



EPRA RESEARCH

European Public Real Estate Association

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February 2014

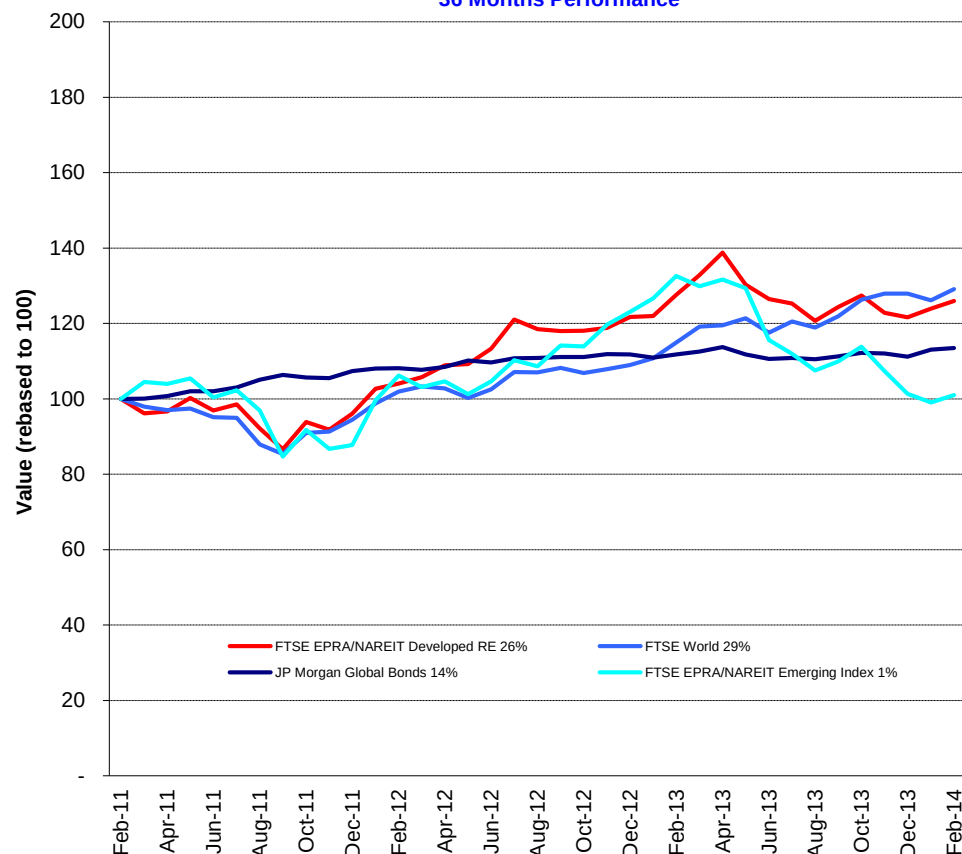


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Graph 1: Global Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



Comment

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

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

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

All calculated returns in the bulletin are geometric means.

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For an explanation of the graphs and details on the calculation, please refer to Section 7.1.

A disclaimer applies to this document. Please refer to page 319.

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For an explanation of the graphs and details on the calculation, please refer to Section 7.1.

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Part I

Total Markets

Section 1.1

Size of the total real estate market - Developed Markets

Size of the total real estate market - Developed Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Feb-14 Total Listed (\$ Bn)	Feb-14 Number of Companies	Feb-14 Of which REITs	Feb-14 Index Market Cap (\$ Bn)	Feb-14 No. of Index Constituents	Feb-14 Ttl RE/Listed RE %	Feb-14 Stock Market (\$ Bn)	Feb-14 Stk Mkt/RE %
Asia											
Australia	1,475.34	68,573.03	663.90	120.95	87	43	72	14	17.91%	1,369	8.69%
Hong Kong	256.90	36,531.92	256.90	307.28	146	7	88	18	118.83%	3,482	8.77%
Japan	5,963.23	46,740.60	2,683.45	280.06	342	1	144	32	10.59%	4,449	6.38%
New Zealand	165.48	38,921.74	74.46	4.21	8	5	1	1	5.67%	64	6.58%
Singapore	263.02	51,159.38	263.02	133.52	105	33	43	18	50.76%	572	23.34%
South Korea	1,115.10	22,929.15	501.80	40.32	86	8	-	-	8.03%	1,175	3.43%
Total Asia-Pacific	9,239.06	-	4,443.53	886.33	774	97	347	83	19.95%	11,112	7.98%
Europe											
Austria	397.89	48,442.67	179.05	5.26	8	-	2	2	3.11%	128	4.35%
Belgium	489.41	46,956.88	220.23	10.00	22	15	5	7	4.55%	376	2.67%
Denmark	319.49	57,925.79	143.77	1.64	14	-	-	-	1.13%	371	0.44%
Finland	249.11	47,408.00	112.10	6.38	7	-	3	3	5.69%	225	2.84%
France	2,647.11	40,763.17	1,191.20	118.49	58	31	15	8	9.95%	2,233	5.31%
Germany	3,472.23	42,522.66	1,562.51	25.24	57	8	18	11	1.62%	2,061	1.23%
Greece	261.53	24,330.87	117.69	2.13	24	3	0	1	1.80%	91	2.34%
Ireland	214.76	46,454.67	96.64	0.39	1	1	-	-	0.40%	210	0.19%
Italy	2,047.03	33,705.36	921.16	5.72	16	2	1	2	0.62%	686	0.83%
Luxembourg	55.72	111,969.75	25.07	-	-	-	-	-	0.00%	30	0.00%
Netherlands	784.84	47,357.41	353.18	20.60	16	5	34	6	5.83%	395	5.22%
Norway	492.70	100,704.61	221.71	5.59	9	-	1	1	2.47%	319	1.72%
Portugal	220.06	20,501.16	99.03	1.16	2	-	-	-	1.16%	96	1.21%
Spain	1,349.00	29,008.49	607.05	35.42	18	-	-	-	5.67%	800	4.30%
Sweden	519.36	55,084.42	233.71	33.39	32	-	12	8	13.43%	762	4.12%
Switzerland	632.43	81,386.44	284.59	43.95	41	-	11	4	15.44%	1,609	2.73%
United Kingdom	2,482.56	39,818.30	620.64	126.12	81	18	73	31	20.00%	4,044	3.07%
Total Europe	16,635.24	-	6,989.34	441.48	406	83	175	84	6.25%	14,434	3.03%

Please refer to page 298 for further details on calculation methodology.

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Size of the total real estate market - Developed Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Feb-14 Total Listed (\$ Bn)	Feb-14 Number of Companies	Feb-14 Of which REITs	Feb-14 Index Market Cap (\$ Bn)	Feb-14 No. of Index Constituents	Feb-14 Ttl RE/Listed RE %	Feb-14 Stock Market (\$ Bn)	Feb-14 Stk Mkt/RE %
Middle East											
Israel	463.86	62,611.68	208.74	18.01	76	2	1	1	9.06%	41	28.68%
Total EMEA	17,099.09	-	7,198.08	459.49	482	85	177	85	6.33%	14,475	3.15%
North America											
Canada	1,800.71	53,340.07	810.32	65.17	97	86	45	23	7.79%	2,145	2.94%
United States	16,150.95	52,235.17	7,267.93	868.78	521	403	538	117	11.93%	22,566	3.84%
Total North America	17,951.66	-	8,078.25	933.95	618	489	583	140	11.51%	24,711	3.76%
Total Developed Markets	44,289.81	-	19,719.85	2,279.77	1,874	671	1,107	308	11.52%	50,297	4.52%

Please refer to page 298 for further details on calculation methodology.

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Section 1.2

Size of the total real estate market - Emerging Markets

Size of the total real estate market - Emerging Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Feb-14 Total Listed (\$ Bn)	Feb-14 Number of Companies	Feb-14 Of which REITs	Feb-14 Index Market Cap (\$ Bn)	Feb-14 No. of Index Constituents	Feb-14 Ttl RE/Listed RE %	Feb-14 Stock Market (\$ Bn)	Feb-14 Stk Mkt/RE %
Asia-Pacific											
China	8,063.26	6,061.90	2,230.06	291.47	193	-	40	37	13.29%	3,339	8.88%
India	1,862.43	1,587.69	329.58	39.87	149	-	2	4	12.32%	1,116	3.64%
Indonesia	874.90	3,594.66	203.29	34.61	45	-	7	14	17.59%	395	9.05%
Malaysia	296.13	10,473.71	98.27	50.48	146	16	6	13	49.18%	499	9.69%
Pakistan	189.40	1,114.40	29.79	0.02	4	-	-	-	0.05%	-	0.00%
Philippines	239.91	2,401.33	48.73	41.78	44	-	9	6	81.62%	228	17.47%
Taiwan	355.47	15,375.18	134.07	27.42	70	6	0	1	20.44%	923	2.97%
Thailand	357.20	5,354.29	94.79	93.21	170	38	6	15	98.34%	354	26.33%
Total Asia-Pacific	12,238.69		3,168.58	578.86	821	60	70	90	18.35%	6,853	8.49%
Europe, Middle East & Africa											
Czech Republic	201.18	19,080.37	81.54	0.39	1	-	-	1	0.38%	32	0.95%
Egypt	214.15	2,742.50	45.47	11.85	34	-	0	1	25.26%	42	27.54%
Hungary	128.87	12,898.08	45.84	0.04	2	-	-	-	0.09%	18	0.24%
Morocco	93.99	3,002.96	20.57	3.70	4	-	-	-	18.17%	41	0.00%
Poland	495.72	12,888.30	176.29	5.67	81	-	2	2	3.10%	216	2.54%
Russia	1,945.07	13,649.61	705.07	4.19	4	-	-	2	0.58%	681	0.60%
South Africa	353.80	6,880.68	102.07	36.03	57	8	14	12	35.20%	41	39.65%
Turkey	794.64	10,214.33	261.52	19.69	30	20	2	4	7.50%	210	9.36%
United Arab Emirates	311.22	65.16	77.80	18.05	8	-	11	3	23.00%	41	17.50%
Total EMEA	4,538.62		1,516.17	99.61	221	28	28	25	6.50%	1,321	7.46%

Please refer to page 298 for further details on calculation methodology.

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Size of the total real estate market - Emerging Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Feb-14 Total Listed (\$ Bn)	Feb-14 Number of Companies	Feb-14 Of which REITs	Feb-14 Index Market Cap (\$ Bn)	Feb-14 No. of Index Constituents	Feb-14 Ttl RE/Listed RE %	Feb-14 Stock Market (\$ Bn)	Feb-14 Stk Mkt/RE %
Americas											
Brazil	2,298.13	12,501.53	809.01	50.67	63	23	15	20	6.03%	899	5.42%
Chile	263.51	16,647.35	102.06	4.00	7	-	-	-	3.88%	251	1.58%
Colombia	354.74	8,668.60	110.53	2.06	3	-	-	-	1.73%	185	1.04%
Mexico	1,163.74	11,058.94	393.27	28.90	18	4	6	4	7.30%	447	6.43%
Peru	194.62	7,173.47	56.93	2.21	1	-	-	-	3.90%	82	2.71%
Total Americas	4,274.74		1,471.80	87.85	92	27	21	24	5.81%	1,862	4.59%
Total Emerging Markets	21,052.05		6,156.56	766.32	1,134	115	120	139	12.44%	10,036	7.63%
World	65,341.86		25,876.41	3,046.09	3,008	786	1,227	447	11.74%	60,333	5.03%

Please refer to page 298 for further details on calculation methodology.

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Part II

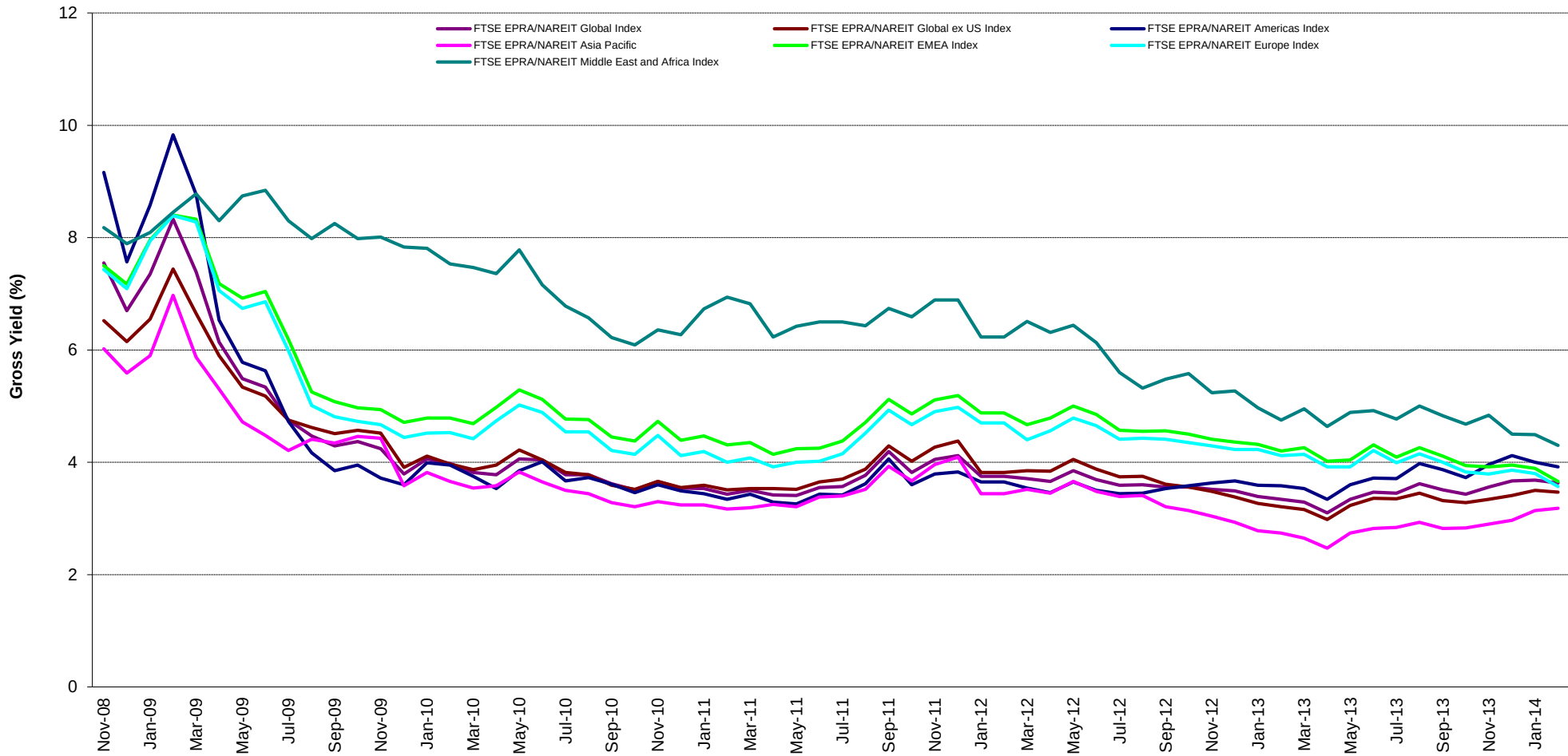
Global Markets (Developed plus Emerging)

Section 2.1

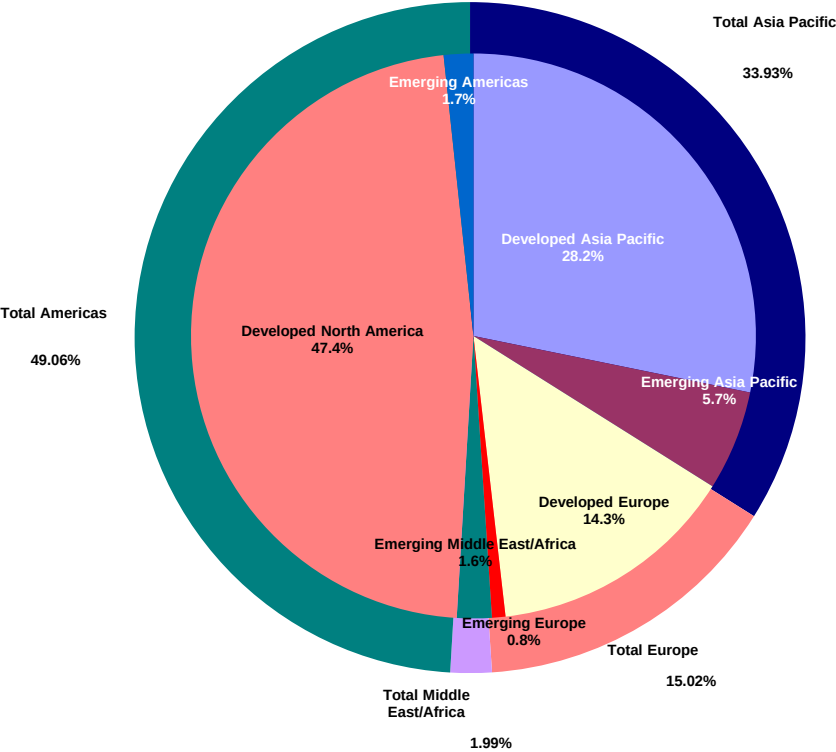
FTSE EPRA/NAREIT Global Index Series

FTSE EPRA/NAREIT Global Index Series

Graph 2: Dividend Yields



Graph 3: Global Index - Regional Breakdown by Market Cap



FTSE EPRA/NAREIT Global Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,856.67	892,341.91	100.00	3.63	-NA-	-NA-	21.71	7.15	-3.97	3.21	1.70	3.21	-NA-	12.73
Global ex US Index	EUR	1,808.73	502,815.01	56.35	3.47	-NA-	-NA-	18.46	5.34	-7.67	-1.04	0.98	-1.04	-NA-	13.78
Asia Pacific	EUR	1,812.99	302,501.01	33.90	3.18	-NA-	-NA-	18.10	5.59	-13.87	-4.75	-1.62	-4.75	-NA-	16.20
EMEA Index	EUR	1,889.00	152,516.20	17.09	3.66	-NA-	-NA-	20.08	10.11	16.92	7.60	6.39	7.60	-NA-	12.87
Europe Index	EUR	1,831.55	133,924.69	15.01	3.57	-NA-	-NA-	20.15	9.85	19.33	8.15	6.33	8.15	-NA-	13.47
Middle East and Africa Index	EUR	2,743.20	18,591.51	2.08	4.30	-NA-	-NA-	20.89	13.19	1.91	3.78	6.85	3.78	-NA-	16.75
Americas Index	EUR	1,880.45	437,324.70	49.01	3.92	-NA-	-NA-	25.96	7.33	-2.25	7.93	2.52	7.93	-NA-	13.98
Global Index	USD	2,022.13	1,232,458.03	100.00	3.63	-NA-	-NA-	23.80	7.15	1.45	3.45	4.16	3.45	-NA-	16.83
Global ex US Index	USD	1,969.82	694,462.95	56.35	3.47	-NA-	-NA-	20.50	5.34	-2.46	-0.81	3.42	-0.81	-NA-	18.70
Asia Pacific	USD	1,974.64	417,799.27	33.90	3.18	-NA-	-NA-	20.13	5.59	-9.00	-4.53	0.76	-4.53	-NA-	20.32
EMEA Index	USD	2,056.74	210,647.75	17.09	3.66	-NA-	-NA-	22.14	10.10	23.52	7.85	8.97	7.85	-NA-	18.46
Europe Index	USD	1,994.06	184,970.08	15.01	3.57	-NA-	-NA-	22.21	9.85	26.07	8.41	8.90	8.41	-NA-	18.98
Middle East and Africa Index	USD	2,988.57	25,677.67	2.08	4.30	-NA-	-NA-	22.97	13.19	7.67	4.02	9.43	4.02	-NA-	20.59
Americas Index	USD	2,048.15	604,011.01	49.01	3.92	-NA-	-NA-	28.13	7.32	3.26	8.18	4.99	8.18	-NA-	16.70
Global Index	GBP	1,944.61	735,422.64	100.00	3.63	-NA-	-NA-	19.86	6.09	-8.11	2.24	2.14	2.24	-NA-	13.04
Global ex US Index	GBP	1,894.31	414,394.45	56.35	3.47	-NA-	-NA-	16.66	4.30	-11.65	-1.97	1.42	-1.97	-NA-	14.49
Asia Pacific	GBP	1,898.94	249,305.89	33.90	3.18	-NA-	-NA-	16.30	4.54	-17.58	-5.65	-1.19	-5.65	-NA-	16.49
EMEA Index	GBP	1,977.89	125,696.07	17.09	3.66	-NA-	-NA-	18.25	9.01	11.88	6.59	6.86	6.59	-NA-	14.37
Europe Index	GBP	1,917.61	110,373.89	15.01	3.57	-NA-	-NA-	18.31	8.76	14.19	7.14	6.80	7.14	-NA-	14.97
Middle East and Africa Index	GBP	2,874.00	15,322.17	2.08	4.30	-NA-	-NA-	19.06	12.07	-2.48	2.80	7.32	2.80	-NA-	17.77
Americas Index	GBP	1,969.63	360,420.69	49.01	3.92	-NA-	-NA-	24.05	6.26	-6.46	6.91	2.96	6.91	-NA-	13.82

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Index	JPY	2,016.40	125,790,829.16	100.00	3.63	-NA-	-NA-	24.86	15.29	12.23	0.45	4.24	0.45	-NA-	19.87
Global ex US Index	JPY	1,964.24	70,880,360.66	56.35	3.47	-NA-	-NA-	21.52	13.35	7.91	-3.68	3.50	-3.68	-NA-	22.17
Asia Pacific	JPY	1,969.05	42,642,682.77	33.90	3.18	-NA-	-NA-	21.15	13.61	0.67	-7.29	0.84	-7.29	-NA-	23.72
EMEA Index	JPY	2,050.91	21,499,762.72	17.09	3.66	-NA-	-NA-	23.18	18.47	36.65	4.73	9.05	4.73	-NA-	21.88
Europe Index	JPY	1,988.41	18,878,971.67	15.01	3.57	-NA-	-NA-	23.24	18.20	39.47	5.27	8.99	5.27	-NA-	22.44
Middle East and Africa Index	JPY	2,980.10	2,620,791.04	2.08	4.30	-NA-	-NA-	24.02	21.79	19.11	1.01	9.52	1.01	-NA-	23.07
Americas Index	JPY	2,042.35	61,648,383.67	49.01	3.92	-NA-	-NA-	29.22	15.48	14.24	5.05	5.08	5.05	-NA-	18.89
Global Index	AUD	1,478.70	1,377,278.91	100.00	3.63	-NA-	-NA-	15.74	11.87	16.06	3.42	1.56	3.42	-NA-	8.80
Global ex US Index	AUD	1,440.45	776,066.32	56.35	3.47	-NA-	-NA-	12.65	9.98	11.59	-0.83	0.84	-0.83	-NA-	10.07
Asia Pacific	AUD	1,443.97	466,893.08	33.90	3.18	-NA-	-NA-	12.30	10.24	4.10	-4.55	-1.76	-4.55	-NA-	11.94
EMEA Index	AUD	1,504.00	235,400.07	17.09	3.66	-NA-	-NA-	14.18	14.95	41.31	7.82	6.25	7.82	-NA-	12.72
Europe Index	AUD	1,458.17	206,705.13	15.01	3.57	-NA-	-NA-	14.24	14.68	44.23	8.38	6.18	8.38	-NA-	13.80
Middle East and Africa Index	AUD	2,185.41	28,694.94	2.08	4.30	-NA-	-NA-	14.96	18.17	23.18	3.99	6.70	3.99	-NA-	14.36
Americas Index	AUD	1,497.72	674,985.76	49.01	3.92	-NA-	-NA-	19.78	12.05	18.14	8.15	2.37	8.15	-NA-	10.64

