Diversified	JPY	3.500	1.60	April	Semi-Annual
29 March 2011	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	0.82	April	Semi-Annual
29 March 2011	NTT Urban Development	Non-Rental	Office	JPY	600.000	1.30	April	Semi-Annual
29 March 2011	Japan Real Estate *	Rental	Office	JPY	15430.000	5.59	April	Semi-Annual
29 March 2011	Mori Trust Sogo REIT *	Rental	Office	JPY	20150.000	4.35	April	Semi-Annual

** Based on previous period figures

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Westfield Group *	Rental	Retail	9.75	16,589	2.75	7.30	8.10	-NA-	-NA-	2.05	-2.65	12.01	1.77	-0.91	0.00	-0.91	10.02	-NA-	21.03	26,044	114
Stockland Trust Group *	Non-Rental	Diversified	3.80	6,676	1.11	2.94	5.95	8.33	6.12	-3.96	-12.57	-0.89	8.78	5.56	0.00	5.56	11.78	21.62	33.13	8,370	91
Westfield Retail Trust	Rental	Retail	2.67	6,012	1.00	2.65	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.89	0.75	0.00	0.75	3.89	-NA-	-NA-	-NA-	-NA-
GPT Group *	Rental	Diversified	3.10	4,241	0.70	1.87	5.39	-3.18	-9.40	-27.91	-39.84	10.92	6.84	4.73	0.00	4.73	8.81	32.11	53.46	6,095	104
Goodman Group *	Rental	Industrial	0.70	3,287	0.54	1.45	4.86	-NA-	-NA-	-21.50	-38.61	22.33	10.00	5.26	0.00	5.26	12.92	-NA-	74.49	4,179	92
Mirvac Group *	Non-Rental	Diversified	1.30	3,274	0.54	1.44	6.15	-NA-	1.28	-11.41	-24.45	-9.80	7.76	4.84	0.00	4.84	12.65	33.78	55.49	5,559	123
Dexus Property Group *	Rental	Diversified	0.86	3,050	0.51	1.34	5.89	-NA-	-NA-	-1.73	-14.01	9.75	10.81	3.01	0.00	3.01	13.89	-NA-	33.53	5,271	125
CFS Retail Property Trust *	Rental	Retail	1.88	2,932	0.49	1.29	6.70	-NA-	9.96	4.49	2.13	5.58	10.40	3.58	0.00	48.00	13.98	14.54	16.01	5,363	132
Cmnwealth Prop Office *	Rental	Office	0.86	1,476	0.24	0.65	6.60	-NA-	5.46	-1.31	-6.23	-4.05	6.33	-1.72	0.00	-1.72	9.82	17.54	25.48	3,353	164
ING Office Fund *	Rental	Office	0.61	1,227	0.20	0.54	6.39	-NA-	3.44	-6.13	-14.92	7.27	11.67	1.67	0.00	1.67	16.94	36.73	63.52	1,848	109
Charter Hall Office reiT *	Rental	Office	3.18	1,157	0.19	0.51	5.58	-NA-	-9.88	-23.46	-32.86	13.57	11.58	1.92	0.00	1.92	11.58	35.41	61.39	-NA-	-NA-
ING Industrial Fund *	Rental	Industrial	0.53	1,013	0.17	0.45	6.06	-NA-	1.88	-14.64	-30.39	32.26	2.48	0.00	0.00	0.00	7.07	53.96	96.21	4,133	295
Charter Hall Retail REIT *	Rental	Retail	3.20	721	0.12	0.32	7.34	-NA-	-4.95	-18.52	-19.05	12.28	8.84	4.23	0.00	4.23	8.84	51.76	91.89	-NA-	-NA-
FKP Property Group	Non-Rental	Diversified	0.87	562	0.09	0.25	2.77	-NA-	17.85	-13.80	-24.53	22.62	2.81	8.81	0.00	8.81	3.98	72.58	120.71	789	102
Bunnings Warehouse Prop *	Rental	Retail	1.76	554	0.09	0.24	6.91	-NA-	12.16	7.54	9.34	2.82	4.10	-1.12	0.00	-1.12	7.52	17.27	23.72	346	45
Australia Total				**52,771**	**8.74**	**23.24**	**5.90**														
Kiwi Income Property Trust *	Rental	Diversified	1.00	529	0.09	0.23	7.25	-NA-	8.33	3.41	0.70	7.25	3.99	-0.99	0.00	-0.99	8.32	12.86	14.51	198	27
New Zealand Total				**529**	**0.09**	**0.23**	**7.25**														

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

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Sun Hung Kai Props	Non-Rental	Diversified	125.80	22,489	3.73	9.90	2.15	12.16	5.43	11.24	-1.34	19.20	-1.12	-3.23	0.00	-3.23	-0.46	32.69	39.78	19,017	61
Hongkong Land Hldgs	Rental	Office	6.85	8,367	1.39	3.68	2.34	11.21	12.00	15.91	18.51	52.39	-5.12	-2.70	0.00	-2.70	-2.91	29.26	36.25	3,217	28
Wharf Holdings	Non-Rental	Diversified	51.05	7,182	1.19	3.16	1.90	-NA-	-NA-	-NA-	-NA-	31.61	-11.96	-10.62	0.00	-10.62	-11.96	-NA-	-NA-	1,085	11
Hang Lung Properties	Non-Rental	Diversified	33.20	6,888	1.14	3.03	2.14	12.28	16.02	21.01	7.03	14.37	-6.71	-2.92	0.50	-2.43	-6.24	30.05	39.25	7,007	74
Henderson Land Dev	Non-Rental	Diversified	49.35	4,991	0.83	2.20	2.03	10.36	2.23	5.71	-5.61	-4.00	-6.89	-8.70	0.00	-8.70	-5.00	34.11	40.65	5,079	74
Link REIT *	Rental	Retail	23.95	4,936	0.82	2.17	4.25	-NA-	-NA-	10.44	11.47	27.91	1.36	-2.04	0.00	-2.04	3.39	-NA-	24.79	4,538	67
China Overseas Land	Non-Rental	Residential	12.92	4,903	0.81	2.16	1.78	-NA-	29.52	26.21	-4.65	-16.45	-10.15	-12.23	0.00	-12.23	-8.55	45.78	40.44	8,218	121
New World Development	Non-Rental	Diversified	14.00	3,807	0.63	1.68	2.71	5.36	3.31	4.90	-11.20	0.98	-2.19	-5.15	0.00	-5.15	-1.51	50.29	56.07	3,924	75
Sino Land	Non-Rental	Diversified	14.12	3,206	0.53	1.41	2.83	10.22	13.28	6.67	-8.47	-1.36	-0.83	-4.21	0.00	-4.21	-0.14	45.88	61.72	4,758	107
Hysan Development	Rental	Diversified	35.00	2,563	0.42	1.13	1.94	10.40	10.80	14.84	19.17	72.78	-4.37	-5.91	0.00	-5.91	-2.51	33.75	39.03	1,899	54
China Resources Land	Non-Rental	Residential	12.64	2,532	0.42	1.11	2.20	-NA-	21.59	25.91	-3.53	-20.06	-10.99	-10.10	0.00	-10.10	-9.03	51.04	46.87	4,085	117
Kerry Properties	Non-Rental	Diversified	37.70	2,503	0.41	1.10	1.99	-NA-	13.24	10.45	-9.43	4.06	-6.91	-9.48	0.00	-9.48	-5.06	42.42	53.20	2,951	85
Shimao Property	Non-Rental	Residential	10.64	1,400	0.23	0.62	3.57	-NA-	-NA-	-NA-	-10.73	-14.84	-9.37	-10.14	0.00	-10.14	-6.13	-NA-	74.06	3,600	186
Agile Property Holdings	Non-Rental	Diversified	9.82	1,268	0.21	0.56	1.86	-NA-	-NA-	18.18	-1.57	0.84	-14.16	-15.20	0.00	-15.20	-12.56	-NA-	82.35	3,591	205
Soho China	Non-Rental	Diversified	5.59	1,078	0.18	0.47	6.79	-NA-	-NA-	-NA-	-NA-	46.34	-3.29	-9.11	0.00	-9.11	-3.29	-NA-	-NA-	1,324	89
Champion REIT *	Rental	Office	4.44	1,017	0.17	0.45	5.37	-NA-	-NA-	-NA-	6.47	33.30	-3.27	-5.73	0.00	-5.73	1.94	-NA-	57.16	1,506	107
Country Garden Holdings	Non-Rental	Diversified	3.09	959	0.16	0.42	1.73	-NA-	-NA-	-NA-	-NA-	14.87	3.69	5.82	0.00	5.82	3.69	-NA-	-NA-	983	74
Shui On Land	Non-Rental	Diversified	3.66	886	0.15	0.39	4.92	-NA-	-NA-	-NA-	-16.37	1.86	-2.14	-2.40	0.00	-2.40	2.67	-NA-	72.23	886	72
Shenzhen Investment	Non-Rental	Diversified	2.42	595	0.10	0.26	5.79	-NA-	11.89	18.56	-12.61	-6.23	-10.70	-12.32	0.00	-12.32	-5.54	61.28	74.39	345	42
Hopson Development	Non-Rental	Residential	8.62	562	0.09	0.25	0.00	-NA-	27.95	-6.75	-11.50	-20.63	3.11	-2.71	0.00	-2.71	3.11	69.90	100.36	703	91
KWG Property Holdings	Non-Rental	Diversified	5.03	541	0.09	0.24	1.18	-NA-	-NA-	-NA-	-NA-	-2.52	-15.03	-13.28	0.00	-13.28	-15.03	-NA-	-NA-	4,133	553
New World China Land	Non-Rental	Diversified	2.96	471	0.08	0.21	2.36	-NA-	2.52	1.60	-12.37	16.54	3.77	-6.03	0.00	-6.03	3.77	62.64	68.19	277	43
Hong Kong Total				**83,145**	**13.78**	**36.61**	**2.43**														

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Capitaland	Non-Rental	Diversified	3.26	5,889	0.98	2.59	3.22	3.27	7.19	1.08	-12.89	-12.30	-12.13	-9.44	0.00	-9.44	-10.65	36.45	41.71	9,561	118
City Developments	Non-Rental	Diversified	11.16	4,336	0.72	1.91	0.72	-NA-	-NA-	-NA-	-NA-	8.56	-11.15	-1.76	0.00	-1.76	-11.15	-NA-	-NA-	3,714	62
Capitamall Trust *	Rental	Retail	1.81	2,441	0.40	1.07	5.10	-NA-	-NA-	4.19	-8.74	7.48	-4.76	-4.74	0.00	-4.74	-2.44	-NA-	29.49	2,223	66
Ascendas REIT *	Rental	Industrial	2.00	2,131	0.35	0.94	6.35	-NA-	-NA-	4.41	2.00	10.20	-0.20	-4.31	0.00	-4.31	4.33	-NA-	30.30	1,648	56
Global Logistic Properties	Rental	Industrial	1.90	1,954	0.32	0.86	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-12.04	-8.65	0.00	-8.65	-12.04	-NA-	-NA-	-NA-	-NA-
Suntec REIT *	Rental	Diversified	1.48	1,859	0.31	0.82	6.66	-NA-	-NA-	10.93	6.33	21.43	1.88	-4.52	0.00	-4.52	5.45	-NA-	45.02	2,346	91
Keppel Land	Non-Rental	Diversified	4.22	1,743	0.29	0.77	1.90	6.22	12.95	10.87	2.11	31.10	-12.08	-5.80	0.00	-5.80	-10.42	51.04	73.72	2,909	121
CapitaCommercial Trust *	Rental	Office	1.38	1,662	0.28	0.73	5.67	-NA-	-NA-	6.34	-0.22	35.03	-5.38	-3.50	0.00	-3.50	-0.29	-NA-	44.80	1,839	80
CapitaMalls Asia	Non-Rental	Retail	1.72	1,522	0.25	0.67	0.58	-NA-	-NA-	-NA-	-NA-	-24.56	-11.34	-8.02	0.00	-8.02	-11.34	-NA-	-NA-	2,317	110
Mapletree Logistics Trust *	Rental	Industrial	0.90	933	0.15	0.41	6.74	-NA-	-NA-	10.90	17.34	24.19	-3.84	-3.74	0.00	-3.74	0.13	-NA-	42.95	394	31
CDL Hospitality Trusts	Rental	Lodging/Resorts	1.94	793	0.13	0.35	5.26	-NA-	-NA-	-NA-	-NA-	17.99	-6.73	-7.62	0.00	-7.62	-6.73	-NA-	-NA-	-NA-	-NA-
Singapore Land	Non-Rental	Diversified	7.25	679	0.11	0.30	2.76	2.06	8.58	5.70	2.47	14.62	-2.29	-4.61	0.00	-4.61	0.40	31.36	43.46	108	12
Wing Tai Holdings	Non-Rental	Diversified	1.48	502	0.08	0.22	3.38	5.25	6.59	5.13	-8.84	-10.12	-10.65	-9.76	0.00	-9.76	-10.65	47.14	59.65	409	59
Allgreen Properties	Non-Rental	Diversified	1.04	467	0.08	0.21	3.85	-NA-	7.75	6.13	-4.07	-3.57	-11.86	-4.59	0.00	-4.59	-8.47	-NA-	-NA-	436	68
Yanlord Land Group	Non-Rental	Diversified	1.36	448	0.07	0.20	1.24	-NA-	-NA-	-NA-	-NA-	-24.02	-19.05	-11.69	0.00	-11.69	-19.05	-NA-	-NA-	8,445	1,365
Singapore Total				**27,358**	**4.53**	**12.05**	**3.31**														

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Mitsubishi Estate	Non-Rental	Diversified	1668	15,371	2.55	6.77	0.72	0.72	4.35	-6.86	-13.25	20.43	10.76	7.61	0.00	7.61	11.55	34.00	38.23	31,985	151
Mitsui Fudosan	Non-Rental	Diversified	1734	13,506	2.24	5.95	1.27	1.15	5.01	-5.71	-6.41	17.07	7.10	3.96	0.00	3.96	8.46	33.41	40.74	26,026	140
Sumitomo Realty & Dev	Non-Rental	Diversified	2189	9,209	1.53	4.06	0.91	3.92	14.61	-3.69	6.96	39.99	12.89	9.94	0.00	9.94	13.92	44.77	52.76	21,626	170
Nippon Building Fund *	Rental	Office	857000	4,105	0.68	1.81	1.81	-NA-	7.62	-1.34	-9.28	12.88	4.69	-0.35	0.00	-0.35	6.65	20.10	22.23	6,802	120
Japan Real Estate *	Rental	Office	842000	3,640	0.60	1.60	4.54	-NA-	7.61	-0.61	-7.26	14.17	0.00	2.56	0.00	2.56	4.00	18.51	22.73	4,489	89
Japan Retail Fund *	Rental	Retail	140400	1,918	0.32	0.84	5.06	-NA-	12.73	4.52	8.86	40.20	-7.37	-6.83	2.54	-4.29	3.60	24.36	34.12	2,542	96
Aeon Mall Co Ltd	Rental	Retail	2173	1,739	0.29	0.77	0.92	-NA-	-NA-	-2.55	-5.01	35.37	0.14	1.12	0.47	1.58	1.06	-NA-	43.02	2,661	111
Tokyu Land	Non-Rental	Diversified	468	1,648	0.27	0.73	1.60	-2.07	15.71	-13.41	-12.21	47.98	14.71	11.16	0.00	11.16	16.42	47.72	51.12	7,244	318
Nomura Real Estate Office Fund	Rental	Office	555000	1,486	0.25	0.65	5.62	-NA-	-NA-	-6.57	-9.65	12.40	-2.82	-4.80	0.00	-4.80	-0.07	-NA-	25.89	1,715	84
Japan Prime Realty Inv. *	Rental	Office	227500	1,421	0.24	0.63	5.47	-NA-	-NA-	-4.09	-9.05	22.50	-6.70	3.46	0.00	3.46	-4.06	-NA-	40.35	1,605	82
United Urban Investment *	Rental	Diversified	107200	1,375	0.23	0.61	5.20	-NA-	-NA-	18.17	20.39	59.00	5.84	-4.29	0.00	-4.29	22.03	-NA-	41.70	2,003	105
Nomura Real Estate Holdings	Non-Rental	Diversified	1655	1,113	0.18	0.49	1.51	-NA-	-NA-	-NA-	-NA-	24.62	11.90	10.92	0.00	10.92	11.90	-NA-	-NA-	3,884	253
Tokyo Tatemono	Non-Rental	Office	384	1,102	0.18	0.49	2.08	-2.96	9.22	-17.12	-16.69	25.24	3.19	1.86	0.00	1.86	4.26	49.61	68.36	6,588	433
ORIX JREIT *	Rental	Office	471000	1,042	0.17	0.46	6.23	-NA-	-NA-	-3.81	-2.36	16.91	-8.33	-7.28	2.56	-4.73	-3.11	-NA-	39.03	1,214	84
NTT Urban Development	Non-Rental	Office	84900	987	0.16	0.43	1.41	-NA-	-NA-	-12.78	-12.71	21.61	6.13	0.35	0.00	0.35	7.63	-NA-	37.35	2,423	178
Mori Trust Sogo REIT *	Rental	Office	857000	916	0.15	0.40	5.32	-NA-	-NA-	-0.29	0.36	14.23	7.80	0.23	0.00	0.23	12.65	-NA-	21.34	1,808	143
Kenedix Realty Investment *	Rental	Diversified	386000	797	0.13	0.35	5.67	-NA-	-NA-	-4.64	-10.39	67.71	3.91	1.98	0.00	1.98	6.61	-NA-	62.04	1,067	97
Top REIT *	Rental	Diversified	529000	725	0.12	0.32	5.24	-NA-	-NA-	-NA-	-NA-	30.30	-3.11	2.12	0.00	2.12	-3.11	-NA-	-NA-	666	67
Tokyu REIT *	Rental	Diversified	560000	627	0.10	0.28	16.44	-NA-	-NA-	-1.24	-6.47	33.83	-2.46	-1.75	0.00	-1.75	12.97	-NA-	31.97	1,201	139
Premier Investment Co. *	Rental	Diversified	398000	462	0.08	0.20	6.68	-NA-	-NA-	-5.18	-7.46	44.16	0.13	1.79	0.00	1.79	3.34	-NA-	52.68	520	81
Japan Total				**63,190**	**10.47**	**27.83**	**2.16**														

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

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

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Asia	EUR	1,753.58	226,993.92	100.00	3.28	7.62	4.36	0.17	-0.34	19.25	-3.81	-1.27	-3.81	19.47	25.02
Pure Asia	EUR	1,842.62	185,895.87	81.89	2.98	7.89	4.88	0.59	0.23	18.19	-3.77	-1.34	-3.77	19.95	26.01
Asia ex Australia	EUR	1,778.80	174,222.71	76.75	2.48	-NA-	-NA-	2.34	2.68	18.75	-5.45	-2.89	-5.45	-NA-	26.47
Asia Dividend+	EUR	2,248.72	162,932.79	71.78	4.08	-NA-	-NA-	-NA-	1.61	20.55	-4.38	-1.77	-4.38	-NA-	25.07
Australia	EUR	1,502.77	52,771.21	23.25	5.90	9.05	4.07	-6.92	-10.37	20.79	1.86	4.47	1.86	20.91	30.51
Pure Australia	EUR	1,122.71	25,490.42	11.23	5.88	7.47	1.08	-12.40	-18.12	17.42	2.27	5.60	2.27	24.45	37.78
Japan	EUR	2,011.45	63,190.43	27.84	2.16	2.62	4.93	-2.02	3.57	32.72	1.87	3.63	1.87	27.95	27.26
Hong Kong	EUR	1,857.46	83,145.00	36.63	2.43	10.54	4.59	7.41	3.25	12.05	-8.55	-6.35	-8.55	28.44	33.23
Singapore	EUR	1,418.63	27,358.17	12.05	3.31	4.66	4.91	4.79	-0.90	12.48	-11.00	-5.97	-11.00	28.63	30.28
New Zealand	EUR	1,385.42	529.10	0.23	7.25	-NA-	-NA-	1.72	1.47	13.46	-6.58	-4.46	-6.58	-NA-	20.42
Asia	USD	2,395.98	313,523.18	100.00	3.28	7.74	8.60	3.16	-3.43	20.69	-0.97	-0.53	-0.97	21.97	31.22
Pure Asia	USD	2,517.58	256,758.70	81.89	2.98	8.01	9.14	3.59	-2.88	19.61	-0.92	-0.60	-0.92	22.50	32.23
Asia ex Australia	USD	1,880.45	240,635.77	76.75	2.48	-NA-	-NA-	5.39	-0.50	20.18	-2.65	-2.17	-2.65	-NA-	32.29
Asia Dividend+	USD	2,565.49	225,042.18	71.78	4.08	-NA-	7.86	6.39	-1.54	22.01	-1.56	-1.04	-1.56	-NA-	31.09
Australia	USD	2,070.85	72,887.41	23.25	5.90	9.22	8.39	-4.14	-13.15	22.25	4.88	5.25	4.88	23.74	35.40
Pure Australia	USD	1,547.12	35,207.28	11.23	5.88	7.64	5.28	-9.79	-20.66	18.84	5.30	6.38	5.30	27.45	42.75
Japan	USD	2,771.82	87,278.40	27.84	2.16	2.78	9.28	0.91	0.36	34.33	4.88	4.40	4.88	28.96	31.29
Hong Kong	USD	2,559.62	114,839.57	36.63	2.43	10.71	8.94	10.62	0.05	13.41	-5.85	-5.65	-5.85	30.12	38.27
Singapore	USD	1,954.91	37,787.00	12.05	3.31	4.83	9.27	7.91	-3.97	13.84	-8.37	-5.27	-8.37	31.47	39.22
New Zealand	USD	1,407.79	730.80	0.23	7.25	-NA-	-NA-	6.07	-1.67	14.84	-3.81	-3.75	-3.81	-NA-	27.43
Asia	GBP	2,374.05	192,760.32	100.00	3.28	8.63	7.30	4.70	3.27	12.97	-4.67	-2.04	-4.67	19.92	26.33
Pure Asia	GBP	2,494.53	157,860.39	81.89	2.98	8.88	7.84	5.14	3.86	11.96	-4.63	-2.12	-4.63	20.52	27.49
Asia ex Australia	GBP	1,863.23	147,947.69	76.75	2.48	-NA-	-NA-	6.96	6.40	12.49	-6.30	-3.66	-6.30	-NA-	27.56
Asia Dividend+	GBP	2,827.23	138,360.43	71.78	4.08	-NA-	6.57	7.98	5.29	14.20	-5.24	-2.55	-5.24	-NA-	26.67
Australia	GBP	2,051.89	44,812.63	23.25	5.90	10.10	7.10	-2.72	-7.12	14.42	0.95	3.65	0.95	21.80	32.35
Pure Australia	GBP	1,532.95	21,646.14	11.23	5.88	8.51	4.02	-8.45	-15.15	11.24	1.36	4.76	1.36	25.99	40.97
Japan	GBP	2,746.45	53,660.50	27.84	2.16	3.61	7.98	2.41	7.33	25.73	0.96	2.81	0.96	28.05	27.65
Hong Kong	GBP	2,536.19	70,605.67	36.63	2.43	11.60	7.63	12.27	7.00	6.15	-9.37	-7.09	-9.37	28.67	34.21
Singapore	GBP	1,937.01	23,232.21	12.05	3.31	5.67	7.96	9.52	2.69	6.56	-11.80	-6.72	-11.80	29.48	32.78
New Zealand	GBP	1,661.62	449.31	0.23	7.25	-NA-	-NA-	6.32	5.15	7.49	-7.41	-5.22	-7.41	-NA-	23.77

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Asia	JPY	1,917.86	25,686,954.10	100.00	3.28	5.15	4.78	-3.74	-10.84	11.27	0.04	-0.53	0.04	23.27	33.51
Pure Asia	JPY	2,015.20	21,036,240.57	81.89	2.98	5.41	5.30	-3.34	-10.33	10.28	0.09	-0.60	0.09	23.73	34.38
Asia ex Australia	JPY	1,505.20	19,715,288.98	76.75	2.48	-NA-	-NA-	-1.66	-8.14	10.80	-1.66	-2.17	-1.66	-NA-	34.52
Asia Dividend+	JPY	1,896.86	18,437,705.79	71.78	4.08	-NA-	-NA-	-NA-	-9.10	12.49	-0.56	-1.04	-0.56	-NA-	33.06
Australia	JPY	1,657.61	5,971,665.12	23.25	5.90	6.59	4.57	-10.56	-19.82	12.71	5.94	5.25	5.94	25.24	37.03
Pure Australia	JPY	1,238.39	2,884,532.62	11.23	5.88	5.05	1.57	-15.82	-26.74	9.57	6.37	6.38	6.37	28.35	43.25
Japan	JPY	2,231.34	7,150,719.18	27.84	2.16	1.11	5.51	-5.84	-7.34	23.84	5.95	4.40	5.95	28.52	32.97
Hong Kong	JPY	2,048.85	9,408,806.25	36.63	2.43	8.05	5.10	3.22	-7.63	4.56	-4.89	-5.65	-4.89	31.34	40.66
Singapore	JPY	1,564.80	3,095,889.30	12.05	3.31	2.31	5.41	0.69	-11.34	4.96	-7.44	-5.27	-7.44	33.18	40.04
New Zealand	JPY	1,125.60	59,874.25	0.23	7.25	-NA-	-NA-	-2.25	-9.22	5.87	-2.84	-3.75	-2.84	-NA-	30.52
Australia	AUD	1,348.81	71,577.62	23.25	5.90	8.28	1.55	-10.02	-15.59	7.51	5.57	3.04	5.57	17.37	25.39
Australia Hedged	USD	634.67	72,887.41	8.74	0.00	-NA-	-NA-	-11.47	-17.06	3.40	4.79	2.76	4.79	-NA-	24.31
Pure Australia	AUD	1,007.08	34,574.61	11.23	5.88	6.71	-1.38	-15.32	-22.90	4.51	5.99	4.15	5.99	21.46	33.46
Hong Kong	HKD	2,581.61	894,502.66	36.63	2.43	10.76	9.07	10.71	0.09	13.78	-5.66	-5.73	-5.66	30.10	38.31
Singapore	SGD	1,497.94	48,021.61	12.05	3.31	3.59	6.89	2.78	-6.90	2.92	-9.10	-5.95	-9.10	29.56	34.17
New Zealand	NZD	1,353.53	972.58	0.23	7.25	-NA-	-NA-	2.14	0.49	6.73	0.00	-0.99	0.00	-NA-	14.38
Asia 33	EUR	1,150.47	166,274.14	73.25	3.47	-NA-	-NA-	0.75	1.45	20.51	-2.15	0.00	-2.15	-NA-	-NA-
Asia 33	USD	1,583.65	229,408.43	73.17	3.47	-NA-	-NA-	3.73	-1.79	22.51	1.21	1.32	1.21	-NA-	-NA-
Asia 33	GBP	1,582.08	142,207.06	73.77	3.47	-NA-	-NA-	5.45	5.27	15.99	-2.93	-0.50	-2.93	-NA-	-NA-
Asia 33	JPY	1,264.23	18,744,962.75	72.97	3.47	-NA-	-NA-	-3.26	-9.50	12.10	1.70	0.82	1.70	-NA-	-NA-
Asia 33	HKD	1,581.58	1,787,137.54	72.97	3.47	-NA-	-NA-	3.82	-1.75	22.95	1.44	1.25	1.44	-NA-	-NA-
Asia 33	AUD	1,020.17	225,840.15	99.49	3.47	-NA-	-NA-	-NA-	-NA-	7.34	1.39	-0.97	1.39	-NA-	-NA-

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Asia	AUD	1,539.67	307,889.17	135.64	3.28	-NA-	-NA-	-NA-	-NA-	6.14	-0.31	-2.61	-0.31	-NA-	-NA-
Pure Asia	AUD	1,617.81	252,144.75	111.08	2.98	-NA-	-NA-	-NA-	-NA-	5.19	-0.26	-2.68	-0.26	-NA-	-NA-
Asia ex Australia	AUD	1,208.39	236,311.55	104.10	2.48	-NA-	-NA-	-NA-	-NA-	5.69	-2.01	-4.22	-2.01	-NA-	-NA-
Asia Dividend+	AUD	1,920.41	220,998.17	97.36	4.08	-NA-	-NA-	-NA-	-NA-	7.29	-0.91	-3.11	-0.91	-NA-	-NA-
Australia	AUD	1,348.81	71,577.62	31.53	5.90	-NA-	-NA-	-NA-	-NA-	7.51	5.57	3.04	5.57	-NA-	-NA-
Pure Australia	AUD	1,007.08	34,574.61	15.23	5.88	-NA-	-NA-	-NA-	-NA-	4.51	5.99	4.15	5.99	-NA-	-NA-
Japan	AUD	1,781.19	85,710.01	37.76	2.16	-NA-	-NA-	-NA-	-NA-	18.13	5.58	2.22	5.58	-NA-	-NA-
Hong Kong	AUD	1,644.83	112,775.91	49.68	2.43	-NA-	-NA-	-NA-	-NA-	-0.27	-5.23	-7.63	-5.23	-NA-	-NA-
Singapore	AUD	1,256.23	37,107.97	16.35	3.31	-NA-	-NA-	-NA-	-NA-	0.11	-7.76	-7.26	-7.76	-NA-	-NA-
New Zealand	AUD	1,083.71	717.67	0.32	7.25	-NA-	-NA-	-NA-	-NA-	0.99	-3.18	-5.76	-3.18	-NA-	-NA-

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Asia	EUR	1,751.16	226,993.92	100.00	3.24	-NA-	-NA-	0.14	-0.39	19.20	-3.81	-1.27	-3.81	-NA-	25.02
Pure Asia	EUR	1,839.43	185,895.87	81.89	2.92	-NA-	-NA-	0.55	0.16	18.12	-3.77	-1.34	-3.77	-NA-	26.01
Asia ex Australia	EUR	1,775.67	174,222.71	76.75	2.43	-NA-	-NA-	2.30	2.61	18.69	-5.45	-2.90	-5.45	-NA-	26.47
Australia	EUR	1,502.77	52,771.21	23.25	5.90	-NA-	-NA-	-6.92	-10.37	20.79	1.86	4.47	1.86	-NA-	49.17
Pure Australia	EUR	1,122.71	25,490.42	11.23	5.88	-NA-	-NA-	-12.40	-18.12	17.42	2.27	5.60	2.27	-NA-	37.78
Hong Kong	EUR	1,857.46	83,145.00	36.63	2.43	-NA-	-NA-	7.41	3.25	12.05	-8.55	-6.35	-8.55	-NA-	46.05
Japan	EUR	1,995.97	63,190.43	27.84	2.00	-NA-	-NA-	-2.15	3.39	32.50	1.86	3.62	1.86	-NA-	36.63
New Zealand	EUR	1,040.83	529.10	0.23	7.57	-NA-	-NA-	-3.99	-8.00	13.85	-6.58	-4.46	-6.58	-NA-	26.40
Singapore	EUR	1,443.87	27,358.17	12.05	3.31	-NA-	-NA-	4.98	-0.90	12.48	-11.00	-5.97	-11.00	-NA-	44.59
Asia	USD	2,392.67	313,523.18	100.00	3.24	-NA-	-NA-	3.13	-3.48	20.64	-0.97	-0.53	-0.97	-NA-	31.22
Pure Asia	USD	2,513.22	256,758.70	81.89	2.92	-NA-	-NA-	3.55	-2.94	19.54	-0.93	-0.61	-0.93	-NA-	32.23
Asia ex Australia	USD	1,877.14	240,635.77	76.75	2.43	-NA-	-NA-	5.35	-0.57	20.12	-2.66	-2.18	-2.66	-NA-	32.29
Australia	USD	2,070.85	72,887.41	23.25	5.90	-NA-	-NA-	-4.14	-13.15	22.25	4.88	5.25	4.88	-NA-	35.40
Pure Australia	USD	1,547.12	35,207.28	11.23	5.88	-NA-	-NA-	-9.79	-20.66	18.84	5.30	6.38	5.30	-NA-	42.75
Hong Kong	USD	2,559.62	114,839.57	36.63	2.43	-NA-	-NA-	10.62	0.05	13.41	-5.85	-5.65	-5.85	-NA-	38.27
Japan	USD	2,750.48	87,278.40	27.84	2.00	-NA-	-NA-	0.77	0.18	34.10	4.87	4.39	4.87	-NA-	31.29
New Zealand	USD	1,434.29	730.80	0.23	7.57	-NA-	-NA-	5.09	-1.33	15.23	-3.81	-3.75	-3.81	-NA-	27.44
Singapore	USD	1,989.67	37,787.00	12.05	3.31	-NA-	-NA-	8.11	-3.97	13.84	-8.37	-5.27	-8.37	-NA-	39.22
Asia	GBP	2,370.77	192,760.32	100.00	3.24	-NA-	-NA-	4.66	3.22	12.92	-4.67	-2.05	-4.67	-NA-	26.38
Pure Asia	GBP	2,490.21	157,860.39	81.89	2.92	-NA-	-NA-	5.10	3.80	11.89	-4.63	-2.12	-4.63	-NA-	27.49
Asia ex Australia	GBP	1,859.95	147,947.69	76.75	2.43	-NA-	-NA-	6.92	6.33	12.43	-6.30	-3.66	-6.30	-NA-	27.56
Australia	GBP	2,051.89	44,812.63	23.25	5.90	-NA-	-NA-	-2.72	-7.12	14.42	0.95	3.65	0.95	-NA-	32.37
Pure Australia	GBP	1,532.95	21,646.14	11.23	5.88	-NA-	-NA-	-8.45	-15.15	11.24	1.36	4.76	1.36	-NA-	40.97
Hong Kong	GBP	2,536.19	70,605.67	36.63	2.43	-NA-	-NA-	12.27	7.00	6.15	-9.37	-7.09	-9.37	-NA-	34.21
Japan	GBP	2,725.30	53,660.50	27.84	2.00	-NA-	-NA-	2.27	7.14	25.52	0.95	2.80	0.95	-NA-	27.64
New Zealand	GBP	1,421.16	449.31	0.23	7.57	-NA-	-NA-	2.99	-0.46	7.85	-7.41	-5.21	-7.41	-NA-	23.67
Singapore	GBP	1,971.46	23,232.21	12.05	3.31	-NA-	-NA-	9.72	2.69	6.56	-11.80	-6.72	-11.80	-NA-	32.78

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Asia	JPY	1,915.21	25,686,954.10	100.00	3.24	-NA-	-NA-	-3.77	-10.89	11.23	0.04	-0.53	0.04	-NA-	33.51
Pure Asia	JPY	2,011.70	21,036,240.57	81.89	2.92	-NA-	-NA-	-3.37	-10.39	10.21	0.08	-0.61	0.08	-NA-	34.37
Asia ex Australia	JPY	1,502.55	19,715,288.98	76.75	2.43	-NA-	-NA-	-1.70	-8.20	10.74	-1.67	-2.18	-1.67	-NA-	34.52
Australia	JPY	1,657.61	5,971,665.12	23.25	5.90	-NA-	-NA-	-10.56	-19.82	12.71	5.94	5.25	5.94	-NA-	38.58
Pure Australia	JPY	1,238.39	2,884,532.62	11.23	5.88	-NA-	-NA-	-15.82	-26.74	9.57	6.37	6.38	6.37	-NA-	43.25
Hong Kong	JPY	2,048.85	9,408,806.25	36.63	2.43	-NA-	-NA-	3.22	-7.63	4.56	-4.89	-5.65	-4.89	-NA-	40.92
Japan	JPY	2,214.15	7,150,719.18	27.84	2.00	-NA-	-NA-	-5.97	-7.50	23.63	5.94	4.39	5.94	-NA-	32.96
New Zealand	JPY	1,148.07	59,874.25	0.23	7.57	-NA-	-NA-	-1.92	-8.87	6.24	-2.84	-3.75	-2.84	-NA-	31.15
Singapore	JPY	1,592.63	3,095,889.30	12.05	3.31	-NA-	-NA-	0.88	-11.34	4.96	-7.44	-5.27	-7.44	-NA-	40.47
Australia	AUD	1,348.81	71,577.62	23.25	5.90	-NA-	-NA-	-10.02	-15.59	7.51	5.57	3.04	5.57	-NA-	25.39
Pure Australia	AUD	1,007.08	34,574.61	11.23	5.88	-NA-	-NA-	-15.32	-22.90	4.51	5.99	4.15	5.99	-NA-	33.46
Hong Kong	HKD	2,581.61	894,502.66	36.63	2.43	-NA-	-NA-	10.71	0.09	13.78	-5.66	-5.73	-5.66	-NA-	38.31
New Zealand	NZD	1,379.02	972.58	0.23	7.57	-NA-	-NA-	2.47	0.84	7.09	0.00	-0.99	0.00	-NA-	14.41
Singapore	SGD	1,524.58	48,021.61	12.05	3.31	-NA-	-NA-	2.97	-6.90	2.92	-9.10	-5.95	-9.10	-NA-	34.17

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,537.54	307,889.17	135.64	3.24	-NA-	-NA-	-NA-	-NA-	6.09	-0.31	-2.61	-0.31	-NA-	-NA-
Pure Asia	AUD	1,615.01	252,144.75	111.08	2.92	-NA-	-NA-	-NA-	-NA-	5.13	-0.27	-2.69	-0.27	-NA-	-NA-
Asia ex Australia	AUD	1,206.26	236,311.55	104.10	2.43	-NA-	-NA-	-NA-	-NA-	5.63	-2.01	-4.22	-2.01	-NA-	-NA-
Australia	AUD	1,348.81	71,577.62	31.53	5.90	-NA-	-NA-	-NA-	-NA-	7.51	5.57	3.04	5.57	-NA-	-NA-
Pure Australia	AUD	1,007.08	34,574.61	15.23	5.88	-NA-	-NA-	-NA-	-NA-	4.51	5.99	4.15	5.99	-NA-	-NA-
Hong Kong	AUD	1,644.83	112,775.91	49.68	2.43	-NA-	-NA-	-NA-	-NA-	-0.27	-5.23	-7.63	-5.23	-NA-	-NA-
Japan	AUD	1,767.47	85,710.01	37.76	2.00	-NA-	-NA-	-NA-	-NA-	17.93	5.57	2.21	5.57	-NA-	-NA-
New Zealand	AUD	921.68	717.67	0.32	7.57	-NA-	-NA-	-NA-	-NA-	1.33	-3.18	-5.76	-3.18	-NA-	-NA-
Singapore	AUD	1,278.58	37,107.97	16.35	3.31	-NA-	-NA-	-NA-	-NA-	0.12	-7.76	-7.26	-7.76	-NA-	-NA-

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	EUR	1,182.16	226,993.92	100.00	0.00	4.10	0.66	-3.29	-4.11	15.46	-4.16	-1.56	-4.16	19.43	25.09
Pure Asia	EUR	1,278.97	185,895.87	81.89	0.00	4.51	1.45	-2.47	-3.19	14.65	-3.91	-1.41	-3.91	19.87	25.96
Asia ex Australia	EUR	1,544.69	174,222.71	76.75	0.00	-NA-	-NA-	-0.09	-0.23	15.71	-5.61	-2.98	-5.61	-NA-	26.37
Asia Dividend+	EUR	1,805.19	162,932.79	71.78	0.00	-NA-	-NA-	-NA-	-3.44	15.85	-4.87	-2.18	-4.87	-NA-	25.18
Australia	EUR	723.12	52,771.21	23.25	0.00	1.74	-2.52	-12.96	-16.69	14.35	0.81	3.39	0.81	20.83	30.35
Pure Australia	EUR	541.19	25,490.42	11.23	0.00	0.28	-5.31	-18.09	-24.00	10.91	2.27	5.59	2.27	24.48	37.89
Japan	EUR	1,712.80	63,190.43	27.84	0.00	1.49	3.32	-3.90	1.02	29.54	1.70	3.48	1.70	27.90	27.27
Hong Kong	EUR	1,366.82	83,145.00	36.63	0.00	7.29	1.73	4.57	0.23	9.26	-8.59	-6.39	-8.59	28.35	33.11
Singapore	EUR	998.83	27,358.17	12.05	0.00	1.97	1.42	1.06	-5.05	9.02	-11.47	-6.04	-11.47	28.22	29.74
New Zealand	EUR	920.11	529.10	0.23	0.00	-NA-	-NA-	-5.10	-6.00	5.27	-6.58	-4.46	-6.58	-NA-	20.11
Asia	USD	1,613.80	313,523.18	100.00	0.00	4.21	4.74	-0.40	-7.09	16.85	-1.33	-0.83	-1.33	21.91	31.20
Pure Asia	USD	1,745.97	256,758.70	81.89	0.00	4.63	5.56	0.44	-6.19	16.04	-1.07	-0.67	-1.07	22.39	32.09
Asia ex Australia	USD	1,632.99	240,635.77	76.75	0.00	-NA-	-NA-	2.89	-3.33	17.11	-2.82	-2.26	-2.82	-NA-	32.15
Asia Dividend+	USD	2,059.48	225,042.18	71.78	0.00	-NA-	3.03	1.48	-6.44	17.25	-2.05	-1.45	-2.05	-NA-	31.12
Australia	USD	996.48	72,887.41	23.25	0.00	1.90	1.52	-10.37	-19.27	15.73	3.79	4.16	3.79	23.66	35.20
Pure Australia	USD	745.78	35,207.28	11.23	0.00	0.43	-1.38	-15.65	-26.36	12.25	5.30	6.38	5.30	27.38	42.58
Japan	USD	2,360.27	87,278.40	27.84	0.00	1.65	7.61	-1.03	-2.11	31.11	4.71	4.25	4.71	28.90	31.21
Hong Kong	USD	1,883.51	114,839.57	36.63	0.00	7.46	5.95	7.70	-2.87	10.58	-5.89	-5.69	-5.89	30.01	38.13
Singapore	USD	1,376.41	37,787.00	12.05	0.00	2.13	5.63	4.07	-8.00	10.34	-8.86	-5.35	-8.86	31.04	38.79
New Zealand	USD	934.97	730.80	0.23	0.00	-NA-	-NA-	-2.27	-8.92	6.54	-3.81	-3.75	-3.81	-NA-	27.71
Asia	GBP	1,599.03	192,760.32	100.00	0.00	5.07	3.48	1.08	-0.64	9.37	-5.02	-2.34	-5.02	19.81	26.26
Pure Asia	GBP	1,729.99	157,860.39	81.89	0.00	5.47	4.30	1.94	0.32	8.61	-4.77	-2.18	-4.77	20.37	27.34
Asia ex Australia	GBP	1,618.04	147,947.69	76.75	0.00	-NA-	-NA-	4.43	3.38	9.62	-6.45	-3.74	-6.45	-NA-	27.42
Asia Dividend+	GBP	2,269.60	138,360.43	71.78	0.00	-NA-	1.80	2.99	0.06	9.74	-5.72	-2.95	-5.72	-NA-	26.58
Australia	GBP	987.36	44,812.63	23.25	0.00	2.72	0.31	-9.03	-13.67	8.33	-0.09	2.58	-0.09	21.55	31.88
Pure Australia	GBP	738.95	21,646.14	11.23	0.00	1.25	-2.56	-14.39	-21.25	5.06	1.36	4.76	1.36	25.84	40.78
Japan	GBP	2,338.67	53,660.50	27.84	0.00	2.47	6.33	0.44	4.68	22.72	0.79	2.66	0.79	27.97	27.55
Hong Kong	GBP	1,866.27	70,605.67	36.63	0.00	8.33	4.68	9.30	3.87	3.51	-9.41	-7.13	-9.41	28.53	34.02
Singapore	GBP	1,363.81	23,232.21	12.05	0.00	2.95	4.37	5.62	-1.61	3.28	-12.27	-6.79	-12.27	29.17	32.58
New Zealand	GBP	1,103.55	449.31	0.23	0.00	-NA-	-NA-	-0.81	-2.59	-0.28	-7.41	-5.22	-7.41	-NA-	24.13

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

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	JPY	1,291.77	25,686,954.10	100.00	0.00	1.71	1.04	-7.07	-14.22	7.73	-0.32	-0.83	-0.32	23.23	33.49
Pure Asia	JPY	1,397.56	21,036,240.57	81.89	0.00	2.11	1.84	-6.28	-13.39	6.98	-0.06	-0.67	-0.06	23.63	34.25
Asia ex Australia	JPY	1,307.13	19,715,288.98	76.75	0.00	-NA-	-NA-	-3.99	-10.75	7.97	-1.83	-2.26	-1.83	-NA-	34.39
Asia Dividend+	JPY	1,522.72	18,437,705.79	71.78	0.00	-NA-	-NA-	-NA-	-13.62	8.09	-1.06	-1.45	-1.06	-NA-	33.08
Australia	JPY	797.63	5,971,665.12	23.25	0.00	-0.55	-2.06	-16.36	-25.46	6.70	4.85	4.16	4.85	25.12	36.80
Pure Australia	JPY	596.96	2,884,532.62	11.23	0.00	-1.98	-4.85	-21.29	-32.01	3.49	6.37	6.38	6.37	28.24	43.12
Japan	JPY	1,903.62	7,150,719.18	27.84	0.00	0.01	3.91	-7.65	-9.62	20.88	5.77	4.25	5.77	28.43	32.86
Hong Kong	JPY	1,507.65	9,408,806.25	36.63	0.00	4.88	2.22	0.49	-10.33	1.95	-4.93	-5.69	-4.93	31.26	40.55
Singapore	JPY	1,101.75	3,095,889.30	12.05	0.00	-0.33	1.91	-2.89	-15.06	1.73	-7.93	-5.34	-7.93	32.80	39.67
New Zealand	JPY	747.56	59,874.25	0.23	0.00	-NA-	-NA-	-8.81	-15.91	-1.78	-2.84	-3.75	-2.84	-NA-	30.24
Australia	AUD	648.95	71,577.62	23.25	0.00	1.02	-4.89	-15.85	-21.52	1.78	4.48	1.98	4.48	17.22	25.21
Australia Hedged	USD	424.33	72,887.41	23.25	0.00	-NA-	-NA-	-17.27	-22.96	-2.24	3.68	1.67	3.68	-NA-	24.19
Pure Australia	AUD	485.62	34,574.61	11.23	0.00	-0.43	-7.61	-20.80	-28.41	-1.29	5.99	4.15	5.99	21.49	33.61
Hong Kong	HKD	1,900.22	894,502.66	36.63	0.00	7.51	6.08	7.78	-2.84	10.95	-5.70	-5.77	-5.70	29.99	38.18
Singapore	SGD	1,056.63	48,021.61	12.05	0.00	0.94	3.35	-0.87	-10.80	-0.24	-9.58	-6.02	-9.58	29.18	33.71
New Zealand	NZD	898.76	972.58	0.23	0.00	-NA-	-NA-	-4.71	-6.92	-0.99	0.00	-0.99	0.00	-NA-	14.51
Asia 33	EUR	926.40	166,274.14	73.25	0.00	-NA-	-NA-	-2.82	-2.48	16.43	-2.61	-0.40	-2.61	-NA-	-NA-
Asia 33	USD	1,275.22	229,408.43	73.17	0.00	-NA-	-NA-	0.06	-5.60	18.36	0.74	0.92	0.74	-NA-	-NA-
Asia 33	GBP	1,273.95	142,207.06	73.77	0.00	-NA-	-NA-	1.71	1.19	12.06	-3.38	-0.89	-3.38	-NA-	-NA-
Asia 33	JPY	1,018.00	18,744,962.75	72.97	0.00	-NA-	-NA-	-6.69	-13.01	8.30	1.22	0.42	1.22	-NA-	-NA-
Asia 33	HKD	1,273.54	1,787,137.54	72.97	0.00	-NA-	-NA-	0.14	-5.56	18.79	0.96	0.84	0.96	-NA-	-NA-
Asia 33	AUD	821.48	225,840.15	34.68	0.00	-NA-	-NA-	-NA-	-NA-	3.70	0.92	-1.36	0.92	-NA-	-NA-

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

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,037.04	307,889.17	135.64	0.00	-NA-	-NA-	-NA-	-NA-	2.76	-0.67	-2.90	-0.67	-NA-	-NA-
Pure Asia	AUD	1,121.97	252,144.75	111.08	0.00	-NA-	-NA-	-NA-	-NA-	2.05	-0.41	-2.75	-0.41	-NA-	-NA-
Asia ex Australia	AUD	1,049.37	236,311.55	104.10	0.00	-NA-	-NA-	-NA-	-NA-	2.99	-2.17	-4.30	-2.17	-NA-	-NA-
Asia Dividend+	AUD	1,541.63	220,998.17	97.36	0.00	-NA-	-NA-	-NA-	-NA-	3.11	-1.40	-3.51	-1.40	-NA-	-NA-
Australia	AUD	648.95	71,577.62	31.53	0.00	-NA-	-NA-	-NA-	-NA-	1.78	4.48	1.98	4.48	-NA-	-NA-
Pure Australia	AUD	485.62	34,574.61	15.23	0.00	-NA-	-NA-	-NA-	-NA-	-1.29	5.99	4.15	5.99	-NA-	-NA-
Japan	AUD	1,516.72	85,710.01	37.76	0.00	-NA-	-NA-	-NA-	-NA-	15.30	5.40	2.07	5.40	-NA-	-NA-
Hong Kong	AUD	1,210.35	112,775.91	49.68	0.00	-NA-	-NA-	-NA-	-NA-	-2.75	-5.27	-7.66	-5.27	-NA-	-NA-
Singapore	AUD	884.49	37,107.97	16.35	0.00	-NA-	-NA-	-NA-	-NA-	-2.96	-8.25	-7.33	-8.25	-NA-	-NA-
New Zealand	AUD	719.74	717.67	0.32	0.00	-NA-	-NA-	-NA-	-NA-	-6.31	-3.18	-5.76	-3.18	-NA-	-NA-

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

Gross Total Return Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) 28-Feb	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Asia Real Estate **	Local	1,704.92	3.28	12.13	4.36	-1.19	-6.70	13.28	-0.61	-1.12	-0.61	19.68	27.65
Asia FTSE	Local	265.18	2.74	#DIV/0!	4.34	0.53	-2.48	12.43	0.23	0.28	0.23	16.71	22.67
Japan Real Estate **	JPY	2,231.34	2.16	2.24	5.51	-5.84	-7.34	23.84	5.95	4.40	5.95	28.52	32.97
Japan FTSE	JPY	80.50	2.03	#DIV/0!	-1.49	-9.10	-10.07	7.03	4.79	3.71	4.79	18.37	24.10
Japan JP Morgan Bonds	JPY	244.71	-NA-	8.54	1.53	2.03	1.95	1.65	-0.75	-0.13	-0.75	2.08	2.26
Australia Real Estate **	AUD	1,348.81	5.90	17.25	1.55	-10.02	-15.59	7.51	5.57	3.04	5.57	17.37	25.39
Australia FTSE	AUD	1,065.25	4.26	#DIV/0!	8.62	4.06	-0.37	7.93	2.81	2.42	2.81	13.74	18.52
Australia JP Morgan Bonds	AUD	737.34	-NA-	16.94	5.57	5.63	7.49	4.85	1.18	0.34	1.18	3.94	4.91
Hong Kong Real Estate **	HKD	2,581.61	2.43	22.67	9.07	10.71	0.09	13.78	-5.66	-5.73	-5.66	30.10	38.31
Hong Kong FTSE	HKD	1,830.97	4.48	#DIV/0!	9.72	13.85	3.54	22.26	-1.24	-3.45	-1.24	22.90	30.01
Hong Kong JP Morgan Bonds	HKD	162.44	-NA-	-NA-	4.68	4.52	2.59	1.35	0.17	-0.14	0.17	3.66	3.24
Singapore Real Estate **	SGD	1,497.94	3.31	7.32	6.89	2.78	-6.90	2.92	-9.10	-5.95	-9.10	29.56	34.17
Singapore FTSE	SGD	541.78	2.33	#DIV/0!	7.66	8.12	2.95	10.50	-6.07	-5.55	-6.07	22.11	30.49
Singapore JP Morgan Bonds	SGD	155.92	-NA-	-NA-	-NA-	4.27	3.11	3.46	0.84	0.18	0.84	-NA-	4.15
New Zealand Real Estate **	NZD	1,353.53	7.25	-NA-	-NA-	2.14	0.49	6.73	0.00	-0.99	0.00	-NA-	14.38
New Zealand FTSE	NZD	183.90	6.37	-NA-	5.13	-0.65	-3.83	8.37	2.94	0.71	2.94	14.29	16.13
New Zealand JP Morgan Bonds	NZD	312.12	-NA-	16.85	6.64	6.83	8.66	6.50	2.45	0.70	2.45	3.58	4.77

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Asia (%) Weight 28-Feb
Sun Hung Kai Props	Non-Rental	Diversified	HK	22,489	9.90
Westfield Group *	Rental	Retail	AU	16,589	7.30
Mitsubishi Estate	Non-Rental	Diversified	JP	15,371	6.77
Mitsui Fudosan	Non-Rental	Diversified	JP	13,506	5.95
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	9,209	4.06
Hongkong Land Hldgs	Rental	Office	HK	8,367	3.68
Wharf Holdings	Non-Rental	Diversified	HK	7,182	3.16
Hang Lung Properties	Non-Rental	Diversified	HK	6,888	3.03
Stockland Trust Group *	Non-Rental	Diversified	AU	6,676	2.94
Westfield Retail Trust	Rental	Retail	AU	6,012	2.65
Capitaland	Non-Rental	Diversified	SG	5,889	2.59
Henderson Land Dev	Non-Rental	Diversified	HK	4,991	2.20
Link REIT *	Rental	Retail	HK	4,936	2.17
China Overseas Land	Non-Rental	Residential	HK	4,903	2.16
City Developments	Non-Rental	Diversified	SG	4,336	1.91
GPT Group *	Rental	Diversified	AU	4,241	1.87
Nippon Building Fund *	Rental	Office	JP	4,105	1.81
New World Development	Non-Rental	Diversified	HK	3,807	1.68
Japan Real Estate *	Rental	Office	JP	3,640	1.60
Goodman Group *	Rental	Industrial	AU	3,287	1.45

Country Breakdown:

Country Index	Number of Constituents 28-Feb	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Asia (%) Weight 28-Feb
EPRA/NAREIT Australia	15	52,771	23.25%
EPRA/NAREIT Japan	20	63,190	27.84%
EPRA/NAREIT Hong Kong	22	83,145	36.63%
EPRA/NAREIT Singapore	15	27,358	12.05%
EPRA/NAREIT New Zealand	1	529	0.23%
EPRA/NAREIT Asia	**73**	**226,994**	**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-11	Dividend Return Feb-11	Total Return Feb-11
Tokyu Land	Non-Rental	Diversified	JP	11.16	0.00	11.16
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	10.92	0.00	10.92
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	9.94	0.00	9.94
FKP Property Group	Non-Rental	Diversified	AU	8.81	0.00	8.81
Mitsubishi Estate	Non-Rental	Diversified	JP	7.61	0.00	7.61
Country Garden Holdings	Non-Rental	Diversified	HK	5.82	0.00	5.82
Stockland Trust Group *	Non-Rental	Diversified	AU	5.56	0.00	5.56
Goodman Group *	Rental	Industrial	AU	5.26	0.00	5.26
Mirvac Group *	Non-Rental	Diversified	AU	4.84	0.00	4.84
GPT Group *	Rental	Diversified	AU	4.73	0.00	4.73
Charter Hall Retail REIT *	Rental	Retail	AU	4.23	0.00	4.23
Mitsui Fudosan	Non-Rental	Diversified	JP	3.96	0.00	3.96
CFS Retail Property Trust *	Rental	Retail	AU	3.58	0.00	3.58
Japan Prime Realty Inv. *	Rental	Office	JP	3.46	0.00	3.46
Dexus Property Group *	Rental	Diversified	AU	3.01	0.00	3.01
Japan Real Estate *	Rental	Office	JP	2.56	0.00	2.56
Top REIT *	Rental	Diversified	JP	2.12	0.00	2.12
Kenedix Realty Investment *	Rental	Diversified	JP	1.98	0.00	1.98
Charter Hall Office reiT *	Rental	Office	AU	1.92	0.00	1.92
Tokyo Tatemono	Non-Rental	Office	JP	1.86	0.00	1.86

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-11	Dividend Return Feb-11	Total Return Feb-11
Champion REIT *	Rental	Office	HK	-5.73	0.00	-5.73
Keppel Land	Non-Rental	Diversified	SG	-5.80	0.00	-5.80
Hysan Development	Rental	Diversified	HK	-5.91	0.00	-5.91
New World China Land	Non-Rental	Diversified	HK	-6.03	0.00	-6.03
CDL Hospitality Trusts	Rental	Lodging/Resorts	SG	-7.62	0.00	-7.62
CapitaMalls Asia	Non-Rental	Retail	SG	-8.02	0.00	-8.02
Global Logistic Properties	Rental	Industrial	SG	-8.65	0.00	-8.65
Henderson Land Dev	Non-Rental	Diversified	HK	-8.70	0.00	-8.70
Soho China	Non-Rental	Diversified	HK	-9.11	0.00	-9.11
Capitaland	Non-Rental	Diversified	SG	-9.44	0.00	-9.44
Kerry Properties	Non-Rental	Diversified	HK	-9.48	0.00	-9.48
Wing Tai Holdings	Non-Rental	Diversified	SG	-9.76	0.00	-9.76
China Resources Land	Non-Rental	Residential	HK	-10.10	0.00	-10.10
Shimao Property	Non-Rental	Residential	HK	-10.14	0.00	-10.14
Wharf Holdings	Non-Rental	Diversified	HK	-10.62	0.00	-10.62
Yanlord Land Group	Non-Rental	Diversified	SG	-11.69	0.00	-11.69
China Overseas Land	Non-Rental	Residential	HK	-12.23	0.00	-12.23
Shenzhen Investment	Non-Rental	Diversified	HK	-12.32	0.00	-12.32
KWG Property Holdings	Non-Rental	Diversified	HK	-13.28	0.00	-13.28
Agile Property Holdings	Non-Rental	Diversified	HK	-15.20	0.00	-15.20

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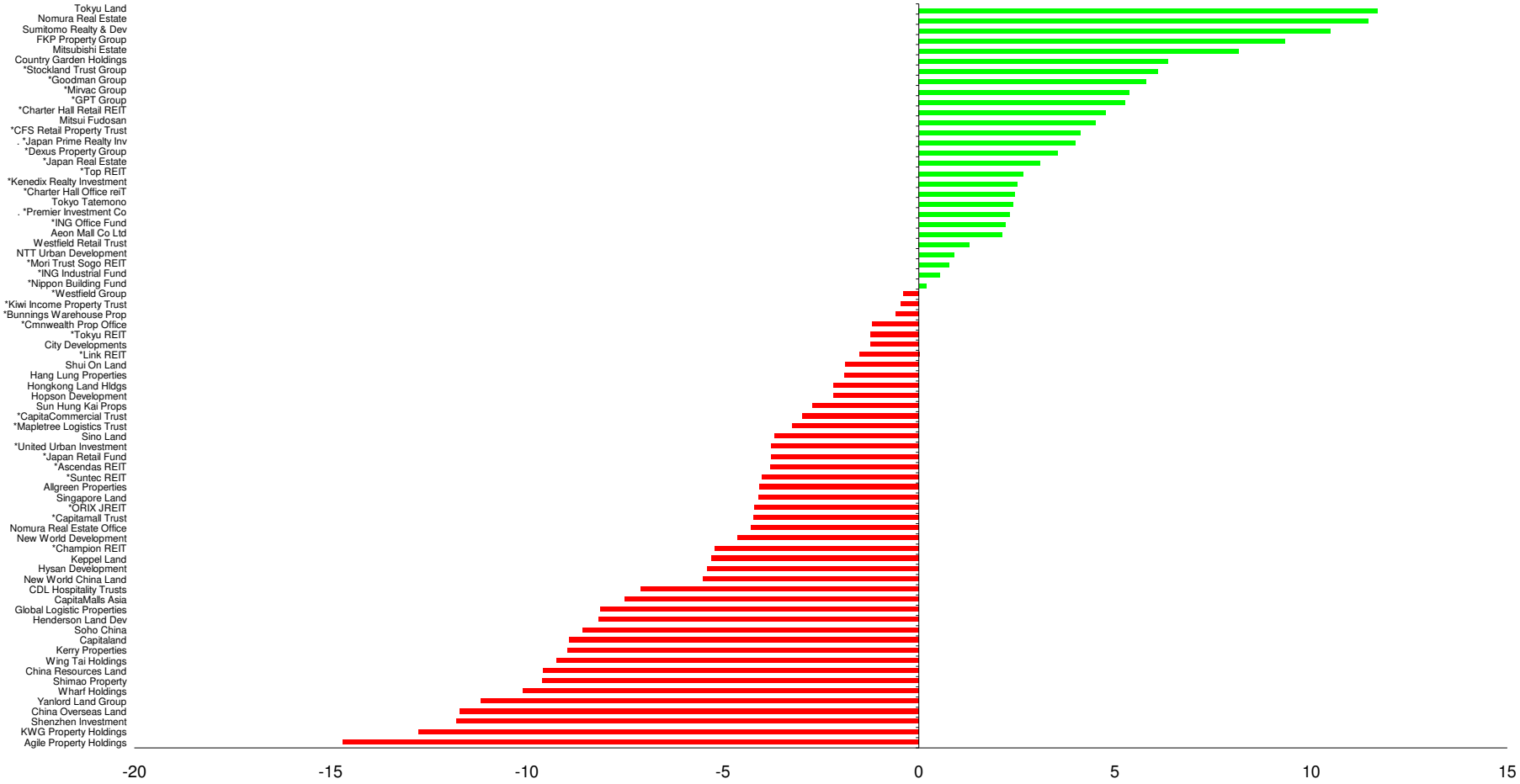
Graph 13: Total Return Performance relative to Regional Developed Index - Asia



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Section 4

FTSE EPRA/NAREIT Europe Developed Index Series

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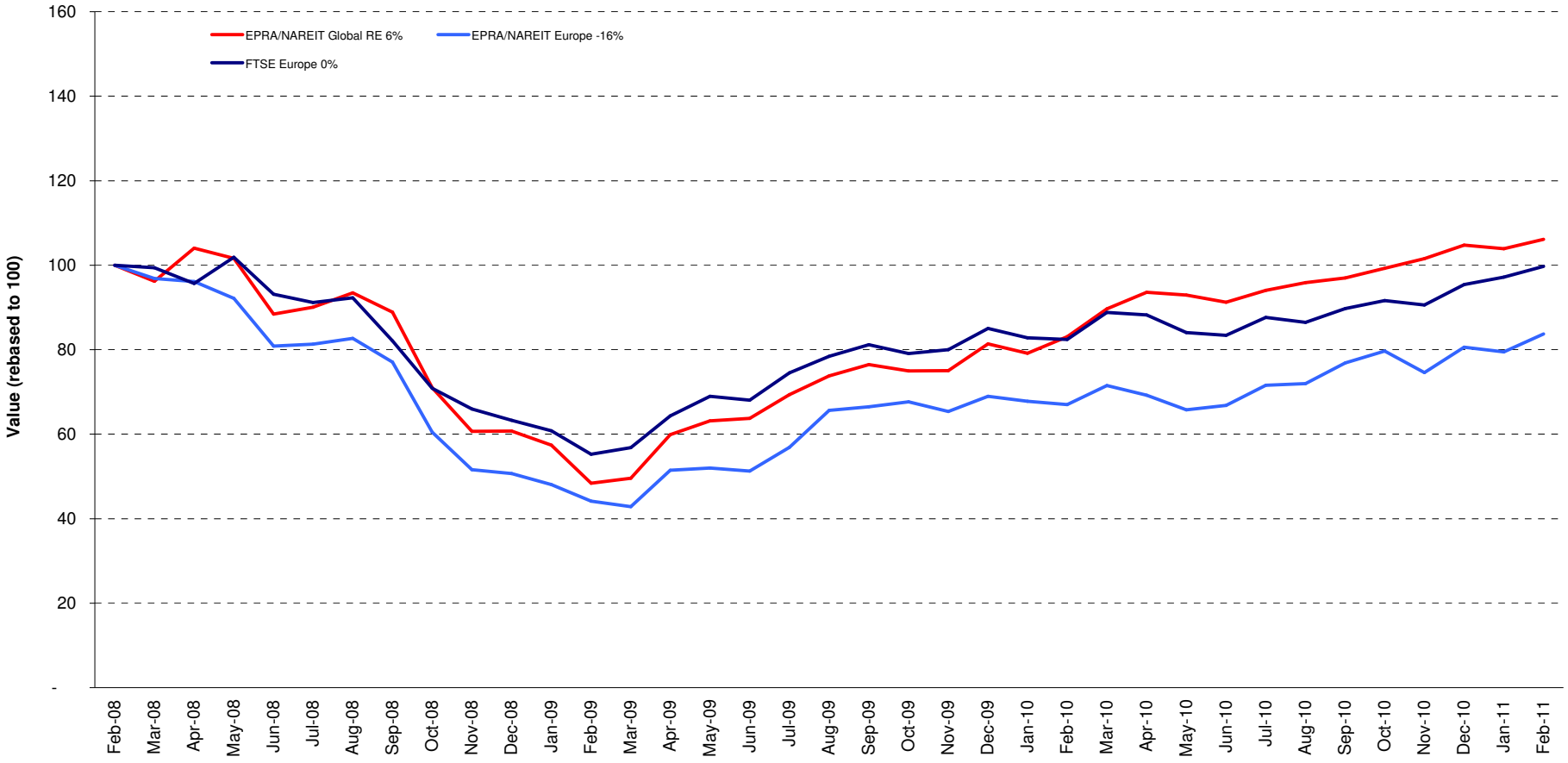
FTSE EPRA/NAREIT Europe Developed Index Series

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



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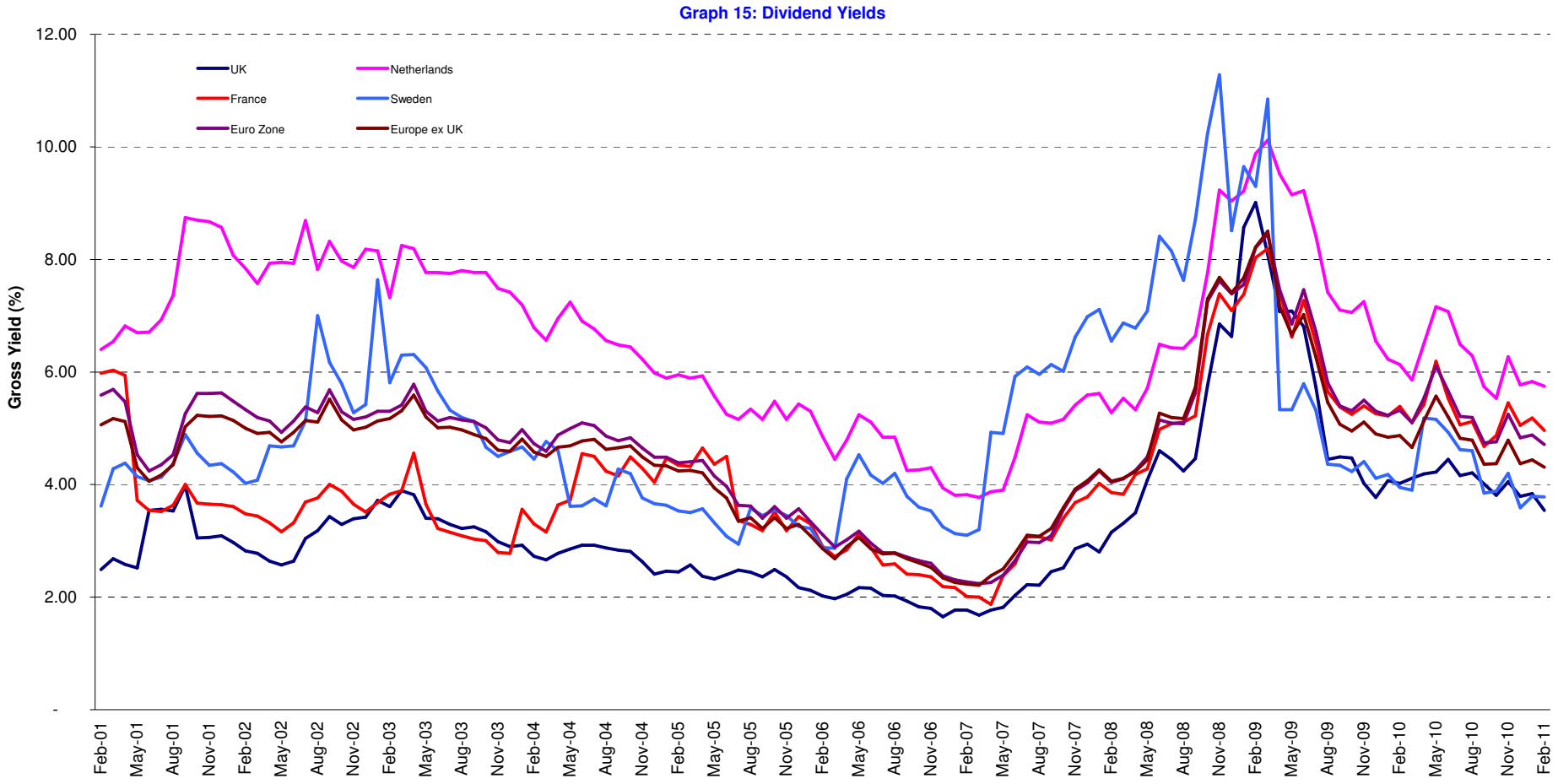

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FTSE EPRA/NAREIT Europe Developed Index Series - Corporate Actions & Changes

Ex Date	Description
7 February 2011	Capital Shopping Centres Group (UK): New number of shares: 859,046,108
7 February 2011	Capital Shopping Centres Group (UK): New free float percentage: 75% (was 100%)
10 February 2011	Fonciere Des Regions (France): New number of shares: 54,924,973
17 February 2011	Colonia Real Estate (Germany): New free float percentage: 50% (was 100%)

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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
2 February 2011	Daejan Holdings	Rental	Diversified	GBP	0.278	1.84	4-Mar	Annual
2 February 2011	Invista Foundation Prop	Rental	Diversified	GBP	0.009	15.44	18-Feb	Quarterly
9 February 2011	F&C Commercial Prop	Rental	Diversified	GBP	0.005	5.41	25-Feb	Quarterly
9 February 2011	ISIS Property Trust Ld	Rental	Diversified	GBP	0.020	7.80	25-Feb	Quarterly
9 February 2011	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.010	11.21	28-Feb	Quarterly
9 February 2011	Standard Life Inv Prop	Rental	Diversified	GBP	0.011	10.36	25-Feb	Quarterly
9 February 2011	UK Commercial Property Trust	Rental	Diversified	GBP	0.013	5.10	28-Feb	Dividend

** 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
2 March 2011	IRP Property Investments	Rental	Diversified	GBP	0.018	8.75	25-Mar	Quarterly
2 March 2011	Primary Health Prop.*	Rental	Health Care	GBP	0.010	5.55	31-Mar	Semi-Annual
9 March 2011	Hammerson *	Rental	Retail	GBP	0.088	6.40	13-May	Dividend
9 March 2011	Safestore Holdings	Rental	Self Storage	GBP	0.036	0.00	8-Apr	Dividend
9 March 2011	St Modwen Properties	Rental	Diversified	GBP	0.022	7.84	4-Apr	Semi-Annual
16 March 2011	Land Securities *	Rental	Diversified	GBP	0.070	8.48	25-Apr	Quarterly
17 March 2011	Sponda	Rental	Diversified	EUR	0.150	12.66	28-Mar	Annual
18 March 2011	Eurobank Properties *	Rental	Diversified	EUR	0.16 ***	4.69	April	Semi-Annual
24 March 2011	Citycon OYJ	Rental	Retail	EUR	0.040	1.25	8-Apr	Annual
25 March 2011	Castellum	Rental	Diversified	SEK	3.600	3.31	1-Apr	Annual
25 March 2011	Gagfah	Rental	Residential	EUR	0.2 ***	9.73	April	Quarterly
25 March 2011	Hufvudstaden A	Rental	Office	SEK	2.300	2.36	1-Apr	Annual
26 March 2011	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	5.41	April	Quarterly
30 March 2011	British Land *	Rental	Diversified	GBP	0.072	6.11	13-May	Quarterly
31 March 2011	Fabege	Rental	Office	SEK	3.000	5.84	7-Apr	Annual
31 March 2011	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.34 ***	9.34	April	Quarterly
31 March 2011	Technopolis	Rental	Office	EUR	0.170	3.80	11-Apr	Annual
31 March 2011	Wereldhave *	Rental	Diversified	EUR	4.65 ***	6.32	April	Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 28-Feb	Free Float Mkt Cap EUR (m) 28-Feb	Free Float Global Wght (%) 28-Feb	Free Float Europe Wght (%) 28-Feb	Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-11	Dividend Rtn (%) Feb-11	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
CA Immobilien Anlage	Rental	Diversified	12.47	1,073	0.18	1.13	0.00	-NA-	-2.52	-10.12	-5.05	71.69	4.66	3.23	0.00	3.23	4.66	36.91	65.29	419	39
Conwert Immobilien	Non-Rental	Residential	12.10	981	0.16	1.03	2.07	-NA-	-NA-	-3.88	5.23	52.85	12.51	6.98	0.00	6.98	14.83	-NA-	55.94	634	65
Austria Total				**2,055**	**0.34**	**2.16**	**1.09**														
Cofinimmo *	Rental	Diversified	100.95	1,346	0.22	1.41	6.44	-NA-	5.92	0.72	-3.15	7.94	3.63	1.86	0.00	1.86	10.31	13.26	19.83	784	58
Befimmo *	Rental	Office	60.53	1,016	0.17	1.07	6.45	-NA-	6.48	2.73	0.46	7.50	5.12	0.08	0.00	0.08	5.12	17.48	25.53	322	32
Warehouses De Pauw *	Rental	Industrial	38.69	364	0.06	0.38	7.60	-NA-	11.12	3.58	1.43	21.48	5.57	-0.15	0.00	-0.15	9.58	17.66	23.71	124	34
Intervest Offices *	Rental	Office	24.00	167	0.03	0.17	8.96	-NA-	7.38	3.89	2.81	15.76	2.17	2.52	0.00	2.52	11.32	17.33	27.04	29	17
Wereldhave Belgium *	Rental	Diversified	71.51	153	0.03	0.16	5.48	-NA-	5.86	4.01	15.81	26.79	4.39	1.94	0.00	1.94	10.12	17.53	17.23	43	28
Leasinvest Real Estate *	Rental	Office	67.60	109	0.02	0.11	5.92	-NA-	7.83	5.92	6.19	14.49	6.69	3.19	0.00	3.19	13.01	15.19	22.06	20	18
Belgium Total				**3,154**	**0.52**	**3.31**	**6.65**														
Sponda	Rental	Diversified	3.95	1,094	0.18	1.15	3.04	-NA-	12.30	2.77	-4.95	48.54	1.80	5.90	0.00	5.90	4.90	35.79	55.97	529	48
Citycon OYJ	Rental	Retail	3.20	587	0.10	0.62	1.25	-NA-	17.39	1.70	-1.41	19.89	3.90	0.95	0.00	0.95	5.19	29.79	38.60	349	59
Technopolis	Rental	Office	3.95	250	0.04	0.26	3.80	-NA-	12.21	-4.57	-4.47	19.53	-3.19	-4.82	0.00	-4.82	0.49	29.08	39.32	141	56
Finland Total				**1,931**	**0.32**	**2.03**	**2.59**														
Unibail-Rodamco *	Rental	Diversified	145.70	13,303	2.20	13.96	5.49	10.63	15.39	7.36	4.66	20.77	-1.55	4.52	0.00	4.52	3.85	21.13	24.63	11,603	87
Klepierre *	Rental	Retail	28.27	2,680	0.44	2.81	4.42	11.63	15.02	3.85	-5.34	7.92	4.70	6.42	0.00	6.42	9.34	30.41	45.02	1,978	74
Fonciere Des Regions *	Rental	Diversified	78.67	2,160	0.36	2.27	4.19	-NA-	20.38	1.17	0.12	17.89	8.66	7.08	0.00	7.08	13.22	27.97	40.46	2,039	94
Gecina *	Rental	Diversified	93.87	1,716	0.28	1.80	4.69	8.00	9.53	2.03	3.97	29.12	14.04	7.51	0.00	7.51	19.39	36.74	60.39	1,339	78
Icade	Rental	Diversified	81.24	1,664	0.28	1.75	4.00	-NA-	-NA-	-NA-	-1.75	20.76	6.40	2.46	0.00	2.46	10.66	-NA-	29.04	1,234	74
Mercialys *	Rental	Retail	27.56	1,267	0.21	1.33	3.85	-NA-	-NA-	7.93	2.47	8.68	-0.16	-1.38	0.00	-1.38	1.83	-NA-	24.37	567	45
Silic *	Rental	Office	93.59	1,217	0.20	1.28	4.97	-NA-	11.95	4.74	6.00	16.26	0.99	-5.09	0.00	-5.09	6.01	21.53	26.90	379	31
Societe de la Tour Eiffel *	Rental	Diversified	63.25	348	0.06	0.36	3.16	-NA-	1.94	1.07	0.32	27.47	9.11	5.01	0.00	5.01	12.56	44.45	65.29	160	46
Affine *	Non-Rental	Diversified	19.42	69	0.01	0.07	7.62	2.23	8.55	-4.86	-13.66	28.22	16.96	6.06	0.00	6.06	22.22	27.84	43.60	52	75
France Total				**24,425**	**4.05**	**25.64**	**4.96**														

*** -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 28-Feb	Free Float Mkt Cap EUR (m) 28-Feb	Free Float Global Wght (%) 28-Feb	Free Float Europe Wght (%) 28-Feb	Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-11	Dividend Rtn (%) Feb-11	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Deutsche Euroshop	Rental	Retail	27.33	1,411	0.23	1.48	3.77	-NA-	8.82	5.21	7.31	24.26	-5.71	-0.64	0.00	-0.64	-2.09	19.32	22.37	804	57
Deutsche Wohnen	Rental	Residential	10.89	891	0.15	0.93	0.00	-NA-	15.21	-5.26	-5.21	57.75	3.67	9.05	0.00	9.05	3.67	70.43	104.27	3	0
Gagfah	Rental	Residential	8.59	773	0.13	0.81	6.99	-NA-	-NA-	-NA-	-1.19	36.36	29.38	16.80	0.00	16.80	36.82	-NA-	79.16	2,482	321
TAG Immobilien	Non-Rental	Diversified	16.27	413	0.07	0.43	0.00	-NA-	11.10	2.99	6.56	24.75	7.68	5.92	0.00	5.92	8.21	15.72	17.86	95	23
Alstria Office *	Rental	Office	11.10	342	0.06	0.36	4.50	-NA-	-NA-	-NA-	2.67	43.21	5.71	7.77	0.00	7.77	10.48	-NA-	49.35	125	36
DIC Asset	Rental	Diversified	10.35	293	0.05	0.31	2.90	-NA-	-NA-	-14.86	-15.67	30.20	24.10	15.49	0.00	15.49	27.70	-NA-	75.83	274	94
Patrizia Immobilien	Rental	Residential	5.88	153	0.03	0.16	0.00	-NA-	-NA-	-NA-	12.68	115.38	53.13	19.27	0.00	19.27	53.13	-NA-	73.09	280	183
Colonia Real Estate	Rental	Residential	5.68	87	0.01	0.09	0.00	-NA-	22.51	-29.17	-27.95	42.68	1.94	2.03	0.00	2.03	1.94	79.97	63.29	340	391
Germany Total				**4,362**	**0.72**	**4.58**	**3.00**														
Eurobank Properties *	Rental	Diversified	6.61	121	0.02	0.13	8.37	-NA-	-NA-	-NA-	-3.23	-4.10	13.61	4.92	0.00	4.92	20.39	-NA-	30.70	34	28
Lamda Development	Non-Rental	Diversified	3.85	51	0.01	0.05	0.00	-NA-	-6.67	-12.82	-26.46	-25.24	-1.53	-1.28	0.00	-1.28	-1.53	41.98	44.21	10	19
Greece Total				**172**	**0.03**	**0.18**	**5.90**														
Beni Stabili	Rental	Office	0.74	712	0.12	0.75	2.02	-NA-	5.90	-1.21	2.45	13.13	17.38	6.75	0.00	6.75	19.75	29.39	39.90	610	86
IGD *	Rental	Retail	1.52	181	0.03	0.19	3.29	-NA-	-NA-	-5.08	-9.62	2.01	4.32	-1.43	0.00	-1.43	7.76	-NA-	39.75	96	53
Italy Total				**893**	**0.15**	**0.94**	**2.28**														
Corio *	Rental	Retail	48.06	4,373	0.72	4.59	5.51	5.52	10.18	2.87	-1.60	11.59	0.08	0.88	0.00	0.88	5.60	21.81	29.81	3,245	74
Wereldhave *	Rental	Diversified	73.59	1,566	0.26	1.64	6.32	4.22	7.33	1.58	2.98	18.31	0.73	3.20	0.00	3.20	7.09	19.29	23.30	1,772	113
Eurocommercial Props *	Rental	Retail	34.76	1,401	0.23	1.47	5.24	-NA-	9.89	5.96	3.12	30.44	6.18	4.39	0.00	4.39	6.18	18.98	25.10	749	53
Vastned Retail *	Rental	Retail	51.70	956	0.16	1.00	7.50	4.69	7.65	2.66	-2.12	19.14	-0.54	-0.98	0.00	-0.98	6.93	23.77	36.31	516	54
ProLogis European Properties	Rental	Industrial	5.00	708	0.12	0.74	0.00	-NA-	-NA-	-NA-	-17.86	0.32	3.97	0.02	0.00	0.02	3.97	-NA-	91.08	215	30
Nieuwe Steen Inv *	Rental	Diversified	14.89	645	0.11	0.68	8.60	-NA-	6.81	-0.79	1.94	9.26	1.40	1.29	0.00	1.29	7.94	17.88	25.96	246	38
Vastned Offices/Ind *	Rental	Office	12.20	231	0.04	0.24	11.97	3.51	1.20	-4.58	-6.79	8.11	-2.79	-4.69	0.00	-4.69	8.84	31.73	51.25	182	79
Netherlands Total				**9,879**	**1.64**	**10.37**	**5.75**														

*** -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 28-Feb	Free Float Mkt Cap EUR (m) 28-Feb	Free Float Global Wght (%) 28-Feb	Free Float Europe Wght (%) 28-Feb	Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-11	Dividend Rtn (%) Feb-11	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
Norwegian Property ASA	Rental	Office	9.98	643	0.11	0.68	0.00	-NA-	-NA-	-NA-	-37.45	-12.46	-3.57	-2.16	0.00	-2.16	-3.57	-NA-	80.84	464	72
Norway Total				**643**	**0.11**	**0.68**	**0.00**														
Castellum	Rental	Diversified	90.60	1,782	0.30	1.87	3.86	-NA-	15.66	4.99	9.55	33.00	-1.04	0.72	0.00	0.72	2.79	26.76	32.78	1,219	68
Hufvudstaden A	Rental	Office	74.25	1,261	0.21	1.32	2.83	-NA-	12.12	9.27	7.44	32.78	-5.47	2.56	0.00	2.56	-2.80	23.34	26.94	623	49
Fabege	Rental	Office	68.50	1,257	0.21	1.32	2.92	-NA-	15.29	3.67	3.88	52.27	-12.79	-2.84	0.00	-2.84	-10.25	33.28	51.14	1,182	94
Kungsleden	Rental	Diversified	62.00	968	0.16	1.02	6.05	-NA-	23.19	2.37	0.67	31.50	0.81	0.40	0.00	0.40	6.91	38.95	58.36	749	77
Wihlborgs Fastigheter	Rental	Diversified	183.00	783	0.13	0.82	3.69	-NA-	-NA-	13.56	15.26	31.77	-6.15	-0.81	0.00	-0.81	-2.69	-NA-	32.43	576	73
Klovern AB	Rental	Diversified	33.00	455	0.08	0.48	3.79	-NA-	-NA-	6.18	12.66	38.66	-2.94	4.76	0.00	4.76	0.74	-NA-	38.41	250	55
Sweden Total				**6,508**	**1.08**	**6.83**	**3.78**														
PSP Swiss Property	Rental	Office	74.10	2,671	0.44	2.80	3.64	-NA-	10.13	7.60	8.42	20.47	-1.20	0.47	0.00	0.47	2.40	15.96	21.24	1,414	53
Swiss Prime Site	Rental	Office	68.65	2,181	0.36	2.29	0.00	-NA-	6.82	6.74	10.45	17.36	-1.58	0.15	0.00	0.15	-1.58	15.18	19.90	1,420	65
Allreal	Non-Rental	Office	143.70	765	0.13	0.80	3.36	-NA-	8.55	5.93	4.84	18.06	5.51	4.51	0.00	4.51	5.51	11.98	13.68	259	34
Zueblin Immobilien Holding	Rental	Office	4.05	139	0.02	0.15	0.00	-NA-	-2.71	-13.02	-22.30	-4.03	9.16	3.05	0.00	3.05	9.16	17.80	25.66	32	23
Switzerland Total				**5,616**	**0.93**	**5.89**	**2.14**														
Inmobiliaria Colonial S.A.	Rental	Diversified	0.08	268	0.04	0.28	0.00	-NA-	-NA-	-41.69	-59.83	-43.97	43.64	25.40	0.00	25.40	43.64	-NA-	58.79	728	272
Spain Total				**268**	**0.04**	**0.28**	**0.00**														
Azrieli Group	Rental	Diversified	99.89	689	0.11	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.11	0.90	0.00	0.90	-0.11	-NA-	-NA-	103,409	15,000
Israel Total				**689**	**0.11**	**0.72**	**0.00**														

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Land Securities *	Rental	Diversified	7.67	6,895	1.14	7.24	3.65	6.04	4.68	-9.27	-14.31	24.51	14.76	13.64	0.00	13.64	17.88	24.76	36.12	5,486	80
British Land *	Rental	Diversified	5.84	6,079	1.01	6.38	4.46	6.77	6.59	-6.45	-4.89	39.02	13.87	12.54	0.00	12.54	18.00	24.56	29.80	5,071	83
Hammerson *	Rental	Retail	4.66	3,884	0.64	4.08	3.42	-NA-	7.15	-5.46	-10.77	25.99	11.72	8.60	0.00	8.60	15.66	28.03	37.66	2,774	71
Capital Shopping Centres Group *	Rental	Retail	3.95	2,999	0.50	3.15	3.79	-NA-	6.37	-6.35	-9.74	11.50	-5.34	7.54	0.00	7.54	-5.34	26.19	38.50	3,634	121
SEGRO *	Rental	Industrial	3.22	2,784	0.46	2.92	4.44	2.02	-3.84	-17.42	-26.89	5.62	12.43	7.95	0.00	7.95	17.54	31.58	47.71	1,645	59
Derwent London *	Rental	Office	16.98	2,011	0.33	2.11	1.63	10.14	8.74	1.07	7.36	33.25	8.78	8.15	0.00	8.15	10.54	26.60	34.73	761	38
Great Portland Estates *	Rental	Office	3.88	1,428	0.24	1.50	2.09	5.92	8.87	5.13	3.94	40.80	8.31	7.63	0.00	7.63	9.70	22.33	30.92	701	49
Shaftesbury *	Rental	Diversified	4.77	1,265	0.21	1.33	2.15	-NA-	8.96	6.08	4.42	29.64	7.60	8.73	0.00	8.73	9.78	29.47	33.00	511	40
Capital & Counties Properties	Rental	Retail	1.50	1,095	0.18	1.15	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.36	1.42	0.00	1.42	-0.36	-NA-	-NA-	717	65
London & Stamford Property	Rental	Diversified	1.26	807	0.13	0.85	4.14	-NA-	-NA-	-NA-	8.04	8.04	-1.65	-0.40	0.00	-0.40	-1.65	-NA-	20.09	1,553	193
F&C Commercial Prop	Rental	Diversified	1.02	611	0.10	0.64	5.91	-NA-	-NA-	0.24	5.14	14.53	-1.42	-0.20	0.49	0.29	2.37	-NA-	22.20	-NA-	-NA-
Big Yellow Group *	Rental	Self Storage	3.23	497	0.08	0.52	2.48	-NA-	10.39	-0.35	-8.01	4.47	-6.55	-1.91	0.00	-1.91	-5.28	35.21	43.34	195	39
Helical Bar	Non-Rental	Diversified	2.81	390	0.06	0.41	1.69	-NA-	8.64	-3.09	-7.03	-8.52	-0.86	-0.64	0.00	-0.64	0.31	25.96	25.86	184	47
Unite Group	Rental	Specialty	2.00	376	0.06	0.39	0.00	-NA-	-2.45	-13.37	-15.48	-31.04	3.25	-1.28	0.00	-1.28	3.25	56.82	92.28	132	35
Grainger Plc	Non-Rental	Residential	1.01	371	0.06	0.39	1.68	-NA-	8.51	-14.05	-15.66	-19.29	-3.09	2.69	0.00	2.69	-2.56	48.59	78.70	215	58
UK Commercial Property Trust	Rental	Diversified	0.77	327	0.05	0.34	6.80	-NA-	-NA-	-NA-	5.41	-0.06	-2.95	-0.32	1.69	1.37	1.34	-NA-	20.65	164	50
Workspace Group *	Rental	Office	0.24	324	0.05	0.34	3.23	-NA-	-5.84	-30.61	-46.54	12.90	2.13	-5.88	0.00	-5.88	5.56	40.36	62.36	133	41
Safestore Holdings	Rental	Self Storage	1.44	317	0.05	0.33	3.44	-NA-	-NA-	-NA-	-2.30	6.97	10.77	0.52	0.00	0.52	14.79	-NA-	56.57	171	54
Development Securities	Non-Rental	Retail	2.06	297	0.05	0.31	2.35	-NA-	-2.80	-15.38	-22.49	-26.30	-8.44	-1.90	0.00	-1.90	-6.07	32.34	40.58	94	32
St Modwen Properties	Rental	Diversified	1.66	293	0.05	0.31	1.81	13.38	8.03	-15.32	-28.34	-13.70	0.48	-0.42	0.00	-0.42	1.16	44.06	68.24	70	24
Quintain Estates	Non-Rental	Diversified	0.43	264	0.04	0.28	0.00	-NA-	3.07	-24.85	-36.77	-29.10	2.98	10.90	0.00	10.90	2.98	125.56	225.66	103	39
Primary Health Prop. *	Rental	Health Care	3.31	244	0.04	0.26	5.37	-NA-	12.24	-0.41	11.46	13.41	-1.34	1.69	0.00	1.69	4.46	25.80	29.53	87	36
ING UK Real Estate Income Trust	Rental	Diversified	0.51	206	0.03	0.22	12.22	-NA-	-NA-	-7.82	-8.66	7.35	-1.40	-0.98	1.95	0.98	4.21	-NA-	54.03	75	37
Minerva	Non-Rental	Diversified	1.00	190	0.03	0.20	0.00	-NA-	-9.79	-21.00	-8.84	25.00	26.18	0.00	0.00	0.00	26.18	72.76	122.80	95	50
CLS Holdings	Rental	Office	6.10	167	0.03	0.18	0.00	-NA-	9.69	2.54	21.36	31.25	14.13	16.19	0.00	16.19	14.13	30.14	41.59	29	17
Daejan Holdings	Rental	Diversified	29.00	167	0.03	0.18	2.55	8.71	11.93	-3.32	-2.79	19.29	12.75	10.06	1.05	11.11	13.80	25.29	31.27	37	22
Invista Foundation Prop	Rental	Diversified	0.39	161	0.03	0.17	17.53	-NA-	-NA-	-11.59	-14.21	0.05	3.23	1.99	2.33	4.32	7.97	-NA-	58.40	63	39
Standard Life Inv Prop	Rental	Diversified	0.65	88	0.01	0.09	10.16	-NA-	-NA-	-7.38	-2.74	17.55	4.17	5.24	1.77	7.02	9.11	-NA-	44.52	21	24
Mucklow <A&J> *	Rental	Diversified	3.00	85	0.01	0.09	6.07	8.16	9.59	-2.93	2.31	9.64	7.15	5.26	0.00	5.26	9.93	28.24	36.80	18	22
IRP Property Investors	Rental	Diversified	0.82	80	0.01	0.08	8.36	-NA-	-NA-	-4.51	0.91	16.17	1.88	3.79	0.00	3.79	8.42	-NA-	35.62	22	27
ISIS Property Trust Ld	Rental	Diversified	1.03	68	0.01	0.07	6.88	-NA-	-NA-	-0.38	3.59	24.16	0.71	0.24	1.96	2.20	6.38	-NA-	29.69	18	26
United Kingdom Total				**34,769**	**5.76**	**36.49**	**3.54**														

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Cofinimmo	100,000.00	EUR	1/0/1900	11/25/2014	Bullet	101.47	3.37
Cofinimmo	10,000.00	EUR	Float	2/4/2015	Bullet	94.75	- 0.04
Cofinimmo	5,000.00	EUR	Float	7/2/2015	Bullet	93.72	- 0.08
Intervest Offices	75,000.00	EUR	1/0/1900	6/29/2015	Normal	100.08	-NA-
Leasinvest Real Estate	3,000.00	EUR	Float	3/5/2012	Bullet	-NA-	-NA-
Leasinvest Real Estate	1,500.00	EUR	1/0/1900	3/5/2012	Bullet	-NA-	-NA-
Citycon	110,000.00	EUR	1/0/1900	8/2/2013	Convertible	98.09	-NA-
Citycon	40,000.00	EUR	1/0/1900	12/17/2014	Bullet	-NA-	-NA-
Sponda	150,000.00	EUR	Float	5/9/2011	Bullet	100.05	0.18
Sponda	100,000.00	EUR	1/0/1900	5/27/2015	Bullet	99.00	3.73
Sponda	130,000.00	EUR	1/0/1900	Perpetual	Perpetual/Call	-NA-	-NA-
Gecina	500,000.00	EUR	1/0/1900	1/25/2012	Bullet	102.40	0.88
Gecina	320,000.00	EUR	1/0/1900	1/1/2016	Convertible	115.00	-NA-
Affine	20,000.00	EUR	Variable	10/15/2023	Convertible	-NA-	-NA-
Affine	10,000.00	EUR	Variable	6/28/2025	Convertible	-NA-	-NA-
Affine	75,000.00	EUR	Float	Perpetual	Perpetual/Call	-NA-	-NA-
Klepierre	600,000.00	EUR	1/0/1900	7/15/2011	Bullet	101.08	0.36
Klepierre	700,000.00	EUR	1/0/1900	3/16/2016	Bullet	101.42	4.38
Klepierre	700,000.00	EUR	1/0/1900	4/13/2017	Bullet	98.99	5.25
Klepierre	200,000.00	EUR	1/0/1900	4/14/2020	Bullet	100.49	7.22

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Unibail-Rodamco	500,000.00	EUR	1/0/1900	10/29/2011	Bullet	101.46	0.65
Unibail-Rodamco	105,000.00	EUR	Float	7/9/2013	Bullet	-NA-	-NA-
Unibail-Rodamco	575,000.00	EUR	1/0/1900	1/1/2015	Convertible	203.00	-NA-
Unibail-Rodamco	635,000.00	EUR	1/0/1900	3/11/2015	Bullet	100.38	3.64
Unibail-Rodamco	500,000.00	EUR	1/0/1900	9/23/2016	Bullet	104.92	4.87
Unibail-Rodamco	150,000.00	EUR	1/0/1900	11/6/2017	Bullet	103.55	5.70
Unibail-Rodamco	70,000.00	EUR	Variable	7/6/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	1/0/1900	8/17/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	1/0/1900	8/17/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	5/25/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	6/18/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	1,840,904.99	EUR	Variable	6/25/2057	Convertible	-NA-	-NA-
Colonia Real Estate	54,964.00	EUR	1/0/1900	12/7/2011	Convertible	106.62	-NA-
Colonia Real Estate	11,440.73	EUR	1/0/1900	5/11/2015	Convertible	-NA-	-NA-
TAG Immo	12,500.00	EUR	1/0/1900	12/31/2012	Convertible	-NA-	-NA-
TAG Immo	30,000.00	EUR	1/0/1900	5/13/2015	Convertible/Put	-NA-	-NA-
Beni Stabili	476,514.05	EUR	1/0/1900	10/27/2011	Convertible	99.06	-NA-
Beni Stabili	225,000.00	EUR	1/0/1900	4/23/2015	Convertible	101.02	-NA-
IGD	230,000.00	EUR	1/0/1900	12/28/2013	Convertible	94.71	-NA-
Corio	250,000.00	EUR	1/0/1900	Bullet	Normal	106.08	7.34
Corio	500,000.00	4.625%	1/22/2018	Bullet	EUR	101.49	5.93
Wereldhave	200,000.00	EUR	1/0/1900	3/23/2011	Convertible	100.00	-NA-
Wereldhave	230,000.00	EUR	1/0/1900	9/16/2014	Convertible	107.90	-NA-
Wereldhave	230,000.00	2.875%	11/18/2015	Convertible	EUR	99.20	-NA-
Norwegian Property	823,000.00	NOK	Float	3/22/2012	Bullet	-NA-	-NA-
Norwegian Property	235,000.00	NOK	Float	3/22/2012	Bullet	-NA-	-NA-
Norwegian Property	386,000.00	NOK	1/0/1900	3/22/2012	Bullet	-NA-	-NA-

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CA Immo	150,000.00	EUR	1/0/1900	10/16/2014	Bullet	100.87	-NA-
CA Immo	135,000.00	EUR	1/0/1900	11/9/2014	Convertible	117.20	-NA-
CA Immo	200,000.00	EUR	1/0/1900	9/22/2016	Bullet	97.35	-NA-
Conwert Immo	196,400.00	EUR	1/0/1900	11/12/2014	Convertible/Put	104.85	-NA-
Conwert Immo	135,000.00	EUR	1/0/1900	2/1/2016	Convertible/Put	121.87	-NA-
Inmobiliaria Colonial	1,310,796.50	EUR	1/0/1900	3/14/2014	Convertible	-NA-	-NA-
Castellum	200,000.00	SEK	1/0/1900	6/21/2011	Normal	-NA-	-NA-
Kungsleden	325,000.00	NOK	1/0/1900	4/30/2015	Normal	-NA-	-NA-
Kungsleden	600,000.00	4.815%	10/18/2015	Normal	SEK	102.04	-NA-
PSP Swiss Property	40,000.00	CHF	1/0/1900	4/5/2012	Bullet	-NA-	-NA-
PSP Swiss Property	250,000.00	CHF	1/0/1900	7/27/2012	Bullet	101.69	1.37
PSP Swiss Property	150,000.00	CHF	1/0/1900	4/10/2013	Bullet	103.36	2.01
PSP Swiss Property	250,000.00	CHF	1/0/1900	4/1/2014	Bullet	101.21	2.95
PSP Swiss Property	250,000.00	CHF	1/0/1900	2/16/2016	Bullet	102.23	4.67
Allreal Holding	200,000.00	CHF	1/0/1900	10/9/2014	Convertible	105.58	-NA-
Swiss Prime Site	300,000.00	CHF	1/0/1900	1/20/2015	Convertible	104.95	-NA-
British Land	100,000.00	GBP	1/0/1900	3/31/2011	Callable	-NA-	-NA-
British Land	100,000.00	GBP	1/0/1900	3/31/2011	Callable	-NA-	-NA-
British Land	2,690.00	GBP	1/0/1900	3/26/2012	Bullet	108.33	0.97
British Land	200,000.00	GBP	1/0/1900	3/31/2020	Bullet	108.52	6.84
British Land	200,000.00	GBP	1/0/1900	3/31/2020	Callable	108.57	-NA-
British Land	310,000.00	GBP	1/0/1900	3/31/2028	Bullet	93.42	10.88
British Land	310,000.00	GBP	1/0/1900	3/31/2028	Bullet	93.38	10.88
British Land	110,000.00	GBP	1/0/1900	9/24/2035	Sinkable	-NA-	-NA-
British Land	110,000.00	GBP	1/0/1900	9/24/2035	Sinkable	86.70	10.73
British Land	330,000.00	GBP	1/0/1900	9/24/2035	Bullet	89.00	12.89
British Land	330,000.00	GBP	1/0/1900	9/24/2035	Bullet	89.17	12.91

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Great Portland Estates	142,900.00	GBP	1/0/1900	1/31/2029	Normal	91.74	10.42
Land Securities	300,000.00	GBP	1/0/1900	2/3/2013	Callable	97.99	0.14
Land Securities	12,177.00	GBP	1/0/1900	11/28/2015	Callable	-NA-	-NA-
Land Securities	389,519.00	GBP	1/0/1900	11/28/2015	Callable	105.46	2.51
Land Securities	400,000.00	GBP	1/0/1900	11/7/2019	Callable	103.90	5.57
Land Securities	255,275.00	GBP	1/0/1900	3/31/2022	Callable	103.86	6.94
Land Securities	11,345.00	GBP	1/0/1900	3/31/2022	Callable	-NA-	-NA-
Land Securities	300,000.00	GBP	1/0/1900	9/29/2025	Callable	98.11	8.96
Land Securities	206,098.00	GBP	1/0/1900	2/27/2026	Callable	101.85	9.16
Land Securities	9,104.00	GBP	1/0/1900	2/27/2026	Callable	-NA-	-NA-
Land Securities	1,397.00	GBP	1/0/1900	3/31/2027	Callable	-NA-	-NA-
Land Securities	6,039.00	GBP	1/0/1900	3/31/2027	Callable	-NA-	-NA-
Land Securities	606,482.00	GBP	1/0/1900	3/31/2027	Callable	101.88	9.46
Land Securities	316,914.00	GBP	1/0/1900	9/30/2029	Callable	100.64	10.47
Land Securities	1,046.00	GBP	1/0/1900	9/30/2029	Callable	-NA-	-NA-
Land Securities	2,529.00	GBP	1/0/1900	7/31/2032	Callable	-NA-	-NA-
Land Securities	323,410.00	GBP	1/0/1900	7/31/2032	Callable	99.98	11.63
Land Securities	500,000.00	GBP	1/0/1900	2/7/2036	Callable	96.22	12.83
Segro (Slough Estates)	150,000.00	GBP	1/0/1900	9/30/2015	Bullet	105.48	3.99
Segro (Slough Estates)	200,000.00	GBP	1/0/1900	6/20/2018	Bullet	98.88	5.94
Segro (Slough Estates)	250,000.00	GBP	1/0/1900	12/7/2020	Bullet	96.47	7.63
Segro	300,000.00	GBP	1/0/1900	11/23/2021	Bullet	105.58	7.73
Segro (Slough Estates)	150,000.00	GBP	1/0/1900	3/14/2022	Bullet	106.36	7.70
Segro (Slough Estates)	225,000.00	GBP	1/0/1900	2/23/2024	Bullet	104.57	8.88
Segro (Slough Estates)	200,000.00	GBP	1/0/1900	6/20/2035	Bullet	91.00	12.44
Hammerson	700,000.00	GBP	1/0/1900	6/19/2015	Callable	103.45	3.78
Hammerson	300,000.00	GBP	1/0/1900	12/15/2016	Bullet	101.92	5.06
Hammerson	250,000.00	GBP	1/0/1900	3/31/2020	Bullet	109.27	6.73
Hammerson	300,000.00	GBP	1/0/1900	2/23/2026	Callable	99.62	10.24
Hammerson	200,000.00	GBP	1/0/1900	4/21/2028	Callable	110.88	10.06

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 28-Feb	Modified Duration
Liberty International	240,000.00	GBP	1/0/1900	9/30/2010	Convertible/Put	-NA-	-NA-
Derwent London (London Merchant Securities)	175,000.00	GBP	1/0/1900	3/16/2026	Normal	106.84	9.67
Shaftesbury	119,643.00	GBP	1/0/1900	3/31/2024	Normal	118.14	-NA-
Mucklow A&J Group	60,000.00	GBP	1/0/1900	7/1/2014	Normal	-NA-	-NA-
Grainger	112,000.00	GBP	1/0/1900	5/17/2014	Convertible	-NA-	-NA-
Development Securities	20,000.00	GBP	1/0/1900	1/6/2016	Normal	-NA-	-NA-

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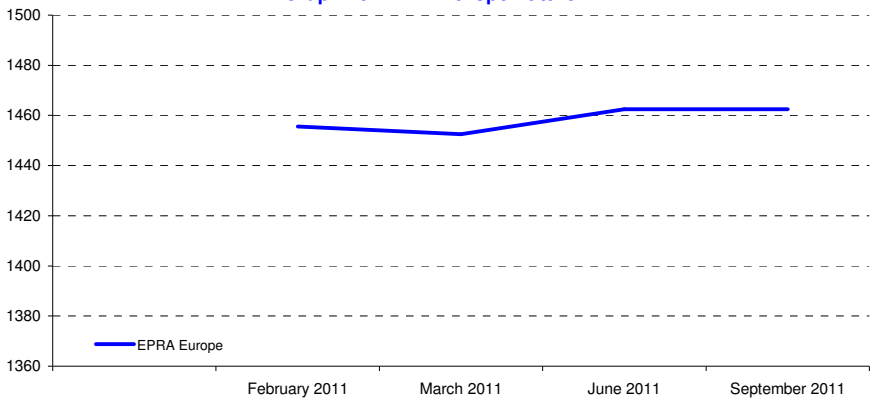
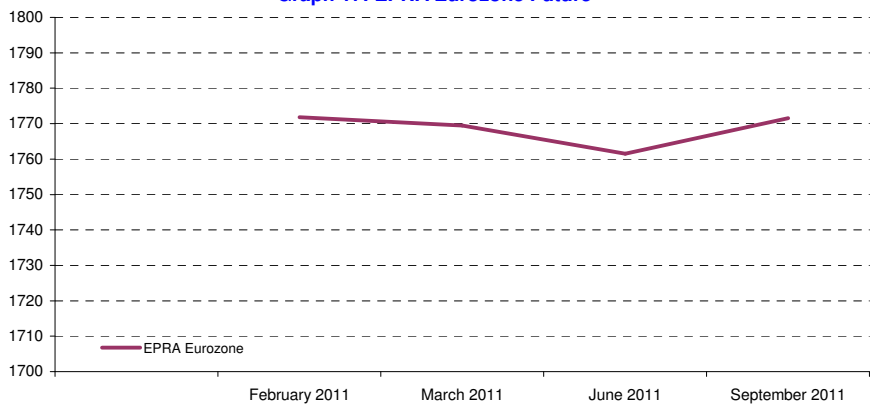
FTSE EPRA/NAREIT Europe Developed Index Series - Futures

Graph 16: EPRA Europe Future



Graph 17: EPRA Eurozone Future

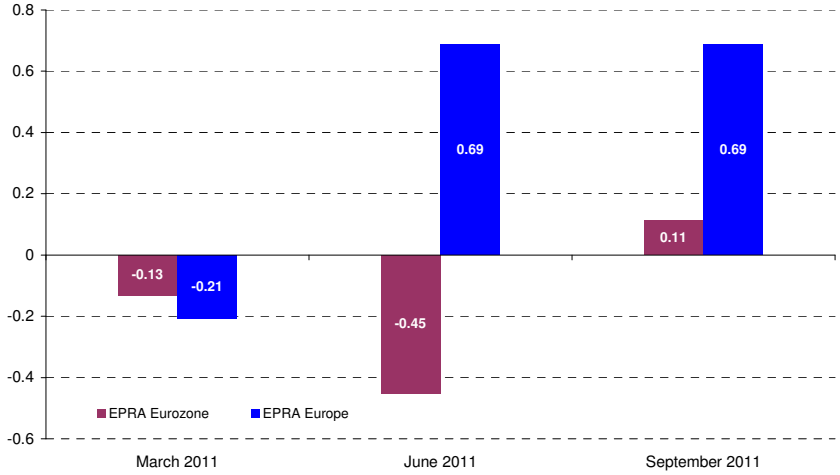


Bloomberg Code Future Contract	Settlement Date	Underlying Index	Open Interest	Close Value Feb-11
RIEH1	March 2011	EPRA Europe	6,724	1,452.50
RIEM1	June 2011	EPRA Europe	-	1,462.50
RIEU1	September 2011	EPRA Europe	-	1,462.50
REIH1	March 2011	EPRA Eurozone	1,994	1,769.50
REIM1	June 2011	EPRA Eurozone	-	1,761.50
REIU1	September 2011	EPRA Eurozone	-	1,771.50

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

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

Graph 18: Futures Spread



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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	EUR	2,228.22	94,813.40	100.00	4.03	6.11	5.99	-5.26	-5.76	24.94	3.85	5.28	3.85	18.90	26.79
Euro Zone	EUR	2,930.87	47,138.15	49.72	4.71	8.53	9.48	-0.91	-2.23	19.98	2.59	3.72	2.59	18.53	26.80
Europe ex UK	EUR	3,243.46	60,044.09	63.33	4.31	7.56	10.13	0.25	-0.49	23.86	1.48	3.16	1.48	18.23	26.24
Europe Liquid 40	EUR	2,174.13	82,399.14	86.91	4.10	5.98	5.89	-5.29	-6.03	25.87	3.68	5.53	3.68	19.34	27.25
Europe Liquid 40 ex UK	EUR	3,578.64	52,715.54	55.60	4.51	4.81	11.54	1.42	-0.18	23.56	0.65	2.94	0.65	18.53	26.26
Europe ex UK Dividend+	EUR	2,782.80	55,910.68	58.97	4.62	-NA-	11.93	3.13	1.96	24.39	1.14	3.02	1.14	17.70	25.53
Europe (UK Restricted)	EUR	2,219.27	80,858.45	85.28	4.11	-NA-	7.56	-3.51	-4.09	24.57	3.14	4.64	3.14	18.44	26.37
Euro Zone Capped	EUR	2,757.51	36,389.40	38.38	4.48	-NA-	-NA-	-NA-	-3.89	19.72	3.85	3.57	3.85	-NA-	28.67
Europe Capped	EUR	2,184.38	90,006.81	94.93	3.95	-NA-	-NA-	-NA-	-6.32	25.12	4.16	5.33	4.16	-NA-	27.35
Europe ex UK Capped	EUR	3,133.16	51,654.04	54.48	4.12	-NA-	-NA-	-NA-	-1.48	24.30	1.99	2.94	1.99	-NA-	27.35
Europe Liquid 40 Capped	EUR	2,104.72	76,290.45	80.46	3.99	-NA-	-NA-	-NA-	-6.80	26.32	4.13	5.61	4.13	-NA-	28.10
Europe Liquid 40 ex UK Capped	EUR	3,395.20	43,406.99	45.78	4.29	-NA-	-NA-	-NA-	-1.73	24.10	1.13	2.61	1.13	-NA-	28.18
UK	EUR	1,283.33	34,769.31	36.67	3.54	4.17	0.22	-13.84	-15.29	26.69	8.19	9.15	8.19	23.34	33.37
Netherlands	EUR	3,307.05	9,879.11	10.42	5.75	7.95	10.73	2.55	-0.83	14.64	0.39	1.37	0.39	17.81	25.07
France	EUR	4,679.92	24,425.10	25.76	4.96	12.12	14.94	5.55	3.57	19.01	1.66	4.12	1.66	19.80	26.52
Austria	EUR	651.04	2,054.58	2.17	0.99	-NA-	-NA-	-17.13	-20.74	62.35	8.26	4.99	8.26	-NA-	61.48
Sweden	EUR	5,859.49	6,507.68	6.86	3.78	3.16	15.53	7.76	11.41	53.14	-1.87	1.24	-1.87	27.62	38.48
Germany	EUR	844.63	4,362.03	4.60	3.00	2.50	-2.34	-9.31	-7.00	40.68	6.89	7.32	6.89	30.85	40.22
Switzerland	EUR	2,845.94	5,754.96	6.07	2.14	9.36	10.88	10.61	15.23	35.88	-2.86	1.28	-2.86	12.98	18.03
Belgium	EUR	2,174.62	3,153.73	3.33	6.65	5.46	8.23	3.01	0.77	10.95	2.28	1.13	2.28	12.80	19.34
Italy	EUR	1,781.05	893.05	0.94	2.28	3.35	1.66	-14.43	-13.46	7.66	14.47	4.98	14.47	28.89	41.09
Finland	EUR	4,044.39	1,931.44	2.04	2.59	10.48	13.24	0.38	-2.94	34.18	1.75	2.86	1.75	28.40	40.73
Greece	EUR	422.61	171.54	0.18	5.90	-NA-	-NA-	-19.55	-33.73	-28.16	7.05	3.01	7.05	-NA-	43.25
Norway	EUR	162.39	643.31	0.68	0.00	-7.08	-16.60	-NA-	-38.86	-8.71	-2.80	0.17	-2.80	-NA-	85.87
Spain	EUR	219.47	267.58	0.28	0.00	-4.81	-16.55	-48.54	-55.03	-NA-	43.64	25.40	43.64	-NA-	-NA-
Developed EMEA	EUR	1,383.38	95,502.80	100.00	4.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.78	5.27	3.78	-NA-	-NA-
Israel	EUR	903.06	689.39	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.15	2.75	-5.15	-NA-	-NA-

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Europe	USD	3,055.92	130,955.93	100.00	4.03	6.25	10.37	-2.44	-8.69	26.42	6.92	6.07	6.92	22.88	34.56
Euro Zone	USD	3,990.09	65,107.04	49.72	4.71	8.63	13.93	2.04	-5.28	21.38	5.63	4.49	5.63	23.49	36.12
Europe ex UK	USD	4,446.25	82,932.69	63.33	4.31	7.70	14.68	3.23	-3.60	25.31	4.48	3.93	4.48	23.19	35.66
Europe Liquid 40	USD	2,385.63	113,809.40	86.91	4.10	-NA-	10.42	-2.47	-8.95	27.37	6.75	6.31	6.75	23.30	34.83
Europe Liquid 40 ex UK	USD	3,926.21	72,810.51	55.60	4.51	-NA-	16.32	4.45	-3.29	25.02	3.62	3.70	3.62	23.30	35.44
Europe ex UK Dividend+	USD	3,173.21	77,223.64	58.97	4.62	-NA-	16.72	6.19	-1.22	25.87	4.13	3.79	4.13	22.85	35.07
Europe (UK Restricted)	USD	1,186.65	111,681.40	85.28	4.11	-NA-	12.16	-0.64	-7.07	26.05	6.18	5.42	6.18	22.81	34.69
Euro Zone Capped	USD	3,754.72	50,260.91	38.38	4.48	-NA-	-NA-	-NA-	-6.89	21.13	6.91	4.34	6.91	-NA-	37.59
Europe Capped	USD	2,996.22	124,317.09	94.93	3.95	-NA-	-NA-	-NA-	-9.23	26.62	7.24	6.11	7.24	-NA-	34.88
Europe ex UK Capped	USD	4,296.10	71,344.37	54.48	4.12	-NA-	-NA-	-NA-	-4.54	25.79	5.01	3.71	5.01	-NA-	36.51
Europe Liquid 40 Capped	USD	2,309.63	105,372.10	80.46	3.99	-NA-	-NA-	-NA-	-9.70	27.83	7.21	6.39	7.21	-NA-	35.50
Europe Liquid 40 ex UK Capped	USD	3,725.60	59,953.58	45.78	4.29	-NA-	-NA-	-NA-	-4.78	25.58	4.12	3.38	4.12	-NA-	37.20
UK	USD	1,768.46	48,023.24	36.67	3.54	4.34	4.38	-11.26	-17.91	28.22	11.39	9.96	11.39	25.58	37.70
Netherlands	USD	4,428.66	13,644.99	10.42	5.75	7.96	15.13	5.61	-3.90	16.03	3.36	2.12	3.36	22.54	34.32
France	USD	6,418.83	33,735.85	25.76	4.96	12.27	19.70	8.68	0.33	20.39	4.67	4.90	4.67	24.72	35.88
Austria	USD	1,025.66	2,837.77	2.17	0.99	-NA-	-NA-	-14.65	-23.20	64.31	11.47	5.77	11.47	-NA-	66.34
Sweden	USD	8,074.49	8,988.38	6.86	3.78	3.32	20.32	10.98	7.95	54.99	1.03	1.99	1.03	31.65	47.28
Germany	USD	1,159.55	6,024.83	4.60	3.00	2.64	1.71	-6.60	-9.87	42.39	10.05	8.12	10.05	35.93	51.38
Switzerland	USD	3,921.76	7,948.73	6.07	2.14	9.53	15.49	13.91	11.65	37.52	0.01	2.04	0.01	18.08	27.35
Belgium	USD	2,977.09	4,355.91	3.33	6.65	5.59	12.69	6.04	-2.42	12.25	5.30	1.88	5.30	17.40	26.32
Italy	USD	2,444.01	1,233.47	0.94	2.28	3.49	5.87	-11.88	-16.15	8.92	17.85	5.76	17.85	32.52	47.81
Finland	USD	5,550.09	2,667.70	2.04	2.59	11.26	17.93	3.39	-5.95	35.78	4.75	3.63	4.75	32.46	49.05
Greece	USD	475.50	236.92	0.18	5.90	-NA-	-NA-	-17.13	-35.76	-27.29	10.21	3.78	10.21	-NA-	47.44
Norway	USD	223.78	888.53	0.68	0.00	-6.94	-13.11	-NA-	-40.75	-7.61	0.08	0.91	0.08	-NA-	87.71
Spain	USD	301.44	369.59	0.28	0.00	-4.67	-13.09	-47.00	-56.42	-NA-	47.88	26.33	47.88	-NA-	-NA-
Developed EMEA	USD	1,506.36	131,908.12	100.00	4.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.85	6.05	6.85	-NA-	-NA-
Israel	USD	1,244.44	952.19	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.34	3.51	-2.34	-NA-	-NA-

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Europe	GBP	3,027.94	80,514.32	100.00	4.03	7.31	9.06	-0.99	-2.35	18.33	2.92	4.45	2.92	20.57	30.08
Euro Zone	GBP	3,953.56	40,029.11	49.72	4.71	9.73	12.56	3.56	1.29	13.61	1.68	2.90	1.68	21.49	32.07
Europe ex UK	GBP	4,405.55	50,988.67	63.33	4.31	8.76	13.31	4.77	3.10	17.29	0.57	2.35	0.57	21.38	31.95
Europe Liquid 40	GBP	2,363.79	69,972.29	86.91	4.10	-NA-	9.10	-1.01	-2.63	19.22	2.76	4.69	2.76	20.88	30.28
Europe Liquid 40 ex UK	GBP	3,890.27	44,765.36	55.60	4.51	-NA-	14.93	6.00	3.42	17.02	-0.25	2.12	-0.25	21.35	31.65
Europe ex UK Dividend+	GBP	3,496.96	47,478.64	58.97	4.62	-NA-	15.18	7.78	5.64	17.81	0.24	2.21	0.24	20.97	31.48
Europe (UK Restricted)	GBP	1,175.79	68,663.96	85.28	4.11	-NA-	10.82	0.84	-0.62	17.98	2.21	3.82	2.21	20.57	30.40
Euro Zone Capped	GBP	3,720.35	30,901.41	38.38	4.48	-NA-	-NA-	-NA-	-0.43	13.38	2.91	2.75	2.91	-NA-	33.75
Europe Capped	GBP	2,968.79	76,432.63	94.93	3.95	-NA-	-NA-	-NA-	-2.93	18.52	3.23	4.49	3.23	-NA-	30.43
Europe ex UK Capped	GBP	4,256.77	43,863.95	54.48	4.12	-NA-	-NA-	-NA-	2.08	17.74	1.08	2.13	1.08	-NA-	33.02
Europe Liquid 40 Capped	GBP	2,288.49	64,784.87	80.46	3.99	-NA-	-NA-	-NA-	-3.43	19.65	3.20	4.77	3.20	-NA-	31.04
Europe Liquid 40 ex UK Capped	GBP	3,691.50	36,860.66	45.78	4.29	-NA-	-NA-	-NA-	1.82	17.54	0.23	1.80	0.23	-NA-	33.91
UK	GBP	1,761.13	29,525.65	36.67	3.54	5.44	3.13	-9.94	-12.21	20.00	7.22	8.29	7.22	22.95	32.79
Netherlands	GBP	4,388.12	8,389.21	10.42	5.75	8.84	13.75	7.19	2.77	8.60	-0.50	0.57	-0.50	20.83	30.29
France	GBP	6,360.07	20,741.48	25.76	4.96	13.18	18.27	10.30	7.30	12.69	0.75	3.30	0.75	22.69	31.68
Austria	GBP	1,016.27	1,744.72	2.17	0.99	-NA-	-NA-	-13.38	-17.87	53.80	7.30	4.16	7.30	-NA-	62.04
Sweden	GBP	8,000.58	5,526.24	6.86	3.78	4.15	18.89	12.63	15.45	45.07	-2.75	0.44	-2.75	31.78	46.99
Germany	GBP	1,148.93	3,704.18	4.60	3.00	3.47	0.50	-5.21	-3.61	33.28	5.93	6.47	5.93	35.93	51.79
Switzerland	GBP	3,885.86	4,887.04	6.07	2.14	10.42	14.11	15.61	19.40	28.72	-3.73	0.48	-3.73	16.85	25.23
Belgium	GBP	2,949.84	2,678.10	3.33	6.65	6.44	11.34	7.62	4.35	5.07	1.36	0.33	1.36	15.85	24.10
Italy	GBP	2,421.64	758.36	0.94	2.28	4.33	4.61	-10.57	-10.33	1.95	13.44	4.15	13.44	30.57	43.99
Finland	GBP	5,499.29	1,640.16	2.04	2.59	-NA-	16.52	4.92	0.58	27.09	0.84	2.05	0.84	31.32	46.13
Greece	GBP	471.14	145.67	0.18	5.90	-NA-	-NA-	-15.89	-31.30	-31.94	6.09	2.20	6.09	-NA-	42.92
Norway	GBP	221.73	546.29	0.68	0.00	-6.18	-14.15	-NA-	-36.64	-13.52	-3.67	-0.62	-3.67	-NA-	83.66
Spain	GBP	298.68	227.23	0.28	0.00	-3.90	-14.13	-46.22	-53.40	-NA-	42.35	24.41	42.35	-NA-	-NA-
Developed EMEA	GBP	1,492.57	81,099.75	100.00	4.00	-NA-	-NA-	-NA-	-NA-	-NA-	2.85	4.43	2.85	-NA-	-NA-
Israel	GBP	1,233.05	585.42	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.00	1.94	-6.00	-NA-	-NA-

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

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Europe	JPY	2,446.11	10,729,219.17	100.00	4.03	3.69	6.48	-8.97	-15.69	16.56	8.01	6.07	8.01	23.77	35.65
Euro Zone	JPY	3,193.87	5,334,220.10	49.72	4.71	6.02	9.91	-4.79	-12.55	11.91	6.70	4.49	6.70	23.90	36.21
Europe ex UK	JPY	3,558.99	6,794,674.95	63.33	4.31	5.11	10.64	-3.67	-10.99	15.53	5.54	3.93	5.54	23.59	35.75
Europe Liquid 40	JPY	1,909.57	9,324,403.77	86.91	4.10	-NA-	6.53	-8.99	-15.93	17.43	7.84	6.31	7.84	24.45	35.99
Europe Liquid 40 ex UK	JPY	3,142.73	5,965,364.89	55.60	4.51	-NA-	12.22	-2.54	-10.71	15.26	4.68	3.70	4.68	23.99	35.61
Europe ex UK Dividend+	JPY	2,346.19	6,326,932.51	58.97	4.62	-NA-	12.60	-0.91	-8.80	16.04	5.19	3.79	5.19	23.38	35.05
Europe (UK Restricted)	JPY	949.86	9,150,057.50	85.28	4.11	-NA-	8.21	-7.28	-14.20	16.22	7.26	5.42	7.26	23.83	35.49
Euro Zone Capped	JPY	3,005.47	4,117,876.56	38.38	4.48	-NA-	-NA-	-NA-	-14.03	11.68	8.00	4.34	8.00	-NA-	37.63
Europe Capped	JPY	2,398.32	10,185,298.86	94.93	3.95	-NA-	-NA-	-NA-	-16.20	16.74	8.33	6.11	8.33	-NA-	36.03
Europe ex UK Capped	JPY	3,438.81	5,845,244.37	54.48	4.12	-NA-	-NA-	-NA-	-11.87	15.97	6.08	3.71	6.08	-NA-	36.57
Europe Liquid 40 Capped	JPY	1,848.75	8,633,135.86	80.46	3.99	-NA-	-NA-	-NA-	-16.63	17.86	8.30	6.39	8.30	-NA-	36.67
Europe Liquid 40 ex UK Capped	JPY	2,982.16	4,911,996.52	45.78	4.29	-NA-	-NA-	-NA-	-12.09	15.78	5.18	3.38	5.18	-NA-	37.26
UK	JPY	1,415.56	3,934,544.22	36.67	3.54	1.83	0.70	-17.20	-24.21	18.21	12.53	9.96	12.53	26.98	40.03
Netherlands	JPY	3,544.92	1,117,933.98	10.42	5.75	5.37	11.07	-1.45	-11.27	6.97	4.41	2.12	4.41	23.18	34.87
France	JPY	5,137.95	2,763,978.57	25.76	4.96	9.57	15.48	1.41	-7.36	11.00	5.73	4.90	5.73	24.56	35.61
Austria	JPY	820.99	232,498.85	2.17	0.99	-NA-	-NA-	-20.36	-29.09	51.49	12.60	5.77	12.60	-NA-	66.95
Sweden	JPY	6,463.22	736,418.24	6.86	3.78	0.83	16.08	3.56	-0.33	42.89	2.06	1.99	2.06	31.69	46.60
Germany	JPY	928.16	493,614.04	4.60	3.00	0.17	-1.87	-12.85	-16.79	31.28	11.17	8.12	11.17	35.54	49.28
Switzerland	JPY	3,139.17	651,239.25	6.07	2.14	6.90	11.42	6.29	3.09	26.79	1.03	2.04	1.03	17.81	27.17
Belgium	JPY	2,383.01	356,880.06	3.33	6.65	3.05	8.72	-1.05	-9.91	3.49	6.37	1.88	6.37	18.24	27.63
Italy	JPY	1,956.31	101,058.54	0.94	2.28	1.00	2.14	-17.77	-22.58	0.42	19.05	5.76	19.05	32.80	47.64
Finland	JPY	4,442.57	218,564.63	2.04	2.59	-NA-	13.77	-3.53	-13.17	25.19	5.82	3.63	5.82	32.56	48.54
Greece	JPY	380.61	19,411.22	0.18	5.90	-NA-	-NA-	-22.67	-40.69	-32.96	11.33	3.78	11.33	-NA-	49.19
Norway	JPY	179.13	72,797.35	0.68	0.00	-9.17	-16.17	-NA-	-45.30	-14.82	1.10	0.91	1.10	-NA-	88.45
Spain	JPY	241.28	30,280.21	0.28	0.00	-6.97	-16.15	-50.55	-59.77	-NA-	49.38	26.32	49.38	-NA-	-NA-
Developed EMEA	JPY	1,205.76	10,807,232.01	100.00	4.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.94	6.05	7.94	-NA-	-NA-
Israel	JPY	996.11	78,012.85	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.35	3.51	-1.35	-NA-	-NA-

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Europe	AUD	1,963.75	128,602.65	135.64	4.03	-NA-	-NA-	-NA-	-NA-	11.18	7.63	3.85	7.63	-NA-	-NA-
Euro Zone	AUD	2,564.05	63,937.07	67.43	4.71	-NA-	-NA-	-NA-	-NA-	6.74	6.33	2.30	6.33	-NA-	-NA-
Europe ex UK	AUD	2,857.18	81,442.39	85.90	4.31	-NA-	-NA-	-NA-	-NA-	10.20	5.17	1.75	5.17	-NA-	-NA-
Europe Liquid 40	AUD	1,533.02	111,764.24	117.88	4.10	-NA-	-NA-	-NA-	-NA-	12.01	7.46	4.09	7.46	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,523.01	71,502.10	75.41	4.51	-NA-	-NA-	-NA-	-NA-	9.94	4.31	1.53	4.31	-NA-	-NA-
Europe ex UK Dividend+	AUD	2,375.32	75,835.93	79.98	4.62	-NA-	-NA-	-NA-	-NA-	10.69	4.82	1.62	4.82	-NA-	-NA-
Europe (UK Restricted)	AUD	762.55	109,674.49	115.67	4.11	-NA-	-NA-	-NA-	-NA-	10.85	6.89	3.22	6.89	-NA-	-NA-
Euro Zone Capped	AUD	2,412.81	49,357.72	52.06	4.48	-NA-	-NA-	-NA-	-NA-	6.53	7.62	2.16	7.62	-NA-	-NA-
Europe Capped	AUD	1,925.39	122,083.11	128.76	3.95	-NA-	-NA-	-NA-	-NA-	11.36	7.95	3.89	7.95	-NA-	-NA-
Europe ex UK Capped	AUD	2,760.70	70,062.31	73.89	4.12	-NA-	-NA-	-NA-	-NA-	10.62	5.71	1.54	5.71	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,484.18	103,478.56	109.14	3.99	-NA-	-NA-	-NA-	-NA-	12.42	7.92	4.17	7.92	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,394.09	58,876.21	62.10	4.29	-NA-	-NA-	-NA-	-NA-	10.44	4.81	1.21	4.81	-NA-	-NA-
UK	AUD	1,136.42	47,160.26	49.74	3.54	-NA-	-NA-	-NA-	-NA-	12.76	12.13	7.66	12.13	-NA-	-NA-
Netherlands	AUD	2,845.88	13,399.79	14.13	5.75	-NA-	-NA-	-NA-	-NA-	2.04	4.05	-0.02	4.05	-NA-	-NA-
France	AUD	4,124.78	33,129.62	34.94	4.96	-NA-	-NA-	-NA-	-NA-	5.88	5.36	2.70	5.36	-NA-	-NA-
Austria	AUD	659.09	2,786.78	2.94	0.99	-NA-	-NA-	-NA-	-NA-	44.50	12.20	3.56	12.20	-NA-	-NA-
Sweden	AUD	5,188.72	8,826.86	9.31	3.78	-NA-	-NA-	-NA-	-NA-	36.30	1.70	-0.14	1.70	-NA-	-NA-
Germany	AUD	745.13	5,916.56	6.24	3.00	-NA-	-NA-	-NA-	-NA-	25.22	10.78	5.85	10.78	-NA-	-NA-
Switzerland	AUD	2,520.14	7,805.89	8.23	2.14	-NA-	-NA-	-NA-	-NA-	20.94	0.67	-0.10	0.67	-NA-	-NA-
Belgium	AUD	1,913.10	4,277.64	4.51	6.65	-NA-	-NA-	-NA-	-NA-	-1.29	6.00	-0.25	6.00	-NA-	-NA-
Italy	AUD	1,570.53	1,211.31	1.28	2.28	-NA-	-NA-	-NA-	-NA-	-4.22	18.63	3.55	18.63	-NA-	-NA-
Finland	AUD	3,566.52	2,619.76	2.76	2.59	-NA-	-NA-	-NA-	-NA-	19.41	5.45	1.46	5.45	-NA-	-NA-
Greece	AUD	305.56	232.67	0.25	5.90	-NA-	-NA-	-NA-	-NA-	-36.06	10.94	1.61	10.94	-NA-	-NA-
Norway	AUD	143.80	872.56	0.92	0.00	-NA-	-NA-	-NA-	-NA-	-18.75	0.74	-1.20	0.74	-NA-	-NA-
Spain	AUD	193.70	362.94	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	48.86	23.68	48.86	-NA-	-NA-
Developed EMEA	AUD	967.99	129,537.73	100.00	4.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.56	3.83	7.56	-NA-	-NA-
Israel	AUD	799.68	935.08	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.70	1.34	-1.70	-NA-	-NA-

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Switzerland	CHF	2,288.77	7,387.94	0.07	2.14	8.32	8.88	6.33	7.41	19.13	-0.27	0.93	-0.27	12.81	17.56
Sweden	SEK	6,018.21	56,894.67	0.53	3.78	4.47	15.15	6.13	8.89	37.94	-4.88	0.40	-4.88	26.93	37.54
Norway	NOK	201.81	4,976.00	0.05	0.00	-5.39	-14.95	-NA-	-39.34	-12.45	-3.57	-2.16	-3.57	48.37	81.02

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Europe	EUR	1,360.52	94,813.40	100.00	3.38	-NA-	-NA-	-5.86	-6.48	24.00	3.85	5.28	3.85	-NA-	26.71
Euro Zone	EUR	1,693.40	47,138.15	49.72	3.65	-NA-	-NA-	-1.90	-3.37	18.56	2.59	3.72	2.59	-NA-	26.73
Europe ex UK	EUR	3,049.25	60,044.09	63.33	3.29	-NA-	8.96	-0.78	-1.69	22.42	1.48	3.16	1.48	18.20	26.18
Europe Liquid 40	EUR	2,083.97	82,399.14	86.91	3.41	-NA-	-NA-	-5.84	-6.77	24.89	3.68	5.53	3.68	-NA-	27.17
Europe Liquid 40 ex UK	EUR	3,322.22	52,715.54	55.60	3.44	-NA-	-NA-	0.43	-1.45	22.07	0.65	2.94	0.65	-NA-	26.19
Europe (UK Restricted)	EUR	2,219.27	80,858.45	85.28	3.35	-NA-	7.56	-3.51	-4.09	24.57	3.14	4.64	3.14	18.44	26.37
Euro Zone Capped	EUR	2,601.98	36,389.40	38.38	3.5	-NA-	-NA-	-NA-	-NA-	19.66	3.77	3.57	3.77	-NA-	-NA-
Europe Capped	EUR	2,034.27	76,290.45	94.93	3.36	-NA-	-NA-	-NA-	-NA-	26.21	4.13	5.61	4.13	-NA-	-NA-
Europe ex UK Capped	EUR	2,109.80	90,006.81	54.48	3.34	-NA-	-NA-	-NA-	-NA-	24.47	4.16	5.33	4.16	-NA-	-NA-
Europe Liquid 40 Capped	EUR	2,951.61	51,654.04	80.46	3.15	-NA-	-NA-	-NA-	-NA-	23.33	1.99	2.94	1.99	-NA-	-NA-
Europe Liquid 40 ex UK Capped	EUR	3,194.24	43,406.99	45.78	3.29	-NA-	-NA-	-NA-	-NA-	24.26	1.13	2.61	1.13	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,621.23	55,910.68	58.97	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	1.14	3.02	1.14	-NA-	-NA-
UK	EUR	849.00	34,769.31	36.67	3.54	-NA-	-NA-	-13.84	-15.29	26.68	8.19	9.15	8.19	-NA-	33.37
Netherlands	EUR	3,102.41	9,879.11	10.42	4.89	-NA-	-NA-	1.55	-1.83	13.61	0.39	1.37	0.39	-NA-	25.01
France	EUR	4,393.24	24,425.10	25.76	3.72	-NA-	-NA-	4.39	2.23	17.40	1.66	4.12	1.66	-NA-	26.47
Austria	EUR	645.22	2,054.58	2.17	0.74	-NA-	-NA-	-17.28	-20.84	61.82	8.27	4.99	8.27	-NA-	61.48
Sweden	EUR	5,369.56	6,507.68	6.86	2.65	-NA-	-NA-	6.13	9.54	50.89	-1.87	1.24	-1.87	-NA-	48.07
Germany	EUR	800.19	4,362.03	4.60	2.21	-NA-	-NA-	-10.16	-8.14	39.11	6.89	7.32	6.89	-NA-	40.17
Switzerland	EUR	2,706.95	5,754.96	6.07	1.39	-NA-	-NA-	9.54	13.82	34.77	-2.86	1.28	-2.86	-NA-	36.93
Belgium	EUR	1,968.46	3,153.73	3.33	4.98	-NA-	-NA-	1.32	-1.06	9.18	2.28	1.13	2.28	-NA-	19.23
Italy	EUR	1,723.91	893.05	0.94	1.66	-NA-	-NA-	-14.88	-13.90	6.79	14.47	4.98	14.47	-NA-	41.18
Finland	EUR	3,801.73	1,931.44	2.04	1.87	-NA-	-NA-	-0.51	-3.78	33.01	1.75	2.86	1.75	-NA-	40.65
Greece	EUR	419.46	171.54	0.18	5.31	-NA-	-NA-	-19.67	-33.90	-28.43	7.05	3.01	7.05	-NA-	43.27
Norway	EUR	156.21	643.31	0.68	0.00	-NA-	-NA-	-NA-	-39.48	-8.71	-2.79	0.17	-2.79	-NA-	98.83
Spain	EUR	1,307.77	267.58	0.28	0.00	-NA-	-NA-	-26.42	-18.29	-NA-	43.64	25.40	43.64	-NA-	-NA-
Developed EMEA	EUR	1,359.86	95,502.80	193.49	3.35	-NA-	-NA-	-NA-	-NA-	-NA-	3.78	5.27	3.78	-NA-	-NA-
Israel	EUR	903.06	689.39	1.40	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.15	2.75	-5.15	-NA-	-NA-

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Europe	USD	1,492.72	130,955.93	100.00	3.38	-NA-	-NA-	-3.05	-9.38	25.48	6.92	6.07	6.92	-NA-	34.52
Euro Zone	USD	1,857.49	65,107.04	49.72	3.65	-NA-	-NA-	1.02	-6.38	19.95	5.63	4.49	5.63	-NA-	36.11
Europe ex UK	USD	4,183.02	82,932.69	63.33	3.29	-NA-	13.62	2.17	-4.75	23.86	4.48	3.93	4.48	23.13	35.64
Europe Liquid 40	USD	2,283.21	113,809.40	86.91	3.41	-NA-	-NA-	-3.06	-9.74	26.39	6.75	6.31	6.75	-NA-	34.83
Europe Liquid 40 ex UK	USD	3,637.42	72,810.51	55.60	3.44	-NA-	-NA-	3.39	-4.63	23.53	3.62	3.70	3.62	-NA-	35.47
Europe (UK Restricted)	USD	1,186.65	111,681.40	85.28	3.35	-NA-	12.16	-0.64	-7.07	26.05	6.18	5.42	6.18	22.81	34.69
Euro Zone Capped	USD	3,543.32	50,260.91	38.38	3.50	-NA-	-NA-	-NA-	-NA-	21.09	6.83	4.34	6.83	-NA-	-NA-
Europe Capped	USD	2,232.20	105,372.10	94.93	3.36	-NA-	-NA-	-NA-	-NA-	27.73	7.21	6.39	7.21	-NA-	-NA-
Europe ex UK Capped	USD	2,893.95	124,317.09	54.48	3.34	-NA-	-NA-	-NA-	-NA-	25.97	7.24	6.11	7.24	-NA-	-NA-
Europe Liquid 40 Capped	USD	4,047.12	71,344.37	80.46	3.15	-NA-	-NA-	-NA-	-NA-	24.81	5.01	3.71	5.01	-NA-	-NA-
Europe Liquid 40 ex UK Capped	USD	3,504.54	59,953.58	45.78	3.29	-NA-	-NA-	-NA-	-NA-	25.75	4.12	3.38	4.12	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,989.37	77,223.64	58.97	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	4.13	3.79	4.13	-NA-	-NA-
UK	USD	931.82	48,023.24	36.67	3.54	-NA-	-NA-	-11.26	-17.91	28.22	11.39	9.96	11.39	-NA-	37.70
Netherlands	USD	4,154.68	13,644.99	10.42	4.89	-NA-	-NA-	4.58	-4.87	14.98	3.36	2.12	3.36	-NA-	34.28
France	USD	6,026.77	33,735.85	25.76	3.72	-NA-	-NA-	7.50	-0.95	18.78	4.67	4.90	4.67	-NA-	35.92
Austria	USD	1,016.49	2,837.77	2.17	0.74	-NA-	-NA-	-14.81	-23.30	63.77	11.47	5.77	11.47	-NA-	66.34
Sweden	USD	7,399.36	8,988.38	6.86	2.65	-NA-	-NA-	9.30	6.14	52.72	1.03	1.99	1.03	-NA-	47.28
Germany	USD	1,098.47	6,024.83	4.60	2.21	-NA-	-NA-	-7.47	-10.98	40.79	10.05	8.12	10.05	-NA-	51.31
Switzerland	USD	3,730.22	7,948.73	6.07	1.39	-NA-	-NA-	12.81	10.29	36.40	0.01	2.04	0.01	-NA-	27.38
Belgium	USD	2,696.52	4,355.91	3.33	4.98	-NA-	-NA-	4.31	-4.17	10.48	5.30	1.88	5.30	-NA-	26.22
Italy	USD	2,365.72	1,233.47	0.94	1.66	-NA-	-NA-	-12.34	-16.58	8.05	17.85	5.76	17.85	-NA-	47.91
Finland	USD	5,216.98	2,667.70	2.04	1.87	-NA-	-NA-	2.46	-6.77	34.60	4.75	3.63	4.75	-NA-	48.94
Greece	USD	471.88	236.92	0.18	5.31	-NA-	-NA-	-17.25	-35.92	-27.56	10.21	3.78	10.21	-NA-	47.46
Norway	USD	215.26	888.53	0.68	0.00	-NA-	-NA-	-NA-	-41.36	-7.61	0.08	0.91	0.08	-NA-	87.75
Spain	USD	1,582.79	369.59	0.28	0.00	-NA-	-NA-	-26.11	-24.09	-NA-	47.88	26.33	47.88	-NA-	-NA-
Developed EMEA	USD	1,480.85	131,908.12	267.25	3.35	-NA-	-NA-	-NA-	-NA-	-NA-	6.85	6.05	6.85	-NA-	-NA-
Israel	USD	1,244.44	952.19	1.93	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.34	3.51	-2.34	-NA-	-NA-

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

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Europe	GBP	1,479.05	80,514.32	100.00	3.44	-NA-	-NA-	-1.60	-3.09	17.45	2.92	4.45	2.92	-NA-	30.06
Euro Zone	GBP	1,840.48	40,029.11	49.72	3.65	-NA-	-NA-	2.53	0.12	12.27	1.67	2.90	1.67	-NA-	32.08
Europe ex UK	GBP	4,144.73	50,988.67	63.33	3.29	-NA-	12.26	3.70	1.86	15.94	0.57	2.35	0.57	21.27	31.97
Europe Liquid 40	GBP	2,262.31	69,972.29	86.91	3.41	-NA-	-NA-	-1.62	-3.47	18.30	2.76	4.69	2.76	-NA-	30.31
Europe Liquid 40 ex UK	GBP	3,604.12	44,765.36	55.60	3.44	-NA-	-NA-	4.93	1.98	15.62	-0.25	2.12	-0.25	-NA-	31.73
Europe (UK Restricted)	GBP	1,175.79	68,663.96	85.28	3.35	-NA-	10.82	0.84	-0.62	17.98	2.21	3.82	2.21	20.57	30.40
Euro Zone Capped	GBP	3,510.89	30,901.41	38.38	3.50	-NA-	-NA-	-NA-	-NA-	13.34	2.84	2.75	2.84	-NA-	-NA-
Europe Capped	GBP	2,211.76	64,784.87	94.93	3.36	-NA-	-NA-	-NA-	-NA-	19.55	3.20	4.77	3.20	-NA-	-NA-
Europe ex UK Capped	GBP	2,867.46	76,432.63	54.48	3.34	-NA-	-NA-	-NA-	-NA-	17.91	3.23	4.49	3.23	-NA-	-NA-
Europe Liquid 40 Capped	GBP	4,010.08	43,863.95	80.46	3.15	-NA-	-NA-	-NA-	-NA-	16.82	1.08	2.13	1.08	-NA-	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,472.46	36,860.66	45.78	3.29	-NA-	-NA-	-NA-	-NA-	17.71	0.23	1.80	0.23	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,294.36	47,478.64	58.97	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	0.24	2.21	0.24	-NA-	-NA-
UK	GBP	923.29	29,525.65	36.67	3.54	-NA-	-NA-	-9.94	-12.21	20.01	7.23	8.29	7.23	-NA-	32.79
Netherlands	GBP	4,116.65	8,389.21	10.42	4.89	-NA-	-NA-	6.14	1.73	7.62	-0.50	0.57	-0.50	-NA-	30.30
France	GBP	5,971.60	20,741.48	25.76	3.72	-NA-	-NA-	9.10	5.92	11.18	0.75	3.30	0.75	-NA-	31.76
Austria	GBP	1,007.18	1,744.72	2.17	0.74	-NA-	-NA-	-13.54	-17.97	53.29	7.30	4.16	7.30	-NA-	62.05
Sweden	GBP	7,331.63	5,526.24	6.86	2.65	-NA-	-NA-	10.93	13.51	42.94	-2.75	0.44	-2.75	-NA-	47.04
Germany	GBP	1,088.42	3,704.18	4.60	2.21	-NA-	-NA-	-6.09	-4.80	31.78	5.93	6.47	5.93	-NA-	51.74
Switzerland	GBP	3,696.08	4,887.04	6.07	1.39	-NA-	-NA-	14.49	17.94	27.67	-3.73	0.48	-3.73	-NA-	25.38
Belgium	GBP	2,671.84	2,678.10	3.33	4.98	-NA-	-NA-	5.87	2.48	3.40	1.36	0.33	1.36	-NA-	23.98
Italy	GBP	2,344.06	758.36	0.94	1.66	-NA-	-NA-	-11.03	-10.79	1.14	13.44	4.15	13.44	-NA-	44.09
Finland	GBP	5,169.23	1,640.16	2.04	1.87	-NA-	-NA-	3.99	-0.30	25.99	0.84	2.05	0.84	-NA-	46.03
Greece	GBP	467.56	145.67	0.18	5.31	-NA-	-NA-	-16.02	-31.47	-32.20	6.09	2.20	6.09	-NA-	42.94
Norway	GBP	213.29	546.29	0.68	0.00	-NA-	-NA-	-NA-	-37.29	-13.52	-3.66	-0.62	-3.66	-NA-	83.70
Spain	GBP	1,568.30	227.23	0.28	0.00	-NA-	-NA-	-25.01	-18.82	-NA-	42.35	24.41	42.35	-NA-	-NA-
Developed EMEA	GBP	1,467.29	81,099.75	164.31	3.35	-NA-	-NA-	-NA-	-NA-	-NA-	2.85	4.43	2.85	-NA-	-NA-
Israel	GBP	1,233.05	585.42	1.19	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.00	1.94	-6.00	-NA-	-NA-