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,791.05	892,341.91	100.00	2.92	-NA-	-NA-	20.38	6.45	-4.61	3.13	1.65	3.13	-NA-	12.74
Global ex US Index	EUR	1,776.91	502,815.01	56.35	3.11	-NA-	-NA-	18.07	4.98	-7.97	-1.06	0.96	-1.06	-NA-	13.79
Asia Pacific	EUR	1,805.84	302,501.01	33.90	3.02	-NA-	-NA-	18.01	5.50	-13.95	-4.77	-1.63	-4.77	-NA-	16.20
EMEA Index	EUR	1,817.78	152,516.20	17.09	3.10	-NA-	-NA-	19.20	9.30	16.07	7.59	6.39	7.59	-NA-	12.85
Europe Index	EUR	1,758.99	133,924.69	15.01	3.01	-NA-	-NA-	19.22	9.00	18.45	8.15	6.33	8.15	-NA-	13.44
Middle East and Africa Index	EUR	2,684.22	18,591.51	2.08	3.73	-NA-	-NA-	20.38	12.70	1.22	3.72	6.80	3.72	-NA-	16.76
Americas Index	EUR	1,764.60	437,324.70	49.01	2.79	-NA-	-NA-	24.55	6.20	-3.33	7.78	2.43	7.78	-NA-	13.99
Global Index	USD	1,950.69	1,232,458.03	100.00	2.92	-NA-	-NA-	22.43	6.45	0.78	3.37	4.11	3.37	-NA-	16.84
Global ex US Index	USD	1,935.21	694,462.95	56.35	3.11	-NA-	-NA-	20.10	4.98	-2.78	-0.83	3.40	-0.83	-NA-	18.71
Asia Pacific	USD	1,966.85	417,799.27	33.90	3.02	-NA-	-NA-	20.04	5.50	-9.09	-4.55	0.75	-4.55	-NA-	20.33
EMEA Index	USD	1,979.37	210,647.75	17.09	3.10	-NA-	-NA-	21.24	9.29	22.62	7.84	8.96	7.84	-NA-	18.47
Europe Index	USD	1,915.25	184,970.08	15.01	3.01	-NA-	-NA-	21.26	8.99	25.13	8.41	8.90	8.41	-NA-	18.99
Middle East and Africa Index	USD	2,924.29	25,677.67	2.08	3.73	-NA-	-NA-	22.46	12.70	6.94	3.96	9.38	3.96	-NA-	20.60
Americas Index	USD	1,921.98	604,011.01	49.01	2.79	-NA-	-NA-	26.69	6.20	2.13	8.03	4.91	8.03	-NA-	16.71
Global Index	GBP	1,875.90	735,422.64	100.00	2.92	-NA-	-NA-	18.63	5.40	-8.72	2.16	2.10	2.16	-NA-	13.05
Global ex US Index	GBP	1,861.02	414,394.45	56.35	3.11	-NA-	-NA-	16.27	3.94	-11.94	-1.99	1.40	-1.99	-NA-	14.50
Asia Pacific	GBP	1,891.45	249,305.89	33.90	3.02	-NA-	-NA-	16.21	4.45	-17.66	-5.67	-1.20	-5.67	-NA-	16.50
EMEA Index	GBP	1,903.49	125,696.07	17.09	3.10	-NA-	-NA-	17.38	8.21	11.07	6.58	6.85	6.58	-NA-	14.37
Europe Index	GBP	1,841.83	110,373.89	15.01	3.01	-NA-	-NA-	17.40	7.91	13.34	7.14	6.80	7.14	-NA-	14.96
Middle East and Africa Index	GBP	2,812.18	15,322.17	2.08	3.73	-NA-	-NA-	18.56	11.58	-3.14	2.75	7.26	2.75	-NA-	17.79
Americas Index	GBP	1,848.30	360,420.69	49.01	2.79	-NA-	-NA-	22.66	5.15	-7.49	6.77	2.88	6.77	-NA-	13.84

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,945.16	125,790,829.16	100.00	2.92	-NA-	-NA-	24.44	14.54	11.49	0.38	4.19	0.38	-NA-	19.87
Global ex US Index	JPY	1,929.73	70,880,360.66	56.35	3.11	-NA-	-NA-	21.12	12.96	7.56	-3.70	3.49	-3.70	-NA-	22.18
Asia Pacific	JPY	1,961.28	42,642,682.77	33.90	3.02	-NA-	-NA-	21.06	13.52	0.57	-7.31	0.82	-7.31	-NA-	23.72
EMEA Index	JPY	1,973.76	21,499,762.72	17.09	3.10	-NA-	-NA-	22.27	17.60	35.65	4.72	9.05	4.72	-NA-	21.89
Europe Index	JPY	1,909.83	18,878,971.67	15.01	3.01	-NA-	-NA-	22.29	17.28	38.43	5.27	8.99	5.27	-NA-	22.45
Middle East and Africa Index	JPY	2,916.01	2,620,791.04	2.08	3.73	-NA-	-NA-	23.50	21.27	18.30	0.96	9.46	0.96	-NA-	23.08
Americas Index	JPY	1,916.53	61,648,383.67	49.01	2.79	-NA-	-NA-	27.77	14.27	12.99	4.91	4.99	4.91	-NA-	18.88
Global Index	AUD	1,426.45	1,377,278.91	100.00	2.92	-NA-	-NA-	14.72	11.14	15.29	3.35	1.51	3.35	-NA-	8.80
Global ex US Index	AUD	1,415.14	776,066.32	56.35	3.11	-NA-	-NA-	12.27	9.60	11.23	-0.86	0.82	-0.86	-NA-	10.07
Asia Pacific	AUD	1,438.27	466,893.08	33.90	3.02	-NA-	-NA-	12.22	10.14	4.00	-4.57	-1.77	-4.57	-NA-	11.95
EMEA Index	AUD	1,447.43	235,400.07	17.09	3.10	-NA-	-NA-	13.34	14.10	40.29	7.82	6.24	7.82	-NA-	12.66
Europe Index	AUD	1,400.54	206,705.13	15.01	3.01	-NA-	-NA-	13.36	13.79	43.16	8.38	6.18	8.38	-NA-	13.73
Middle East and Africa Index	AUD	2,138.41	28,694.94	2.08	3.73	-NA-	-NA-	14.48	17.66	22.34	3.94	6.65	3.94	-NA-	14.37
Americas Index	AUD	1,405.46	674,985.76	49.01	2.79	-NA-	-NA-	18.44	10.87	16.84	8.01	2.29	8.01	-NA-	10.64

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

Version: February 2014

FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,504.34	892,341.91	100.00	0.00	-NA-	-NA-	17.18	3.27	-7.30	2.81	1.45	2.81	-NA-	12.81
Global ex US Index	EUR	1,472.42	502,815.01	56.35	0.00	-NA-	-NA-	14.10	1.51	-10.73	-1.37	0.76	-1.37	-NA-	13.90
Asia Pacific	EUR	1,504.94	302,501.01	33.90	0.00	-NA-	-NA-	14.20	2.11	-16.41	-5.11	-1.89	-5.11	-NA-	16.29
EMEA Index	EUR	1,475.33	152,516.20	17.09	0.00	-NA-	-NA-	14.65	5.25	12.22	7.45	6.33	7.45	-NA-	12.87
Europe Index	EUR	1,446.78	133,924.69	15.01	0.00	-NA-	-NA-	14.96	5.19	14.67	8.04	6.31	8.04	-NA-	13.39
Middle East and Africa Index	EUR	1,935.71	18,591.51	2.08	0.00	-NA-	-NA-	13.19	6.76	-3.05	3.43	6.49	3.43	-NA-	17.09
Americas Index	EUR	1,507.73	437,324.70	49.01	0.00	-NA-	-NA-	21.14	3.44	-5.93	7.42	2.21	7.42	-NA-	14.01
Global Index	USD	1,638.49	1,232,458.03	100.00	0.00	-NA-	-NA-	19.16	3.27	-2.07	3.05	3.90	3.05	-NA-	16.91
Global ex US Index	USD	1,603.72	694,462.95	56.35	0.00	-NA-	-NA-	16.03	1.50	-5.69	-1.14	3.19	-1.14	-NA-	18.81
Asia Pacific	USD	1,639.16	417,799.27	33.90	0.00	-NA-	-NA-	16.13	2.11	-11.69	-4.89	0.49	-4.89	-NA-	20.40
EMEA Index	USD	1,606.80	210,647.75	17.09	0.00	-NA-	-NA-	16.59	5.25	18.56	7.70	8.90	7.70	-NA-	18.55
Europe Index	USD	1,575.70	184,970.08	15.01	0.00	-NA-	-NA-	16.90	5.18	21.14	8.29	8.88	8.29	-NA-	19.01
Middle East and Africa Index	USD	2,108.35	25,677.67	2.08	0.00	-NA-	-NA-	15.10	6.76	2.42	3.67	9.07	3.67	-NA-	20.99
Americas Index	USD	1,642.21	604,011.01	49.01	0.00	-NA-	-NA-	23.19	3.44	-0.62	7.67	4.68	7.67	-NA-	16.74
Global Index	GBP	1,575.68	735,422.64	100.00	0.00	-NA-	-NA-	15.37	2.25	-11.29	1.85	1.89	1.85	-NA-	13.13
Global ex US Index	GBP	1,542.24	414,394.45	56.35	0.00	-NA-	-NA-	12.34	0.50	-14.57	-2.30	1.20	-2.30	-NA-	14.61
Asia Pacific	GBP	1,576.32	249,305.89	33.90	0.00	-NA-	-NA-	12.43	1.10	-20.01	-6.00	-1.46	-6.00	-NA-	16.57
EMEA Index	GBP	1,545.20	125,696.07	17.09	0.00	-NA-	-NA-	12.87	4.21	7.39	6.44	6.80	6.44	-NA-	14.41
Europe Index	GBP	1,515.29	110,373.89	15.01	0.00	-NA-	-NA-	13.18	4.14	9.73	7.02	6.78	7.02	-NA-	14.94
Middle East and Africa Index	GBP	2,027.52	15,322.17	2.08	0.00	-NA-	-NA-	11.44	5.70	-7.23	2.46	6.96	2.46	-NA-	18.08
Americas Index	GBP	1,579.25	360,420.69	49.01	0.00	-NA-	-NA-	19.26	2.41	-9.98	6.41	2.66	6.41	-NA-	13.88

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,633.85	125,790,829.16	100.00	0.00	-NA-	-NA-	20.17	11.12	8.34	0.07	3.98	0.07	-NA-	19.91
Global ex US Index	JPY	1,599.17	70,880,360.66	56.35	0.00	-NA-	-NA-	17.02	9.22	4.34	-4.00	3.27	-4.00	-NA-	22.25
Asia Pacific	JPY	1,634.52	42,642,682.77	33.90	0.00	-NA-	-NA-	17.11	9.87	-2.30	-7.64	0.56	-7.64	-NA-	23.75
EMEA Index	JPY	1,602.25	21,499,762.72	17.09	0.00	-NA-	-NA-	17.57	13.25	31.16	4.59	8.99	4.59	-NA-	21.96
Europe Index	JPY	1,571.24	18,878,971.67	15.01	0.00	-NA-	-NA-	17.89	13.18	34.02	5.16	8.97	5.16	-NA-	22.48
Middle East and Africa Index	JPY	2,102.38	2,620,791.04	2.08	0.00	-NA-	-NA-	16.08	14.87	13.31	0.67	9.15	0.67	-NA-	23.39
Americas Index	JPY	1,637.55	61,648,383.67	49.01	0.00	-NA-	-NA-	24.23	11.30	9.94	4.55	4.77	4.55	-NA-	18.88
Global Index	AUD	1,198.16	1,377,278.91	100.00	0.00	-NA-	-NA-	11.97	7.82	12.04	3.03	1.30	3.03	-NA-	8.84
Global ex US Index	AUD	1,172.73	776,066.32	56.35	0.00	-NA-	-NA-	9.03	5.97	7.90	-1.16	0.61	-1.16	-NA-	10.15
Asia Pacific	AUD	1,198.65	466,893.08	33.90	0.00	-NA-	-NA-	9.12	6.60	1.04	-4.91	-2.02	-4.91	-NA-	12.04
EMEA Index	AUD	1,174.98	235,400.07	17.09	0.00	-NA-	-NA-	9.55	9.89	35.63	7.68	6.18	7.68	-NA-	12.54
Europe Index	AUD	1,152.24	206,705.13	15.01	0.00	-NA-	-NA-	9.84	9.81	38.59	8.27	6.16	8.27	-NA-	13.55
Middle East and Africa Index	AUD	1,541.75	28,694.94	2.08	0.00	-NA-	-NA-	8.15	11.46	17.18	3.64	6.34	3.64	-NA-	14.56
Americas Index	AUD	1,200.87	674,985.76	49.01	0.00	-NA-	-NA-	15.75	7.99	13.69	7.64	2.07	7.64	-NA-	10.64

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

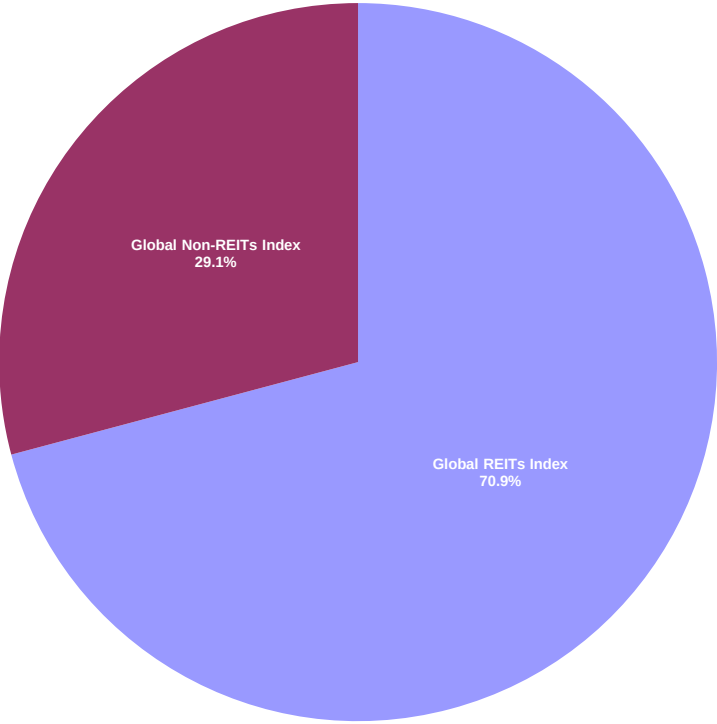
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Section 2.2

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

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



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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	1,882.17	632,228.72	70.85	4.19	-NA-	-NA-	-NA-	8.95	-0.19	7.01	2.93	7.01	-NA-	12.66
Global Non-REITs Index	EUR	1,792.83	260,113.19	29.15	2.25	-NA-	-NA-	-NA-	3.22	-12.04	-5.02	-1.16	-5.02	-NA-	17.19
Global ex US REITs Index	EUR	1,821.07	244,805.36	27.43	4.73	-NA-	-NA-	-NA-	7.62	-2.34	3.59	3.39	3.59	-NA-	11.97
Global ex US Non-REITs Index	EUR	1,810.23	258,009.65	28.91	2.27	-NA-	-NA-	-NA-	3.30	-12.20	-5.08	-1.21	-5.08	-NA-	17.17
Americas REITs Index	EUR	1,961.06	419,239.72	46.98	3.97	-NA-	-NA-	-NA-	9.40	-0.22	8.47	2.50	8.47	-NA-	14.12
Americas Non-REITs Index	EUR	1,121.27	18,084.98	2.03	2.88	-NA-	-NA-	-NA-	-15.58	-32.21	-3.28	2.89	-3.28	-NA-	23.01
Asia Pacific REITs Index	EUR	1,854.72	118,011.22	13.22	4.83	-NA-	-NA-	-NA-	8.05	-10.28	2.85	1.66	2.85	-NA-	14.49
Asia Pacific Non-REITs Index	EUR	1,789.33	184,489.79	20.67	2.13	-NA-	-NA-	-NA-	4.16	-16.00	-9.08	-3.61	-9.08	-NA-	19.81
EMEA REITs Index	EUR	1,717.84	94,977.78	10.64	4.39	-NA-	-NA-	-NA-	8.88	17.82	6.10	6.53	6.10	-NA-	14.79
EMEA Non-REITs Index	EUR	2,370.34	57,538.42	6.45	2.45	-NA-	-NA-	-NA-	12.26	16.63	10.20	6.17	10.20	-NA-	11.02
Europe REITs Index	EUR	1,740.41	85,960.06	9.63	4.14	-NA-	-NA-	-NA-	9.84	21.35	7.45	6.42	7.45	-NA-	14.99
Europe Non-REITs Index	EUR	2,169.99	47,964.63	5.38	2.55	-NA-	-NA-	-NA-	9.79	15.78	9.45	6.18	9.45	-NA-	11.22
Middle East and Africa REITs Index	EUR	1,984.50	9,017.72	1.01	6.76	-NA-	-NA-	-NA-	-2.22	-23.42	-5.34	7.66	-5.34	-NA-	20.72
Middle East and Africa Non-REITs Index	EUR	3,385.29	9,573.79	1.07	1.99	-NA-	-NA-	-NA-	22.45	25.84	14.03	6.10	14.03	-NA-	18.02
Emerging REITs Index	EUR	1,755.46	17,701.25	19.52	5.18	-NA-	-NA-	-NA-	-6.18	-23.48	-3.20	3.37	-3.20	-NA-	16.02
Emerging Non-REITs Index	EUR	1,956.09	72,962.76	80.48	2.73	-NA-	-NA-	-NA-	0.89	-23.51	0.39	1.65	0.39	-NA-	18.45
Emerging Asia Pacific Non-REITs Index	EUR	2,266.10	48,206.46	53.17	2.71	-NA-	-NA-	-NA-	9.71	-25.78	-1.38	-0.09	-1.38	-NA-	21.03
Emerging Americas Non-REITs Index	EUR	1,067.39	10,810.57	11.92	3.03	-NA-	-NA-	-NA-	-22.44	-45.26	-5.20	3.96	-5.20	-NA-	27.37
Emerging EMEA REITs Index	EUR	1,674.81	10,656.72	11.75	6.28	-NA-	-NA-	-NA-	-8.15	-25.99	-4.28	7.14	-4.28	-NA-	19.78
Emerging EMEA Non-REITs Index	EUR	3,050.81	13,945.74	15.38	2.54	-NA-	-NA-	-NA-	18.85	20.84	12.47	6.25	12.47	-NA-	15.53
Emerging Europe REITs Index	EUR	1,659.76	1,639.00	1.81	3.64	-NA-	-NA-	-NA-	-18.11	-38.80	1.95	4.35	1.95	-NA-	31.15
Emerging Europe Non-REITs Index	EUR	485.89	5,233.70	5.77	3.44	-NA-	-NA-	-NA-	-20.84	10.48	7.21	5.58	7.21	-NA-	30.87
Emerging Middle East and Africa REITs Index	EUR	1,984.50	9,017.72	9.95	6.76	-NA-	-NA-	-NA-	-2.22	-23.42	-5.34	7.66	-5.34	-NA-	20.72
Emerging Middle East and Africa Non-REITs I	EUR	3,501.10	8,712.04	9.61	1.99	-NA-	-NA-	-NA-	24.02	27.91	15.88	6.65	15.88	-NA-	19.33

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

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	2,049.85	873,202.70	70.85	4.19	-NA-	-NA-	-NA-	8.95	5.45	7.26	5.41	7.26	-NA-	15.68
Global Non-REITs Index	USD	1,952.75	359,255.34	29.15	2.25	-NA-	-NA-	-NA-	3.22	-7.08	-4.80	1.22	-4.80	-NA-	22.14
Global ex US REITs Index	USD	1,983.06	338,112.92	27.43	4.73	-NA-	-NA-	-NA-	7.62	3.18	3.83	5.89	3.83	-NA-	16.17
Global ex US Non-REITs Index	USD	1,971.70	356,350.02	28.91	2.27	-NA-	-NA-	-NA-	3.30	-7.25	-4.86	1.18	-4.86	-NA-	22.11
Americas REITs Index	USD	2,135.95	579,032.94	46.98	3.97	-NA-	-NA-	-NA-	9.40	5.41	8.72	4.98	8.72	-NA-	16.20
Americas Non-REITs Index	USD	1,221.30	24,978.07	2.03	2.88	-NA-	-NA-	-NA-	-15.58	-28.38	-3.06	5.38	-3.06	-NA-	28.61
Asia Pacific REITs Index	USD	2,020.11	162,991.20	13.22	4.83	-NA-	-NA-	-NA-	8.05	-5.21	3.09	4.12	3.09	-NA-	17.23
Asia Pacific Non-REITs Index	USD	1,948.89	254,808.07	20.67	2.13	-NA-	-NA-	-NA-	4.16	-11.26	-8.87	-1.28	-8.87	-NA-	24.13
EMEA REITs Index	USD	1,870.15	131,178.56	10.64	4.39	-NA-	-NA-	-NA-	8.87	24.48	6.34	9.11	6.34	-NA-	20.25
EMEA Non-REITs Index	USD	2,582.05	79,469.19	6.45	2.45	-NA-	-NA-	-NA-	12.26	23.21	10.45	8.73	10.45	-NA-	16.50
Europe REITs Index	USD	1,894.72	118,723.74	9.63	4.14	-NA-	-NA-	-NA-	9.83	28.20	7.70	8.99	7.70	-NA-	20.39
Europe Non-REITs Index	USD	2,363.57	66,246.34	5.38	2.55	-NA-	-NA-	-NA-	9.79	22.32	9.71	8.75	9.71	-NA-	16.76
Middle East and Africa REITs Index	USD	2,160.68	12,454.82	1.01	6.76	-NA-	-NA-	-NA-	-2.22	-19.10	-5.12	10.27	-5.12	-NA-	23.96
Middle East and Africa Non-REITs Index	USD	3,688.69	13,222.85	1.07	1.99	-NA-	-NA-	-NA-	22.46	32.94	14.30	8.67	14.30	-NA-	21.49
Emerging REITs Index	USD	1,911.28	24,448.09	19.52	5.18	-NA-	-NA-	-NA-	-6.18	-19.16	-2.98	5.87	-2.98	-NA-	19.85
Emerging Non-REITs Index	USD	2,130.86	100,772.51	80.48	2.73	-NA-	-NA-	-NA-	0.89	-19.19	0.62	4.11	0.62	-NA-	23.40
Emerging Asia Pacific Non-REITs Index	USD	2,468.53	66,580.35	53.17	2.71	-NA-	-NA-	-NA-	9.71	-21.59	-1.15	2.32	-1.15	-NA-	24.07
Emerging Americas Non-REITs Index	USD	1,162.58	14,931.01	11.92	3.03	-NA-	-NA-	-NA-	-22.44	-42.17	-4.98	6.48	-4.98	-NA-	32.90
Emerging EMEA REITs Index	USD	1,823.74	14,718.53	11.75	6.28	-NA-	-NA-	-NA-	-8.15	-21.81	-4.05	9.73	-4.05	-NA-	23.89
Emerging EMEA Non-REITs Index	USD	3,324.23	19,261.16	15.38	2.54	-NA-	-NA-	-NA-	18.86	27.66	12.73	8.81	12.73	-NA-	20.26
Emerging Europe REITs Index	USD	1,808.95	2,263.71	1.81	3.64	-NA-	-NA-	-NA-	-18.11	-35.35	2.19	6.87	2.19	-NA-	34.19
Emerging Europe Non-REITs Index	USD	529.22	7,228.52	5.77	3.44	-NA-	-NA-	-NA-	-20.84	16.72	7.46	8.13	7.46	-NA-	35.10
Emerging Middle East and Africa REITs Index	USD	2,160.68	12,454.82	9.95	6.76	-NA-	-NA-	-NA-	-2.22	-19.10	-5.12	10.27	-5.12	-NA-	23.96
Emerging Middle East and Africa Non-REITs I	USD	3,814.97	12,032.63	9.61	1.99	-NA-	-NA-	-NA-	24.03	35.13	16.15	9.23	16.15	-NA-	22.73

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	GBP	1,971.27	521,050.63	70.85	4.19	-NA-	-NA-	-NA-	7.87	-4.49	6.01	3.38	6.01	-NA-	12.55
Global Non-REITs Index	GBP	1,877.88	214,372.01	29.15	2.25	-NA-	-NA-	-NA-	2.20	-15.83	-5.92	-0.73	-5.92	-NA-	18.00
Global ex US REITs Index	GBP	1,907.03	201,756.08	27.43	4.73	-NA-	-NA-	-NA-	6.55	-6.55	2.62	3.85	2.62	-NA-	12.32
Global ex US Non-REITs Index	GBP	1,896.11	212,638.38	28.91	2.27	-NA-	-NA-	-NA-	2.28	-15.99	-5.97	-0.78	-5.97	-NA-	17.98
Americas REITs Index	GBP	2,054.07	345,515.97	46.98	3.97	-NA-	-NA-	-NA-	8.31	-4.52	7.45	2.95	7.45	-NA-	13.68
Americas Non-REITs Index	GBP	1,174.48	14,904.72	2.03	2.88	-NA-	-NA-	-NA-	-16.42	-35.13	-4.19	3.34	-4.19	-NA-	24.17
Asia Pacific REITs Index	GBP	1,942.66	97,258.83	13.22	4.83	-NA-	-NA-	-NA-	6.98	-14.14	1.89	2.11	1.89	-NA-	14.26
Asia Pacific Non-REITs Index	GBP	1,874.17	152,047.06	20.67	2.13	-NA-	-NA-	-NA-	3.13	-19.62	-9.93	-3.19	-9.93	-NA-	20.28
EMEA REITs Index	GBP	1,798.45	78,275.84	10.64	4.39	-NA-	-NA-	-NA-	7.79	12.75	5.10	7.00	5.10	-NA-	16.17
EMEA Non-REITs Index	GBP	2,483.06	47,420.23	6.45	2.45	-NA-	-NA-	-NA-	11.14	11.60	9.16	6.63	9.16	-NA-	12.65
Europe REITs Index	GBP	1,822.09	70,843.89	9.63	4.14	-NA-	-NA-	-NA-	8.74	16.12	6.44	6.88	6.44	-NA-	16.34
Europe Non-REITs Index	GBP	2,272.96	39,530.00	5.38	2.55	-NA-	-NA-	-NA-	8.70	10.79	8.42	6.64	8.42	-NA-	12.97
Middle East and Africa REITs Index	GBP	2,077.84	7,431.94	1.01	6.76	-NA-	-NA-	-NA-	-3.19	-26.72	-6.23	8.14	-6.23	-NA-	20.69
Middle East and Africa Non-REITs Index	GBP	3,547.27	7,890.23	1.07	1.99	-NA-	-NA-	-NA-	21.24	20.42	12.96	6.57	12.96	-NA-	18.85
Emerging REITs Index	GBP	1,838.00	14,588.47	19.52	5.18	-NA-	-NA-	-NA-	-7.11	-26.77	-4.11	3.82	-4.11	-NA-	16.42
Emerging Non-REITs Index	GBP	2,049.17	60,132.18	80.48	2.73	-NA-	-NA-	-NA-	-0.11	-26.80	-0.56	2.10	-0.56	-NA-	20.61
Emerging Asia Pacific Non-REITs Index	GBP	2,373.90	39,729.30	53.17	2.71	-NA-	-NA-	-NA-	8.62	-28.98	-2.31	0.35	-2.31	-NA-	22.85
Emerging Americas Non-REITs Index	GBP	1,118.01	8,909.52	11.92	3.03	-NA-	-NA-	-NA-	-23.21	-47.61	-6.09	4.42	-6.09	-NA-	28.78
Emerging EMEA REITs Index	GBP	1,753.83	8,782.72	11.75	6.28	-NA-	-NA-	-NA-	-9.06	-29.17	-5.18	7.61	-5.18	-NA-	20.20
Emerging EMEA Non-REITs Index	GBP	3,196.79	11,493.36	15.38	2.54	-NA-	-NA-	-NA-	17.68	15.64	11.42	6.71	11.42	-NA-	16.96
Emerging Europe REITs Index	GBP	1,739.60	1,350.78	1.81	3.64	-NA-	-NA-	-NA-	-18.92	-41.44	0.99	4.80	0.99	-NA-	31.82
Emerging Europe Non-REITs Index	GBP	508.93	4,313.35	5.77	3.44	-NA-	-NA-	-NA-	-21.62	5.72	6.20	6.04	6.20	-NA-	32.10
Emerging Middle East and Africa REITs Index	GBP	2,077.84	7,431.94	9.95	6.76	-NA-	-NA-	-NA-	-3.19	-26.72	-6.23	8.14	-6.23	-NA-	20.69
Emerging Middle East and Africa Non-REITs I	GBP	3,668.71	7,180.02	9.61	1.99	-NA-	-NA-	-NA-	22.80	22.40	14.79	7.12	14.79	-NA-	20.18

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	JPY	2,044.05	89,123,433.35	70.85	4.19	-NA-	-NA-	-NA-	17.23	16.65	4.16	5.50	4.16	-NA-	18.10
Global Non-REITs Index	JPY	1,947.21	36,667,395.81	29.15	2.25	-NA-	-NA-	-NA-	11.06	2.80	-7.56	1.30	-7.56	-NA-	25.84
Global ex US REITs Index	JPY	1,977.44	34,509,495.63	27.43	4.73	-NA-	-NA-	-NA-	15.80	14.14	0.83	5.98	0.83	-NA-	19.02
Global ex US Non-REITs Index	JPY	1,966.12	36,370,865.03	28.91	2.27	-NA-	-NA-	-NA-	11.15	2.61	-7.61	1.26	-7.61	-NA-	25.80
Americas REITs Index	JPY	2,129.90	59,098,996.58	46.98	3.97	-NA-	-NA-	-NA-	17.71	16.62	5.58	5.06	5.58	-NA-	18.27
Americas Non-REITs Index	JPY	1,217.84	2,549,387.09	2.03	2.88	-NA-	-NA-	-NA-	-9.17	-20.77	-5.86	5.46	-5.86	-NA-	31.00
Asia Pacific REITs Index	JPY	2,014.38	16,635,697.03	13.22	4.83	-NA-	-NA-	-NA-	16.27	4.86	0.11	4.20	0.11	-NA-	19.31
Asia Pacific Non-REITs Index	JPY	1,943.36	26,006,985.74	20.67	2.13	-NA-	-NA-	-NA-	12.08	-1.83	-11.50	-1.21	-11.50	-NA-	27.86
EMEA REITs Index	JPY	1,864.85	13,388,739.74	10.64	4.39	-NA-	-NA-	-NA-	17.14	37.70	3.27	9.19	3.27	-NA-	23.57
EMEA Non-REITs Index	JPY	2,574.73	8,111,022.98	6.45	2.45	-NA-	-NA-	-NA-	20.79	36.31	7.26	8.82	7.26	-NA-	20.02
Europe REITs Index	JPY	1,889.36	12,117,538.53	9.63	4.14	-NA-	-NA-	-NA-	18.18	41.82	4.59	9.07	4.59	-NA-	23.73
Europe Non-REITs Index	JPY	2,356.87	6,761,433.14	5.38	2.55	-NA-	-NA-	-NA-	18.13	35.32	6.53	8.83	6.53	-NA-	20.44
Middle East and Africa REITs Index	JPY	2,154.56	1,271,201.21	1.01	6.76	-NA-	-NA-	-NA-	5.21	-10.50	-7.86	10.35	-7.86	-NA-	25.28
Middle East and Africa Non-REITs Index	JPY	3,678.23	1,349,589.83	1.07	1.99	-NA-	-NA-	-NA-	31.76	47.07	10.99	8.75	10.99	-NA-	24.01
Emerging REITs Index	JPY	1,905.86	2,495,294.05	19.52	5.18	-NA-	-NA-	-NA-	0.95	-10.57	-5.78	5.95	-5.78	-NA-	22.98
Emerging Non-REITs Index	JPY	2,124.82	10,285,346.68	80.48	2.73	-NA-	-NA-	-NA-	8.56	-10.60	-2.29	4.19	-2.29	-NA-	26.68
Emerging Asia Pacific Non-REITs Index	JPY	2,461.54	6,795,523.10	53.17	2.71	-NA-	-NA-	-NA-	18.05	-13.26	-4.01	2.40	-4.01	-NA-	27.35
Emerging Americas Non-REITs Index	JPY	1,159.29	1,523,933.79	11.92	3.03	-NA-	-NA-	-NA-	-16.54	-36.02	-7.73	6.56	-7.73	-NA-	35.04
Emerging EMEA REITs Index	JPY	1,818.57	1,502,246.34	11.75	6.28	-NA-	-NA-	-NA-	-1.17	-13.50	-6.83	9.82	-6.83	-NA-	26.93
Emerging EMEA Non-REITs Index	JPY	3,314.81	1,965,889.79	15.38	2.54	-NA-	-NA-	-NA-	27.89	41.23	9.47	8.90	9.47	-NA-	23.31
Emerging Europe REITs Index	JPY	1,803.82	231,045.13	1.81	3.64	-NA-	-NA-	-NA-	-11.89	-28.48	-0.77	6.95	-0.77	-NA-	37.68
Emerging Europe Non-REITs Index	JPY	527.72	737,779.08	5.77	3.44	-NA-	-NA-	-NA-	-14.82	29.13	4.35	8.22	4.35	-NA-	37.60
Emerging Middle East and Africa REITs Index	JPY	2,154.56	1,271,201.21	9.95	6.76	-NA-	-NA-	-NA-	5.21	-10.50	-7.86	10.35	-7.86	-NA-	25.28
Emerging Middle East and Africa Non-REITs I	JPY	3,804.16	1,228,110.71	9.61	1.99	-NA-	-NA-	-NA-	33.45	49.50	12.79	9.31	12.79	-NA-	25.14

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	AUD	1,498.97	632,228.72	70.85	4.19	-NA-	-NA-	-NA-	13.74	20.64	7.24	2.78	7.24	-NA-	-NA-
Global Non-REITs Index	AUD	1,427.96	260,113.19	29.15	2.25	-NA-	-NA-	-NA-	7.76	6.31	-4.83	-1.30	-4.83	-NA-	-NA-
Global ex US REITs Index	AUD	1,450.12	244,805.36	27.43	4.73	-NA-	-NA-	-NA-	12.36	18.04	3.81	3.25	3.81	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,441.82	258,009.65	28.91	2.27	-NA-	-NA-	-NA-	7.85	6.11	-4.88	-1.35	-4.88	-NA-	-NA-
Americas REITs Index	AUD	1,561.93	419,239.72	46.98	3.97	-NA-	-NA-	-NA-	14.21	20.60	8.70	2.36	8.70	-NA-	-NA-
Americas Non-REITs Index	AUD	893.08	18,084.98	2.03	2.88	-NA-	-NA-	-NA-	-11.87	-18.06	-3.08	2.74	-3.08	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,477.22	118,011.22	13.22	4.83	-NA-	-NA-	-NA-	12.81	8.44	3.07	1.52	3.07	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,425.14	184,489.79	20.67	2.13	-NA-	-NA-	-NA-	8.74	1.52	-8.89	-3.75	-8.89	-NA-	-NA-
EMEA REITs Index	AUD	1,367.56	94,977.78	10.64	4.39	-NA-	-NA-	-NA-	13.66	42.41	6.32	6.38	6.32	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,888.14	57,538.42	6.45	2.45	-NA-	-NA-	-NA-	17.20	40.96	10.43	6.02	10.43	-NA-	-NA-
Europe REITs Index	AUD	1,385.53	85,960.06	9.63	4.14	-NA-	-NA-	-NA-	14.66	46.66	7.68	6.27	7.68	-NA-	-NA-
Europe Non-REITs Index	AUD	1,728.37	47,964.63	5.38	2.55	-NA-	-NA-	-NA-	14.62	39.94	9.68	6.03	9.68	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,580.01	9,017.72	1.01	6.76	-NA-	-NA-	-NA-	2.08	-7.45	-5.14	7.51	-5.14	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,697.37	9,573.79	1.07	1.99	-NA-	-NA-	-NA-	27.85	52.09	14.27	5.95	14.27	-NA-	-NA-
Emerging REITs Index	AUD	1,397.63	27,320.88	19.52	5.18	-NA-	-NA-	-NA-	-2.05	-7.51	-3.00	3.22	-3.00	12.93	-NA-
Emerging Non-REITs Index	AUD	1,558.20	112,613.86	80.48	2.73	-NA-	-NA-	-NA-	5.33	-7.55	0.60	1.51	0.60	15.81	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,805.13	74,403.92	53.17	2.71	-NA-	-NA-	-NA-	14.54	-10.30	-1.17	-0.23	-1.17	18.97	-NA-
Emerging Americas Non-REITs Index	AUD	850.14	16,685.49	11.92	3.03	-NA-	-NA-	-NA-	-19.02	-33.83	-5.00	3.82	-5.00	24.34	-NA-
Emerging EMEA REITs Index	AUD	1,333.62	16,448.04	11.75	6.28	-NA-	-NA-	-NA-	-4.10	-10.54	-4.08	6.99	-4.08	16.93	-NA-
Emerging EMEA Non-REITs Index	AUD	2,430.86	21,524.45	15.38	2.54	-NA-	-NA-	-NA-	24.09	46.05	12.71	6.10	12.71	14.56	-NA-
Emerging Europe REITs Index	AUD	1,322.80	2,529.70	1.81	3.64	-NA-	-NA-	-NA-	-14.51	-26.03	2.17	4.20	2.17	30.42	-NA-
Emerging Europe Non-REITs Index	AUD	387.00	8,077.91	5.77	3.44	-NA-	-NA-	-NA-	-17.35	33.53	7.43	5.43	7.43	31.05	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,580.01	13,918.33	9.95	6.76	-NA-	-NA-	-NA-	2.08	-7.45	-5.14	7.51	-5.14	16.62	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,789.72	13,446.54	9.61	1.99	-NA-	-NA-	-NA-	29.49	54.60	16.12	6.50	16.12	18.23	-NA-

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

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs Index	EUR	1,790.42	632,228.72	70.85	3.29	-NA-	-NA-	-NA-	8.01	-1.06	6.90	2.86	6.90	-NA-	12.66
Global Non-REITs Index	EUR	1,775.18	260,113.19	29.15	2.03	-NA-	-NA-	-NA-	3.01	-12.23	-5.03	-1.17	-5.03	-NA-	17.20
Global ex US REITs Index	EUR	1,771.42	244,805.36	27.43	4.23	-NA-	-NA-	-NA-	7.08	-2.81	3.54	3.36	3.54	-NA-	11.98
Global ex US Non-REITs Index	EUR	1,792.26	258,009.65	28.91	2.04	-NA-	-NA-	-NA-	3.08	-12.39	-5.08	-1.21	-5.08	-NA-	17.18
Americas REITs Index	EUR	1,831.35	419,239.72	46.98	2.80	-NA-	-NA-	-NA-	8.18	-1.36	8.32	2.41	8.32	-NA-	14.13
Americas Non-REITs Index	EUR	1,106.36	18,084.98	2.03	2.48	-NA-	-NA-	-NA-	-15.78	-32.38	-3.33	2.85	-3.33	-NA-	23.01
Asia Pacific REITs Index	EUR	1,845.46	118,011.22	13.22	4.59	-NA-	-NA-	-NA-	7.95	-10.38	2.81	1.63	2.81	-NA-	14.49
Asia Pacific Non-REITs Index	EUR	1,782.80	184,489.79	20.67	2.02	-NA-	-NA-	-NA-	4.08	-16.07	-9.08	-3.61	-9.08	-NA-	19.81
EMEA REITs Index	EUR	1,650.22	94,977.78	10.64	3.82	-NA-	-NA-	-NA-	8.03	16.94	6.09	6.53	6.09	-NA-	14.77
EMEA Non-REITs Index	EUR	2,287.80	57,538.42	6.45	1.92	-NA-	-NA-	-NA-	11.49	15.82	10.19	6.16	10.19	-NA-	10.99
Europe REITs Index	EUR	1,671.56	85,960.06	9.63	3.62	-NA-	-NA-	-NA-	8.99	20.47	7.45	6.42	7.45	-NA-	14.96
Europe Non-REITs Index	EUR	2,083.29	47,964.63	5.38	1.93	-NA-	-NA-	-NA-	8.92	14.90	9.45	6.18	9.45	-NA-	11.19
Middle East and Africa REITs Index	EUR	1,927.47	9,017.72	1.01	5.75	-NA-	-NA-	-NA-	-2.84	-24.25	-5.38	7.62	-5.38	-NA-	20.72
Middle East and Africa Non-REITs Index	EUR	3,319.48	9,573.79	1.07	1.84	-NA-	-NA-	-NA-	21.99	25.16	13.97	6.04	13.97	-NA-	18.03
Emerging REITs Index	EUR	1,712.86	17,701.25	19.52	4.56	-NA-	-NA-	-NA-	-6.60	-23.98	-3.22	3.35	-3.22	-NA-	16.04
Emerging Non-REITs Index	EUR	1,936.48	72,962.76	80.48	2.44	-NA-	-NA-	-NA-	0.67	-23.72	0.38	1.65	0.38	-NA-	18.45
Emerging Asia Pacific Non-REITs Index	EUR	2,239.49	48,206.46	53.17	2.41	-NA-	-NA-	-NA-	9.43	-25.97	-1.38	-0.09	-1.38	-NA-	21.04
Emerging Americas Non-REITs Index	EUR	1,067.14	10,810.57	11.92	2.80	-NA-	-NA-	-NA-	-22.44	-45.26	-5.20	3.96	-5.20	-NA-	27.37
Emerging EMEA REITs Index	EUR	1,631.10	10,656.72	11.75	5.34	-NA-	-NA-	-NA-	-8.64	-26.63	-4.31	7.10	-4.31	-NA-	19.79
Emerging EMEA Non-REITs Index	EUR	2,991.42	13,945.74	15.38	2.26	-NA-	-NA-	-NA-	18.37	20.08	12.43	6.20	12.43	-NA-	15.55
Emerging Europe REITs Index	EUR	1,623.23	1,639.00	1.81	3.09	-NA-	-NA-	-NA-	-18.40	-39.04	1.95	4.35	1.95	-NA-	31.18
Emerging Europe Non-REITs Index	EUR	479.60	5,233.70	5.77	2.90	-NA-	-NA-	-NA-	-21.18	9.82	7.21	5.58	7.21	-NA-	30.77
Emerging Middle East and Africa REITs Index	EUR	1,927.47	9,017.72	9.95	5.75	-NA-	-NA-	-NA-	-2.84	-24.25	-5.38	7.62	-5.38	-NA-	20.72
Emerging Middle East and Africa Non-REITs I	EUR	3,434.14	8,712.04	9.61	1.88	-NA-	-NA-	-NA-	23.57	27.22	15.81	6.58	15.81	-NA-	19.34

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Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Global REITs Index	USD	1,949.97	873,202.70	70.85	3.29	-NA-	-NA-	-NA-	8.01	4.53	7.15	5.35	7.15	-NA-	15.70
Global Non-REITs Index	USD	1,933.52	359,255.34	29.15	2.03	-NA-	-NA-	-NA-	3.00	-7.27	-4.81	1.22	-4.81	-NA-	22.15
Global ex US REITs Index	USD	1,929.11	338,112.92	27.43	4.23	-NA-	-NA-	-NA-	7.07	2.68	3.78	5.86	3.78	-NA-	16.20
Global ex US Non-REITs Index	USD	1,952.12	356,350.02	28.91	2.04	-NA-	-NA-	-NA-	3.08	-7.44	-4.86	1.17	-4.86	-NA-	22.11
Americas REITs Index	USD	1,994.67	579,032.94	46.98	2.80	-NA-	-NA-	-NA-	8.18	4.21	8.57	4.89	8.57	-NA-	16.21
Americas Non-REITs Index	USD	1,205.06	24,978.07	2.03	2.48	-NA-	-NA-	-NA-	-15.78	-28.56	-3.10	5.33	-3.10	-NA-	28.61
Asia Pacific REITs Index	USD	2,010.02	162,991.20	13.22	4.59	-NA-	-NA-	-NA-	7.95	-5.32	3.05	4.08	3.05	-NA-	17.23
Asia Pacific Non-REITs Index	USD	1,941.77	254,808.07	20.67	2.02	-NA-	-NA-	-NA-	4.07	-11.33	-8.87	-1.28	-8.87	-NA-	24.14
EMEA REITs Index	USD	1,796.79	131,178.56	10.64	3.82	-NA-	-NA-	-NA-	8.03	23.54	6.34	9.10	6.34	-NA-	20.29
EMEA Non-REITs Index	USD	2,492.11	79,469.19	6.45	1.92	-NA-	-NA-	-NA-	11.49	22.36	10.44	8.72	10.44	-NA-	16.45
Europe REITs Index	USD	1,820.02	118,723.74	9.63	3.62	-NA-	-NA-	-NA-	8.98	27.27	7.70	8.99	7.70	-NA-	20.43
Europe Non-REITs Index	USD	2,269.12	66,246.34	5.38	1.93	-NA-	-NA-	-NA-	8.92	21.38	9.71	8.75	9.71	-NA-	16.70
Middle East and Africa REITs Index	USD	2,098.60	12,454.82	1.01	5.75	-NA-	-NA-	-NA-	-2.84	-19.98	-5.16	10.22	-5.16	-NA-	23.96
Middle East and Africa Non-REITs Index	USD	3,616.91	13,222.85	1.07	1.84	-NA-	-NA-	-NA-	22.00	32.23	14.23	8.60	14.23	-NA-	21.50
Emerging REITs Index	USD	1,864.91	24,448.09	19.52	4.56	-NA-	-NA-	-NA-	-6.60	-19.69	-3.00	5.85	-3.00	-NA-	19.89
Emerging Non-REITs Index	USD	2,109.47	100,772.51	80.48	2.44	-NA-	-NA-	-NA-	0.67	-19.41	0.61	4.10	0.61	-NA-	23.41
Emerging Asia Pacific Non-REITs Index	USD	2,439.52	66,580.35	53.17	2.41	-NA-	-NA-	-NA-	9.43	-21.79	-1.15	2.32	-1.15	-NA-	24.09
Emerging Americas Non-REITs Index	USD	1,162.31	14,931.01	11.92	2.80	-NA-	-NA-	-NA-	-22.44	-42.17	-4.98	6.48	-4.98	-NA-	32.90
Emerging EMEA REITs Index	USD	1,776.15	14,718.53	11.75	5.34	-NA-	-NA-	-NA-	-8.64	-22.49	-4.09	9.69	-4.09	-NA-	23.92
Emerging EMEA Non-REITs Index	USD	3,259.47	19,261.16	15.38	2.26	-NA-	-NA-	-NA-	18.37	26.86	12.69	8.77	12.69	-NA-	20.27
Emerging Europe REITs Index	USD	1,768.96	2,263.71	1.81	3.09	-NA-	-NA-	-NA-	-18.40	-35.60	2.19	6.87	2.19	-NA-	34.24
Emerging Europe Non-REITs Index	USD	522.37	7,228.52	5.77	2.90	-NA-	-NA-	-NA-	-21.18	16.02	7.46	8.13	7.46	-NA-	35.01
Emerging Middle East and Africa REITs Index	USD	2,098.60	12,454.82	9.95	5.75	-NA-	-NA-	-NA-	-2.84	-19.98	-5.16	10.22	-5.16	-NA-	23.96
Emerging Middle East and Africa Non-REITs I	USD	3,741.94	12,032.63	9.61	1.88	-NA-	-NA-	-NA-	23.57	34.40	16.07	9.16	16.07	-NA-	22.75