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Europe	JPY	1,194.84	10,729,219.17	100.00	-NA-	-NA-	-NA-	-9.53	-16.34	15.69	8.01	6.07	8.01	-NA-	35.61
Euro Zone	JPY	1,486.82	5,334,220.10	49.72	3.65	-NA-	-NA-	-5.74	-13.57	10.59	6.70	4.49	6.70	-NA-	36.20
Europe ex UK	JPY	3,348.30	6,794,674.95	63.33	3.29	-NA-	9.62	-4.66	-12.06	14.20	5.54	3.93	5.54	23.81	35.73
Europe Liquid 40	JPY	1,827.59	9,324,403.77	86.91	3.41	-NA-	-NA-	-9.54	-16.66	16.53	7.84	6.31	7.84	-NA-	35.98
Europe Liquid 40 ex UK	JPY	2,911.57	5,965,364.89	55.60	3.44	-NA-	-NA-	-3.53	-11.95	13.89	4.68	3.70	4.68	-NA-	35.63
Europe (UK Restricted)	JPY	949.86	9,150,057.50	85.28	3.35	-NA-	8.21	-7.28	-14.20	16.22	7.26	5.42	7.26	23.83	35.49
Euro Zone Capped	JPY	2,836.25	4,117,876.56	38.38	3.50	-NA-	-NA-	-NA-	-NA-	11.64	7.92	4.34	7.92	-NA-	-NA-
Europe Capped	JPY	1,786.76	8,633,135.86	94.93	3.36	-NA-	-NA-	-NA-	-NA-	17.76	8.30	6.39	8.30	-NA-	-NA-
Europe ex UK Capped	JPY	2,316.46	10,185,298.86	54.48	3.34	-NA-	-NA-	-NA-	-NA-	16.14	8.33	6.11	8.33	-NA-	-NA-
Europe Liquid 40 Capped	JPY	3,239.52	5,845,244.37	80.46	3.15	-NA-	-NA-	-NA-	-NA-	15.07	6.08	3.71	6.08	-NA-	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,805.21	4,911,996.52	45.78	3.29	-NA-	-NA-	-NA-	-NA-	15.94	5.18	3.38	5.18	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,210.26	6,326,932.51	58.97	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	5.19	3.79	5.19	-NA-	-NA-
UK	JPY	745.87	3,934,544.22	36.67	3.54	-NA-	-NA-	-17.20	-24.21	18.21	12.53	9.96	12.53	-NA-	40.03
Netherlands	JPY	3,325.61	1,117,933.98	10.42	4.89	-NA-	-NA-	-2.41	-12.17	6.01	4.41	2.12	4.41	-NA-	35.33
France	JPY	4,824.12	2,763,978.57	25.76	3.72	-NA-	-NA-	0.30	-8.55	9.51	5.73	4.90	5.73	-NA-	36.09
Austria	JPY	813.65	232,498.85	2.17	0.74	-NA-	-NA-	-20.51	-29.18	50.99	12.60	5.77	12.60	-NA-	67.26
Sweden	JPY	5,922.81	736,418.24	6.86	2.65	-NA-	-NA-	1.99	-2.01	40.80	2.06	1.99	2.06	-NA-	46.63
Germany	JPY	879.27	493,614.04	4.60	2.21	-NA-	-NA-	-13.66	-17.81	29.81	11.17	8.12	11.17	-NA-	50.11
Switzerland	JPY	2,985.86	651,239.25	6.07	1.39	-NA-	-NA-	5.26	1.82	25.75	1.03	2.04	1.03	-NA-	28.02
Belgium	JPY	2,158.43	356,880.06	3.33	4.98	-NA-	-NA-	-2.67	-11.52	1.85	6.37	1.88	6.37	-NA-	27.26
Italy	JPY	1,893.64	101,058.54	0.94	1.66	-NA-	-NA-	-18.20	-22.98	-0.38	19.05	5.76	19.05	-NA-	47.35
Finland	JPY	4,175.93	218,564.63	2.04	1.87	-NA-	-NA-	-4.39	-13.92	24.10	5.82	3.63	5.82	-NA-	48.93
Greece	JPY	377.72	19,411.22	0.18	5.31	-NA-	-NA-	-22.79	-40.84	-33.21	11.33	3.78	11.33	-NA-	49.34
Norway	JPY	172.31	72,797.35	0.68	0.00	-NA-	-NA-	-NA-	-45.86	-14.82	1.10	0.91	1.10	-NA-	89.45
Spain	JPY	1,266.94	30,280.21	0.28	0.00	-NA-	-NA-	-31.05	-29.91	-NA-	49.39	26.33	49.39	-NA-	-NA-
Developed EMEA	JPY	1,185.34	10,807,232.01	21895.73	3.35	-NA-	-NA-	-NA-	-NA-	-NA-	7.94	6.05	7.94	-NA-	-NA-
Israel	JPY	996.11	78,012.85	158.06	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.35	3.51	-1.35	-NA-	-NA-

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Europe	AUD	959.23	128,602.65	135.64	3.38	-NA-	-NA-	-NA-	-NA-	10.35	7.63	3.85	7.63	-NA-	-NA-
Euro Zone	AUD	1,193.63	63,937.07	67.43	3.65	-NA-	-NA-	-NA-	-NA-	5.48	6.33	2.30	6.33	-NA-	-NA-
Europe ex UK	AUD	2,688.03	81,442.39	85.90	3.29	-NA-	-NA-	-NA-	-NA-	8.93	5.17	1.75	5.17	-NA-	-NA-
Europe Liquid 40	AUD	1,467.20	111,764.24	117.88	3.41	-NA-	-NA-	-NA-	-NA-	11.15	7.46	4.09	7.46	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,337.43	71,502.10	75.41	3.44	-NA-	-NA-	-NA-	-NA-	8.63	4.31	1.53	4.31	-NA-	-NA-
Europe (UK Restricted)	AUD	762.55	109,674.49	115.67	3.35	-NA-	-NA-	-NA-	-NA-	10.85	6.89	3.22	6.89	-NA-	-NA-
Euro Zone Capped	AUD	2,276.96	49,357.72	0.00	3.50	-NA-	-NA-	-NA-	-NA-	6.49	7.54	2.16	7.54	-NA-	-NA-
Europe Capped	AUD	1,434.42	103,478.56	84.92	3.36	-NA-	-NA-	-NA-	-NA-	12.33	7.92	4.17	7.92	-NA-	-NA-
Europe ex UK Capped	AUD	1,859.67	122,083.11	76.81	3.34	-NA-	-NA-	-NA-	-NA-	10.78	7.95	3.89	7.95	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,600.70	70,062.31	66.18	3.15	-NA-	-NA-	-NA-	-NA-	9.76	5.71	1.54	5.71	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,252.04	58,876.21	8.11	3.29	-NA-	-NA-	-NA-	-NA-	10.59	4.81	1.21	4.81	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,237.71	75,835.93	58.97	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	4.82	1.62	4.82	-NA-	-NA-
UK	AUD	598.79	47,160.26	49.74	3.54	-NA-	-NA-	-NA-	-NA-	12.76	12.13	7.66	12.13	-NA-	-NA-
Netherlands	AUD	2,669.82	13,399.79	14.13	4.89	-NA-	-NA-	-NA-	-NA-	1.12	4.05	-0.02	4.05	-NA-	-NA-
France	AUD	3,872.84	33,129.62	34.94	3.72	-NA-	-NA-	-NA-	-NA-	4.46	5.36	2.70	5.36	-NA-	-NA-
Austria	AUD	653.20	2,786.78	2.94	0.74	-NA-	-NA-	-NA-	-NA-	44.02	12.20	3.56	12.20	-NA-	-NA-
Sweden	AUD	4,754.87	8,826.86	9.31	2.65	-NA-	-NA-	-NA-	-NA-	34.30	1.70	-0.14	1.70	-NA-	-NA-
Germany	AUD	705.89	5,916.56	6.24	2.21	-NA-	-NA-	-NA-	-NA-	23.82	10.78	5.85	10.78	-NA-	-NA-
Switzerland	AUD	2,397.06	7,805.89	8.23	1.39	-NA-	-NA-	-NA-	-NA-	19.95	0.67	-0.10	0.67	-NA-	-NA-
Belgium	AUD	1,732.80	4,277.64	4.51	4.98	-NA-	-NA-	-NA-	-NA-	-2.85	6.00	-0.25	6.00	-NA-	-NA-
Italy	AUD	1,520.22	1,211.31	1.28	1.66	-NA-	-NA-	-NA-	-NA-	-4.98	18.63	3.55	18.63	-NA-	-NA-
Finland	AUD	3,352.46	2,619.76	2.76	1.87	-NA-	-NA-	-NA-	-NA-	18.37	5.45	1.46	5.45	-NA-	-NA-
Greece	AUD	303.23	232.67	0.25	5.31	-NA-	-NA-	-NA-	-NA-	-36.30	10.94	1.61	10.94	-NA-	-NA-
Norway	AUD	138.33	872.56	0.92	0.00	-NA-	-NA-	-NA-	-NA-	-18.75	0.74	-1.20	0.74	-NA-	-NA-
Spain	AUD	1,017.11	362.94	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	48.86	23.69	48.86	-NA-	-NA-
Developed EMEA	AUD	951.60	129,537.73	262.45	3.35	-NA-	-NA-	-NA-	-NA-	-NA-	7.56	3.83	7.56	-NA-	-NA-
Israel	AUD	799.68	935.08	1.89	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.70	1.34	-1.70	-NA-	-NA-

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Switzerland	CHF	2,177.01	7,387.94	6.07	1.39	-NA-	-NA-	5.30	6.10	18.16	-0.27	0.93	-0.27	-NA-	17.66
Sweden	SEK	5,514.16	56,894.67	6.86	2.65	-NA-	-NA-	4.52	7.06	35.92	-4.88	0.40	-4.88	-NA-	37.58
Norway	NKK	194.13	4,976.00	0.68	0.00	-NA-	-NA-	-NA-	-39.96	-12.46	-3.58	-2.16	-3.58	-NA-	81.04

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	EUR	1,455.53	94,813.40	100.00	0.00	1.97	1.96	-8.96	-10.16	19.52	3.73	5.26	3.73	18.79	26.45
Euro Zone	EUR	1,771.83	47,138.15	49.72	0.00	3.42	4.64	-5.17	-7.24	13.83	2.59	3.72	2.59	18.44	26.56
Europe ex UK	EUR	1,995.68	60,044.09	63.33	0.00	3.28	5.44	-3.95	-5.43	17.94	1.48	3.16	1.48	18.15	26.01
Europe Liquid 40	EUR	1,387.80	82,399.14	86.91	0.00	1.72	1.64	-8.96	-10.38	20.26	3.58	5.53	3.58	19.27	26.87
Europe Liquid 40 ex UK	EUR	2,113.93	52,715.54	55.60	0.00	3.57	6.36	-2.84	-5.11	17.45	0.65	2.94	0.65	18.46	26.01
Europe ex UK Dividend+	EUR	2,167.16	55,910.68	58.97	0.00	-NA-	5.85	-1.68	-3.50	18.02	1.14	3.02	1.14	17.79	25.39
Europe (UK Restricted)	EUR	1,469.24	80,858.45	85.28	0.00	-NA-	3.25	-7.37	-8.67	18.95	3.05	4.63	3.05	18.33	26.04
Euro Zone Capped	EUR	1,666.36	36,389.40	38.38	0.00	-NA-	-NA-	-NA-	-8.93	13.83	3.85	3.57	3.85	-NA-	28.13
Europe Capped	EUR	1,427.51	90,006.81	94.93	0.00	-NA-	-NA-	-NA-	-10.70	19.82	4.03	5.30	4.03	-NA-	26.95
Europe ex UK Capped	EUR	1,929.47	51,654.04	54.48	0.00	-NA-	-NA-	-NA-	-6.42	18.59	1.99	2.95	1.99	-NA-	26.94
Europe Liquid 40 Capped	EUR	1,345.09	76,290.45	80.46	0.00	-NA-	-NA-	-NA-	-11.13	20.83	4.01	5.61	4.01	-NA-	27.62
Europe Liquid 40 ex UK Capped	EUR	2,012.88	43,406.99	45.78	0.00	-NA-	-NA-	-NA-	-6.62	18.18	1.13	2.61	1.13	-NA-	27.72
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,167.16	55,910.68	58.97	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.14	3.02	1.14	-NA-	-NA-
UK	EUR	888.55	34,769.31	36.67	0.00	-0.01	-3.10	-16.88	-18.91	22.08	7.83	9.08	7.83	23.42	33.41
Netherlands	EUR	1,617.85	9,879.11	10.42	0.00	1.56	3.99	-3.29	-7.29	7.98	0.39	1.37	0.39	17.91	25.00
France	EUR	2,994.21	24,425.10	25.76	0.00	6.50	10.38	1.01	-1.65	12.75	1.66	4.12	1.66	19.87	26.43
Austria	EUR	628.20	2,054.58	2.17	0.00	-NA-	-NA-	-17.72	-21.13	60.24	8.27	4.99	8.27	-NA-	61.47
Sweden	EUR	3,527.63	6,507.68	6.86	0.00	0.11	10.35	2.45	5.32	45.82	-1.87	1.24	-1.87	27.75	38.59
Germany	EUR	558.93	4,362.03	4.60	0.00	-0.51	-5.90	-12.81	-11.56	34.83	6.89	7.32	6.89	30.70	40.09
Switzerland	EUR	2,138.28	5,754.96	6.07	0.00	6.91	8.06	7.60	11.26	32.74	-2.86	1.28	-2.86	13.11	18.28
Belgium	EUR	1,067.27	3,153.73	3.33	0.00	0.08	1.51	-3.54	-6.27	4.11	2.28	1.13	2.28	13.27	19.22
Italy	EUR	1,326.54	893.05	0.94	0.00	-0.30	-0.90	-16.49	-15.78	4.51	14.47	4.98	14.47	28.89	40.94
Finland	EUR	2,534.94	1,931.44	2.04	0.00	7.72	8.59	-2.75	-5.89	30.07	1.75	2.86	1.75	28.58	40.54
Greece	EUR	360.78	171.54	0.18	0.00	-NA-	-NA-	-21.31	-35.55	-30.78	7.05	3.01	7.05	-NA-	43.45
Norway	EUR	139.47	643.31	0.68	0.00	-7.84	-17.77	-NA-	-41.28	-8.71	-2.79	0.17	-2.79	-NA-	86.03
Spain	EUR	166.44	267.58	0.28	0.00	-6.95	-18.48	-49.24	-55.74	-NA-	43.63	25.40	43.63	-NA-	-NA-
Developed EMEA	EUR	1,243.66	95,502.80	1833.66	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.66	5.24	3.66	-NA-	-NA-
Israel	EUR	903.06	689.39	13.24	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.15	2.75	-5.15	-NA-	-NA-

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Europe	USD	1,996.46	130,955.93	100.00	0.00	2.10	6.19	-6.24	-12.95	20.95	6.79	6.04	6.79	22.82	34.37
Euro Zone	USD	2,430.29	65,107.04	49.72	0.00	3.56	8.98	-2.34	-10.12	15.19	5.63	4.49	5.63	23.46	36.10
Europe ex UK	USD	2,737.33	82,932.69	63.33	0.00	3.41	9.81	-1.08	-8.37	19.35	4.48	3.93	4.48	23.16	35.63
Europe Liquid 40	USD	1,523.09	113,809.40	86.91	0.00	-NA-	5.99	-6.24	-13.16	21.71	6.64	6.31	6.64	23.26	34.64
Europe Liquid 40 ex UK	USD	2,320.29	72,810.51	55.60	0.00	-NA-	10.92	0.07	-8.05	18.87	3.62	3.70	3.62	23.27	35.44
Europe ex UK Dividend+	USD	2,472.44	77,223.64	58.97	0.00	-NA-	10.38	1.26	-6.49	19.45	4.13	3.79	4.13	22.92	35.12
Europe (UK Restricted)	USD	935.71	111,681.40	85.28	0.00	-NA-	7.67	-4.61	-11.50	20.38	6.09	5.40	6.09	22.74	34.53
Euro Zone Capped	USD	2,285.66	50,260.91	38.38	0.00	-NA-	-NA-	-NA-	-11.76	15.19	6.91	4.34	6.91	-NA-	37.25
Europe Capped	USD	1,958.17	124,317.09	94.93	0.00	-NA-	-NA-	-NA-	-13.47	21.26	7.10	6.08	7.10	-NA-	34.61
Europe ex UK Capped	USD	2,646.82	71,344.37	54.48	0.00	-NA-	-NA-	-NA-	-9.33	20.03	5.01	3.71	5.01	-NA-	36.28
Europe Liquid 40 Capped	USD	1,476.22	105,372.10	80.46	0.00	-NA-	-NA-	-NA-	-13.88	22.29	7.08	6.39	7.08	-NA-	35.20
Europe Liquid 40 ex UK Capped	USD	2,209.37	59,953.58	45.78	0.00	-NA-	-NA-	-NA-	-9.52	19.60	4.12	3.38	4.12	-NA-	36.96
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,472.44	77,223.64	58.97	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	4.13	3.79	4.13	-NA-	-NA-
UK	USD	1,224.44	48,023.24	36.67	0.00	0.14	0.92	-14.40	-21.42	23.56	11.02	9.89	11.02	25.67	37.70
Netherlands	USD	2,219.10	13,644.99	10.42	0.00	1.69	8.30	-0.40	-10.17	9.29	3.36	2.12	3.36	22.56	34.34
France	USD	4,106.97	33,735.85	25.76	0.00	6.65	14.95	4.03	-4.70	14.11	4.67	4.90	4.67	24.91	36.12
Austria	USD	989.72	2,837.77	2.17	0.00	-NA-	-NA-	-15.26	-23.58	62.18	11.46	5.77	11.46	-NA-	66.34
Sweden	USD	4,861.14	8,988.38	6.86	0.00	0.27	14.93	5.51	2.05	47.58	1.03	1.99	1.03	31.75	47.36
Germany	USD	766.65	6,024.83	4.60	0.00	-0.38	-2.01	-10.21	-14.31	36.46	10.05	8.12	10.05	35.70	51.14
Switzerland	USD	2,946.60	7,948.73	6.07	0.00	7.08	12.54	10.81	7.81	34.35	0.01	2.04	0.01	18.12	27.53
Belgium	USD	1,463.90	4,355.91	3.33	0.00	0.22	5.71	-0.66	-9.18	5.37	5.30	1.88	5.30	17.64	26.17
Italy	USD	1,819.54	1,233.47	0.94	0.00	-0.16	3.20	-14.00	-18.40	5.77	17.85	5.76	17.85	32.45	47.55
Finland	USD	3,477.04	2,667.70	2.04	0.00	8.48	13.09	0.15	-8.81	31.64	4.75	3.63	4.75	32.57	48.74
Greece	USD	405.43	236.92	0.18	0.00	-NA-	-NA-	-18.96	-37.55	-29.95	10.21	3.78	10.21	-NA-	47.58
Norway	USD	192.20	888.53	0.68	0.00	-7.70	-14.33	-NA-	-43.10	-7.61	0.08	0.91	0.08	-NA-	87.92
Spain	USD	228.30	369.59	0.28	0.00	-6.82	-15.11	-47.72	-57.11	-NA-	47.88	26.33	47.88	-NA-	-NA-
Developed EMEA	USD	1,354.52	131,908.12	2532.65	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	6.72	6.02	6.72	-NA-	-NA-
Israel	USD	1,244.44	952.19	18.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.34	3.51	-2.34	-NA-	-NA-

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Europe	GBP	1,978.18	80,514.32	100.00	0.00	3.12	4.92	-4.84	-6.91	13.21	2.80	4.43	2.80	20.55	29.96
Euro Zone	GBP	2,408.04	40,029.11	49.72	0.00	4.60	7.67	-0.89	-3.88	7.82	1.68	2.90	1.68	21.56	32.18
Europe ex UK	GBP	2,712.27	50,988.67	63.33	0.00	4.42	8.49	0.39	-2.01	11.71	0.57	2.35	0.57	21.45	32.06
Europe Liquid 40	GBP	1,509.14	69,972.29	86.91	0.00	-NA-	4.73	-4.84	-7.14	13.92	2.65	4.69	2.65	20.94	30.18
Europe Liquid 40 ex UK	GBP	2,299.05	44,765.36	55.60	0.00	-NA-	9.59	1.56	-1.67	11.26	-0.25	2.12	-0.25	21.48	31.82
Europe ex UK Dividend+	GBP	2,724.69	47,478.64	58.97	0.00	-NA-	8.93	2.77	0.00	11.80	0.24	2.21	0.24	21.19	31.68
Europe (UK Restricted)	GBP	927.15	68,663.96	85.28	0.00	-NA-	6.38	-3.18	-5.36	12.68	2.13	3.80	2.13	20.56	30.34
Euro Zone Capped	GBP	2,264.74	30,901.41	38.38	0.00	-NA-	-NA-	-NA-	-5.63	7.82	2.91	2.75	2.91	-NA-	33.57
Europe Capped	GBP	1,940.24	76,432.63	94.93	0.00	-NA-	-NA-	-NA-	-7.47	13.50	3.09	4.47	3.09	-NA-	30.24
Europe ex UK Capped	GBP	2,622.59	43,863.95	54.48	0.00	-NA-	-NA-	-NA-	-3.03	12.34	1.08	2.13	1.08	-NA-	32.96
Europe Liquid 40 Capped	GBP	1,462.70	64,784.87	80.46	0.00	-NA-	-NA-	-NA-	-7.90	14.46	3.08	4.77	3.08	-NA-	30.85
Europe Liquid 40 ex UK Capped	GBP	2,189.15	36,860.66	45.78	0.00	-NA-	-NA-	-NA-	-3.24	11.95	0.23	1.80	0.23	-NA-	33.89
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,724.69	47,478.64	58.97	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.24	2.21	0.24	-NA-	-NA-
UK	GBP	1,219.42	29,525.65	36.67	0.00	1.21	-0.28	-13.13	-15.97	15.65	6.87	8.22	6.87	23.03	32.79
Netherlands	GBP	2,198.79	8,389.21	10.42	0.00	2.51	7.01	1.08	-3.93	2.29	-0.50	0.57	-0.50	21.06	30.59
France	GBP	4,069.38	20,741.48	25.76	0.00	7.51	13.57	5.58	1.91	6.81	0.75	3.30	0.75	22.96	32.06
Austria	GBP	980.66	1,744.72	2.17	0.00	-NA-	-NA-	-14.00	-18.27	51.80	7.30	4.16	7.30	-NA-	62.06
Sweden	GBP	4,816.64	5,526.24	6.86	0.00	1.08	13.56	7.08	9.14	38.14	-2.75	0.44	-2.75	31.95	47.24
Germany	GBP	759.63	3,704.18	4.60	0.00	0.42	-3.18	-8.87	-8.36	27.72	5.93	6.47	5.93	35.71	51.54
Switzerland	GBP	2,919.62	4,887.04	6.07	0.00	7.94	11.20	12.46	15.29	25.75	-3.73	0.48	-3.73	17.13	25.71
Belgium	GBP	1,450.50	2,678.10	3.33	0.00	1.03	4.45	0.82	-2.87	-1.38	1.36	0.33	1.36	16.15	23.87
Italy	GBP	1,802.88	758.36	0.94	0.00	0.64	1.97	-12.71	-12.73	-1.00	13.44	4.15	13.44	30.63	43.97
Finland	GBP	3,445.22	1,640.16	2.04	0.00	-NA-	11.74	1.64	-2.48	23.22	0.84	2.05	0.84	31.42	45.83
Greece	GBP	401.72	145.67	0.18	0.00	-NA-	-NA-	-17.75	-33.21	-34.43	6.09	2.20	6.09	-NA-	43.07
Norway	GBP	190.44	546.29	0.68	0.00	-6.95	-15.35	-NA-	-39.15	-13.52	-3.66	-0.62	-3.66	-NA-	83.88
Spain	GBP	226.21	227.23	0.28	0.00	-6.07	-16.12	-46.94	-54.13	-NA-	42.35	24.41	42.35	-NA-	-NA-
Developed EMEA	GBP	1,342.12	81,099.75	1557.12	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	2.73	4.41	2.73	-NA-	-NA-
Israel	GBP	1,233.05	585.42	11.24	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.00	1.94	-6.00	-NA-	-NA-

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Europe	JPY	1,598.06	10,729,219.17	100.00	0.00	-0.36	2.44	-12.51	-19.63	11.51	7.88	6.04	7.88	23.71	35.41
Euro Zone	JPY	1,945.32	5,334,220.10	49.72	0.00	1.07	5.13	-8.87	-17.02	6.20	6.70	4.49	6.70	23.91	36.18
Europe ex UK	JPY	2,191.10	6,794,674.95	63.33	0.00	0.92	5.94	-7.70	-15.40	10.04	5.54	3.93	5.54	23.59	35.67
Europe Liquid 40	JPY	1,219.15	9,324,403.77	86.91	0.00	-NA-	2.26	-12.51	-19.83	12.21	7.72	6.31	7.72	24.41	35.74
Europe Liquid 40 ex UK	JPY	1,857.27	5,965,364.89	55.60	0.00	-NA-	7.01	-6.63	-15.11	9.59	4.68	3.70	4.68	23.97	35.55
Europe ex UK Dividend+	JPY	1,828.06	6,326,932.51	58.97	0.00	-NA-	5.65	-5.51	-13.67	10.13	5.19	3.79	5.19	23.54	35.04
Europe (UK Restricted)	JPY	748.99	9,150,057.50	85.28	0.00	-NA-	3.87	-10.99	-18.29	10.99	7.17	5.40	7.17	23.77	35.28
Euro Zone Capped	JPY	1,829.56	4,117,876.56	38.38	0.00	-NA-	-NA-	-NA-	-18.53	6.20	7.99	4.34	7.99	-NA-	37.28
Europe Capped	JPY	1,567.41	10,185,298.86	94.93	0.00	-NA-	-NA-	-NA-	-20.11	11.80	8.19	6.08	8.19	-NA-	35.71
Europe ex UK Capped	JPY	2,118.65	5,845,244.37	54.48	0.00	-NA-	-NA-	-NA-	-16.28	10.66	6.08	3.71	6.08	-NA-	36.27
Europe Liquid 40 Capped	JPY	1,181.64	8,633,135.86	80.46	0.00	-NA-	-NA-	-NA-	-20.49	12.74	8.17	6.39	8.17	-NA-	36.30
Europe Liquid 40 ex UK Capped	JPY	1,768.49	4,911,996.52	45.78	0.00	-NA-	-NA-	-NA-	-16.46	10.27	5.18	3.38	5.18	-NA-	36.94
Developed Europe Ex UK Dividend+ Net of Tax	JPY	1,828.06	6,326,932.51	58.97	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	5.19	3.79	5.19	-NA-	-NA-
UK	JPY	980.10	3,934,544.22	36.67	0.00	-2.27	-2.64	-20.13	-27.45	13.91	12.15	9.89	12.15	27.04	39.97
Netherlands	JPY	1,776.28	1,117,933.98	10.42	0.00	-0.75	4.48	-7.07	-17.06	0.76	4.41	2.12	4.41	23.27	34.85
France	JPY	3,287.42	2,763,978.57	25.76	0.00	4.08	10.90	-2.93	-12.01	5.21	5.73	4.90	5.73	24.78	35.82
Austria	JPY	792.22	232,498.85	2.17	0.00	-NA-	-NA-	-20.93	-29.44	49.52	12.60	5.77	12.60	-NA-	66.95
Sweden	JPY	3,891.10	736,418.24	6.86	0.00	-2.14	10.88	-1.55	-5.78	36.06	2.06	1.99	2.06	31.64	46.36
Germany	JPY	613.67	493,614.04	4.60	0.00	-2.78	-5.46	-16.22	-20.88	25.81	11.17	8.12	11.17	35.37	49.10
Switzerland	JPY	2,358.60	651,239.25	6.07	0.00	4.50	8.57	3.40	-0.46	23.86	1.03	2.03	1.03	17.90	27.28
Belgium	JPY	1,171.78	356,880.06	3.33	0.00	-2.19	1.98	-7.31	-16.15	-2.86	6.37	1.88	6.37	18.60	27.52
Italy	JPY	1,456.45	101,058.54	0.94	0.00	-2.57	-0.44	-19.75	-24.66	-2.48	19.05	5.76	19.05	32.77	47.43
Finland	JPY	2,783.20	218,564.63	2.04	0.00	-NA-	9.10	-6.55	-15.81	21.37	5.82	3.63	5.82	32.48	48.14
Greece	JPY	324.53	19,411.22	0.18	0.00	-NA-	-NA-	-24.38	-42.34	-35.42	11.33	3.78	11.33	-NA-	49.21
Norway	JPY	153.84	72,797.35	0.68	0.00	-9.92	-17.35	-NA-	-47.46	-14.82	1.10	0.91	1.10	-NA-	88.49
Spain	JPY	182.74	30,280.21	0.28	0.00	-9.06	-18.10	-51.22	-60.40	-NA-	49.38	26.33	49.38	-NA-	-NA-
Developed EMEA	JPY	1,084.22	10,807,232.01	207500.08	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.81	6.02	7.81	-NA-	-NA-
Israel	JPY	996.11	78,012.85	1497.86	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.35	3.51	-1.35	-NA-	-NA-

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

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe	AUD	1,282.93	128,602.65	135.64	0.00	-NA-	-NA-	-NA-	-NA-	6.37	7.50	3.82	7.50	-NA-	-NA-
Euro Zone	AUD	1,561.72	63,937.07	67.43	0.00	-NA-	-NA-	-NA-	-NA-	1.30	6.33	2.30	6.33	-NA-	-NA-
Europe ex UK	AUD	1,759.02	81,442.39	85.90	0.00	-NA-	-NA-	-NA-	-NA-	4.96	5.17	1.75	5.17	-NA-	-NA-
Europe Liquid 40	AUD	978.74	111,764.24	117.88	0.00	-NA-	-NA-	-NA-	-NA-	7.03	7.34	4.09	7.34	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,491.03	71,502.10	75.41	0.00	-NA-	-NA-	-NA-	-NA-	4.54	4.31	1.53	4.31	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,850.76	75,835.93	79.98	0.00	-NA-	-NA-	-NA-	-NA-	5.04	4.82	1.62	4.82	-NA-	-NA-
Europe (UK Restricted)	AUD	601.29	109,674.49	115.67	0.00	-NA-	-NA-	-NA-	-NA-	5.87	6.80	3.20	6.80	-NA-	-NA-
Euro Zone Capped	AUD	1,468.78	49,357.72	52.06	0.00	-NA-	-NA-	-NA-	-NA-	1.30	7.62	2.16	7.62	-NA-	-NA-
Europe Capped	AUD	1,258.33	122,083.11	128.76	0.00	-NA-	-NA-	-NA-	-NA-	6.64	7.81	3.86	7.81	-NA-	-NA-
Europe ex UK Capped	AUD	1,700.86	70,062.31	73.89	0.00	-NA-	-NA-	-NA-	-NA-	5.55	5.71	1.54	5.71	-NA-	-NA-
Europe Liquid 40 Capped	AUD	948.62	103,478.56	109.14	0.00	-NA-	-NA-	-NA-	-NA-	7.54	7.79	4.17	7.79	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,419.76	58,876.21	62.10	0.00	-NA-	-NA-	-NA-	-NA-	5.18	4.81	1.21	4.81	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	AUD	1,850.76	75,835.93	58.97	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	4.82	1.62	4.82	-NA-	-NA-
UK	AUD	786.83	47,160.26	49.74	0.00	-NA-	-NA-	-NA-	-NA-	8.66	11.76	7.59	11.76	-NA-	-NA-
Netherlands	AUD	1,426.01	13,399.79	14.13	0.00	-NA-	-NA-	-NA-	-NA-	-3.89	4.05	-0.02	4.05	-NA-	-NA-
France	AUD	2,639.16	33,129.62	34.94	0.00	-NA-	-NA-	-NA-	-NA-	0.35	5.36	2.70	5.36	-NA-	-NA-
Austria	AUD	636.00	2,786.78	2.94	0.00	-NA-	-NA-	-NA-	-NA-	42.62	12.20	3.56	12.20	-NA-	-NA-
Sweden	AUD	3,123.80	8,826.86	9.31	0.00	-NA-	-NA-	-NA-	-NA-	29.78	1.70	-0.14	1.70	-NA-	-NA-
Germany	AUD	492.65	5,916.56	6.24	0.00	-NA-	-NA-	-NA-	-NA-	20.00	10.78	5.85	10.78	-NA-	-NA-
Switzerland	AUD	1,893.50	7,805.89	8.23	0.00	-NA-	-NA-	-NA-	-NA-	18.15	0.67	-0.10	0.67	-NA-	-NA-
Belgium	AUD	940.71	4,277.64	4.51	0.00	-NA-	-NA-	-NA-	-NA-	-7.34	6.00	-0.25	6.00	-NA-	-NA-
Italy	AUD	1,169.24	1,211.31	1.28	0.00	-NA-	-NA-	-NA-	-NA-	-6.98	18.63	3.55	18.63	-NA-	-NA-
Finland	AUD	2,234.37	2,619.76	2.76	0.00	-NA-	-NA-	-NA-	-NA-	15.77	5.45	1.46	5.45	-NA-	-NA-
Greece	AUD	260.53	232.67	0.25	0.00	-NA-	-NA-	-NA-	-NA-	-38.40	10.94	1.61	10.94	-NA-	-NA-
Norway	AUD	123.51	872.56	0.92	0.00	-NA-	-NA-	-NA-	-NA-	-18.74	0.75	-1.19	0.75	-NA-	-NA-
Spain	AUD	146.70	362.94	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	48.86	23.68	48.86	-NA-	-NA-
Developed EMEA	AUD	870.42	129,537.73	2487.14	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.43	3.81	7.43	-NA-	-NA-
Israel	AUD	799.68	935.08	17.95	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.70	1.34	-1.70	-NA-	-NA-

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

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Switzerland	CHF	1,720.04	7,387.94	6.07	0.00	5.89	6.11	3.44	3.72	16.40	-0.27	0.93	-0.27	13.05	17.98
Sweden	SEK	3,621.90	56,894.67	6.86	0.00	1.39	9.98	0.89	2.93	31.35	-4.88	0.40	-4.88	27.17	37.83
Norway	NOK	173.36	4,976.00	0.68	0.00	-6.16	-16.14	-NA-	-41.73	-12.46	-3.58	-2.16	-3.58	48.31	81.21

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

Gross Total Return Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Europe Real Estate **	Local	2,487.99	4.03	13.66	7.11	-3.99	-4.57	21.43	3.46	4.88	3.46	18.98	27.11
Europe FTSE	Local	236.01	3.82	-NA-	2.39	1.39	0.19	16.83	4.52	2.29	4.52	17.42	21.49
Europe JP Morgan Bonds	Local	506.66	-NA-	14.93	4.95	3.81	4.70	1.37	-0.65	0.17	-0.65	3.75	4.49
UK Real Estate **	GBP	1,761.13	3.54	11.18	3.13	-9.94	-12.21	20.00	7.22	8.29	7.22	22.95	32.79
UK FTSE	GBP	895.46	3.60	-NA-	3.89	4.31	4.96	15.43	2.44	2.80	2.44	15.41	19.97
UK JP Morgan Bonds	GBP	614.51	-NA-	16.51	5.17	4.53	6.08	5.91	-1.22	0.75	-1.22	5.32	7.26
Netherlands Real Estate **	EUR	3,307.05	5.75	16.53	10.73	2.55	-0.83	14.64	0.39	1.37	0.39	17.81	25.07
Netherlands FTSE	EUR	794.50	-NA-	-NA-	-2.19	-0.89	-1.95	15.54	3.86	2.13	3.86	22.26	27.55
Netherlands JP Morgan Bonds	EUR	422.28	-NA-	14.03	5.14	4.42	5.62	2.44	-1.34	0.09	-1.34	3.78	4.90
France Real Estate **	EUR	4,679.92	4.96	25.72	14.94	5.55	3.57	19.01	1.66	4.12	1.66	19.80	26.52
France FTSE	EUR	689.64	4.27	-NA-	0.02	-0.02	-0.81	16.63	6.46	1.64	6.46	19.15	22.66
France JP Morgan Bonds	EUR	521.88	-NA-	14.24	5.04	4.15	5.41	1.95	-1.07	0.13	-1.07	3.84	4.91
Sweden Real Estate **	SEK	6,018.21	3.78	9.14	15.15	6.13	8.89	37.94	-4.88	0.40	-4.88	26.93	37.54
Sweden FTSE	SEK	1,993.69	4.77	-NA-	5.09	5.21	9.86	27.00	-2.27	-1.76	-2.27	24.47	26.98
Sweden JP Morgan Bonds	SEK	634.47	-NA-	16.20	4.96	3.92	5.01	1.12	-0.12	0.22	-0.12	4.02	5.50
Switzerland Real Estate **	CHF	2,288.77	2.14	17.33	8.88	6.33	7.41	19.13	-0.27	0.93	-0.27	12.81	17.56
Switzerland FTSE	CHF	559.13	4.58	-NA-	0.89	-1.00	-1.56	3.06	3.18	2.66	3.18	15.07	16.79
Germany Real Estate **	EUR	844.63	3.00	0.00	-2.34	-9.31	-7.00	40.68	6.89	7.32	6.89	30.85	40.22
Germany FTSE	EUR	482.32	3.94	-9.38	0.57	3.72	0.89	29.45	3.69	1.42	3.69	23.34	24.18
Germany JP Morgan Bonds	EUR	392.21	-NA-	-NA-	5.00	4.24	5.38	2.40	-1.33	0.14	-1.33	3.81	4.81
Austria Real Estate **	EUR	651.04	0.99	0.00	0.00	-17.13	-20.74	62.35	8.26	4.99	8.26	-NA-	61.48
Austria FTSE	EUR	530.30	3.56	5.06	7.49	-7.07	-8.13	26.41	1.21	0.43	1.21	24.94	38.96
Austria JP Morgan Bonds	EUR	198.54	-NA-	-NA-	5.29	4.36	5.76	2.92	-0.91	0.22	-0.91	-NA-	5.12

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

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

Gross Total Return Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Italy Real Estate **	EUR	1,781.05	2.28	6.81	1.66	-14.43	-13.46	7.66	14.47	4.98	14.47	28.89	41.09
Italy FTSE	EUR	290.51	4.47	-NA-	0.63	-5.87	-9.23	10.70	10.38	1.43	10.38	21.76	26.35
Italy JP Morgan Bonds	EUR	749.44	-NA-	17.65	4.74	3.08	3.84	-1.55	0.19	-0.40	0.19	3.87	4.68
Belgium Real Estate **	EUR	2,174.62	6.65	11.21	8.23	3.01	0.77	10.95	2.28	1.13	2.28	12.80	19.34
Belgium FTSE	EUR	616.08	2.48	-NA-	-0.36	-6.05	-7.57	6.96	1.52	1.07	1.52	20.82	28.96
Belgium JP Morgan Bonds	EUR	470.90	-NA-	14.06	4.85	3.48	4.36	-0.75	-0.73	0.26	-0.73	3.86	4.93
Finland Real Estate **	EUR	4,044.39	2.59	22.05	13.24	0.38	-2.94	34.18	1.75	2.86	1.75	28.40	40.73
Finland FTSE	EUR	1,022.39	4.22	-NA-	-1.19	-2.84	-13.57	9.21	-5.36	-7.42	-5.36	35.19	31.31
Finland JP Morgan Bonds	EUR	344.80	-NA-	-NA-	5.07	4.58	5.38	2.38	-1.34	0.09	-1.34	3.27	3.85
Greece Real Estate **	EUR	422.61	5.90	-NA-	-NA-	-19.55	-33.73	-28.16	7.05	3.01	7.05	-NA-	43.25
Greece FTSE	EUR	211.31	2.28	-NA-	-6.88	-18.28	-30.22	-21.03	14.65	-0.52	14.65	30.31	40.66
Greece JP Morgan Bonds	EUR	181.34	-NA-	-NA-	1.99	-2.27	-5.30	-14.76	2.90	-1.62	2.90	8.35	14.22
Norway Real Estate **	NOK	162.39	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,141.02	5.76	-NA-	9.71	5.51	4.37	28.15	2.63	4.59	2.63	24.70	32.70
Norway JP Morgan Bonds	NOK	-	-NA-	14.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Europe (%) Weight 28-Feb
Unibail-Rodamco *	Rental	Diversified	FR	13,303	13.96
Land Securities *	Rental	Diversified	UK	6,895	7.24
British Land *	Rental	Diversified	UK	6,079	6.38
Corio *	Rental	Retail	NL	4,373	4.59
Hammerson *	Rental	Retail	UK	3,884	4.08
Capital Shopping Centres Group *	Rental	Retail	UK	2,999	3.15
SEGRO *	Rental	Industrial	UK	2,784	2.92
Klepierre *	Rental	Retail	FR	2,680	2.81
PSP Swiss Property	Rental	Office	CH	2,671	2.80
Swiss Prime Site	Rental	Office	CH	2,181	2.29
Fonciere Des Regions *	Rental	Diversified	FR	2,160	2.27
Derwent London *	Rental	Office	UK	2,011	2.11
Castellum	Rental	Diversified	SE	1,782	1.87
Gecina *	Rental	Diversified	FR	1,716	1.80
Icade	Rental	Diversified	FR	1,664	1.75
Wereldhave *	Rental	Diversified	NL	1,566	1.64
Great Portland Estates *	Rental	Office	UK	1,428	1.50
Deutsche Euroshop	Rental	Retail	DE	1,411	1.48
Eurocommercial Props *	Rental	Retail	NL	1,401	1.47
Cofinimmo *	Rental	Diversified	BE	1,346	1.41

Country Breakdown:

Country Index	Number of Constituents 28-Feb	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Europe (%) Weight 28-Feb
EPRA/NAREIT UK	31	34,769	36.78%
EPRA/NAREIT Netherlands	7	9,879	10.45%
EPRA/NAREIT France	9	24,425	25.83%
EPRA/NAREIT Austria	2	2,055	2.17%
EPRA/NAREIT Sweden	6	6,508	6.88%
EPRA/NAREIT Germany	8	4,362	4.61%
EPRA/NAREIT Switzerland	4	5,755	6.09%
EPRA/NAREIT Belgium	6	3,154	3.34%
EPRA/NAREIT Italy	2	893	0.94%
EPRA/NAREIT Finland	3	1,931	2.04%
EPRA/NAREIT Greece	2	172	0.18%
EPRA/NAREIT Norway	1	643	0.68%
EPRA/NAREIT Europe Index	**82**	**94,546**	**100.00%**
EPRA/NAREIT Euro Zone	40	47,138	49.86%
EPRA/NAREIT Ex-UK	51	60,044	63.51%
EPRA/NAREIT Europe Liquid 40	40	82,399	87.15%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	52,716	55.76%

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 28-Feb	Dividend Return 28-Feb	Total Return 28-Feb
Inmobiliaria Colonial S.A.	Rental	Diversified	ES	25.40	0.00	25.40
Patrizia Immobilien	Rental	Residential	DE	19.27	0.00	19.27
Gagfah	Rental	Residential	DE	16.80	0.00	16.80
CLS Holdings	Rental	Office	UK	16.19	0.00	16.19
DIC Asset	Rental	Diversified	DE	15.49	0.00	15.49
Land Securities *	Rental	Diversified	UK	13.64	0.00	13.64
British Land *	Rental	Diversified	UK	12.54	0.00	12.54
Daejan Holdings	Rental	Diversified	UK	10.06	1.05	11.11
Quintain Estates	Non-Rental	Diversified	UK	10.90	0.00	10.90
Deutsche Wohnen	Rental	Residential	DE	9.05	0.00	9.05
Shaftesbury *	Rental	Diversified	UK	8.73	0.00	8.73
Hammerson *	Rental	Retail	UK	8.60	0.00	8.60
Derwent London *	Rental	Office	UK	8.15	0.00	8.15
SEGRO *	Rental	Industrial	UK	7.95	0.00	7.95
Alstria Office *	Rental	Office	DE	7.77	0.00	7.77
Great Portland Estates *	Rental	Office	UK	7.63	0.00	7.63
Capital Shopping Centres Group *	Rental	Retail	UK	7.54	0.00	7.54
Gecina *	Rental	Diversified	FR	7.51	0.00	7.51
Fonciere Des Regions *	Rental	Diversified	FR	7.08	0.00	7.08
Standard Life Inv Prop	Rental	Diversified	UK	5.24	1.77	7.02

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 28-Feb	Dividend Return 28-Feb	Total Return 28-Feb
Minerva	Non-Rental	Diversified	UK	0.00	0.00	0.00
Warehouses De Pauw *	Rental	Industrial	BE	-0.15	0.00	-0.15
London & Stamford Property	Rental	Diversified	UK	-0.40	0.00	-0.40
St Modwen Properties	Rental	Diversified	UK	-0.42	0.00	-0.42
Deutsche Euroshop	Rental	Retail	DE	-0.64	0.00	-0.64
Helical Bar	Non-Rental	Diversified	UK	-0.64	0.00	-0.64
Wihlborgs Fastigheter	Rental	Diversified	SE	-0.81	0.00	-0.81
Vastned Retail *	Rental	Retail	NL	-0.98	0.00	-0.98
Unite Group	Rental	Specialty	UK	-1.28	0.00	-1.28
Lamda Development	Non-Rental	Diversified	GR	-1.28	0.00	-1.28
Mercialys *	Rental	Retail	FR	-1.38	0.00	-1.38
IGD *	Rental	Retail	IT	-1.43	0.00	-1.43
Development Securities	Non-Rental	Retail	UK	-1.90	0.00	-1.90
Big Yellow Group *	Rental	Self Storage	UK	-1.91	0.00	-1.91
Norwegian Property ASA	Rental	Office	NK	-2.16	0.00	-2.16
Fabege	Rental	Office	SE	-2.84	0.00	-2.84
Vastned Offices/Ind *	Rental	Office	NL	-4.69	0.00	-4.69
Technopolis	Rental	Office	FI	-4.82	0.00	-4.82
Silic *	Rental	Office	FR	-5.09	0.00	-5.09
Workspace Group *	Rental	Office	UK	-5.88	0.00	-5.88

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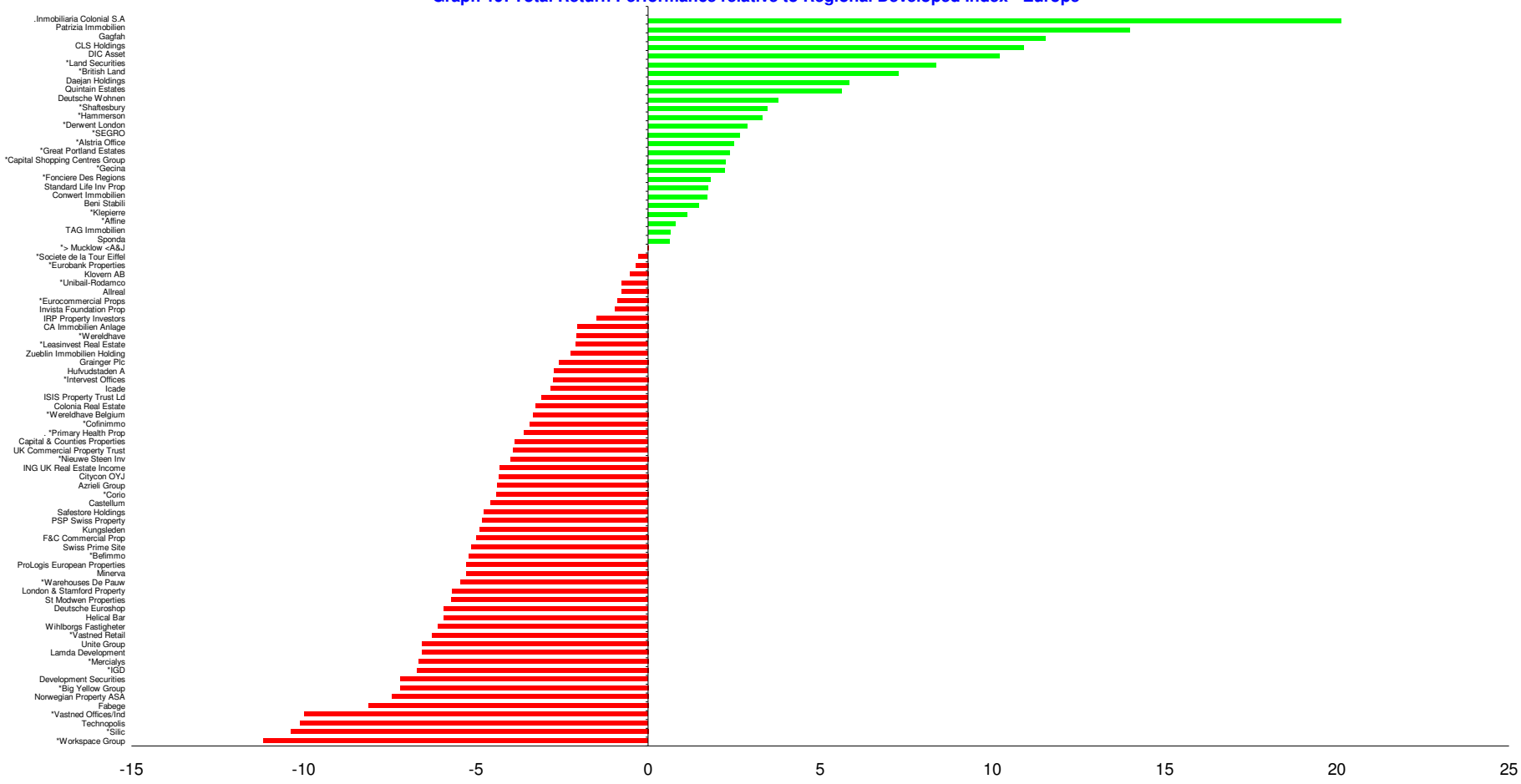
Graph 19: Total Return Performance relative to Regional Developed Index - Europe



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Section 5

FTSE EPRA/NAREIT North America Developed Index Series

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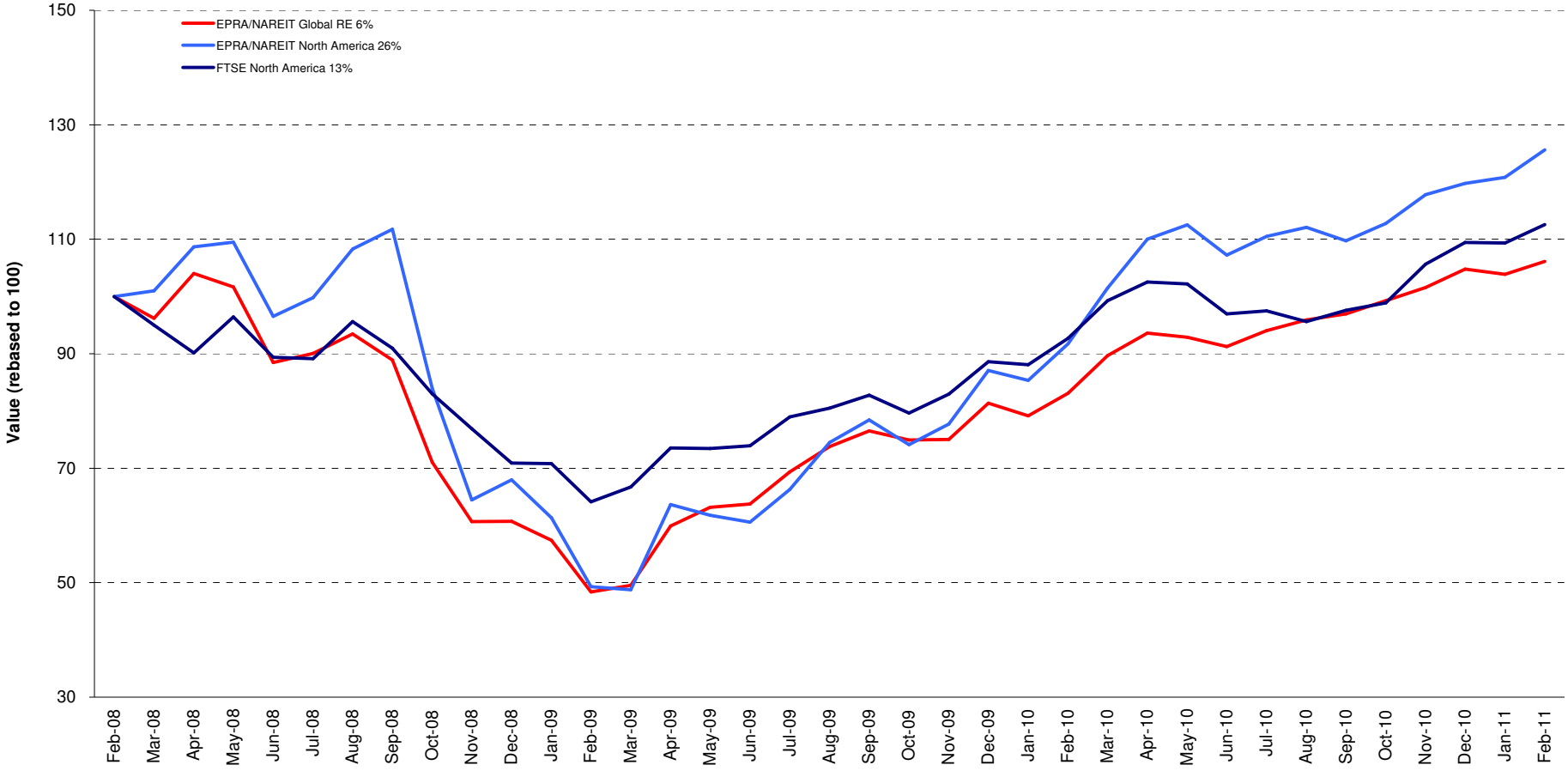
Graph 20: EPRA/NAREIT North America Developed v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR) Rolling 36 Months Performance



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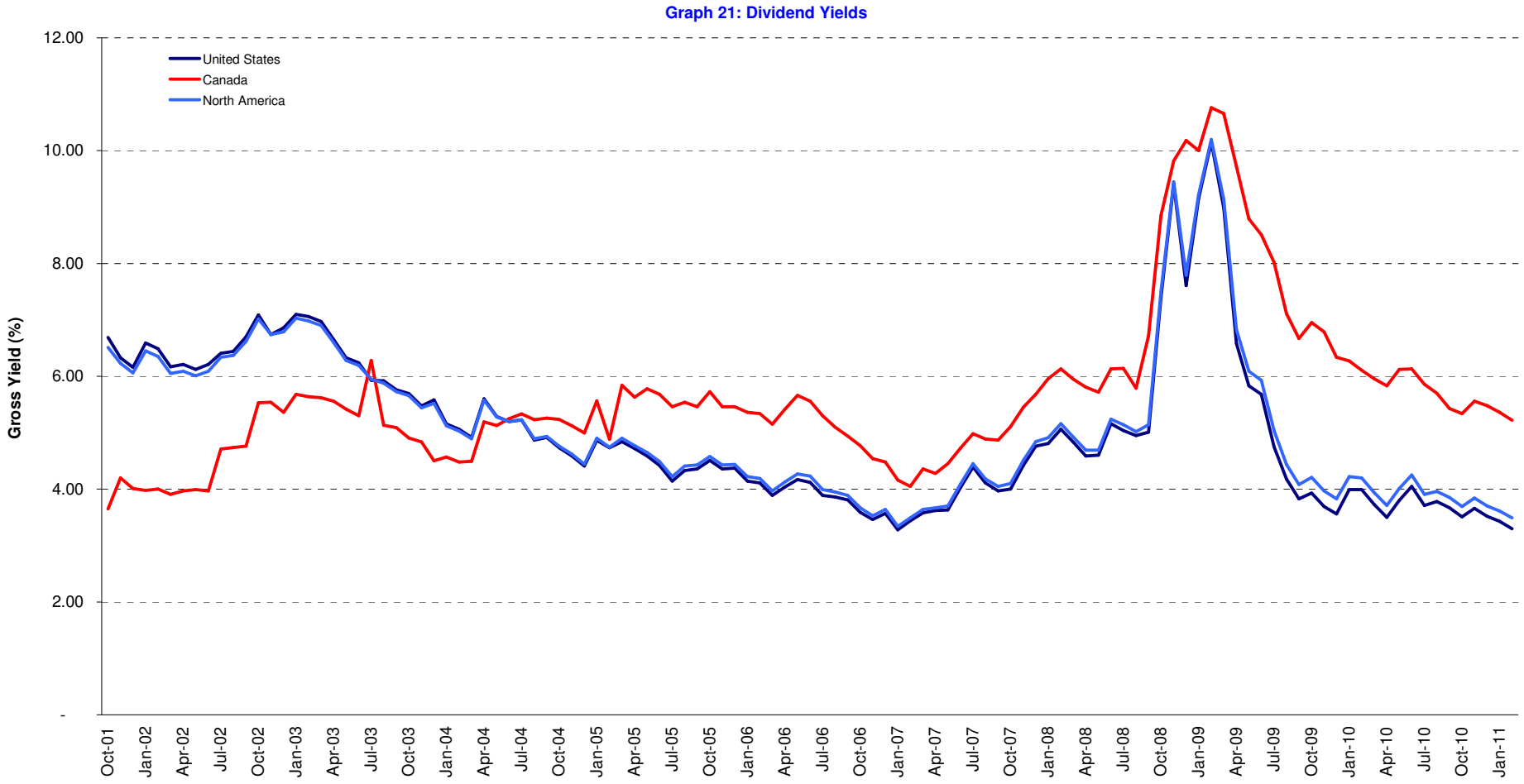
FTSE EPRA/NAREIT North America Developed Index Series



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

Ex Date	Description
16 February 2011	Dundee REIT (Canada): New number of shares: 50,645,703
23 February 2011	DCT Industrial Trust (USA): New number of shares: 245,352,372

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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
2 February 2011	First Potomac Realty Trust *	Rental	Industrial	USD	0.200	8.43	11-Feb	Quarterly
3 February 2011	Colonial Properties *	Rental	Residential	USD	0.150	8.88	14-Feb	Quarterly
4 February 2011	Health Care REIT *	Rental	Health Care	USD	0.690	5.17	22-Feb	Quarterly
7 February 2011	Cousins Properties *	Non-Rental	Diversified	USD	0.045	16.04	22-Feb	Quarterly
8 February 2011	HCP *	Rental	Health Care	USD	0.480	0.00	23-Feb	Dividend
9 February 2011	Cedar Shopping Centers *	Rental	Retail	USD	0.090	14.85	22-Feb	Quarterly
9 February 2011	H & R Real Estate *	Rental	Diversified	CAD	0.075	6.74	28-Feb	Monthly
10 February 2011	American Campus Communities *	Rental	Residential	USD	0.338	4.04	25-Feb	Quarterly
10 February 2011	AMB Property *	Rental	Industrial	USD	0.280	4.29	28-Feb	Dividend
10 February 2011	Duke Realty Corp *	Rental	Office Mixed	USD	0.170	13.72	28-Feb	Quarterly
10 February 2011	Highwoods Properties *	Rental	Office	USD	0.425	5.01	8-Mar	Quarterly
10 February 2011	Prologis *	Non-Rental	Industrial	USD	0.113	12.73	28-Feb	Quarterly
10 February 2011	Simon Property Group *	Rental	Retail	USD	0.800	3.27	28-Feb	Quarterly
14 February 2011	Regency Centers *	Rental	Retail	USD	0.463	6.41	2-Mar	Quarterly
15 February 2011	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	6.61	3-Mar	Quarterly
16 February 2011	Apartment Investment *	Rental	Residential	USD	0.120	9.36	28-Feb	Quarterly
16 February 2011	LTC Properties *	Rental	Health Care	USD	0.140	5.34	28-Feb	Monthly
16 February 2011	Nationwide Health Props *	Rental	Health Care	USD	0.480	4.12	4-Mar	Quarterly
17 February 2011	The Macerich Company *	Rental	Retail	USD	0.500	6.32	8-Mar	Quarterly
24 February 2011	Allied Properties REIT *	Rental	Office	CAD	0.110	5.89	15-Mar	Monthly
24 February 2011	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	15-Mar	Dividend
24 February 2011	Boardwalk REIT *	Rental	Residential	CAD	0.150	3.94	15-Mar	Monthly
24 February 2011	Canadian Apartment Props *	Rental	Residential	CAD	0.090	5.56	15-Mar	Monthly
24 February 2011	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	15-Mar	Dividend
24 February 2011	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	9.09	15-Mar	Monthly
24 February 2011	Cominar REIT *	Rental	Diversified	CAD	0.120	6.40	15-Mar	Monthly
24 February 2011	Calloway REIT *	Rental	Retail	CAD	0.129	6.24	15-Mar	Monthly
24 February 2011	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Mar	Dividend
24 February 2011	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	11.01	4-Mar	Monthly
24 February 2011	Home Props of New York *	Rental	Residential	USD	0.620	4.50	17-Mar	Quarterly
24 February 2011	Inland Real Estate Corp *	Rental	Retail	USD	0.048	10.40	15-Mar	Monthly
24 February 2011	Killam Properties *	Rental	Residential	CAD	0.047	0.00	15-Mar	Dividend
24 February 2011	Morguard REIT *	Rental	Diversified	CAD	0.075	6.38	15-Mar	Monthly
24 February 2011	Northern Property REIT *	Rental	Residential	CAD	0.128	5.28	15-Mar	Monthly

** 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
24 February 2011	Primaris Retail REIT *	Rental	Retail	CAD	0.102	5.98	15-Mar	Monthly
24 February 2011	Canadian REIT *	Rental	Diversified	CAD	0.118	4.06	14-Mar	Monthly
24 February 2011	Riocan Real Estate *	Rental	Retail	CAD	0.115	5.62	7-Mar	Monthly
25 February 2011	Brookfield Props	Rental	Office	USD	0.140	3.29	31-Mar	Quarterly
25 February 2011	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.042	15.24	15-Mar	Monthly
25 February 2011	Realty Income *	Rental	Retail	USD	0.144	4.25	15-Mar	Dividend
25 February 2011	Pennsylvania Real Estate *	Rental	Retail	USD	0.150	15.79	15-Mar	Quarterly

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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
5 March 2011	Weingarten Realty *	Rental	Retail	USD	0.525 ***	8.12	April	Quarterly
9 March 2011	Ventas *	Rental	Health Care	USD	0.575	3.70	31-Mar	Quarterly
10 March 2011	Washington Real Estate *	Rental	Diversified	USD	0.434	5.51	31-Mar	Quarterly
11 March 2011	BRE Properties *	Rental	Residential	USD	0.375	4.74	31-Mar	Quarterly
11 March 2011	Digital Realty Trust *	Rental	Specialty	USD	0.680	2.14	31-Mar	Quarterly
11 March 2011	Equity One Inc *	Rental	Retail	USD	0.220	6.27	31-Mar	Quarterly
11 March 2011	Extra Space Storage *	Rental	Self Storage	USD	0.140	5.06	31-Mar	Quarterly
12 March 2011	Investors Real Estate *	Rental	Diversified	USD	0.168 ***	7.24	April	Quarterly
12 March 2011	Public Storage *	Rental	Self Storage	USD	0.55 ***	1.96	April	Quarterly
13 March 2011	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	3.50	April	Quarterly
13 March 2011	Universal Health Realty *	Rental	Health Care	USD	0.58 ***	6.79	April	Quarterly
14 March 2011	Parkway Properties *	Rental	Office	USD	0.075	14.03	30-Mar	Quarterly
14 March 2011	PS Business Parks *	Rental	Office Mixed	USD	0.440	2.79	31-Mar	Quarterly
15 March 2011	Federal Realty Inv *	Rental	Retail	USD	0.670	2.99	15-Apr	Quarterly
15 March 2011	H & R Real Estate *	Rental	Diversified	CAD	0.075	6.74	31-Mar	Monthly
15 March 2011	Medical Properties Trust *	Rental	Health Care	USD	0.200	8.61	14-Apr	Quarterly
18 March 2011	Developers Diversified *	Rental	Retail	USD	0.040	15.79	5-Apr	Quarterly
18 March 2011	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	6.38	April	Dividend
18 March 2011	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	4.57	April	Quarterly
18 March 2011	Ramco-Gershenson *	Rental	Retail	USD	0.4625 ***	11.98	April	Quarterly
21 March 2011	LTC Properties *	Rental	Health Care	USD	0.140	5.34	31-Mar	Monthly
25 March 2011	DuPont Fabros Technology *	Rental	Specialty	USD	0.120	2.30	8-Apr	Dividend
25 March 2011	Getty Realty *	Rental	Retail	USD	0.465 ***	6.36	April	Quarterly
26 March 2011	Equity Lifestyle Properties *	Rental	Residential	USD	0.2 ***	1.38	April	Quarterly
27 March 2011	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	7.83	April	Quarterly
27 March 2011	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	4.24	April	Quarterly
27 March 2011	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	5.89	April	Monthly
27 March 2011	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	7.38	April	Quarterly
27 March 2011	Boston Properties *	Rental	Office	USD	0.68 ***	2.84	April	Quarterly
27 March 2011	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	5.56	April	Monthly
27 March 2011	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	11.23	April	Quarterly
27 March 2011	Camden Property Trust *	Rental	Residential	USD	0.7 ***	4.73	April	Quarterly
27 March 2011	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 ***	9.09	April	Monthly
27 March 2011	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	6.40	April	Monthly

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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 2011	Calloway REIT *	Rental	Retail	CAD	0.129 ***	6.24	April	Monthly
27 March 2011	Douglas Emmett *	Rental	Office	USD	0.1875 ***	3.00	April	Dividend
27 March 2011	Entertainment Props *	Rental	Specialty	USD	0.84 ***	7.05	April	Quarterly
27 March 2011	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	11.01	April	Monthly
27 March 2011	First Industrial Realty *	Rental	Industrial	USD	0.72 ***	21.50	April	Quarterly
27 March 2011	Winthrop Realty Trust *	Rental	Diversified	USD	0.065 ***	4.26	April	Quarterly
27 March 2011	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.2 ***	3.53	April	Quarterly
27 March 2011	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	13.70	April	Dividend
27 March 2011	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	15.24	April	Monthly
27 March 2011	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	10.40	April	Monthly
27 March 2011	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	6.38	April	Monthly
27 March 2011	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	12.35	April	Quarterly
27 March 2011	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	6.38	April	Monthly
27 March 2011	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.28	April	Monthly
27 March 2011	Corporate Office Props *	Rental	Office	USD	0.34 ***	3.97	April	Quarterly
27 March 2011	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	5.98	April	Monthly
27 March 2011	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	4.06	April	Monthly
27 March 2011	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	5.62	April	Monthly
27 March 2011	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.35 ***	16.76	April	Quarterly
27 March 2011	SL Green Realty *	Rental	Office	USD	0.7875 ***	3.12	April	Dividend
27 March 2011	Taubman Centers *	Rental	Retail	USD	0.415 ***	2.99	April	Quarterly
28 March 2011	Alexandria Real Estate *	Rental	Office	USD	0.78 ***	3.97	April	Quarterly
28 March 2011	Liberty Property Trust *	Rental	Office Mixed	USD	0.625 ***	6.96	April	Quarterly
28 March 2011	Realty Income *	Rental	Retail	USD	0.137375 ***	4.25	April	Dividend
29 March 2011	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.100	6.11	15-Apr	Dividend
29 March 2011	Boardwalk REIT *	Rental	Residential	CAD	0.150	3.94	15-Apr	Monthly
29 March 2011	Essex Property Trust *	Rental	Residential	USD	1.040	3.30	15-Apr	Quarterly
29 March 2011	Kilroy Realty *	Rental	Office	USD	0.350	5.99	15-Apr	Quarterly
29 March 2011	National Healthcare Corp. *	Rental	Health Care	USD	0.280	1.95	1-Jun	Quarterly
29 March 2011	National Health Investors *	Rental	Health Care	USD	0.615	0.00	10-May	Dividend
29 March 2011	Post Properties *	Rental	Residential	USD	0.200	3.97	15-Apr	Quarterly
30 March 2011	Avalonbay Communities *	Rental	Residential	USD	0.893	2.95	15-Apr	Quarterly

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

Index Constituents	Investment Focus	Sector	Local Price 28-Feb	Free Float Mkt Cap EUR (m) 28-Feb	Free Float Global Wght (%) 28-Feb	Free Float Nth Am Wght (%) 28-Feb	Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-11	Dividend Rtn (%) Feb-11	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Brookfield Props	Rental	Office	17.04	4,753	0.79	1.69	3.20	1.48	11.87	6.17	0.65	19.32	-1.37	-3.02	0.80	-2.22	1.03	30.12	41.24	5,662	86
Riocan Real Estate *	Rental	Retail	24.22	4,519	0.75	1.61	5.70	-NA-	14.30	6.30	11.37	34.38	12.70	4.35	0.50	4.85	17.41	16.76	22.37	6,002	96
H & R Real Estate *	Rental	Diversified	21.36	2,282	0.38	0.81	4.21	-NA-	10.62	3.79	5.71	35.23	11.82	3.59	0.36	3.95	14.76	22.64	35.23	2,944	93
Calloway REIT *	Rental	Retail	24.79	1,798	0.30	0.64	6.24	-NA-	44.88	4.48	10.95	29.23	8.84	4.34	0.54	4.88	13.80	-NA-	34.22	1,567	63
Boardwalk REIT *	Rental	Residential	45.69	1,646	0.27	0.59	3.94	-NA-	18.62	18.43	12.00	21.83	12.58	3.89	0.34	4.23	15.85	22.53	24.88	2,060	91
Canadian REIT *	Rental	Diversified	33.17	1,630	0.27	0.58	4.25	-NA-	14.46	11.21	11.36	22.82	8.72	3.66	0.37	4.02	12.09	17.16	19.46	1,279	57
Dundee REIT *	Rental	Diversified	31.49	1,185	0.20	0.42	6.97	-NA-	15.72	8.11	3.09	33.99	7.30	4.00	0.60	4.60	12.75	28.60	37.63	1,599	98
Canadian Apartment Props *	Rental	Residential	19.41	1,110	0.18	0.39	5.56	-NA-	8.68	8.49	12.40	43.49	15.87	11.17	0.52	11.68	20.60	17.23	22.28	1,000	65
Primaris Retail REIT *	Rental	Retail	20.40	1,035	0.17	0.37	5.98	-NA-	-NA-	7.92	15.84	26.21	7.00	0.99	0.50	1.49	11.68	-NA-	27.95	1,221	85
Cominar REIT *	Rental	Diversified	22.07	1,011	0.17	0.36	6.52	-NA-	13.17	8.35	10.53	23.28	8.83	2.75	0.56	3.31	14.02	16.02	21.64	1,054	75
Chartwell Seniors Housing REIT *	Rental	Health Care	8.74	927	0.15	0.33	6.18	-NA-	-NA-	-4.04	1.40	21.63	9.60	6.07	0.55	6.61	14.55	-NA-	35.89	1,475	115
First Capital Realty	Rental	Retail	16.27	774	0.13	0.28	4.92	-NA-	11.66	4.03	8.35	31.16	9.00	5.92	0.00	5.92	13.77	15.78	18.07	458	43
Artis Real Estate Investment	Rental	Diversified	13.78	767	0.13	0.27	7.84	-NA-	-NA-	0.91	0.68	31.39	7.72	3.22	0.67	3.90	12.49	-NA-	43.66	982	93
Allied Properties REIT *	Rental	Office	22.23	693	0.11	0.25	5.94	-NA-	-NA-	10.20	11.70	23.30	5.76	3.11	0.51	3.62	10.35	-NA-	23.56	858	90
Extendicare REIT *	Rental	Health Care	10.08	593	0.10	0.21	8.33	10.04	18.82	-1.25	3.78	11.77	13.62	1.41	0.70	2.11	20.48	42.10	47.23	1,128	138
Northern Property REIT*	Rental	Residential	28.00	525	0.09	0.19	5.46	-NA-	-NA-	11.14	17.04	34.31	-0.98	-0.32	0.45	0.13	2.89	-NA-	21.82	-NA-	-NA-
Innvest REIT *	Rental	Lodging/Resorts	6.97	461	0.08	0.16	7.18	-NA-	-NA-	-2.34	-0.79	32.45	6.35	1.75	0.61	2.36	11.91	-NA-	43.16	-NA-	-NA-
Morguard REIT *	Rental	Diversified	14.10	446	0.07	0.16	6.38	-NA-	8.01	10.41	11.49	16.01	-1.60	-3.75	0.51	-3.24	2.99	21.24	33.57	-NA-	-NA-
Killam Properties	Rental	Residential	10.49	348	0.06	0.12	5.34	-NA-	-NA-	-1.88	13.50	34.92	2.62	1.65	0.45	2.10	6.19	-NA-	25.88	219	45
Crombie Real Estate Investment Trust *	Rental	Retail	13.07	337	0.06	0.12	6.81	-NA-	-NA-	-NA-	6.51	16.60	4.25	1.95	0.58	2.53	4.25	-NA-	26.09	262	56
Canada Total				**26,840**	**4.45**	**9.55**	**5.22**														
Simon Property Group *	Rental	Retail	110.04	23,335	3.87	8.30	2.91	-NA-	18.64	9.07	13.11	43.52	12.21	8.47	0.79	9.26	12.94	30.09	45.68	17,116	53
Vornado Realty Trust *	Rental	Diversified	93.33	12,292	2.04	4.37	2.96	16.25	12.96	4.59	7.45	45.62	13.61	5.95	0.00	5.95	14.84	30.26	46.84	7,645	45
Equity Residential Props *	Rental	Residential	55.11	11,247	1.86	4.00	3.32	-NA-	10.85	7.30	16.73	57.62	6.96	1.70	0.00	1.70	9.47	26.25	36.87	8,524	55
Public Storage *	Rental	Self Storage	112.25	10,373	1.72	3.69	2.85	15.75	17.89	9.77	13.93	39.86	11.47	3.00	0.00	3.00	13.34	23.60	30.82	7,113	50
HCP *	Rental	Health Care	38.00	10,204	1.69	3.63	5.05	10.50	12.96	10.04	12.65	38.53	5.86	2.45	1.29	3.75	8.37	29.90	44.31	12,709	90
Boston Properties *	Rental	Office	95.92	9,730	1.61	3.46	2.09	-NA-	12.85	7.44	6.19	44.41	11.99	1.64	0.00	1.64	13.94	27.26	41.20	7,747	58
Host Hotels & Resorts *	Rental	Lodging/Resorts	18.40	8,871	1.47	3.16	0.22	11.38	5.56	0.98	6.38	57.30	3.02	-0.59	0.00	-0.59	3.08	46.70	72.35	8,188	67
Avalonbay Communities *	Rental	Residential	121.03	7,463	1.24	2.65	2.95	-NA-	12.62	6.57	13.42	53.03	8.33	4.40	0.00	4.40	10.71	25.53	35.24	6,377	62
Prologis *	Non-Rental	Industrial	16.26	6,699	1.11	2.38	2.77	-NA-	3.93	-15.52	-29.30	30.22	14.16	8.98	0.75	9.74	16.24	92.68	166.20	9,190	99
Ventas *	Rental	Health Care	55.42	6,280	1.04	2.23	3.86	14.13	23.76	15.85	13.79	30.15	6.62	-0.07	0.00	-0.07	9.59	33.13	48.12	6,432	74
Kimco Realty *	Rental	Retail	19.38	5,694	0.94	2.03	3.72	-NA-	8.44	-6.41	-12.14	45.57	9.31	7.13	0.00	7.13	12.42	38.25	63.43	5,395	69