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Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Global REITs Index	GBP	1,875.22	521,050.63	70.85	3.29	-NA-	-NA-	-NA-	6.93	-5.32	5.90	3.31	5.90	-NA-	12.56
Global Non-REITs Index	GBP	1,859.39	214,372.01	29.15	2.03	-NA-	-NA-	-NA-	1.98	-16.01	-5.92	-0.74	-5.92	-NA-	18.01
Global ex US REITs Index	GBP	1,855.15	201,756.08	27.43	4.23	-NA-	-NA-	-NA-	6.01	-6.99	2.57	3.81	2.57	-NA-	12.34
Global ex US Non-REITs Index	GBP	1,877.28	212,638.38	28.91	2.04	-NA-	-NA-	-NA-	2.06	-16.16	-5.97	-0.78	-5.97	-NA-	17.99
Americas REITs Index	GBP	1,918.21	345,515.97	46.98	2.80	-NA-	-NA-	-NA-	7.10	-5.61	7.30	2.86	7.30	-NA-	13.69
Americas Non-REITs Index	GBP	1,158.86	14,904.72	2.03	2.48	-NA-	-NA-	-NA-	-16.61	-35.29	-4.24	3.30	-4.24	-NA-	24.17
Asia Pacific REITs Index	GBP	1,932.96	97,258.83	13.22	4.59	-NA-	-NA-	-NA-	6.88	-14.24	1.84	2.07	1.84	-NA-	14.26
Asia Pacific Non-REITs Index	GBP	1,867.33	152,047.06	20.67	2.02	-NA-	-NA-	-NA-	3.04	-19.69	-9.94	-3.19	-9.94	-NA-	20.29
EMEA REITs Index	GBP	1,727.90	78,275.84	10.64	3.82	-NA-	-NA-	-NA-	6.96	11.90	5.09	7.00	5.09	-NA-	16.17
EMEA Non-REITs Index	GBP	2,396.57	47,420.23	6.45	1.92	-NA-	-NA-	-NA-	10.38	10.83	9.15	6.62	9.15	-NA-	12.61
Europe REITs Index	GBP	1,750.25	70,843.89	9.63	3.62	-NA-	-NA-	-NA-	7.90	15.28	6.44	6.88	6.44	-NA-	16.34
Europe Non-REITs Index	GBP	2,182.13	39,530.00	5.38	1.93	-NA-	-NA-	-NA-	7.84	9.95	8.42	6.64	8.42	-NA-	12.93
Middle East and Africa REITs Index	GBP	2,018.14	7,431.94	1.01	5.75	-NA-	-NA-	-NA-	-3.81	-27.52	-6.27	8.09	-6.27	-NA-	20.70
Middle East and Africa Non-REITs Index	GBP	3,478.25	7,890.23	1.07	1.84	-NA-	-NA-	-NA-	20.79	19.77	12.90	6.50	12.90	-NA-	18.87
Emerging REITs Index	GBP	1,793.41	14,588.47	19.52	4.56	-NA-	-NA-	-NA-	-7.52	-27.26	-4.13	3.80	-4.13	-NA-	16.47
Emerging Non-REITs Index	GBP	2,028.60	60,132.18	80.48	2.44	-NA-	-NA-	-NA-	-0.33	-27.00	-0.57	2.09	-0.57	-NA-	20.61
Emerging Asia Pacific Non-REITs Index	GBP	2,346.00	39,729.30	53.17	2.41	-NA-	-NA-	-NA-	8.34	-29.16	-2.31	0.34	-2.31	-NA-	22.86
Emerging Americas Non-REITs Index	GBP	1,117.76	8,909.52	11.92	2.80	-NA-	-NA-	-NA-	-23.21	-47.61	-6.09	4.42	-6.09	-NA-	28.78
Emerging EMEA REITs Index	GBP	1,708.06	8,782.72	11.75	5.34	-NA-	-NA-	-NA-	-9.55	-29.79	-5.21	7.57	-5.21	-NA-	20.23
Emerging EMEA Non-REITs Index	GBP	3,134.51	11,493.36	15.38	2.26	-NA-	-NA-	-NA-	17.20	14.91	11.37	6.67	11.37	-NA-	16.97
Emerging Europe REITs Index	GBP	1,701.14	1,350.78	1.81	3.09	-NA-	-NA-	-NA-	-19.21	-41.67	0.99	4.80	0.99	-NA-	31.85
Emerging Europe Non-REITs Index	GBP	502.35	4,313.35	5.77	2.90	-NA-	-NA-	-NA-	-21.96	5.09	6.20	6.04	6.20	-NA-	31.99
Emerging Middle East and Africa REITs Index	GBP	2,018.14	7,431.94	9.95	5.75	-NA-	-NA-	-NA-	-3.81	-27.52	-6.27	8.09	-6.27	-NA-	20.70
Emerging Middle East and Africa Non-REITs I	GBP	3,598.49	7,180.02	9.61	1.88	-NA-	-NA-	-NA-	22.35	21.74	14.72	7.05	14.72	-NA-	20.20

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	JPY	1,944.45	89,123,433.35	70.85	3.29	-NA-	-NA-	-NA-	16.21	15.63	4.05	5.43	4.05	-NA-	18.11
Global Non-REITs Index	JPY	1,928.04	36,667,395.81	29.15	2.03	-NA-	-NA-	-NA-	10.83	2.58	-7.56	1.30	-7.56	-NA-	25.84
Global ex US REITs Index	JPY	1,923.64	34,509,495.63	27.43	4.23	-NA-	-NA-	-NA-	15.21	13.59	0.78	5.94	0.78	-NA-	19.05
Global ex US Non-REITs Index	JPY	1,946.59	36,370,865.03	28.91	2.04	-NA-	-NA-	-NA-	10.92	2.39	-7.61	1.25	-7.61	-NA-	25.80
Americas REITs Index	JPY	1,989.02	59,098,996.58	46.98	2.80	-NA-	-NA-	-NA-	16.40	15.28	5.43	4.97	5.43	-NA-	18.26
Americas Non-REITs Index	JPY	1,201.64	2,549,387.09	2.03	2.48	-NA-	-NA-	-NA-	-9.38	-20.97	-5.91	5.42	-5.91	-NA-	31.00
Asia Pacific REITs Index	JPY	2,004.32	16,635,697.03	13.22	4.59	-NA-	-NA-	-NA-	16.16	4.74	0.06	4.16	0.06	-NA-	19.31
Asia Pacific Non-REITs Index	JPY	1,936.27	26,006,985.74	20.67	2.02	-NA-	-NA-	-NA-	11.98	-1.91	-11.51	-1.21	-11.51	-NA-	27.87
EMEA REITs Index	JPY	1,791.69	13,388,739.74	10.64	3.82	-NA-	-NA-	-NA-	16.24	36.67	3.26	9.19	3.26	-NA-	23.61
EMEA Non-REITs Index	JPY	2,485.05	8,111,022.98	6.45	1.92	-NA-	-NA-	-NA-	19.96	35.36	7.25	8.81	7.25	-NA-	19.98
Europe REITs Index	JPY	1,814.87	12,117,538.53	9.63	3.62	-NA-	-NA-	-NA-	17.26	40.80	4.59	9.07	4.59	-NA-	23.77
Europe Non-REITs Index	JPY	2,262.69	6,761,433.14	5.38	1.93	-NA-	-NA-	-NA-	17.20	34.28	6.53	8.83	6.53	-NA-	20.40
Middle East and Africa REITs Index	JPY	2,092.65	1,271,201.21	1.01	5.75	-NA-	-NA-	-NA-	4.54	-11.47	-7.90	10.31	-7.90	-NA-	25.27
Middle East and Africa Non-REITs Index	JPY	3,606.67	1,349,589.83	1.07	1.84	-NA-	-NA-	-NA-	31.27	46.28	10.93	8.69	10.93	-NA-	24.02
Emerging REITs Index	JPY	1,859.62	2,495,294.05	19.52	4.56	-NA-	-NA-	-NA-	0.50	-11.15	-5.80	5.93	-5.80	-NA-	23.01
Emerging Non-REITs Index	JPY	2,103.50	10,285,346.68	80.48	2.44	-NA-	-NA-	-NA-	8.32	-10.85	-2.30	4.19	-2.30	-NA-	26.69
Emerging Asia Pacific Non-REITs Index	JPY	2,432.61	6,795,523.10	53.17	2.41	-NA-	-NA-	-NA-	17.75	-13.47	-4.01	2.40	-4.01	-NA-	27.37
Emerging Americas Non-REITs Index	JPY	1,159.02	1,523,933.79	11.92	2.80	-NA-	-NA-	-NA-	-16.55	-36.02	-7.73	6.56	-7.73	-NA-	35.04
Emerging EMEA REITs Index	JPY	1,771.12	1,502,246.34	11.75	5.34	-NA-	-NA-	-NA-	-1.70	-14.25	-6.86	9.78	-6.86	-NA-	26.94
Emerging EMEA Non-REITs Index	JPY	3,250.23	1,965,889.79	15.38	2.26	-NA-	-NA-	-NA-	27.37	40.35	9.43	8.86	9.43	-NA-	23.32
Emerging Europe REITs Index	JPY	1,763.95	231,045.13	1.81	3.09	-NA-	-NA-	-NA-	-12.20	-28.75	-0.77	6.95	-0.77	-NA-	37.71
Emerging Europe Non-REITs Index	JPY	520.89	737,779.08	5.77	2.90	-NA-	-NA-	-NA-	-15.19	28.35	4.35	8.22	4.35	-NA-	37.50
Emerging Middle East and Africa REITs Index	JPY	2,092.65	1,271,201.21	9.95	5.75	-NA-	-NA-	-NA-	4.54	-11.47	-7.90	10.31	-7.90	-NA-	25.27
Emerging Middle East and Africa Non-REITs I	JPY	3,731.34	1,228,110.71	9.61	1.88	-NA-	-NA-	-NA-	32.97	48.68	12.72	9.24	12.72	-NA-	25.15

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Global REITs Index	AUD	1,425.93	975,809.02	70.85	3.29	-NA-	-NA-	-NA-	12.76	19.58	7.13	2.72	7.13	-NA-	-NA-
Global Non-REITs Index	AUD	1,413.90	401,469.89	29.15	2.03	-NA-	-NA-	-NA-	7.54	6.09	-4.83	-1.31	-4.83	-NA-	-NA-
Global ex US REITs Index	AUD	1,410.67	377,843.13	27.43	4.23	-NA-	-NA-	-NA-	11.79	17.47	3.76	3.22	3.76	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,427.50	398,223.19	28.91	2.04	-NA-	-NA-	-NA-	7.62	5.89	-4.88	-1.35	-4.88	-NA-	-NA-
Americas REITs Index	AUD	1,458.62	647,072.62	46.98	2.80	-NA-	-NA-	-NA-	12.94	19.22	8.55	2.27	8.55	-NA-	-NA-
Americas Non-REITs Index	AUD	881.20	27,913.14	2.03	2.48	-NA-	-NA-	-NA-	-12.07	-18.27	-3.12	2.70	-3.12	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,469.84	182,143.60	13.22	4.59	-NA-	-NA-	-NA-	12.70	8.31	3.02	1.48	3.02	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,419.93	284,749.48	20.67	2.02	-NA-	-NA-	-NA-	8.66	1.44	-8.89	-3.75	-8.89	-NA-	-NA-
EMEA REITs Index	AUD	1,313.91	146,592.79	10.64	3.82	-NA-	-NA-	-NA-	12.78	41.34	6.31	6.38	6.31	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,822.37	88,807.28	6.45	1.92	-NA-	-NA-	-NA-	16.40	39.98	10.42	6.01	10.42	-NA-	-NA-
Europe REITs Index	AUD	1,330.90	132,674.46	9.63	3.62	-NA-	-NA-	-NA-	13.78	45.60	7.68	6.27	7.68	-NA-	-NA-
Europe Non-REITs Index	AUD	1,659.30	74,030.67	5.38	1.93	-NA-	-NA-	-NA-	13.71	38.87	9.68	6.03	9.68	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,534.61	13,918.33	1.01	5.75	-NA-	-NA-	-NA-	1.43	-8.45	-5.18	7.47	-5.18	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,644.89	14,776.61	1.07	1.84	-NA-	-NA-	-NA-	27.37	51.27	14.21	5.89	14.21	-NA-	-NA-
Emerging REITs Index	AUD	1,363.73	27,320.88	19.52	4.56	-NA-	-NA-	-NA-	-2.49	-8.12	-3.02	3.20	-3.02	12.96	-NA-
Emerging Non-REITs Index	AUD	1,542.56	112,613.86	80.48	2.44	-NA-	-NA-	-NA-	5.10	-7.80	0.59	1.50	0.59	15.81	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,783.92	74,403.92	53.17	2.41	-NA-	-NA-	-NA-	14.25	-10.52	-1.18	-0.23	-1.18	18.98	-NA-
Emerging Americas Non-REITs Index	AUD	849.95	16,685.49	11.92	2.80	-NA-	-NA-	-NA-	-19.03	-33.83	-5.00	3.82	-5.00	24.35	-NA-
Emerging EMEA REITs Index	AUD	1,298.82	16,448.04	11.75	5.34	-NA-	-NA-	-NA-	-4.62	-11.33	-4.11	6.95	-4.11	16.95	-NA-
Emerging EMEA Non-REITs Index	AUD	2,383.51	21,524.45	15.38	2.26	-NA-	-NA-	-NA-	23.58	45.14	12.66	6.05	12.66	14.58	-NA-
Emerging Europe REITs Index	AUD	1,293.56	2,529.70	1.81	3.09	-NA-	-NA-	-NA-	-14.81	-26.32	2.17	4.20	2.17	30.43	-NA-
Emerging Europe Non-REITs Index	AUD	381.99	8,077.91	5.77	2.90	-NA-	-NA-	-NA-	-17.71	32.74	7.43	5.43	7.43	30.95	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,534.61	13,918.33	9.95	5.75	-NA-	-NA-	-NA-	1.43	-8.45	-5.18	7.47	-5.18	16.64	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,736.32	13,446.54	9.61	1.88	-NA-	-NA-	-NA-	29.01	53.76	16.05	6.43	16.05	18.25	-NA-

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

Version: February 2014

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

Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	1,457.11	632,228.72	100.00	0.00	-NA-	-NA-	-NA-	4.37	-4.23	6.45	2.58	6.45	-NA-	12.71
Global Non-REITs Index	EUR	1,580.37	260,113.19	41.14	0.00	-NA-	-NA-	-NA-	0.76	-13.97	-5.07	-1.21	-5.07	-NA-	17.31
Global ex US REITs Index	EUR	1,345.41	244,805.36	38.72	0.00	-NA-	-NA-	-NA-	2.09	-6.84	2.92	2.96	2.92	-NA-	12.09
Global ex US Non-REITs Index	EUR	1,592.86	258,009.65	40.81	0.00	-NA-	-NA-	-NA-	0.82	-14.14	-5.12	-1.25	-5.12	-NA-	17.29
Americas REITs Index	EUR	1,554.07	419,239.72	66.31	0.00	-NA-	-NA-	-NA-	5.30	-4.04	7.95	2.19	7.95	-NA-	14.15
Americas Non-REITs Index	EUR	1,010.71	18,084.98	2.86	0.00	-NA-	-NA-	-NA-	-17.41	-33.87	-3.46	2.72	-3.46	-NA-	23.12
Asia Pacific REITs Index	EUR	1,345.09	118,011.22	18.67	0.00	-NA-	-NA-	-NA-	2.35	-14.53	1.87	0.96	1.87	-NA-	14.58
Asia Pacific Non-REITs Index	EUR	1,598.38	184,489.79	29.18	0.00	-NA-	-NA-	-NA-	1.97	-17.58	-9.09	-3.63	-9.09	-NA-	19.91
EMEA REITs Index	EUR	1,311.15	94,977.78	15.02	0.00	-NA-	-NA-	-NA-	3.55	12.54	5.94	6.51	5.94	-NA-	14.74
EMEA Non-REITs Index	EUR	1,929.91	57,538.42	9.10	0.00	-NA-	-NA-	-NA-	8.15	12.73	10.07	6.05	10.07	-NA-	11.09
Europe REITs Index	EUR	1,336.04	85,960.06	13.60	0.00	-NA-	-NA-	-NA-	4.58	16.07	7.31	6.42	7.31	-NA-	14.91
Europe Non-REITs Index	EUR	1,835.26	47,964.63	7.59	0.00	-NA-	-NA-	-NA-	6.32	12.22	9.38	6.12	9.38	-NA-	11.19
Middle East and Africa REITs Index	EUR	1,271.83	9,017.72	1.43	0.00	-NA-	-NA-	-NA-	-9.74	-28.78	-5.60	7.36	-5.60	-NA-	21.21
Middle East and Africa Non-REITs Index	EUR	2,451.24	9,573.79	1.51	0.00	-NA-	-NA-	-NA-	16.15	20.74	13.59	5.69	13.59	-NA-	18.37
Emerging REITs Index	EUR	1,209.85	17,701.25	19.52	0.00	-NA-	-NA-	-NA-	-11.53	-27.66	-3.69	2.88	-3.69	-NA-	16.38
Emerging Non-REITs Index	EUR	1,705.70	72,962.76	80.48	0.00	-NA-	-NA-	-NA-	-1.82	-25.53	0.31	1.58	0.31	-NA-	18.58
Emerging Asia Pacific Non-REITs Index	EUR	2,030.88	48,206.46	53.17	0.00	-NA-	-NA-	-NA-	7.21	-27.46	-1.42	-0.12	-1.42	-NA-	21.17
Emerging Americas Non-REITs Index	EUR	989.03	10,810.57	11.92	0.00	-NA-	-NA-	-NA-	-23.85	-46.43	-5.20	3.96	-5.20	-NA-	27.55
Emerging EMEA REITs Index	EUR	1,150.43	10,656.72	11.75	0.00	-NA-	-NA-	-NA-	-13.55	-30.19	-4.51	6.89	-4.51	-NA-	20.04
Emerging EMEA Non-REITs Index	EUR	2,224.46	13,945.74	15.38	0.00	-NA-	-NA-	-NA-	12.49	15.40	12.17	5.96	12.17	-NA-	16.04
Emerging Europe REITs Index	EUR	1,433.42	1,639.00	1.81	0.00	-NA-	-NA-	-NA-	-20.02	-40.36	1.95	4.35	1.95	-NA-	31.36
Emerging Europe Non-REITs Index	EUR	447.44	5,233.70	5.77	0.00	-NA-	-NA-	-NA-	-22.98	6.40	7.21	5.58	7.21	-NA-	30.34
Emerging Middle East and Africa REITs Index	EUR	1,271.83	9,017.72	9.95	0.00	-NA-	-NA-	-NA-	-9.74	-28.78	-5.60	7.36	-5.60	-NA-	21.21
Emerging Middle East and Africa Non-REITs I	EUR	2,511.61	8,712.04	9.61	0.00	-NA-	-NA-	-NA-	17.40	22.57	15.39	6.20	15.39	-NA-	19.73

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

			Free Float Mkt Cap	Free Float Mkt Cap											
Price Return		Close Value	Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)
						- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD				
Global REITs Index	USD	1,587.06	873,202.70	138.12	0.00	-NA-	-NA-	-NA-	4.37	1.18	6.70	5.06	6.70	-NA-	15.75
Global Non-REITs Index	USD	1,721.32	359,255.34	56.82	0.00	-NA-	-NA-	-NA-	0.76	-9.11	-4.85	1.18	-4.85	-NA-	22.27
Global ex US REITs Index	USD	1,465.40	338,112.92	53.48	0.00	-NA-	-NA-	-NA-	2.09	-1.58	3.16	5.45	3.16	-NA-	16.28
Global ex US Non-REITs Index	USD	1,734.93	356,350.02	56.36	0.00	-NA-	-NA-	-NA-	0.82	-9.29	-4.90	1.13	-4.90	-NA-	22.23
Americas REITs Index	USD	1,692.67	579,032.94	91.59	0.00	-NA-	-NA-	-NA-	5.30	1.37	8.20	4.66	8.20	-NA-	16.24
Americas Non-REITs Index	USD	1,100.85	24,978.07	3.95	0.00	-NA-	-NA-	-NA-	-17.41	-30.14	-3.24	5.20	-3.24	-NA-	28.74
Asia Pacific REITs Index	USD	1,465.06	162,991.20	25.78	0.00	-NA-	-NA-	-NA-	2.34	-9.70	2.10	3.40	2.10	-NA-	17.20
Asia Pacific Non-REITs Index	USD	1,740.94	254,808.07	40.30	0.00	-NA-	-NA-	-NA-	1.97	-12.93	-8.88	-1.30	-8.88	-NA-	24.25
EMEA REITs Index	USD	1,428.09	131,178.56	20.75	0.00	-NA-	-NA-	-NA-	3.55	18.89	6.19	9.08	6.19	-NA-	20.39
EMEA Non-REITs Index	USD	2,102.03	79,469.19	12.57	0.00	-NA-	-NA-	-NA-	8.14	19.09	10.33	8.61	10.33	-NA-	16.47
Europe REITs Index	USD	1,455.20	118,723.74	18.78	0.00	-NA-	-NA-	-NA-	4.58	22.62	7.56	8.99	7.56	-NA-	20.51
Europe Non-REITs Index	USD	1,998.95	66,246.34	10.48	0.00	-NA-	-NA-	-NA-	6.31	18.56	9.64	8.69	9.64	-NA-	16.60
Middle East and Africa REITs Index	USD	1,385.26	12,454.82	1.97	0.00	-NA-	-NA-	-NA-	-9.74	-24.76	-5.39	9.95	-5.39	-NA-	24.63
Middle East and Africa Non-REITs Index	USD	2,669.86	13,222.85	2.09	0.00	-NA-	-NA-	-NA-	16.15	27.56	13.86	8.25	13.86	-NA-	21.87
Emerging REITs Index	USD	1,317.75	24,448.09	19.52	0.00	-NA-	-NA-	-NA-	-11.54	-23.58	-3.47	5.37	-3.47	-NA-	20.38
Emerging Non-REITs Index	USD	1,857.83	100,772.51	80.48	0.00	-NA-	-NA-	-NA-	-1.82	-21.33	0.54	4.04	0.54	-NA-	23.52
Emerging Asia Pacific Non-REITs Index	USD	2,212.01	66,580.35	53.17	0.00	-NA-	-NA-	-NA-	7.21	-23.36	-1.19	2.29	-1.19	-NA-	24.18
Emerging Americas Non-REITs Index	USD	1,077.25	14,931.01	11.92	0.00	-NA-	-NA-	-NA-	-23.85	-43.41	-4.98	6.48	-4.98	-NA-	33.09
Emerging EMEA REITs Index	USD	1,253.03	14,718.53	11.75	0.00	-NA-	-NA-	-NA-	-13.55	-26.25	-4.28	9.47	-4.28	-NA-	24.30
Emerging EMEA Non-REITs Index	USD	2,422.86	19,261.16	15.38	0.00	-NA-	-NA-	-NA-	12.49	21.91	12.43	8.53	12.43	-NA-	20.71
Emerging Europe REITs Index	USD	1,561.26	2,263.71	1.81	0.00	-NA-	-NA-	-NA-	-20.02	-37.00	2.19	6.87	2.19	-NA-	34.51
Emerging Europe Non-REITs Index	USD	487.35	7,228.52	5.77	0.00	-NA-	-NA-	-NA-	-22.98	12.41	7.46	8.13	7.46	-NA-	34.58
Emerging Middle East and Africa REITs Index	USD	1,385.26	12,454.82	9.95	0.00	-NA-	-NA-	-NA-	-9.74	-24.76	-5.39	9.95	-5.39	-NA-	24.63
Emerging Middle East and Africa Non-REITs Index	USD	2,735.62	12,032.63	9.61	0.00	-NA-	-NA-	-NA-	17.39	29.49	15.65	8.76	15.65	-NA-	23.17

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Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global REITs Index	GBP	1,526.22	521,050.63	82.41	0.00	-NA-	-NA-	-NA-	3.33	-8.35	5.45	3.03	5.45	-NA-	12.61
Global Non-REITs Index	GBP	1,655.33	214,372.01	33.91	0.00	-NA-	-NA-	-NA-	-0.24	-17.67	-5.96	-0.78	-5.96	-NA-	18.14
Global ex US REITs Index	GBP	1,409.23	201,756.08	31.91	0.00	-NA-	-NA-	-NA-	1.08	-10.85	1.95	3.41	1.95	-NA-	12.42
Global ex US Non-REITs Index	GBP	1,668.42	212,638.38	33.63	0.00	-NA-	-NA-	-NA-	-0.18	-17.84	-6.02	-0.82	-6.02	-NA-	18.12
Americas REITs Index	GBP	1,627.78	345,515.97	54.65	0.00	-NA-	-NA-	-NA-	4.25	-8.18	6.93	2.64	6.93	-NA-	13.73
Americas Non-REITs Index	GBP	1,058.65	14,904.72	2.36	0.00	-NA-	-NA-	-NA-	-18.23	-36.72	-4.37	3.17	-4.37	-NA-	24.30
Asia Pacific REITs Index	GBP	1,408.89	97,258.83	15.38	0.00	-NA-	-NA-	-NA-	1.33	-18.21	0.91	1.41	0.91	-NA-	14.24
Asia Pacific Non-REITs Index	GBP	1,674.20	152,047.06	24.05	0.00	-NA-	-NA-	-NA-	0.96	-21.13	-9.95	-3.21	-9.95	-NA-	20.40
EMEA REITs Index	GBP	1,373.34	78,275.84	12.38	0.00	-NA-	-NA-	-NA-	2.52	7.69	4.95	6.97	4.95	-NA-	16.21
EMEA Non-REITs Index	GBP	2,021.45	47,420.23	7.50	0.00	-NA-	-NA-	-NA-	7.07	7.87	9.04	6.51	9.04	-NA-	12.64
Europe REITs Index	GBP	1,399.41	70,843.89	11.21	0.00	-NA-	-NA-	-NA-	3.54	11.07	6.30	6.88	6.30	-NA-	16.35
Europe Non-REITs Index	GBP	1,922.31	39,530.00	6.25	0.00	-NA-	-NA-	-NA-	5.26	7.39	8.36	6.58	8.36	-NA-	12.86
Middle East and Africa REITs Index	GBP	1,332.16	7,431.94	1.18	0.00	-NA-	-NA-	-NA-	-10.63	-31.85	-6.49	7.83	-6.49	-NA-	21.26
Middle East and Africa Non-REITs Index	GBP	2,567.51	7,890.23	1.25	0.00	-NA-	-NA-	-NA-	15.00	15.54	12.53	6.15	12.53	-NA-	19.16
Emerging REITs Index	GBP	1,267.24	14,588.47	19.52	0.00	-NA-	-NA-	-NA-	-12.41	-30.78	-4.60	3.33	-4.60	-NA-	16.83
Emerging Non-REITs Index	GBP	1,786.60	60,132.18	80.48	0.00	-NA-	-NA-	-NA-	-2.79	-28.74	-0.63	2.03	-0.63	-NA-	20.71
Emerging Asia Pacific Non-REITs Index	GBP	2,127.21	39,729.30	53.17	0.00	-NA-	-NA-	-NA-	6.14	-30.58	-2.35	0.31	-2.35	-NA-	22.97
Emerging Americas Non-REITs Index	GBP	1,035.95	8,909.52	11.92	0.00	-NA-	-NA-	-NA-	-24.61	-48.74	-6.09	4.42	-6.09	-NA-	28.98
Emerging EMEA REITs Index	GBP	1,205.00	8,782.72	11.75	0.00	-NA-	-NA-	-NA-	-14.41	-33.20	-5.40	7.35	-5.40	-NA-	20.49
Emerging EMEA Non-REITs Index	GBP	2,329.97	11,493.36	15.38	0.00	-NA-	-NA-	-NA-	11.37	10.43	11.12	6.43	11.12	-NA-	17.33
Emerging Europe REITs Index	GBP	1,501.41	1,350.78	1.81	0.00	-NA-	-NA-	-NA-	-20.81	-42.93	0.99	4.80	0.99	-NA-	32.05
Emerging Europe Non-REITs Index	GBP	468.66	4,313.35	5.77	0.00	-NA-	-NA-	-NA-	-23.75	1.82	6.20	6.04	6.20	-NA-	31.49
Emerging Middle East and Africa REITs Index	GBP	1,332.16	7,431.94	9.95	0.00	-NA-	-NA-	-NA-	-10.63	-31.85	-6.49	7.83	-6.49	-NA-	21.26
Emerging Middle East and Africa Non-REITs I	GBP	2,630.75	7,180.02	9.61	0.00	-NA-	-NA-	-NA-	16.23	17.29	14.30	6.66	14.30	-NA-	20.52

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			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Global REITs Index	JPY	1,582.57	89,123,433.35	14096.71	0.00	-NA-	-NA-	-NA-	12.30	11.93	3.61	5.14	3.61	-NA-	18.12
Global Non-REITs Index	JPY	1,716.44	36,667,395.81	5799.70	0.00	-NA-	-NA-	-NA-	8.42	0.55	-7.60	1.26	-7.60	-NA-	25.94
Global ex US REITs Index	JPY	1,461.25	34,509,495.63	5458.39	0.00	-NA-	-NA-	-NA-	9.85	8.88	0.17	5.54	0.17	-NA-	19.09
Global ex US Non-REITs Index	JPY	1,730.01	36,370,865.03	5752.80	0.00	-NA-	-NA-	-NA-	8.48	0.35	-7.65	1.21	-7.65	-NA-	25.90
Americas REITs Index	JPY	1,687.88	59,098,996.58	9347.72	0.00	-NA-	-NA-	-NA-	13.30	12.15	5.07	4.74	5.07	-NA-	18.25
Americas Non-REITs Index	JPY	1,097.74	2,549,387.09	403.24	0.00	-NA-	-NA-	-NA-	-11.14	-22.71	-6.04	5.29	-6.04	-NA-	31.12
Asia Pacific REITs Index	JPY	1,460.91	16,635,697.03	2631.28	0.00	-NA-	-NA-	-NA-	10.12	-0.10	-0.85	3.49	-0.85	-NA-	19.20
Asia Pacific Non-REITs Index	JPY	1,736.00	26,006,985.74	4113.54	0.00	-NA-	-NA-	-NA-	9.72	-3.68	-11.52	-1.22	-11.52	-NA-	27.97
EMEA REITs Index	JPY	1,424.04	13,388,739.74	2117.71	0.00	-NA-	-NA-	-NA-	11.42	31.52	3.12	9.17	3.12	-NA-	23.70
EMEA Non-REITs Index	JPY	2,096.08	8,111,022.98	1282.93	0.00	-NA-	-NA-	-NA-	16.36	31.75	7.14	8.70	7.14	-NA-	20.00
Europe REITs Index	JPY	1,451.08	12,117,538.53	1916.64	0.00	-NA-	-NA-	-NA-	12.52	35.65	4.45	9.07	4.45	-NA-	23.85
Europe Non-REITs Index	JPY	1,993.28	6,761,433.14	1069.46	0.00	-NA-	-NA-	-NA-	14.39	31.16	6.47	8.77	6.47	-NA-	20.32
Middle East and Africa REITs Index	JPY	1,381.34	1,271,201.21	201.07	0.00	-NA-	-NA-	-NA-	-2.88	-16.76	-8.12	10.04	-8.12	-NA-	25.83
Middle East and Africa Non-REITs Index	JPY	2,662.30	1,349,589.83	213.47	0.00	-NA-	-NA-	-NA-	24.97	41.12	10.56	8.33	10.56	-NA-	24.34
Emerging REITs Index	JPY	1,314.02	2,495,294.05	19.52	0.00	-NA-	-NA-	-NA-	-4.81	-15.46	-6.26	5.45	-6.26	-NA-	23.40
Emerging Non-REITs Index	JPY	1,852.56	10,285,346.68	80.48	0.00	-NA-	-NA-	-NA-	5.64	-12.97	-2.36	4.12	-2.36	-NA-	26.81
Emerging Asia Pacific Non-REITs Index	JPY	2,205.74	6,795,523.10	53.17	0.00	-NA-	-NA-	-NA-	15.35	-15.22	-4.05	2.37	-4.05	-NA-	27.48
Emerging Americas Non-REITs Index	JPY	1,074.19	1,523,933.79	11.92	0.00	-NA-	-NA-	-NA-	-18.07	-37.39	-7.73	6.56	-7.73	-NA-	35.23
Emerging EMEA REITs Index	JPY	1,249.48	1,502,246.34	11.75	0.00	-NA-	-NA-	-NA-	-6.98	-18.41	-7.05	9.56	-7.05	-NA-	27.24
Emerging EMEA Non-REITs Index	JPY	2,415.99	1,965,889.79	15.38	0.00	-NA-	-NA-	-NA-	21.04	34.87	9.18	8.61	9.18	-NA-	23.67
Emerging Europe REITs Index	JPY	1,556.84	231,045.13	1.81	0.00	-NA-	-NA-	-NA-	-13.94	-30.30	-0.77	6.95	-0.77	-NA-	37.96
Emerging Europe Non-REITs Index	JPY	485.97	737,779.08	5.77	0.00	-NA-	-NA-	-NA-	-17.13	24.36	4.35	8.22	4.35	-NA-	37.03
Emerging Middle East and Africa REITs Index	JPY	1,381.34	1,271,201.21	9.95	0.00	-NA-	-NA-	-NA-	-2.88	-16.76	-8.12	10.04	-8.12	-NA-	25.83
Emerging Middle East and Africa Non-REITs Index	JPY	2,727.87	1,228,110.71	9.61	0.00	-NA-	-NA-	-NA-	26.32	43.25	12.31	8.85	12.31	-NA-	25.51

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

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

Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	AUD	1,160.55	975,809.02	154.34	0.00	-NA-	-NA-	-NA-	8.96	15.76	6.68	2.44	6.68	-NA-	-NA-
Global Non-REITs Index	AUD	1,258.72	401,469.89	63.50	0.00	-NA-	-NA-	-NA-	5.20	3.98	-4.87	-1.35	-4.87	-NA-	-NA-
Global ex US REITs Index	AUD	1,071.59	377,843.13	59.76	0.00	-NA-	-NA-	-NA-	6.58	12.59	3.14	2.82	3.14	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,268.68	398,223.19	62.99	0.00	-NA-	-NA-	-NA-	5.26	3.78	-4.92	-1.39	-4.92	-NA-	-NA-
Americas REITs Index	AUD	1,237.78	647,072.62	102.35	0.00	-NA-	-NA-	-NA-	9.93	15.98	8.17	2.05	8.17	-NA-	-NA-
Americas Non-REITs Index	AUD	805.01	27,913.14	4.42	0.00	-NA-	-NA-	-NA-	-13.78	-20.08	-3.26	2.58	-3.26	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,071.33	182,143.60	28.81	0.00	-NA-	-NA-	-NA-	6.85	3.31	2.08	0.82	2.08	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,273.07	284,749.48	45.04	0.00	-NA-	-NA-	-NA-	6.46	-0.39	-8.90	-3.76	-8.90	-NA-	-NA-
EMEA REITs Index	AUD	1,044.30	146,592.79	23.19	0.00	-NA-	-NA-	-NA-	8.10	36.02	6.17	6.36	6.17	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,537.12	88,807.28	14.05	0.00	-NA-	-NA-	-NA-	12.91	36.25	10.30	5.90	10.30	-NA-	-NA-
Europe REITs Index	AUD	1,064.12	132,674.46	20.99	0.00	-NA-	-NA-	-NA-	9.18	40.28	7.54	6.27	7.54	-NA-	-NA-
Europe Non-REITs Index	AUD	1,461.74	74,030.67	11.71	0.00	-NA-	-NA-	-NA-	10.99	35.63	9.61	5.97	9.61	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,012.98	13,918.33	2.20	0.00	-NA-	-NA-	-NA-	-5.76	-13.92	-5.41	7.21	-5.41	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	1,952.35	14,776.61	2.34	0.00	-NA-	-NA-	-NA-	21.26	45.93	13.83	5.54	13.83	-NA-	-NA-
Emerging REITs Index	AUD	963.62	27,320.88	19.52	0.00	-NA-	-NA-	-NA-	-7.64	-12.57	-3.49	2.74	-3.49	13.12	-NA-
Emerging Non-REITs Index	AUD	1,358.55	112,613.86	80.48	0.00	-NA-	-NA-	-NA-	2.50	-10.00	0.52	1.44	0.52	15.89	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,617.55	74,403.92	53.17	0.00	-NA-	-NA-	-NA-	11.92	-12.32	-1.21	-0.26	-1.21	19.10	-NA-
Emerging Americas Non-REITs Index	AUD	787.74	16,685.49	11.92	0.00	-NA-	-NA-	-NA-	-20.50	-35.26	-5.00	3.82	-5.00	24.47	-NA-
Emerging EMEA REITs Index	AUD	916.29	16,448.04	11.75	0.00	-NA-	-NA-	-NA-	-9.75	-15.63	-4.30	6.74	-4.30	17.02	-NA-
Emerging EMEA Non-REITs Index	AUD	1,771.73	21,524.45	15.38	0.00	-NA-	-NA-	-NA-	17.44	39.48	12.41	5.82	12.41	14.97	-NA-
Emerging Europe REITs Index	AUD	1,141.68	2,529.70	1.81	0.00	-NA-	-NA-	-NA-	-16.50	-27.92	2.17	4.20	2.17	30.50	-NA-
Emerging Europe Non-REITs Index	AUD	356.38	8,077.91	5.77	0.00	-NA-	-NA-	-NA-	-19.59	28.60	7.43	5.43	7.43	30.52	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,012.98	13,918.33	9.95	0.00	-NA-	-NA-	-NA-	-5.76	-13.92	-5.41	7.21	-5.41	17.06	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,000.44	13,446.54	9.61	0.00	-NA-	-NA-	-NA-	22.56	48.14	15.63	6.05	15.63	18.54	-NA-

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

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Part III

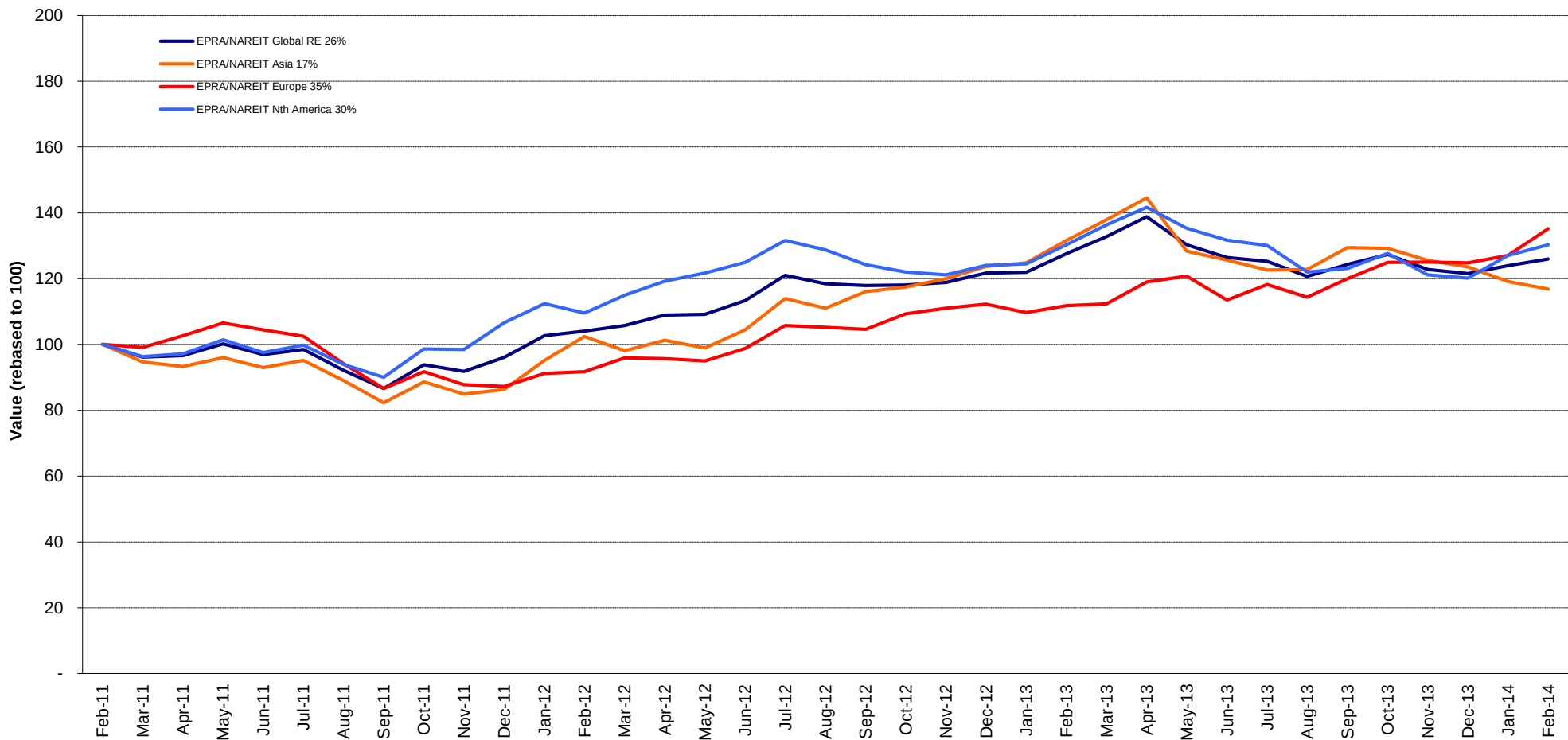
Developed Markets

Section 3.1

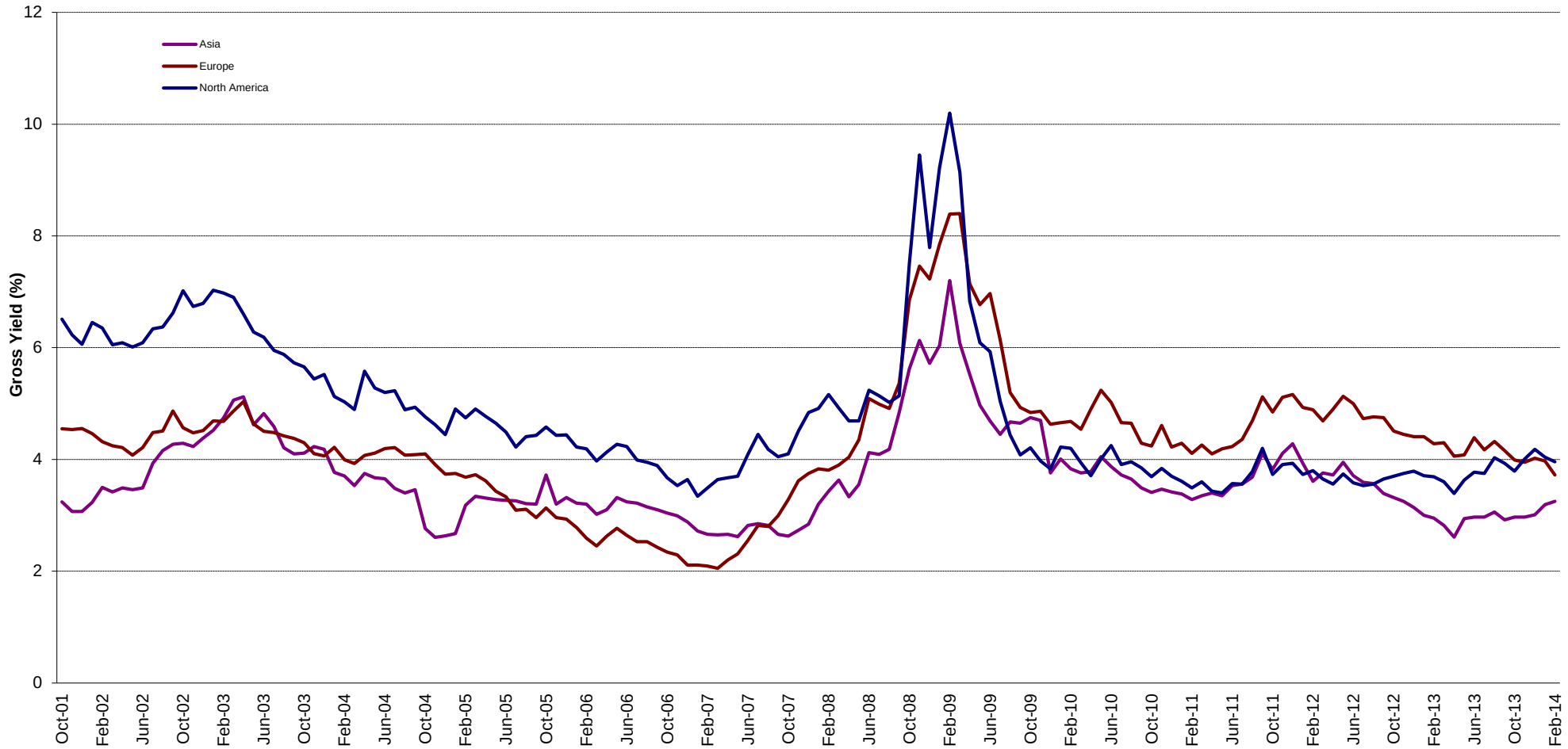
FTSE EPRA/NAREIT Developed Real Estate Index Series