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

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

Index Constituents	Investment Focus	Sector	Local Price 28-Feb	Free Float Mkt Cap EUR (m) 28-Feb	Free Float Global Wght (%) 28-Feb	Free Float Nth Am Wght (%) 28-Feb	Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-11	Dividend Rtn (%) Feb-11	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Health Care REIT *	Rental	Health Care	52.22	5,539	0.92	1.97	5.29	9.66	14.90	12.12	13.22	29.77	12.51	6.40	1.41	7.80	15.39	22.23	27.26	7,736	101
General Growth Properties	Rental	Retail	15.92	5,519	0.91	1.96	0.93	-NA-	6.16	-16.49	-16.63	53.38	3.09	7.49	0.00	7.49	3.09	94.47	167.75	7,395	97
The Macerich Company *	Rental	Retail	50.64	4,769	0.79	1.70	3.95	-NA-	14.49	-1.53	-1.90	46.46	9.01	4.07	1.03	5.10	10.20	69.99	123.12	4,557	69
AMB Property *	Rental	Industrial	36.38	4,428	0.73	1.57	3.08	-NA-	7.86	-3.76	-6.93	55.22	17.38	8.44	0.83	9.27	20.03	33.01	54.68	5,284	86
SL Green Realty *	Rental	Office	75.73	4,267	0.71	1.52	0.53	-NA-	12.92	-0.42	-4.49	49.64	12.32	4.08	0.00	4.08	13.18	45.03	75.77	4,006	68
Nationwide Health Props *	Rental	Health Care	42.74	3,907	0.65	1.39	4.49	10.36	14.95	17.72	16.27	34.35	20.09	13.82	1.28	15.10	22.57	26.18	34.92	3,896	72
Digital Realty Trust *	Rental	Specialty	58.82	3,852	0.64	1.37	3.60	-NA-	-NA-	18.74	20.70	17.37	15.15	8.13	0.00	8.13	17.46	-NA-	31.29	21,620	406
Federal Realty Inv *	Rental	Retail	84.18	3,713	0.62	1.32	3.18	10.63	18.39	6.80	8.65	25.90	8.88	4.66	0.00	4.66	11.41	24.29	33.84	3,818	74
Alexandria Real Estate *	Rental	Office	80.20	3,204	0.53	1.14	2.24	-NA-	10.61	1.07	-1.54	33.32	10.09	4.10	0.00	4.10	12.13	32.90	53.77	3,379	76
UDR Inc. *	Rental	Residential	24.32	3,203	0.53	1.14	3.04	9.50	12.25	3.78	9.62	49.85	4.97	3.58	0.00	3.58	7.80	28.21	41.61	4,103	93
Realty Income *	Rental	Retail	35.97	3,050	0.51	1.08	4.81	-NA-	14.79	13.73	21.17	34.61	7.28	2.89	0.41	3.30	10.62	20.40	26.83	2,904	69
Camden Property Trust *	Rental	Residential	59.17	2,942	0.49	1.05	3.04	-NA-	10.08	1.53	11.78	52.86	10.45	6.75	0.00	6.75	13.41	29.44	44.21	3,364	83
Essex Property Trust *	Rental	Residential	123.78	2,808	0.47	1.00	3.34	-NA-	12.20	7.52	9.02	48.90	9.27	6.71	0.00	6.71	11.98	23.14	30.01	2,982	77
Liberty Property Trust *	Rental	Office Mixed	33.77	2,792	0.46	0.99	5.63	-NA-	7.40	-0.82	8.57	13.79	7.28	-2.88	0.00	-2.88	10.26	27.98	41.03	3,183	83
Regency Centers *	Rental	Retail	45.25	2,672	0.44	0.95	4.09	-NA-	10.93	-2.60	-4.69	35.85	9.32	4.96	1.07	6.04	11.51	30.30	47.49	2,580	70
Developers Diversified *	Rental	Retail	14.30	2,652	0.44	0.94	0.56	-NA-	10.13	-12.58	-19.90	37.23	1.63	5.15	0.00	5.15	3.34	51.36	88.15	2,086	57
Duke Realty Corp *	Rental	Office Mixed	14.07	2,561	0.42	0.91	4.83	9.80	3.18	-9.96	-9.55	32.88	15.65	2.70	1.24	3.94	18.38	40.29	66.75	3,242	92
Senior Housing Prop *	Rental	Health Care	24.54	2,520	0.42	0.90	6.03	-NA-	14.45	11.94	10.64	25.01	15.22	9.46	0.00	9.46	20.10	28.91	38.01	3,241	93
Weingarten Realty *	Rental	Retail	25.87	2,240	0.37	0.80	4.02	7.74	8.58	-2.52	-1.36	31.93	9.97	5.51	0.00	5.51	14.33	38.66	64.94	2,180	70
BRE Properties *	Rental	Residential	47.51	2,191	0.36	0.78	3.16	9.41	8.77	1.33	7.76	46.50	10.08	6.41	0.00	6.41	13.53	26.73	38.42	2,352	78
Apartment Investment *	Rental	Residential	25.65	2,170	0.36	0.77	1.87	-NA-	3.07	-1.20	-0.59	56.20	0.12	0.35	0.47	0.82	0.89	38.17	60.48	2,671	89
Hospitality Properties *	Rental	Lodging/Resorts	23.00	2,055	0.34	0.73	7.83	-NA-	6.70	-5.05	-9.44	8.78	3.73	-7.52	0.00	-7.52	3.73	30.90	49.14	1,610	57
Corrections Corp of America	Rental	Specialty	24.84	1,987	0.33	0.71	0.00	-NA-	22.49	11.62	-2.57	16.07	-0.88	0.12	0.00	0.12	-0.88	49.85	36.79	1,196	44
Mack-Cali Realty *	Rental	Office	33.94	1,946	0.32	0.69	5.30	-NA-	7.97	0.13	5.15	6.56	5.38	-3.08	0.00	-3.08	9.47	29.91	46.00	2,899	108
Forest City Enterprises	Rental	Diversified	18.90	1,856	0.31	0.66	0.00	12.30	3.91	-13.41	-18.34	57.50	13.24	11.77	0.00	11.77	13.24	60.54	105.78	1,015	40
CBL & Associates Props *	Rental	Retail	17.85	1,781	0.30	0.63	4.48	-NA-	9.06	-8.42	-0.18	57.53	3.14	4.63	0.00	4.63	7.03	88.31	156.92	2,106	86
Highwoods Properties *	Rental	Office	33.93	1,759	0.29	0.63	5.01	-NA-	7.71	5.36	9.41	22.65	9.20	3.54	1.30	4.84	11.87	26.48	36.47	2,421	100
Corporate Office Props *	Rental	Office	35.87	1,736	0.29	0.62	4.60	-NA-	17.09	0.63	9.61	1.66	3.81	-1.86	0.00	-1.86	7.12	23.90	29.38	2,500	104
BioMed Realty Trust *	Rental	Office	18.15	1,719	0.28	0.61	3.75	-NA-	-NA-	-3.63	-2.04	20.39	-1.77	1.68	0.00	1.68	-0.27	-NA-	61.83	2,024	85
Omega Healthcare Investors *	Rental	Health Care	23.97	1,709	0.28	0.61	6.17	-NA-	30.02	18.16	17.78	33.42	10.12	7.59	0.00	7.59	14.13	46.47	28.48	1,727	73
Taubman Centers *	Rental	Retail	55.48	1,644	0.27	0.58	3.15	-NA-	19.56	9.85	7.59	48.16	10.77	5.98	0.00	5.98	13.24	31.89	48.36	4,738	209
American Campus Communities *	Rental	Residential	33.42	1,614	0.27	0.57	4.04	-NA-	-NA-	9.96	12.81	25.80	7.35	3.34	1.04	4.38	10.54	-NA-	30.64	3,875	174

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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Index Constituents	Investment Focus	Sector	Local Price 28-Feb	Free Float Mkt Cap EUR (m) 28-Feb	Free Float Global Wght (%) 28-Feb	Free Float Nth Am Wght (%) 28-Feb	Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Feb-11	Dividend Rtn (%) Feb-11	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
Mid-America Apartment *	Rental	Residential	64.97	1,608	0.27	0.57	3.86	-NA-	15.09	7.29	14.28	29.85	4.29	1.91	0.00	1.91	7.19	23.65	32.44	1,637	74
Entertainment Props *	Rental	Specialty	47.67	1,605	0.27	0.57	5.45	-NA-	18.00	8.45	6.26	31.53	4.48	3.56	0.00	3.56	8.69	35.54	55.44	1,275	58
Home Props of New York *	Rental	Residential	58.92	1,599	0.27	0.57	4.21	-NA-	12.05	7.61	12.79	34.00	8.34	5.82	1.11	6.93	10.60	24.62	34.89	1,817	82
Tanger Factory *	Rental	Retail	26.65	1,554	0.26	0.55	2.91	-NA-	22.10	15.95	20.49	34.37	6.39	2.07	0.00	2.07	10.88	20.88	23.07	1,587	74
National Retail Properties *	Rental	Retail	25.69	1,550	0.26	0.55	5.92	9.38	13.34	7.69	13.42	28.18	-0.19	3.38	0.00	3.38	4.06	23.25	34.20	2,450	114
Commonwealth REIT *	Rental	Office	28.71	1,499	0.25	0.53	6.97	2.27	1.22	-5.35	3.69	4.88	14.50	7.65	0.00	7.65	15.92	32.15	52.03	-NA-	-NA-
LaSalle Hotel Properties *	Rental	Lodging/Resorts	28.21	1,492	0.25	0.53	1.56	-NA-	8.96	-3.40	1.20	46.57	7.27	1.58	0.00	1.58	7.77	53.11	82.75	1,294	63
Kilroy Realty *	Rental	Office	38.75	1,467	0.24	0.52	3.61	-NA-	8.34	-8.15	-2.06	42.53	7.21	1.60	0.00	1.60	10.72	29.23	40.94	1,739	86
Washington Real Estate *	Rental	Diversified	31.24	1,450	0.24	0.52	5.55	7.71	7.90	3.53	4.50	18.35	2.21	1.83	0.00	1.83	6.39	23.83	33.50	1,372	69
Post Properties *	Rental	Residential	39.00	1,373	0.23	0.49	2.05	-NA-	4.63	0.60	0.07	106.86	7.99	5.32	0.00	5.32	9.64	30.13	45.15	1,551	82
Diamondrock Hospitality *	Rental	Lodging/Resorts	11.76	1,314	0.22	0.47	0.00	-NA-	-NA-	2.72	1.18	31.54	-2.00	-3.05	0.00	-3.05	-2.00	-NA-	63.58	3,390	187
Equity Lifestyle Properties *	Rental	Residential	58.04	1,291	0.21	0.46	2.07	-NA-	9.38	5.33	10.08	18.90	4.31	2.04	0.00	2.04	5.74	20.69	27.72	1,246	70
Extra Space Storage *	Rental	Self Storage	19.75	1,250	0.21	0.44	2.03	-NA-	-NA-	10.12	14.21	81.29	14.08	2.70	0.00	2.70	17.53	-NA-	42.31	3,837	222
Douglas Emmett	Rental	Office	18.75	1,249	0.21	0.44	2.13	-NA-	-NA-	-NA-	-2.07	34.49	13.55	1.74	0.00	1.74	14.16	-NA-	48.27	6,832	396
Brandywine Realty Trust *	Rental	Office	12.30	1,197	0.20	0.43	4.88	16.02	3.60	-9.01	-3.98	14.18	8.15	6.03	0.00	6.03	9.87	54.42	93.03	1,516	92
Colonial Properties *	Rental	Residential	19.71	1,109	0.18	0.39	3.04	-NA-	7.30	-6.01	-2.74	72.26	10.86	2.71	0.78	3.49	13.35	45.02	77.25	1,114	73
Healthcare Realty Trust *	Rental	Health Care	23.30	1,087	0.18	0.39	5.15	-NA-	8.76	-0.39	4.67	17.69	12.90	10.95	1.43	12.38	16.13	26.91	37.27	1,067	71
DuPont Fabros Technology *	Rental	Specialty	24.42	1,054	0.17	0.37	1.97	-NA-	-NA-	-NA-	14.51	25.82	15.37	6.54	0.00	6.54	15.94	-NA-	80.82	1,260	87
DCT Industrial Trust *	Rental	Industrial	5.62	998	0.17	0.36	4.98	-NA-	-NA-	-NA-	-8.78	20.33	8.47	1.44	0.00	1.44	12.99	-NA-	43.80	4,415	320
Piedmont Office Realty Trust Cl A	Rental	Office	20.00	963	0.16	0.34	6.30	-NA-	-NA-	-NA-	-NA-	23.16	0.87	1.11	0.00	1.11	2.43	-NA-	-NA-	5,095	383
National Health Inv *	Rental	Health Care	47.52	955	0.16	0.34	5.09	-NA-	21.09	15.11	19.71	41.42	6.90	3.91	0.00	3.91	9.35	28.73	30.61	438	33
Medical Properties Trust *	Rental	Health Care	11.73	945	0.16	0.34	6.82	-NA-	-NA-	9.55	3.47	17.88	10.16	6.83	0.00	6.83	12.00	-NA-	47.65	2,508	192
Orient Express Hotel	Rental	Lodging/Resorts	12.62	922	0.15	0.33	0.00	-NA-	-2.90	-18.24	-38.35	10.41	-2.85	3.78	0.00	3.78	-2.85	53.62	77.20	2,724	214
Sunstone Hotel Investors *	Rental	Lodging/Resorts	10.74	918	0.15	0.33	0.00	-NA-	-NA-	-11.40	-5.21	20.13	3.97	5.19	0.00	5.19	3.97	-NA-	88.53	3,421	270
Lexington Corporate *	Rental	Diversified	9.47	917	0.15	0.33	4.86	-NA-	8.09	-2.06	-3.63	66.10	20.57	11.81	0.00	11.81	24.31	38.26	66.05	1,089	86
Eastgroup Properties *	Rental	Industrial	45.53	884	0.15	0.31	4.57	10.15	11.33	3.75	6.86	32.62	8.81	4.45	0.00	4.45	12.50	23.42	33.08	681	56
Franklin Street Properties	Rental	Office	15.03	867	0.14	0.31	5.06	-NA-	-NA-	-5.44	6.88	18.81	8.14	0.27	0.00	0.27	8.14	-NA-	37.18	953	80
PS Business Parks *	Rental	Office Mixed	63.04	835	0.14	0.30	2.79	-NA-	10.93	5.97	12.06	32.24	13.93	8.30	0.00	8.30	16.30	22.51	29.37	1,405	122
Hersha Hospitality Trust	Rental	Lodging/Resorts	6.57	805	0.13	0.29	3.04	-NA-	3.00	-3.32	-4.51	63.13	0.30	-0.30	0.00	-0.30	2.58	44.03	73.55	1,836	165
Sovran Self Storage *	Rental	Self Storage	38.80	772	0.13	0.27	4.64	-NA-	10.95	-0.59	5.69	28.55	7.85	0.94	0.00	0.94	12.03	26.68	38.94	461	43
Equity One Inc *	Rental	Retail	19.14	718	0.12	0.26	4.60	-NA-	11.15	1.87	1.81	9.26	6.49	2.63	0.00	2.63	11.00	24.83	33.48	1,139	115
Strategic Hotels & Resorts	Rental	Lodging/Resorts	6.50	712	0.12	0.25	0.00	-NA-	-NA-	-21.35	-23.00	140.74	22.87	17.97	0.00	17.97	22.87	-NA-	109.63	2,527	257

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U-Store-It Trust *	Rental	Self Storage	10.25	712	0.12	0.25	2.73	-NA-	-NA-	-9.84	3.31	59.68	8.55	6.11	0.00	6.11	9.34	-NA-	73.11	2,123	216
Glimcher Realty Trust *	Rental	Retail	9.20	665	0.11	0.24	4.35	-NA-	5.08	-11.47	-2.78	120.93	10.71	4.43	0.00	4.43	13.10	49.45	81.36	713	78
Cousins Properties *	Non-Rental	Diversified	8.48	628	0.10	0.22	2.12	7.73	1.10	-12.38	-23.49	22.86	2.58	-0.47	0.53	0.06	4.78	33.45	50.21	598	69
Government Properties *	Rental	Office	27.17	597	0.10	0.21	6.04	-NA-	-NA-	-NA-	-NA-	15.37	1.42	4.90	0.00	4.90	1.42	-NA-	-NA-	1,227	149
Inland Real Estate Corp *	Rental	Retail	9.42	594	0.10	0.21	6.05	-NA-	-NA-	-2.52	-5.92	18.93	9.74	1.51	0.51	2.02	14.60	-NA-	36.84	397	48
First Potomac Realty Trust *	Rental	Industrial	16.13	583	0.10	0.21	4.96	-NA-	-NA-	-6.03	6.89	23.76	-1.72	0.19	1.24	1.43	1.84	-NA-	40.55	388	48
Alexander's Inc. *	Rental	Retail	395.73	582	0.10	0.21	2.65	13.83	19.85	11.20	10.11	38.26	-2.68	-2.21	0.00	-2.21	-2.07	34.00	48.31	161	20
Pennsylvania Real Estate *	Rental	Retail	14.44	578	0.10	0.21	4.16	5.07	4.46	-11.41	-10.90	49.65	1.45	5.71	1.10	6.81	3.51	56.96	99.21	651	81
Acadia Realty Trust *	Rental	Retail	19.80	575	0.10	0.20	3.64	-NA-	16.24	2.52	0.14	22.65	9.54	7.14	0.00	7.14	12.50	26.19	37.95	644	81
Felcor Lodging Trust *	Rental	Lodging/Resorts	7.57	532	0.09	0.19	0.00	-NA-	-5.85	-12.09	-12.62	100.80	7.53	7.68	0.00	7.68	7.53	65.30	107.08	414	56
Investors Real Estate *	Rental	Diversified	9.32	530	0.09	0.19	7.36	-NA-	5.13	6.04	6.63	11.90	5.81	4.25	0.00	4.25	11.53	15.91	19.10	576	79
Getty Realty *	Rental	Retail	29.42	526	0.09	0.19	6.53	6.62	11.98	6.44	9.30	41.78	-4.41	1.31	0.00	1.31	0.13	30.08	40.68	926	127
First Industrial Realty *	Rental	Industrial	11.21	514	0.09	0.18	0.00	-NA-	0.03	-12.95	-23.46	102.71	27.97	9.69	0.00	9.69	27.97	47.36	81.42	987	139
American Assets Trust Inc.	Rental	Diversified	21.56	508	0.08	0.18	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.27	1.27	0.00	1.27	1.27	-NA-	-NA-	-NA-	-NA-
LTC Properties *	Rental	Health Care	29.22	503	0.08	0.18	5.75	-NA-	26.02	10.77	12.03	18.17	6.52	6.88	0.51	7.39	10.68	28.29	29.65	322	46
Sun Communities *	Rental	Residential	34.58	491	0.08	0.17	7.29	-NA-	6.29	6.39	27.40	92.53	7.60	4.41	0.00	4.41	13.27	31.65	50.17	293	43
Associated Estates Realty	Rental	Residential	16.25	487	0.08	0.17	4.18	9.72	7.92	10.59	22.91	36.75	8.50	9.72	0.00	9.72	11.84	35.28	45.80	1,394	207
Saul Centers *	Rental	Retail	46.00	462	0.08	0.16	3.13	-NA-	12.90	6.98	3.11	33.13	-1.33	-2.85	0.00	-2.85	1.14	28.72	39.23	341	54
Ashford Hospitality *	Rental	Lodging/Resorts	10.31	438	0.07	0.16	0.00	-NA-	-NA-	0.14	18.05	88.14	6.84	5.74	0.00	5.74	6.84	-NA-	89.14	508	84
Education Realty Trust *	Rental	Residential	8.25	431	0.07	0.15	2.42	-NA-	-NA-	-3.14	-8.74	56.97	7.46	5.77	0.00	5.77	11.42	-NA-	51.15	1,155	194
Ramco-Gershenson *	Rental	Retail	13.51	371	0.06	0.13	4.83	3.39	7.18	-6.76	-8.82	42.71	9.83	5.05	0.00	5.05	14.85	41.72	70.34	266	52
Universal Health Realty *	Rental	Health Care	39.77	360	0.06	0.13	6.08	9.28	12.09	8.38	11.95	24.64	10.53	9.41	0.00	9.41	15.43	20.93	22.13	166	33
National Healthcare	Rental	Health Care	47.60	353	0.06	0.13	2.35	-NA-	19.78	3.50	1.06	30.91	3.48	7.52	0.00	7.52	4.08	32.18	23.36	202	41
Campus Crest Communities	Rental	Residential	14.32	318	0.05	0.11	0.89	-NA-	-NA-	-NA-	-NA-	-NA-	3.05	8.48	0.00	8.48	3.05	-NA-	-NA-	1,103	251
Urstadt Biddle Class A *	Rental	Retail	19.39	292	0.05	0.10	5.05	-NA-	12.36	6.34	13.20	26.05	0.95	-0.10	0.00	-0.10	2.20	22.73	28.14	176	44
Cedar Shopping Centers *	Rental	Retail	6.06	279	0.05	0.10	5.94	-NA-	2.43	-9.02	-12.89	-2.24	-0.79	0.17	1.49	1.65	4.21	76.33	92.34	122	32
Parkway Properties *	Rental	Office	16.21	257	0.04	0.09	1.85	13.17	2.86	-10.15	-16.81	2.47	-7.05	-4.08	0.00	-4.08	-2.91	35.86	56.80	150	42
Kite Realty Group Trust *	Non-Rental	Retail	5.64	257	0.04	0.09	4.26	-NA-	-NA-	-10.43	-17.99	41.61	6.47	6.82	0.00	6.82	8.69	-NA-	63.58	103	29
Cogdell Spencer	Non-Rental	Health Care	6.41	235	0.04	0.08	6.24	-NA-	-NA-	-18.71	-24.02	-0.59	12.24	5.95	0.00	5.95	15.69	-NA-	50.09	473	146
CapLease	Rental	Office Mixed	5.37	222	0.04	0.08	4.84	-NA-	-NA-	-12.71	-12.67	24.89	-6.62	-2.72	0.00	-2.72	-5.58	-NA-	64.40	263	86
Agree Realty Corp *	Rental	Retail	25.53	180	0.03	0.06	7.99	-NA-	10.90	2.60	4.05	24.89	-0.57	9.81	0.00	9.81	5.19	33.27	52.12	694	279
Winthrop Realty Trust	Rental	Diversified	12.20	179	0.03	0.06	5.33	-2.91	1.30	-10.69	-16.28	9.73	-3.34	-0.81	0.00	-0.81	1.84	32.99	42.85	487	197
United States Total				**254,191.48**	**42.12**	**90.41**	**3.30**														

*** -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-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	2,919.36	281,031.71	100.00	3.49	14.27	7.59	0.05	7.90	36.96	4.89	3.99	4.89	23.52	35.15
United States	EUR	2,690.47	254,191.48	90.45	3.30	14.21	6.68	-0.55	7.37	36.97	4.86	3.88	4.86	24.28	36.45
United States Dividend+	EUR	1,826.30	219,024.31	77.94	3.75	-NA-	-NA-	-NA-	7.49	36.54	5.33	4.05	5.33	-NA-	36.71
Canada	EUR	4,591.67	26,840.24	9.55	5.22	5.12	13.20	6.68	13.71	37.01	5.16	4.99	5.16	19.37	27.66
North America	USD	3,848.81	388,159.98	138.12	3.49	14.20	11.56	3.04	4.56	38.62	7.99	4.76	7.99	24.82	38.93
United States	USD	3,707.51	351,088.35	124.93	3.30	14.39	11.11	2.42	4.04	38.63	7.96	4.65	7.96	25.53	40.17
United States Dividend+	USD	2,083.57	302,515.59	107.64	3.75	-NA-	11.53	2.23	4.16	38.19	8.44	4.82	8.44	-NA-	40.43
Canada	USD	6,327.42	37,071.64	13.19	5.22	5.09	17.90	9.87	10.19	38.67	8.27	5.77	8.27	20.90	31.62
North America	GBP	3,813.58	238,648.52	84.92	3.49	15.11	10.23	4.57	11.81	29.75	3.95	3.17	3.95	24.61	37.51
United States	GBP	3,673.58	215,856.14	76.81	3.30	15.31	9.78	3.94	11.26	29.76	3.92	3.06	3.92	25.41	38.99
United States Dividend+	GBP	2,296.15	185,992.63	66.18	3.75	-NA-	10.20	3.75	11.39	29.34	4.39	3.23	4.39	-NA-	39.26
Canada	GBP	6,269.50	22,792.38	8.11	5.22	6.59	16.49	11.50	17.83	29.79	4.22	4.16	4.22	19.24	27.06
North America	JPY	3,080.78	31,801,947.55	11316.14	3.49	11.45	7.63	-3.86	-3.47	27.81	9.09	4.76	9.09	26.26	40.51
United States	JPY	2,967.68	28,764,668.42	10235.38	3.30	11.63	7.19	-4.43	-3.95	27.81	9.06	4.65	9.06	26.87	41.59
United States Dividend+	JPY	1,540.54	24,785,102.07	8819.33	3.75	-NA-	-NA-	-NA-	-3.83	27.40	9.55	4.83	9.55	-NA-	41.81
Canada	JPY	5,064.78	3,037,279.13	1080.76	5.22	2.95	13.74	2.52	1.73	27.84	9.37	5.77	9.37	23.06	34.80
North America	AUD	2,473.27	381,184.75	135.64	3.49	-NA-	-NA-	-NA-	-NA-	21.91	8.71	2.57	8.71	-NA-	-NA-
United States	AUD	2,382.47	344,779.29	122.68	3.30	-NA-	-NA-	-NA-	-NA-	21.91	8.67	2.47	8.67	-NA-	-NA-
United States Dividend+	AUD	1,559.67	297,079.38	105.71	3.75	-NA-	-NA-	-NA-	-NA-	21.52	9.16	2.63	9.16	-NA-	-NA-
Canada	AUD	4,066.03	36,405.46	12.95	5.22	-NA-	-NA-	-NA-	-NA-	21.94	8.99	3.56	8.99	-NA-	-NA-
Canada	CAD	4,263.20	36,128.16	9.55	5.22	3.93	12.65	6.51	10.00	27.86	6.18	3.05	6.18	16.11	22.82

*** -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-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	2,727.24	281,031.71	100.00	2.47	-NA-	-NA-	-1.16	6.33	35.41	4.73	3.89	4.73	-NA-	35.14
United States	EUR	2,518.69	254,191.48	90.45	2.31	-NA-	-NA-	-1.72	5.84	35.46	4.71	3.79	4.71	-NA-	49.43
Canada	EUR	4,179.86	26,840.24	9.55	3.92	-NA-	-NA-	5.02	11.71	35.08	4.92	4.85	4.92	-NA-	43.63
North America	USD	3,595.51	388,159.98	100.00	2.47	-NA-	-NA-	1.79	3.04	37.05	7.83	4.66	7.83	-NA-	38.88
United States	USD	3,470.81	351,088.35	90.45	2.31	-NA-	-NA-	1.21	2.56	37.10	7.81	4.56	7.81	-NA-	40.12
Canada	USD	5,759.93	37,071.64	9.55	3.92	-NA-	-NA-	8.15	8.24	36.71	8.02	5.63	8.02	-NA-	31.59
North America	GBP	3,562.59	238,648.52	100.00	2.47	-NA-	-NA-	3.31	10.19	28.28	3.79	3.07	3.79	-NA-	37.45
United States	GBP	3,439.04	215,856.14	90.45	2.31	-NA-	-NA-	2.72	9.67	28.32	3.77	2.97	3.77	-NA-	38.93
Canada	GBP	5,707.20	22,792.38	9.55	3.92	-NA-	-NA-	9.76	15.76	27.96	3.98	4.02	3.98	-NA-	27.04
North America	JPY	2,878.02	31,801,947.55	100.00	2.47	-NA-	-NA-	-5.02	-4.87	26.35	8.92	4.66	8.92	-NA-	40.46
United States	JPY	2,778.21	28,764,668.42	90.45	2.31	-NA-	-NA-	-5.56	-5.31	26.40	8.90	4.56	8.90	-NA-	42.32
Canada	JPY	4,610.53	3,037,279.13	9.55	3.92	-NA-	-NA-	0.92	-0.06	26.04	9.12	5.63	9.12	-NA-	35.69
North America	AUD	2,310.49	381,184.75	135.64	2.47	-NA-	-NA-	-NA-	-NA-	20.52	8.54	2.47	8.54	-NA-	-NA-
United States	AUD	2,230.36	344,779.29	122.68	2.31	-NA-	-NA-	-NA-	-NA-	20.56	8.52	2.37	8.52	-NA-	-NA-
Canada	AUD	3,701.36	36,405.46	12.95	3.92	-NA-	-NA-	-NA-	-NA-	20.23	8.74	3.42	8.74	-NA-	-NA-
Canada	CAD	3,881.17	36,128.16	9.55	3.29	-NA-	-NA-	4.85	8.06	26.05	5.94	2.91	5.94	-NA-	22.82

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

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	1,636.93	281,031.71	100.00	0.00	7.47	2.31	-4.46	2.66	31.73	4.35	3.66	4.35	23.46	35.11
United States	EUR	1,515.68	254,191.48	90.45	0.00	7.37	1.51	-4.89	2.36	31.99	4.37	3.58	4.37	24.21	36.39
United States Dividend+	EUR	1,874.92	219,024.31	77.94	0.00	-NA-	-NA-	-NA-	2.24	31.18	4.76	3.69	4.76	-NA-	36.64
Canada	EUR	2,502.54	26,840.24	9.55	0.00	1.37	7.07	0.18	5.91	29.45	4.20	4.43	4.20	19.31	27.62
North America	USD	2,157.71	388,159.98	100.00	0.00	7.40	6.08	-1.61	-0.52	33.32	7.43	4.43	7.43	24.71	38.78
United States	USD	2,088.63	351,088.35	90.45	0.00	7.54	5.72	-2.05	-0.82	33.58	7.45	4.35	7.45	25.40	40.01
United States Dividend+	USD	2,091.58	302,515.59	77.94	0.00	-NA-	5.67	-2.43	-0.93	32.76	7.86	4.46	7.86	-NA-	40.26
Canada	USD	3,448.54	37,071.64	9.55	0.00	1.34	11.52	3.17	2.63	31.02	7.28	5.21	7.28	20.83	31.52
North America	GBP	2,137.96	238,648.52	100.00	0.00	8.25	4.81	-0.14	6.38	24.79	3.42	2.84	3.42	24.47	37.31
United States	GBP	2,069.52	215,856.14	90.45	0.00	8.41	4.46	-0.59	6.07	25.03	3.43	2.76	3.43	25.26	38.77
United States Dividend+	GBP	1,868.58	185,992.63	77.94	0.00	-NA-	4.40	-0.98	5.94	24.27	3.82	2.87	3.82	-NA-	39.03
Canada	GBP	3,416.97	22,792.38	9.55	0.00	2.79	10.18	4.70	9.75	22.63	3.27	3.61	3.27	19.13	26.97
North America	JPY	1,727.14	31,801,947.55	100.00	0.00	4.81	2.34	-8.19	-8.16	22.92	8.53	4.43	8.53	26.13	40.36
United States	JPY	1,671.85	28,764,668.42	90.45	0.00	4.95	1.99	-8.60	-8.43	23.16	8.54	4.35	8.54	26.73	41.43
United States Dividend+	JPY	2,331.01	24,785,102.07	77.94	0.00	-NA-	-NA-	-NA-	-8.53	22.40	8.95	4.46	8.95	-NA-	41.64
Canada	JPY	2,760.38	3,037,279.13	9.55	0.00	-0.73	7.59	-3.73	-5.25	20.79	8.37	5.21	8.37	22.99	34.68
North America	AUD	1,386.56	381,184.75	402.04	2.00	-NA-	-NA-	-NA-	-NA-	17.25	8.15	2.24	8.15	-NA-	-NA-
United States	AUD	1,342.17	344,779.29	363.64	3.00	-NA-	-NA-	-NA-	-NA-	17.47	8.16	2.16	8.16	-NA-	-NA-
United States Dividend+	AUD	1,258.15	297,079.38	313.33	4.00	-NA-	-NA-	-NA-	-NA-	16.75	8.57	2.28	8.57	-NA-	-NA-
Canada	AUD	2,216.05	36,405.46	38.40	5.00	-NA-	-NA-	-NA-	-NA-	15.22	7.99	3.01	7.99	-NA-	-NA-
Canada	CAD	2,323.62	36,128.16	9.55	0.00	0.22	6.55	0.02	2.46	20.80	5.22	2.51	5.22	16.08	22.81

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

Gross Total Return Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%) 28-Feb	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
North America Real Estate **	Local	3,731.89	3.49	30.10	11.18	2.67	4.38	37.44	7.79	4.50	7.79	24.48	38.30
North America FTSE	Local	238.28	2.42	#DIV/0!	3.05	3.14	1.50	22.11	5.73	3.46	5.73	16.12	21.41
United States Real Estate **	USD	3,707.51	3.30	30.84	11.11	2.42	4.04	38.63	7.96	4.65	7.96	25.53	40.17
United States FTSE	USD	959.21	2.35	#DIV/0!	2.72	2.80	1.15	21.57	5.17	2.79	5.17	16.26	21.60
United States JP Morgan Bonds	USD	483.98	-NA-	13.70	5.34	5.68	4.29	3.89	-0.10	-0.08	-0.10	5.34	5.76
Canada Real Estate **	CAD	4,263.20	5.22	8.01	12.65	6.51	10.00	27.86	6.18	3.05	6.18	16.11	22.82
Canada FTSE	CAD	910.92	3.59	#DIV/0!	8.23	6.53	4.08	20.68	5.70	4.57	5.70	15.40	20.10
Canada JP Morgan Bonds	CAD	611.81	-NA-	16.00	5.94	5.03	4.69	4.08	-0.63	0.07	-0.63	4.11	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 219.

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Nth America (%) Weight 28-Feb
Simon Property Group *	Rental	Retail	US	23,335	8.30
Vornado Realty Trust *	Rental	Diversified	US	12,292	4.37
Equity Residential Props *	Rental	Residential	US	11,247	4.00
Public Storage *	Rental	Self Storage	US	10,373	3.69
HCP *	Rental	Health Care	US	10,204	3.63
Boston Properties *	Rental	Office	US	9,730	3.46
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	8,871	3.16
Avalonbay Communities *	Rental	Residential	US	7,463	2.65
Prologis *	Non-Rental	Industrial	US	6,699	2.38
Ventas *	Rental	Health Care	US	6,280	2.23
Kimco Realty *	Rental	Retail	US	5,694	2.03
Health Care REIT *	Rental	Health Care	US	5,539	1.97
General Growth Properties	Rental	Retail	US	5,519	1.96
The Macerich Company *	Rental	Retail	US	4,769	1.70
Brookfield Props	Rental	Office	CA	4,753	1.69
Riocan Real Estate *	Rental	Retail	CA	4,519	1.61
AMB Property *	Rental	Industrial	US	4,428	1.57
SL Green Realty *	Rental	Office	US	4,267	1.52
Nationwide Health Props *	Rental	Health Care	US	3,907	1.39
Digital Realty Trust *	Rental	Specialty	US	3,852	1.37

Country Breakdown:

Country Index	Number of Constituents 28-Feb	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Nth America (%) Weight 28-Feb
EPRA/NAREIT United States	107	254,191	90.45%
EPRA/NAREIT Canada	20	26,840	9.55%
EPRA/NAREIT North America	**127**	**281,032**	**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-11	Dividend Return Feb-11	Total Return Feb-11
Strategic Hotels & Resorts	Rental	Lodging/Resorts	US	17.97	0.00	17.97
Nationwide Health Props *	Rental	Health Care	US	13.82	1.28	15.10
Healthcare Realty Trust *	Rental	Health Care	US	10.95	1.43	12.38
Lexington Corporate *	Rental	Diversified	US	11.81	0.00	11.81
Forest City Enterprises	Rental	Diversified	US	11.77	0.00	11.77
Canadian Apartment Props *	Rental	Residential	CA	11.17	0.52	11.68
Agree Realty Corp *	Rental	Retail	US	9.81	0.00	9.81
Prologis *	Non-Rental	Industrial	US	8.98	0.75	9.74
Associated Estates Realty	Rental	Residential	US	9.72	0.00	9.72
First Industrial Realty *	Rental	Industrial	US	9.69	0.00	9.69
Senior Housing Prop *	Rental	Health Care	US	9.46	0.00	9.46
Universal Health Realty *	Rental	Health Care	US	9.41	0.00	9.41
AMB Property *	Rental	Industrial	US	8.44	0.83	9.27
Simon Property Group *	Rental	Retail	US	8.47	0.79	9.26
Campus Crest Communities	Rental	Residential	US	8.48	0.00	8.48
PS Business Parks *	Rental	Office Mixed	US	8.30	0.00	8.30
Digital Realty Trust *	Rental	Specialty	US	8.13	0.00	8.13
Health Care REIT *	Rental	Health Care	US	6.40	1.41	7.80
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	7.68	0.00	7.68
Commonwealth REIT *	Rental	Office	US	7.65	0.00	7.65

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-11	Dividend Return Feb-11	Total Return Feb-11
Franklin Street Properties	Rental	Office	US	0.27	0.00	0.27
Northern Property REIT*	Rental	Residential	CA	-0.32	0.45	0.13
Corrections Corp of America	Rental	Specialty	US	0.12	0.00	0.12
Cousins Properties *	Non-Rental	Diversified	US	-0.47	0.53	0.06
Ventas *	Rental	Health Care	US	-0.07	0.00	-0.07
Urstadt Biddle Class A *	Rental	Retail	US	-0.10	0.00	-0.10
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	-0.30	0.00	-0.30
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	-0.59	0.00	-0.59
Winthrop Realty Trust	Rental	Diversified	US	-0.81	0.00	-0.81
Corporate Office Props *	Rental	Office	US	-1.86	0.00	-1.86
Alexander's Inc. *	Rental	Retail	US	-2.21	0.00	-2.21
Brookfield Props	Rental	Office	CA	-3.02	0.80	-2.22
CapLease	Rental	Office Mixed	US	-2.72	0.00	-2.72
Saul Centers *	Rental	Retail	US	-2.85	0.00	-2.85
Liberty Property Trust *	Rental	Office Mixed	US	-2.88	0.00	-2.88
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	-3.05	0.00	-3.05
Mack-Cali Realty *	Rental	Office	US	-3.08	0.00	-3.08
Morguard REIT *	Rental	Diversified	CA	-3.75	0.51	-3.24
Parkway Properties *	Rental	Office	US	-4.08	0.00	-4.08
Hospitality Properties *	Rental	Lodging/Resorts	US	-7.52	0.00	-7.52

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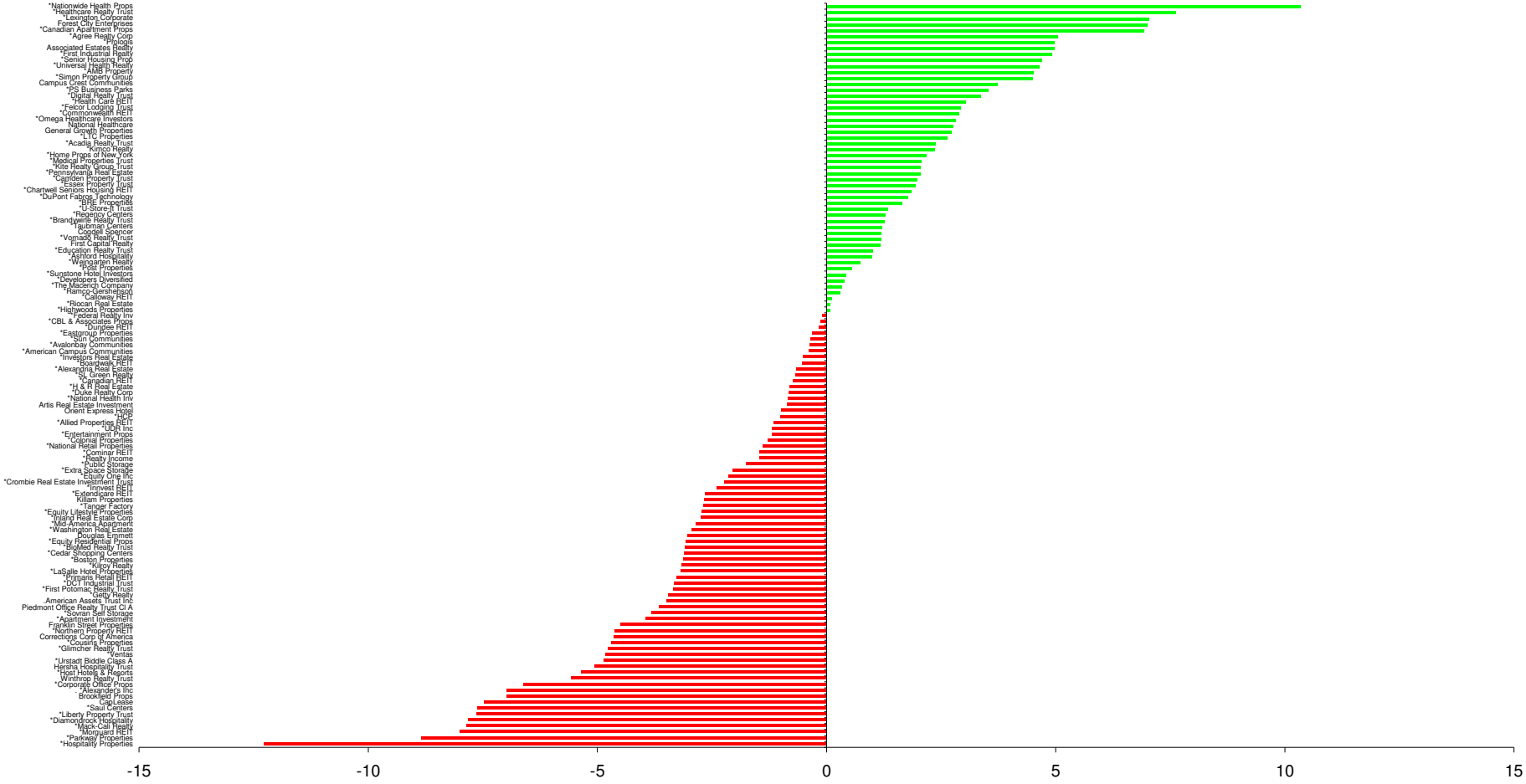
Graph 22: Total Return Performance relative to Regional Developed Index - North America



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Section 6

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

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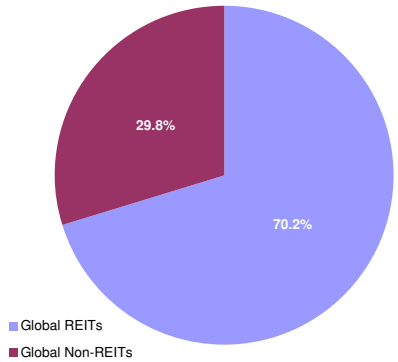
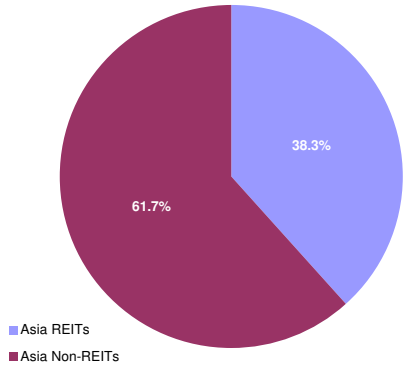
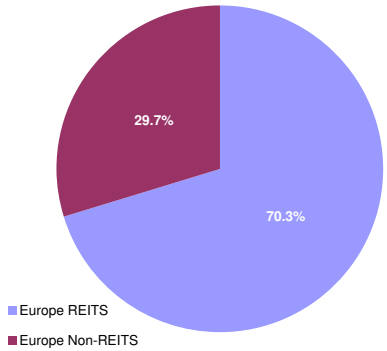
Graph 23: Global Developed Market Cap Breakdown REIT/Non-REIT



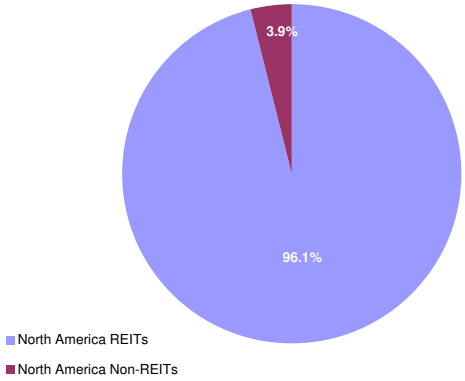
Graph 24: Asia Developed Market Cap Breakdown REIT/Non-REIT



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



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



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

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Global REITs	EUR	914.23	423,759.95	70.21	4.14	-NA-	-NA-	-NA-	3.27	31.83	3.74	3.86	3.74	-NA-	28.40
Global Non-REITs	EUR	989.87	179,768.47	29.79	1.96	-NA-	-NA-	-NA-	-0.79	18.98	-4.10	-1.68	-4.10	-NA-	27.75
Global ex Asia REITs	EUR	911.42	336,734.81	89.43	3.76	-NA-	-NA-	-NA-	5.08	34.10	5.07	4.48	5.07	-NA-	31.88
Global ex Asia Non-REITs	EUR	704.68	39,799.70	10.57	2.41	-NA-	-NA-	-NA-	-7.31	28.09	0.82	2.89	0.82	-NA-	30.48
Global ex Europe REITs	EUR	959.68	357,064.32	94.83	4.05	-NA-	-NA-	-NA-	5.17	33.74	3.54	3.42	3.54	-NA-	29.99
Global ex Europe Non-REITs	EUR	1,062.05	151,650.71	40.28	1.83	-NA-	-NA-	-NA-	0.83	17.25	-5.09	-2.51	-5.09	-NA-	29.47
Global ex US REITs	EUR	765.11	174,685.61	46.39	5.24	-NA-	-NA-	-NA-	-1.70	25.28	2.06	3.84	2.06	-NA-	22.20
Global ex US Non-REITs	EUR	839.72	174,651.33	46.38	2.01	-NA-	-NA-	-NA-	-0.51	18.84	-4.24	-1.85	-4.24	-NA-	28.05
Asia REITs	EUR	926.03	87,025.14	38.34	5.61	-NA-	-NA-	-NA-	-2.55	23.95	-1.14	1.51	-1.14	-NA-	23.30
Asia Non-REITs	EUR	1,072.33	139,968.77	61.66	1.83	-NA-	-NA-	-NA-	1.03	16.52	-5.42	-2.92	-5.42	-NA-	30.20
Australia REITs Index	EUR	628.04	52,209.67	23.00	5.94	-NA-	-NA-	-NA-	-9.16	20.62	1.91	4.41	1.91	-NA-	-NA-
Hong Kong REITs Index	EUR	1,235.73	5,953.86	2.62	4.44	-NA-	-NA-	-NA-	16.27	27.56	-4.28	-3.33	-4.28	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,224.15	77,191.14	34.01	2.28	-NA-	-NA-	-NA-	2.41	-NA-	-8.87	-6.58	-8.87	-NA-	-NA-
Japan REITs Index	EUR	953.33	18,513.73	8.16	4.86	-NA-	-NA-	-NA-	4.82	31.97	-5.60	-1.41	-5.60	-NA-	-NA-
Japan Non-REITs Index	EUR	697.08	44,676.71	19.68	1.03	-NA-	-NA-	-NA-	3.15	33.03	5.22	5.80	5.22	-NA-	-NA-
New Zealand REITs Index	EUR	954.58	529.10	0.23	7.25	-NA-	-NA-	-NA-	1.47	13.46	-6.58	-4.46	-6.58	-NA-	-NA-
Singapore REITs Index	EUR	1,215.66	9,818.77	4.33	5.93	-NA-	-NA-	-NA-	7.68	26.62	-6.09	-4.36	-6.09	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,044.63	17,539.40	7.73	1.83	-NA-	-NA-	-NA-	-5.00	5.93	-13.50	-6.85	-13.50	-NA-	-NA-

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

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Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	EUR	798.82	66,695.64	70.34	4.62	-NA-	-NA-	-4.39	-4.39	23.59	4.86	6.27	4.86	-NA-	26.21
Europe Non-REITS	EUR	659.71	28,117.77	29.66	2.64	-NA-	-NA-	-7.98	-8.89	28.36	1.56	3.03	1.56	-NA-	31.03
Austria Non-REITs Index	EUR	389.10	2,054.58	2.17	0.99	-NA-	-NA-	-NA-	-20.74	62.35	8.27	4.99	8.27	-NA-	-NA-
Belgium REITs Index	EUR	1,142.08	3,153.73	3.33	6.65	-NA-	-NA-	-NA-	0.77	10.95	2.28	1.13	2.28	-NA-	-NA-
Finland Non-REITs Index	EUR	997.73	1,931.44	2.04	2.59	-NA-	-NA-	-NA-	-2.94	34.18	1.75	2.86	1.75	-NA-	-NA-
France REITs Index	EUR	1,271.86	24,425.10	25.76	4.96	-NA-	-NA-	-NA-	3.64	19.01	1.66	4.12	1.66	-NA-	-NA-
Germany REITs Index	EUR	961.19	341.88	0.36	4.50	-NA-	-NA-	-NA-	4.69	45.38	5.71	7.77	5.71	-NA-	-NA-
Germany Non-REITs Index	EUR	564.78	4,020.15	4.24	2.88	-NA-	-NA-	-NA-	-7.91	40.36	6.98	7.27	6.98	-NA-	-NA-
Greece REITs Index	EUR	641.94	120.96	0.13	8.37	-NA-	-NA-	-NA-	-2.80	-4.18	11.09	4.92	11.09	-NA-	-NA-
Greece Non-REITs Index	EUR	175.70	50.57	0.05	0.00	-NA-	-NA-	-NA-	-47.54	-46.80	-1.54	-1.29	-1.54	-NA-	-NA-
Italy REITs Index	EUR	664.07	181.35	0.19	3.29	-NA-	-NA-	-NA-	-NA-	3.03	4.32	-1.43	4.32	-NA-	-NA-
Italy Non-REITs Index	EUR	473.99	711.70	0.75	2.02	-NA-	-NA-	-NA-	-11.03	13.23	17.38	6.75	17.38	-NA-	-NA-
Netherlands REITs Index	EUR	1,131.48	9,171.39	9.67	6.20	-NA-	-NA-	-NA-	-0.39	16.18	0.13	1.47	0.13	-NA-	-NA-
Netherlands Non-REITs	EUR	826.30	707.72	0.75	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.97	0.02	3.97	-NA-	-NA-
Norway Non-REITs Index	EUR	163.30	643.31	0.68	0.00	-NA-	-NA-	-NA-	-38.85	-8.71	-2.79	0.17	-2.79	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,197.54	6,507.68	6.86	3.78	-NA-	-NA-	-NA-	11.41	53.14	-1.87	1.24	-1.87	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,412.75	5,754.96	6.07	2.14	-NA-	-NA-	-NA-	15.23	35.88	-2.86	1.28	-2.86	-NA-	-NA-
Spain Non-REITs Spain	EUR	587.12	267.58	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	43.63	25.40	43.63	-NA-	-NA-
UK REITs	EUR	287.36	29,301.23	30.90	3.61	-NA-	-NA-	-NA-	-13.72	32.16	9.58	10.44	9.58	-NA-	33.37
UK Non-REITs	EUR	194.34	5,468.07	5.77	3.15	-NA-	-NA-	-NA-	-21.38	1.73	1.32	2.74	1.32	-NA-	38.26
Israel Non-REITs	EUR	1,011.56	689.39	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.15	2.75	-5.15	-NA-	-NA-
Canada REITs Index	EUR	1,353.33	20,964.83	7.46	5.69	-NA-	-NA-	-NA-	16.03	38.92	7.28	6.21	7.28	-NA-	-NA-
Canada Non-REITs Index	EUR	758.16	5,875.40	2.09	3.56	-NA-	-NA-	-NA-	5.21	30.75	-1.73	0.89	-1.73	-NA-	-NA-
United States REITs Index	EUR	797.06	249,074.34	88.63	3.37	-NA-	-NA-	-NA-	7.87	37.32	4.95	3.87	4.95	-NA-	-NA-
United States Non-REITs Index	EUR	654.17	5,117.14	1.82	0.16	-NA-	-NA-	-NA-	-8.28	24.51	0.72	4.49	0.72	-NA-	-NA-

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

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Global REITs	USD	1,062.83	585,295.72	70.21	4.14	-NA-	-NA-	-NA-	0.07	33.42	6.81	4.63	6.81	-NA-	33.28
Global Non-REITs	USD	1,150.73	248,295.57	29.79	1.96	-NA-	-NA-	-NA-	-3.87	20.41	-1.27	-0.95	-1.27	-NA-	34.56
Global ex Asia REITs	USD	1,059.51	465,096.90	89.43	3.76	-NA-	-NA-	-NA-	1.82	35.72	8.18	5.26	8.18	-NA-	36.51
Global ex Asia Non-REITs	USD	819.20	54,971.20	10.57	2.41	-NA-	-NA-	-NA-	-10.19	29.64	3.80	3.65	3.80	-NA-	37.31
Global ex Europe REITs	USD	1,115.73	493,175.94	94.83	4.05	-NA-	-NA-	-NA-	1.91	35.36	6.60	4.19	6.60	-NA-	34.20
Global ex Europe Non-REITs	USD	1,234.65	209,459.41	40.28	1.83	-NA-	-NA-	-NA-	-2.30	18.66	-2.28	-1.79	-2.28	-NA-	35.55
Global ex US REITs	USD	1,054.34	241,275.14	46.39	5.24	-NA-	-NA-	-NA-	-4.75	26.79	5.08	4.62	5.08	-NA-	28.71
Global ex US Non-REITs	USD	1,157.15	241,227.79	46.38	2.01	-NA-	-NA-	-NA-	-3.59	20.28	-1.41	-1.13	-1.41	-NA-	34.85
Asia REITs	USD	1,076.73	120,198.81	38.34	5.61	-NA-	-NA-	-NA-	-5.57	25.45	1.78	2.27	1.78	-NA-	28.29
Asia Non-REITs	USD	1,246.60	193,324.37	61.66	1.83	-NA-	-NA-	-NA-	-2.10	17.92	-2.63	-2.19	-2.63	-NA-	36.24
Australia REITs Index	USD	865.45	72,111.81	23.00	5.94	-NA-	-NA-	-NA-	-11.98	22.08	4.92	5.19	4.92	-NA-	-NA-
Hong Kong REITs Index	USD	1,702.85	8,223.46	2.62	4.44	-NA-	-NA-	-NA-	12.67	29.11	-1.45	-2.61	-1.45	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,686.90	106,616.12	34.01	2.28	-NA-	-NA-	-NA-	-0.77	-NA-	-6.18	-5.88	-6.18	-NA-	-NA-
Japan REITs Index	USD	1,313.71	25,571.09	8.16	4.86	-NA-	-NA-	-NA-	1.57	33.57	-2.81	-0.68	-2.81	-NA-	-NA-
Japan Non-REITs Index	USD	960.59	61,707.30	19.68	1.03	-NA-	-NA-	-NA-	-0.05	34.64	8.33	6.58	8.33	-NA-	-NA-
New Zealand REITs Index	USD	1,315.43	730.80	0.23	7.25	-NA-	-NA-	-NA-	-1.67	14.83	-3.81	-3.75	-3.81	-NA-	-NA-
Singapore REITs Index	USD	1,675.20	13,561.65	4.33	5.93	-NA-	-NA-	-NA-	4.34	28.15	-3.31	-3.65	-3.31	-NA-	-NA-
Singapore Non-REITs Index	USD	1,439.52	24,225.35	7.73	1.83	-NA-	-NA-	-NA-	-7.94	7.21	-10.95	-6.16	-10.95	-NA-	-NA-

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Europe REITS	USD	737.06	92,119.77	70.34	4.62	-NA-	-NA-	-5.92	-12.03	19.02	7.81	7.06	7.81	-NA-	33.54
Europe Non-REITS	USD	660.00	38,836.16	29.66	2.64	-NA-	-NA-	-7.97	-14.83	26.14	4.47	3.72	4.47	-NA-	38.87
Austria Non-REITs Index	USD	452.33	2,837.77	2.17	0.99	-NA-	-NA-	-NA-	-23.20	64.31	11.47	5.77	11.47	-NA-	-NA-
Belgium REITs Index	USD	1,324.70	4,355.91	3.33	6.65	-NA-	-NA-	-NA-	-2.42	12.25	5.30	1.88	5.30	-NA-	-NA-
Finland Non-REITs Index	USD	1,160.11	2,667.70	2.04	2.59	-NA-	-NA-	-NA-	-5.95	35.78	4.75	3.63	4.75	-NA-	-NA-
France REITs Index	USD	1,477.45	33,735.85	25.76	4.96	-NA-	-NA-	-NA-	0.40	20.39	4.67	4.90	4.67	-NA-	-NA-
Germany REITs Index	USD	1,118.76	472.20	0.36	4.50	-NA-	-NA-	-NA-	1.49	47.16	8.84	8.57	8.84	-NA-	-NA-
Germany Non-REITs Index	USD	656.74	5,552.62	4.24	2.88	-NA-	-NA-	-NA-	-10.76	42.07	10.15	8.07	10.15	-NA-	-NA-
Greece REITs Index	USD	748.27	167.07	0.13	8.37	-NA-	-NA-	-NA-	-5.73	-3.01	14.38	5.70	14.38	-NA-	-NA-
Greece Non-REITs Index	USD	204.26	69.85	0.05	0.00	-NA-	-NA-	-NA-	-49.17	-46.16	1.37	-0.55	1.37	-NA-	-NA-
Italy REITs Index	USD	771.35	250.48	0.19	3.29	-NA-	-NA-	-NA-	-NA-	4.21	7.41	-0.69	7.41	-NA-	-NA-
Italy Non-REITs Index	USD	551.12	983.00	0.75	2.02	-NA-	-NA-	-NA-	-13.78	14.58	20.85	7.55	20.85	-NA-	-NA-
Netherlands REITs Index	USD	1,315.62	12,667.49	9.67	6.20	-NA-	-NA-	-NA-	-3.48	17.59	3.09	2.23	3.09	-NA-	-NA-
Netherlands Non-REITs	USD	960.64	977.50	0.75	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	7.04	0.76	7.04	-NA-	-NA-
Norway Non-REITs Index	USD	225.03	888.53	0.68	0.00	-NA-	-NA-	-NA-	-40.75	-7.60	0.08	0.91	0.08	-NA-	-NA-
Sweden Non-REITs Index	USD	1,650.23	8,988.38	6.86	3.78	-NA-	-NA-	-NA-	7.95	54.99	1.03	1.99	1.03	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,946.79	7,948.73	6.07	2.14	-NA-	-NA-	-NA-	11.65	37.52	0.01	2.04	0.01	-NA-	-NA-
Spain Non-REITs Spain	USD	682.55	369.59	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	47.88	26.33	47.88	-NA-	-NA-
UK REITs	USD	395.99	40,470.76	30.90	3.61	-NA-	-NA-	-NA-	-16.40	33.75	12.82	11.26	12.82	-NA-	37.73
UK Non-REITs	USD	267.80	7,552.48	5.77	3.15	-NA-	-NA-	-NA-	-23.82	2.96	4.32	3.50	4.32	-NA-	42.11
Israel Non-REITs	USD	1,105.70	952.19	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.34	3.51	-2.34	-NA-	-NA-
Canada REITs Index	USD	1,864.91	28,956.55	7.46	5.69	-NA-	-NA-	-NA-	12.43	40.59	10.45	7.00	10.45	-NA-	-NA-
Canada Non-REITs Index	USD	1,044.76	8,115.08	2.09	3.56	-NA-	-NA-	-NA-	1.94	32.33	1.17	1.64	1.17	-NA-	-NA-
United States REITs Index	USD	1,098.37	344,020.58	88.63	3.37	-NA-	-NA-	-NA-	4.52	38.98	8.05	4.64	8.05	-NA-	-NA-
United States Non-REITs Index	USD	901.47	7,067.77	1.82	0.16	-NA-	-NA-	-NA-	-11.12	26.02	3.69	5.27	3.69	-NA-	-NA-

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Global REITs	GBP	1,053.10	359,851.51	70.21	4.14	-NA-	-NA-	-NA-	7.01	24.88	2.81	3.04	2.81	-NA-	30.82
Global Non-REITs	GBP	1,140.20	152,657.08	29.79	1.96	-NA-	-NA-	-NA-	2.81	12.71	-4.96	-2.46	-4.96	-NA-	29.38
Global ex Asia REITs	GBP	1,049.81	285,950.88	89.43	3.76	-NA-	-NA-	-NA-	8.89	27.03	4.13	3.66	4.13	-NA-	34.35
Global ex Asia Non-REITs	GBP	811.70	33,797.39	10.57	2.41	-NA-	-NA-	-NA-	-3.96	21.34	-0.08	2.07	-0.08	-NA-	34.25
Global ex Europe REITs	GBP	1,105.52	303,214.43	94.83	4.05	-NA-	-NA-	-NA-	8.98	26.70	2.61	2.61	2.61	-NA-	32.34
Global ex Europe Non-REITs	GBP	1,223.35	128,779.83	40.28	1.83	-NA-	-NA-	-NA-	4.48	11.07	-5.94	-3.28	-5.94	-NA-	30.43
Global ex US REITs	GBP	1,044.69	148,340.78	46.39	5.24	-NA-	-NA-	-NA-	1.86	18.68	1.15	3.02	1.15	-NA-	24.34
Global ex US Non-REITs	GBP	1,146.55	148,311.67	46.38	2.01	-NA-	-NA-	-NA-	3.10	12.58	-5.10	-2.63	-5.10	-NA-	29.65
Asia REITs	GBP	1,066.87	73,900.63	38.34	5.61	-NA-	-NA-	-NA-	0.98	17.42	-2.02	0.72	-2.02	-NA-	25.28
Asia Non-REITs	GBP	1,235.19	118,859.69	61.66	1.83	-NA-	-NA-	-NA-	4.69	10.37	-6.27	-3.68	-6.27	-NA-	31.12
Australia REITs Index	GBP	857.53	44,335.79	23.00	5.94	-NA-	-NA-	-NA-	-5.87	14.27	1.00	3.59	1.00	-NA-	-NA-
Hong Kong REITs Index	GBP	1,687.27	5,055.95	2.62	4.44	-NA-	-NA-	-NA-	20.49	20.84	-5.14	-4.09	-5.14	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,671.46	65,549.72	34.01	2.28	-NA-	-NA-	-NA-	6.12	-NA-	-9.69	-7.31	-9.69	-NA-	-NA-
Japan REITs Index	GBP	1,301.69	15,721.62	8.16	4.86	-NA-	-NA-	-NA-	8.62	25.02	-6.45	-2.19	-6.45	-NA-	-NA-
Japan Non-REITs Index	GBP	951.80	37,938.89	19.68	1.03	-NA-	-NA-	-NA-	6.89	26.02	4.28	4.96	4.28	-NA-	-NA-
New Zealand REITs Index	GBP	1,303.39	449.31	0.23	7.25	-NA-	-NA-	-NA-	5.15	7.49	-7.41	-5.22	-7.41	-NA-	-NA-
Singapore REITs Index	GBP	1,659.86	8,337.98	4.33	5.93	-NA-	-NA-	-NA-	11.58	19.95	-6.93	-5.12	-6.93	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,426.34	14,894.23	7.73	1.83	-NA-	-NA-	-NA-	-1.55	0.35	-14.28	-7.59	-14.28	-NA-	-NA-

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Europe REITS	GBP	919.89	56,637.08	70.34	4.62	-NA-	-NA-	-1.66	-0.93	17.06	3.92	5.43	3.92	-NA-	28.87
Europe Non-REITS	GBP	759.89	23,877.25	29.66	2.64	-NA-	-NA-	-5.34	-5.59	21.60	0.65	2.22	0.65	-NA-	35.86
Austria Non-REITs Index	GBP	448.19	1,744.72	2.17	0.99	-NA-	-NA-	-NA-	-17.87	53.80	7.30	4.16	7.30	-NA-	-NA-
Belgium REITs Index	GBP	1,312.57	2,678.10	3.33	6.65	-NA-	-NA-	-NA-	4.35	5.07	1.36	0.33	1.36	-NA-	-NA-
Finland Non-REITs Index	GBP	1,149.49	1,640.16	2.04	2.59	-NA-	-NA-	-NA-	0.58	27.09	0.84	2.05	0.84	-NA-	-NA-
France REITs Index	GBP	1,463.93	20,741.48	25.76	4.96	-NA-	-NA-	-NA-	7.37	12.69	0.75	3.30	0.75	-NA-	-NA-
Germany REITs Index	GBP	1,108.52	290.32	0.36	4.50	-NA-	-NA-	-NA-	8.53	37.75	4.77	6.92	4.77	-NA-	-NA-
Germany Non-REITs Index	GBP	650.73	3,413.86	4.24	2.88	-NA-	-NA-	-NA-	-4.56	32.97	6.03	6.43	6.03	-NA-	-NA-
Greece REITs Index	GBP	741.42	102.72	0.13	8.37	-NA-	-NA-	-NA-	0.81	-9.22	10.10	4.09	10.10	-NA-	-NA-
Greece Non-REITs Index	GBP	202.39	42.95	0.05	0.00	-NA-	-NA-	-NA-	-45.64	-49.60	-2.42	-2.06	-2.42	-NA-	-NA-
Italy REITs Index	GBP	764.29	154.00	0.19	3.29	-NA-	-NA-	-NA-	-NA-	-2.46	3.39	-2.21	3.39	-NA-	-NA-
Italy Non-REITs Index	GBP	546.07	604.37	0.75	2.02	-NA-	-NA-	-NA-	-7.80	7.24	16.33	5.91	16.33	-NA-	-NA-
Netherlands REITs Index	GBP	1,303.57	7,788.23	9.67	6.20	-NA-	-NA-	-NA-	3.22	10.07	-0.77	0.67	-0.77	-NA-	-NA-
Netherlands Non-REITs	GBP	951.84	600.99	0.75	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.04	-0.77	3.04	-NA-	-NA-
Norway Non-REITs Index	GBP	222.97	546.29	0.68	0.00	-NA-	-NA-	-NA-	-36.64	-13.52	-3.66	-0.62	-3.66	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,635.12	5,526.24	6.86	3.78	-NA-	-NA-	-NA-	15.45	45.07	-2.75	0.44	-2.75	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,928.97	4,887.04	6.07	2.14	-NA-	-NA-	-NA-	19.40	28.72	-3.73	0.48	-3.73	-NA-	-NA-
Spain Non-REITs Spain	GBP	676.30	227.23	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	42.35	24.41	42.35	-NA-	-NA-
UK REITs	GBP	476.50	24,882.23	30.90	3.61	-NA-	-NA-	-NA-	-10.60	25.18	8.60	9.57	8.60	-NA-	32.84
UK Non-REITs	GBP	322.32	4,643.42	5.77	3.15	-NA-	-NA-	-NA-	-18.53	-3.63	0.41	1.93	0.41	-NA-	37.25
Israel Non-REITs	GBP	935.28	585.42	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.00	1.94	-6.00	-NA-	-NA-
Canada REITs Index	GBP	1,847.84	17,803.07	7.46	5.69	-NA-	-NA-	-NA-	20.24	31.60	6.32	5.37	6.32	-NA-	-NA-
Canada Non-REITs Index	GBP	1,035.20	4,989.31	2.09	3.56	-NA-	-NA-	-NA-	9.02	23.86	-2.61	0.10	-2.61	-NA-	-NA-
United States REITs Index	GBP	1,088.32	211,510.73	88.63	3.37	-NA-	-NA-	-NA-	11.78	30.08	4.01	3.05	4.01	-NA-	-NA-
United States Non-REITs Index	GBP	893.21	4,345.41	1.82	0.16	-NA-	-NA-	-NA-	-4.95	17.95	-0.19	3.67	-0.19	-NA-	-NA-

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Global REITs	JPY	850.74	47,953,278.02	70.21	4.14	-NA-	-NA-	-NA-	-7.61	23.01	7.89	4.63	7.89	-NA-	34.96
Global Non-REITs	JPY	921.10	20,342,855.65	29.79	1.96	-NA-	-NA-	-NA-	-11.24	11.02	-0.27	-0.95	-0.27	-NA-	36.79
Global ex Asia REITs	JPY	848.09	38,105,389.24	89.43	3.76	-NA-	-NA-	-NA-	-5.99	25.13	9.28	5.26	9.28	-NA-	38.06
Global ex Asia Non-REITs	JPY	655.73	4,503,790.33	10.57	2.41	-NA-	-NA-	-NA-	-17.08	19.52	4.86	3.65	4.86	-NA-	38.41
Global ex Europe REITs	JPY	893.09	40,405,905.15	94.83	4.05	-NA-	-NA-	-NA-	-5.91	24.80	7.68	4.19	7.68	-NA-	35.92
Global ex Europe Non-REITs	JPY	988.27	17,161,009.36	40.28	1.83	-NA-	-NA-	-NA-	-9.80	9.40	-1.29	-1.79	-1.29	-NA-	38.05
Global ex US REITs	JPY	843.94	19,767,672.16	46.39	5.24	-NA-	-NA-	-NA-	-12.06	16.90	6.14	4.62	6.14	-NA-	30.35
Global ex US Non-REITs	JPY	926.24	19,763,793.09	46.38	2.01	-NA-	-NA-	-NA-	-10.99	10.89	-0.41	-1.13	-0.41	-NA-	37.06
Asia REITs	JPY	861.87	9,847,888.78	38.34	5.61	-NA-	-NA-	-NA-	-12.82	15.66	2.82	2.27	2.82	-NA-	29.78
Asia Non-REITs	JPY	997.84	15,839,065.32	61.66	1.83	-NA-	-NA-	-NA-	-9.62	8.72	-1.64	-2.19	-1.64	-NA-	38.64
Australia REITs Index	JPY	692.75	5,908,120.92	23.00	5.94	-NA-	-NA-	-NA-	-18.73	12.55	5.99	5.19	5.99	-NA-	-NA-
Hong Kong REITs Index	JPY	1,363.05	673,747.74	2.62	4.44	-NA-	-NA-	-NA-	4.02	19.03	-0.45	-2.61	-0.45	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,350.28	8,735,058.52	34.01	2.28	-NA-	-NA-	-NA-	-8.38	-NA-	-5.22	-5.88	-5.22	-NA-	-NA-
Japan REITs Index	JPY	903.76	2,095,039.70	8.16	4.86	-NA-	-NA-	-NA-	-6.22	23.13	-1.83	-0.68	-1.83	-NA-	-NA-
Japan Non-REITs Index	JPY	660.75	5,055,679.48	19.68	1.03	-NA-	-NA-	-NA-	-7.72	24.13	9.44	6.58	9.44	-NA-	-NA-
New Zealand REITs Index	JPY	1,052.93	59,874.25	0.23	7.25	-NA-	-NA-	-NA-	-9.22	5.87	-2.84	-3.75	-2.84	-NA-	-NA-
Singapore REITs Index	JPY	1,340.91	1,111,106.18	4.33	5.93	-NA-	-NA-	-NA-	-3.67	18.15	-2.33	-3.65	-2.33	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,152.26	1,984,783.12	7.73	1.83	-NA-	-NA-	-NA-	-15.01	-1.16	-10.04	-6.16	-10.04	-NA-	-NA-