FTSE EPRA/NAREIT Developed Index Series

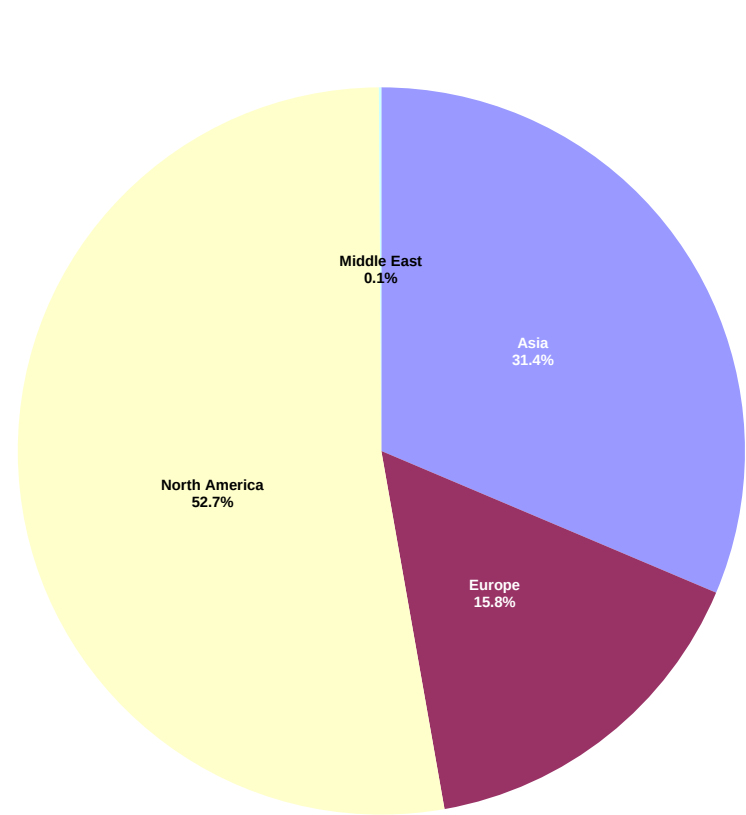
Graph 5: EPRA/NAREIT Developed v Developed Asia, Developed Europe & Developed North America - Total Return (EUR) Rolling 36 Months Performance



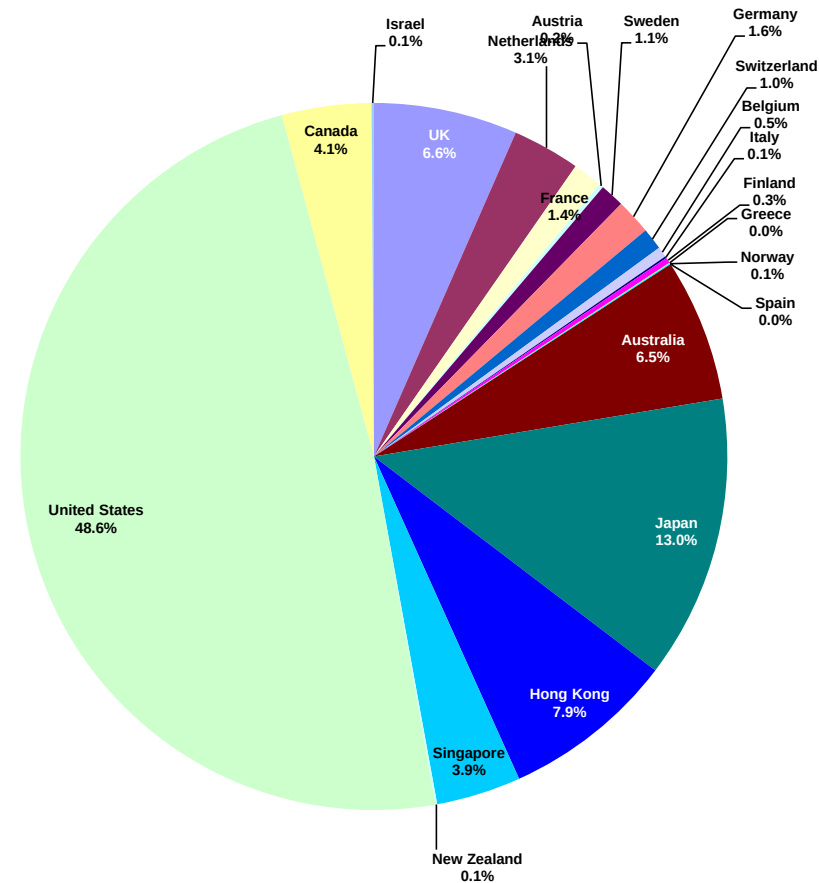
Graph 6: Dividend Yields



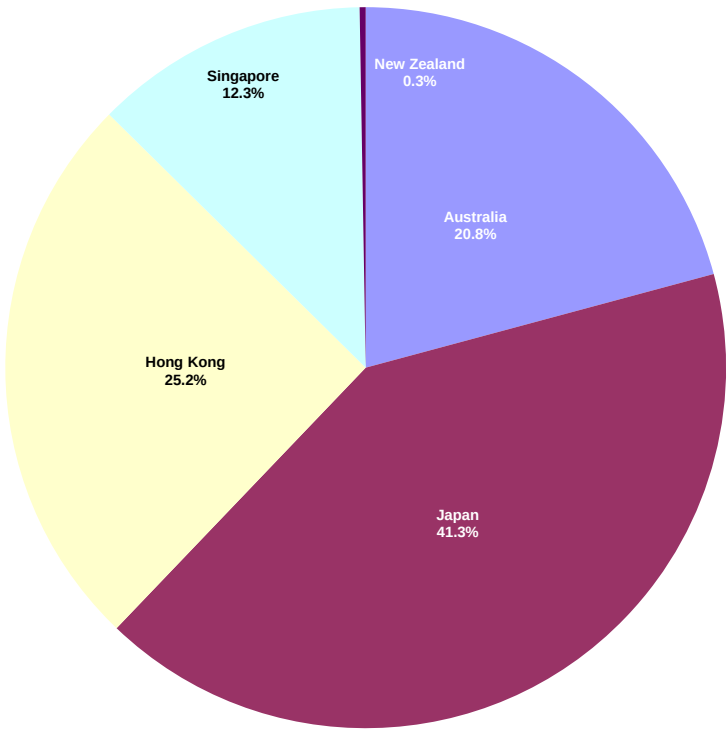
Graph 7: Global Developed - Regional Breakdown by Market Cap



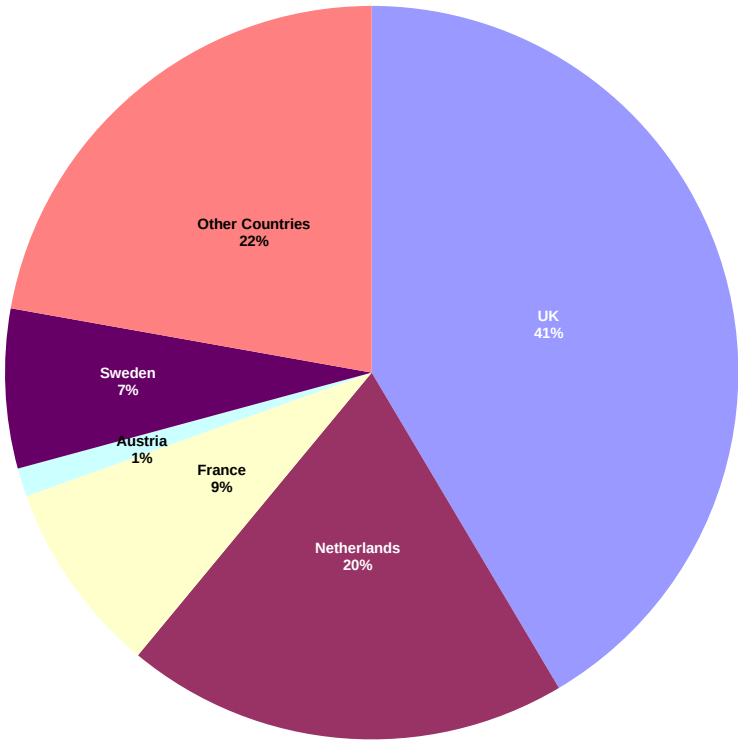
Graph 8: Global Developed - Breakdown by Country



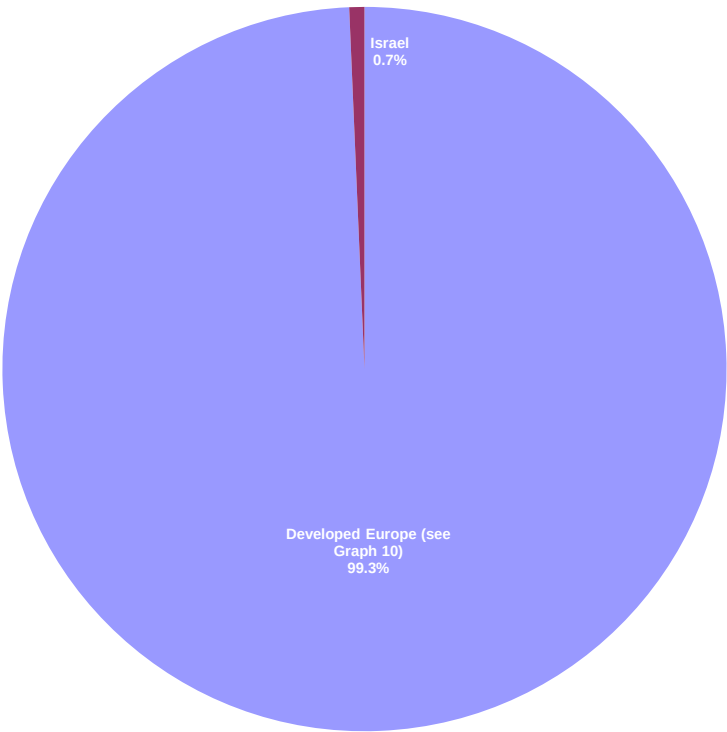
Graph 9: Asia Developed - Country Breakdown by Market Cap



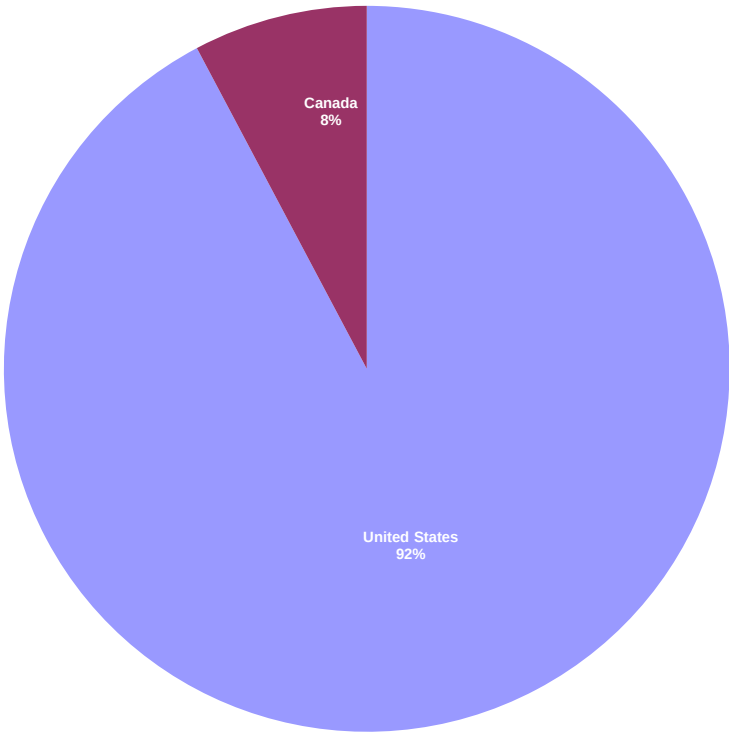
Graph 10: Europe Developed - Country Breakdown by Market Cap



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



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



FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	EUR	2,879.17	801,677.90	100.00	3.68	7.28	7.19	22.55	8.01	-1.23	3.62	1.67	3.62	18.24	12.72
Asia	EUR	2,049.29	251,481.06	31.37	3.25	4.94	6.94	18.42	5.33	-11.19	-5.43	-1.94	-5.43	18.95	16.80
Europe	EUR	3,011.85	127,051.99	15.85	3.58	7.40	6.57	20.71	10.57	20.87	8.28	6.39	8.28	18.89	13.37
North America	EUR	3,803.28	422,283.10	52.67	3.96	10.51	7.73	27.12	9.22	-0.04	8.43	2.55	8.43	23.49	14.11
Global ex Asia	EUR	3,466.97	550,196.84	68.63	3.87	9.16	7.26	25.03	9.37	4.11	8.38	3.41	8.38	20.95	12.99
Global ex Europe	EUR	2,811.75	674,625.91	84.15	3.69	7.20	7.37	23.04	7.62	-4.47	2.79	0.82	2.79	19.06	13.33
Global ex North America	EUR	2,474.33	379,394.80	47.33	3.36	5.98	6.91	19.17	6.94	-2.58	-1.25	0.71	-1.25	17.08	14.24
Global ex United States	EUR	2,542.62	412,150.99	51.41	3.53	6.14	7.03	19.48	6.62	-3.52	-1.19	0.76	-1.19	16.92	13.67
Global ex Japan	EUR	1,637.03	697,735.27	87.03	3.96	-NA-	-NA-	23.06	7.87	-1.68	6.46	3.09	6.46	-NA-	12.93
Global Dividend+	EUR	2,455.31	690,536.78	86.14	4.12	-NA-	-NA-	23.49	8.00	-2.51	6.23	2.74	6.23	-NA-	12.27
Global	USD	3,817.18	1,107,237.43	100.00	3.68	8.16	8.33	24.62	8.00	4.35	3.86	4.12	3.86	21.69	16.56
Asia	USD	2,799.91	347,333.06	31.37	3.25	5.96	8.07	20.42	5.33	-6.17	-5.21	0.43	-5.21	22.77	20.91
Europe	USD	4,129.96	175,477.86	15.85	3.58	8.46	7.70	22.75	10.56	27.69	8.53	8.96	8.53	23.59	18.81
North America	USD	5,013.97	583,236.30	52.67	3.96	11.39	8.88	29.27	9.22	5.60	8.69	5.03	8.69	25.51	16.27
Global ex Asia	USD	4,598.48	759,904.37	68.63	3.87	10.06	8.40	27.14	9.37	9.98	8.63	5.91	8.63	23.75	16.11
Global ex Europe	USD	3,740.91	931,759.57	84.15	3.69	8.09	8.52	25.12	7.62	0.93	3.03	3.26	3.03	22.12	16.70
Global ex North America	USD	3,303.37	524,001.13	47.33	3.36	6.88	8.04	21.18	6.94	2.92	-1.02	3.14	-1.02	21.52	19.07
Global ex United States	USD	3,503.66	569,242.34	51.41	3.53	7.22	8.22	21.50	6.62	1.93	-0.96	3.20	-0.96	21.26	18.39
Global ex Japan	USD	1,730.45	963,677.07	87.03	3.96	-NA-	-NA-	25.14	7.87	3.87	6.71	5.59	6.71	-NA-	16.89
Global ex Australia	USD	1,882.55	1,034,939.91	93.47	3.54	-NA-	-NA-	19.72	8.08	5.53	3.79	3.93	3.79	-NA-	16.51
Global ex Australia Hedged	USD	1,921.60	1,034,939.91	93.47	0.00	-NA-	-NA-	24.17	9.36	6.56	3.39	3.50	3.39	-NA-	15.01
Global Dividend+	USD	2,801.09	953,734.87	86.14	4.12	-NA-	8.68	25.58	8.00	2.99	6.48	5.22	6.48	-NA-	15.92

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

Version: February 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	GBP	3,670.84	660,701.99	100.00	3.68	7.49	9.44	20.65	6.93	-5.48	2.65	2.11	2.65	19.24	12.72
Asia	GBP	2,692.57	207,257.85	31.37	3.25	5.30	9.18	16.59	4.29	-15.01	-6.32	-1.51	-6.32	19.47	16.76
Europe	GBP	3,971.63	104,709.76	15.85	3.58	7.85	8.80	18.83	9.46	15.66	7.26	6.85	7.26	20.53	14.82
North America	GBP	4,821.75	348,024.17	52.67	3.96	10.70	9.99	25.15	8.13	-4.35	7.41	3.00	7.41	24.52	13.67
Global ex Asia	GBP	4,422.19	453,444.14	68.63	3.87	9.40	9.51	23.09	8.28	-0.38	7.36	3.86	7.36	22.16	13.01
Global ex Europe	GBP	3,597.50	555,992.23	84.15	3.69	7.42	9.63	21.13	6.55	-8.58	1.82	1.27	1.82	19.90	13.06
Global ex North America	GBP	3,176.73	312,677.82	47.33	3.36	6.24	9.15	17.32	5.88	-6.77	-2.18	1.15	-2.18	17.99	14.61
Global ex United States	GBP	3,369.34	339,673.80	51.41	3.53	6.58	9.33	17.63	5.56	-7.67	-2.12	1.20	-2.12	17.76	13.96
Global ex Japan	GBP	1,664.11	575,037.78	87.03	3.96	-NA-	-NA-	21.15	6.80	-5.92	5.46	3.55	5.46	-NA-	13.41
Global Dividend+	GBP	2,995.96	569,105.15	86.14	4.12	-NA-	9.79	21.58	6.93	-6.71	5.23	3.19	5.23	-NA-	12.51
Global	JPY	3,806.37	113,010,188.43	100.00	3.68	8.02	7.60	25.67	16.21	15.44	0.86	4.21	0.86	23.78	19.49
Asia	JPY	2,791.98	35,450,548.89	31.37	3.25	5.82	7.34	21.44	13.34	3.80	-7.95	0.51	-7.95	25.11	24.14
Europe	JPY	4,118.26	17,910,147.46	15.85	3.58	8.32	6.97	23.79	18.96	41.26	5.39	9.05	5.39	25.45	22.22
North America	JPY	4,999.76	59,528,012.96	52.67	3.96	11.24	8.14	30.37	17.52	16.82	5.54	5.11	5.54	27.00	18.36
Global ex Asia	JPY	4,585.45	77,559,639.54	68.63	3.87	9.91	7.66	28.22	17.68	21.67	5.49	5.99	5.49	25.38	18.62
Global ex Europe	JPY	3,730.31	95,100,040.96	84.15	3.69	7.95	7.78	26.18	15.80	11.65	0.05	3.34	0.05	24.22	19.48
Global ex North America	JPY	3,294.01	53,482,175.47	47.33	3.36	6.75	7.31	22.21	15.07	13.86	-3.88	3.22	-3.88	23.87	22.49
Global ex United States	JPY	3,493.74	58,099,719.93	51.41	3.53	7.08	7.46	22.53	14.72	12.76	-3.83	3.28	-3.83	23.63	21.81
Global ex Japan	JPY	1,725.55	98,357,699.84	87.03	3.96	-NA-	-NA-	26.20	16.06	14.90	3.62	5.67	3.62	-NA-	19.59
Global Dividend+	JPY	2,580.03	97,342,949.46	86.14	4.12	-NA-	-NA-	26.64	16.21	13.93	3.40	5.30	3.40	-NA-	18.61

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	2,791.34	1,237,344.17	154.34	3.68	-NA-	-NA-	16.49	12.76	19.38	3.84	1.52	3.84	-NA-	8.83
Asia	AUD	2,047.45	388,146.69	48.42	3.25	-NA-	-NA-	12.57	9.97	7.34	-5.23	-2.08	-5.23	-NA-	12.55
Europe	AUD	3,020.06	196,097.51	24.46	3.58	-NA-	-NA-	14.75	15.43	46.09	8.51	6.24	8.51	-NA-	13.68
North America	AUD	3,666.50	651,769.91	81.30	3.96	-NA-	-NA-	20.85	14.02	20.81	8.66	2.40	8.66	-NA-	10.92
Global ex Asia	AUD	3,362.67	849,197.49	105.93	3.87	-NA-	-NA-	18.85	14.18	25.83	8.61	3.26	8.61	-NA-	10.39
Global ex Europe	AUD	2,735.57	1,041,246.66	129.88	3.69	-NA-	-NA-	16.96	12.36	15.47	3.01	0.68	3.01	-NA-	8.93
Global ex North America	AUD	2,415.61	585,574.27	73.04	3.36	-NA-	-NA-	13.28	11.65	17.75	-1.04	0.56	-1.04	-NA-	10.66
Global ex United States	AUD	2,562.08	636,131.58	79.35	3.53	-NA-	-NA-	13.58	11.31	16.62	-0.98	0.62	-0.98	-NA-	9.93
Global ex Japan	AUD	1,265.40	1,076,914.64	134.33	3.96	-NA-	-NA-	16.98	12.61	18.83	6.68	2.95	6.68	-NA-	9.31
Global Dividend+	AUD	2,386.03	1,065,804.18	132.95	4.12	-NA-	-NA-	17.39	12.75	17.82	6.45	2.59	6.45	-NA-	8.31
Global ex Australia Hedged	AUD	2,049.54	1,156,551.28	93.47	0.00	-NA-	-NA-	26.19	11.56	8.08	3.70	3.60	3.70	-NA-	15.12
Global Hedged	AUD	1,913.48	1,237,344.17	6.53	0.00	-NA-	-NA-	25.18	11.57	7.74	3.78	3.64	3.78	-NA-	14.41

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,718.12	801,677.90	100.00	2.93	-NA-	-NA-	21.69	7.25	-1.92	3.54	1.62	3.54	-NA-	12.72
Asia	EUR	2,043.16	251,481.06	31.37	3.12	-NA-	-NA-	18.36	5.28	-11.24	-5.45	-1.95	-5.45	-NA-	16.80
Europe	EUR	1,795.71	127,051.99	15.85	3.02	-NA-	-NA-	19.76	9.69	19.96	8.28	6.39	8.28	-NA-	13.34
North America	EUR	3,436.19	422,283.10	52.67	2.79	-NA-	-NA-	25.61	8.01	-1.18	8.28	2.46	8.28	-NA-	14.11
Global ex Asia	EUR	3,169.86	550,196.84	68.63	2.84	-NA-	-NA-	23.67	8.24	3.02	8.27	3.34	8.27	-NA-	12.99
Global ex Europe	EUR	2,655.19	674,625.91	84.15	2.91	-NA-	-NA-	22.20	6.89	-5.14	2.69	0.76	2.69	-NA-	13.34
Global ex North America	EUR	2,423.21	379,394.80	47.33	3.08	-NA-	-NA-	18.86	6.66	-2.81	-1.26	0.69	-1.26	-NA-	14.25
Global ex US	EUR	2,471.13	412,150.99	51.41	3.16	-NA-	-NA-	19.05	6.23	-3.84	-1.22	0.74	-1.22	-NA-	13.67
Global ex Japan	EUR	1,118.57	697,735.27	87.03	0.00	-NA-	-NA-	18.10	3.68	-5.45	6.00	2.82	6.00	-NA-	12.99
Global	USD	3,603.72	1,107,237.43	100.00	2.93	-NA-	-NA-	23.75	7.25	3.62	3.78	4.07	3.78	-NA-	16.57
Asia	USD	2,791.53	347,333.06	31.37	3.12	-NA-	-NA-	20.36	5.27	-6.23	-5.23	0.42	-5.23	-NA-	20.91
Europe	USD	1,969.93	175,477.86	15.85	3.02	-NA-	-NA-	21.78	9.69	26.73	8.53	8.96	8.53	-NA-	18.81
North America	USD	4,530.00	583,236.30	52.67	2.79	-NA-	-NA-	27.73	8.01	4.40	8.53	4.93	8.53	-NA-	16.29
Global ex Asia	USD	4,204.52	759,904.37	68.63	2.84	-NA-	-NA-	25.76	8.23	8.84	8.52	5.84	8.52	-NA-	16.12
Global ex Europe	USD	3,532.61	931,759.57	84.15	2.91	-NA-	-NA-	24.26	6.89	0.22	2.93	3.20	2.93	-NA-	16.70
Global ex North America	USD	3,235.23	524,001.13	47.33	3.08	-NA-	-NA-	20.86	6.65	2.67	-1.03	3.13	-1.03	-NA-	19.08
Global ex US	USD	3,405.14	569,242.34	51.41	3.16	-NA-	-NA-	21.07	6.23	1.59	-0.99	3.18	-0.99	-NA-	18.41
Global ex Japan	USD	1,623.98	963,677.07	87.03	3.15	-NA-	-NA-	24.18	7.04	3.04	6.61	5.53	6.61	-NA-	16.90

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	3,465.57	660,701.99	100.00	2.93	-NA-	-NA-	19.80	6.19	-6.15	2.57	2.06	2.57	-NA-	12.74
Asia	GBP	2,684.51	207,257.85	31.37	3.12	-NA-	-NA-	16.52	4.23	-15.06	-6.34	-1.53	-6.34	-NA-	16.76
Europe	GBP	1,894.41	104,709.76	15.85	3.02	-NA-	-NA-	17.90	8.60	14.79	7.26	6.85	7.26	-NA-	14.81
North America	GBP	4,356.34	348,024.17	52.67	2.79	-NA-	-NA-	23.66	6.93	-5.44	7.26	2.91	7.26	-NA-	13.69
Global ex Asia	GBP	4,043.34	453,444.14	68.63	2.84	-NA-	-NA-	21.75	7.16	-1.42	7.25	3.79	7.25	-NA-	13.03
Global ex Europe	GBP	3,397.18	555,992.23	84.15	2.91	-NA-	-NA-	20.30	5.83	-9.23	1.73	1.20	1.73	-NA-	13.07
Global ex North America	GBP	3,111.20	312,677.82	47.33	3.08	-NA-	-NA-	17.01	5.60	-7.00	-2.19	1.14	-2.19	-NA-	14.63
Global ex US	GBP	3,274.61	339,673.80	51.41	3.16	-NA-	-NA-	17.21	5.18	-7.98	-2.15	1.18	-2.15	-NA-	13.97
Global ex Japan	GBP	1,561.73	575,037.78	87.03	3.15	-NA-	-NA-	20.22	5.98	-6.67	5.37	3.49	5.37	-NA-	13.42
Global	JPY	3,593.51	113,010,188.43	100.00	2.93	-NA-	-NA-	24.80	15.40	14.63	0.78	4.15	0.78	-NA-	19.50
Asia	JPY	2,783.62	35,450,548.89	31.37	3.12	-NA-	-NA-	21.38	13.27	3.74	-7.97	0.50	-7.97	-NA-	24.14
Europe	JPY	1,964.35	17,910,147.46	15.85	3.02	-NA-	-NA-	22.82	18.02	40.20	5.39	9.05	5.39	-NA-	22.23
North America	JPY	4,517.17	59,528,012.96	52.67	2.79	-NA-	-NA-	28.81	16.21	15.49	5.39	5.02	5.39	-NA-	18.36
Global ex Asia	JPY	4,192.61	77,559,639.54	68.63	2.84	-NA-	-NA-	26.82	16.46	20.40	5.38	5.92	5.38	-NA-	18.62
Global ex Europe	JPY	3,522.60	95,100,040.96	84.15	2.91	-NA-	-NA-	25.32	15.01	10.87	-0.04	3.28	-0.04	-NA-	19.48
Global ex North America	JPY	3,226.06	53,482,175.47	47.33	3.08	-NA-	-NA-	21.89	14.76	13.59	-3.90	3.21	-3.90	-NA-	22.51
Global ex US	JPY	3,395.50	58,099,719.93	51.41	3.16	-NA-	-NA-	22.09	14.31	12.39	-3.86	3.26	-3.86	-NA-	21.82
Global ex Japan	JPY	1,619.38	98,357,699.84	87.03	3.15	-NA-	-NA-	25.23	15.18	13.99	3.53	5.61	3.53	-NA-	19.59

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	2,635.24	1,237,344.17	154.34	2.93	-NA-	-NA-	15.68	11.97	18.54	3.76	1.47	3.76	-NA-	8.82
Asia	AUD	2,041.32	388,146.69	48.42	3.12	-NA-	-NA-	12.51	9.91	7.28	-5.25	-2.09	-5.25	-NA-	12.55
Europe	AUD	1,440.53	196,097.51	24.46	3.02	-NA-	-NA-	13.85	14.52	44.99	8.51	6.24	8.51	-NA-	13.59
North America	AUD	3,312.59	651,769.91	81.30	2.79	-NA-	-NA-	19.40	12.76	19.44	8.51	2.31	8.51	-NA-	10.92
Global ex Asia	AUD	3,074.58	849,197.49	105.93	2.84	-NA-	-NA-	17.56	13.00	24.51	8.49	3.19	8.49	-NA-	10.37
Global ex Europe	AUD	2,583.25	1,041,246.66	129.88	2.91	-NA-	-NA-	16.16	11.59	14.65	2.91	0.62	2.91	-NA-	8.93
Global ex North America	AUD	2,365.78	585,574.27	73.04	3.08	-NA-	-NA-	12.99	11.35	17.46	-1.06	0.55	-1.06	-NA-	10.65
Global ex US	AUD	2,490.04	636,131.58	79.35	3.16	-NA-	-NA-	13.17	10.91	16.23	-1.01	0.60	-1.01	-NA-	9.92
Global ex Japan	AUD	864.70	1,076,914.64	134.33	0.00	-NA-	-NA-	12.27	8.24	14.27	6.23	2.67	6.23	-NA-	9.33

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	1,571.39	801,677.90	100.00	0.00	2.67	2.97	17.84	4.01	-4.71	3.20	1.40	3.20	18.20	12.77
Asia	EUR	1,243.90	251,481.06	31.37	0.00	1.41	3.22	14.31	1.71	-13.89	-5.84	-2.25	-5.84	18.95	16.86
Europe	EUR	1,725.01	127,051.99	15.85	0.00	3.24	2.38	15.42	5.83	16.11	8.16	6.37	8.16	18.77	13.29
North America	EUR	1,902.95	422,283.10	52.67	0.00	4.46	3.08	22.02	5.15	-3.86	7.91	2.24	7.91	23.44	14.14
Global ex Asia	EUR	1,798.79	550,196.84	68.63	0.00	3.79	2.76	19.91	5.16	0.15	7.95	3.17	7.95	20.84	12.99
Global ex Europe	EUR	1,527.08	674,625.91	84.15	0.00	2.51	3.13	18.43	3.74	-7.81	2.32	0.52	2.32	19.05	13.39
Global ex North America	EUR	1,470.58	379,394.80	47.33	0.00	2.24	3.05	14.73	3.01	-5.72	-1.57	0.49	-1.57	17.06	14.34
Global ex United States	EUR	1,487.95	412,150.99	51.41	0.00	2.32	3.03	14.86	2.57	-6.79	-1.56	0.52	-1.56	16.90	13.75
Global ex Japan	EUR	1,118.57	697,735.27	87.03	0.00	-NA-	-NA-	18.10	3.68	-5.45	6.00	2.82	6.00	-NA-	12.99
Global Dividend+	EUR	1,742.68	690,536.78	86.14	0.00	-NA-	-NA-	18.18	3.58	-6.38	5.73	2.43	5.73	-NA-	12.33
Global	USD	2,091.75	1,107,237.43	100.00	0.00	3.54	4.07	19.83	4.01	0.67	3.44	3.85	3.44	21.64	16.62
Asia	USD	1,698.03	347,333.06	31.37	0.00	2.39	4.32	16.24	1.71	-9.03	-5.62	0.12	-5.62	22.74	20.95
Europe	USD	2,366.00	175,477.86	15.85	0.00	4.27	3.47	17.37	5.82	22.67	8.41	8.94	8.41	23.57	18.84
North America	USD	2,508.29	583,236.30	52.67	0.00	5.29	4.18	24.09	5.15	1.57	8.16	4.71	8.16	25.43	16.32
Global ex Asia	USD	2,384.95	759,904.37	68.63	0.00	4.64	3.85	21.94	5.16	5.81	8.21	5.66	8.21	23.64	16.15
Global ex Europe	USD	2,031.12	931,759.57	84.15	0.00	3.37	4.23	20.43	3.74	-2.60	2.56	2.95	2.56	22.08	16.75
Global ex North America	USD	1,963.37	524,001.13	47.33	0.00	3.11	4.15	16.67	3.01	-0.39	-1.34	2.91	-1.34	21.51	19.16
Global ex United States	USD	2,050.35	569,242.34	51.41	0.00	3.35	4.17	16.80	2.57	-1.53	-1.33	2.95	-1.33	21.25	18.48
Global ex Japan	USD	1,182.48	963,677.07	87.03	0.00	-NA-	-NA-	20.09	3.67	-0.12	6.25	5.30	6.25	-NA-	16.96
Global ex Australia	USD	1,348.12	1,034,939.91	93.47	0.00	-NA-	-NA-	20.20	4.27	1.95	3.42	3.72	3.42	-NA-	16.56
Global ex Australia Hedged	USD	1,376.33	1,034,939.91	93.47	0.00	-NA-	-NA-	19.64	5.51	2.95	3.02	3.29	3.02	-NA-	15.06
Global Dividend+	USD	1,988.10	953,734.87	86.14	0.00	-NA-	3.80	20.18	3.58	-1.09	5.97	4.90	5.97	-NA-	15.98

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

Version: February 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	2,011.56	660,701.99	100.00	0.00	2.90	5.13	16.01	2.98	-8.82	2.23	1.85	2.23	19.16	12.80
Asia	GBP	1,632.93	207,257.85	31.37	0.00	1.75	5.39	12.54	0.70	-17.60	-6.72	-1.82	-6.72	19.40	16.81
Europe	GBP	2,275.30	104,709.76	15.85	0.00	3.67	4.53	13.63	4.77	11.11	7.14	6.83	7.14	20.53	14.80
North America	GBP	2,412.13	348,024.17	52.67	0.00	4.64	5.24	20.13	4.10	-8.00	6.90	2.69	6.90	24.39	13.73
Global ex Asia	GBP	2,293.52	453,444.14	68.63	0.00	4.02	4.92	18.05	4.12	-4.16	6.94	3.62	6.94	22.02	13.05
Global ex Europe	GBP	1,953.25	555,992.23	84.15	0.00	2.73	5.29	16.59	2.71	-11.78	1.36	0.96	1.36	19.82	13.13
Global ex North America	GBP	1,888.10	312,677.82	47.33	0.00	2.48	5.22	12.96	1.99	-9.78	-2.50	0.93	-2.50	17.96	14.72
Global ex United States	GBP	1,971.75	339,673.80	51.41	0.00	2.74	5.24	13.08	1.55	-10.81	-2.49	0.96	-2.49	17.72	14.05
Global ex Japan	GBP	1,137.15	575,037.78	87.03	0.00	-NA-	-NA-	16.27	2.65	-9.53	5.01	3.26	5.01	-NA-	13.49
Global Dividend+	GBP	2,126.41	569,105.15	86.14	0.00	-NA-	4.86	16.35	2.55	-10.41	4.73	2.88	4.73	-NA-	12.58
Global	JPY	2,085.82	113,010,188.43	100.00	0.00	3.40	3.36	20.85	11.91	11.37	0.45	3.94	0.45	23.72	19.52
Asia	JPY	1,693.22	35,450,548.89	31.37	0.00	2.25	3.61	17.23	9.44	0.64	-8.35	0.20	-8.35	25.06	24.13
Europe	JPY	2,359.30	17,910,147.46	15.85	0.00	4.13	2.77	18.36	13.87	35.70	5.27	9.02	5.27	25.41	22.27
North America	JPY	2,501.18	59,528,012.96	52.67	0.00	5.15	3.47	25.14	13.14	12.37	5.04	4.80	5.04	26.92	18.35
Global ex Asia	JPY	2,378.19	77,559,639.54	68.63	0.00	4.51	3.15	22.97	13.15	17.05	5.08	5.74	5.08	25.27	18.62
Global ex Europe	JPY	2,025.36	95,100,040.96	84.15	0.00	3.24	3.52	21.45	11.63	7.75	-0.41	3.03	-0.41	24.17	19.48
Global ex North America	JPY	1,957.81	53,482,175.47	47.33	0.00	2.98	3.44	17.66	10.84	10.19	-4.20	3.00	-4.20	23.83	22.55
Global ex United States	JPY	2,044.54	58,099,719.93	51.41	0.00	3.22	3.44	17.79	10.36	8.94	-4.19	3.03	-4.19	23.59	21.86
Global ex Japan	JPY	1,179.13	98,357,699.84	87.03	0.00	-NA-	-NA-	21.11	11.55	10.50	3.18	5.38	3.18	-NA-	19.62
Global Dividend+	JPY	1,831.20	97,342,949.46	86.14	0.00	-NA-	-NA-	21.20	11.45	9.42	2.91	4.99	2.91	-NA-	18.62

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	1,529.61	1,237,344.17	154.34	0.00	-NA-	-NA-	12.02	8.58	15.17	3.42	1.26	3.42	-NA-	8.84
Asia	AUD	1,241.70	388,146.69	48.42	0.00	-NA-	-NA-	8.67	6.19	4.07	-5.64	-2.38	-5.64	-NA-	12.59
Europe	AUD	1,730.15	196,097.51	24.46	0.00	-NA-	-NA-	9.72	10.48	40.34	8.38	6.22	8.38	-NA-	13.41
North America	AUD	1,834.20	651,769.91	81.30	0.00	-NA-	-NA-	16.00	9.77	16.20	8.14	2.10	8.14	-NA-	10.92
Global ex Asia	AUD	1,744.01	849,197.49	105.93	0.00	-NA-	-NA-	13.99	9.79	21.05	8.18	3.02	8.18	-NA-	10.32
Global ex Europe	AUD	1,485.27	1,041,246.66	129.88	0.00	-NA-	-NA-	12.58	8.31	11.43	2.53	0.38	2.53	-NA-	8.97
Global ex North America	AUD	1,435.73	585,574.27	73.04	0.00	-NA-	-NA-	9.07	7.55	13.95	-1.37	0.34	-1.37	-NA-	10.71
Global ex United States	AUD	1,499.33	636,131.58	79.35	0.00	-NA-	-NA-	9.19	7.08	12.66	-1.35	0.38	-1.35	-NA-	9.97
Global ex Japan	AUD	864.70	1,076,914.64	134.33	0.00	-NA-	-NA-	12.27	8.24	14.27	6.23	2.67	6.23	-NA-	9.33
Global Dividend+	AUD	1,693.51	1,065,804.18	132.95	0.00	-NA-	-NA-	12.35	8.14	13.15	5.95	2.28	5.95	-NA-	8.32
Global ex Australia Hedged	AUD	1,467.57	1,156,551.28	93.47	0.00	-NA-	-NA-	21.61	7.61	4.37	3.33	3.39	3.33	-NA-	15.20
Global Hedged	AUD	1,339.84	1,237,344.17	100.00	0.00	-NA-	-NA-	20.39	7.42	3.90	3.36	3.38	3.36	-NA-	14.50

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Index Description	Curr	Close Value Feb-14	12 Mths Estimated Div Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Gross Total Return													
Global	Local	3356.02	3.68	7.64	7.66	23.19	9.70	6.83	3.70	3.56	3.70	19.77	14.37
Global ex Asia	Local	4285.01	3.87	9.73	8.07	26.09	9.81	9.12	8.81	5.35	8.81	22.40	14.48
Global ex Europe	Local	3359.55	3.69	7.65	7.79	23.86	9.45	4.68	2.92	2.99	2.92	20.77	15.13
Global ex North America	Local	2607.25	3.36	5.93	7.35	19.38	9.97	7.26	-1.80	2.02	-1.80	18.17	15.51
Global ex UK	Local	3841.02	-NA-	9.66	7.90	23.20	9.37	5.45	3.25	3.35	3.25	20.01	14.54
Asia	Local	2210.47	3.25	4.95	7.17	18.71	9.04	1.50	-6.26	-0.17	-6.26	20.40	18.54
Europe	Local	3426.48	3.58	7.77	7.57	20.36	11.26	20.59	8.00	6.66	8.00	18.90	13.34
Europe ex UK	Local	3953.49	4.06	8.99	9.16	18.75	8.86	13.46	6.29	6.75	6.29	18.28	12.86
Nordic	Local	5134.50	-NA-	10.08	11.30	25.09	15.14	27.56	14.57	9.15	14.57	25.42	14.68
North America	Local	4915.56	3.96	11.29	8.69	28.92	9.62	6.27	9.07	4.97	9.07	25.09	15.73

Price Return

Global	Local	1844.33	0.00	3.07	3.43	18.45	5.64	3.06	3.28	3.29	3.28	19.72	14.43
Global ex Europe	Local	1825.72	0.00	2.96	3.53	19.22	5.51	1.02	2.44	2.68	2.44	20.74	15.19
Global ex Asia	Local	2232.17	0.00	4.36	3.54	20.93	5.59	4.97	8.38	5.11	8.38	22.29	14.52
Global ex North America	Local	1555.42	0.00	2.22	3.49	14.94	5.93	3.80	-2.13	1.80	-2.13	18.15	15.61
Global ex UK	Local	2083.02	0.00	4.92	3.59	18.45	5.31	1.72	2.81	3.07	2.81	19.96	14.60
Asia	Local	1343.19	0.00	1.42	3.45	14.61	5.31	-1.57	-6.66	-0.48	-6.66	20.37	18.57
Europe	Local	1955.53	0.00	3.59	3.34	15.06	6.48	15.83	7.88	6.63	7.88	18.82	13.26
Europe ex UK	Local	2106.07	0.00	4.49	4.41	13.03	3.78	8.62	6.29	6.75	6.29	18.26	12.88
Nordic	Local	2898.96	0.00	6.80	6.95	20.29	11.18	23.49	14.57	9.15	14.57	25.40	14.78
North America	Local	2459.05	0.00	5.19	4.00	23.74	5.53	2.22	8.54	4.66	8.54	25.01	15.77

**** 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 319.**

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

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FTSE EPRA/NAREIT Developed Index Series - Asset Class Comparison

Gross Total Return			12 Mths										
Index Description	Curr	Close Value Feb-14	Estimated	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
			Div Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Real Estate **	Local	3356.02	3.68	7.64	7.66	23.19	9.70	6.83	3.70	3.56	3.70	19.77	14.37
Global FTSE	Local	329.91	3.05	7.22	7.14	18.70	10.19	19.38	0.66	3.93	0.66	14.12	11.79
Global JP Morgan Bonds	Local	484.35	-NA-	5.15	3.75	3.63	4.17	1.59	2.05	0.38	2.05	3.00	2.84

** 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 319.

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

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m)	Free Float Global (%) Weight
		28-Feb	28-Feb
Simon Property Group *	US	35,861.16	4.47
Mitsubishi Estate	JP	21,568.32	2.69
Unibail-Rodamco *	NL	18,561.13	2.32
Mitsui Fudosan	JP	18,169.84	2.27
Public Storage *	US	17,491.18	2.18
Equity Residential Props *	US	15,087.45	1.88
Prologis *	US	14,858.51	1.85
Sun Hung Kai Props	HK	14,275.61	1.78
Sumitomo Realty & Dev	JP	13,823.23	1.72
Westfield Group *	AU	13,789.76	1.72
Ventas *	US	13,299.58	1.66
HCP *	US	12,712.74	1.59
Boston Properties *	US	12,343.92	1.54
Health Care REIT *	US	12,096.86	1.51
Avalonbay Communities *	US	12,080.54	1.51
Vornado Realty Trust *	US	11,679.65	1.46
Host Hotels & Resorts *	US	10,606.19	1.32
Land Securities *	UK	10,366.43	1.29
British Land *	UK	8,443.70	1.05
General Growth Properties *	US	8,280.48	1.03
		295,396.30	36.85 (**)

Country Breakdown

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Global Weight
	28-Feb	28-Feb	28-Feb
EPRA/NAREIT North America	140	422,283.10	52.73%
EPRA/NAREIT Asia	83	251,481.06	31.40%
EPRA/NAREIT Europe	84	127,051.99	15.87%
EPRA/NAREIT Global	308	800,816.14	100.00%
Global Ex Europe	224	674,625.91	84.24%
Global Ex Asia	225	550,196.84	68.70%
Global Ex Nth America	168	379,394.80	47.38%

(**) The Top 20 Constituents represent 36.85% of the market capitalisation of the Developed Index.