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Europe REITS	JPY	743.13	7,547,372.88	70.34	4.62	-NA-	-NA-	-5.76	-14.47	15.30	9.06	7.06	9.06	-NA-	34.99
Europe Non-REITS	JPY	613.87	3,181,846.29	29.66	2.64	-NA-	-NA-	-9.30	-18.49	19.78	5.62	3.80	5.62	-NA-	39.46
Austria Non-REITs Index	JPY	362.07	232,498.85	2.17	0.99	-NA-	-NA-	-NA-	-29.09	51.49	12.60	5.77	12.60	-NA-	-NA-
Belgium REITs Index	JPY	1,060.35	356,880.06	3.33	6.65	-NA-	-NA-	-NA-	-9.91	3.49	6.37	1.88	6.37	-NA-	-NA-
Finland Non-REITs Index	JPY	928.61	218,564.63	2.04	2.59	-NA-	-NA-	-NA-	-13.17	25.19	5.82	3.63	5.82	-NA-	-NA-
France REITs Index	JPY	1,182.63	2,763,978.57	25.76	4.96	-NA-	-NA-	-NA-	-7.30	11.00	5.73	4.90	5.73	-NA-	-NA-
Germany REITs Index	JPY	895.51	38,687.63	0.36	4.50	-NA-	-NA-	-NA-	-6.30	35.68	9.95	8.57	9.95	-NA-	-NA-
Germany Non-REITs Index	JPY	525.69	454,926.41	4.24	2.88	-NA-	-NA-	-NA-	-17.60	30.98	11.27	8.07	11.27	-NA-	-NA-
Greece REITs Index	JPY	598.95	13,688.34	0.13	8.37	-NA-	-NA-	-NA-	-12.97	-10.58	15.54	5.70	15.54	-NA-	-NA-
Greece Non-REITs Index	JPY	163.50	5,722.87	0.05	0.00	-NA-	-NA-	-NA-	-53.07	-50.36	2.41	-0.55	2.41	-NA-	-NA-
Italy REITs Index	JPY	617.43	20,521.68	0.19	3.29	-NA-	-NA-	-NA-	-NA-	-3.92	8.50	-0.69	8.50	-NA-	-NA-
Italy Non-REITs Index	JPY	441.14	80,536.86	0.75	2.02	-NA-	-NA-	-NA-	-20.40	5.63	22.08	7.55	22.08	-NA-	-NA-
Netherlands REITs Index	JPY	1,053.08	1,037,847.42	9.67	6.20	-NA-	-NA-	-NA-	-10.88	8.42	4.14	2.22	4.14	-NA-	-NA-
Netherlands Non-REITs	JPY	768.94	80,086.56	0.75	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	8.13	0.76	8.13	-NA-	-NA-
Norway Non-REITs Index	JPY	180.12	72,797.35	0.68	0.00	-NA-	-NA-	-NA-	-45.30	-14.82	1.09	0.91	1.09	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,320.93	736,418.24	6.86	3.78	-NA-	-NA-	-NA-	-0.33	42.89	2.06	1.99	2.06	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,558.31	651,239.25	6.07	2.14	-NA-	-NA-	-NA-	3.09	26.79	1.03	2.04	1.03	-NA-	-NA-
Spain Non-REITs Spain	JPY	546.35	30,280.21	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	49.39	26.33	49.39	-NA-	-NA-
UK REITs	JPY	316.97	3,315,769.18	30.90	3.61	-NA-	-NA-	-NA-	-22.81	23.32	13.97	11.26	13.97	-NA-	40.17
UK Non-REITs	JPY	214.36	618,775.04	5.77	3.15	-NA-	-NA-	-NA-	-29.67	-5.08	5.38	3.50	5.38	-NA-	43.44
Israel Non-REITs	JPY	916.30	78,012.85	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.35	3.51	-1.35	-NA-	-NA-
Canada REITs Index	JPY	1,492.77	2,372,410.50	7.46	5.69	-NA-	-NA-	-NA-	3.80	29.62	11.58	7.00	11.58	-NA-	-NA-
Canada Non-REITs Index	JPY	836.28	664,868.63	2.09	3.56	-NA-	-NA-	-NA-	-5.88	22.00	2.20	1.64	2.20	-NA-	-NA-
United States REITs Index	JPY	879.19	28,185,605.87	88.63	3.37	-NA-	-NA-	-NA-	-3.50	28.13	9.15	4.64	9.15	-NA-	-NA-
United States Non-REITs Index	JPY	721.58	579,062.55	1.82	0.16	-NA-	-NA-	-NA-	-17.94	16.18	4.75	5.27	4.75	-NA-	-NA-

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Global REITs	AUD	682.98	574,777.95	95.24	4.14	-NA-	-NA-	-NA-	-NA-	17.33	7.52	2.44	7.52	-NA-	-NA-
Global Non-REITs	AUD	739.47	243,833.69	40.40	1.96	-NA-	-NA-	-NA-	-NA-	5.89	-0.62	-3.03	-0.62	-NA-	-NA-
Global ex Asia REITs	AUD	680.85	456,739.11	121.30	3.76	-NA-	-NA-	-NA-	-NA-	19.35	8.90	3.06	8.90	-NA-	-NA-
Global ex Asia Non-REITs	AUD	526.42	53,983.37	14.34	2.41	-NA-	-NA-	-NA-	-NA-	14.01	4.49	1.48	4.49	-NA-	-NA-
Global ex Europe REITs	AUD	716.98	484,313.57	128.62	4.05	-NA-	-NA-	-NA-	-NA-	19.04	7.31	2.01	7.31	-NA-	-NA-
Global ex Europe Non-REITs	AUD	793.39	205,695.42	54.63	1.83	-NA-	-NA-	-NA-	-NA-	4.35	-1.64	-3.84	-1.64	-NA-	-NA-
Global ex US REITs	AUD	677.52	236,939.42	62.93	5.24	-NA-	-NA-	-NA-	-NA-	11.50	5.77	2.43	5.77	-NA-	-NA-
Global ex US Non-REITs	AUD	743.59	236,892.93	62.91	2.01	-NA-	-NA-	-NA-	-NA-	5.78	-0.75	-3.19	-0.75	-NA-	-NA-
Asia REITs	AUD	691.91	118,038.84	52.00	5.61	-NA-	-NA-	-NA-	-NA-	10.32	2.46	0.13	2.46	-NA-	-NA-
Asia Non-REITs	AUD	801.07	189,850.33	83.64	1.83	-NA-	-NA-	-NA-	-NA-	3.70	-1.98	-4.24	-1.98	-NA-	-NA-
Australia REITs Index	AUD	620.56	70,815.96	31.20	5.94	-NA-	-NA-	-NA-	-NA-	7.36	5.62	2.99	5.62	-NA-	-NA-
Hong Kong REITs Index	AUD	1,094.26	8,075.68	3.56	4.44	-NA-	-NA-	-NA-	-NA-	13.54	-0.80	-4.65	-0.80	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,084.01	104,700.23	46.12	2.28	-NA-	-NA-	-NA-	-NA-	-NA-	-5.55	-7.85	-5.55	-NA-	-NA-
Japan REITs Index	AUD	844.20	25,111.58	11.06	4.86	-NA-	-NA-	-NA-	-NA-	17.46	-2.17	-2.76	-2.17	-NA-	-NA-
Japan Non-REITs Index	AUD	617.28	60,598.42	26.70	1.03	-NA-	-NA-	-NA-	-NA-	18.40	9.05	4.35	9.05	-NA-	-NA-
New Zealand REITs Index	AUD	845.30	717.67	0.32	7.25	-NA-	-NA-	-NA-	-NA-	0.99	-3.18	-5.76	-3.18	-NA-	-NA-
Singapore REITs Index	AUD	1,076.49	13,317.95	5.87	5.93	-NA-	-NA-	-NA-	-NA-	12.70	-2.67	-5.66	-2.67	-NA-	-NA-
Singapore Non-REITs Index	AUD	925.04	23,790.02	10.48	1.83	-NA-	-NA-	-NA-	-NA-	-5.72	-10.36	-8.12	-10.36	-NA-	-NA-

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

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	AUD	596.59	90,464.38	95.41	4.62	-NA-	-NA-	-NA-	-NA-	9.98	8.67	4.82	8.67	-NA-	-NA-
Europe Non-REITS	AUD	492.82	38,138.27	40.22	2.64	-NA-	-NA-	-NA-	-NA-	14.25	5.25	1.63	5.25	-NA-	-NA-
Austria Non-REITs Index	AUD	290.67	2,786.78	2.94	0.99	-NA-	-NA-	-NA-	-NA-	44.50	12.21	3.56	12.21	-NA-	-NA-
Belgium REITs Index	AUD	851.26	4,277.64	4.51	6.65	-NA-	-NA-	-NA-	-NA-	-1.28	6.00	-0.25	6.00	-NA-	-NA-
Finland Non-REITs Index	AUD	745.49	2,619.76	2.76	2.59	-NA-	-NA-	-NA-	-NA-	19.41	5.45	1.46	5.45	-NA-	-NA-
France REITs Index	AUD	949.42	33,129.62	34.94	4.96	-NA-	-NA-	-NA-	-NA-	5.88	5.36	2.70	5.36	-NA-	-NA-
Germany REITs Index	AUD	718.92	463.72	0.49	4.50	-NA-	-NA-	-NA-	-NA-	29.42	9.56	6.30	9.56	-NA-	-NA-
Germany Non-REITs Index	AUD	422.03	5,452.84	5.75	2.88	-NA-	-NA-	-NA-	-NA-	24.93	10.88	5.81	10.88	-NA-	-NA-
Greece REITs Index	AUD	480.84	164.07	0.17	8.37	-NA-	-NA-	-NA-	-NA-	-14.71	15.14	3.49	15.14	-NA-	-NA-
Greece Non-REITs Index	AUD	131.26	68.60	0.07	0.00	-NA-	-NA-	-NA-	-NA-	-52.65	2.04	-2.63	2.04	-NA-	-NA-
Italy REITs	AUD	495.67	245.98	0.26	3.29	-NA-	-NA-	-NA-	-NA-	-8.36	8.12	-2.77	8.12	-NA-	-NA-
Italy Non-REITs Index	AUD	354.15	965.33	1.02	2.02	-NA-	-NA-	-NA-	-NA-	0.76	21.65	5.30	21.65	-NA-	-NA-
Netherlands REITs Index	AUD	845.42	12,439.85	13.12	6.20	-NA-	-NA-	-NA-	-NA-	3.41	3.77	0.09	3.77	-NA-	-NA-
Netherlands Non-REITs	AUD	617.31	959.93	0.75	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	7.75	-1.34	7.75	-NA-	-NA-
Norway Non-REITs Index	AUD	144.60	872.56	0.92	0.00	-NA-	-NA-	-NA-	-NA-	-18.75	0.74	-1.20	0.74	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,060.45	8,826.86	9.31	3.78	-NA-	-NA-	-NA-	-NA-	36.30	1.70	-0.14	1.70	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,251.02	7,805.89	8.23	2.14	-NA-	-NA-	-NA-	-NA-	20.94	0.67	-0.10	0.67	-NA-	-NA-
Spain Non-REITs Spain	AUD	438.61	362.94	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	48.86	23.69	48.86	-NA-	-NA-
UK REITs	AUD	254.46	39,743.50	41.92	3.61	-NA-	-NA-	-NA-	-NA-	17.62	13.57	8.93	13.57	-NA-	-NA-
UK Non-REITs	AUD	172.09	7,416.77	7.82	3.15	-NA-	-NA-	-NA-	-NA-	-9.46	5.01	1.34	5.01	-NA-	-NA-
Israel Non-REITs	AUD	685.32	935.08	0.72	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.70	1.34	-1.70	-NA-	-NA-
Canada REITs Index	AUD	1,198.40	28,436.21	10.12	5.69	-NA-	-NA-	-NA-	-NA-	23.64	11.19	4.76	11.19	-NA-	-NA-
Canada Non-REITs Index	AUD	671.37	7,969.25	2.84	3.56	-NA-	-NA-	-NA-	-NA-	16.37	1.85	-0.48	1.85	-NA-	-NA-
United States REITs Index	AUD	705.82	337,838.53	120.21	3.37	-NA-	-NA-	-NA-	-NA-	22.22	8.77	2.45	8.77	-NA-	-NA-
United States Non-REITs Index	AUD	579.29	6,940.76	2.47	0.16	-NA-	-NA-	-NA-	-NA-	10.82	4.38	3.07	4.38	-NA-	-NA-

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Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	712.01	423,759.95	70.21	0.00	-NA-	-NA-	-NA-	-2.23	26.10	3.18	3.49	3.18	-NA-	28.25
Global Non-REITs	EUR	893.13	179,768.47	29.79	0.00	-NA-	-NA-	-NA-	-3.12	16.53	-4.16	-1.74	-4.16	-NA-	27.64
Global ex Asia REITs	EUR	720.79	336,734.81	55.79	0.00	-NA-	-NA-	-NA-	-0.16	28.60	4.61	4.21	4.61	-NA-	31.65
Global ex Asia Non-REITs	EUR	614.40	39,799.70	6.59	0.00	-NA-	-NA-	-NA-	-10.29	24.74	0.65	2.73	0.65	-NA-	30.30
Global ex Europe REITs	EUR	744.02	357,064.32	59.16	0.00	-NA-	-NA-	-NA-	-0.49	28.08	2.90	2.98	2.90	-NA-	29.98
Global ex Europe Non-REITs	EUR	969.29	151,650.71	25.13	0.00	-NA-	-NA-	-NA-	-1.34	14.98	-5.14	-2.57	-5.14	-NA-	29.37
Global ex US REITs	EUR	578.81	174,685.61	28.94	0.00	-NA-	-NA-	-NA-	-7.60	18.73	1.41	3.39	1.41	-NA-	22.02
Global ex US Non-REITs	EUR	755.35	174,651.33	28.94	0.00	-NA-	-NA-	-NA-	-2.91	16.33	-4.30	-1.91	-4.30	-NA-	27.93
Asia REITs	EUR	683.61	87,025.14	38.34	0.00	-NA-	-NA-	-NA-	-8.91	17.40	-2.05	0.76	-2.05	-NA-	23.27
Asia Non-REITs	EUR	978.42	139,968.77	61.66	0.00	-NA-	-NA-	-NA-	-1.13	14.27	-5.45	-2.95	-5.45	-NA-	30.10
Australia REITs Index	EUR	449.88	52,209.67	23.00	0.00	-NA-	-NA-	-NA-	-15.55	14.17	0.85	3.32	0.85	-NA-	-NA-
Hong Kong REITs Index	EUR	969.34	5,953.86	2.62	0.00	-NA-	-NA-	-NA-	10.08	21.45	-4.28	-3.33	-4.28	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,079.04	77,191.14	34.01	0.00	-NA-	-NA-	-NA-	-0.40	-NA-	-8.91	-6.62	-8.91	-NA-	-NA-
Japan REITs Index	EUR	753.56	18,513.73	8.16	0.00	-NA-	-NA-	-NA-	-1.06	25.17	-6.10	-1.86	-6.10	-NA-	-NA-
Japan Non-REITs Index	EUR	666.28	44,676.71	19.68	0.00	-NA-	-NA-	-NA-	1.93	31.42	5.20	5.78	5.20	-NA-	-NA-
New Zealand REITs Index	EUR	674.52	529.10	0.23	0.00	-NA-	-NA-	-NA-	-6.00	5.27	-6.58	-4.46	-6.58	-NA-	-NA-
Singapore REITs Index	EUR	895.46	9,818.77	4.33	0.00	-NA-	-NA-	-NA-	0.24	19.92	-7.50	-4.56	-7.50	-NA-	-NA-
Singapore Non-REITs Index	EUR	952.71	17,539.40	7.73	0.00	-NA-	-NA-	-NA-	-7.14	3.96	-13.50	-6.85	-13.50	-NA-	-NA-

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Europe REITS	EUR	1,072.91	66,695.64	70.34	0.00	-NA-	-NA-	-8.71	-9.21	17.59	4.71	6.27	4.71	-NA-	25.84
Europe Non-REITS	EUR	1,183.44	28,117.77	29.66	0.00	-NA-	-NA-	-10.70	-12.11	24.63	1.47	2.96	1.47	-NA-	30.89
Austria Non-REITs Index	EUR	375.45	2,054.58	2.17	0.00	-NA-	-NA-	-NA-	-21.13	60.24	8.27	4.99	8.27	-NA-	-NA-
Belgium REITs Index	EUR	822.07	3,153.73	3.33	0.00	-NA-	-NA-	-NA-	-6.27	4.11	2.28	1.13	2.28	-NA-	-NA-
Finland Non-REITs Index	EUR	851.22	1,931.44	2.04	0.00	-NA-	-NA-	-NA-	-5.89	30.07	1.75	2.86	1.75	-NA-	-NA-
France REITs Index	EUR	1,017.84	24,425.10	25.76	0.00	-NA-	-NA-	-NA-	-1.58	12.75	1.66	4.12	1.66	-NA-	-NA-
Germany REITs Index	EUR	760.25	341.88	0.36	0.00	-NA-	-NA-	-NA-	-1.68	37.04	5.72	7.77	5.72	-NA-	-NA-
Germany Non-REITs Index	EUR	465.37	4,020.15	4.24	0.00	-NA-	-NA-	-NA-	-12.30	34.75	6.98	7.28	6.98	-NA-	-NA-
Greece REITs Index	EUR	485.03	120.96	0.13	0.00	-NA-	-NA-	-NA-	-9.17	-11.51	11.09	4.92	11.09	-NA-	-NA-
Greece Non-REITs Index	EUR	171.82	50.57	0.05	0.00	-NA-	-NA-	-NA-	-47.54	-46.80	-1.54	-1.28	-1.54	-NA-	-NA-
Italy REITs Index	EUR	553.86	181.35	0.19	0.00	-NA-	-NA-	-NA-	-NA-	-1.23	4.32	-1.43	4.32	-NA-	-NA-
Italy Non-REITs Index	EUR	426.26	711.70	0.75	0.00	-NA-	-NA-	-NA-	-12.97	10.90	17.38	6.75	17.38	-NA-	-NA-
Netherlands REITs Index	EUR	839.95	9,171.39	9.67	0.00	-NA-	-NA-	-NA-	-7.03	8.91	0.13	1.47	0.13	-NA-	-NA-
Netherlands Non-REITs Index	EUR	761.80	707.72	0.75	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.97	0.02	3.97	-NA-	-NA-
Norway Non-REITs Index	EUR	139.29	643.31	0.68	0.00	-NA-	-NA-	-NA-	-41.28	-8.71	-2.79	0.17	-2.79	-NA-	-NA-
Sweden Non-REITs Index	EUR	930.07	6,507.68	6.86	0.00	-NA-	-NA-	-NA-	5.32	45.82	-1.87	1.24	-1.87	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,230.80	5,754.96	6.07	0.00	-NA-	-NA-	-NA-	11.26	32.75	-2.86	1.28	-2.86	-NA-	-NA-
Spain Non-REITs	EUR	534.49	267.58	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	43.64	25.40	43.64	-NA-	-NA-
UK REITs	EUR	243.87	29,301.23	30.90	0.00	-NA-	-NA-	-NA-	-17.49	27.04	9.23	10.43	9.23	-NA-	33.41
UK Non-REITs	EUR	168.02	5,468.07	5.77	0.00	-NA-	-NA-	-NA-	-24.35	-0.76	0.88	2.35	0.88	-NA-	38.31
Israel Non-REITs	EUR	921.67	689.39	13.24	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.15	2.75	-5.15	-NA-	-NA-
Canada REITs Index	EUR	955.30	20,964.83	78.11	0.00	-NA-	-NA-	-NA-	7.48	30.53	6.24	5.70	6.24	-NA-	-NA-
Canada Non-REITs Index	EUR	620.06	5,875.40	21.89	0.00	-NA-	-NA-	-NA-	-0.08	25.67	-2.44	0.19	-2.44	-NA-	-NA-
United States REITs Index	EUR	634.30	249,074.34	97.99	0.00	-NA-	-NA-	-NA-	2.71	32.21	4.44	3.56	4.44	-NA-	-NA-
United States Non-REITs Index	EUR	641.97	5,117.14	2.01	0.00	-NA-	-NA-	-NA-	-8.56	24.28	0.72	4.49	0.72	-NA-	-NA-

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Global REITs	USD	827.73	585,295.72	70.21	0.00	-NA-	-NA-	-NA-	-5.26	27.63	6.23	4.26	6.23	-NA-	33.09
Global Non-REITs	USD	1,038.29	248,295.57	29.79	0.00	-NA-	-NA-	-NA-	-6.12	17.94	-1.33	-1.01	-1.33	-NA-	34.41
Global ex Asia REITs	USD	837.94	465,096.90	55.79	0.00	-NA-	-NA-	-NA-	-3.26	30.16	7.70	4.99	7.70	-NA-	36.26
Global ex Asia Non-REITs	USD	714.26	54,971.20	6.59	0.00	-NA-	-NA-	-NA-	-13.07	26.25	3.63	3.49	3.63	-NA-	37.15
Global ex Europe REITs	USD	864.94	493,175.94	59.16	0.00	-NA-	-NA-	-NA-	-3.58	29.62	5.94	3.75	5.94	-NA-	34.09
Global ex Europe Non-REITs	USD	1,126.82	209,459.41	25.13	0.00	-NA-	-NA-	-NA-	-4.40	16.36	-2.34	-1.84	-2.34	-NA-	35.41
Global ex US REITs	USD	797.61	241,275.14	28.94	0.00	-NA-	-NA-	-NA-	-10.47	20.17	4.41	4.16	4.41	-NA-	28.59
Global ex US Non-REITs	USD	1,040.89	241,227.79	28.94	0.00	-NA-	-NA-	-NA-	-5.92	17.74	-1.47	-1.18	-1.47	-NA-	34.69
Asia REITs	USD	794.72	120,198.81	38.34	0.00	-NA-	-NA-	-NA-	-11.73	18.82	0.85	1.51	0.85	-NA-	28.21
Asia Non-REITs	USD	1,137.43	193,324.37	61.66	0.00	-NA-	-NA-	-NA-	-4.20	15.65	-2.66	-2.23	-2.66	-NA-	36.08
Australia REITs Index	USD	619.94	72,111.81	23.00	0.00	-NA-	-NA-	-NA-	-18.17	15.55	3.83	4.09	3.83	-NA-	-NA-
Hong Kong REITs Index	USD	1,335.77	8,223.46	2.62	0.00	-NA-	-NA-	-NA-	6.67	22.92	-1.45	-2.61	-1.45	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,486.93	106,616.12	34.01	0.00	-NA-	-NA-	-NA-	-3.49	-NA-	-6.22	-5.92	-6.22	-NA-	-NA-
Japan REITs Index	USD	1,038.41	25,571.09	8.16	0.00	-NA-	-NA-	-NA-	-4.13	26.68	-3.32	-1.13	-3.32	-NA-	-NA-
Japan Non-REITs Index	USD	918.14	61,707.30	19.68	0.00	-NA-	-NA-	-NA-	-1.23	33.01	8.31	6.56	8.31	-NA-	-NA-
New Zealand REITs Index	USD	929.51	730.80	0.23	0.00	-NA-	-NA-	-NA-	-8.92	6.54	-3.81	-3.75	-3.81	-NA-	-NA-
Singapore REITs Index	USD	1,233.96	13,561.65	4.33	0.00	-NA-	-NA-	-NA-	-2.87	21.37	-4.77	-3.85	-4.77	-NA-	-NA-
Singapore Non-REITs Index	USD	1,312.86	24,225.35	7.73	0.00	-NA-	-NA-	-NA-	-10.02	5.21	-10.95	-6.16	-10.95	-NA-	-NA-

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Europe REITS	USD	928.39	92,119.77	70.34	0.00	-NA-	-NA-	-1.48	-7.36	25.06	7.96	7.06	7.96	-NA-	33.72
Europe Non-REITS	USD	766.91	38,836.16	29.66	0.00	-NA-	-NA-	-5.17	-11.72	29.92	4.56	3.80	4.56	-NA-	39.01
Austria Non-REITs Index	USD	436.47	2,837.77	2.17	0.00	-NA-	-NA-	-NA-	-23.58	62.18	11.47	5.77	11.47	-NA-	-NA-
Belgium REITs Index	USD	955.68	4,355.91	3.33	0.00	-NA-	-NA-	-NA-	-9.18	5.37	5.30	1.88	5.30	-NA-	-NA-
Finland Non-REITs Index	USD	989.56	2,667.70	2.04	0.00	-NA-	-NA-	-NA-	-8.81	31.64	4.75	3.63	4.75	-NA-	-NA-
France REITs Index	USD	1,183.26	33,735.85	25.76	0.00	-NA-	-NA-	-NA-	-4.63	14.11	4.67	4.90	4.67	-NA-	-NA-
Germany REITs Index	USD	883.81	472.20	0.36	0.00	-NA-	-NA-	-NA-	-4.73	38.69	8.84	8.57	8.84	-NA-	-NA-
Germany Non-REITs Index	USD	541.01	5,552.62	4.24	0.00	-NA-	-NA-	-NA-	-15.02	36.38	10.15	8.07	10.15	-NA-	-NA-
Greece REITs Index	USD	563.86	167.07	0.13	0.00	-NA-	-NA-	-NA-	-11.98	-10.44	14.38	5.70	14.38	-NA-	-NA-
Greece Non-REITs Index	USD	199.74	69.85	0.05	0.00	-NA-	-NA-	-NA-	-49.17	-46.16	1.38	-0.55	1.38	-NA-	-NA-
Italy REITs Index	USD	643.88	250.48	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-0.04	7.41	-0.69	7.41	-NA-	-NA-
Italy Non-REITs Index	USD	495.54	983.00	0.75	0.00	-NA-	-NA-	-NA-	-15.66	12.24	20.85	7.55	20.85	-NA-	-NA-
Netherlands REITs Index	USD	976.46	12,667.49	9.67	0.00	-NA-	-NA-	-NA-	-9.92	10.23	3.09	2.23	3.09	-NA-	-NA-
Netherlands Non-REITs Index	USD	885.61	977.50	0.75	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.04	0.76	7.04	-NA-	-NA-
Norway Non-REITs Index	USD	191.94	888.53	0.68	0.00	-NA-	-NA-	-NA-	-43.10	-7.61	0.08	0.91	0.08	-NA-	-NA-
Sweden Non-REITs Index	USD	1,281.65	8,988.38	6.86	0.00	-NA-	-NA-	-NA-	2.05	47.58	1.03	1.99	1.03	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,696.07	7,948.73	6.07	0.00	-NA-	-NA-	-NA-	7.81	34.35	0.01	2.04	0.01	-NA-	-NA-
Spain Non-REITs	USD	621.36	369.59	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	47.88	26.33	47.88	-NA-	-NA-
UK REITs	USD	336.06	40,470.76	30.90	0.00	-NA-	-NA-	-NA-	-20.05	28.58	12.46	11.26	12.46	-NA-	37.72
UK Non-REITs	USD	231.53	7,552.48	5.77	0.00	-NA-	-NA-	-NA-	-26.69	0.44	3.86	3.11	3.86	-NA-	42.16
Israel Non-REITs	USD	1,007.44	952.19	18.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.34	3.51	-2.34	-NA-	-NA-
Canada REITs Index	USD	1,316.42	28,956.55	78.11	0.00	-NA-	-NA-	-NA-	4.15	32.11	9.38	6.48	9.38	-NA-	-NA-
Canada Non-REITs Index	USD	854.45	8,115.08	21.89	0.00	-NA-	-NA-	-NA-	-3.18	27.18	0.45	0.94	0.45	-NA-	-NA-
United States REITs Index	USD	874.08	344,020.58	97.99	0.00	-NA-	-NA-	-NA-	-0.47	33.81	7.53	4.33	7.53	-NA-	-NA-
United States Non-REITs Index	USD	884.65	7,067.77	2.01	0.00	-NA-	-NA-	-NA-	-11.40	25.78	3.69	5.27	3.69	-NA-	-NA-

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Global REITs	GBP	820.16	359,851.51	70.21	0.00	-NA-	-NA-	-NA-	1.32	19.46	2.25	2.67	2.25	-NA-	30.57
Global Non-REITs	GBP	1,028.78	152,657.08	29.79	0.00	-NA-	-NA-	-NA-	0.39	10.39	-5.02	-2.52	-5.02	-NA-	29.24
Global ex Asia REITs	GBP	830.27	285,950.88	55.79	0.00	-NA-	-NA-	-NA-	3.46	21.83	3.67	3.39	3.67	-NA-	34.07
Global ex Asia Non-REITs	GBP	707.72	33,797.39	6.59	0.00	-NA-	-NA-	-NA-	-7.04	18.17	-0.25	1.91	-0.25	-NA-	34.14
Global ex Europe REITs	GBP	857.03	303,214.43	59.16	0.00	-NA-	-NA-	-NA-	3.12	21.33	1.98	2.17	1.98	-NA-	32.13
Global ex Europe Non-REITs	GBP	1,116.50	128,779.83	25.13	0.00	-NA-	-NA-	-NA-	2.24	8.92	-5.99	-3.34	-5.99	-NA-	30.28
Global ex US REITs	GBP	790.31	148,340.78	28.94	0.00	-NA-	-NA-	-NA-	-4.25	12.48	0.50	2.57	0.50	-NA-	24.16
Global ex US Non-REITs	GBP	1,031.36	148,311.67	28.94	0.00	-NA-	-NA-	-NA-	0.61	10.20	-5.16	-2.69	-5.16	-NA-	29.51
Asia REITs	GBP	787.44	73,900.63	38.34	0.00	-NA-	-NA-	-NA-	-5.61	11.22	-2.92	-0.04	-2.92	-NA-	25.02
Asia Non-REITs	GBP	1,127.02	118,859.69	61.66	0.00	-NA-	-NA-	-NA-	2.45	8.25	-6.30	-3.71	-6.30	-NA-	30.96
Australia REITs Index	GBP	614.26	44,335.79	23.00	0.00	-NA-	-NA-	-NA-	-12.49	8.15	-0.05	2.51	-0.05	-NA-	-NA-
Hong Kong REITs Index	GBP	1,323.54	5,055.95	2.62	0.00	-NA-	-NA-	-NA-	14.07	15.06	-5.14	-4.09	-5.14	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,473.32	65,549.72	34.01	0.00	-NA-	-NA-	-NA-	3.21	-NA-	-9.73	-7.36	-9.73	-NA-	-NA-
Japan REITs Index	GBP	1,028.91	15,721.62	8.16	0.00	-NA-	-NA-	-NA-	2.52	18.58	-6.94	-2.63	-6.94	-NA-	-NA-
Japan Non-REITs Index	GBP	909.74	37,938.89	19.68	0.00	-NA-	-NA-	-NA-	5.62	24.50	4.26	4.94	4.26	-NA-	-NA-
New Zealand REITs Index	GBP	921.00	449.31	0.23	0.00	-NA-	-NA-	-NA-	-2.59	-0.28	-7.41	-5.22	-7.41	-NA-	-NA-
Singapore REITs Index	GBP	1,222.66	8,337.98	4.33	0.00	-NA-	-NA-	-NA-	3.87	13.60	-8.33	-5.32	-8.33	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,300.84	14,894.23	7.73	0.00	-NA-	-NA-	-NA-	-3.78	-1.52	-14.28	-7.59	-14.28	-NA-	-NA-

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Europe REITS	GBP	979.66	56,637.08	70.34	0.00	-NA-	-NA-	-6.09	-5.92	11.40	3.78	5.43	3.78	-NA-	28.76
Europe Non-REITS	GBP	1,080.58	23,877.25	29.66	0.00	-NA-	-NA-	-8.14	-8.92	18.06	0.56	2.14	0.56	-NA-	35.80
Austria Non-REITs Index	GBP	432.47	1,744.72	2.17	0.00	-NA-	-NA-	-NA-	-18.27	51.80	7.30	4.16	7.30	-NA-	-NA-
Belgium REITs Index	GBP	946.93	2,678.10	3.33	0.00	-NA-	-NA-	-NA-	-2.87	-1.38	1.36	0.33	1.36	-NA-	-NA-
Finland Non-REITs Index	GBP	980.50	1,640.16	2.04	0.00	-NA-	-NA-	-NA-	-2.48	23.22	0.84	2.05	0.84	-NA-	-NA-
France REITs Index	GBP	1,172.43	20,741.48	25.76	0.00	-NA-	-NA-	-NA-	1.98	6.81	0.75	3.30	0.75	-NA-	-NA-
Germany REITs Index	GBP	875.72	290.32	0.36	0.00	-NA-	-NA-	-NA-	1.88	29.82	4.77	6.92	4.77	-NA-	-NA-
Germany Non-REITs Index	GBP	536.05	3,413.86	4.24	0.00	-NA-	-NA-	-NA-	-9.13	27.65	6.02	6.43	6.02	-NA-	-NA-
Greece REITs Index	GBP	558.70	102.72	0.13	0.00	-NA-	-NA-	-NA-	-5.87	-16.18	10.10	4.09	10.10	-NA-	-NA-
Greece Non-REITs Index	GBP	197.91	42.95	0.05	0.00	-NA-	-NA-	-NA-	-45.64	-49.60	-2.42	-2.06	-2.42	-NA-	-NA-
Italy REITs Index	GBP	637.98	154.00	0.16	0.00	-NA-	-NA-	-NA-	-NA-	-6.44	3.39	-2.21	3.39	-NA-	-NA-
Italy Non-REITs Index	GBP	491.00	604.37	0.75	0.00	-NA-	-NA-	-NA-	-9.81	5.05	16.33	5.91	16.33	-NA-	-NA-
Netherlands REITs Index	GBP	967.52	7,788.23	9.67	0.00	-NA-	-NA-	-NA-	-3.66	3.17	-0.77	0.67	-0.77	-NA-	-NA-
Netherlands Non-REITs Index	GBP	877.50	600.99	0.75	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.04	-0.77	3.04	-NA-	-NA-
Norway Non-REITs Index	GBP	190.19	546.29	0.68	0.00	-NA-	-NA-	-NA-	-39.15	-13.52	-3.66	-0.62	-3.66	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,269.92	5,526.24	6.86	0.00	-NA-	-NA-	-NA-	9.14	38.14	-2.75	0.44	-2.75	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,680.54	4,887.04	6.07	0.00	-NA-	-NA-	-NA-	15.29	25.75	-3.73	0.48	-3.73	-NA-	-NA-
Spain Non-REITs	GBP	615.67	227.23	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	42.35	24.41	42.35	-NA-	-NA-
UK REITs	GBP	404.38	24,882.23	30.90	0.00	-NA-	-NA-	-NA-	-14.50	20.35	8.26	9.56	8.26	-NA-	32.84
UK Non-REITs	GBP	278.60	4,643.42	5.77	0.00	-NA-	-NA-	-NA-	-21.60	-5.99	-0.02	1.54	-0.02	-NA-	37.27
Israel Non-REITs	GBP	852.17	585.42	11.24	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.00	1.94	-6.00	-NA-	-NA-
Canada REITs Index	GBP	1,304.37	17,803.07	78.11	0.00	-NA-	-NA-	-NA-	11.38	23.65	5.29	4.86	5.29	-NA-	-NA-
Canada Non-REITs Index	GBP	846.63	4,989.31	21.89	0.00	-NA-	-NA-	-NA-	3.54	19.04	-3.31	-0.60	-3.31	-NA-	-NA-
United States REITs Index	GBP	866.08	211,510.73	97.99	0.00	-NA-	-NA-	-NA-	6.44	25.25	3.51	2.74	3.51	-NA-	-NA-
United States Non-REITs Index	GBP	876.55	4,345.41	2.01	0.00	-NA-	-NA-	-NA-	-5.25	17.73	-0.19	3.67	-0.19	-NA-	-NA-

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Global REITs	JPY	662.56	47,953,278.02	70.21	0.00	-NA-	-NA-	-NA-	-12.53	17.67	7.31	4.26	7.31	-NA-	34.76
Global Non-REITs	JPY	831.10	20,342,855.65	29.79	0.00	-NA-	-NA-	-NA-	-13.33	8.73	-0.33	-1.01	-0.33	-NA-	36.62
Global ex Asia REITs	JPY	670.73	38,105,389.24	55.79	0.00	-NA-	-NA-	-NA-	-10.68	20.00	8.79	4.99	8.79	-NA-	37.80
Global ex Asia Non-REITs	JPY	571.73	4,503,790.33	6.59	0.00	-NA-	-NA-	-NA-	-19.74	16.40	4.68	3.49	4.68	-NA-	38.17
Global ex Europe REITs	JPY	692.34	40,405,905.15	59.16	0.00	-NA-	-NA-	-NA-	-10.98	19.51	7.01	3.75	7.01	-NA-	35.80
Global ex Europe Non-REITs	JPY	901.96	17,161,009.36	25.13	0.00	-NA-	-NA-	-NA-	-11.73	7.28	-1.35	-1.84	-1.35	-NA-	37.91
Global ex US REITs	JPY	638.45	19,767,672.16	28.94	0.00	-NA-	-NA-	-NA-	-17.34	10.79	5.47	4.16	5.47	-NA-	30.21
Global ex US Non-REITs	JPY	833.18	19,763,793.09	28.94	0.00	-NA-	-NA-	-NA-	-13.14	8.55	-0.47	-1.18	-0.47	-NA-	36.89
Asia REITs	JPY	636.13	9,847,888.78	38.34	0.00	-NA-	-NA-	-NA-	-18.51	9.55	1.88	1.51	1.88	-NA-	29.69
Asia Non-REITs	JPY	910.46	15,839,065.32	61.66	0.00	-NA-	-NA-	-NA-	-11.55	6.63	-1.67	-2.23	-1.67	-NA-	38.50
Australia REITs Index	JPY	496.23	5,908,120.92	23.00	0.00	-NA-	-NA-	-NA-	-24.45	6.53	4.89	4.09	4.89	-NA-	-NA-
Hong Kong REITs Index	JPY	1,069.21	673,747.74	2.62	0.00	-NA-	-NA-	-NA-	-1.52	13.33	-0.45	-2.61	-0.45	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,190.22	8,735,058.52	34.01	0.00	-NA-	-NA-	-NA-	-10.90	-NA-	-5.26	-5.92	-5.26	-NA-	-NA-
Japan REITs Index	JPY	714.31	2,095,039.70	8.16	0.00	-NA-	-NA-	-NA-	-11.49	16.80	-2.34	-1.13	-2.34	-NA-	-NA-
Japan Non-REITs Index	JPY	631.57	5,055,679.48	19.68	0.00	-NA-	-NA-	-NA-	-8.81	22.63	9.41	6.57	9.41	-NA-	-NA-
New Zealand REITs Index	JPY	744.02	59,874.25	0.23	0.00	-NA-	-NA-	-NA-	-15.91	-1.78	-2.84	-3.75	-2.84	-NA-	-NA-
Singapore REITs Index	JPY	987.72	1,111,106.18	4.33	0.00	-NA-	-NA-	-NA-	-10.33	11.89	-3.80	-3.85	-3.80	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,050.88	1,984,783.12	7.73	0.00	-NA-	-NA-	-NA-	-16.93	-3.00	-10.04	-6.16	-10.04	-NA-	-NA-

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Europe REITS	JPY	1,471.50	7,547,372.88	70.34	0.00	-NA-	-NA-	-10.02	-18.78	9.73	8.90	7.06	8.90	-NA-	34.78
Europe Non-REITS	JPY	1,623.09	3,181,846.29	29.66	0.00	-NA-	-NA-	-11.98	-21.37	16.29	5.53	3.72	5.53	-NA-	39.22
Austria Non-REITs Index	JPY	349.37	232,498.85	2.17	0.00	-NA-	-NA-	-NA-	-29.44	49.52	12.60	5.77	12.60	-NA-	-NA-
Belgium REITs Index	JPY	764.97	356,880.06	3.33	0.00	-NA-	-NA-	-NA-	-16.15	-2.86	6.37	1.88	6.37	-NA-	-NA-
Finland Non-REITs Index	JPY	792.09	218,564.63	2.04	0.00	-NA-	-NA-	-NA-	-15.81	21.37	5.82	3.63	5.82	-NA-	-NA-
France REITs Index	JPY	947.14	2,763,978.57	25.76	0.00	-NA-	-NA-	-NA-	-11.95	5.21	5.73	4.90	5.73	-NA-	-NA-
Germany REITs Index	JPY	707.44	38,687.63	0.36	0.00	-NA-	-NA-	-NA-	-12.04	27.87	9.94	8.57	9.94	-NA-	-NA-
Germany Non-REITs Index	JPY	433.05	454,926.41	4.24	0.00	-NA-	-NA-	-NA-	-21.55	25.74	11.27	8.07	11.27	-NA-	-NA-
Greece REITs Index	JPY	451.34	13,688.34	0.13	0.00	-NA-	-NA-	-NA-	-18.74	-17.43	15.54	5.70	15.54	-NA-	-NA-
Greece Non-REITs Index	JPY	159.88	5,722.87	0.05	0.00	-NA-	-NA-	-NA-	-53.07	-50.36	2.40	-0.55	2.40	-NA-	-NA-
Italy REITs Index	JPY	515.39	20,521.68	21.64	0.00	-NA-	-NA-	-NA-	-NA-	-7.84	8.50	-0.69	8.50	-NA-	-NA-
Italy Non-REITs Index	JPY	396.65	80,536.86	0.75	0.00	-NA-	-NA-	-NA-	-22.14	3.48	22.08	7.55	22.08	-NA-	-NA-
Netherlands REITs Index	JPY	781.61	1,037,847.42	9.67	0.00	-NA-	-NA-	-NA-	-16.83	1.63	4.14	2.23	4.14	-NA-	-NA-
Netherlands Non-REITs Index	JPY	708.88	80,086.56	0.75	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	8.13	0.76	8.13	-NA-	-NA-
Norway Non-REITs Index	JPY	153.64	72,797.35	0.68	0.00	-NA-	-NA-	-NA-	-47.46	-14.82	1.10	0.91	1.10	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,025.90	736,418.24	6.86	0.00	-NA-	-NA-	-NA-	-5.78	36.06	2.06	1.99	2.06	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,357.62	651,239.25	6.07	0.00	-NA-	-NA-	-NA-	-0.46	23.86	1.03	2.04	1.03	-NA-	-NA-
Spain Non-REITs	JPY	497.36	30,280.21	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	49.38	26.33	49.38	-NA-	-NA-
UK REITs	JPY	269.00	3,315,769.18	30.90	0.00	-NA-	-NA-	-NA-	-26.18	18.54	13.61	11.26	13.61	-NA-	40.09
UK Non-REITs	JPY	185.33	618,775.04	5.77	0.00	-NA-	-NA-	-NA-	-32.32	-7.40	4.92	3.11	4.92	-NA-	43.46
Israel Non-REITs	JPY	834.87	78,012.85	1497.86	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.35	3.51	-1.35	-NA-	-NA-
Canada REITs Index	JPY	1,053.73	2,372,410.50	78.11	0.00	-NA-	-NA-	-NA-	-3.84	21.80	10.49	6.48	10.49	-NA-	-NA-
Canada Non-REITs Index	JPY	683.95	664,868.63	21.89	0.00	-NA-	-NA-	-NA-	-10.61	17.26	1.47	0.94	1.47	-NA-	-NA-
United States REITs Index	JPY	699.65	28,185,605.87	97.99	0.00	-NA-	-NA-	-NA-	-8.11	23.37	8.62	4.33	8.62	-NA-	-NA-
United States Non-REITs Index	JPY	708.11	579,062.55	2.01	0.00	-NA-	-NA-	-NA-	-18.20	15.96	4.75	5.27	4.75	-NA-	-NA-

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

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

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	AUD	531.91	574,777.95	95.24	0.00	-NA-	-NA-	-NA-	-NA-	12.24	6.93	2.08	6.93	-NA-	-NA-
Global Non-REITs	AUD	667.21	243,833.69	40.40	0.00	-NA-	-NA-	-NA-	-NA-	3.71	-0.68	-3.08	-0.68	-NA-	-NA-
Global ex Asia REITs	AUD	538.47	456,739.11	75.68	0.00	-NA-	-NA-	-NA-	-NA-	14.47	8.41	2.79	8.41	-NA-	-NA-
Global ex Asia Non-REITs	AUD	458.99	53,983.37	8.94	0.00	-NA-	-NA-	-NA-	-NA-	11.03	4.32	1.32	4.32	-NA-	-NA-
Global ex Europe REITs	AUD	555.82	484,313.57	80.25	0.00	-NA-	-NA-	-NA-	-NA-	13.99	6.64	1.58	6.64	-NA-	-NA-
Global ex Europe Non-REITs	AUD	724.10	205,695.42	34.08	0.00	-NA-	-NA-	-NA-	-NA-	2.33	-1.69	-3.90	-1.69	-NA-	-NA-
Global ex US REITs	AUD	512.55	236,939.42	39.26	0.00	-NA-	-NA-	-NA-	-NA-	5.68	5.10	1.98	5.10	-NA-	-NA-
Global ex US Non-REITs	AUD	668.88	236,892.93	39.25	0.00	-NA-	-NA-	-NA-	-NA-	3.54	-0.82	-3.25	-0.82	-NA-	-NA-
Asia REITs	AUD	510.69	118,038.84	52.00	0.00	-NA-	-NA-	-NA-	-NA-	4.49	1.52	-0.61	1.52	-NA-	-NA-
Asia Non-REITs	AUD	730.92	189,850.33	83.64	0.00	-NA-	-NA-	-NA-	-NA-	1.71	-2.01	-4.27	-2.01	-NA-	-NA-
Australia REITs Index	AUD	444.82	70,815.96	31.20	0.00	-NA-	-NA-	-NA-	-NA-	1.61	4.52	1.91	4.52	-NA-	-NA-
Hong Kong REITs Index	AUD	858.37	8,075.68	3.56	0.00	-NA-	-NA-	-NA-	-NA-	8.10	-0.80	-4.65	-0.80	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	955.51	104,700.23	46.12	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.60	-7.89	-5.60	-NA-	-NA-
Japan REITs Index	AUD	667.29	25,111.58	11.06	0.00	-NA-	-NA-	-NA-	-NA-	11.41	-2.68	-3.20	-2.68	-NA-	-NA-
Japan Non-REITs Index	AUD	590.00	60,598.42	26.70	0.00	-NA-	-NA-	-NA-	-NA-	16.97	9.03	4.34	9.03	-NA-	-NA-
New Zealand REITs Index	AUD	597.31	717.67	0.32	0.00	-NA-	-NA-	-NA-	-NA-	-6.31	-3.18	-5.76	-3.18	-NA-	-NA-
Singapore REITs Index	AUD	792.95	13,317.95	5.87	0.00	-NA-	-NA-	-NA-	-NA-	6.73	-4.13	-5.86	-4.13	-NA-	-NA-
Singapore Non-REITs Index	AUD	843.65	23,790.02	10.48	0.00	-NA-	-NA-	-NA-	-NA-	-7.47	-10.35	-8.12	-10.35	-NA-	-NA-

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

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Europe REITS	AUD	1,072.91	90,464.38	95.41	0.00	-NA-	-NA-	-NA-	-NA-	4.66	8.52	4.82	8.52	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	38,138.27	40.22	0.00	-NA-	-NA-	-NA-	-NA-	10.93	5.17	1.55	5.17	-NA-	-NA-
Austria Non-REITs Index	AUD	280.48	2,786.78	2.94	0.00	-NA-	-NA-	-NA-	-NA-	42.62	12.21	3.56	12.21	-NA-	-NA-
Belgium REITs Index	AUD	614.13	4,277.64	4.51	0.00	-NA-	-NA-	-NA-	-NA-	-7.34	6.00	-0.25	6.00	-NA-	-NA-
France REITs Index	AUD	760.37	33,129.62	34.94	0.00	-NA-	-NA-	-NA-	-NA-	0.35	5.36	2.70	5.36	-NA-	-NA-
Finland Non-REITs Index	AUD	635.90	2,619.76	2.76	0.00	-NA-	-NA-	-NA-	-NA-	15.77	5.45	1.46	5.45	-NA-	-NA-
Germany REITs Index	AUD	567.94	463.72	0.49	0.00	-NA-	-NA-	-NA-	-NA-	21.97	9.56	6.30	9.56	-NA-	-NA-
Germany Non-REITs Index	AUD	347.65	5,452.84	5.75	0.00	-NA-	-NA-	-NA-	-NA-	19.93	10.88	5.81	10.88	-NA-	-NA-
Greece REITs Index	AUD	362.34	164.07	0.17	0.00	-NA-	-NA-	-NA-	-NA-	-21.24	15.13	3.49	15.13	-NA-	-NA-
Greece Non-REITs Index	AUD	128.36	68.60	0.07	0.00	-NA-	-NA-	-NA-	-NA-	-52.65	2.05	-2.62	2.05	-NA-	-NA-
Italy REITs Index	AUD	413.76	245.98	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-12.10	8.12	-2.77	8.12	-NA-	-NA-
Italy Non-REITs Index	AUD	318.43	965.33	1.02	0.00	-NA-	-NA-	-NA-	-NA-	-1.30	21.64	5.29	21.64	-NA-	-NA-
Netherlands REITs Index	AUD	627.48	12,439.85	13.12	0.00	-NA-	-NA-	-NA-	-NA-	-3.06	3.77	0.09	3.77	-NA-	-NA-
Netherlands Non-REITs Index	AUD	569.10	959.93	0.75	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.76	-1.34	7.76	-NA-	-NA-
Norway Non-REITs Index	AUD	123.34	872.56	0.92	0.00	-NA-	-NA-	-NA-	-NA-	-18.75	0.74	-1.20	0.74	-NA-	-NA-
Sweden Non-REITs Index	AUD	823.60	8,826.86	9.31	0.00	-NA-	-NA-	-NA-	-NA-	29.78	1.70	-0.14	1.70	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,089.90	7,805.89	8.23	0.00	-NA-	-NA-	-NA-	-NA-	18.15	0.67	-0.10	0.67	-NA-	-NA-
Spain Non-REITs	AUD	399.29	362.94	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	48.87	23.69	48.87	-NA-	-NA-
UK REITs	AUD	215.96	39,743.50	41.92	0.00	-NA-	-NA-	-NA-	-NA-	13.08	13.21	8.93	13.21	-NA-	-NA-
UK Non-REITs	AUD	148.79	7,416.77	7.82	0.00	-NA-	-NA-	-NA-	-NA-	-11.67	4.56	0.96	4.56	-NA-	-NA-
Israel Non-REITs	AUD	624.42	935.08	17.95	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.70	1.35	-1.70	-NA-	-NA-
Canada REITs Index	AUD	845.94	28,436.21	105.95	0.00	-NA-	-NA-	-NA-	-NA-	16.18	10.11	4.25	10.11	-NA-	-NA-
Canada Non-REITs Index	AUD	549.08	7,969.25	29.69	0.00	-NA-	-NA-	-NA-	-NA-	11.85	1.11	-1.17	1.11	-NA-	-NA-
United States REITs Index	AUD	561.69	337,838.53	132.91	0.00	-NA-	-NA-	-NA-	-NA-	17.68	8.24	2.15	8.24	-NA-	-NA-
United States Non-REITs Index	AUD	568.48	6,940.76	2.73	0.00	-NA-	-NA-	-NA-	-NA-	10.61	4.38	3.07	4.38	-NA-	-NA-

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

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Section 7

FTSE EPRA/NAREIT Global Developed Investment Focus Index Series

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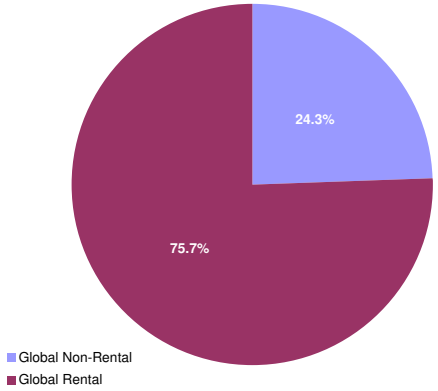
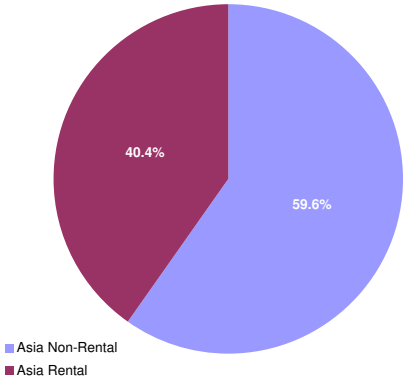
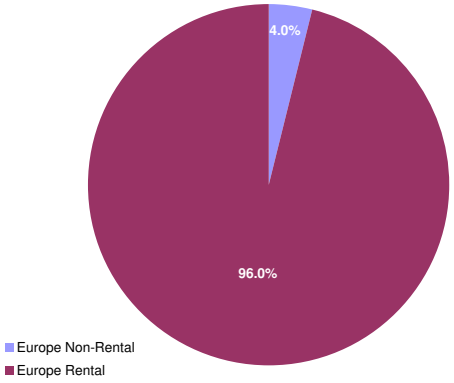
Graph 27: Global Developed Investment Focus Market Cap Breakdown



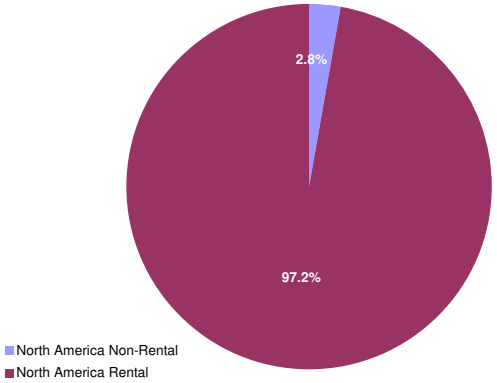
Graph 28: Asia Developed Investment Focus Market Cap Breakdown



Graph 29: Europe Developed Investment Focus Market Cap Breakdown



Graph 30: North America Developed Investment Focus Market Cap Breakdown



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Global Non-Rental	EUR	1,011.36	146,904.29	24.34	2.17	-NA-	-NA-	-1.07	-2.29	14.21	-3.73	-1.45	-3.73	-NA-	-NA-
Global Rental	EUR	1,032.59	456,624.13	75.66	3.91	-NA-	-NA-	-0.91	3.60	32.84	3.00	3.36	3.00	-NA-	-NA-
Asia Non-Rental	EUR	1,096.35	135,295.99	59.60	2.14	-NA-	-NA-	0.81	-0.77	13.35	-4.60	-2.11	-4.60	-NA-	-NA-
Asia Rental	EUR	1,017.74	91,697.93	40.40	4.96	-NA-	-NA-	-0.54	0.51	29.29	-2.64	0.02	-2.64	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,130.57	124,784.33	54.97	1.83	-NA-	-NA-	1.37	0.25	13.72	-5.11	-2.81	-5.11	-NA-	-NA-
Asia ex Australia Rental	EUR	1,413.10	49,438.37	21.78	4.14	-NA-	-NA-	5.41	10.39	34.10	-6.31	-3.10	-6.31	-NA-	-NA-
Australia Non-Rental	EUR	657.67	10,511.65	4.63	5.84	-NA-	-NA-	-8.52	-16.11	9.48	1.78	6.96	1.78	-NA-	-NA-
Australia Rental	EUR	727.16	42,259.56	18.62	5.92	-NA-	-NA-	-6.61	-9.08	24.05	1.88	3.86	1.88	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,553.03	66,261.09	29.19	2.28	-NA-	-NA-	6.88	-0.14	5.86	-9.05	-6.96	-9.05	-NA-	-NA-
Hong Kong Rental	EUR	1,916.85	16,883.91	7.44	3.02	-NA-	-NA-	11.57	21.45	44.68	-6.54	-3.87	-6.54	-NA-	-NA-
Japan Non-Rental	EUR	852.46	42,937.64	18.92	1.04	-NA-	-NA-	-3.36	3.08	32.59	5.62	6.01	5.62	-NA-	-NA-
Japan Rental	EUR	1,128.45	20,252.79	8.92	4.52	-NA-	-NA-	1.21	4.75	33.00	-5.43	-1.21	-5.43	-NA-	-NA-
Europe Non-Rental	EUR	564.15	3,789.53	4.00	1.87	-NA-	-NA-	-13.18	-16.59	17.00	5.21	4.91	5.21	-NA-	-NA-
Europe Rental	EUR	877.37	91,023.87	96.00	4.12	-NA-	-NA-	-4.84	-5.16	25.29	3.80	5.30	3.80	-NA-	-NA-
UK Non-Rental	EUR	311.92	1,511.06	1.59	1.31	-NA-	-NA-	-22.82	-28.58	-11.65	0.68	2.65	0.68	-NA-	-NA-
UK Rental	EUR	546.19	33,258.25	35.08	3.64	-NA-	-NA-	-13.36	-14.56	29.02	8.56	9.46	8.56	-NA-	-NA-
North America Non-Rental	EUR	371.11	7,818.77	2.78	2.87	-NA-	-NA-	-19.33	-25.21	28.29	8.88	7.94	8.88	-NA-	-NA-
North America Rental	EUR	1,115.75	273,212.94	97.22	3.51	-NA-	-NA-	0.72	9.20	37.20	4.78	3.88	4.78	-NA-	-NA-
United States Non-Rental	EUR	371.11	7,818.77	2.78	2.87	-NA-	-NA-	-19.33	-25.21	28.29	8.88	7.94	8.88	-NA-	-NA-
United States Rental	EUR	1,085.76	246,372.71	87.67	3.32	-NA-	-NA-	0.14	8.78	37.23	4.74	3.76	4.74	-NA-	-NA-

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Global Non-Rental	USD	1,184.25	202,903.67	24.34	2.17	-NA-	-NA-	1.88	-5.32	15.58	-0.89	-0.72	-0.89	-NA-	-NA-
Global Rental	USD	1,209.11	630,687.61	75.66	3.91	-NA-	-NA-	2.04	0.39	34.44	6.04	4.13	6.04	-NA-	-NA-
Global ex Australia Non-Rental in AUS$ Hedged	USD	-	188,385.02	31.21	0.00	-NA-	-NA-	-NA-	-NA-	-100.00	-100.00	-NA-	-100.00	-NA-	-NA-
Global ex Australia Rental in AUS$ Hedged	USD	-	572,318.86	94.83	0.00	-NA-	-NA-	-NA-	-NA-	-100.00	-100.00	-NA-	-100.00	-NA-	-NA-
Global ex Australia Non-Rental in AUS$ Unhedged	USD	1,125.10	188,385.02	31.21	1.89	-NA-	-NA-	-NA-	-4.54	38.73	35.11	-1.32	35.11	-NA-	-NA-
Global ex Australia Rental in AUS$ Unhedged	USD	1,184.54	572,318.86	94.83	3.71	-NA-	-NA-	-NA-	1.94	61.98	45.32	4.07	45.32	-NA-	-NA-
Asia Non-Rental	USD	1,283.82	186,870.33	59.60	2.14	-NA-	-NA-	3.82	-3.85	14.72	-1.78	-1.39	-1.78	-NA-	-NA-
Asia Rental	USD	1,191.82	126,652.85	40.40	4.96	-NA-	-NA-	2.43	-2.60	30.85	0.24	0.76	0.24	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,323.81	172,351.67	54.97	1.83	-NA-	-NA-	4.40	-2.86	15.08	-2.30	-2.09	-2.30	-NA-	-NA-
Asia ex Australia Rental	USD	1,654.70	68,284.10	21.78	4.14	-NA-	-NA-	8.56	6.97	35.72	-3.54	-2.38	-3.54	-NA-	-NA-
Australia Non-Rental	USD	770.75	14,518.66	4.63	5.84	-NA-	-NA-	-5.77	-18.70	10.82	4.79	7.75	4.79	-NA-	-NA-
Australia Rental	USD	851.56	58,368.75	18.62	5.92	-NA-	-NA-	-3.82	-11.90	25.55	4.90	4.64	4.90	-NA-	-NA-
Hong Kong Non-Rental	USD	1,818.35	91,519.58	29.19	2.28	-NA-	-NA-	10.06	-3.24	7.13	-6.37	-6.27	-6.37	-NA-	-NA-
Hong Kong Rental	USD	2,244.50	23,320.00	7.44	3.02	-NA-	-NA-	14.91	17.68	46.42	-3.77	-3.16	-3.77	-NA-	-NA-
Japan Non-Rental	USD	998.31	59,305.31	18.92	1.04	-NA-	-NA-	-0.47	-0.12	34.20	8.74	6.80	8.74	-NA-	-NA-
Japan Rental	USD	1,321.49	27,973.08	8.92	4.52	-NA-	-NA-	4.24	1.50	34.61	-2.64	-0.48	-2.64	-NA-	-NA-
Europe Non-Rental	USD	660.74	5,234.09	4.00	1.87	-NA-	-NA-	-10.58	-19.17	18.41	8.33	5.69	8.33	-NA-	-NA-
Europe Rental	USD	1,027.13	125,721.84	96.00	4.12	-NA-	-NA-	-2.00	-8.11	26.78	6.86	6.08	6.86	-NA-	-NA-
UK Non-Rental	USD	365.16	2,087.07	1.59	1.31	-NA-	-NA-	-20.52	-30.80	-10.58	3.66	3.42	3.66	-NA-	-NA-
UK Rental	USD	639.69	45,936.17	35.08	3.64	-NA-	-NA-	-10.77	-17.21	30.59	11.77	10.28	11.77	-NA-	-NA-
North America Non-Rental	USD	434.18	10,799.26	2.78	2.87	-NA-	-NA-	-16.94	-27.55	29.81	12.10	8.74	12.10	-NA-	-NA-
North America Rental	USD	1,306.55	377,360.73	97.22	3.51	-NA-	-NA-	3.73	5.82	38.86	7.88	4.65	7.88	-NA-	-NA-
United States Non-Rental	USD	434.18	10,799.26	2.78	2.87	-NA-	-NA-	-16.94	-27.55	29.81	12.10	8.74	12.10	-NA-	-NA-
United States Rental	USD	1,271.44	340,289.09	87.67	3.32	-NA-	-NA-	3.14	5.41	38.89	7.83	4.53	7.83	-NA-	-NA-

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Global Non-Rental	GBP	1,173.41	124,749.24	24.34	2.17	-NA-	-NA-	3.40	1.25	8.18	-4.60	-2.23	-4.60	-NA-	-NA-
Global Rental	GBP	1,198.04	387,759.35	75.66	3.91	-NA-	-NA-	3.56	7.36	25.84	2.08	2.54	2.08	-NA-	-NA-
Asia Non-Rental	GBP	1,272.07	114,891.62	59.60	2.14	-NA-	-NA-	5.36	2.83	7.38	-5.46	-2.89	-5.46	-NA-	-NA-
Asia Rental	GBP	1,180.91	77,868.70	40.40	4.96	-NA-	-NA-	3.95	4.16	22.48	-3.51	-0.77	-3.51	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,311.69	105,965.25	54.97	1.83	-NA-	-NA-	5.95	3.89	7.72	-5.96	-3.58	-5.96	-NA-	-NA-
Asia ex Australia Rental	GBP	1,639.55	41,982.43	21.78	4.14	-NA-	-NA-	10.17	14.39	27.04	-7.15	-3.87	-7.15	-NA-	-NA-
Australia Non-Rental	GBP	763.70	8,926.36	4.63	5.84	-NA-	-NA-	-4.37	-13.05	3.73	0.87	6.11	0.87	-NA-	-NA-
Australia Rental	GBP	843.76	35,886.27	18.62	5.92	-NA-	-NA-	-2.39	-5.79	17.52	0.98	3.05	0.98	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,801.71	56,268.07	29.19	2.28	-NA-	-NA-	11.70	3.48	0.27	-9.87	-7.70	-9.87	-NA-	-NA-
Hong Kong Rental	GBP	2,223.96	14,337.60	7.44	3.02	-NA-	-NA-	16.62	25.85	37.05	-7.37	-4.63	-7.37	-NA-	-NA-
Japan Non-Rental	GBP	989.17	36,462.09	18.92	1.04	-NA-	-NA-	1.01	6.82	25.61	4.68	5.17	4.68	-NA-	-NA-
Japan Rental	GBP	1,309.39	17,198.41	8.92	4.52	-NA-	-NA-	5.79	8.54	25.99	-6.28	-1.99	-6.28	-NA-	-NA-
Europe Non-Rental	GBP	654.69	3,218.02	4.00	1.87	-NA-	-NA-	-9.25	-13.56	10.83	4.27	4.08	4.27	-NA-	-NA-
Europe Rental	GBP	1,017.73	77,296.30	96.00	4.12	-NA-	-NA-	-0.54	-1.74	18.67	2.87	4.47	2.87	-NA-	-NA-
UK Non-Rental	GBP	361.82	1,283.17	1.59	1.31	-NA-	-NA-	-19.34	-26.00	-16.30	-0.22	1.84	-0.22	-NA-	-NA-
UK Rental	GBP	633.84	28,242.48	35.08	3.64	-NA-	-NA-	-9.44	-11.46	22.24	7.59	8.60	7.59	-NA-	-NA-
North America Non-Rental	GBP	430.21	6,639.60	2.78	2.87	-NA-	-NA-	-15.70	-22.52	21.50	7.91	7.08	7.91	-NA-	-NA-
North America Rental	GBP	1,294.59	232,008.92	97.22	3.51	-NA-	-NA-	5.28	13.16	29.97	3.84	3.06	3.84	-NA-	-NA-
United States Non-Rental	GBP	430.21	6,639.60	2.78	2.87	-NA-	-NA-	-15.70	-22.52	21.50	7.91	7.08	7.91	-NA-	-NA-
United States Rental	GBP	1,259.80	209,216.54	87.67	3.32	-NA-	-NA-	4.67	12.73	30.00	3.80	2.94	3.80	-NA-	-NA-

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Global Non-Rental	JPY	947.94	16,623,898.06	24.34	2.17	-NA-	-NA-	-4.93	-12.59	6.56	0.12	-0.72	0.12	-NA-	-NA-
Global Rental	JPY	967.83	51,672,235.61	75.66	3.91	-NA-	-NA-	-4.78	-7.31	23.95	7.12	4.13	7.12	-NA-	-NA-
Asia Non-Rental	JPY	1,027.63	15,310,286.21	59.60	2.14	-NA-	-NA-	-3.13	-11.23	5.76	-0.79	-1.39	-0.79	-NA-	-NA-
Asia Rental	JPY	953.99	10,376,667.89	40.40	4.96	-NA-	-NA-	-4.42	-10.08	20.64	1.26	0.76	1.26	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,059.64	14,120,772.47	54.97	1.83	-NA-	-NA-	-2.59	-10.31	6.10	-1.31	-2.09	-1.31	-NA-	-NA-
Asia ex Australia Rental	JPY	1,324.50	5,594,516.50	21.78	4.14	-NA-	-NA-	1.29	-1.24	25.13	-2.56	-2.38	-2.56	-NA-	-NA-
Australia Non-Rental	JPY	616.95	1,189,513.73	4.63	5.84	-NA-	-NA-	-12.07	-24.93	2.17	5.86	7.75	5.86	-NA-	-NA-
Australia Rental	JPY	681.63	4,782,151.39	18.62	5.92	-NA-	-NA-	-10.26	-18.66	15.75	5.97	4.64	5.97	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,455.50	7,498,199.06	29.19	2.28	-NA-	-NA-	2.70	-10.66	-1.23	-5.41	-6.27	-5.41	-NA-	-NA-
Hong Kong Rental	JPY	1,796.61	1,910,607.20	7.44	3.02	-NA-	-NA-	7.22	8.65	35.00	-2.79	-3.16	-2.79	-NA-	-NA-
Japan Non-Rental	JPY	799.10	4,858,884.44	18.92	1.04	-NA-	-NA-	-7.13	-7.78	23.73	9.85	6.80	9.85	-NA-	-NA-
Japan Rental	JPY	1,057.79	2,291,834.73	8.92	4.52	-NA-	-NA-	-2.74	-6.29	24.11	-1.65	-0.48	-1.65	-NA-	-NA-
Europe Non-Rental	JPY	528.89	428,828.88	4.00	1.87	-NA-	-NA-	-16.56	-25.37	9.17	9.43	5.69	9.43	-NA-	-NA-
Europe Rental	JPY	822.17	10,300,390.29	96.00	4.12	-NA-	-NA-	-8.56	-15.16	16.89	7.95	6.08	7.95	-NA-	-NA-
UK Non-Rental	JPY	292.29	170,993.72	1.59	1.31	-NA-	-NA-	-25.84	-36.11	-17.56	4.71	3.41	4.71	-NA-	-NA-
UK Rental	JPY	512.04	3,763,550.50	35.08	3.64	-NA-	-NA-	-16.74	-23.56	20.40	12.91	10.28	12.91	-NA-	-NA-
North America Non-Rental	JPY	347.54	884,782.98	2.78	2.87	-NA-	-NA-	-22.50	-33.11	19.68	13.24	8.74	13.24	-NA-	-NA-
North America Rental	JPY	1,045.83	30,917,164.58	97.22	3.51	-NA-	-NA-	-3.21	-2.30	28.02	8.97	4.65	8.97	-NA-	-NA-
United States Non-Rental	JPY	347.54	884,782.98	2.78	2.87	-NA-	-NA-	-22.50	-33.11	19.68	13.24	8.74	13.24	-NA-	-NA-
United States Rental	JPY	1,017.72	27,879,885.44	87.67	3.32	-NA-	-NA-	-3.76	-2.68	28.06	8.93	4.53	8.93	-NA-	-NA-

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Global Non-Rental	AUD	761.01	199,257.50	33.02	2.17	-NA-	-NA-	-NA-	-NA-	1.64	-0.23	-2.80	-0.23	-NA-	-NA-
Global Rental	AUD	776.98	619,354.15	102.62	3.91	-NA-	-NA-	-NA-	-NA-	18.23	6.75	1.95	6.75	-NA-	-NA-
Asia Non-Rental	AUD	824.99	183,512.27	80.84	2.14	-NA-	-NA-	-NA-	-NA-	0.88	-1.13	-3.45	-1.13	-NA-	-NA-
Asia Rental	AUD	765.87	124,376.90	54.79	4.96	-NA-	-NA-	-NA-	-NA-	15.07	0.91	-1.34	0.91	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	850.69	169,254.51	74.56	1.83	-NA-	-NA-	-NA-	-NA-	1.21	-1.65	-4.14	-1.65	-NA-	-NA-
Asia ex Australia Rental	AUD	1,063.32	67,057.04	29.54	4.14	-NA-	-NA-	-NA-	-NA-	19.36	-2.90	-4.43	-2.90	-NA-	-NA-
Australia Non-Rental	AUD	495.29	14,257.76	6.28	5.84	-NA-	-NA-	-NA-	-NA-	-2.54	5.49	5.50	5.49	-NA-	-NA-
Australia Rental	AUD	547.22	57,319.86	25.25	5.92	-NA-	-NA-	-NA-	-NA-	10.41	5.60	2.46	5.60	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,168.48	89,874.97	39.59	2.28	-NA-	-NA-	-NA-	-NA-	-5.79	-5.75	-8.23	-5.75	-NA-	-NA-
Hong Kong Rental	AUD	1,442.33	22,900.93	10.09	3.02	-NA-	-NA-	-NA-	-NA-	28.77	-3.13	-5.18	-3.13	-NA-	-NA-
Japan Non-Rental	AUD	641.52	58,239.60	25.66	1.04	-NA-	-NA-	-NA-	-NA-	18.02	9.47	4.56	9.47	-NA-	-NA-
Japan Rental	AUD	849.20	27,470.41	12.10	4.52	-NA-	-NA-	-NA-	-NA-	18.38	-1.99	-2.56	-1.99	-NA-	-NA-
Europe Non-Rental	AUD	424.60	5,140.03	5.42	1.87	-NA-	-NA-	-NA-	-NA-	4.13	9.05	3.48	9.05	-NA-	-NA-
Europe Rental	AUD	660.04	123,462.62	130.22	4.12	-NA-	-NA-	-NA-	-NA-	11.50	7.57	3.86	7.57	-NA-	-NA-
UK Non-Rental	AUD	234.65	2,049.57	2.16	1.31	-NA-	-NA-	-NA-	-NA-	-21.37	4.34	1.25	4.34	-NA-	-NA-
UK Rental	AUD	411.07	45,110.70	47.58	3.64	-NA-	-NA-	-NA-	-NA-	14.84	12.51	7.97	12.51	-NA-	-NA-
North America Non-Rental	AUD	279.01	10,605.19	3.77	2.87	-NA-	-NA-	-NA-	-NA-	14.16	12.84	6.46	12.84	-NA-	-NA-
North America Rental	AUD	839.60	370,579.56	131.86	3.51	-NA-	-NA-	-NA-	-NA-	22.12	8.59	2.46	8.59	-NA-	-NA-
United States Non-Rental	AUD	279.01	10,605.19	3.77	2.87	-NA-	-NA-	-NA-	-NA-	14.16	12.84	6.46	12.84	-NA-	-NA-
United States Rental	AUD	817.03	334,174.10	118.91	3.32	-NA-	-NA-	-NA-	-NA-	22.15	8.55	2.34	8.55	-NA-	-NA-

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Global Non-Rental	EUR	900.79	146,904.29	24.34	0.00	-NA-	-NA-	-3.30	-4.75	11.66	-3.79	-1.51	-3.79	-NA-	-NA-
Global Rental	EUR	811.79	456,624.13	75.66	0.00	-NA-	-NA-	-5.47	-1.67	27.35	2.48	3.01	2.48	-NA-	-NA-
Asia Non-Rental	EUR	987.56	135,295.99	59.60	0.00	-NA-	-NA-	-1.28	-3.13	10.91	-4.63	-2.14	-4.63	-NA-	-NA-
Asia Rental	EUR	759.43	91,697.93	40.40	0.00	-NA-	-NA-	-6.02	-5.56	23.08	-3.49	-0.69	-3.49	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,038.83	124,784.33	54.97	0.00	-NA-	-NA-	-0.33	-1.78	11.59	-5.13	-2.84	-5.13	-NA-	30.67
Asia ex Australia Rental	EUR	1,124.56	49,438.37	21.78	0.00	-NA-	-NA-	0.78	4.67	28.09	-6.80	-3.33	-6.80	-NA-	18.64
Australia Non-Rental	EUR	474.08	10,511.65	4.63	0.00	-NA-	-NA-	-14.31	-21.99	3.29	1.78	6.96	1.78	-NA-	-NA-
Australia Rental	EUR	512.89	42,259.56	18.62	0.00	-NA-	-NA-	-12.69	-15.47	17.58	0.58	2.54	0.58	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,375.04	66,261.09	29.19	0.00	-NA-	-NA-	4.31	-2.79	3.48	-9.10	-7.01	-9.10	-NA-	-NA-
Hong Kong Rental	EUR	1,580.41	16,883.91	7.44	0.00	-NA-	-NA-	7.35	16.18	39.32	-6.54	-3.87	-6.54	-NA-	-NA-
Japan Non-Rental	EUR	814.75	42,937.64	18.92	0.00	-NA-	-NA-	-4.23	1.85	30.98	5.62	6.01	5.62	-NA-	-NA-
Japan Rental	EUR	902.97	20,252.79	8.92	0.00	-NA-	-NA-	-3.13	-0.71	26.62	-5.93	-1.66	-5.93	-NA-	-NA-
Europe Non-Rental	EUR	519.75	3,789.53	4.00	0.00	-NA-	-NA-	-14.52	-18.19	14.48	5.21	4.91	5.21	-NA-	-NA-
Europe Rental	EUR	713.59	91,023.87	96.00	0.00	-NA-	-NA-	-8.66	-9.70	19.75	3.67	5.28	3.67	-NA-	-NA-
UK Non-Rental	EUR	286.28	1,511.06	1.59	0.00	-NA-	-NA-	-24.14	-30.01	-12.66	0.68	2.65	0.68	-NA-	-NA-
UK Rental	EUR	453.62	33,258.25	35.08	0.00	-NA-	-NA-	-16.49	-18.29	24.18	8.18	9.39	8.18	-NA-	-NA-
North America Non-Rental	EUR	281.63	7,818.77	2.78	0.00	-NA-	-NA-	-23.52	-30.01	23.14	8.09	7.20	8.09	-NA-	-NA-
North America Rental	EUR	880.64	273,212.94	97.22	0.00	-NA-	-NA-	-3.83	3.91	31.96	4.25	3.56	4.25	-NA-	-NA-
United States Non-Rental	EUR	281.63	7,818.77	2.78	0.00	-NA-	-NA-	-23.52	-30.01	23.14	8.09	7.20	8.09	-NA-	-NA-
United States Rental	EUR	864.28	246,372.71	87.67	0.00	-NA-	-NA-	-4.23	3.73	32.25	4.25	3.47	4.25	-NA-	-NA-

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Global Non-Rental	USD	1,054.79	202,903.67	24.34	0.00	-NA-	-NA-	-0.41	-7.71	13.01	-0.95	-0.78	-0.95	-NA-	-NA-
Global Rental	USD	950.57	630,687.61	75.66	0.00	-NA-	-NA-	-2.65	-4.72	28.89	5.50	3.78	5.50	-NA-	-NA-
Asia Non-Rental	USD	1,156.38	186,870.33	59.60	0.00	-NA-	-NA-	1.67	-6.14	12.25	-1.81	-1.41	-1.81	-NA-	-NA-
Asia Rental	USD	889.26	126,652.85	40.40	0.00	-NA-	-NA-	-3.22	-8.48	24.56	-0.64	0.05	-0.64	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,216.42	172,351.67	54.97	0.00	-NA-	-NA-	2.64	-4.83	12.94	-2.33	-2.12	-2.33	-NA-	36.47
Asia ex Australia Rental	USD	1,316.80	68,284.10	21.78	0.00	-NA-	-NA-	3.79	1.42	29.64	-4.05	-2.61	-4.05	-NA-	23.39
Australia Non-Rental	USD	555.13	14,518.66	4.63	0.00	-NA-	-NA-	-11.75	-24.41	4.54	4.79	7.75	4.79	-NA-	-NA-
Australia Rental	USD	600.57	58,368.75	18.62	0.00	-NA-	-NA-	-10.09	-18.09	19.00	3.56	3.30	3.56	-NA-	-NA-
Hong Kong Non-Rental	USD	1,610.10	91,519.58	29.19	0.00	-NA-	-NA-	7.42	-5.80	4.73	-6.42	-6.32	-6.42	-NA-	-NA-
Hong Kong Rental	USD	1,850.58	23,320.00	7.44	0.00	-NA-	-NA-	10.55	12.58	41.00	-3.77	-3.16	-3.77	-NA-	-NA-
Japan Non-Rental	USD	954.03	59,305.31	18.92	0.00	-NA-	-NA-	-1.37	-1.31	32.56	8.74	6.80	8.74	-NA-	-NA-
Japan Rental	USD	1,057.33	27,973.08	8.92	0.00	-NA-	-NA-	-0.23	-3.78	28.15	-3.15	-0.93	-3.15	-NA-	-NA-
Europe Non-Rental	USD	608.60	5,234.09	4.00	0.00	-NA-	-NA-	-11.97	-20.72	15.87	8.32	5.69	8.32	-NA-	-NA-
Europe Rental	USD	835.58	125,721.84	96.00	0.00	-NA-	-NA-	-5.94	-12.50	21.20	6.73	6.06	6.73	-NA-	-NA-
UK Non-Rental	USD	335.22	2,087.07	1.59	0.00	-NA-	-NA-	-21.87	-32.18	-11.61	3.65	3.42	3.65	-NA-	-NA-
UK Rental	USD	531.17	45,936.17	35.08	0.00	-NA-	-NA-	-13.99	-20.82	25.68	11.38	10.21	11.38	-NA-	-NA-
North America Non-Rental	USD	329.77	10,799.26	2.78	0.00	-NA-	-NA-	-21.24	-32.18	24.63	11.29	7.99	11.29	-NA-	-NA-
North America Rental	USD	1,031.18	377,360.73	97.22	0.00	-NA-	-NA-	-0.96	0.69	33.55	7.33	4.33	7.33	-NA-	-NA-
United States Non-Rental	USD	329.77	10,799.26	2.78	0.00	-NA-	-NA-	-21.24	-32.18	24.63	11.29	7.99	11.29	-NA-	-NA-
United States Rental	USD	1,012.02	340,289.09	87.67	0.00	-NA-	-NA-	-1.37	0.51	33.84	7.33	4.23	7.33	-NA-	-NA-

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

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

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	GBP	1,045.13	124,749.24	24.34	0.00	-NA-	-NA-	1.07	-1.30	5.78	-4.65	-2.29	-4.65	-NA-	-NA-
Global Rental	GBP	941.87	387,759.35	75.66	0.00	-NA-	-NA-	-1.20	1.90	20.64	1.56	2.20	1.56	-NA-	-NA-
Asia Non-Rental	GBP	1,145.80	114,891.62	59.60	0.00	-NA-	-NA-	3.18	0.38	5.07	-5.48	-2.91	-5.48	-NA-	-NA-
Asia Rental	GBP	881.12	77,868.70	40.40	0.00	-NA-	-NA-	-1.77	-2.13	16.59	-4.35	-1.47	-4.35	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,205.29	105,965.25	54.97	0.00	-NA-	-NA-	4.17	1.78	5.71	-5.98	-3.61	-5.98	-NA-	31.68
Asia ex Australia Rental	GBP	1,304.75	41,982.43	21.78	0.00	-NA-	-NA-	5.34	8.46	21.34	-7.64	-4.09	-7.64	-NA-	19.61
Australia Non-Rental	GBP	550.04	8,926.36	4.63	0.00	-NA-	-NA-	-10.44	-19.16	-2.15	0.87	6.11	0.87	-NA-	-NA-
Australia Rental	GBP	595.07	35,886.27	18.62	0.00	-NA-	-NA-	-8.75	-12.41	11.38	-0.32	1.73	-0.32	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,595.36	56,268.07	29.19	0.00	-NA-	-NA-	9.02	0.73	-1.98	-9.92	-7.74	-9.92	-NA-	-NA-
Hong Kong Rental	GBP	1,833.64	14,337.60	7.44	0.00	-NA-	-NA-	12.20	20.39	31.98	-7.37	-4.63	-7.37	-NA-	-NA-
Japan Non-Rental	GBP	945.29	36,462.09	18.92	0.00	-NA-	-NA-	0.10	5.54	24.08	4.68	5.17	4.68	-NA-	-NA-
Japan Rental	GBP	1,047.65	17,198.41	8.92	0.00	-NA-	-NA-	1.25	2.89	19.95	-6.77	-2.44	-6.77	-NA-	-NA-
Europe Non-Rental	GBP	603.03	3,218.02	4.00	0.00	-NA-	-NA-	-10.66	-15.22	8.45	4.27	4.08	4.27	-NA-	-NA-
Europe Rental	GBP	827.94	77,296.30	96.00	0.00	-NA-	-NA-	-4.54	-6.43	13.44	2.74	4.44	2.74	-NA-	-NA-
UK Non-Rental	GBP	332.15	1,283.17	1.59	0.00	-NA-	-NA-	-20.71	-27.47	-17.26	-0.22	1.84	-0.22	-NA-	-NA-
UK Rental	GBP	526.30	28,242.48	35.08	0.00	-NA-	-NA-	-12.71	-15.33	17.63	7.21	8.53	7.21	-NA-	-NA-
North America Non-Rental	GBP	326.75	6,639.60	2.78	0.00	-NA-	-NA-	-20.07	-27.47	16.65	7.12	6.35	7.12	-NA-	-NA-
North America Rental	GBP	1,021.74	232,008.92	97.22	0.00	-NA-	-NA-	0.51	7.68	25.01	3.31	2.74	3.31	-NA-	-NA-
United States Non-Rental	GBP	326.75	6,639.60	2.78	0.00	-NA-	-NA-	-20.07	-27.47	16.65	7.12	6.35	7.12	-NA-	-NA-
United States Rental	GBP	1,002.76	209,216.54	87.67	0.00	-NA-	-NA-	0.10	7.49	25.28	3.32	2.65	3.32	-NA-	-NA-

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

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

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	JPY	844.30	16,623,898.06	24.34	0.00	-NA-	-NA-	-7.07	-14.79	4.19	0.06	-0.78	0.06	-NA-	-NA-
Global Rental	JPY	760.88	51,672,235.61	75.66	0.00	-NA-	-NA-	-9.16	-12.03	18.83	6.58	3.78	6.58	-NA-	-NA-
Asia Non-Rental	JPY	925.63	15,310,286.21	59.60	0.00	-NA-	-NA-	-5.13	-13.34	3.49	-0.81	-1.41	-0.81	-NA-	-NA-
Asia Rental	JPY	711.81	10,376,667.89	40.40	0.00	-NA-	-NA-	-9.69	-15.51	14.84	0.38	0.05	0.38	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	973.69	14,120,772.47	54.97	0.00	-NA-	-NA-	-4.22	-12.13	4.13	-1.34	-2.12	-1.34	-NA-	38.83
Asia ex Australia Rental	JPY	1,054.03	5,594,516.50	21.78	0.00	-NA-	-NA-	-3.15	-6.36	19.52	-3.07	-2.61	-3.07	-NA-	24.66
Australia Non-Rental	JPY	444.35	1,189,513.73	4.63	0.00	-NA-	-NA-	-17.66	-30.21	-3.62	5.86	7.75	5.86	-NA-	-NA-
Australia Rental	JPY	480.72	4,782,151.39	18.62	0.00	-NA-	-NA-	-16.10	-24.38	9.71	4.61	3.30	4.61	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,288.80	7,498,199.06	29.19	0.00	-NA-	-NA-	0.23	-13.03	-3.45	-5.46	-6.32	-5.46	-NA-	-NA-
Hong Kong Rental	JPY	1,481.30	1,910,607.20	7.44	0.00	-NA-	-NA-	3.16	3.94	30.00	-2.79	-3.16	-2.79	-NA-	-NA-
Japan Non-Rental	JPY	763.65	4,858,884.44	18.92	0.00	-NA-	-NA-	-7.97	-8.88	22.22	9.85	6.80	9.85	-NA-	-NA-
Japan Rental	JPY	846.34	2,291,834.73	8.92	0.00	-NA-	-NA-	-6.91	-11.17	18.15	-2.16	-0.93	-2.16	-NA-	-NA-
Europe Non-Rental	JPY	487.15	428,828.88	4.00	0.00	-NA-	-NA-	-17.86	-26.81	6.82	9.43	5.69	9.43	-NA-	-NA-
Europe Rental	JPY	668.84	10,300,390.29	96.00	0.00	-NA-	-NA-	-12.23	-19.22	11.74	7.81	6.06	7.81	-NA-	-NA-
UK Non-Rental	JPY	268.33	170,993.72	1.59	0.00	-NA-	-NA-	-27.10	-37.38	-18.50	4.71	3.42	4.71	-NA-	-NA-
UK Rental	JPY	425.17	3,763,550.50	35.08	0.00	-NA-	-NA-	-19.75	-26.90	15.87	12.51	10.20	12.51	-NA-	-NA-
North America Non-Rental	JPY	263.96	884,782.98	2.78	0.00	-NA-	-NA-	-26.51	-37.38	14.90	12.42	7.99	12.42	-NA-	-NA-
North America Rental	JPY	825.41	30,917,164.58	97.22	0.00	-NA-	-NA-	-7.59	-7.04	23.13	8.42	4.33	8.42	-NA-	-NA-
United States Non-Rental	JPY	263.96	884,782.98	2.78	0.00	-NA-	-NA-	-26.51	-37.38	14.90	12.42	7.99	12.42	-NA-	-NA-
United States Rental	JPY	810.07	27,879,885.44	87.67	0.00	-NA-	-NA-	-7.97	-7.20	23.40	8.42	4.23	8.42	-NA-	-NA-

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

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

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Global Non-Rental	AUD	677.81	199,257.50	33.02	0.00	-NA-	-NA-	-NA-	-NA-	-0.62	-0.29	-2.85	-0.29	-NA-	-NA-
Global Rental	AUD	610.84	619,354.15	102.62	0.00	-NA-	-NA-	-NA-	-NA-	13.35	6.20	1.61	6.20	-NA-	-NA-
Asia Non-Rental	AUD	743.10	183,512.27	80.84	0.00	-NA-	-NA-	-NA-	-NA-	-1.29	-1.16	-3.47	-1.16	-NA-	-NA-
Asia Rental	AUD	571.44	124,376.90	54.79	0.00	-NA-	-NA-	-NA-	-NA-	9.54	0.02	-2.05	0.02	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	781.68	169,254.51	74.56	0.00	-NA-	-NA-	-NA-	-NA-	-0.68	-1.68	-4.16	-1.68	-NA-	-NA-
Asia ex Australia Rental	AUD	846.18	67,057.04	29.54	0.00	-NA-	-NA-	-NA-	-NA-	14.01	-3.41	-4.65	-3.41	-NA-	-NA-
Australia Non-Rental	AUD	356.73	14,257.76	6.28	0.00	-NA-	-NA-	-NA-	-NA-	-8.07	5.49	5.50	5.49	-NA-	-NA-
Australia Rental	AUD	385.93	57,319.86	25.25	0.00	-NA-	-NA-	-NA-	-NA-	4.65	4.24	1.14	4.24	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,034.66	89,874.97	39.59	0.00	-NA-	-NA-	-NA-	-NA-	-7.90	-5.80	-8.28	-5.80	-NA-	-NA-
Hong Kong Rental	AUD	1,189.19	22,900.93	10.09	0.00	-NA-	-NA-	-NA-	-NA-	24.00	-3.14	-5.18	-3.14	-NA-	-NA-
Japan Non-Rental	AUD	613.06	58,239.60	25.66	0.00	-NA-	-NA-	-NA-	-NA-	16.58	9.46	4.56	9.46	-NA-	-NA-
Japan Rental	AUD	679.45	27,470.41	12.10	0.00	-NA-	-NA-	-NA-	-NA-	12.70	-2.50	-3.00	-2.50	-NA-	-NA-
Europe Non-Rental	AUD	391.09	5,140.03	5.42	0.00	-NA-	-NA-	-NA-	-NA-	1.89	9.04	3.47	9.04	-NA-	-NA-
Europe Rental	AUD	536.95	123,462.62	130.22	0.00	-NA-	-NA-	-NA-	-NA-	6.58	7.44	3.84	7.44	-NA-	-NA-
UK Non-Rental	AUD	215.41	2,049.57	2.16	0.00	-NA-	-NA-	-NA-	-NA-	-22.27	4.34	1.25	4.34	-NA-	-NA-
UK Rental	AUD	341.33	45,110.70	47.58	0.00	-NA-	-NA-	-NA-	-NA-	10.52	12.12	7.90	12.12	-NA-	-NA-
North America Non-Rental	AUD	211.91	10,605.19	3.77	0.00	-NA-	-NA-	-NA-	-NA-	9.60	12.03	5.73	12.03	-NA-	-NA-
North America Rental	AUD	662.64	370,579.56	131.86	0.00	-NA-	-NA-	-NA-	-NA-	17.45	8.04	2.15	8.04	-NA-	-NA-
United States Non-Rental	AUD	211.91	10,605.19	3.77	0.00	-NA-	-NA-	-NA-	-NA-	9.60	12.03	5.73	12.03	-NA-	-NA-
United States Rental	AUD	650.33	334,174.10	118.91	0.00	-NA-	-NA-	-NA-	-NA-	17.70	8.04	2.05	8.04	-NA-	-NA-

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

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Section 8

FTSE EPRA/NAREIT Developed Sector Index Series

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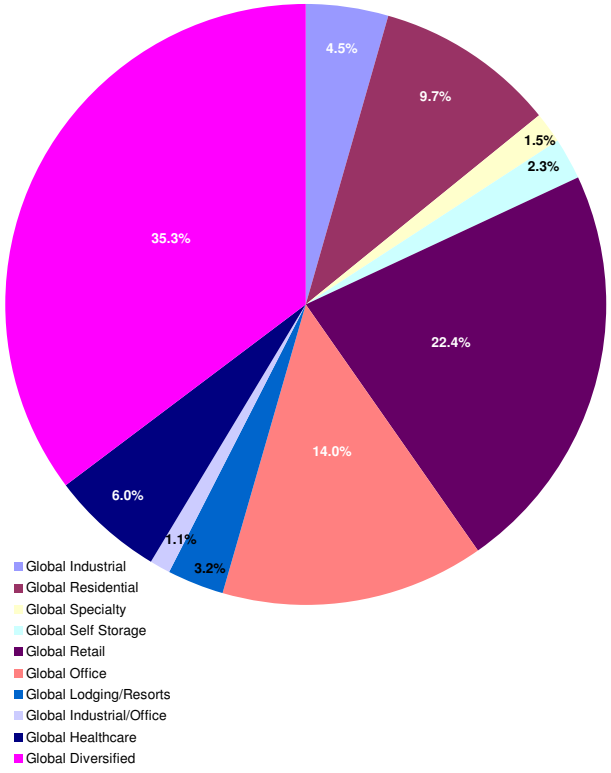
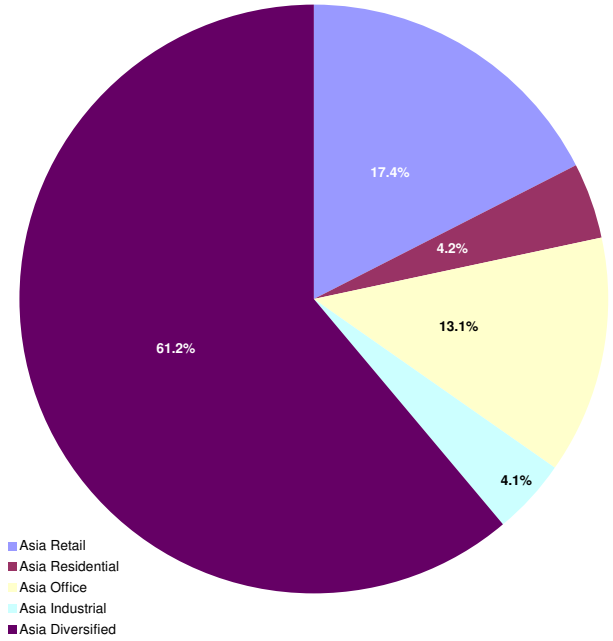
Graph 31: Sector Breakdown - Global Developed



Graph 32: Sector Breakdown - Asia Developed



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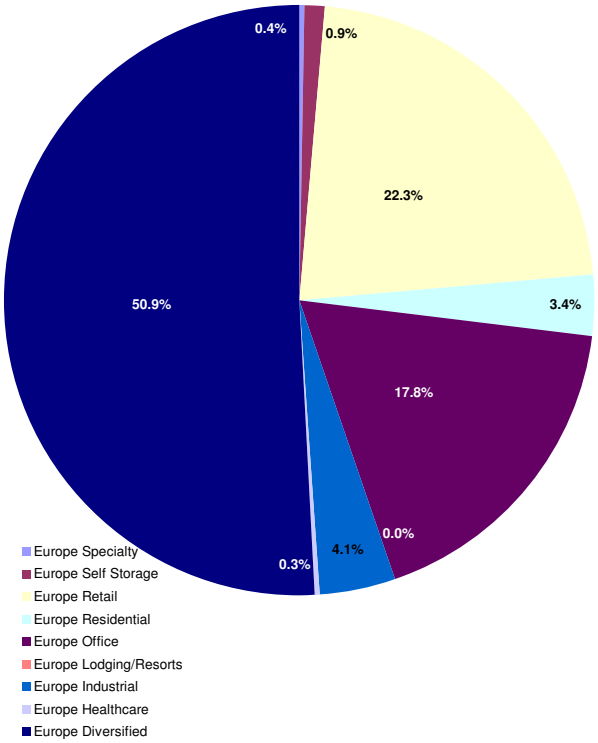
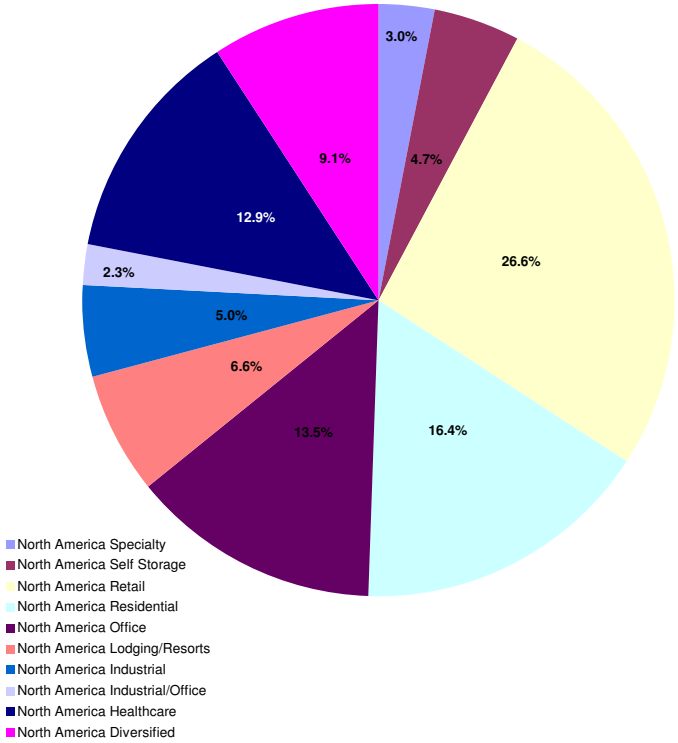
FTSE EPRA/NAREIT Developed Sector Index Series

Graph 33: Sector Breakdown - Europe Developed



Graph 34: Sector Breakdown - North America Developed



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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Industrial	EUR	478.31	27,278.91	4.52	3.71	-NA-	-NA-	-14.91	-19.49	28.42	4.75	4.27	4.75	-NA-	-NA-
Global Residential	EUR	1,282.15	58,625.52	9.71	3.04	-NA-	-NA-	2.51	10.89	30.34	1.16	1.04	1.16	-NA-	-NA-
Global Specialty	EUR	1,480.84	8,873.87	1.47	2.78	-NA-	-NA-	7.37	9.53	15.25	5.04	4.10	5.04	-NA-	-NA-
Global Self Storage	EUR	1,423.01	13,920.90	2.31	2.87	-NA-	-NA-	4.96	16.03	40.36	6.86	2.11	6.86	-NA-	-NA-
Global Retail	EUR	945.43	135,213.75	22.40	4.15	-NA-	-NA-	-2.50	1.54	29.78	2.35	4.13	2.35	-NA-	-NA-
Global Office	EUR	1,155.12	84,399.44	13.98	3.36	-NA-	-NA-	1.45	5.73	30.52	0.15	0.51	0.15	-NA-	-NA-
Global Lodging/Resorts	EUR	794.95	19,311.02	3.20	1.57	-NA-	-NA-	-5.12	0.03	41.99	0.04	-0.77	0.04	-NA-	-NA-
Global Industrial/Office	EUR	762.01	6,410.70	1.06	4.91	-NA-	-NA-	-6.27	6.79	22.80	6.31	0.42	6.31	-NA-	-NA-
Global Healthcare	EUR	1,655.43	36,359.94	6.02	5.08	-NA-	-NA-	9.47	17.80	30.37	5.48	5.24	5.48	-NA-	-NA-
Global Diversified	EUR	999.83	213,134.35	35.31	3.15	-NA-	-NA-	-1.51	-1.47	23.10	-0.53	1.33	-0.53	-NA-	-NA-
Asia Retail	EUR	1,000.04	39,365.16	17.40	5.31	-NA-	-NA-	-0.60	2.29	22.25	-1.42	1.11	-1.42	-NA-	-NA-
Asia Residential	EUR	1,771.21	9,395.94	4.15	2.05	-NA-	-NA-	9.17	-4.45	-19.13	-12.34	-11.41	-12.34	-NA-	-NA-
Asia Office	EUR	1,257.58	29,605.61	13.09	3.84	-NA-	-NA-	3.26	6.59	31.82	-4.63	-1.46	-4.63	-NA-	-NA-
Asia Industrial	EUR	505.43	9,317.53	4.12	4.50	-NA-	-NA-	-13.80	-21.56	27.69	-3.90	-1.04	-3.90	-NA-	-NA-
Asia Diversified	EUR	1,054.11	138,516.62	61.24	2.57	-NA-	-NA-	0.11	-1.06	19.31	-3.67	-1.12	-3.67	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,144.44	120,713.87	53.37	2.11	-NA-	-NA-	1.65	1.46	19.97	-4.47	-2.13	-4.47	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,547.02	5,017.31	2.22	3.95	-NA-	-NA-	6.30	10.06	17.68	-8.66	-5.97	-8.66	-NA-	-NA-
Asia ex Australia Office	EUR	1,290.95	25,745.81	11.38	3.48	-NA-	-NA-	3.52	8.76	33.65	-5.80	-1.94	-5.80	-NA-	-NA-
Asia ex Australia Residential	EUR	1,758.15	9,395.94	4.15	2.05	-NA-	-NA-	9.01	-4.44	-19.13	-12.34	-11.41	-12.34	-NA-	-NA-
Asia ex Australia Retail	EUR	1,205.10	12,556.72	5.55	3.64	-NA-	-NA-	2.37	7.61	22.10	-7.01	-3.67	-7.01	-NA-	-NA-

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

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Europe Specialty	EUR	435.85	375.64	0.40	0.00	-NA-	-NA-	-17.37	-18.42	-27.20	4.18	-0.50	4.18	-NA-	-NA-
Europe Self Storage	EUR	938.58	814.00	0.86	2.85	-NA-	-NA-	-5.02	-11.30	10.07	-1.50	-0.19	-1.50	-NA-	-NA-
Europe Retail	EUR	895.51	21,131.71	22.29	4.13	-NA-	-NA-	-4.76	-8.21	18.95	1.47	4.02	1.47	-NA-	-NA-
Europe Residential	EUR	494.61	3,255.41	3.43	2.47	-NA-	-NA-	-15.54	-6.83	39.87	11.75	9.47	11.75	-NA-	-NA-
Europe Office	EUR	1,183.86	16,890.09	17.81	2.86	-NA-	-NA-	1.59	4.16	32.56	0.49	2.20	0.49	-NA-	-NA-
Europe Industrial	EUR	344.39	3,855.59	4.07	3.92	-NA-	-NA-	-19.89	-25.35	9.94	10.81	6.19	10.81	-NA-	-NA-
Europe Healthcare	EUR	781.12	243.52	0.26	5.37	-NA-	-NA-	-6.71	-2.59	19.54	-0.45	2.50	-0.45	-NA-	-NA-
Europe Diversified	EUR	860.61	48,247.42	50.89	4.55	-NA-	-NA-	-5.40	-5.77	26.68	5.24	6.78	5.24	-NA-	-NA-
Eurozone Retail	EUR	1,384.14	12,856.54	13.56	4.82	-NA-	-NA-	3.77	-0.92	14.52	0.39	1.79	0.39	-NA-	-NA-
Eurozone Residential	EUR	533.78	2,884.89	3.04	2.57	-NA-	-NA-	-14.30	-3.24	52.14	14.01	10.28	14.01	-NA-	-NA-
Eurozone Office	EUR	1,175.41	4,043.47	4.26	5.30	-NA-	-NA-	1.36	1.64	15.85	3.01	-0.28	3.01	-NA-	-NA-
Eurozone Industrial	EUR	630.10	1,071.42	1.13	2.58	-NA-	-NA-	-8.75	-10.62	5.86	4.51	-0.04	4.51	-NA-	-NA-
Eurozone Diversified	EUR	1,063.36	26,281.83	27.72	4.89	-NA-	-NA-	-1.27	-3.08	21.27	2.38	4.79	2.38	-NA-	-NA-
UK Specialty	EUR	435.85	375.64	0.40	0.00	-NA-	-NA-	-17.37	-18.42	-27.20	4.18	-0.50	4.18	-NA-	-NA-
UK Self Storage	EUR	938.58	814.00	0.86	2.85	-NA-	-NA-	-5.02	-11.30	10.07	-1.50	-0.19	-1.50	-NA-	-NA-
UK Retail	EUR	510.07	8,275.17	8.73	3.07	-NA-	-NA-	-14.81	-18.19	26.69	3.22	7.68	3.22	-NA-	-NA-
UK Residential	EUR	299.94	370.52	0.39	1.68	-NA-	-NA-	-22.61	-24.79	-14.99	-3.49	3.51	-3.49	-NA-	-NA-
UK Industrial	EUR	292.09	2,784.17	2.94	4.44	-NA-	-NA-	-22.52	-28.78	11.77	13.45	8.81	13.45	-NA-	-NA-
UK Healthcare	EUR	781.12	243.52	0.26	5.37	-NA-	-NA-	-6.71	-2.59	19.54	-0.45	2.50	-0.45	-NA-	-NA-
UK Diversified	EUR	567.09	17,976.28	18.96	4.10	-NA-	-NA-	-12.84	-13.21	30.82	10.70	11.13	10.70	-NA-	-NA-
UK Office	EUR	803.63	3,930.00	4.14	1.86	-NA-	-NA-	-6.37	-3.06	41.88	9.02	7.82	9.02	-NA-	-NA-

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North America Specialty	EUR	1,670.87	8,498.23	3.02	2.91	-NA-	-NA-	10.34	12.05	18.70	5.08	4.32	5.08	-NA-	-NA-
North America Self Storage	EUR	1,463.65	13,106.90	4.66	2.87	-NA-	-NA-	5.61	17.77	42.31	7.40	2.25	7.40	-NA-	-NA-
North America Retail	EUR	925.11	74,716.88	26.59	3.55	-NA-	-NA-	-2.90	4.75	38.21	4.71	5.83	4.71	-NA-	-NA-
North America Residential	EUR	1,390.80	45,974.17	16.36	3.29	-NA-	-NA-	4.22	17.08	48.53	3.70	3.43	3.70	-NA-	-NA-
North America Office	EUR	1,025.59	37,903.74	13.49	3.20	-NA-	-NA-	-0.87	5.56	28.71	4.02	1.33	4.02	-NA-	-NA-
North America Lodging/Resorts	EUR	809.85	18,517.96	6.59	1.41	-NA-	-NA-	-4.77	1.00	42.42	0.33	-0.57	0.33	-NA-	-NA-
North America Industrial	EUR	545.75	14,105.79	5.02	3.12	-NA-	-NA-	-12.84	-14.83	38.29	9.68	7.58	9.68	-NA-	-NA-
North America Industrial/Office	EUR	762.01	6,410.70	2.28	4.91	-NA-	-NA-	-6.27	6.79	22.80	6.31	0.42	6.31	-NA-	-NA-
North America Healthcare	EUR	1,688.93	36,116.42	12.85	5.08	-NA-	-NA-	9.95	18.27	30.45	5.52	5.26	5.52	-NA-	-NA-
North America Diversified	EUR	1,104.52	25,680.91	9.14	3.71	-NA-	-NA-	0.58	8.47	40.59	7.37	5.27	7.37	-NA-	-NA-
United States Specialty	EUR	1,670.87	8,498.23	3.02	2.91	-NA-	-NA-	10.34	12.05	18.70	5.08	4.32	5.08	-NA-	-NA-
United States Self Storage	EUR	1,463.65	13,106.90	4.66	2.87	-NA-	-NA-	5.61	17.77	42.31	7.40	2.25	7.40	-NA-	-NA-
United States Retail	EUR	874.24	66,253.51	23.58	3.26	-NA-	-NA-	-4.01	3.35	37.79	4.32	5.76	4.32	-NA-	-NA-
United States Residential	EUR	1,352.72	42,344.72	15.07	3.16	-NA-	-NA-	3.62	16.98	49.27	3.35	3.09	3.35	-NA-	-NA-
United States Office	EUR	1,033.06	32,457.61	11.55	3.14	-NA-	-NA-	-0.86	5.37	28.71	5.17	1.50	5.17	-NA-	-NA-
United States Lodging/Resorts	EUR	784.52	18,057.24	6.43	1.26	-NA-	-NA-	-5.35	0.82	42.42	0.25	-0.69	0.25	-NA-	-NA-
United States Industrial	EUR	545.12	14,105.79	5.02	3.12	-NA-	-NA-	-12.87	-14.83	38.29	9.68	7.58	9.68	-NA-	-NA-
United States Industrial/Office	EUR	762.01	6,410.70	2.28	4.91	-NA-	-NA-	-6.27	6.79	22.80	6.31	0.42	6.31	-NA-	-NA-
United States Healthcare	EUR	1,772.91	34,597.24	12.31	4.99	-NA-	-NA-	11.05	18.91	30.72	5.40	5.20	5.40	-NA-	-NA-
United States Diversified	EUR	972.12	18,359.53	6.53	3.00	-NA-	-NA-	-1.92	6.79	41.17	7.78	5.19	7.78	-NA-	-NA-

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Global Industrial	USD	560.15	37,677.54	4.52	3.71	-NA-	-NA-	-12.37	-21.98	29.98	7.85	5.04	7.85	-NA-	-NA-
Global Residential	USD	1,501.40	80,973.36	9.71	3.04	-NA-	-NA-	5.57	7.45	31.91	4.15	1.79	4.15	-NA-	-NA-
Global Specialty	USD	1,734.52	12,256.55	1.47	2.78	-NA-	-NA-	10.58	6.14	16.66	8.15	4.88	8.15	-NA-	-NA-
Global Self Storage	USD	1,666.76	19,227.50	2.31	2.87	-NA-	-NA-	8.10	12.44	42.08	10.02	2.86	10.02	-NA-	-NA-
Global Retail	USD	1,107.04	186,756.75	22.40	4.15	-NA-	-NA-	0.41	-1.61	31.34	5.38	4.91	5.38	-NA-	-NA-
Global Office	USD	1,352.61	116,572.20	13.98	3.36	-NA-	-NA-	4.48	2.45	32.10	3.11	1.26	3.11	-NA-	-NA-
Global Lodging/Resorts	USD	931.07	26,672.31	3.20	1.57	-NA-	-NA-	-2.29	-3.07	43.70	3.00	-0.04	3.00	-NA-	-NA-
Global Industrial/Office	USD	891.88	8,854.44	1.06	4.91	-NA-	-NA-	-3.47	3.47	24.27	9.45	1.16	9.45	-NA-	-NA-
Global Healthcare	USD	1,938.43	50,220.22	6.02	5.08	-NA-	-NA-	12.74	14.15	31.96	8.60	6.03	8.60	-NA-	-NA-
Global Diversified	USD	1,170.68	294,380.40	35.31	3.15	-NA-	-NA-	1.43	-4.53	24.58	2.41	2.09	2.41	-NA-	-NA-
Asia Retail	USD	1,170.91	54,371.01	17.40	5.31	-NA-	-NA-	2.37	-0.89	23.73	1.51	1.87	1.51	-NA-	-NA-
Asia Residential	USD	2,074.08	12,977.64	4.15	2.05	-NA-	-NA-	12.43	-7.41	-18.16	-9.75	-10.75	-9.75	-NA-	-NA-
Asia Office	USD	1,472.91	40,891.16	13.09	3.84	-NA-	-NA-	6.35	3.29	33.42	-1.82	-0.73	-1.82	-NA-	-NA-
Asia Industrial	USD	592.22	12,869.34	4.12	4.50	-NA-	-NA-	-11.22	-23.97	29.25	-1.06	-0.30	-1.06	-NA-	-NA-
Asia Diversified	USD	1,234.35	191,318.66	61.24	2.57	-NA-	-NA-	3.10	-4.13	20.75	-0.82	-0.38	-0.82	-NA-	-NA-
Asia ex Australia Diversified	USD	1,340.02	166,729.56	53.37	2.11	-NA-	-NA-	4.69	-1.69	21.41	-1.65	-1.40	-1.65	-NA-	-NA-
Asia ex Australia Industrial	USD	1,811.93	6,929.89	2.22	3.95	-NA-	-NA-	9.48	6.64	19.12	-5.96	-5.27	-5.96	-NA-	-NA-
Asia ex Australia Office	USD	1,511.80	35,560.01	11.38	3.48	-NA-	-NA-	6.62	5.39	35.27	-3.02	-1.21	-3.02	-NA-	-NA-
Asia ex Australia Residential	USD	2,058.78	12,977.64	4.15	2.05	-NA-	-NA-	12.27	-7.41	-18.16	-9.75	-10.75	-9.75	-NA-	-NA-
Asia ex Australia Retail	USD	1,410.94	17,343.30	5.55	3.64	-NA-	-NA-	5.42	4.27	23.59	-4.27	-2.96	-4.27	-NA-	-NA-

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Europe Specialty	USD	510.38	518.84	0.40	0.00	-NA-	-NA-	-14.90	-20.95	-26.32	7.26	0.24	7.26	-NA-	-NA-
Europe Self Storage	USD	1,098.99	1,124.30	0.86	2.85	-NA-	-NA-	-2.18	-14.05	11.40	1.41	0.55	1.41	-NA-	-NA-
Europe Retail	USD	1,048.70	29,187.05	22.29	4.13	-NA-	-NA-	-1.91	-11.06	20.39	4.47	4.80	4.47	-NA-	-NA-
Europe Residential	USD	579.24	4,496.36	3.43	2.47	-NA-	-NA-	-13.02	-9.72	41.56	15.05	10.29	15.05	-NA-	-NA-
Europe Office	USD	1,385.79	23,328.53	17.81	2.86	-NA-	-NA-	4.62	0.92	34.16	3.47	2.96	3.47	-NA-	-NA-
Europe Industrial	USD	403.28	5,325.33	4.07	3.92	-NA-	-NA-	-17.50	-27.66	11.29	14.09	6.98	14.09	-NA-	-NA-
Europe Healthcare	USD	914.83	336.35	0.26	5.37	-NA-	-NA-	-3.92	-5.60	21.06	2.49	3.26	2.49	-NA-	-NA-
Europe Diversified	USD	1,007.39	66,639.17	50.89	4.55	-NA-	-NA-	-2.59	-8.71	28.18	8.35	7.58	8.35	-NA-	-NA-
Eurozone Retail	USD	1,620.90	17,757.41	13.56	4.82	-NA-	-NA-	6.87	-4.00	15.91	3.36	2.54	3.36	-NA-	-NA-
Eurozone Residential	USD	625.08	3,984.60	3.04	2.57	-NA-	-NA-	-11.74	-6.24	53.98	17.38	11.10	17.38	-NA-	-NA-
Eurozone Office	USD	1,374.75	5,584.82	4.26	5.30	-NA-	-NA-	4.37	-1.55	17.23	6.06	0.46	6.06	-NA-	-NA-
Eurozone Industrial	USD	737.03	1,479.85	1.13	2.58	-NA-	-NA-	-6.04	-13.42	7.15	7.60	0.70	7.60	-NA-	-NA-
Eurozone Diversified	USD	1,244.36	36,300.37	27.72	4.89	-NA-	-NA-	1.66	-6.10	22.68	5.41	5.57	5.41	-NA-	-NA-
UK Specialty	USD	510.38	518.84	0.40	0.00	-NA-	-NA-	-14.90	-20.95	-26.32	7.26	0.24	7.26	-NA-	-NA-
UK Self Storage	USD	1,098.99	1,124.30	0.86	2.85	-NA-	-NA-	-2.18	-14.05	11.40	1.41	0.55	1.41	-NA-	-NA-
UK Retail	USD	597.31	11,429.64	8.73	3.07	-NA-	-NA-	-12.27	-20.73	28.23	6.27	8.48	6.27	-NA-	-NA-
UK Residential	USD	351.38	511.76	0.39	1.68	-NA-	-NA-	-20.29	-27.11	-13.98	-0.63	4.28	-0.63	-NA-	-NA-
UK Industrial	USD	342.13	3,845.48	2.94	4.44	-NA-	-NA-	-20.20	-30.98	13.15	16.80	9.61	16.80	-NA-	-NA-
UK Healthcare	USD	914.83	336.35	0.26	5.37	-NA-	-NA-	-3.92	-5.60	21.06	2.49	3.26	2.49	-NA-	-NA-
UK Diversified	USD	664.15	24,828.77	18.96	4.10	-NA-	-NA-	-10.24	-15.90	32.41	13.98	11.95	13.98	-NA-	-NA-
UK Office	USD	841.06	5,428.10	4.14	1.86	-NA-	-NA-	-5.70	-8.57	40.41	12.12	8.62	12.12	-NA-	-NA-

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North America Specialty	USD	1,957.12	11,737.72	3.02	2.91	-NA-	-NA-	13.64	8.59	20.15	8.19	5.09	8.19	-NA-	-NA-
North America Self Storage	USD	1,714.39	18,103.20	4.66	2.87	-NA-	-NA-	8.77	14.13	44.05	10.57	3.01	10.57	-NA-	-NA-
North America Retail	USD	1,083.27	103,198.69	26.59	3.55	-NA-	-NA-	0.00	1.50	39.88	7.81	6.61	7.81	-NA-	-NA-
North America Residential	USD	1,628.62	63,499.36	16.36	3.29	-NA-	-NA-	7.33	13.45	50.33	6.77	4.20	6.77	-NA-	-NA-
North America Office	USD	1,200.89	52,352.51	13.49	3.2	-NA-	-NA-	2.09	2.28	30.28	7.09	2.08	7.09	-NA-	-NA-
North America Lodging/Resorts	USD	948.53	25,576.94	6.59	1.41	-NA-	-NA-	-1.92	-2.12	44.14	3.30	0.17	3.30	-NA-	-NA-
North America Industrial	USD	638.96	19,482.87	5.02	3.12	-NA-	-NA-	-10.24	-17.47	39.96	12.92	8.37	12.92	-NA-	-NA-
North America Industrial/Office	USD	891.88	8,854.44	2.28	4.91	-NA-	-NA-	-3.47	3.47	24.27	9.45	1.16	9.45	-NA-	-NA-
North America Healthcare	USD	1,977.67	49,883.87	12.85	5.08	-NA-	-NA-	13.23	14.61	32.05	8.65	6.05	8.65	-NA-	-NA-
North America Diversified	USD	1,293.37	35,470.38	9.14	3.71	-NA-	-NA-	3.58	5.11	42.29	10.54	6.05	10.54	-NA-	-NA-
United States Specialty	USD	1,957.12	11,737.72	3.02	2.91	-NA-	-NA-	13.64	8.59	20.15	8.19	5.09	8.19	-NA-	-NA-
United States Self Storage	USD	1,714.39	18,103.20	4.66	2.87	-NA-	-NA-	8.77	14.13	44.05	10.57	3.01	10.57	-NA-	-NA-
United States Retail	USD	1,023.71	91,509.11	23.58	3.26	-NA-	-NA-	-1.14	0.14	39.45	7.40	6.54	7.40	-NA-	-NA-
United States Residential	USD	1,584.03	58,486.37	15.07	3.16	-NA-	-NA-	6.71	13.35	51.08	6.41	3.86	6.41	-NA-	-NA-
United States Office	USD	1,209.61	44,830.34	11.55	3.14	-NA-	-NA-	2.10	2.10	30.28	8.28	2.25	8.28	-NA-	-NA-
United States Lodging/Resorts	USD	918.86	24,940.59	6.43	1.26	-NA-	-NA-	-2.52	-2.30	44.14	3.22	0.05	3.22	-NA-	-NA-
United States Industrial	USD	638.22	19,482.87	5.02	3.12	-NA-	-NA-	-10.27	-17.47	39.96	12.92	8.37	12.92	-NA-	-NA-
United States Industrial/Office	USD	891.88	8,854.44	2.28	4.91	-NA-	-NA-	-3.47	3.47	24.27	9.45	1.16	9.45	-NA-	-NA-
United States Healthcare	USD	2,076.02	47,785.59	12.31	4.99	-NA-	-NA-	14.37	15.23	32.32	8.52	5.98	8.52	-NA-	-NA-
United States Diversified	USD	1,138.34	25,358.12	6.53	3	-NA-	-NA-	1.01	3.48	42.86	10.97	5.98	10.97	-NA-	-NA-

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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Global Industrial	GBP	555.02	23,164.90	4.52	3.71	-NA-	-NA-	-11.06	-16.57	21.66	3.82	3.44	3.82	-NA-	-NA-
Global Residential	GBP	1,487.66	49,784.04	9.71	3.04	-NA-	-NA-	7.14	14.91	23.47	0.25	0.25	0.25	-NA-	-NA-
Global Specialty	GBP	1,718.64	7,535.57	1.47	2.78	-NA-	-NA-	12.23	13.51	9.19	4.10	3.28	4.10	-NA-	-NA-
Global Self Storage	GBP	1,651.50	11,821.45	2.31	2.87	-NA-	-NA-	9.71	20.25	32.99	5.90	1.30	5.90	-NA-	-NA-
Global Retail	GBP	1,096.91	114,821.78	22.40	4.15	-NA-	-NA-	1.90	5.22	22.94	1.44	3.31	1.44	-NA-	-NA-
Global Office	GBP	1,340.23	71,670.92	13.98	3.36	-NA-	-NA-	6.03	9.56	23.65	-0.75	-0.28	-0.75	-NA-	-NA-
Global Lodging/Resorts	GBP	922.55	16,398.67	3.20	1.57	-NA-	-NA-	-0.83	3.66	34.51	-0.86	-1.56	-0.86	-NA-	-NA-
Global Industrial/Office	GBP	883.72	5,443.89	1.06	4.91	-NA-	-NA-	-2.04	10.65	16.32	5.35	-0.38	5.35	-NA-	-NA-
Global Healthcare	GBP	1,920.69	30,876.40	6.02	5.08	-NA-	-NA-	14.42	22.07	23.52	4.54	4.42	4.54	-NA-	-NA-
Global Diversified	GBP	1,159.97	180,990.96	35.31	3.15	-NA-	-NA-	2.94	2.10	16.60	-1.42	0.53	-1.42	-NA-	-NA-
Asia Retail	GBP	1,160.19	33,428.39	17.40	5.31	-NA-	-NA-	3.89	5.99	15.81	-2.29	0.32	-2.29	-NA-	-NA-
Asia Residential	GBP	2,055.09	7,978.91	4.15	2.05	-NA-	-NA-	14.11	-0.98	-23.40	-13.12	-12.11	-13.12	-NA-	-NA-
Asia Office	GBP	1,459.42	25,140.71	13.09	3.84	-NA-	-NA-	7.93	10.46	24.88	-5.49	-2.24	-5.49	-NA-	-NA-
Asia Industrial	GBP	586.80	7,912.33	4.12	4.5	-NA-	-NA-	-9.90	-18.70	20.98	-4.76	-1.82	-4.76	-NA-	-NA-
Asia Diversified	GBP	1,223.05	117,626.54	61.24	2.57	-NA-	-NA-	4.63	2.52	13.02	-4.53	-1.90	-4.53	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,327.75	102,508.67	53.37	2.11	-NA-	-NA-	6.25	5.13	13.64	-5.32	-2.90	-5.32	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,795.34	4,260.64	2.22	3.95	-NA-	-NA-	11.11	14.04	11.50	-9.47	-6.71	-9.47	-NA-	-NA-
Asia ex Australia Office	GBP	1,497.96	21,863.01	11.38	3.48	-NA-	-NA-	8.20	12.71	26.61	-6.65	-2.71	-6.65	-NA-	-NA-
Asia ex Australia Residential	GBP	2,039.93	7,978.91	4.15	2.05	-NA-	-NA-	13.94	-0.98	-23.40	-13.12	-12.11	-13.12	-NA-	-NA-
Asia ex Australia Retail	GBP	1,398.02	10,663.01	5.55	3.64	-NA-	-NA-	6.99	11.50	15.68	-7.85	-4.43	-7.85	-NA-	-NA-

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Europe Specialty	GBP	505.71	318.99	0.40	0.00	-NA-	-NA-	-13.63	-15.46	-31.04	3.25	-1.28	3.25	-NA-	-NA-
Europe Self Storage	GBP	1,088.93	691.24	0.86	2.85	-NA-	-NA-	-0.73	-8.08	4.27	-2.38	-0.98	-2.38	-NA-	-NA-
Europe Retail	GBP	1,039.10	17,944.78	22.29	4.13	-NA-	-NA-	-0.45	-4.88	12.69	0.57	3.20	0.57	-NA-	-NA-
Europe Residential	GBP	573.94	2,764.45	3.43	2.47	-NA-	-NA-	-11.72	-3.45	32.50	10.75	8.61	10.75	-NA-	-NA-
Europe Office	GBP	1,373.11	14,342.85	17.81	2.86	-NA-	-NA-	6.18	7.93	25.57	-0.40	1.39	-0.40	-NA-	-NA-
Europe Industrial	GBP	399.59	3,274.12	4.07	3.92	-NA-	-NA-	-16.27	-22.64	4.17	9.82	5.35	9.82	-NA-	-NA-
Europe Healthcare	GBP	906.46	206.80	0.26	5.37	-NA-	-NA-	-2.49	0.95	13.31	-1.34	1.69	-1.34	-NA-	-NA-
Europe Diversified	GBP	998.17	40,971.09	50.89	4.55	-NA-	-NA-	-1.14	-2.37	19.98	4.30	5.94	4.30	-NA-	-NA-
Eurozone Retail	GBP	1,606.06	10,917.61	13.56	4.82	-NA-	-NA-	8.46	2.67	8.49	-0.50	0.98	-0.50	-NA-	-NA-
Eurozone Residential	GBP	619.36	2,449.81	3.04	2.57	-NA-	-NA-	-10.43	0.27	44.12	12.99	9.41	12.99	-NA-	-NA-
Eurozone Office	GBP	1,362.17	3,433.66	4.26	5.3	-NA-	-NA-	5.92	5.28	9.73	2.09	-1.07	2.09	-NA-	-NA-
Eurozone Industrial	GBP	730.28	909.84	1.13	2.58	-NA-	-NA-	-4.65	-7.41	0.29	3.57	-0.83	3.57	-NA-	-NA-
Eurozone Diversified	GBP	1,232.97	22,318.19	27.72	4.89	-NA-	-NA-	3.18	0.41	14.83	1.46	3.96	1.46	-NA-	-NA-
UK Specialty	GBP	505.71	318.99	0.40	0.00	-NA-	-NA-	-13.63	-15.46	-31.04	3.25	-1.28	3.25	-NA-	-NA-
UK Self Storage	GBP	1,088.93	691.24	0.86	2.85	-NA-	-NA-	-0.73	-8.08	4.27	-2.38	-0.98	-2.38	-NA-	-NA-
UK Retail	GBP	591.84	7,027.17	8.73	3.07	-NA-	-NA-	-10.96	-15.23	20.02	2.30	6.83	2.30	-NA-	-NA-
UK Residential	GBP	348.16	314.64	0.39	1.68	-NA-	-NA-	-19.10	-22.05	-19.48	-4.35	2.69	-4.35	-NA-	-NA-
UK Industrial	GBP	339.00	2,364.28	2.94	4.44	-NA-	-NA-	-19.01	-26.19	5.91	12.43	7.94	12.43	-NA-	-NA-
UK Healthcare	GBP	906.46	206.80	0.26	5.37	-NA-	-NA-	-2.49	0.95	13.31	-1.34	1.69	-1.34	-NA-	-NA-
UK Diversified	GBP	658.07	15,265.22	18.96	4.1	-NA-	-NA-	-8.90	-10.06	23.93	9.72	10.25	9.72	-NA-	-NA-
UK Office	GBP	932.71	3,337.31	4.14	1.86	-NA-	-NA-	-2.13	0.46	34.41	8.04	6.96	8.04	-NA-	-NA-

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North America Specialty	GBP	1,939.21	7,216.58	3.02	2.91	-NA-	-NA-	15.33	16.12	12.46	4.14	3.49	4.14	-NA-	-NA-
North America Self Storage	GBP	1,698.70	11,130.21	4.66	2.87	-NA-	-NA-	10.39	22.05	34.83	6.43	1.44	6.43	-NA-	-NA-
North America Retail	GBP	1,073.35	63,448.62	26.59	3.55	-NA-	-NA-	1.49	8.54	30.92	3.77	4.99	3.77	-NA-	-NA-
North America Residential	GBP	1,613.71	39,040.68	16.36	3.29	-NA-	-NA-	8.93	21.33	40.71	2.77	2.62	2.77	-NA-	-NA-
North America Office	GBP	1,189.89	32,187.37	13.49	3.2	-NA-	-NA-	3.61	9.38	21.94	3.09	0.53	3.09	-NA-	-NA-
North America Lodging/Resorts	GBP	939.85	15,725.22	6.59	1.41	-NA-	-NA-	-0.46	4.67	34.91	-0.56	-1.36	-0.56	-NA-	-NA-
North America Industrial	GBP	633.11	11,978.46	5.02	3.12	-NA-	-NA-	-8.90	-11.74	31.00	8.70	6.72	8.70	-NA-	-NA-
North America Industrial/Office	GBP	883.72	5,443.89	2.28	4.91	-NA-	-NA-	-2.04	10.65	16.32	5.35	-0.38	5.35	-NA-	-NA-
North America Healthcare	GBP	1,959.56	30,669.60	12.85	5.08	-NA-	-NA-	14.92	22.56	23.60	4.58	4.43	4.58	-NA-	-NA-
North America Diversified	GBP	1,281.53	21,807.90	9.14	3.71	-NA-	-NA-	5.13	12.40	33.18	6.41	4.44	6.41	-NA-	-NA-
United States Specialty	GBP	1,939.21	7,216.58	3.02	2.91	-NA-	-NA-	15.33	16.12	12.46	4.14	3.49	4.14	-NA-	-NA-
United States Self Storage	GBP	1,698.70	11,130.21	4.66	2.87	-NA-	-NA-	10.39	22.05	34.83	6.43	1.44	6.43	-NA-	-NA-
United States Retail	GBP	1,014.34	56,261.63	23.58	3.26	-NA-	-NA-	0.33	7.09	30.52	3.38	4.92	3.38	-NA-	-NA-
United States Residential	GBP	1,569.53	35,958.59	15.07	3.16	-NA-	-NA-	8.30	21.22	41.41	2.43	2.28	2.43	-NA-	-NA-
United States Office	GBP	1,198.53	27,562.59	11.55	3.14	-NA-	-NA-	3.62	9.19	21.94	4.23	0.70	4.23	-NA-	-NA-
United States Lodging/Resorts	GBP	910.45	15,333.97	6.43	1.26	-NA-	-NA-	-1.07	4.48	34.91	-0.64	-1.47	-0.64	-NA-	-NA-
United States Industrial	GBP	632.38	11,978.46	5.02	3.12	-NA-	-NA-	-8.93	-11.74	31.00	8.69	6.72	8.69	-NA-	-NA-
United States Industrial/Office	GBP	883.72	5,443.89	2.28	4.91	-NA-	-NA-	-2.04	10.65	16.32	5.35	-0.38	5.35	-NA-	-NA-
United States Healthcare	GBP	2,057.02	29,379.54	12.31	4.99	-NA-	-NA-	16.07	23.22	23.85	4.46	4.37	4.46	-NA-	-NA-
United States Diversified	GBP	1,127.92	15,590.68	6.53	3	-NA-	-NA-	2.52	10.66	33.72	6.82	4.36	6.82	-NA-	-NA-

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Global Industrial	JPY	448.37	3,086,920.76	4.52	3.71	-NA-	-NA-	-18.23	-27.97	19.84	8.95	5.04	8.95	-NA-	-NA-
Global Residential	JPY	1,201.80	6,634,147.53	9.71	3.04	-NA-	-NA-	-1.49	-0.80	21.62	5.21	1.79	5.21	-NA-	-NA-
Global Specialty	JPY	1,388.39	1,004,179.42	1.47	2.78	-NA-	-NA-	3.18	-2.00	7.55	9.25	4.88	9.25	-NA-	-NA-
Global Self Storage	JPY	1,334.15	1,575,309.23	2.31	2.87	-NA-	-NA-	0.87	3.81	30.99	11.13	2.86	11.13	-NA-	-NA-
Global Retail	JPY	886.13	15,300,980.47	22.40	4.15	-NA-	-NA-	-6.31	-9.16	21.09	6.45	4.91	6.45	-NA-	-NA-
Global Office	JPY	1,082.70	9,550,760.75	13.98	3.36	-NA-	-NA-	-2.51	-5.41	21.80	4.16	1.26	4.16	-NA-	-NA-
Global Lodging/Resorts	JPY	745.28	2,185,262.27	3.20	1.57	-NA-	-NA-	-8.82	-10.51	32.49	4.04	-0.03	4.04	-NA-	-NA-
Global Industrial/Office	JPY	713.90	725,444.11	1.06	4.91	-NA-	-NA-	-9.93	-4.47	14.57	10.56	1.16	10.56	-NA-	-NA-
Global Healthcare	JPY	1,551.62	4,114,543.00	6.02	5.08	-NA-	-NA-	5.20	5.39	21.67	9.71	6.03	9.71	-NA-	-NA-
Global Diversified	JPY	937.07	24,118,586.13	35.31	3.15	-NA-	-NA-	-5.35	-11.85	14.85	3.45	2.09	3.45	-NA-	-NA-
Asia Retail	JPY	937.25	4,454,616.99	17.40	5.31	-NA-	-NA-	-4.48	-8.50	14.07	2.54	1.87	2.54	-NA-	-NA-
Asia Residential	JPY	1,660.19	1,063,258.03	4.15	2.05	-NA-	-NA-	4.91	-14.51	-24.55	-8.83	-10.75	-8.83	-NA-	-NA-
Asia Office	JPY	1,178.99	3,350,213.11	13.09	3.84	-NA-	-NA-	-0.77	-4.64	23.01	-0.82	-0.73	-0.82	-NA-	-NA-
Asia Industrial	JPY	474.04	1,054,385.17	4.12	4.5	-NA-	-NA-	-17.16	-29.81	19.17	-0.05	-0.30	-0.05	-NA-	-NA-
Asia Diversified	JPY	988.03	15,674,737.61	61.24	2.57	-NA-	-NA-	-3.80	-11.49	11.33	0.19	-0.38	0.19	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,072.61	13,660,153.23	53.37	2.11	-NA-	-NA-	-2.31	-9.24	11.93	-0.65	-1.40	-0.65	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,450.36	567,766.01	2.22	3.95	-NA-	-NA-	2.15	-1.54	9.83	-5.00	-5.27	-5.00	-NA-	-NA-
Asia ex Australia Office	JPY	1,210.12	2,913,431.93	11.38	3.48	-NA-	-NA-	-0.52	-2.69	24.71	-2.03	-1.21	-2.03	-NA-	-NA-
Asia ex Australia Residential	JPY	1,647.95	1,063,258.03	4.15	2.05	-NA-	-NA-	4.75	-14.51	-24.55	-8.83	-10.75	-8.83	-NA-	-NA-
Asia ex Australia Retail	JPY	1,129.38	1,420,936.58	5.55	3.64	-NA-	-NA-	-1.63	-3.73	13.94	-3.29	-2.96	-3.29	-NA-	-NA-

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Europe Specialty	JPY	408.54	42,508.19	0.40	0.00	-NA-	-NA-	-20.59	-27.01	-32.07	8.35	0.25	8.35	-NA-	-NA-
Europe Self Storage	JPY	879.69	92,113.73	0.86	2.85	-NA-	-NA-	-8.73	-20.64	2.71	2.44	0.55	2.44	-NA-	-NA-
Europe Retail	JPY	839.43	2,391,294.84	22.29	4.13	-NA-	-NA-	-8.47	-17.88	11.00	5.54	4.80	5.54	-NA-	-NA-
Europe Residential	JPY	463.65	368,386.70	3.43	2.47	-NA-	-NA-	-18.84	-16.65	30.51	16.22	10.29	16.22	-NA-	-NA-
Europe Office	JPY	1,109.26	1,911,306.80	17.81	2.86	-NA-	-NA-	-2.38	-6.82	23.69	4.52	2.96	4.52	-NA-	-NA-
Europe Industrial	JPY	322.81	436,304.31	4.07	3.92	-NA-	-NA-	-23.02	-33.21	2.61	15.25	6.98	15.25	-NA-	-NA-
Europe Healthcare	JPY	732.28	27,557.56	0.26	5.37	-NA-	-NA-	-10.35	-12.84	11.61	3.53	3.26	3.53	-NA-	-NA-
Europe Diversified	JPY	806.37	5,459,747.04	50.89	4.55	-NA-	-NA-	-9.10	-15.71	18.18	9.46	7.58	9.46	-NA-	-NA-
Eurozone Retail	JPY	1,297.45	1,454,864.74	13.56	4.82	-NA-	-NA-	-0.28	-11.36	6.86	4.41	2.54	4.41	-NA-	-NA-
Eurozone Residential	JPY	500.34	326,458.00	3.04	2.57	-NA-	-NA-	-17.65	-13.44	41.96	18.57	11.10	18.57	-NA-	-NA-
Eurozone Office	JPY	1,100.42	457,564.29	4.26	5.3	-NA-	-NA-	-2.62	-9.11	8.08	7.14	0.46	7.14	-NA-	-NA-
Eurozone Industrial	JPY	589.95	121,243.77	1.13	2.58	-NA-	-NA-	-12.33	-20.07	-1.22	8.69	0.70	8.69	-NA-	-NA-
Eurozone Diversified	JPY	996.05	2,974,089.31	27.72	4.89	-NA-	-NA-	-5.14	-13.31	13.11	6.48	5.57	6.48	-NA-	-NA-
UK Specialty	JPY	408.54	42,508.19	0.40	0.00	-NA-	-NA-	-20.59	-27.01	-32.07	8.35	0.25	8.35	-NA-	-NA-
UK Self Storage	JPY	879.69	92,113.73	0.86	2.85	-NA-	-NA-	-8.73	-20.64	2.71	2.44	0.55	2.44	-NA-	-NA-
UK Retail	JPY	478.12	936,430.10	8.73	3.07	-NA-	-NA-	-18.14	-26.81	18.22	7.35	8.48	7.35	-NA-	-NA-
UK Residential	JPY	281.26	41,928.70	0.39	1.68	-NA-	-NA-	-25.62	-32.71	-20.69	0.37	4.28	0.37	-NA-	-NA-
UK Industrial	JPY	273.86	315,060.54	2.94	4.44	-NA-	-NA-	-25.54	-36.28	4.32	17.99	9.61	17.99	-NA-	-NA-
UK Healthcare	JPY	732.28	27,557.56	0.26	5.37	-NA-	-NA-	-10.35	-12.84	11.61	3.53	3.26	3.53	-NA-	-NA-
UK Diversified	JPY	531.62	2,034,220.91	18.96	4.1	-NA-	-NA-	-16.24	-22.35	22.07	15.14	11.96	15.14	-NA-	-NA-
UK Office	JPY	753.48	444,724.49	4.14	1.86	-NA-	-NA-	-10.02	-13.27	32.39	13.38	8.62	13.38	-NA-	-NA-

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America Specialty	JPY	1,566.58	961,671.23	3.02	2.91	-NA-	-NA-	6.04	0.25	10.77	9.29	5.09	9.29	-NA-	-NA-
North America Self Storage	JPY	1,372.28	1,483,195.50	4.66	2.87	-NA-	-NA-	1.49	5.37	32.81	11.69	3.01	11.69	-NA-	-NA-
North America Retail	JPY	867.10	8,455,068.64	26.59	3.55	-NA-	-NA-	-6.69	-6.29	28.96	8.90	6.61	8.90	-NA-	-NA-
North America Residential	JPY	1,303.63	5,202,502.80	16.36	3.29	-NA-	-NA-	0.15	4.75	38.60	7.85	4.20	7.85	-NA-	-NA-
North America Office	JPY	961.25	4,289,240.84	13.49	3.2	-NA-	-NA-	-4.74	-5.57	20.11	8.18	2.08	8.18	-NA-	-NA-
North America Lodging/Resorts	JPY	759.25	2,095,519.09	6.59	1.41	-NA-	-NA-	-8.48	-9.63	32.89	4.35	0.17	4.35	-NA-	-NA-
North America Industrial	JPY	511.45	1,596,231.28	5.02	3.12	-NA-	-NA-	-16.24	-23.80	29.04	14.07	8.37	14.07	-NA-	-NA-
North America Industrial/Office	JPY	713.90	725,444.11	2.28	4.91	-NA-	-NA-	-9.93	-4.47	14.57	10.56	1.16	10.56	-NA-	-NA-
North America Healthcare	JPY	1,583.02	4,086,985.44	12.85	5.08	-NA-	-NA-	5.65	5.81	21.74	9.75	6.05	9.75	-NA-	-NA-
North America Diversified	JPY	1,035.28	2,906,088.63	9.14	3.71	-NA-	-NA-	-3.35	-2.96	31.18	11.67	6.05	11.67	-NA-	-NA-
United States Specialty	JPY	1,566.58	961,671.23	3.02	2.91	-NA-	-NA-	6.04	0.25	10.77	9.29	5.09	9.29	-NA-	-NA-
United States Self Storage	JPY	1,372.28	1,483,195.50	4.66	2.87	-NA-	-NA-	1.49	5.37	32.81	11.69	3.01	11.69	-NA-	-NA-
United States Retail	JPY	819.43	7,497,341.54	23.58	3.26	-NA-	-NA-	-7.75	-7.54	28.57	8.49	6.54	8.49	-NA-	-NA-
United States Residential	JPY	1,267.93	4,791,788.60	15.07	3.16	-NA-	-NA-	-0.43	4.65	39.29	7.49	3.86	7.49	-NA-	-NA-
United States Office	JPY	968.23	3,672,949.49	11.55	3.14	-NA-	-NA-	-4.73	-5.73	20.12	9.38	2.25	9.38	-NA-	-NA-
United States Lodging/Resorts	JPY	735.50	2,043,382.61	6.43	1.26	-NA-	-NA-	-9.04	-9.80	32.89	4.27	0.05	4.27	-NA-	-NA-
United States Industrial	JPY	510.87	1,596,231.28	5.02	3.12	-NA-	-NA-	-16.27	-23.80	29.04	14.07	8.37	14.07	-NA-	-NA-
United States Industrial/Office	JPY	713.90	725,444.11	2.28	4.91	-NA-	-NA-	-9.93	-4.47	14.57	10.56	1.16	10.56	-NA-	-NA-
United States Healthcare	JPY	1,661.75	3,915,073.37	12.31	4.99	-NA-	-NA-	6.72	6.38	21.99	9.63	5.98	9.63	-NA-	-NA-
United States Diversified	JPY	911.19	2,077,590.70	6.53	3	-NA-	-NA-	-5.75	-4.46	31.72	12.10	5.98	12.10	-NA-	-NA-

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Industrial	AUD	359.95	37,000.47	6.13	3.71	-NA-	-NA-	-NA-	-NA-	14.31	8.57	2.85	8.57	-NA-	-NA-
Global Residential	AUD	964.81	79,518.27	13.18	3.04	-NA-	-NA-	-NA-	-NA-	16.01	4.84	-0.33	4.84	-NA-	-NA-
Global Specialty	AUD	1,114.61	12,036.30	1.99	2.78	-NA-	-NA-	-NA-	-NA-	2.59	8.86	2.68	8.86	-NA-	-NA-
Global Self Storage	AUD	1,071.07	18,881.98	3.13	2.87	-NA-	-NA-	-NA-	-NA-	24.95	10.74	0.71	10.74	-NA-	-NA-
Global Retail	AUD	711.39	183,400.73	30.39	4.15	-NA-	-NA-	-NA-	-NA-	15.50	6.08	2.72	6.08	-NA-	-NA-
Global Office	AUD	869.20	114,477.40	18.97	3.36	-NA-	-NA-	-NA-	-NA-	16.18	3.79	-0.86	3.79	-NA-	-NA-
Global Lodging/Resorts	AUD	598.31	26,193.01	4.34	1.57	-NA-	-NA-	-NA-	-NA-	26.37	3.68	-2.13	3.68	-NA-	-NA-
Global Industrial/Office	AUD	573.13	8,695.32	1.44	4.91	-NA-	-NA-	-NA-	-NA-	9.28	10.17	-0.95	10.17	-NA-	-NA-
Global Healthcare	AUD	1,245.65	49,317.77	8.17	5.08	-NA-	-NA-	-NA-	-NA-	16.05	9.32	3.81	9.32	-NA-	-NA-
Global Diversified	AUD	752.29	289,090.38	47.90	3.15	-NA-	-NA-	-NA-	-NA-	9.55	3.09	-0.05	3.09	-NA-	-NA-
Asia Retail	AUD	752.43	53,393.96	17.40	5.31	-NA-	-NA-	-NA-	-NA-	8.81	2.18	-0.26	2.18	-NA-	-NA-
Asia Residential	AUD	1,332.81	12,744.43	4.15	2.05	-NA-	-NA-	-NA-	-NA-	-28.03	-9.15	-12.62	-9.15	-NA-	-NA-
Asia Office	AUD	946.50	40,156.35	13.09	3.84	-NA-	-NA-	-NA-	-NA-	17.33	-1.16	-2.80	-1.16	-NA-	-NA-
Asia Industrial	AUD	380.56	12,638.08	4.12	4.5	-NA-	-NA-	-NA-	-NA-	13.66	-0.40	-2.39	-0.40	-NA-	-NA-
Asia Diversified	AUD	793.20	187,880.66	61.24	2.57	-NA-	-NA-	-NA-	-NA-	6.19	-0.16	-2.46	-0.16	-NA-	-NA-
Asia ex Australia Diversified	AUD	861.10	163,733.43	53.37	2.11	-NA-	-NA-	-NA-	-NA-	6.77	-0.99	-3.47	-0.99	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,164.36	6,805.36	2.22	3.95	-NA-	-NA-	-NA-	-NA-	4.76	-5.33	-7.25	-5.33	-NA-	-NA-
Asia ex Australia Office	AUD	971.49	34,921.00	11.38	3.48	-NA-	-NA-	-NA-	-NA-	18.95	-2.38	-3.28	-2.38	-NA-	-NA-
Asia ex Australia Residential	AUD	1,322.98	12,744.43	4.15	2.05	-NA-	-NA-	-NA-	-NA-	-28.03	-9.15	-12.62	-9.15	-NA-	-NA-
Asia ex Australia Retail	AUD	906.68	17,031.64	5.55	3.64	-NA-	-NA-	-NA-	-NA-	8.68	-3.63	-4.99	-3.63	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe Specialty	AUD	327.98	509.51	0.54	0.00	-NA-	-NA-	-NA-	-NA-	-35.21	7.97	-1.85	7.97	-NA-	-NA-
Europe Self Storage	AUD	706.22	1,104.09	1.16	2.85	-NA-	-NA-	-NA-	-NA-	-2.03	2.08	-1.55	2.08	-NA-	-NA-
Europe Retail	AUD	673.90	28,662.56	30.23	4.13	-NA-	-NA-	-NA-	-NA-	5.88	5.17	2.61	5.17	-NA-	-NA-
Europe Residential	AUD	372.22	4,415.56	4.66	2.47	-NA-	-NA-	-NA-	-NA-	24.48	15.82	7.98	15.82	-NA-	-NA-
Europe Office	AUD	890.52	22,909.32	24.16	2.86	-NA-	-NA-	-NA-	-NA-	17.98	4.15	0.80	4.15	-NA-	-NA-
Europe Industrial	AUD	259.15	5,229.63	5.52	3.92	-NA-	-NA-	-NA-	-NA-	-2.13	14.84	4.75	14.84	-NA-	-NA-
Europe Healthcare	AUD	587.88	330.31	0.35	5.37	-NA-	-NA-	-NA-	-NA-	6.46	3.17	1.10	3.17	-NA-	-NA-
Europe Diversified	AUD	647.36	65,441.66	69.02	4.55	-NA-	-NA-	-NA-	-NA-	12.72	9.07	5.33	9.07	-NA-	-NA-
Eurozone Retail	AUD	1,041.60	17,438.31	18.39	4.82	-NA-	-NA-	-NA-	-NA-	1.93	4.05	0.40	4.05	-NA-	-NA-
Eurozone Residential	AUD	401.68	3,912.99	4.13	2.57	-NA-	-NA-	-NA-	-NA-	35.41	18.16	8.77	18.16	-NA-	-NA-
Eurozone Office	AUD	883.42	5,484.46	5.78	5.3	-NA-	-NA-	-NA-	-NA-	3.09	6.76	-1.64	6.76	-NA-	-NA-
Eurozone Industrial	AUD	473.62	1,453.25	1.53	2.58	-NA-	-NA-	-NA-	-NA-	-5.78	8.31	-1.40	8.31	-NA-	-NA-
Eurozone Diversified	AUD	799.63	35,648.05	37.60	4.89	-NA-	-NA-	-NA-	-NA-	7.89	6.10	3.36	6.10	-NA-	-NA-
UK Specialty	AUD	327.98	509.51	0.54	0.00	-NA-	-NA-	-NA-	-NA-	-35.21	7.97	-1.85	7.97	-NA-	-NA-
UK Self Storage	AUD	706.22	1,104.09	1.16	2.85	-NA-	-NA-	-NA-	-NA-	-2.03	2.08	-1.55	2.08	-NA-	-NA-
UK Retail	AUD	383.84	11,224.25	11.84	3.07	-NA-	-NA-	-NA-	-NA-	12.77	6.98	6.21	6.98	-NA-	-NA-
UK Residential	AUD	225.80	502.57	0.53	1.68	-NA-	-NA-	-NA-	-NA-	-24.35	0.03	2.10	0.03	-NA-	-NA-
UK Industrial	AUD	219.85	3,776.38	3.98	4.44	-NA-	-NA-	-NA-	-NA-	-0.50	17.57	7.32	17.57	-NA-	-NA-
UK Healthcare	AUD	587.88	330.31	0.35	5.37	-NA-	-NA-	-NA-	-NA-	6.46	3.17	1.10	3.17	-NA-	-NA-
UK Diversified	AUD	426.78	24,382.59	25.72	4.1	-NA-	-NA-	-NA-	-NA-	16.44	14.74	9.61	14.74	-NA-	-NA-
UK Office	AUD	604.90	5,330.56	5.62	1.86	-NA-	-NA-	-NA-	-NA-	26.28	12.98	6.34	12.98	-NA-	-NA-

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North America Specialty	AUD	1,257.66	11,526.79	4.10	2.91	-NA-	-NA-	-NA-	-NA-	5.66	8.90	2.90	8.90	-NA-	-NA-
North America Self Storage	AUD	1,101.68	17,777.89	6.33	2.87	-NA-	-NA-	-NA-	-NA-	26.68	11.30	0.86	11.30	-NA-	-NA-
North America Retail	AUD	696.12	101,344.21	36.06	3.55	-NA-	-NA-	-NA-	-NA-	23.01	8.52	4.38	8.52	-NA-	-NA-
North America Residential	AUD	1,046.56	62,358.28	22.19	3.29	-NA-	-NA-	-NA-	-NA-	32.20	7.47	2.02	7.47	-NA-	-NA-
North America Office	AUD	771.70	51,411.73	18.29	3.2	-NA-	-NA-	-NA-	-NA-	14.57	7.80	-0.05	7.80	-NA-	-NA-
North America Lodging/Resorts	AUD	609.53	25,117.33	8.94	1.41	-NA-	-NA-	-NA-	-NA-	26.76	3.98	-1.93	3.98	-NA-	-NA-
North America Industrial	AUD	410.60	19,132.76	6.81	3.12	-NA-	-NA-	-NA-	-NA-	23.08	13.67	6.11	13.67	-NA-	-NA-
North America Industrial/Office	AUD	573.13	8,695.32	3.09	4.91	-NA-	-NA-	-NA-	-NA-	9.28	10.17	-0.95	10.17	-NA-	-NA-
North America Healthcare	AUD	1,270.86	48,987.46	17.43	5.08	-NA-	-NA-	-NA-	-NA-	16.13	9.37	3.83	9.37	-NA-	-NA-
North America Diversified	AUD	831.13	34,832.98	12.39	3.71	-NA-	-NA-	-NA-	-NA-	25.13	11.27	3.83	11.27	-NA-	-NA-
United States Specialty	AUD	1,257.66	11,526.79	4.10	2.91	-NA-	-NA-	-NA-	-NA-	5.66	8.90	2.90	8.90	-NA-	-NA-
United States Self Storage	AUD	1,101.68	17,777.89	6.33	2.87	-NA-	-NA-	-NA-	-NA-	26.68	11.30	0.86	11.30	-NA-	-NA-
United States Retail	AUD	657.84	89,864.69	31.98	3.26	-NA-	-NA-	-NA-	-NA-	22.63	8.11	4.31	8.11	-NA-	-NA-
United States Residential	AUD	1,017.90	57,435.37	20.44	3.16	-NA-	-NA-	-NA-	-NA-	32.86	7.11	1.69	7.11	-NA-	-NA-
United States Office	AUD	777.30	44,024.74	15.67	3.14	-NA-	-NA-	-NA-	-NA-	14.57	9.00	0.11	9.00	-NA-	-NA-
United States Lodging/Resorts	AUD	590.46	24,492.41	8.72	1.26	-NA-	-NA-	-NA-	-NA-	26.75	3.90	-2.05	3.90	-NA-	-NA-
United States Industrial	AUD	410.13	19,132.76	6.81	3.12	-NA-	-NA-	-NA-	-NA-	23.08	13.67	6.11	13.67	-NA-	-NA-
United States Industrial/Office	AUD	573.13	8,695.32	3.09	4.91	-NA-	-NA-	-NA-	-NA-	9.28	10.17	-0.95	10.17	-NA-	-NA-
United States Healthcare	AUD	1,334.06	46,926.88	16.70	4.99	-NA-	-NA-	-NA-	-NA-	16.36	9.24	3.76	9.24	-NA-	-NA-
United States Diversified	AUD	731.50	24,902.43	8.86	3	-NA-	-NA-	-NA-	-NA-	25.64	11.71	3.76	11.71	-NA-	-NA-

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Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Specialty	EUR	1,297.59	8,873.87	1.47	0.00	-NA-	-NA-	4.63	6.42	12.08	5.04	4.11	5.04	-NA-	-NA-
Global Self Storage	EUR	1,208.25	13,920.90	2.31	0.00	-NA-	-NA-	1.62	12.23	36.01	6.74	2.11	6.74	-NA-	-NA-
Global Retail	EUR	736.42	135,213.75	22.40	0.00	-NA-	-NA-	-7.10	-3.64	24.20	1.55	3.42	1.55	-NA-	-NA-
Global Residential	EUR	1,056.15	58,625.52	9.71	0.00	-NA-	-NA-	-1.32	6.41	26.21	0.91	0.93	0.91	-NA-	-NA-
Global Office	EUR	934.09	84,399.44	13.98	0.00	-NA-	-NA-	-2.74	0.81	25.73	-0.14	0.40	-0.14	-NA-	-NA-
Global Lodging/Resorts	EUR	653.55	19,311.02	3.20	0.00	-NA-	-NA-	-8.71	-3.51	39.73	-0.31	-0.90	-0.31	-NA-	-NA-
Global Industrial/Office	EUR	554.12	6,410.70	1.06	0.00	-NA-	-NA-	-11.94	-0.25	16.35	5.78	-0.08	5.78	-NA-	-NA-
Global Industral	EUR	364.05	27,278.91	4.52	0.00	-NA-	-NA-	-19.37	-24.36	22.56	4.21	3.92	4.21	-NA-	-NA-
Global Healthcare	EUR	1,202.25	36,359.94	6.02	0.00	-NA-	-NA-	2.92	10.53	23.37	4.42	4.42	4.42	-NA-	-NA-
Global Diversified	EUR	848.59	213,134.35	35.31	0.00	-NA-	-NA-	-4.64	-5.06	19.20	-0.68	1.29	-0.68	-NA-	-NA-
Asia Retail	EUR	739.76	39,365.16	17.34	0.00	-NA-	-NA-	-6.06	-3.69	16.51	-2.97	-0.40	-2.97	-NA-	-NA-
Asia Residential	EUR	1,636.51	9,395.94	4.14	0.00	-NA-	-NA-	7.46	-5.96	-20.62	-12.34	-11.41	-12.34	-NA-	-NA-
Asia Office	EUR	1,010.53	29,605.61	13.04	0.00	-NA-	-NA-	-1.15	1.37	26.09	-4.89	-1.56	-4.89	-NA-	-NA-
Asia Industrial	EUR	348.94	9,317.53	4.10	0.00	-NA-	-NA-	-19.92	-28.00	21.31	-4.39	-1.04	-4.39	-NA-	-NA-
Asia Diversified	EUR	921.64	138,516.62	61.02	0.00	-NA-	-NA-	-2.54	-4.03	16.32	-3.71	-1.14	-3.71	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,036.62	120,713.87	53.37	0.00	-NA-	-NA-	-0.33	-0.97	17.44	-4.51	-2.16	-4.51	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,101.02	5,017.31	2.22	0.00	-NA-	-NA-	-0.41	2.29	12.29	-9.48	-5.97	-9.48	-NA-	-NA-
Asia ex Australia Office	EUR	1,071.52	25,745.81	11.38	0.00	-NA-	-NA-	-0.25	3.95	28.21	-6.09	-2.06	-6.09	-NA-	-NA-
Asia ex Australia Residential	EUR	1,625.60	9,395.94	4.15	0.00	-NA-	-NA-	7.31	-5.96	-20.62	-12.34	-11.41	-12.34	-NA-	-NA-
Asia ex Australia Retail	EUR	982.59	12,556.72	5.55	0.00	-NA-	-NA-	-1.59	2.98	17.50	-7.68	-4.13	-7.68	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe Specialty	EUR	426.70	375.64	0.40	0.00	-NA-	-NA-	-17.72	-18.69	-27.20	4.18	-0.49	4.18	-NA-	-NA-
Europe Self Storage	EUR	871.85	814.00	0.86	0.00	-NA-	-NA-	-6.41	-12.49	7.59	-1.50	-0.19	-1.50	-NA-	-NA-
Europe Retail	EUR	734.75	21,131.71	22.29	0.00	-NA-	-NA-	-8.45	-12.35	13.54	1.47	4.03	1.47	-NA-	-NA-
Europe Residential	EUR	434.64	3,255.41	3.43	0.00	-NA-	-NA-	-17.67	-9.67	35.55	11.75	9.47	11.75	-NA-	-NA-
Europe Office	EUR	980.94	16,890.09	17.81	0.00	-NA-	-NA-	-2.15	-0.37	28.32	0.47	2.20	0.47	-NA-	-NA-
Europe Industrial	EUR	279.78	3,855.59	4.07	0.00	-NA-	-NA-	-23.15	-28.80	5.97	10.81	6.19	10.81	-NA-	-NA-
Europe Healthcare	EUR	624.13	243.52	0.26	0.00	-NA-	-NA-	-10.80	-7.27	16.29	-0.45	2.50	-0.45	-NA-	-NA-
Europe Diversified	EUR	696.29	48,247.42	50.89	0.00	-NA-	-NA-	-9.27	-10.52	20.56	5.00	6.74	5.00	-NA-	-NA-
Eurozone Retail	EUR	1,096.64	12,856.54	13.56	0.00	-NA-	-NA-	-0.96	-6.08	8.74	0.39	1.78	0.39	-NA-	-NA-
Eurozone Residential	EUR	468.26	2,884.89	3.04	0.00	-NA-	-NA-	-16.52	-6.35	46.86	14.01	10.27	14.01	-NA-	-NA-
Eurozone Office	EUR	893.42	4,043.47	4.26	0.00	-NA-	-NA-	-4.05	-4.85	9.24	3.02	-0.28	3.02	-NA-	-NA-
Eurozone Industrial	EUR	470.25	1,071.42	1.13	0.00	-NA-	-NA-	-13.94	-15.03	4.52	4.51	-0.04	4.51	-NA-	-NA-
Eurozone Diversified	EUR	862.55	26,281.83	27.72	0.00	-NA-	-NA-	-5.24	-7.94	14.80	2.38	4.79	2.38	-NA-	-NA-
UK Specialty	EUR	426.70	375.64	0.40	0.00	-NA-	-NA-	-17.72	-18.69	-27.20	4.18	-0.49	4.18	-NA-	-NA-
UK Self Storage	EUR	871.85	814.00	0.86	0.00	-NA-	-NA-	-6.41	-12.49	7.59	-1.50	-0.19	-1.50	-NA-	-NA-
UK Retail	EUR	440.00	8,275.17	8.73	0.00	-NA-	-NA-	-17.30	-21.00	22.01	3.22	7.68	3.22	-NA-	-NA-
UK Residential	EUR	272.13	370.52	0.39	0.00	-NA-	-NA-	-24.01	-26.43	-16.36	-3.49	3.51	-3.49	-NA-	-NA-
UK Industrial	EUR	239.22	2,784.17	2.94	0.00	-NA-	-NA-	-25.55	-32.08	6.65	13.44	8.80	13.44	-NA-	-NA-
UK Healthcare	EUR	624.13	243.52	0.26	0.00	-NA-	-NA-	-10.80	-7.27	16.29	-0.45	2.50	-0.45	-NA-	-NA-
UK Diversified	EUR	456.68	17,976.28	18.96	0.00	-NA-	-NA-	-16.49	-17.68	25.60	10.01	10.99	10.01	-NA-	-NA-
UK Office	EUR	718.27	3,930.00	4.14	0.00	-NA-	-NA-	-8.43	-5.64	38.73	8.90	7.82	8.90	-NA-	-NA-

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North America Specialty	EUR	1,450.07	8,498.23	3.02	0.00	-NA-	-NA-	7.33	8.72	15.28	5.08	4.32	5.08	-NA-	-NA-
North America Self Storage	EUR	1,237.17	13,106.90	4.66	0.00	-NA-	-NA-	2.16	13.80	37.83	7.27	2.25	7.27	-NA-	-NA-
North America Retail	EUR	728.52	74,716.88	26.59	0.00	-NA-	-NA-	-7.31	-0.35	32.72	4.12	5.38	4.12	-NA-	-NA-
North America Residential	EUR	1,097.99	45,974.17	16.36	0.00	-NA-	-NA-	-0.52	11.17	43.21	3.37	3.28	3.37	-NA-	-NA-
North America Office	EUR	822.76	37,903.74	13.49	0.00	-NA-	-NA-	-5.09	0.65	24.33	3.58	1.16	3.58	-NA-	-NA-
North America Lodging/Resorts	EUR	664.83	18,517.96	6.59	0.00	-NA-	-NA-	-8.39	-2.56	40.24	0.08	-0.59	0.08	-NA-	-NA-
North America Industrial	EUR	423.99	14,105.79	5.02	0.00	-NA-	-NA-	-17.03	-19.63	32.14	8.94	6.85	8.94	-NA-	-NA-
North America Industrial/Office	EUR	554.12	6,410.70	2.28	0.00	-NA-	-NA-	-11.94	-0.25	16.35	5.78	-0.08	5.78	-NA-	-NA-
North America Healthcare	EUR	1,223.27	36,116.42	12.85	0.00	-NA-	-NA-	3.33	10.96	23.43	4.46	4.44	4.46	-NA-	-NA-
North America Diversified	EUR	879.75	25,680.91	9.14	0.00	-NA-	-NA-	-3.71	3.62	35.08	6.66	5.11	6.66	-NA-	-NA-
United States Specialty	EUR	1,450.07	8,498.23	3.02	0.00	-NA-	-NA-	7.33	8.72	15.28	5.08	4.32	5.08	-NA-	-NA-
United States Self Storage	EUR	1,237.17	13,106.90	4.66	0.00	-NA-	-NA-	2.16	13.80	37.83	7.27	2.25	7.27	-NA-	-NA-
United States Retail	EUR	697.79	66,253.51	23.58	0.00	-NA-	-NA-	-8.12	-1.34	32.74	3.77	5.31	3.77	-NA-	-NA-
United States Residential	EUR	1,071.80	42,344.72	15.07	0.00	-NA-	-NA-	-1.02	11.15	44.12	3.07	2.96	3.07	-NA-	-NA-
United States Lodging/Resorts	EUR	651.29	18,057.24	6.43	0.00	-NA-	-NA-	-8.76	-2.46	40.47	0.03	-0.69	0.03	-NA-	-NA-
United States Industrial	EUR	424.03	14,105.79	5.02	0.00	-NA-	-NA-	-17.04	-19.63	32.14	8.94	6.85	8.94	-NA-	-NA-
United States Industrial/Office	EUR	554.12	6,410.70	2.28	0.00	-NA-	-NA-	-11.94	-0.25	16.35	5.78	-0.08	5.78	-NA-	-NA-
United States Healthcare	EUR	1,294.09	34,597.24	12.31	0.00	-NA-	-NA-	4.52	11.74	23.79	4.35	4.36	4.35	-NA-	-NA-
United States Diversified	EUR	800.00	18,359.53	6.53	0.00	-NA-	-NA-	-5.49	2.83	36.60	7.20	5.17	7.20	-NA-	-NA-
United States Office	EUR	828.78	32,457.61	11.55	0.00	-NA-	-NA-	-5.09	0.55	24.41	4.81	1.43	4.81	-NA-	-NA-

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Global Specialty	USD	1,519.41	12,256.55	1.47	0.00	-NA-	-NA-	7.75	3.12	13.43	8.15	4.88	8.15	-NA-	-NA-
Global Self Storage	USD	1,414.80	19,227.50	2.31	0.00	-NA-	-NA-	4.66	8.75	37.65	9.90	2.87	9.90	-NA-	-NA-
Global Retail	USD	862.31	186,756.75	22.40	0.00	-NA-	-NA-	-4.32	-6.63	25.70	4.55	4.19	4.55	-NA-	-NA-
Global Residential	USD	1,236.70	80,973.36	9.71	0.00	-NA-	-NA-	1.63	3.11	27.73	3.90	1.68	3.90	-NA-	-NA-
Global Office	USD	862.31	186,756.75	13.98	0.00	-NA-	-NA-	-4.32	-6.63	25.70	4.55	4.19	4.55	-NA-	-NA-
Global Lodging/Resorts	USD	765.27	26,672.31	3.20	0.00	-NA-	-NA-	-5.98	-6.50	41.42	2.64	-0.16	2.64	-NA-	-NA-
Global Industrial/Office	USD	648.85	8,854.44	1.06	0.00	-NA-	-NA-	-9.31	-3.34	17.76	8.91	0.67	8.91	-NA-	-NA-
Global Industral	USD	426.28	37,677.54	4.52	0.00	-NA-	-NA-	-16.96	-26.70	24.04	7.29	4.69	7.29	-NA-	-NA-
Global Healthcare	USD	1,407.77	50,220.22	6.02	0.00	-NA-	-NA-	6.00	7.10	24.87	7.51	5.20	7.51	-NA-	-NA-
Global Diversified	USD	993.65	294,380.40	35.31	0.00	-NA-	-NA-	-1.79	-8.01	20.64	2.25	2.04	2.25	-NA-	-NA-
Asia Retail	USD	866.22	54,371.01	17.34	0.00	-NA-	-NA-	-3.26	-6.67	17.92	-0.10	0.34	-0.10	-NA-	-NA-
Asia Residential	USD	1,916.27	12,977.64	4.14	0.00	-NA-	-NA-	10.67	-8.87	-19.66	-9.75	-10.75	-9.75	-NA-	-NA-
Asia Office	USD	1,183.29	40,891.16	13.04	0.00	-NA-	-NA-	1.80	-1.77	27.61	-2.07	-0.83	-2.07	-NA-	-NA-
Asia Industrial	USD	408.59	12,869.34	4.10	0.00	-NA-	-NA-	-17.53	-30.24	22.77	-1.57	-0.30	-1.57	-NA-	-NA-
Asia Diversified	USD	1,079.19	191,318.66	61.02	0.00	-NA-	-NA-	0.37	-7.01	17.72	-0.86	-0.41	-0.86	-NA-	-NA-
Asia ex Australia Diversified	USD	1,213.83	166,729.56	53.37	0.00	-NA-	-NA-	2.64	-4.04	18.86	-1.69	-1.43	-1.69	-NA-	-NA-
Asia ex Australia Industrial	USD	1,289.25	6,929.89	2.22	0.00	-NA-	-NA-	2.56	-0.89	13.65	-6.80	-5.27	-6.80	-NA-	-NA-
Asia ex Australia Office	USD	1,254.69	35,560.01	11.38	0.00	-NA-	-NA-	2.73	0.73	29.75	-3.31	-1.33	-3.31	-NA-	-NA-
Asia ex Australia Residential	USD	1,903.50	12,977.64	4.15	0.00	-NA-	-NA-	10.52	-8.87	-19.66	-9.75	-10.75	-9.75	-NA-	-NA-
Asia ex Australia Retail	USD	1,150.57	17,343.30	5.55	0.00	-NA-	-NA-	1.35	-0.21	18.92	-4.95	-3.42	-4.95	-NA-	-NA-

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Europe Specialty	USD	499.65	518.84	0.40	0.00	-NA-	-NA-	-15.26	-21.21	-26.32	7.26	0.24	7.26	-NA-	-NA-
Europe Self Storage	USD	1,020.89	1,124.30	0.86	0.00	-NA-	-NA-	-3.61	-15.21	8.89	1.41	0.55	1.41	-NA-	-NA-
Europe Retail	USD	860.35	29,187.05	22.29	0.00	-NA-	-NA-	-5.72	-15.07	14.92	4.47	4.80	4.47	-NA-	-NA-
Europe Residential	USD	508.94	4,496.36	3.43	0.00	-NA-	-NA-	-15.21	-12.47	37.18	15.05	10.28	15.05	-NA-	-NA-
Europe Office	USD	1,148.63	23,328.53	17.81	0.00	-NA-	-NA-	0.77	-3.46	29.87	3.44	2.96	3.44	-NA-	-NA-
Europe Industrial	USD	327.60	5,325.33	4.07	0.00	-NA-	-NA-	-20.86	-31.01	7.24	14.09	6.98	14.09	-NA-	-NA-
Europe Healthcare	USD	730.83	336.35	0.26	0.00	-NA-	-NA-	-8.14	-10.14	17.70	2.49	3.26	2.49	-NA-	-NA-
Europe Diversified	USD	815.32	66,639.17	50.89	0.00	-NA-	-NA-	-6.56	-13.30	22.01	8.10	7.53	8.10	-NA-	-NA-
Eurozone Retail	USD	1,284.11	17,757.41	13.56	0.00	-NA-	-NA-	2.00	-8.99	10.06	3.36	2.54	3.36	-NA-	-NA-
Eurozone Residential	USD	548.31	3,984.60	3.04	0.00	-NA-	-NA-	-14.03	-9.26	48.64	17.38	11.10	17.38	-NA-	-NA-
Eurozone Office	USD	1,046.15	5,584.82	4.26	0.00	-NA-	-NA-	-1.18	-7.80	10.56	6.06	0.46	6.06	-NA-	-NA-
Eurozone Industrial	USD	550.64	1,479.85	1.13	0.00	-NA-	-NA-	-11.37	-17.67	5.79	7.60	0.70	7.60	-NA-	-NA-
Eurozone Diversified	USD	1,010.00	36,300.37	27.72	0.00	-NA-	-NA-	-2.41	-10.80	16.19	5.40	5.57	5.40	-NA-	-NA-
UK Specialty	USD	499.65	518.84	0.40	0.00	-NA-	-NA-	-15.26	-21.21	-26.32	7.26	0.24	7.26	-NA-	-NA-
UK Self Storage	USD	1,020.89	1,124.30	0.86	0.00	-NA-	-NA-	-3.61	-15.21	8.89	1.41	0.55	1.41	-NA-	-NA-
UK Retail	USD	515.21	11,429.64	8.73	0.00	-NA-	-NA-	-14.83	-23.45	23.49	6.27	8.48	6.27	-NA-	-NA-
UK Residential	USD	318.65	511.76	0.39	0.00	-NA-	-NA-	-21.74	-28.71	-15.35	-0.64	4.28	-0.64	-NA-	-NA-
UK Industrial	USD	280.12	3,845.48	2.94	0.00	-NA-	-NA-	-23.33	-34.19	7.95	16.80	9.61	16.80	-NA-	-NA-
UK Healthcare	USD	730.83	336.35	0.26	0.00	-NA-	-NA-	-8.14	-10.14	17.70	2.49	3.26	2.49	-NA-	-NA-
UK Diversified	USD	534.75	24,828.77	18.96	0.00	-NA-	-NA-	-13.99	-20.23	27.12	13.26	11.82	13.26	-NA-	-NA-
UK Office	USD	841.06	5,428.10	4.14	0.00	-NA-	-NA-	-5.70	-8.57	40.41	12.12	8.62	12.12	-NA-	-NA-

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North America Specialty	USD	1,697.96	11,737.72	3.02	0.00	-NA-	-NA-	10.53	5.35	16.67	8.19	5.09	8.19	-NA-	-NA-
North America Self Storage	USD	1,448.67	18,103.20	4.66	0.00	-NA-	-NA-	5.21	10.27	39.50	10.44	3.01	10.44	-NA-	-NA-
North America Retail	USD	853.06	103,198.69	26.59	0.00	-NA-	-NA-	-4.55	-3.44	34.33	7.20	6.16	7.20	-NA-	-NA-
North America Residential	USD	1,285.69	63,499.36	16.36	0.00	-NA-	-NA-	2.45	7.72	44.94	6.43	4.05	6.43	-NA-	-NA-
North America Office	USD	963.42	52,352.51	13.49	0.00	-NA-	-NA-	-2.25	-2.47	25.83	6.64	1.91	6.64	-NA-	-NA-
North America Lodging/Resorts	USD	778.48	25,576.94	6.59	0.00	-NA-	-NA-	-5.66	-5.58	41.93	3.04	0.15	3.04	-NA-	-NA-
North America Industrial	USD	496.48	19,482.87	5.02	0.00	-NA-	-NA-	-14.55	-22.12	33.74	12.16	7.64	12.16	-NA-	-NA-
North America Industrial/Office	USD	648.85	8,854.44	2.28	0.00	-NA-	-NA-	-9.31	-3.34	17.76	8.91	0.67	8.91	-NA-	-NA-
North America Healthcare	USD	1,432.39	49,883.87	12.85	0.00	-NA-	-NA-	6.41	7.52	24.92	7.55	5.21	7.55	-NA-	-NA-
North America Diversified	USD	1,030.14	35,470.38	9.14	0.00	-NA-	-NA-	-0.83	0.40	36.71	9.81	5.89	9.81	-NA-	-NA-
United States Specialty	USD	1,697.96	11,737.72	3.02	0.00	-NA-	-NA-	10.53	5.35	16.67	8.19	5.09	8.19	-NA-	-NA-
United States Self Storage	USD	1,448.67	18,103.20	4.66	0.00	-NA-	-NA-	5.21	10.27	39.50	10.44	3.01	10.44	-NA-	-NA-
United States Retail	USD	817.08	91,509.11	23.58	0.00	-NA-	-NA-	-5.38	-4.40	34.35	6.84	6.09	6.84	-NA-	-NA-
United States Residential	USD	1,255.02	58,486.37	15.07	0.00	-NA-	-NA-	1.94	7.71	45.86	6.12	3.73	6.12	-NA-	-NA-
United States Office	USD	970.47	44,830.34	6.43	0.00	-NA-	-NA-	-2.26	-2.57	25.91	7.91	2.18	7.91	-NA-	-NA-
United States Lodging/Resorts	USD	762.63	24,940.59	5.02	0.00	-NA-	-NA-	-6.03	-5.49	42.17	2.99	0.05	2.99	-NA-	-NA-
United States Industrial	USD	496.52	19,482.87	2.28	0.00	-NA-	-NA-	-14.57	-22.12	33.74	12.16	7.64	12.16	-NA-	-NA-
United States Industrial/Office	USD	648.85	8,854.44	12.31	0.00	-NA-	-NA-	-9.31	-3.34	17.76	8.91	0.67	8.91	-NA-	-NA-
United States Healthcare	USD	1,515.32	47,785.59	6.53	0.00	-NA-	-NA-	7.65	8.27	25.29	7.44	5.14	7.44	-NA-	-NA-
United States Diversified	USD	936.76	25,358.12	11.55	0.00	-NA-	-NA-	-2.66	-0.36	38.25	10.37	5.96	10.37	-NA-	-NA-

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Global Specialty	GBP	1,505.50	7,535.57	1.47	0.00	-NA-	-NA-	9.36	10.28	6.17	4.10	3.28	4.10	-NA-	-NA-
Global Self Storage	GBP	1,401.84	11,821.45	2.31	0.00	-NA-	-NA-	6.22	16.30	28.84	5.78	1.30	5.78	-NA-	-NA-
Global Retail	GBP	854.42	114,821.78	22.40	0.00	-NA-	-NA-	-2.90	-0.15	17.65	0.64	2.60	0.64	-NA-	-NA-
Global Residential	GBP	1,225.38	49,784.04	9.71	0.00	-NA-	-NA-	3.14	10.26	19.56	0.01	0.13	0.01	-NA-	-NA-
Global Office	GBP	1,083.76	71,670.92	13.98	0.00	-NA-	-NA-	1.66	4.47	19.10	-1.03	-0.40	-1.03	-NA-	-NA-
Global Lodging/Resorts	GBP	758.27	16,398.67	3.20	0.00	-NA-	-NA-	-4.58	-0.01	32.37	-1.20	-1.68	-1.20	-NA-	-NA-
Global Industrial/Office	GBP	642.91	5,443.89	1.06	0.00	-NA-	-NA-	-7.96	3.36	10.22	4.83	-0.87	4.83	-NA-	-NA-
Global Industral	GBP	422.38	23,164.90	4.52	0.00	-NA-	-NA-	-15.72	-21.61	16.10	3.28	3.10	3.28	-NA-	-NA-
Global Healthcare	GBP	1,394.89	30,876.40	6.02	0.00	-NA-	-NA-	7.58	14.54	16.87	3.49	3.60	3.49	-NA-	-NA-
Global Diversified	GBP	984.56	180,990.96	35.31	0.00	-NA-	-NA-	-0.33	-1.62	12.92	-1.57	0.49	-1.57	-NA-	-NA-
Asia Retail	GBP	858.29	33,428.39	17.34	0.00	-NA-	-NA-	-1.82	-0.20	10.37	-3.84	-1.19	-3.84	-NA-	-NA-
Asia Residential	GBP	1,898.73	7,978.91	4.14	0.00	-NA-	-NA-	12.31	-2.55	-24.80	-13.12	-12.11	-13.12	-NA-	-NA-
Asia Office	GBP	1,172.45	25,140.71	13.04	0.00	-NA-	-NA-	3.32	5.04	19.44	-5.74	-2.34	-5.74	-NA-	-NA-
Asia Industrial	GBP	404.85	7,912.33	4.10	0.00	-NA-	-NA-	-16.30	-25.40	14.92	-5.25	-1.82	-5.25	-NA-	-NA-
Asia Diversified	GBP	1,069.31	117,626.54	61.02	0.00	-NA-	-NA-	1.86	-0.56	10.19	-4.57	-1.92	-4.57	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,202.72	102,508.67	53.37	0.00	-NA-	-NA-	4.17	2.62	11.25	-5.37	-2.93	-5.37	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,277.44	4,260.64	2.22	0.00	-NA-	-NA-	4.09	5.99	6.37	-10.29	-6.71	-10.29	-NA-	-NA-
Asia ex Australia Office	GBP	1,243.21	21,863.01	11.38	0.00	-NA-	-NA-	4.26	7.72	21.45	-6.93	-2.83	-6.93	-NA-	-NA-
Asia ex Australia Residential	GBP	1,886.07	7,978.91	4.15	0.00	-NA-	-NA-	12.16	-2.55	-24.80	-13.12	-12.11	-13.12	-NA-	-NA-
Asia ex Australia Retail	GBP	1,140.04	10,663.01	5.55	0.00	-NA-	-NA-	2.86	6.71	11.31	-8.51	-4.89	-8.51	-NA-	-NA-

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Europe Specialty	GBP	495.07	318.99	0.40	0.00	-NA-	-NA-	-14.00	-15.74	-31.04	3.24	-1.28	3.24	-NA-	-NA-
Europe Self Storage	GBP	1,011.55	691.24	0.86	0.00	-NA-	-NA-	-2.18	-9.32	1.92	-2.38	-0.98	-2.38	-NA-	-NA-
Europe Retail	GBP	852.48	17,944.78	22.29	0.00	-NA-	-NA-	-4.31	-9.17	7.56	0.57	3.20	0.57	-NA-	-NA-
Europe Residential	GBP	504.28	2,764.45	3.43	0.00	-NA-	-NA-	-13.95	-6.40	28.40	10.75	8.61	10.75	-NA-	-NA-
Europe Office	GBP	1,138.12	14,342.85	17.81	0.00	-NA-	-NA-	2.27	3.24	21.56	-0.43	1.39	-0.43	-NA-	-NA-
Europe Industrial	GBP	324.61	3,274.12	4.07	0.00	-NA-	-NA-	-19.68	-26.22	0.38	9.82	5.36	9.82	-NA-	-NA-
Europe Healthcare	GBP	724.14	206.80	0.26	0.00	-NA-	-NA-	-6.77	-3.90	10.17	-1.34	1.69	-1.34	-NA-	-NA-
Europe Diversified	GBP	807.85	40,971.09	50.89	0.00	-NA-	-NA-	-5.17	-7.28	14.20	4.06	5.89	4.06	-NA-	-NA-
Eurozone Retail	GBP	1,272.36	10,917.61	13.56	0.00	-NA-	-NA-	3.52	-2.68	3.01	-0.51	0.98	-0.51	-NA-	-NA-
Eurozone Residential	GBP	543.29	2,449.81	3.04	0.00	-NA-	-NA-	-12.75	-2.96	39.12	12.99	9.40	12.99	-NA-	-NA-
Eurozone Office	GBP	1,036.57	3,433.66	4.26	0.00	-NA-	-NA-	0.29	-1.40	3.49	2.09	-1.07	2.09	-NA-	-NA-
Eurozone Industrial	GBP	545.60	909.84	1.13	0.00	-NA-	-NA-	-10.05	-11.95	-0.98	3.57	-0.83	3.57	-NA-	-NA-
Eurozone Diversified	GBP	1,000.76	22,318.19	27.72	0.00	-NA-	-NA-	-0.96	-4.61	8.76	1.46	3.96	1.46	-NA-	-NA-
UK Specialty	GBP	495.07	318.99	0.40	0.00	-NA-	-NA-	-14.00	-15.74	-31.04	3.24	-1.28	3.24	-NA-	-NA-
UK Self Storage	GBP	1,011.55	691.24	0.86	0.00	-NA-	-NA-	-2.18	-9.32	1.92	-2.38	-0.98	-2.38	-NA-	-NA-
UK Retail	GBP	510.50	7,027.17	8.73	0.00	-NA-	-NA-	-13.56	-18.14	15.58	2.30	6.83	2.30	-NA-	-NA-
UK Residential	GBP	315.73	314.64	0.39	0.00	-NA-	-NA-	-20.57	-23.76	-20.77	-4.35	2.69	-4.35	-NA-	-NA-
UK Industrial	GBP	277.55	2,364.28	2.94	0.00	-NA-	-NA-	-22.19	-29.62	1.03	12.43	7.94	12.43	-NA-	-NA-
UK Healthcare	GBP	724.14	206.80	0.26	0.00	-NA-	-NA-	-6.77	-3.90	10.17	-1.34	1.69	-1.34	-NA-	-NA-
UK Diversified	GBP	529.86	15,265.22	18.96	0.00	-NA-	-NA-	-12.71	-14.69	18.98	9.02	10.11	9.02	-NA-	-NA-
UK Office	GBP	833.36	3,337.31	4.14	0.00	-NA-	-NA-	-4.29	-2.22	31.43	7.93	6.96	7.93	-NA-	-NA-

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North America Specialty	GBP	1,682.41	7,216.58	3.02	0.00	-NA-	-NA-	12.18	12.66	9.20	4.14	3.49	4.14	-NA-	-NA-
North America Self Storage	GBP	1,435.41	11,130.21	4.66	0.00	-NA-	-NA-	6.78	17.93	30.57	6.31	1.44	6.31	-NA-	-NA-
North America Retail	GBP	845.25	63,448.62	26.59	0.00	-NA-	-NA-	-3.13	3.26	25.73	3.19	4.55	3.19	-NA-	-NA-
North America Residential	GBP	1,273.92	39,040.68	16.36	0.00	-NA-	-NA-	3.98	15.20	35.66	2.45	2.46	2.45	-NA-	-NA-
North America Office	GBP	954.60	32,187.37	13.49	0.00	-NA-	-NA-	-0.80	4.30	17.78	2.66	0.36	2.66	-NA-	-NA-
North America Lodging/Resorts	GBP	771.35	15,725.22	6.59	0.00	-NA-	-NA-	-4.25	0.97	32.85	-0.81	-1.37	-0.81	-NA-	-NA-
North America Industrial	GBP	491.93	11,978.46	5.02	0.00	-NA-	-NA-	-13.28	-16.72	25.18	7.96	6.00	7.96	-NA-	-NA-
North America Industrial/Office	GBP	642.91	5,443.89	2.28	0.00	-NA-	-NA-	-7.96	3.36	10.22	4.83	-0.87	4.83	-NA-	-NA-
North America Healthcare	GBP	1,419.28	30,669.60	12.85	0.00	-NA-	-NA-	8.00	14.98	16.93	3.52	3.61	3.52	-NA-	-NA-
North America Diversified	GBP	1,020.71	21,807.90	9.14	0.00	-NA-	-NA-	0.64	7.37	27.96	5.70	4.28	5.70	-NA-	-NA-
United States Specialty	GBP	1,682.41	7,216.58	3.02	0.00	-NA-	-NA-	12.18	12.66	9.20	4.14	3.49	4.14	-NA-	-NA-
United States Self Storage	GBP	1,435.41	11,130.21	4.66	0.00	-NA-	-NA-	6.78	17.93	30.57	6.31	1.44	6.31	-NA-	-NA-
United States Retail	GBP	809.60	56,261.63	23.58	0.00	-NA-	-NA-	-3.97	2.24	25.75	2.84	4.48	2.84	-NA-	-NA-
United States Residential	GBP	1,243.53	35,958.59	15.07	0.00	-NA-	-NA-	3.45	15.18	36.53	2.15	2.15	2.15	-NA-	-NA-
United States Lodging/Resorts	GBP	755.64	15,333.97	6.43	0.00	-NA-	-NA-	-4.63	1.07	33.07	-0.87	-1.48	-0.87	-NA-	-NA-
United States Industrial	GBP	491.98	11,978.46	5.02	0.00	-NA-	-NA-	-13.29	-16.72	25.18	7.96	6.01	7.96	-NA-	-NA-
United States Industrial/Office	GBP	642.91	5,443.89	2.28	0.00	-NA-	-NA-	-7.96	3.36	10.22	4.83	-0.87	4.83	-NA-	-NA-
United States Healthcare	GBP	1,501.45	29,379.54	12.31	0.00	-NA-	-NA-	9.25	15.79	17.27	3.42	3.54	3.42	-NA-	-NA-
United States Diversified	GBP	928.18	15,590.68	6.53	0.00	-NA-	-NA-	-1.22	6.56	29.40	6.24	4.34	6.24	-NA-	-NA-
United States Office	GBP	961.58	27,562.59	11.55	0.00	-NA-	-NA-	-0.80	4.20	17.85	3.87	0.63	3.87	-NA-	-NA-

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Global Specialty	JPY	1,216.21	1,004,179.42	1.47	0.00	-NA-	-NA-	0.54	-4.79	4.58	9.25	4.88	9.25	-NA-	-NA-
Global Self Storage	JPY	1,132.47	1,575,309.23	2.31	0.00	-NA-	-NA-	-2.34	0.40	26.91	11.01	2.86	11.01	-NA-	-NA-
Global Retail	JPY	690.24	15,300,980.47	22.40	0.00	-NA-	-NA-	-10.73	-13.80	15.89	5.61	4.19	5.61	-NA-	-NA-
Global Residential	JPY	989.92	6,634,147.53	9.71	0.00	-NA-	-NA-	-5.17	-4.81	17.76	4.95	1.68	4.95	-NA-	-NA-
Global Office	JPY	875.51	9,550,760.75	13.98	0.00	-NA-	-NA-	-6.54	-9.81	17.32	3.86	1.14	3.86	-NA-	-NA-
Global Lodging/Resorts	JPY	612.56	2,185,262.27	3.20	0.00	-NA-	-NA-	-12.27	-13.67	30.38	3.68	-0.16	3.68	-NA-	-NA-
Global Industrial/Office	JPY	519.37	725,444.11	1.06	0.00	-NA-	-NA-	-15.37	-10.76	8.57	10.02	0.66	10.02	-NA-	-NA-
Global Industral	JPY	341.22	3,086,920.76	4.52	0.00	-NA-	-NA-	-22.51	-32.33	14.36	8.38	4.69	8.38	-NA-	-NA-
Global Healthcare	JPY	1,126.85	4,114,543.00	6.02	0.00	-NA-	-NA-	-1.09	-1.12	15.12	8.60	5.20	8.60	-NA-	-NA-
Global Diversified	JPY	795.37	24,118,586.13	35.31	0.00	-NA-	-NA-	-8.36	-15.07	11.23	3.29	2.04	3.29	-NA-	-NA-
Asia Retail	JPY	693.36	4,454,616.99	17.34	0.00	-NA-	-NA-	-9.73	-13.84	8.72	0.91	0.34	0.91	-NA-	-NA-
Asia Residential	JPY	1,533.88	1,063,258.03	4.14	0.00	-NA-	-NA-	3.26	-15.86	-25.93	-8.83	-10.75	-8.83	-NA-	-NA-
Asia Office	JPY	947.16	3,350,213.11	13.04	0.00	-NA-	-NA-	-5.01	-9.31	17.65	-1.08	-0.83	-1.08	-NA-	-NA-
Asia Industrial	JPY	327.05	1,054,385.17	4.10	0.00	-NA-	-NA-	-23.05	-35.59	13.19	-0.57	-0.30	-0.57	-NA-	-NA-
Asia Diversified	JPY	863.84	15,674,737.61	61.02	0.00	-NA-	-NA-	-6.35	-14.15	8.53	0.15	-0.41	0.15	-NA-	-NA-
Asia ex Australia Diversified	JPY	971.61	13,660,153.23	53.37	0.00	-NA-	-NA-	-4.22	-11.40	9.58	-0.69	-1.43	-0.69	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,031.98	567,766.01	2.22	0.00	-NA-	-NA-	-4.30	-8.49	4.78	-5.85	-5.27	-5.85	-NA-	-NA-
Asia ex Australia Office	JPY	1,004.32	2,913,431.93	11.38	0.00	-NA-	-NA-	-4.14	-7.00	19.63	-2.33	-1.33	-2.33	-NA-	-NA-
Asia ex Australia Residential	JPY	1,523.65	1,063,258.03	4.15	0.00	-NA-	-NA-	3.12	-15.86	-25.93	-8.83	-10.75	-8.83	-NA-	-NA-
Asia ex Australia Retail	JPY	920.97	1,420,936.58	5.55	0.00	-NA-	-NA-	-5.43	-7.87	9.64	-3.98	-3.42	-3.98	-NA-	-NA-

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Europe Specialty	JPY	399.94	42,508.19	0.40	0.00	-NA-	-NA-	-20.93	-27.26	-32.07	8.35	0.24	8.35	-NA-	-NA-
Europe Self Storage	JPY	817.17	92,113.73	0.86	0.00	-NA-	-NA-	-10.06	-21.71	0.39	2.44	0.55	2.44	-NA-	-NA-
Europe Retail	JPY	688.67	2,391,294.84	22.29	0.00	-NA-	-NA-	-12.03	-21.58	5.95	5.54	4.80	5.54	-NA-	-NA-
Europe Residential	JPY	407.38	368,386.70	3.43	0.00	-NA-	-NA-	-20.88	-19.19	26.48	16.22	10.28	16.22	-NA-	-NA-
Europe Office	JPY	919.42	1,911,306.80	17.81	0.00	-NA-	-NA-	-5.97	-10.87	19.73	4.49	2.96	4.49	-NA-	-NA-
Europe Industrial	JPY	262.23	436,304.31	4.07	0.00	-NA-	-NA-	-26.15	-36.30	-1.12	15.25	6.98	15.25	-NA-	-NA-
Europe Healthcare	JPY	584.99	27,557.56	0.26	0.00	-NA-	-NA-	-14.29	-17.04	8.51	3.53	3.26	3.53	-NA-	-NA-
Europe Diversified	JPY	652.62	5,459,747.04	50.89	0.00	-NA-	-NA-	-12.81	-19.95	12.49	9.20	7.53	9.20	-NA-	-NA-
Eurozone Retail	JPY	1,027.87	1,454,864.74	13.56	0.00	-NA-	-NA-	-4.82	-15.98	1.47	4.41	2.54	4.41	-NA-	-NA-
Eurozone Residential	JPY	438.90	326,458.00	3.04	0.00	-NA-	-NA-	-19.78	-16.22	37.04	18.57	11.10	18.57	-NA-	-NA-
Eurozone Office	JPY	837.39	457,564.29	4.26	0.00	-NA-	-NA-	-7.79	-14.87	1.93	7.14	0.46	7.14	-NA-	-NA-
Eurozone Industrial	JPY	440.76	121,243.77	1.13	0.00	-NA-	-NA-	-17.30	-23.98	-2.47	8.69	0.70	8.69	-NA-	-NA-
Eurozone Diversified	JPY	808.46	2,974,089.31	27.72	0.00	-NA-	-NA-	-8.94	-17.64	7.12	6.48	5.57	6.48	-NA-	-NA-
UK Specialty	JPY	399.94	42,508.19	0.40	0.00	-NA-	-NA-	-20.93	-27.26	-32.07	8.35	0.24	8.35	-NA-	-NA-
UK Self Storage	JPY	817.17	92,113.73	0.86	0.00	-NA-	-NA-	-10.06	-21.71	0.39	2.44	0.55	2.44	-NA-	-NA-
UK Retail	JPY	412.40	936,430.10	8.73	0.00	-NA-	-NA-	-20.52	-29.33	13.85	7.35	8.48	7.35	-NA-	-NA-
UK Residential	JPY	255.06	41,928.70	0.39	0.00	-NA-	-NA-	-26.98	-34.18	-21.96	0.37	4.28	0.37	-NA-	-NA-
UK Industrial	JPY	224.22	315,060.54	2.94	0.00	-NA-	-NA-	-28.46	-39.24	-0.48	17.99	9.61	17.99	-NA-	-NA-
UK Healthcare	JPY	584.99	27,557.56	0.26	0.00	-NA-	-NA-	-14.29	-17.04	8.51	3.53	3.26	3.53	-NA-	-NA-
UK Diversified	JPY	428.04	2,034,220.91	18.96	0.00	-NA-	-NA-	-19.75	-26.35	17.20	14.41	11.82	14.41	-NA-	-NA-
UK Office	JPY	673.23	444,724.49	4.14	0.00	-NA-	-NA-	-12.00	-15.58	29.45	13.26	8.62	13.26	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America Specialty	JPY	1,359.13	961,671.23	3.02	0.00	-NA-	-NA-	3.14	-2.74	7.57	9.29	5.09	9.29	-NA-	-NA-
North America Self Storage	JPY	1,159.58	1,483,195.50	4.66	0.00	-NA-	-NA-	-1.82	1.81	28.61	11.56	3.01	11.56	-NA-	-NA-
North America Retail	JPY	682.83	8,455,068.64	26.59	0.00	-NA-	-NA-	-10.93	-10.85	23.84	8.29	6.16	8.29	-NA-	-NA-
North America Residential	JPY	1,029.13	5,202,502.80	16.36	0.00	-NA-	-NA-	-4.40	-0.55	33.63	7.51	4.05	7.51	-NA-	-NA-
North America Office	JPY	771.17	4,289,240.84	13.49	0.00	-NA-	-NA-	-8.79	-9.95	16.01	7.73	1.91	7.73	-NA-	-NA-
North America Lodging/Resorts	JPY	623.13	2,095,519.09	6.59	0.00	-NA-	-NA-	-11.97	-12.83	30.85	4.09	0.15	4.09	-NA-	-NA-
North America Industrial	JPY	397.40	1,596,231.28	5.02	0.00	-NA-	-NA-	-20.27	-28.10	23.30	13.30	7.64	13.30	-NA-	-NA-
North America Industrial/Office	JPY	519.37	725,444.11	2.28	0.00	-NA-	-NA-	-15.37	-10.76	8.57	10.02	0.66	10.02	-NA-	-NA-
North America Healthcare	JPY	1,146.56	4,086,985.44	12.85	0.00	-NA-	-NA-	-0.71	-0.73	15.17	8.64	5.21	8.64	-NA-	-NA-
North America Diversified	JPY	824.58	2,906,088.63	9.14	0.00	-NA-	-NA-	-7.47	-7.30	26.04	10.93	5.89	10.93	-NA-	-NA-
United States Specialty	JPY	1,359.13	961,671.23	3.02	0.00	-NA-	-NA-	3.14	-2.74	7.57	9.29	5.09	9.29	-NA-	-NA-
United States Self Storage	JPY	1,159.58	1,483,195.50	4.66	0.00	-NA-	-NA-	-1.82	1.81	28.61	11.56	3.01	11.56	-NA-	-NA-
United States Retail	JPY	654.03	7,497,341.54	23.58	0.00	-NA-	-NA-	-11.71	-11.73	23.86	7.92	6.09	7.92	-NA-	-NA-
United States Residential	JPY	1,004.58	4,791,788.60	15.07	0.00	-NA-	-NA-	-4.88	-0.56	34.48	7.20	3.73	7.20	-NA-	-NA-
United States Lodging/Resorts	JPY	610.44	2,043,382.61	6.43	0.00	-NA-	-NA-	-12.32	-12.74	31.07	4.03	0.05	4.03	-NA-	-NA-
United States Industrial	JPY	397.44	1,596,231.28	5.02	0.00	-NA-	-NA-	-20.28	-28.10	23.30	13.30	7.64	13.30	-NA-	-NA-
United States Industrial/Office	JPY	519.37	725,444.11	2.28	0.00	-NA-	-NA-	-15.37	-10.76	8.57	10.02	0.66	10.02	-NA-	-NA-
United States Healthcare	JPY	1,212.93	3,915,073.37	12.31	0.00	-NA-	-NA-	0.44	-0.03	15.51	8.53	5.14	8.53	-NA-	-NA-
United States Diversified	JPY	749.83	2,077,590.70	6.53	0.00	-NA-	-NA-	-9.18	-8.00	27.46	11.49	5.96	11.49	-NA-	-NA-
United States Office	JPY	776.81	3,672,949.49	11.55	0.00	-NA-	-NA-	-8.79	-10.04	16.09	9.00	2.18	9.00	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return Index Description	Curr	Close Value Feb-11	Free Float Mkt Cap Ccy (m) Feb-11	Free Float Mkt Cap (%) Weight Feb-11	Div Yld (%) Feb-11	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-11	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Specialty	AUD	976.38	12,036.30	1.99	0.00	-NA-	-NA-	-NA-	-NA-	-0.25	8.86	2.68	8.86	-NA-	-NA-
Global Self Storage	AUD	909.16	18,881.98	3.13	0.00	-NA-	-NA-	-NA-	-NA-	21.05	10.62	0.71	10.62	-NA-	-NA-
Global Retail	AUD	554.13	183,400.73	30.39	0.00	-NA-	-NA-	-NA-	-NA-	10.54	5.24	2.01	5.24	-NA-	-NA-
Global Residential	AUD	794.71	79,518.27	13.18	0.00	-NA-	-NA-	-NA-	-NA-	12.33	4.59	-0.45	4.59	-NA-	-NA-
Global Office	AUD	702.86	114,477.40	18.97	0.00	-NA-	-NA-	-NA-	-NA-	11.90	3.50	-0.97	3.50	-NA-	-NA-
Global Lodging/Resorts	AUD	491.77	26,193.01	4.34	0.00	-NA-	-NA-	-NA-	-NA-	24.37	3.32	-2.25	3.32	-NA-	-NA-
Global Industrial/Office	AUD	416.95	8,695.32	1.44	0.00	-NA-	-NA-	-NA-	-NA-	3.56	9.63	-1.44	9.63	-NA-	-NA-
Global Industral	AUD	273.93	37,000.47	6.13	0.00	-NA-	-NA-	-NA-	-NA-	9.08	8.00	2.50	8.00	-NA-	-NA-
Global Healthcare	AUD	904.64	49,317.77	8.17	0.00	-NA-	-NA-	-NA-	-NA-	9.81	8.22	3.00	8.22	-NA-	-NA-
Global Diversified	AUD	638.53	289,090.38	47.90	0.00	-NA-	-NA-	-NA-	-NA-	6.10	2.93	-0.09	2.93	-NA-	-NA-
Asia Retail	AUD	556.64	53,393.96	23.60	0.00	-NA-	-NA-	-NA-	-NA-	3.70	0.56	-1.76	0.56	-NA-	-NA-
Asia Residential	AUD	1,231.41	12,744.43	5.63	0.00	-NA-	-NA-	-NA-	-NA-	-29.34	-9.15	-12.62	-9.15	-NA-	-NA-
Asia Office	AUD	760.39	40,156.35	17.75	0.00	-NA-	-NA-	-NA-	-NA-	12.22	-1.42	-2.91	-1.42	-NA-	-NA-
Asia Industrial	AUD	262.56	12,638.08	5.59	0.00	-NA-	-NA-	-NA-	-NA-	7.97	-0.92	-2.39	-0.92	-NA-	-NA-
Asia Diversified	AUD	693.49	187,880.66	83.06	0.00	-NA-	-NA-	-NA-	-NA-	3.52	-0.21	-2.49	-0.21	-NA-	-NA-
Asia ex Australia Diversified	AUD	780.02	163,733.43	72.38	0.00	-NA-	-NA-	-NA-	-NA-	4.53	-1.04	-3.50	-1.04	-NA-	-NA-
Asia ex Australia Industrial	AUD	828.48	6,805.36	3.01	0.00	-NA-	-NA-	-NA-	-NA-	-0.06	-6.18	-7.25	-6.18	-NA-	-NA-
Asia ex Australia Office	AUD	806.27	34,921.00	15.44	0.00	-NA-	-NA-	-NA-	-NA-	14.11	-2.67	-3.39	-2.67	-NA-	-NA-
Asia ex Australia Residential	AUD	1,223.20	12,744.43	5.63	0.00	-NA-	-NA-	-NA-	-NA-	-29.34	-9.15	-12.62	-9.15	-NA-	-NA-
Asia ex Australia Retail	AUD	739.36	17,031.64	7.53	0.00	-NA-	-NA-	-NA-	-NA-	4.58	-4.32	-5.44	-4.32	-NA-	-NA-

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Europe Specialty	AUD	321.08	509.51	0.54	0.00	-NA-	-NA-	-NA-	-NA-	-35.21	7.97	-1.85	7.97	-NA-	-NA-
Europe Self Storage	AUD	656.03	1,104.09	1.16	0.00	-NA-	-NA-	-NA-	-NA-	-4.24	2.08	-1.55	2.08	-NA-	-NA-
Europe Retail	AUD	552.87	28,662.56	30.23	0.00	-NA-	-NA-	-NA-	-NA-	1.06	5.17	2.61	5.17	-NA-	-NA-
Europe Residential	AUD	327.05	4,415.56	4.66	0.00	-NA-	-NA-	-NA-	-NA-	20.64	15.82	7.98	15.82	-NA-	-NA-
Europe Office	AUD	738.12	22,909.32	24.16	0.00	-NA-	-NA-	-NA-	-NA-	14.21	4.13	0.80	4.13	-NA-	-NA-
Europe Industrial	AUD	210.52	5,229.63	5.52	0.00	-NA-	-NA-	-NA-	-NA-	-5.69	14.84	4.75	14.84	-NA-	-NA-
Europe Healthcare	AUD	469.64	330.31	0.35	0.00	-NA-	-NA-	-NA-	-NA-	3.51	3.17	1.10	3.17	-NA-	-NA-
Europe Diversified	AUD	523.93	65,441.66	69.02	0.00	-NA-	-NA-	-NA-	-NA-	7.30	8.82	5.28	8.82	-NA-	-NA-
Eurozone Retail	AUD	825.18	17,438.31	18.39	0.00	-NA-	-NA-	-NA-	-NA-	-3.21	4.05	0.40	4.05	-NA-	-NA-
Eurozone Residential	AUD	352.35	3,912.99	4.13	0.00	-NA-	-NA-	-NA-	-NA-	30.71	18.15	8.77	18.15	-NA-	-NA-
Eurozone Office	AUD	672.26	5,484.46	5.78	0.00	-NA-	-NA-	-NA-	-NA-	-2.77	6.76	-1.64	6.76	-NA-	-NA-
Eurozone Industrial	AUD	353.84	1,453.25	1.53	0.00	-NA-	-NA-	-NA-	-NA-	-6.97	8.31	-1.40	8.31	-NA-	-NA-
Eurozone Diversified	AUD	649.03	35,648.05	37.60	0.00	-NA-	-NA-	-NA-	-NA-	2.18	6.10	3.36	6.10	-NA-	-NA-
UK Specialty	AUD	321.08	509.51	0.54	0.00	-NA-	-NA-	-NA-	-NA-	-35.21	7.97	-1.85	7.97	-NA-	-NA-
UK Self Storage	AUD	656.03	1,104.09	1.16	0.00	-NA-	-NA-	-NA-	-NA-	-4.24	2.08	-1.55	2.08	-NA-	-NA-
UK Retail	AUD	331.08	11,224.25	11.84	0.00	-NA-	-NA-	-NA-	-NA-	8.60	6.98	6.21	6.98	-NA-	-NA-
UK Residential	AUD	204.77	502.57	0.53	0.00	-NA-	-NA-	-NA-	-NA-	-25.56	0.02	2.10	0.02	-NA-	-NA-
UK Industrial	AUD	180.01	3,776.38	3.98	0.00	-NA-	-NA-	-NA-	-NA-	-5.07	17.58	7.32	17.58	-NA-	-NA-
UK Healthcare	AUD	469.64	330.31	0.35	0.00	-NA-	-NA-	-NA-	-NA-	3.51	3.17	1.10	3.17	-NA-	-NA-
UK Diversified	AUD	343.64	24,382.59	25.72	0.00	-NA-	-NA-	-NA-	-NA-	11.79	14.01	9.48	14.01	-NA-	-NA-
UK Office	AUD	540.47	5,330.56	5.62	0.00	-NA-	-NA-	-NA-	-NA-	23.48	12.87	6.35	12.87	-NA-	-NA-

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North America Specialty	AUD	1,091.12	11,526.79	4.10	0.00	-NA-	-NA-	-NA-	-NA-	2.60	8.90	2.90	8.90	-NA-	-NA-
North America Self Storage	AUD	930.92	17,777.89	6.33	0.00	-NA-	-NA-	-NA-	-NA-	22.68	11.17	0.86	11.17	-NA-	-NA-
North America Retail	AUD	548.18	101,344.21	36.06	0.00	-NA-	-NA-	-NA-	-NA-	18.13	7.91	3.94	7.91	-NA-	-NA-
North America Residential	AUD	826.19	62,358.28	22.19	0.00	-NA-	-NA-	-NA-	-NA-	27.46	7.13	1.87	7.13	-NA-	-NA-
North America Office	AUD	619.10	51,411.73	18.29	0.00	-NA-	-NA-	-NA-	-NA-	10.66	7.35	-0.22	7.35	-NA-	-NA-
North America Lodging/Resorts	AUD	500.26	25,117.33	8.94	0.00	-NA-	-NA-	-NA-	-NA-	24.82	3.73	-1.94	3.73	-NA-	-NA-
North America Industrial	AUD	319.04	19,132.76	6.81	0.00	-NA-	-NA-	-NA-	-NA-	17.61	12.90	5.39	12.90	-NA-	-NA-
North America Industrial/Office	AUD	416.95	8,695.32	3.09	0.00	-NA-	-NA-	-NA-	-NA-	3.56	9.63	-1.44	9.63	-NA-	-NA-
North America Healthcare	AUD	920.46	48,987.46	17.43	0.00	-NA-	-NA-	-NA-	-NA-	9.86	8.26	3.01	8.26	-NA-	-NA-
North America Diversified	AUD	661.97	34,832.98	12.39	0.00	-NA-	-NA-	-NA-	-NA-	20.22	10.54	3.68	10.54	-NA-	-NA-
United States Specialty	AUD	1,091.12	11,526.79	4.10	0.00	-NA-	-NA-	-NA-	-NA-	2.60	8.90	2.90	8.90	-NA-	-NA-
United States Self Storage	AUD	930.92	17,777.89	6.33	0.00	-NA-	-NA-	-NA-	-NA-	22.68	11.17	0.86	11.17	-NA-	-NA-
United States Retail	AUD	525.06	89,864.69	31.98	0.00	-NA-	-NA-	-NA-	-NA-	18.14	7.55	3.88	7.55	-NA-	-NA-
United States Residential	AUD	806.48	57,435.37	20.44	0.00	-NA-	-NA-	-NA-	-NA-	28.27	6.82	1.56	6.82	-NA-	-NA-
United States Lodging/Resorts	AUD	490.07	24,492.41	8.72	0.00	-NA-	-NA-	-NA-	-NA-	25.03	3.67	-2.04	3.67	-NA-	-NA-
United States Industrial	AUD	319.07	19,132.76	6.81	0.00	-NA-	-NA-	-NA-	-NA-	17.61	12.90	5.39	12.90	-NA-	-NA-
United States Industrial/Office	AUD	416.95	8,695.32	3.09	0.00	-NA-	-NA-	-NA-	-NA-	3.56	9.63	-1.44	9.63	-NA-	-NA-
United States Healthcare	AUD	973.75	46,926.88	16.70	0.00	-NA-	-NA-	-NA-	-NA-	10.18	8.15	2.94	8.15	-NA-	-NA-
United States Diversified	AUD	601.97	24,902.43	8.86	0.00	-NA-	-NA-	-NA-	-NA-	21.58	11.10	3.74	11.10	-NA-	-NA-
United States Office	AUD	623.63	44,024.74	15.67	0.00	-NA-	-NA-	-NA-	-NA-	10.73	8.62	0.05	8.62	-NA-	-NA-

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Section 9

FTSE EPRA/NAREIT Custom Liquid Index Series

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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	833,591.28	482,502.93	130,955.93	72,810.51	113,809.40	714,546.25	413,667.67	329,484.61	68,397.30	43,872.47	132,052.74	76,167.14	63,619.79
Weighted Avg Market Cap	9,241.12	5,283.61	5,580.55	6,591.86	6,324.86	10,574.46	6,038.25	10,190.77	6,895.37	5,513.80	12,487.59	13,736.80	12,393.75
Median Market Cap	1,501.13	1,401.37	865.99	1,745.99	1,804.68	2,837.75	2,434.47	3,152.33	1,739.18	1,513.05	4,427.75	2,649.33	5,198.89
Largest Market Cap	32,230.04	31,061.78	18,374.64	18,374.64	18,374.64	32,230.04	31,061.78	32,230.04	18,374.64	9,523.38	31,061.78	21,230.16	22,912.50
Smallest Market Cap	69.85	69.85	69.85	888.53	511.76	167.07	167.07	1,279.86	167.07	364.04	730.80	1,522.29	4,049.52
Dividend Yield (***)	2.90%	3.32%	3.38%	3.44%	3.41%	2.60%	2.82%	2.41%	3.39%	2.69%	2.51%	1.57%	4.11%
Number of Holdings	283	176	82	28	40	149	96	63	28	17	21	11	8
Number of Countries	22	21	13	9	10	22	21	2	12	1	4	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	603,528.42	349,336.95	94,813.40	52,715.54	82,399.14	517,338.63	299,499.53	238,550.16	49,520.33	31,764.11	95,607.51	55,145.77	46,061.36
Weighted Avg Market Cap	6,690.66	3,825.38	4,040.38	4,772.57	4,579.26	7,656.01	4,371.76	7,378.22	4,992.31	3,992.05	9,041.14	9,945.58	8,973.20
Median Market Cap	1,086.84	1,014.61	626.99	1,264.12	1,306.61	2,054.56	1,762.58	2,282.32	1,259.18	1,095.47	3,205.74	1,918.14	3,764.05
Largest Market Cap	23,334.87	22,489.04	13,303.42	13,303.42	13,303.42	23,334.87	22,489.04	23,334.87	13,303.42	6,895.03	22,489.04	15,370.85	16,588.88
Smallest Market Cap	50.57	50.57	50.57	643.31	370.52	120.96	120.96	926.63	120.96	263.57	529.10	1,102.15	2,931.90
Dividend Yield (***)	2.90%	3.32%	3.38%	3.44%	3.41%	2.60%	2.82%	2.41%	3.39%	2.69%	2.51%	1.57%	4.11%
Number of Holdings	283	176	82	28	40	149	96	63	28	17	21	11	8
Number of Countries	22	21	13	9	10	22	21	2	12	1	4	1	1

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

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

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	3.87%
Sun Hung Kai Props	HK	Diversified	3.73%
Westfield Group	AU	Retail	2.75%
Mitsubishi Estate	JA	Diversified	2.55%
Mitsui Fudosan Co.	JA	Diversified	2.24%
Unibail - Rodamco	FRA	Diversified	2.20%
Vornado Realty	USA	Diversified	2.04%
Equity Residential	USA	Residential	1.86%
Public Storage	USA	Self Storage	1.72%
HCP	USA	Health Care	1.69%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	14.03%
Land Securities Group	UK	Diversified	7.27%
British Land Co	UK	Diversified	6.41%
Corio	NETH	Retail	4.61%
Hammerson	UK	Retail	4.10%
Capital Shopping Centres Group	UK	Retail	3.16%
Segro	UK	Industrial	2.94%
Klepierre	FRA	Retail	2.83%
PSP Swiss Property	SWIT	Office	2.82%
Swiss Prime Site	SWIT	Office	2.30%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.44%
Westfield Group	AU	Retail	4.75%
Mitsubishi Estate	JA	Diversified	4.40%
Mitsui Fudosan Co.	JA	Diversified	3.87%
Unibail - Rodamco	FRA	Diversified	3.81%
Sumitomo Realty & Development	JA	Diversified	2.64%
Hongkong Land Holdings	HK	Office	2.39%
Wharf Holdings	HK	Diversified	2.06%
Land Securities Group	UK	Diversified	1.97%
Hang Lung Properties	HK	Diversified	1.97%

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	25.24%
Corio	NETH	Retail	8.30%
Klepierre	FRA	Retail	5.08%
PSP Swiss Property	SWIT	Office	5.07%
Swiss Prime Site	SWIT	Office	4.14%
Fonciere Des Regions	FRA	Diversified	4.10%
Castellum	SWED	Diversified	3.38%
Gecina	FRA	Diversified	3.25%
Icade	FRA	Diversified	3.16%
Wereldhave	NETH	Diversified	2.97%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	16.15%
Land Securities Group	UK	Diversified	8.37%
British Land Co	UK	Diversified	7.38%
Corio	NETH	Retail	5.31%
Hammerson	UK	Retail	4.71%
Capital Shopping Centres Group	UK	Retail	3.64%
Segro	UK	Industrial	3.38%
Klepierre	FRA	Retail	3.25%
PSP Swiss Property	SWIT	Office	3.24%
Swiss Prime Site	SWIT	Office	2.65%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	4.51%
Sun Hung Kai Props	HK	Diversified	4.35%
Westfield Group	AU	Retail	3.21%
Mitsubishi Estate	JA	Diversified	2.97%
Mitsui Fudosan Co.	JA	Diversified	2.61%
Unibail - Rodamco	FRA	Diversified	2.57%
Vornado Realty	USA	Diversified	2.38%
Equity Residential	USA	Residential	2.17%
Public Storage	USA	Self Storage	2.00%
HCP	USA	Health Care	1.97%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.54%
Westfield Group	AU	Retail	4.83%
Mitsubishi Estate	JA	Diversified	4.47%
Mitsui Fudosan Co.	JA	Diversified	3.93%
Unibail - Rodamco	FRA	Diversified	3.87%
Sumitomo Realty & Development	JA	Diversified	2.68%
Hongkong Land Holdings	HK	Office	2.43%
Wharf Holdings	HK	Diversified	2.09%
Land Securities Group	UK	Diversified	2.01%
Hang Lung Properties	HK	Diversified	2.00%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	9.78%
Vornado Realty	USA	Diversified	5.15%
Equity Residential	USA	Residential	4.71%
Public Storage	USA	Self Storage	4.35%
HCP	USA	Health Care	4.28%
Boston Property	USA	Office	4.08%
Host Hotels & Resorts	USA	Lodging/Res	3.72%
Avalonbay Communities	USA	Residential	3.13%
Prologis	USA	Industrial	2.81%
Ventas Inc	USA	Health Care	2.63%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	26.86%
Corio	NETH	Retail	8.83%
Klepierre	FRA	Retail	5.41%
PSP Swiss Property	SWIT	Office	5.39%
Swiss Prime Site	SWIT	Office	4.40%
Fonciere Des Regions	FRA	Diversified	4.36%
Castellum	SWED	Diversified	3.60%
Gecina	FRA	Diversified	3.46%
Icade	FRA	Diversified	3.36%
Wereldhave	NETH	Diversified	3.16%

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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	21.71%
British Land Co	UK	Diversified	19.14%
Hammerson	UK	Retail	12.23%
Capital Shopping Centres Group	UK	Retail	9.44%
Segro	UK	Industrial	8.77%
Derwent London	UK	Office	6.33%
Great Portland Estates	UK	Office	4.49%
Shaftesbury	UK	Diversified	3.98%
Capital & Counties Properties	UK	Retail	3.45%
London & Stamford Property	UK	Diversified	2.54%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	27.87%
Mitsui Fudosan Co.	JA	Diversified	24.49%
Sumitomo Realty & Development	JA	Diversified	16.70%
Nippon Building Fund Inc	JA	Office	7.44%
Japan Real Estate Investment Corporation	JA	Office	6.60%
Japan Retail Fund Investment	JA	Retail	3.48%
Aeon Mall Co ltd	JA	Retail	3.15%
Tokyu Land	JA	Diversified	2.99%
Nomura Real Estate Office Fund	JA	Office	2.69%
Japan Prime Realty Investment	JA	Office	2.58%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	23.52%
Hongkong Land Holdings	HK	Office	8.75%
Wharf Holdings	HK	Diversified	7.51%
Hang Lung Properties	HK	Diversified	7.20%
Capitaland	SI	Diversified	6.16%
Henderson Land Dev	HK	Diversified	5.22%
Link Real Estate Investment Trust	HK	Retail	5.16%
China Overseas Land & Inv (Red Chip)	CHN	Residential	5.13%
City Developments	SI	Diversified	4.54%
New World Development	HK	Diversified	3.98%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	36.01%
Stockland	AU	Diversified	14.49%
Westfield Retail Trust	AU	Retail	13.05%
GPT Group	AU	Diversified	9.21%
Goodman Group	AU	Industrial	7.14%
Mirvac Group	AU	Diversified	7.11%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global Market Cap USD	Liquid Global Market Cap EUR	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
				Country Breakdown (USD)												
Hong Kong	Asia ex-Japan			11.56%	19.97%	0.00%	0.00%	0.00%	12.71%	21.96%	0.00%	0.00%	0.00%	68.79%	0.00%	0.00%
Chines Blue Chips (HK listed)	Asia ex-Japan			2.22%	3.83%	0.00%	0.00%	0.00%	1.44%	2.48%	0.00%	0.00%	0.00%	7.78%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.09%	0.15%	0.00%	0.00%	0.00%	0.10%	0.18%	0.00%	0.00%	0.00%	0.55%	0.00%	0.00%
Singapore	Asia ex-Japan			4.53%	7.83%	0.00%	0.00%	0.00%	4.23%	7.30%	0.00%	0.00%	0.00%	22.88%	0.00%	0.00%
	Asia ex-Japan	413,667.67	299,499.53	18.40%	31.78%	0.00%	0.00%	0.00%	18.48%	31.92%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Australia	Australia	385,061.64	278,788.48	8.74%	15.11%	0.00%	0.00%	0.00%	8.90%	15.38%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	385,061.64	278,788.48	8.74%	15.11%	0.00%	0.00%	0.00%	8.90%	15.38%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.34%	0.59%	2.17%	1.86%	1.19%	0.19%	0.33%	0.00%	1.98%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.52%	0.90%	3.33%	4.48%	2.87%	0.53%	0.91%	0.00%	5.51%	0.00%	0.00%	0.00%	0.00%
Denmark	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Finland	Europe ex-UK			0.32%	0.55%	2.04%	2.08%	1.33%	0.32%	0.56%	0.00%	3.39%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			4.05%	6.99%	25.76%	45.54%	29.14%	4.16%	7.19%	0.00%	43.46%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.72%	1.25%	4.60%	5.83%	3.73%	0.66%	1.14%	0.00%	6.90%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.03%	0.05%	0.18%	0.00%	0.00%	0.02%	0.04%	0.00%	0.24%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.15%	0.26%	0.94%	0.00%	0.00%	0.14%	0.24%	0.00%	1.44%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.64%	2.83%	10.42%	18.30%	11.71%	1.60%	2.77%	0.00%	16.75%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.11%	0.18%	0.68%	1.22%	0.78%	0.12%	0.21%	0.00%	1.30%	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			0.04%	0.08%	0.28%	0.00%	0.00%	0.05%	0.09%	0.00%	0.54%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			1.08%	1.86%	6.86%	11.48%	7.35%	0.83%	1.44%	0.00%	8.69%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.95%	1.65%	6.07%	9.20%	5.89%	0.94%	1.62%	0.00%	9.80%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	43,872.47	31,764.11	9.95%	17.19%	63.33%	100.00%	63.98%	9.57%	16.53%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Israel	Middle East	-	-	0.11%	0.20%	0.00%	0.00%	0.00%	0.13%	0.23%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Middle East	-	-	0.11%	0.20%	0.00%	0.00%	0.00%	0.13%	0.23%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	329,484.61	238,550.16	10.47%	18.09%	0.00%	0.00%	0.00%	10.66%	18.41%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	329,484.61	238,550.16	10.47%	18.09%	0.00%	0.00%	0.00%	10.66%	18.41%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			4.45%	7.68%	0.00%	0.00%	0.00%	4.00%	6.92%	8.68%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			42.12%	0.00%	0.00%	0.00%	0.00%	42.11%	0.00%	91.32%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	271,839.67	196,814.64	46.56%	7.68%	0.00%	0.00%	0.00%	46.11%	6.92%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	385,061.64	278,788.48	5.76%	9.95%	36.67%	0.00%	36.02%	6.14%	10.61%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	385,061.64	278,788.48	5.76%	9.95%	36.67%	0.00%	36.02%	6.14%	10.61%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		**63,619.79**	**46,061.36**	**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		**76,167.14**	**55,145.77**													

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FTSE EPRA/NAREIT Custom Liquid Index Series - Sector Breakdown

	Sector Breakdown (USD)												
Sector	**Global ***	**Global ex US ***	**Europe ***	**Liquid 40 ex UK ***	**Liquid 40 ***	**Liquid Global**	**Liquid Global ex US**	**Liquid North Am**	**Liquid Europe**	**Liquid UK**	**Liquid Asia Pac**	**Liquid Japan**	**Liquid Australia**
Diversified	35.31%	50.41%	50.89%	51.27%	50.08%	35.75%	56.55%	8.60%	50.53%	51.38%	68.43%	72.05%	37.43%
Healthcare	6.02%	0.00%	0.26%	0.00%	0.00%	6.01%	0.31%	13.03%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.31%	0.00%	0.86%	0.00%	0.60%	2.10%	0.17%	4.35%	0.00%	1.56%	0.00%	0.00%	0.00%
Industrial	4.52%	1.78%	4.07%	1.34%	4.24%	4.18%	3.51%	4.66%	0.73%	8.77%	4.27%	0.00%	7.14%
Office	13.98%	21.58%	17.81%	19.44%	16.61%	12.65%	12.82%	13.33%	20.36%	10.82%	8.75%	21.31%	0.00%
Residential	9.71%	4.80%	3.43%	5.02%	3.66%	10.19%	4.88%	17.14%	5.34%	1.17%	9.24%	0.00%	0.00%
Retail	22.40%	21.41%	22.29%	22.93%	24.35%	24.16%	21.65%	28.31%	23.04%	25.12%	9.31%	6.63%	55.43%
Lodging/Resorts	3.20%	0.00%	0.00%	0.00%	0.00%	2.40%	0.00%	5.21%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.47%	0.00%	0.40%	0.00%	0.46%	1.51%	0.13%	3.12%	0.00%	1.18%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.06%	0.00%	0.00%	0.00%	0.00%	1.03%	0.00%	2.24%	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)

Country	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Hong Kong *	-5.65%	-NA-	-NA-	-NA-	-NA-	-5.85%	13.41%	0.05%	10.62%	38.27%	11.93%	88.69%	-57.42%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	-3.75%	-NA-	-NA-	-NA-	-NA-	-3.81%	14.84%	-1.67%	-NA-	27.43%	11.27%	39.07%	-38.41%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	-5.27%	-NA-	-NA-	-NA-	-NA-	-8.37%	13.84%	-3.97%	7.91%	39.22%	13.86%	82.56%	-55.99%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	5.25%	-NA-	-NA-	-NA-	-NA-	4.88%	22.25%	-13.15%	-4.14%	35.40%	14.43%	33.25%	-64.42%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	5.77%	-NA-	-NA-	-NA-	-NA-	11.47%	64.31%	-23.20%	-14.65%	66.34%	30.81%	128.87%	-86.18%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	1.88%	-NA-	-NA-	-NA-	-NA-	5.30%	12.25%	-2.42%	6.04%	26.32%	0.68%	17.82%	-19.89%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	3.63%	-NA-	-NA-	-NA-	-NA-	4.75%	35.78%	-5.95%	3.39%	49.05%	23.08%	58.73%	-56.29%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	4.90%	-NA-	-NA-	-NA-	-NA-	4.67%	20.39%	0.33%	8.68%	35.88%	6.74%	53.97%	-35.89%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	8.12%	-NA-	-NA-	-NA-	-NA-	10.05%	42.39%	-9.87%	-6.60%	51.38%	24.04%	23.56%	-54.97%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	3.78%	-NA-	-NA-	-NA-	-NA-	10.21%	-27.29%	-35.76%	-NA-	47.44%	-46.22%	1.01%	-57.61%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	5.76%	-NA-	-NA-	-NA-	-NA-	17.85%	8.92%	-16.15%	-11.88%	47.81%	-4.88%	27.81%	-61.74%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	2.12%	-NA-	-NA-	-NA-	-NA-	3.36%	16.03%	-3.90%	5.61%	34.32%	5.13%	45.34%	-38.09%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	0.91%	-NA-	-NA-	-NA-	-NA-	0.08%	-7.61%	-NA-	#DIV/0!	-NA-	-23.80%	169.13%	-91.91%	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	1.99%	-NA-	-NA-	-NA-	-NA-	1.03%	54.99%	7.95%	10.98%	47.28%	57.71%	37.27%	-35.80%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	2.04%	-NA-	-NA-	-NA-	-NA-	0.01%	37.52%	11.65%	13.91%	27.35%	41.81%	21.24%	-3.90%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	4.40%	-NA-	-NA-	-NA-	-NA-	4.88%	34.33%	0.36%	0.91%	31.29%	30.80%	1.36%	-33.39%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	5.77%	-NA-	-NA-	-NA-	-NA-	8.27%	38.67%	10.19%	9.87%	31.62%	34.07%	80.28%	-51.44%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	4.65%	-NA-	-NA-	-NA-	-NA-	7.96%	38.63%	4.04%	2.42%	40.17%	28.09%	28.61%	-39.56%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	9.96%	-NA-	-NA-	-NA-	-NA-	11.39%	28.22%	-17.91%	-11.26%	37.70%	1.75%	29.09%	-61.09%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Performance (USD Total Return)

	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Region																					
Asia *	-0.53%	-NA-	-NA-	-NA-	-NA-	-0.97%	20.69%	-3.43%	3.16%	31.22%	17.21%	43.43%	-52.48%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	5.25%	-NA-	-NA-	-NA-	-NA-	4.88%	22.25%	-13.15%	-4.14%	35.40%	14.43%	33.25%	-64.42%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	3.93%	-NA-	-NA-	-NA-	-NA-	4.48%	25.31%	-3.60%	3.23%	35.66%	13.54%	44.70%	-44.19%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	4.40%	-NA-	-NA-	-NA-	-NA-	4.88%	34.33%	0.36%	0.91%	31.29%	30.80%	1.36%	-33.39%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	4.76%	-NA-	-NA-	-NA-	-NA-	7.99%	38.62%	4.56%	3.04%	38.93%	28.65%	32.22%	-40.63%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	9.96%	-NA-	-NA-	-NA-	-NA-	11.39%	28.22%	-17.91%	-11.26%	37.70%	1.75%	29.09%	-61.09%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																					
UK	10.66%	-NA-	-NA-	-NA-	-NA-	11.89%	29.13%	-19.27%	-12.01%	38.00%	1.34%	20.40%	-60.37%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	5.14%	-NA-	-NA-	-NA-	-NA-	4.51%	19.49%	-12.88%	-4.16%	33.95%	12.29%	27.67%	-61.49%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	4.96%	-NA-	-NA-	-NA-	-NA-	5.51%	33.40%	0.53%	0.96%	32.22%	28.84%	1.20%	-32.43%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	-5.46%	-NA-	-NA-	-NA-	-NA-	-6.59%	12.06%	-1.04%	10.08%	36.07%	11.11%	82.30%	-55.67%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	4.74%	-NA-	-NA-	-NA-	-NA-	8.16%	37.40%	2.70%	1.52%	39.47%	27.11%	28.61%	-41.78%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	4.33%	-NA-	-NA-	-NA-	-NA-	4.17%	23.13%	-4.93%	2.60%	35.87%	11.04%	43.72%	-44.31%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	3.05%	-NA-	-NA-	-NA-	-NA-	4.35%	27.91%	-2.32%	1.09%	31.82%	18.76%	34.57%	-47.43%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	1.91%	-NA-	-NA-	-NA-	-NA-	1.77%	21.98%	-4.96%	1.22%	29.69%	14.27%	40.61%	-50.90%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Europe ex-UK *	Apr-10	-6.99%		-6.62%	36.79%	-16.17%	2.82%	-3.17%		0.34%	34.42%	-21.39%	-2.97%
Europe ex-UK *	Apr-10	-6.99%		-6.62%	36.79%	-16.17%	2.82%	-3.17%		0.34%	34.42%	-21.39%	-2.97%
Europe ex-UK *	May-10	-12.84%		-18.62%	8.07%	-19.85%	-0.58%	-5.01%		-4.69%	26.42%	-22.79%	-5.25%
Europe ex-UK *	Jun-10	3.30%	-16.25%	-15.93%	17.16%	-16.14%	-0.48%	1.64%	-6.52%	-3.13%	30.32%	-19.84%	-5.48%
Europe ex-UK *	Jul-10	14.71%		-3.56%	19.84%	-10.27%	1.53%	7.08%		3.72%	25.85%	-15.89%	-4.36%
Europe ex-UK *	Aug-10	-1.56%		-5.07%	1.15%	-10.62%	1.03%	0.53%		4.28%	9.56%	-16.31%	-4.53%
Europe ex-UK *	Sep-10	18.17%	33.43%	12.18%	12.34%	-6.53%	3.92%	6.88%	15.05%	11.45%	15.63%	-12.86%	-4.05%
Europe ex-UK *	Oct-10	4.59%		17.33%	14.87%	-5.39%	6.11%	3.59%		15.45%	17.70%	-11.24%	-2.43%
Europe ex-UK *	Nov-10	-14.38%		0.46%	-0.40%	-8.07%	3.26%	-6.33%		8.15%	14.08%	-10.20%	-4.38%
Europe ex-UK *	Dec-10	13.02%	1.22%	13.54%	13.54%	-2.85%	5.32%	8.04%	4.84%	16.84%	16.84%	-6.50%	-3.63%
Europe ex-UK *	Jan-11	0.53%		0.53%	17.82%	-2.42%	3.59%	-1.36%		-1.36%	17.29%	-7.03%	-4.90%
Europe ex-UK *	Feb-11	3.93%		4.48%	25.31%	-3.60%	3.23%	5.28%		3.85%	24.94%	-5.76%	-5.26%
UK *	Apr-10	-0.79%		-7.65%	31.46%	-31.55%	-10.56%	0.96%		-0.35%	31.01%	-30.95%	-11.09%
UK *	Apr-10	-0.79%		-7.65%	31.46%	-31.55%	-10.56%	0.96%		-0.35%	31.01%	-30.95%	-11.09%
UK *	May-10	-11.50%		-18.27%	12.12%	-33.78%	-12.99%	-4.10%		-4.44%	29.34%	-31.71%	-12.88%
UK *	Jun-10	-1.74%	-13.73%	-19.69%	8.10%	-32.40%	-13.10%	-1.56%	-4.70%	-5.93%	23.79%	-30.16%	-13.31%
UK *	Jul-10	12.36%		-9.76%	8.48%	-28.36%	-10.79%	5.64%		-0.62%	18.05%	-27.17%	-12.04%
UK *	Aug-10	-2.62%		-12.12%	-9.98%	-29.95%	-12.09%	-0.18%		-0.80%	1.64%	-28.29%	-12.66%
UK *	Sep-10	8.36%	18.56%	-4.78%	-0.11%	-26.34%	-10.96%	0.87%	6.38%	0.07%	6.95%	-25.33%	-13.15%
UK *	Oct-10	7.31%		2.18%	3.53%	-24.16%	-8.79%	5.41%		5.48%	9.91%	-23.14%	-11.47%
UK *	Nov-10	-8.06%		-6.05%	-2.49%	-23.53%	-11.44%	-1.83%		3.55%	12.46%	-20.41%	-13.18%
UK *	Dec-10	8.31%	6.86%	1.75%	1.75%	-20.04%	-10.98%	5.10%	8.75%	8.82%	8.82%	-17.72%	-13.25%
UK *	Jan-11	1.30%		1.30%	11.72%	-20.99%	-12.09%	-0.88%		-0.88%	13.27%	-18.94%	-14.20%
UK *	Feb-11	9.96%		11.39%	28.22%	-17.91%	-11.26%	9.15%		8.19%	26.69%	-15.29%	-13.84%
Asia ex-Jap ex-Aus *	Apr-10	1.28%		2.13%	49.79%	-11.14%	6.55%	3.06%		10.20%	49.28%	-10.36%	5.92%
Asia ex-Jap ex-Aus *	Apr-10	1.28%		2.13%	49.79%	-11.14%	6.55%	3.06%		10.20%	49.28%	-10.36%	5.92%
Asia ex-Jap ex-Aus *	May-10	-9.98%		-8.07%	9.19%	-14.97%	4.58%	-2.45%		7.50%	25.96%	-12.32%	4.70%
Asia ex-Jap ex-Aus *	Jun-10	0.32%	-8.54%	-7.77%	6.06%	-13.56%	3.92%	0.49%	1.03%	8.03%	21.45%	-10.70%	3.68%
Asia ex-Jap ex-Aus *	Jul-10	7.99%		-0.40%	5.31%	-10.94%	4.78%	1.53%		9.69%	14.61%	-9.46%	3.32%
Asia ex-Jap ex-Aus *	Aug-10	0.62%		0.21%	6.75%	-10.87%	4.56%	3.14%		13.13%	20.54%	-8.76%	3.87%
Asia ex-Jap ex-Aus *	Sep-10	10.21%	19.75%	10.44%	11.77%	-11.16%	5.63%	2.60%	7.45%	16.08%	19.68%	-9.94%	3.03%
Asia ex-Jap ex-Aus *	Oct-10	3.18%		13.95%	14.66%	-11.67%	6.77%	1.34%		17.64%	21.73%	-10.48%	3.64%
Asia ex-Jap ex-Aus *	Nov-10	-3.08%		10.45%	12.13%	-10.76%	5.55%	3.49%		21.74%	29.34%	-7.11%	3.48%
Asia ex-Jap ex-Aus *	Dec-10	6.12%	6.12%	17.21%	17.21%	-7.21%	4.59%	2.97%	8.00%	25.36%	25.36%	-4.51%	1.93%
Asia ex-Jap ex-Aus *	Jan-11	-0.44%		-0.44%	25.17%	-4.26%	3.44%	-2.58%		-2.58%	26.91%	-1.78%	0.95%
Asia ex-Jap ex-Aus *	Feb-11	-0.53%		-0.97%	20.69%	-3.43%	3.16%	-1.27%		-3.81%	19.25%	-0.34%	0.17%

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		(USD Total Return)						(EUR Total Return)					
Index *	**Date**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**	**1M**	**Qtr**	**YTD**	**1Y**	**3Y**	**5Y**
Australia *	Apr-10	5.44%		6.16%	67.59%	-21.43%	-3.91%	7.30%		14.55%	67.02%	-20.75%	-4.48%
Australia *	Apr-10	5.44%		6.16%	67.59%	-21.43%	-3.91%	7.30%		14.55%	67.02%	-20.75%	-4.48%
Australia *	May-10	-13.35%		-8.01%	31.26%	-25.99%	-6.21%	-6.11%		7.56%	51.41%	-23.67%	-6.10%
Australia *	Jun-10	-0.38%	-8.99%	-8.37%	24.64%	-25.45%	-7.21%	-0.21%	0.54%	7.33%	42.73%	-22.99%	-7.42%
Australia *	Jul-10	8.23%		-0.83%	28.11%	-22.52%	-6.13%	1.76%		9.22%	39.41%	-21.23%	-7.43%
Australia *	Aug-10	2.26%		1.41%	12.40%	-22.62%	-5.84%	4.82%		14.48%	26.91%	-20.79%	-6.45%
Australia *	Sep-10	7.75%	19.25%	9.27%	5.73%	-23.40%	-4.76%	0.31%	6.99%	14.84%	13.20%	-22.35%	-7.09%
Australia *	Oct-10	1.01%		10.37%	14.83%	-24.27%	-3.80%	-0.78%		13.94%	21.89%	-23.25%	-6.62%
Australia *	Nov-10	-4.37%		5.55%	7.06%	-22.57%	-5.11%	2.11%		16.34%	23.47%	-19.40%	-6.97%
Australia *	Dec-10	8.41%	4.72%	14.43%	14.43%	-18.44%	-4.39%	5.19%	6.57%	22.38%	22.38%	-16.07%	-6.82%
Australia *	Jan-11	-0.35%		-0.35%	18.65%	-14.66%	-4.82%	-2.50%		-2.50%	20.29%	-12.44%	-7.10%
Australia *	Feb-11	5.25%		4.88%	22.25%	-13.15%	-4.14%	4.47%		1.86%	20.79%	-10.37%	-6.92%
Japan *	Apr-10	8.42%		13.97%	42.48%	-16.23%	7.62%	10.33%		22.98%	41.99%	-15.50%	6.99%
Japan *	Apr-10	8.42%		13.97%	42.48%	-16.23%	7.62%	10.33%		22.98%	41.99%	-15.50%	6.99%
Japan *	May-10	-12.83%		-0.65%	1.30%	-20.50%	4.70%	-5.54%		16.16%	16.85%	-18.01%	4.83%
Japan *	Jun-10	-5.03%	-10.24%	-5.65%	-9.73%	-18.35%	3.30%	-4.86%	-0.85%	10.52%	3.37%	-15.65%	3.06%
Japan *	Jul-10	4.20%		-1.69%	-8.79%	-15.54%	4.12%	-2.03%		8.27%	-0.74%	-14.13%	2.67%
Japan *	Aug-10	5.37%		3.59%	-7.56%	-14.46%	3.91%	8.01%		16.94%	4.37%	-12.44%	3.23%
Japan *	Sep-10	6.24%	16.65%	10.06%	4.68%	-14.61%	2.79%	-1.09%	4.66%	15.67%	12.08%	-13.44%	0.27%
Japan *	Oct-10	8.27%		19.16%	15.58%	-12.29%	3.46%	6.35%		23.01%	22.69%	-11.11%	0.43%
Japan *	Nov-10	-2.32%		16.40%	17.18%	-10.84%	2.85%	4.29%		28.29%	35.15%	-7.20%	0.83%
Japan *	Dec-10	12.37%	18.84%	30.80%	30.80%	-4.06%	0.59%	9.04%	20.94%	39.89%	39.89%	-1.27%	-1.97%
Japan *	Jan-11	0.46%		0.46%	28.57%	-3.55%	-0.41%	-1.70%		-1.70%	30.35%	-1.05%	-2.80%
Japan *	Feb-11	4.40%		4.88%	34.33%	0.36%	0.91%	3.63%		1.87%	32.72%	3.57%	-2.02%
North America *	Apr-10	6.55%		17.13%	73.44%	-9.16%	4.28%	8.43%		26.39%	72.85%	-8.37%	3.67%
North America *	Apr-10	6.55%		17.13%	73.44%	-9.16%	4.28%	8.43%		26.39%	72.85%	-8.37%	3.67%
North America *	May-10	-5.62%		10.55%	57.86%	-10.96%	2.40%	2.27%		29.26%	82.10%	-8.17%	2.53%
North America *	Jun-10	-4.90%	-4.36%	5.13%	54.58%	-9.66%	0.36%	-4.73%	5.65%	23.15%	77.02%	-6.67%	0.13%
North America *	Jul-10	9.63%		15.26%	53.13%	-4.32%	0.86%	3.07%		26.93%	66.65%	-2.73%	-0.54%
North America *	Aug-10	-1.07%		14.03%	33.19%	-6.51%	1.37%	1.41%		28.72%	50.39%	-4.30%	0.71%
North America *	Sep-10	5.16%	14.05%	19.91%	30.62%	-6.34%	2.26%	-2.10%	2.33%	26.02%	39.86%	-5.06%	-0.25%
North America *	Oct-10	4.65%		25.49%	43.36%	-5.34%	3.72%	2.79%		29.53%	52.18%	-4.07%	0.68%
North America *	Nov-10	-2.16%		22.77%	31.45%	-2.90%	2.33%	4.46%		35.31%	51.61%	1.06%	0.32%
North America *	Dec-10	4.79%	7.29%	28.65%	28.65%	0.33%	3.20%	1.68%	9.18%	37.58%	37.58%	3.25%	0.58%
North America *	Jan-11	3.08%		3.08%	39.64%	1.81%	2.48%	0.87%		0.87%	41.57%	4.45%	0.02%
North America *	Feb-11	4.76%		7.99%	38.62%	4.56%	3.04%	3.99%		4.89%	36.96%	7.90%	0.05%

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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**
Global *	Apr-10	2.53%		6.59%	20.40%	-12.51%	3.70%	4.34%		15.02%	56.24%	-11.74%	3.09%
Global *	Apr-10	2.53%		6.59%	29.42%	-12.51%	3.70%	4.34%		15.02%	56.24%	-11.74%	3.09%
Global *	May-10	-8.39%		-2.34%	29.25%	-15.25%	1.51%	-0.72%		14.19%	47.11%	-12.61%	1.64%
Global *	Jun-10	-1.94%	-7.89%	-4.23%	25.05%	-13.65%	0.35%	-1.76%	1.76%	12.18%	43.21%	-10.79%	0.12%
Global *	Jul-10	9.61%		4.97%	24.60%	-9.44%	1.23%	3.05%		15.60%	35.60%	-7.94%	-0.18%
Global *	Aug-10	-0.54%		4.40%	15.11%	-10.47%	1.32%	1.95%		17.86%	29.98%	-8.35%	0.66%
Global *	Sep-10	8.65%	18.44%	13.43%	18.41%	-9.72%	2.59%	1.15%	6.27%	19.21%	26.79%	-8.48%	0.07%
Global *	Oct-10	4.19%		18.18%	24.74%	-9.25%	4.06%	2.34%		21.99%	32.42%	-8.03%	1.01%
Global *	Nov-10	-4.16%		13.26%	17.35%	-8.10%	2.46%	2.33%		24.84%	35.36%	-4.35%	0.45%
Global *	Dec-10	6.30%	6.15%	20.40%	20.40%	-4.53%	2.88%	3.15%	8.02%	28.78%	28.78%	-1.75%	0.27%
Global *	Jan-11	1.33%		1.33%	29.42%	-2.70%	1.84%	-0.85%		-0.85%	31.21%	-0.18%	-0.60%
Global *	Feb-11	2.90%		4.27%	29.25%	-1.17%	1.97%	2.14%		1.28%	27.71%	2.00%	-0.99%
Global ex-US *	Apr-10	-0.25%		0.37%	48.30%	-14.16%	3.95%	1.51%		8.30%	47.79%	-13.41%	3.25%
Global ex-US *	Apr-10	-0.25%		0.37%	48.30%	-14.16%	3.95%	1.51%		8.30%	47.79%	-13.41%	3.25%
Global ex-US *	May-10	-10.39%		-10.06%	11.75%	-17.59%	1.59%	-2.89%		5.17%	28.90%	-15.01%	1.63%
Global ex-US *	Jun-10	0.56%	-10.12%	-9.56%	10.60%	-15.70%	1.19%	0.73%	-0.71%	5.93%	26.65%	-12.91%	0.86%
Global ex-US *	Jul-10	9.56%		-0.91%	10.34%	-12.17%	2.49%	3.01%		9.12%	20.07%	-10.71%	0.97%
Global ex-US *	Aug-10	-0.07%		-0.98%	5.69%	-12.47%	2.04%	2.43%		11.78%	19.34%	-10.40%	1.28%
Global ex-US *	Sep-10	11.41%	21.97%	10.31%	12.37%	-11.30%	3.50%	3.72%	9.44%	15.93%	20.32%	-10.08%	0.87%
Global ex-US *	Oct-10	3.77%		14.48%	15.49%	-11.12%	5.06%	1.93%		18.17%	22.60%	-9.93%	1.88%
Global ex-US *	Nov-10	-5.61%		8.05%	9.88%	-10.74%	3.31%	0.78%		19.09%	26.73%	-7.09%	1.28%
Global ex-US *	Dec-10	7.36%	5.16%	16.01%	16.01%	-6.98%	3.19%	4.18%	7.02%	24.06%	24.06%	-4.27%	0.57%
Global ex-US *	Jan-11	0.07%		0.07%	23.24%	-5.01%	1.94%	-2.08%		-2.08%	24.94%	-2.55%	-0.51%
Global ex-US *	Feb-11	1.66%		1.74%	23.42%	-4.23%	1.78%	0.91%		-1.19%	21.95%	-1.17%	-1.18%

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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	Apr-10	-7.41%		-7.96%	34.96%	-17.22%	2.17%	-5.77%		-0.68%	34.50%	-16.49%	1.57%
Europe ex-UK	Apr-10	-7.41%		-7.96%	34.96%	-17.22%	2.17%	-5.77%		-0.68%	34.50%	-16.49%	1.57%
Europe ex-UK	May-10	-13.35%		-20.25%	7.17%	-21.02%	-1.30%	-6.09%		-6.73%	23.66%	-18.54%	-1.17%
Europe ex-UK	Jun-10	3.59%	-16.89%	-17.39%	17.01%	-17.23%	-1.02%	3.78%	-8.16%	-3.20%	34.03%	-14.48%	-1.25%
Europe ex-UK	Jul-10	15.05%		-4.95%	19.03%	-11.21%	1.06%	8.17%		4.71%	29.58%	-9.72%	-0.34%
Europe ex-UK	Aug-10	-1.77%		-6.63%	0.52%	-11.61%	0.52%	0.70%		5.44%	13.54%	-9.50%	-0.13%
Europe ex-UK	Sep-10	18.28%	33.68%	10.44%	11.45%	-7.54%	3.40%	10.12%	19.95%	16.11%	19.36%	-6.26%	0.87%
Europe ex-UK	Oct-10	4.91%		15.87%	13.85%	-6.34%	5.74%	3.05%		19.65%	20.90%	-5.06%	2.64%
Europe ex-UK	Nov-10	-15.15%		-1.69%	-2.06%	-9.24%	2.77%	-9.40%		8.39%	13.00%	-5.52%	0.76%
Europe ex-UK	Dec-10	12.94%	0.54%	11.04%	11.04%	-3.86%	4.82%	9.59%	2.31%	18.79%	18.79%	-1.04%	2.17%
Europe ex-UK	Jan-11	-0.15%		-0.15%	14.50%	-3.84%	2.90%	-2.30%		-2.30%	16.12%	-1.33%	0.44%
Europe ex-UK	Feb-11	4.33%		4.17%	23.13%	-4.93%	2.60%	3.56%		1.18%	21.70%	-1.87%	-0.37%
UK	Apr-10	-1.06%		-8.13%	25.51%	-32.79%	-11.27%	0.69%		-0.86%	25.08%	-32.21%	-11.79%
UK	Apr-10	-1.06%		-8.13%	25.51%	-32.79%	-11.27%	0.69%		-0.86%	25.08%	-32.21%	-11.79%
UK	May-10	-11.78%		-18.95%	8.35%	-35.04%	-13.83%	-4.41%		-5.23%	24.99%	-33.01%	-13.72%
UK	Jun-10	-2.23%	-14.66%	-20.76%	3.87%	-33.72%	-13.98%	-2.06%	-5.73%	-7.18%	18.94%	-31.53%	-14.18%
UK	Jul-10	13.15%		-10.34%	5.22%	-29.39%	-11.51%	6.38%		-1.26%	14.50%	-28.22%	-12.74%
UK	Aug-10	-2.78%		-12.83%	-11.39%	-31.15%	-12.85%	-0.34%		-1.59%	0.06%	-29.52%	-13.42%
UK	Sep-10	8.71%	19.59%	-5.24%	-0.77%	-27.46%	-11.69%	1.20%	7.30%	-0.41%	6.25%	-26.46%	-13.86%
UK	Oct-10	7.52%		1.89%	3.42%	-25.46%	-9.49%	5.61%		5.18%	9.78%	-24.46%	-12.14%
UK	Nov-10	-8.06%		-6.32%	-2.86%	-24.93%	-12.14%	-1.83%		3.25%	12.04%	-21.86%	-13.86%
UK	Dec-10	8.18%	6.94%	1.34%	1.34%	-21.51%	-11.80%	4.97%	8.83%	8.38%	8.38%	-19.23%	-13.75%
UK	Jan-11	1.12%		1.12%	11.60%	-22.55%	-12.90%	-1.06%		-1.06%	13.14%	-20.54%	-15.20%
UK	Feb-11	10.66%		11.89%	29.13%	-19.27%	-12.01%	9.84%		8.68%	27.59%	-16.68%	-14.46%
Asia ex-Jap ex-Aus	Apr-10	-4.19%		-5.21%	42.76%	1.46%	12.99%	-2.50%		2.28%	42.28%	2.35%	12.33%
Asia ex-Jap ex-Aus	Apr-10	-4.19%		-5.21%	42.76%	1.46%	12.99%	-2.50%		2.28%	42.28%	2.35%	12.33%
Asia ex-Jap ex-Aus	May-10	-6.63%		-11.49%	6.18%	-1.68%	11.58%	1.18%		3.49%	22.48%	1.39%	11.72%
Asia ex-Jap ex-Aus	Jun-10	3.49%	-7.41%	-8.40%	9.36%	-1.25%	11.61%	3.67%	2.28%	7.29%	25.23%	2.02%	11.35%
Asia ex-Jap ex-Aus	Jul-10	9.22%		0.05%	4.34%	0.22%	11.81%	2.69%		10.18%	13.55%	1.88%	10.25%
Asia ex-Jap ex-Aus	Aug-10	-2.14%		-2.09%	13.33%	0.15%	11.71%	0.31%		10.52%	27.96%	2.52%	10.98%
Asia ex-Jap ex-Aus	Sep-10	13.96%	21.81%	11.57%	18.79%	-0.64%	14.25%	6.09%	9.29%	17.25%	27.19%	0.72%	11.45%
Asia ex-Jap ex-Aus	Oct-10	1.01%		12.70%	13.34%	-3.27%	16.24%	-0.78%		16.34%	20.32%	-1.97%	12.84%
Asia ex-Jap ex-Aus	Nov-10	-3.17%		9.13%	11.13%	-4.42%	14.50%	3.38%		20.28%	28.17%	-0.52%	12.25%
Asia ex-Jap ex-Aus	Dec-10	1.82%	-0.41%	11.11%	11.11%	-3.52%	14.34%	-1.20%	1.35%	18.83%	18.83%	-0.72%	11.80%
Asia ex-Jap ex-Aus	Jan-11	-1.19%		-1.19%	25.31%	-0.23%	12.19%	-3.31%		-3.31%	27.05%	2.36%	9.23%
Asia ex-Jap ex-Aus	Feb-11	-5.46%		-6.59%	12.06%	-1.04%	10.08%	-6.16%		-9.27%	10.72%	2.13%	7.01%

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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	Apr-10	5.44%		6.19%	64.22%	-20.51%	-3.83%	7.30%		14.58%	63.66%	-19.82%	-4.39%
Australia	Apr-10	5.44%		6.19%	64.22%	-20.51%	-3.83%	7.30%		14.58%	63.66%	-19.82%	-4.39%
Australia	May-10	-13.00%		-7.62%	28.74%	-24.98%	-6.01%	-5.73%		8.02%	48.50%	-22.64%	-5.89%
Australia	Jun-10	-1.00%	-9.18%	-8.54%	21.71%	-24.42%	-7.14%	-0.83%	0.32%	7.12%	39.37%	-21.92%	-7.36%
Australia	Jul-10	7.98%		-1.25%	26.11%	-21.41%	-5.96%	1.52%		8.76%	37.24%	-20.10%	-7.27%
Australia	Aug-10	2.07%		0.80%	10.71%	-21.73%	-5.66%	4.63%		13.79%	25.00%	-19.88%	-6.28%
Australia	Sep-10	7.34%	18.31%	8.20%	2.91%	-22.72%	-4.55%	-0.07%	6.15%	13.71%	10.19%	-21.66%	-6.90%
Australia	Oct-10	0.35%		8.58%	12.23%	-23.67%	-3.74%	-1.43%		12.08%	19.14%	-22.64%	-6.56%
Australia	Nov-10	-4.09%		4.14%	4.70%	-21.89%	-5.03%	2.41%		14.78%	20.76%	-18.70%	-6.89%
Australia	Dec-10	7.82%	3.78%	12.29%	12.29%	-17.97%	-4.41%	4.63%	5.61%	20.09%	20.09%	-15.58%	-6.84%
Australia	Jan-11	-0.60%		-0.60%	15.63%	-14.41%	-4.85%	-2.73%		-2.73%	17.23%	-12.19%	-7.13%
Australia	Feb-11	5.14%		4.51%	19.49%	-12.88%	-4.16%	4.36%		1.51%	18.06%	-10.09%	-6.94%
Japan	Apr-10	8.01%		13.35%	42.58%	-16.31%	8.04%	9.92%		22.31%	42.09%	-15.58%	7.40%
Japan	Apr-10	8.01%		13.35%	42.58%	-16.31%	8.04%	9.92%		22.31%	42.09%	-15.58%	7.40%
Japan	May-10	-13.26%		-1.68%	-0.21%	-20.63%	4.94%	-6.01%		14.96%	15.11%	-18.15%	5.07%
Japan	Jun-10	-5.09%	-11.08%	-6.68%	-10.88%	-18.35%	3.63%	-4.92%	-1.77%	9.30%	2.05%	-15.65%	3.38%
Japan	Jul-10	3.68%		-3.25%	-10.51%	-15.68%	4.37%	-2.52%		6.55%	-2.61%	-14.28%	2.92%
Japan	Aug-10	5.93%		2.49%	-8.10%	-14.61%	4.23%	8.58%		15.69%	3.76%	-12.59%	3.55%
Japan	Sep-10	6.38%	16.84%	9.03%	4.71%	-14.87%	3.16%	-0.96%	4.83%	14.58%	12.11%	-13.70%	0.62%
Japan	Oct-10	8.59%		18.39%	15.28%	-12.52%	3.87%	6.66%		22.21%	22.37%	-11.34%	0.82%
Japan	Nov-10	-2.80%		15.07%	15.81%	-11.06%	3.25%	3.78%		26.83%	33.56%	-7.43%	1.23%
Japan	Dec-10	11.96%	18.17%	28.84%	28.84%	-4.14%	0.72%	8.64%	20.26%	37.79%	37.79%	-1.35%	-1.51%
Japan	Jan-11	0.53%		0.53%	26.83%	-3.91%	-0.42%	-1.63%		-1.63%	28.58%	-1.41%	-3.04%
Japan	Feb-11	4.96%		5.51%	33.40%	0.53%	0.96%	4.18%		2.48%	31.81%	3.75%	-1.85%
North America	Apr-10	6.39%		16.31%	70.08%	-11.23%	3.07%	8.27%		25.50%	69.50%	-10.45%	2.46%
North America	Apr-10	6.39%		16.31%	70.08%	-11.23%	3.07%	8.27%		25.50%	69.50%	-10.45%	2.46%
North America	May-10	-5.45%		9.96%	55.87%	-12.82%	1.27%	2.45%		28.58%	79.81%	-10.09%	1.40%
North America	Jun-10	-4.83%	-4.27%	4.65%	53.35%	-11.30%	-0.69%	-4.66%	5.75%	22.58%	75.61%	-8.36%	-0.93%
North America	Jul-10	9.91%		15.02%	52.27%	-6.07%	-0.24%	3.34%		26.67%	65.71%	-4.51%	-1.63%
North America	Aug-10	-0.80%		14.09%	32.93%	-8.12%	0.37%	1.68%		28.80%	50.09%	-5.95%	-0.28%
North America	Sep-10	4.72%	14.16%	19.47%	30.10%	-8.15%	0.86%	-2.52%	2.43%	25.56%	39.30%	-6.89%	-1.61%
North America	Oct-10	4.25%		24.55%	41.75%	-7.26%	2.24%	2.40%		28.57%	50.48%	-6.01%	-0.75%
North America	Nov-10	-2.27%		21.72%	29.80%	-4.81%	0.84%	4.34%		34.15%	49.71%	-0.92%	-1.14%
North America	Dec-10	4.43%	6.39%	27.11%	27.11%	-1.63%	1.64%	1.33%	8.27%	35.94%	35.94%	1.23%	-0.94%
North America	Jan-11	3.26%		3.26%	39.08%	-0.10%	0.99%	1.04%		1.04%	41.00%	2.49%	-1.43%
North America	Feb-11	4.74%		8.16%	37.40%	2.70%	1.52%	3.97%		5.05%	35.75%	5.98%	-1.43%

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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	Apr-10	2.33%		5.92%	53.48%	-13.55%	2.84%	4.14%		14.29%	52.95%	-12.80%	2.30%
Global	Apr-10	2.33%		5.92%	53.48%	-13.55%	2.84%	4.14%		14.29%	52.95%	-12.80%	2.30%
Global	May-10	-8.37%		-2.95%	25.89%	-16.19%	0.69%	-0.71%		13.48%	45.22%	-13.58%	1.14%
Global	Jun-10	-1.94%	-8.06%	-4.83%	23.71%	-14.41%	-0.40%	-1.77%	1.57%	11.47%	41.67%	-11.58%	-0.09%
Global	Jul-10	9.64%		4.33%	23.16%	-10.17%	0.49%	3.08%		14.91%	34.04%	-8.67%	0.12%
Global	Aug-10	-0.41%		3.91%	14.33%	-11.24%	0.64%	2.08%		17.30%	29.10%	-9.14%	0.37%
Global	Sep-10	8.60%	18.58%	12.84%	17.59%	-10.56%	1.89%	1.10%	6.39%	18.60%	25.91%	-9.33%	-0.54%
Global	Oct-10	3.86%		17.20%	23.39%	-10.18%	3.29%	2.01%		20.98%	31.00%	-8.97%	0.47%
Global	Nov-10	-4.36%		12.08%	15.84%	-9.15%	1.67%	2.11%		23.54%	33.61%	-5.43%	0.09%
Global	Dec-10	5.96%	5.24%	18.76%	18.76%	-5.64%	1.98%	2.81%	7.10%	27.02%	27.02%	-2.89%	-0.61%
Global	Jan-11	1.26%		1.26%	28.02%	-4.05%	0.94%	-0.91%		-0.91%	29.80%	-1.56%	-1.48%
Global	Feb-11	3.05%		4.35%	27.91%	-2.32%	1.09%	2.29%		1.35%	26.38%	0.81%	-1.84%
Global ex-US	Apr-10	-0.41%		-0.14%	44.92%	-14.63%	3.49%	1.35%		7.75%	44.43%	-13.88%	2.88%
Global ex-US	Apr-10	-0.41%		-0.14%	44.92%	-14.63%	3.49%	1.35%		7.75%	44.43%	-13.88%	2.88%
Global ex-US	May-10	-10.50%		-10.62%	10.28%	-18.04%	1.11%	-3.02%		4.50%	27.21%	-15.48%	1.24%
Global ex-US	Jun-10	0.49%	-10.43%	-10.19%	9.19%	-16.01%	0.74%	0.66%	-1.06%	5.20%	25.03%	-13.23%	0.50%
Global ex-US	Jul-10	9.40%		-1.75%	8.63%	-12.36%	2.08%	2.86%		8.20%	18.22%	-10.90%	0.66%
Global ex-US	Aug-10	-0.07%		-1.81%	4.55%	-12.81%	1.66%	2.44%		10.84%	18.04%	-10.75%	0.99%
Global ex-US	Sep-10	11.60%	22.01%	9.58%	11.28%	-11.61%	3.15%	3.90%	9.47%	15.16%	19.15%	-10.40%	0.62%
Global ex-US	Oct-10	3.55%		13.47%	14.30%	-11.49%	4.65%	1.71%		17.13%	21.33%	-10.30%	1.58%
Global ex-US	Nov-10	-5.92%		6.76%	8.39%	-11.31%	2.88%	0.45%		17.66%	25.00%	-7.69%	0.86%
Global ex-US	Dec-10	7.04%	4.28%	14.27%	14.27%	-7.60%	2.63%	3.86%	6.12%	22.20%	22.20%	-4.91%	0.02%
Global ex-US	Jan-11	-0.14%		-0.14%	21.42%	-6.06%	1.32%	-2.29%		-2.29%	23.10%	-3.62%	-1.11%
Global ex-US	Feb-11	1.91%		1.77%	21.98%	-4.96%	1.22%	1.16%		-1.16%	20.52%	-1.92%	-1.72%

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

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Section 10

Risk / Return Profiles and Correlations

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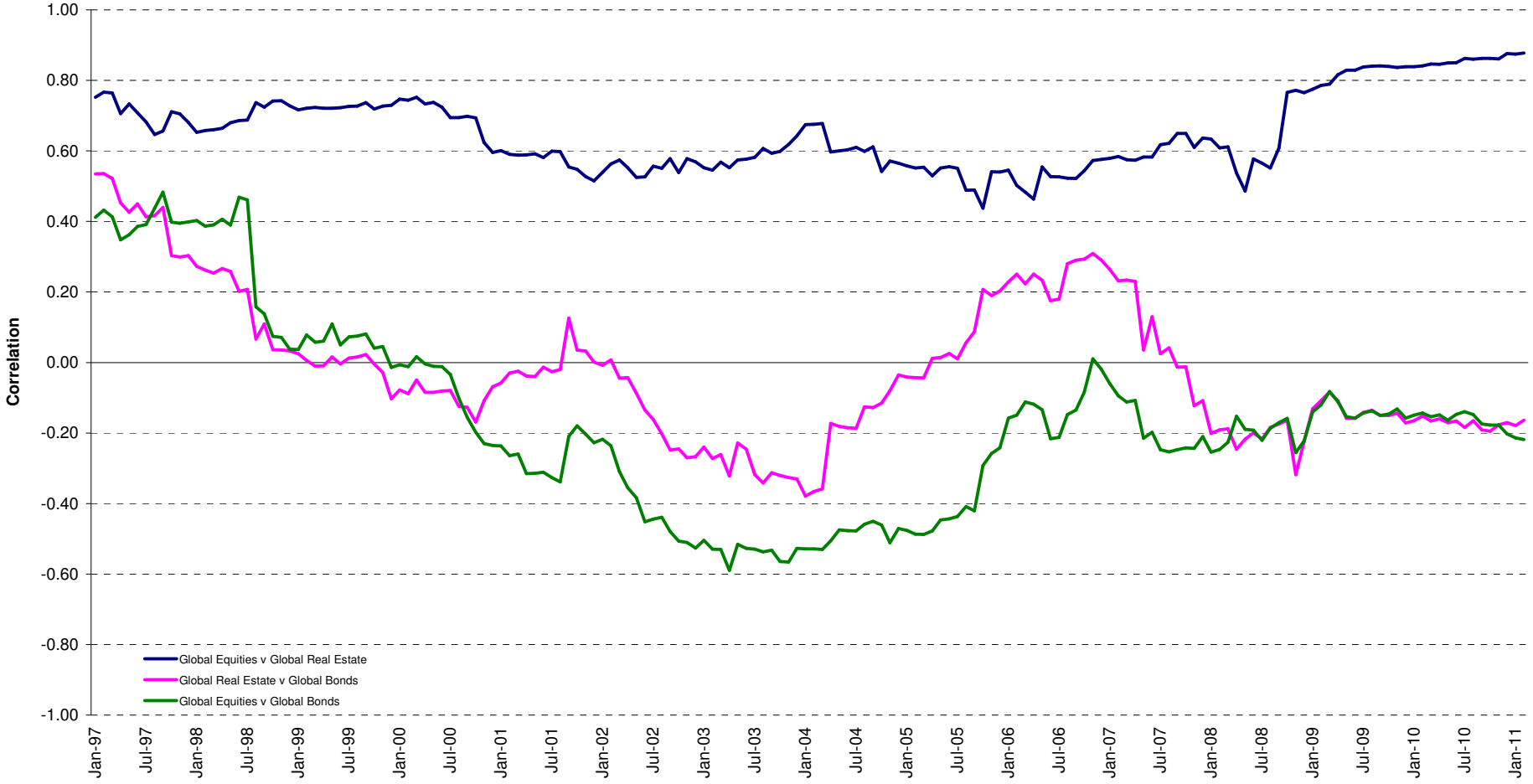
Correlations

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



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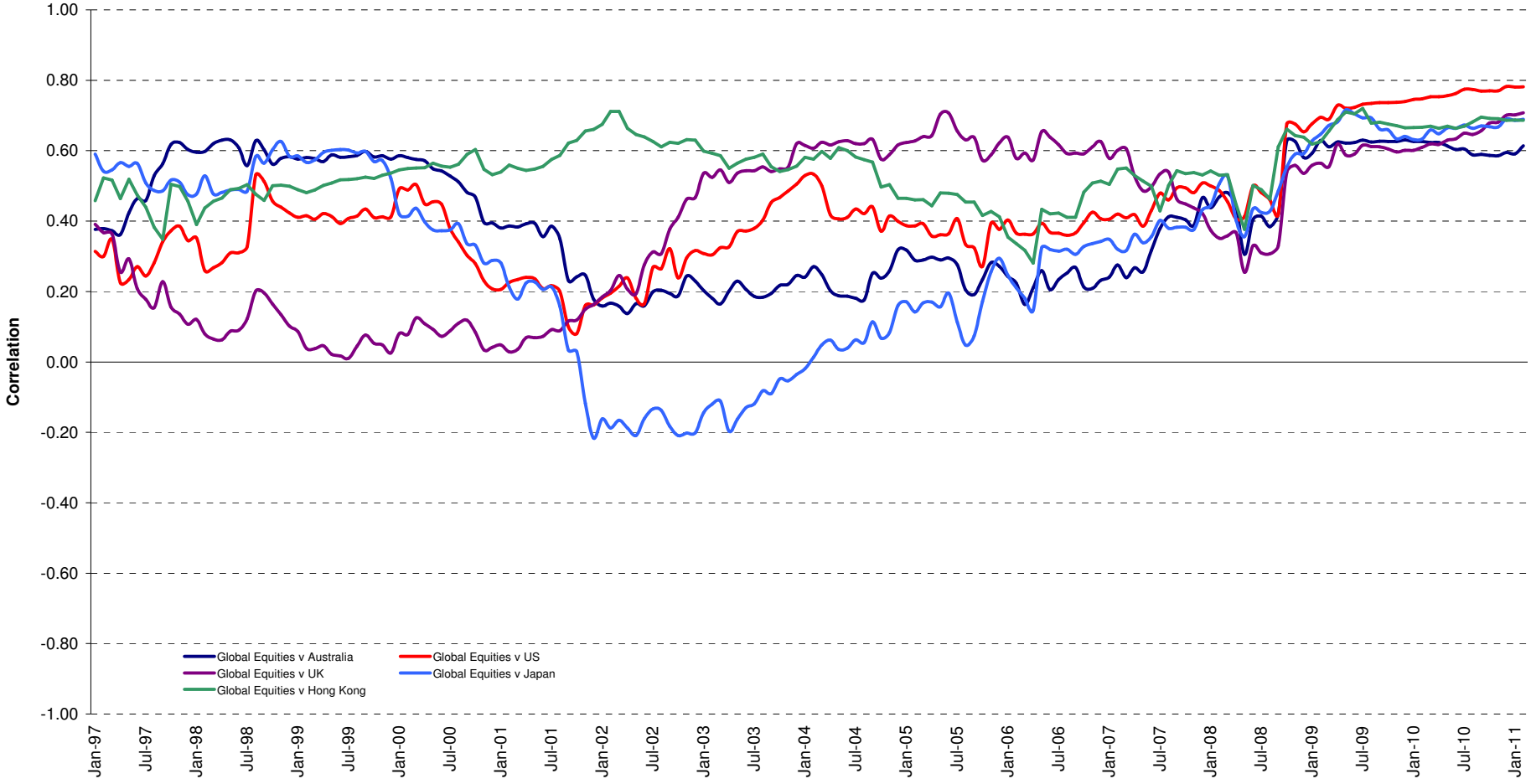
Correlations

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



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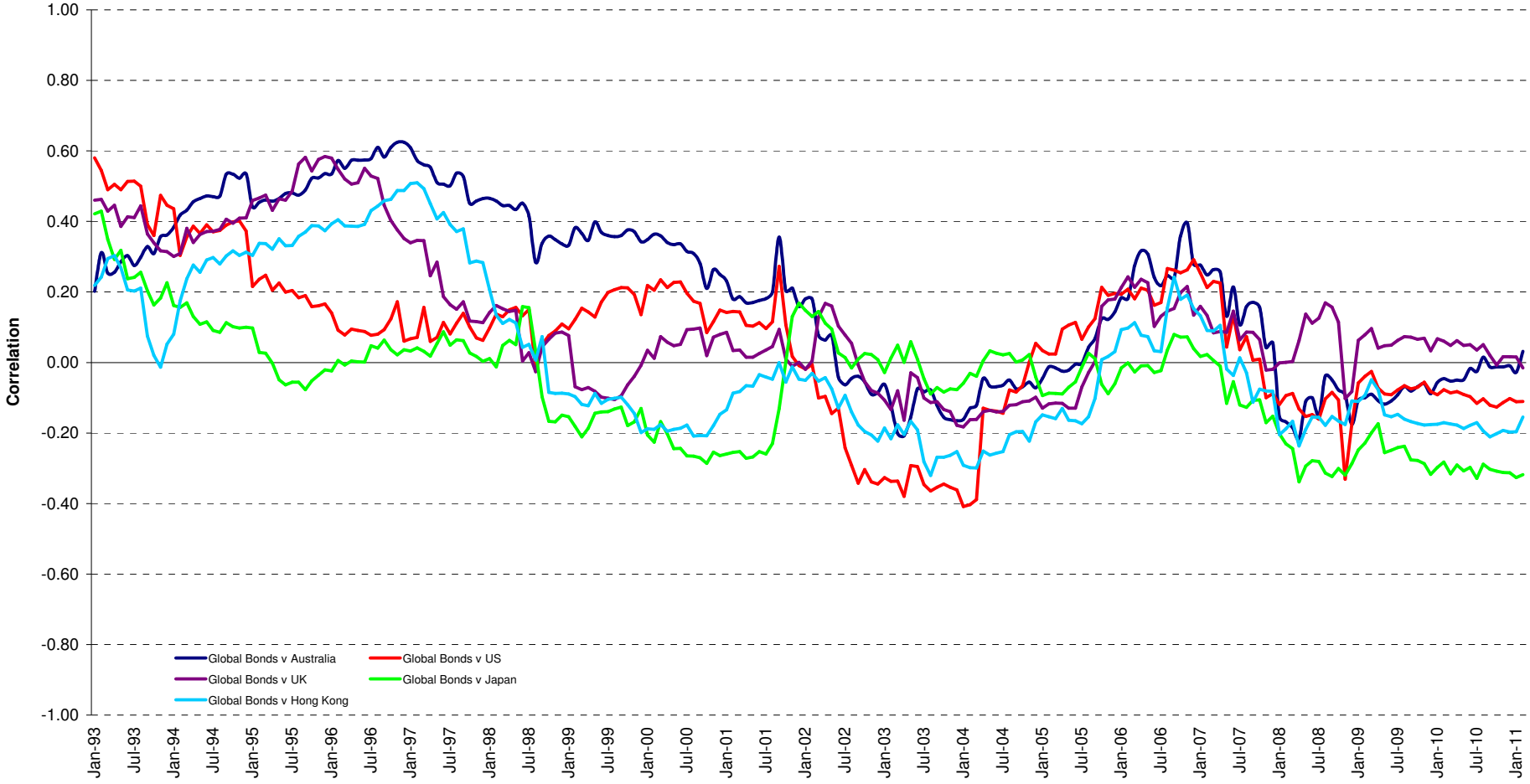
Correlations

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



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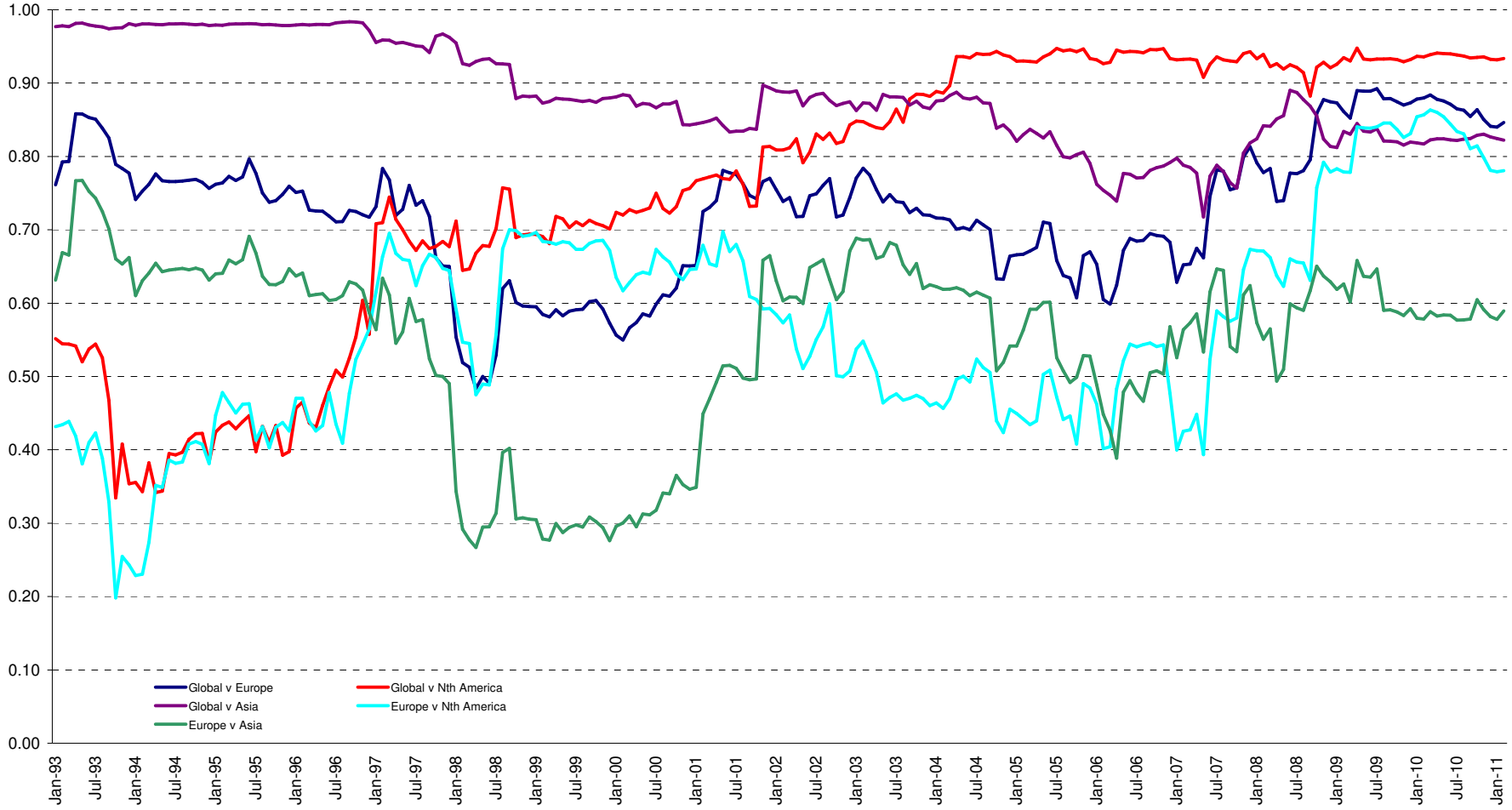
Correlations

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



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate	Global Equities	Europe Equities	North America Equities	Asia Equities	Global Bonds
Global Real Estate	1.00	0.85	0.93	0.82	0.91	0.81	0.75	0.69	-0.23
Europe Real Estate	0.85	1.00	0.78	0.60	0.74	0.79	0.59	0.56	-0.17
Nth America Real Estate	0.93	0.78	1.00	0.59	0.77	0.70	0.72	0.57	-0.16
Asia Real Estate	0.82	0.60	0.59	1.00	0.88	0.71	0.61	0.68	-0.28
Global Equities	0.91	0.74	0.77	0.88	1.00	0.84	0.84	0.75	-0.38
Europe Equities	0.81	0.79	0.70	0.71	0.84	1.00	0.81	0.87	-0.30
North America Equities	0.75	0.59	0.72	0.61	0.84	0.81	1.00	0.82	-0.32
Asia Equities	0.69	0.56	0.57	0.68	0.75	0.87	0.82	1.00	-0.28
Global Bonds	-0.23	-0.17	-0.16	-0.28	-0.38	-0.30	-0.32	-0.28	1.00

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36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	Nth America Real Estate	Asia Real Estate	Global Equities	Europe Equities	North America Equities	Asia Equities	Global Bonds
Global Real Estate	1.00	0.91	0.94	0.88	0.91	0.90	0.89	0.85	-0.06
Europe Real Estate	0.91	1.00	0.83	0.75	0.84	0.88	0.80	0.77	-0.06
Nth America Real Estate	0.94	0.83	1.00	0.68	0.80	0.78	0.82	0.71	-0.04
Asia Real Estate	0.88	0.75	0.68	1.00	0.87	0.86	0.82	0.86	-0.07
Global Equities	0.91	0.84	0.80	0.87	1.00	0.98	0.97	0.96	-0.15
Europe Equities	0.90	0.88	0.78	0.86	0.98	1.00	0.92	0.94	-0.12
North America Equities	0.89	0.80	0.82	0.82	0.97	0.92	1.00	0.89	-0.18
Asia Equities	0.85	0.77	0.71	0.86	0.96	0.94	0.89	1.00	-0.12
Global Bonds	-0.06	-0.06	-0.04	-0.07	-0.15	-0.12	-0.18	-0.12	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	0.36	0.31	0.49	0.65	0.82	0.67	0.57	0.29	0.62	0.60	0.41	0.33	0.57	0.39	0.46	0.50	0.56	0.70	0.06
Singapore	0.36	1.00	0.86	0.67	0.55	0.65	0.44	0.57	0.41	0.55	0.57	0.39	0.48	0.57	0.55	0.22	0.28	0.49	0.58	-0.20
Hong Kong	0.31	0.86	1.00	0.66	0.45	0.54	0.37	0.50	0.35	0.54	0.52	0.39	0.44	0.50	0.52	0.19	0.33	0.36	0.65	-0.19
Japan	0.49	0.67	0.66	1.00	0.59	0.64	0.49	0.42	0.27	0.52	0.54	0.30	0.36	0.46	0.44	0.20	0.29	0.44	0.72	-0.32
US	0.65	0.55	0.45	0.59	1.00	0.76	0.86	0.72	0.61	0.62	0.75	0.52	0.42	0.73	0.74	0.45	0.56	0.74	0.71	-0.09
Canada	0.82	0.65	0.54	0.64	0.76	1.00	0.73	0.72	0.48	0.76	0.74	0.49	0.58	0.71	0.58	0.48	0.57	0.71	0.77	-0.16
UK	0.67	0.44	0.37	0.49	0.86	0.73	1.00	0.71	0.70	0.64	0.82	0.63	0.44	0.76	0.63	0.63	0.64	0.78	0.65	0.01
Switzerland	0.57	0.57	0.50	0.42	0.72	0.72	0.71	1.00	0.55	0.64	0.72	0.32	0.47	0.75	0.64	0.48	0.60	0.62	0.55	0.09
Sweden	0.29	0.41	0.35	0.27	0.61	0.48	0.70	0.55	1.00	0.46	0.73	0.49	0.61	0.72	0.78	0.34	0.63	0.78	0.36	0.13
Austria	0.62	0.55	0.54	0.52	0.62	0.76	0.64	0.64	0.46	1.00	0.72	0.62	0.49	0.73	0.55	0.43	0.59	0.77	0.73	-0.29
Netherlands	0.60	0.57	0.52	0.54	0.75	0.74	0.82	0.72	0.73	0.72	1.00	0.60	0.65	0.94	0.67	0.55	0.73	0.86	0.67	-0.17
Norway	0.41	0.39	0.39	0.30	0.52	0.49	0.63	0.32	0.49	0.62	0.60	1.00	0.38	0.56	0.34	0.61	0.46	0.66	0.58	-0.25
Italy	0.33	0.48	0.44	0.36	0.42	0.58	0.44	0.47	0.61	0.49	0.65	0.38	1.00	0.63	0.49	0.33	0.78	0.66	0.36	-0.18
France	0.57	0.57	0.50	0.46	0.73	0.71	0.76	0.75	0.72	0.73	0.94	0.56	0.63	1.00	0.68	0.53	0.78	0.82	0.63	-0.14
Germany	0.39	0.55	0.52	0.44	0.74	0.58	0.63	0.64	0.78	0.55	0.67	0.34	0.49	0.68	1.00	0.15	0.46	0.69	0.47	0.09
Greece	0.46	0.22	0.19	0.20	0.45	0.48	0.63	0.48	0.34	0.43	0.55	0.61	0.33	0.53	0.15	1.00	0.55	0.50	0.40	-0.12
Belgium	0.50	0.28	0.33	0.29	0.56	0.57	0.64	0.60	0.63	0.59	0.73	0.46	0.78	0.78	0.46	0.55	1.00	0.69	0.49	-0.06
Finland	0.56	0.49	0.36	0.44	0.74	0.71	0.78	0.62	0.78	0.77	0.86	0.66	0.66	0.82	0.69	0.50	0.69	1.00	0.56	-0.15
Global Equities	0.70	0.58	0.65	0.72	0.71	0.77	0.65	0.55	0.36	0.73	0.67	0.58	0.36	0.63	0.47	0.40	0.49	0.56	1.00	-0.38
Global Bonds	0.06	-0.20	-0.19	-0.32	-0.09	-0.16	0.01	0.09	0.13	-0.29	-0.17	-0.25	-0.18	-0.14	0.09	-0.12	-0.06	-0.15	-0.38	1.00

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36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.70	-0.02
Australia - ASX	0.70	1.00	-0.40
Australia Bonds	-0.02	-0.40	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.87	0.00
Singapore - STI	0.87	1.00	-0.03
Singapore Bonds	0.00	-0.03	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.81	-0.07
Japan - Nikkei	0.81	1.00	-0.17
Japan Bonds	-0.07	-0.17	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.83	-0.09
United States - S&P 500	0.83	1.00	-0.11
United States Bonds	-0.09	-0.11	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.91	-0.10
Hong Kong - Hang Seng	0.91	1.00	-0.15
Hong Kong Bonds	-0.10	-0.15	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.81	-0.15
Canada - TSX	0.81	1.00	-0.18
Canada Bonds	-0.15	-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	0.73	0.11
UK - FTSE 100	0.73	1.00	0.03
UK Bonds	0.11	0.03	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.63	-0.03
Sweden - OMX	0.63	1.00	-0.13
Sweden Bonds	-0.03	-0.13	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.76	-0.22
Netherlands - AEX	0.76	1.00	-0.27
Netherlands Bonds	-0.22	-0.27	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.80	-0.19
France - CAC 40	0.80	1.00	-0.23
France Bonds	-0.19	-0.23	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.47	0.16
Italy - MIB30	0.47	1.00	0.36
Italy Bonds	0.16	0.36	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.55	0.34
Greece - ASE 20	0.55	1.00	0.27
Greece Bonds	0.34	0.27	1.00

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36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.63	-NA-
Switzerland - SMI	0.63	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.69	0.06
Belgium - BEL 20	0.69	1.00	-0.01
Belgium Bonds	0.06	-0.01	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.65	-0.16
Germany - DAX	0.65	1.00	-0.31
Germany Bonds	-0.16	-0.31	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.76	-0.26
Finland - HEX 25	0.76	1.00	-0.27
Finland Bonds	-0.26	-0.27	1.00

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

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36 Months Correlations (in Local Currency)

	New Zealand - RE	New Zealand Bonds
New Zealand - RE	1.00	0.06
New Zealand Bonds	0.06	1.00

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

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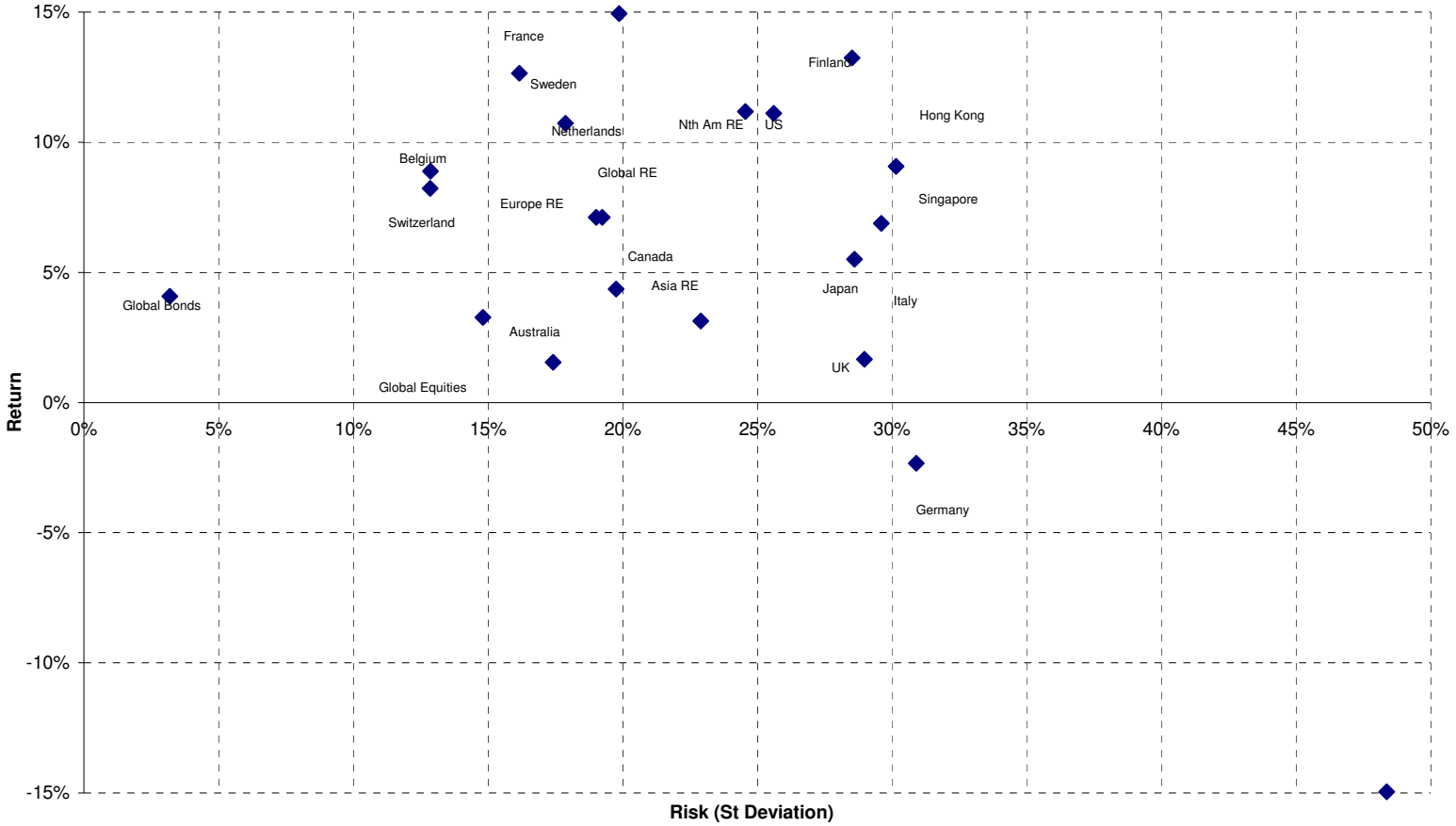
Risk/Return Profiles

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



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Section 11

Details on Methodology

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Methodology

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are claculated using the following approach:

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

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

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

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

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Methodology

Velocity

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

Volatility

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

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Section 12

Data Vendor Codes

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Data Vendor Codes - Indices

Bloomberg

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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	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	UNULUG	UNULUJ	UNULA		TUNULE	TUNULU	TUNULUG	TUNULUJ	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							

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

Data Vendor Codes - Indices

REUTERS THOMSON REUTERS

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	.FTENEL																	
ASIA 33 INDEX	.FTENAE3						.FTENA3											
ASIA DIVIDEND+ INDEX	.FTENAD						.FTENAD											
ASIA EMERGING INDEX	.FTENEA																	
ASIA EX AUSTRALIA INDEX													.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

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

THOMSON ONE

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

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Data Vendor Codes - Indices

THOMSON GLOBAL TOPIC

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

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

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Affine *	FR	FR0000036105	IML FP	BTPP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Silic *	FR	FR0000050916	SIL FP	SILP.PA	SIL-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA	UL-PAR
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Lamda Development	GR	GRS245213004	LAMDA GA	LMDr.AT	LAMDA-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F	KBU-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GY	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE	DAZ-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS

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Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS	PEPR-AMS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS	VNOI-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Inmobiliaria Colonial	SP	ES0139140018	COL SM	COL.SM	COL-SM
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
IRP Property Investments	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
London & Stamford Property	UK	GB00B4WFW713	LSP LN	LSP.L	LSP-LON
Capital Shopping Centres Group *	UK	GB0006834344	CSCG LN	CSCG.L	CSCG-LON
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Minerva	UK	GB0005953681	MNR LN	MNR.L	MNR-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Safestore Holdings	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON

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Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L	WKP-LON
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
FKP Property Group *	AU	AU000000FKP9	FKP AU	FKP.AX	FKP-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	IIF.AX	IIF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Charter Hall Office REIT *	AU	AU000000CQO6	MOF AU	MOF.AX	MOF-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Westfield Retail Trust *	AU	AU000000WRT1	WRT AU	WRT.AX	WRT-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
China Overseas Land	HK	HK0688002218	688 HK	0688.HK	0688-HKG
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK	1109-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK	0754-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
KWG Property Holdings	HK	KYG532241042	1813 HK	1813.HK	1813-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Aeon Mall Co ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Holdings	JP	JP3762900003	3231 JP	3231.T	3231-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Allgreen Properties *	SG	SG1G61871305	AG SP	AEMN.SI	A16-SES
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
Capitamall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
CDL Hospitality Trusts	SG	SG1T66931158	CDREIT SP	CDREIT.SI	-NA-
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES
Global Logistic Properties	SG	SG2C26962630	GLP SP	GLP.SI	-NA-
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI	S30-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Yanlord Land Group	SG	SG1T57930854	YLLG SP	YNLG.SI	Z25-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA04315L1058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Crombie Real Estate Investment Trust	CA	CA2271071094	CRR-U CN	CRR_u.TO	CRR.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Extendicare Real Estate Investment Tr	CA	CA3022511032	EXE-U CN	EXE_u.TO	EXE.UN-TSX
First Capital Realty *	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45778F1018	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties *	CA	CA4941048700	KMP CN	KMP.TO	KMP-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA66562P1053	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
AMB Property *	US	US00163T1097	AMB US	AMB.N	AMB-US
American Assets Trust Inc. *	US	US0240131047	AAT US	AAT.N	AAT-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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
Campus Crest Communities *	US	US13466Y1055	CCG US	CCG.N	CCG-US
CapLease Inc.	US	US1402881015	LSE US	LSE.N	LSE-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US
Cogdell Spencer	US	US19238U1079	CSA US	CSA.N	CSA-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCE.A-US
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
General Growth Properties *	US	US3700231034	GGP US	GGP.N	GGP-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
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

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Commonwealth REIT *	US	US2032331017	CWH US	CWH.N	CWH-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEH US	OEH.N	OEH-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
Prologis *	US	US7434101025	PLD US	PLD.N	PLD-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Strategic Hotels & Resorts	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

Contacts

EPRA

EPRA
Boulevard de la Woluwe 62 Woluwelaan
1000 Brussels
Belgium
Tel: +32 2739 1010
Fax: +32 2739 1020
E-mail: info@epra.com
Website: www.epra.com

NAREIT

NAREIT
1875 Eye Street
N.W., Suite 600
Washington D.C., 20006
USA
Tel: +1 202 739 9400
Fax: +1 202 739 9401
E-mail: info@nareit.com
Website: www.nareit.com

FTSE

UK
Client Services
FTSE
12th Floor
10 Upper Bank Street
Canary Wharf
London, E14 5NP
UK
+44 (0) 20 7448 1810
+44 (0) 20 7448 1804 (fax)

France
Client Services
FTSE
40 rue La Boéte
75008 Paris
FRANCE
+33 (0) 1 53 76 82 88
+33 (0) 1 53 76 82 71 (fax)

Spain
Client Services
FTSE
Paseo de la Castellana 66,
28046 Madrid,
Spain
+34 (0) 91 411 37 87

Germany
Client Services
FTSE
Nibelungenplatz 3
60318 Frankfurt
GERMANY
+49 69 15685143
+49 69 15976604 (fax)

Hong Kong
Client Services
FTSE
Suite 609-612
One International Finance Centre
Hong Kong
+852 2230 5800
+852 2230 5804 (fax)
In Singapore please ring +65 223 3738

Japan
Client Services
FTSE
Yamato Seimei Building 21F,
1-1-7 Uchisaiwaicho,
Chiyoda-Ku,
Tokyo
JAPAN
+81 3 3581 2811
+81 3 3581 1423 (fax)

USA – East Coast
Client Services
FTSE
1330 Avenue of the Americas,
10th Floor,
New York,
New York 10019
+(1) 212 641 6160
+(1) 212 641 6190 (fax)

USA – West Coast
Client Services
FTSE Americas Inc.
251 Post Street,
Suite 200,
San Francisco, CA 94108
USA
+1 415 445 5660
+1 415 445 5666 (fax)

E-mail: info@ftse.com
Website: www.ftse.com

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

Boulevard de la Woluwe 62 Woluwelaan
1200 Brussels
Belgium

T +32 (0)2 739 1010
F +32 (0)2 739 1020
www.epra.com