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

EPRA/NAREIT Global Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-14	Dividend Return Feb-14	Total Return Feb-14	
Safestore Holdings *	Rental	Self Storage	UK	23.83	0.00	23.83	▲
Ashford Hospitality *	Rental	Lodging/Resorts	US	18.94	0.00	18.94	▲
Fastighets AB Balder B	Rental	Diversified	SE	18.28	0.00	18.28	▲
Beni Stabili *	Rental	Office	IT	16.55	0.00	16.55	▲
IGD *	Rental	Retail	IT	16.33	0.00	16.33	▲
Kungsleden	Rental	Diversified	SE	16.07	0.00	16.07	▲
Grainger Plc	Non-Rental	Residential	UK	15.56	0.00	15.56	▲
Glimcher Realty Trust *	Rental	Retail	US	13.67	0.00	13.67	▲
New World China Land	Non-Rental	Diversified	HK	13.20	0.00	13.20	▲
Citycon OYJ	Rental	Retail	FI	12.65	0.00	12.65	▲
First Industrial Realty *	Rental	Industrial	US	12.12	0.00	12.12	▲
Fonciere Des Regions *	Rental	Diversified	FR	11.68	0.00	11.68	▲
Derwent London *	Rental	Office	UK	11.29	0.00	11.29	▲
Intervest Offices *	Rental	Office	BE	10.99	0.00	10.99	▲
Deutsche Wohnen non ranking for dividend	Rental	Residential	DE	10.57	0.00	10.57	▲
Deutsche Wohnen	Rental	Residential	DE	10.47	0.00	10.47	▲
Commonwealth REIT *	Rental	Office	US	10.46	0.00	10.46	▲
Big Yellow Group *	Rental	Self Storage	UK	10.33	0.00	10.33	▲
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	10.32	0.00	10.32	▲
Alexander's Inc. *	Rental	Retail	US	10.26	0.00	10.26	▲

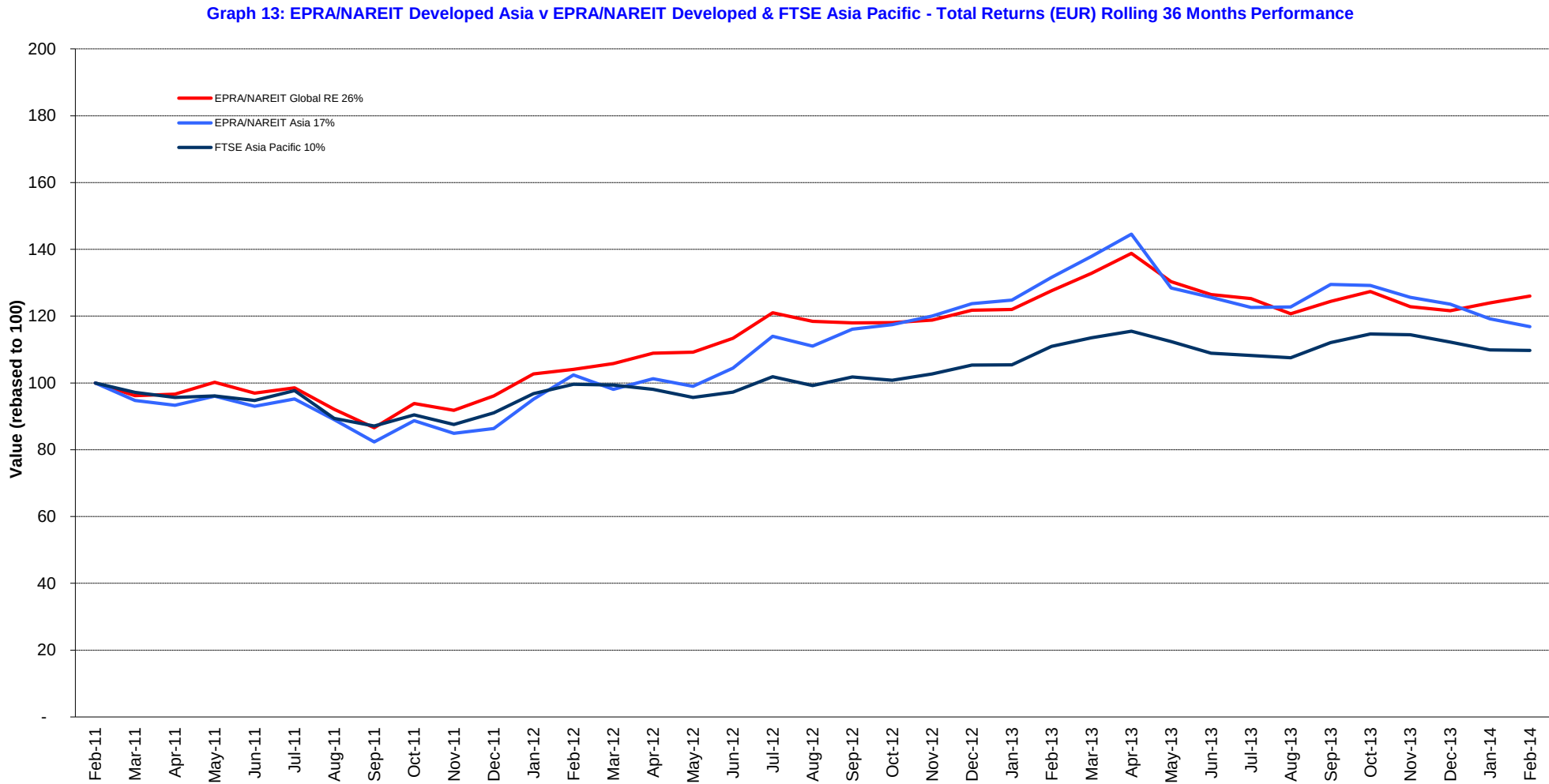
EPRA/NAREIT Global Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-14	Dividend Return Feb-14	Total Return Feb-14	
Daiwahouse Residential Invest *	Rental	Residential	JP	-2.22	0.00	-2.22	▼
Affine *	Rental	Diversified	FR	-2.35	0.00	-2.35	▼
Allreal	Non-Rental	Office	CH	-2.46	0.00	-2.46	▼
Chartwell Retirement Residences *	Rental	Health Care	CA	-3.00	0.42	-2.58	▼
ORIX JREIT *	Rental	Office	JP	-5.37	1.74	-3.62	▼
Kite Realty Group Trust *	Rental	Retail	US	-4.19	0.00	-4.19	▼
Soho China Ltd.	Non-Rental	Diversified	HK	-4.85	0.00	-4.85	▼
Nomura Real Estate Office Fund *	Rental	Office	JP	-4.97	0.00	-4.97	▼
Mitsubishi Estate	Non-Rental	Diversified	JP	-5.58	0.00	-5.58	▼
Country Garden Holdings	Non-Rental	Diversified	HK	-5.63	0.00	-5.63	▼
Campus Crest Communities *	Rental	Residential	US	-6.23	0.00	-6.23	▼
Aeon Mall Co Ltd	Rental	Retail	JP	-7.10	0.36	-6.73	▼
Agile Property Holdings	Non-Rental	Diversified	HK	-7.14	0.00	-7.14	▼
Mitsui Fudosan	Non-Rental	Diversified	JP	-7.97	0.00	-7.97	▼
Shimao Property Holdings	Non-Rental	Diversified	HK	-8.02	0.00	-8.02	▼
Hulic	Rental	Diversified	JP	-10.81	0.00	-10.81	▼
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	-10.87	0.00	-10.87	▼
Shui On Land	Non-Rental	Diversified	HK	-13.36	0.00	-13.36	▼
NTT Urban Development	Non-Rental	Office	JP	-13.51	0.00	-13.51	▼
Tokyo Tatemono	Non-Rental	Office	JP	-14.85	0.00	-14.85	▼

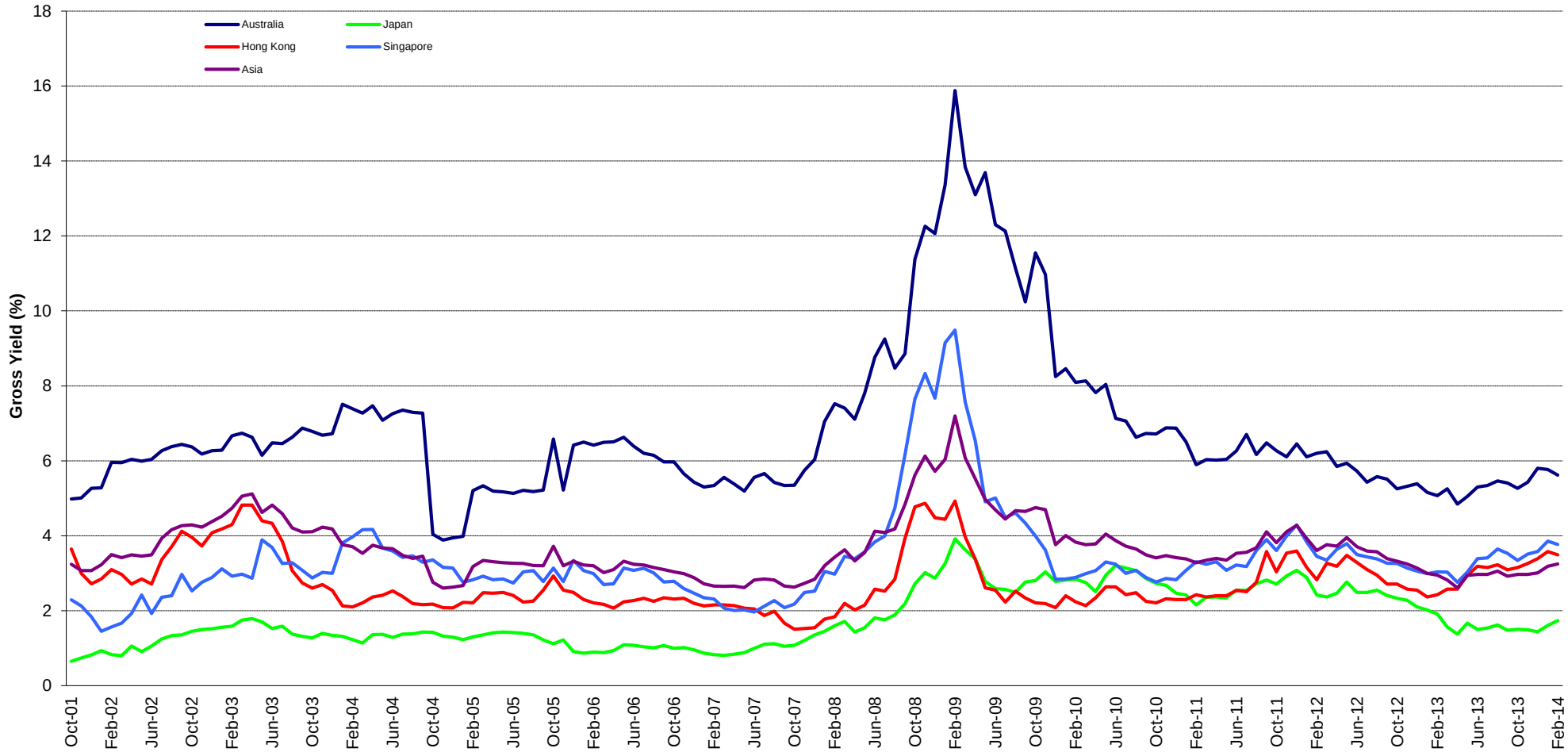
Section 3.2

FTSE EPRA/NAREIT Developed Asia Index Series

FTSE EPRA/NAREIT Developed Asia Index Series



Graph 14: Dividend Yields



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

Ex Date	Description
3 February 2014	Kenedix Realty Investment (Japan): New name: Kenedix Office Investment Corporation
26 February 2014	GLP J-REIT (Japan): Special Dividend: JPY 251
26 February 2014	Nippon Accommodations Fund (Japan): Stock Split: 2 for 1. New number of shares: 457,422
26 February 2014	Nippon Prologis REIT (Japan): Stock Split: 5 for 1. New number of shares: 1,555,700

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 February 2014	CDL Hospitality Trusts *	Rental	Lodging/Resorts	SGD	0.056	0.00	28-Feb	Dividend
7 February 2014	Westfield Group *	Rental	Retail	AUD	0.255	10.37	28-Feb	Semi-Annual
7 February 2014	Westfield Retail Trust *	Rental	Retail	AUD	0.096	0.00	28-Feb	Dividend
26 February 2014	Nippon Accommodations Fund *	Rental	Residential	JPY	14400.000	0.00	March	Dividend
26 February 2014	Aeon Mall Co Ltd	Rental	Retail	JPY	11.000	0.62	March	Semi-Annual
26 February 2014	Japan Retail Fund *	Rental	Retail	JPY	4073.000	15.20	March	Semi-Annual
26 February 2014	ORIX JREIT *	Rental	Office	JPY	2370.000	23.70	March	Semi-Annual

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 March 2014	GPT Group *	Rental	Diversified	AUD	0.073 ***	6.16	April	Quarterly
12 March 2014	Sino Land	Non-Rental	Diversified	HKD	0.120	3.64	16-Apr	Semi-Annual
14 March 2014	New World Development	Non-Rental	Diversified	HKD	0.120	4.28	23-May	Semi-Annual
18 March 2014	Hongkong Land Hldgs	Rental	Office	USD	0.09 ***	2.39	April	Semi-Annual
19 March 2014	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.8 ***	2.52	April	Semi-Annual
25 March 2014	Goodman Group *	Non-Rental	Industrial	AUD	0.085 ***	5.55	April	Dividend
25 March 2014	Investa Office Fund *	Rental	Office	AUD	0.027 ***	3.38	April	Quarterly
25 March 2014	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	13.74	April	Quarterly
27 March 2014	Nomura Real Estate Holdings	Non-Rental	Diversified	JPY	15.000	0.00	April	Dividend
27 March 2014	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	0.66	April	Semi-Annual
27 March 2014	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	0.67	April	Semi-Annual
27 March 2014	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	0.44	April	Semi-Annual
27 March 2014	NTT Urban Development	Non-Rental	Office	JPY	8.000	125.43	April	Semi-Annual
27 March 2014	Japan Real Estate *	Rental	Office	JPY	7580.000	8.54	April	Semi-Annual
27 March 2014	Mori Trust Sogo REIT *	Rental	Office	JPY	17200.000	4.43	April	Semi-Annual
28 March 2014	Hang Lung Properties	Rental	Diversified	HKD	0.15 ***	3.06	April	Semi-Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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-14	Dividend Rtn (%) Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Mkt Cap	Global	Asia														3 month	
					EUR (m)	Wght (%)	Wght (%)														Annualised USD (m)	
Westfield Group *	Rental	Retail	REIT	10.27	13,790	1.72	5.48	4.97	-NA-	-NA-	10.32	6.44	-3.75	4.31	0.69	2.50	3.19	4.31	-NA-	14.13	16,829	88
Westfield Retail Trust	Rental	Retail	REIT	3.11	6,154	0.77	2.45	6.38	-NA-	-NA-	-NA-	-NA-	3.95	7.96	2.98	3.19	6.17	7.96	-NA-	15.65	8,836	104
Stockland Trust Group *	Non-Rental	Diversified	REIT	3.86	5,766	0.72	2.29	6.22	5.58	2.80	13.31	6.41	9.04	6.93	6.34	0.00	6.34	6.93	22.87	17.73	7,615	96
Goodman Group *	Non-Rental	Industrial	REIT	4.80	5,328	0.66	2.12	4.18	-NA-	-NA-	32.33	14.29	7.54	1.48	2.78	0.00	2.78	1.48	-NA-	19.09	5,161	70
Mirvac Group *	Non-Rental	Diversified	REIT	1.77	4,188	0.52	1.67	5.04	-NA-	-1.95	20.33	15.86	13.05	5.06	5.69	0.00	5.69	5.06	34.61	15.80	5,256	91
GPT Group *	Rental	Diversified	REIT	3.72	3,790	0.47	1.51	6.85	-2.65	-9.18	13.63	11.50	-0.15	9.41	3.05	0.00	3.05	9.41	32.52	12.74	4,973	95
Dexus Property Group *	Rental	Diversified	REIT	1.07	3,355	0.42	1.33	5.78	-NA-	-NA-	14.07	13.20	3.83	6.47	7.54	0.00	7.54	6.47	-NA-	13.67	6,154	133
CFS Retail Property Trust *	Rental	Retail	REIT	1.97	2,520	0.31	1.00	6.90	-NA-	8.45	9.08	8.01	0.77	1.29	1.55	0.00	48.00	1.29	15.01	12.92	3,866	111
Federation Centres *	Rental	Retail	REIT	2.39	2,210	0.28	0.88	6.28	-NA-	-NA-	-NA-	-NA-	-2.45	2.14	5.29	0.00	5.29	2.14	-NA-	-NA-	-NA-	-NA-
Commonwealth Prop Office *	Rental	Office	REIT	1.25	1,654	0.21	0.66	5.48	-NA-	5.72	10.02	18.95	18.25	0.40	1.63	0.00	1.63	0.40	18.04	12.44	4,453	195
Investa Office Fund *	Rental	Office	REIT	3.20	1,248	0.16	0.50	5.70	-NA-	-1.22	28.99	13.97	10.90	2.24	3.23	0.00	3.23	2.24	36.66	11.26	1,700	99
Bunnings Warehouse Prop *	Rental	Retail	REIT	2.38	732	0.09	0.29	5.84	-NA-	9.95	15.42	16.95	7.42	8.68	7.21	0.00	7.21	8.68	17.76	13.50	850	84
Charter Hall Retail REIT *	Rental	Retail	REIT	3.60	719	0.09	0.29	7.54	-NA-	-7.22	43.33	4.00	-8.86	0.28	0.56	0.00	0.56	0.28	52.04	14.14	-NA-	-NA-
Australia Total					51,455	6.42	20.46	5.62														
Kiwi Income Property Trust *	Rental	Diversified	REIT	1.13	677	0.08	0.27	5.78	4.90	6.53	9.08	10.67	3.49	4.17	1.81	0.00	1.81	4.17	13.54	11.84	636	68
New Zealand Total					677	0.08	0.27	5.78														

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

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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 Feb-14	Dividend Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vltg (%)	36M Vltg (%)	Turnover	Annual Velocity (%)	
					Mkt Cap	Global	Asia														3 month		
					EUR (m)	Wght (%)	Wght (%)														Annualised		
					28-Feb	28-Feb	28-Feb														USD (m)		
Sun Hung Kai Props	Non-Rental	Diversified	Non-REIT	99.30	14,276	1.78	5.68	3.37	4.49	5.07	13.43	-4.56	-14.46	0.97	4.75	0.00	4.75	0.97	30.17	28.83	11,620	59	
Link REIT *	Rental	Retail	REIT	36.05	7,683	0.96	3.06	4.32	-NA-	-NA-	23.17	18.83	-9.27	-4.12	2.71	0.00	2.71	-4.12	-NA-	18.75	4,828	45	
Wharf Holdings	Non-Rental	Diversified	Non-REIT	54.15	7,646	0.95	3.04	3.14	-NA-	-NA-	-NA-	-NA-	-17.63	-8.68	2.17	0.00	2.17	-8.68	-NA-	-NA-	937	9	
Hongkong Land Hldgs	Rental	Office	Non-REIT	6.27	5,329	0.66	2.12	2.71	4.86	14.76	27.65	-0.44	-16.69	6.27	4.15	0.00	4.15	6.27	29.79	26.94	1,839	25	
Hang Lung Properties	Rental	Diversified	Non-REIT	21.55	4,488	0.56	1.78	3.43	4.99	9.32	10.56	-11.06	-25.82	-12.04	0.00	0.00	0.00	-12.04	32.11	31.38	3,442	56	
Henderson Land Dev	Non-Rental	Diversified	Non-REIT	43.50	4,180	0.52	1.66	2.28	2.33	4.13	15.13	1.26	-9.15	-1.69	4.07	0.00	4.07	-1.69	30.71	30.15	3,358	58	
New World Development	Non-Rental	Diversified	Non-REIT	10.04	3,520	0.44	1.40	4.18	-1.74	6.79	13.06	-4.03	-26.75	2.55	3.51	0.00	3.51	2.55	44.00	43.65	3,509	72	
Sino Land	Non-Rental	Diversified	Non-REIT	11.00	3,054	0.38	1.21	4.55	3.62	11.80	19.00	-1.12	-18.44	3.77	6.59	0.00	6.59	3.77	42.85	31.61	2,044	48	
Swire Properties	Rental	Diversified	Non-REIT	20.65	2,254	0.28	0.90	2.81	-NA-	-NA-	-NA-	-NA-	-27.48	5.36	2.99	0.00	2.99	5.36	-NA-	-NA-	-NA-	-NA-	
Hysan Development	Rental	Diversified	Non-REIT	32.40	1,893	0.24	0.75	3.09	2.70	9.97	24.50	-0.79	-18.25	-2.99	5.54	0.00	5.54	-2.99	32.01	31.72	1,120	43	
Shimao Property	Non-Rental	Diversified	Non-REIT	15.60	1,816	0.23	0.72	3.53	-NA-	-NA-	34.00	16.45	3.53	-12.46	-8.02	0.00	-8.02	-12.46	-NA-	-NA-	3,401	136	
Country Garden Holdings	Non-Rental	Diversified	Non-REIT	4.02	1,641	0.20	0.65	4.35	-NA-	-NA-	-NA-	-NA-	4.49	-14.10	-5.63	0.00	-5.63	-14.10	-NA-	-NA-	2,999	132	
Kerry Properties	Non-Rental	Diversified	Non-REIT	25.60	1,535	0.19	0.61	3.52	-NA-	9.31	15.04	-9.13	-33.58	-4.83	2.61	0.00	2.61	-4.83	39.07	31.76	1,370	65	
New World China Land	Non-Rental	Diversified	Non-REIT	4.63	1,120	0.14	0.45	1.51	-NA-	9.48	26.74	19.33	31.65	23.47	13.20	0.00	13.20	23.47	52.15	39.81	523	34	
Soho China	Non-Rental	Diversified	Non-REIT	5.88	844	0.11	0.34	5.37	-NA-	-NA-	-NA-	-NA-	1.66	-11.98	-4.85	0.00	-4.85	-11.98	-NA-	-NA-	559	48	
Agile Property Holdings	Non-Rental	Diversified	Non-REIT	6.63	773	0.10	0.31	5.79	-NA-	-NA-	25.02	-7.66	-30.00	-20.22	-7.14	0.00	-7.14	-20.22	-NA-	53.79	1,517	142	
Champion REIT *	Rental	Office	REIT	3.48	755	0.09	0.30	5.95	-NA-	-NA-	21.50	-2.45	-6.89	1.46	5.45	0.00	5.45	1.46	-NA-	21.62	381	37	
Shui On Land	Non-Rental	Diversified	Non-REIT	2.14	683	0.09	0.27	2.66	-NA-	-NA-	11.61	-10.76	-33.60	-10.08	-13.36	0.00	-13.36	-10.08	-NA-	41.01	446	47	
Hong Kong Total					63,489	7.92	25.25	3.49															

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

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local		Free Float	Free Float	Free Float	Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vltg (%)	36M Vltg (%)	Turnover	
				Price	EUR (m)	Wght (%)	Global	Asia														3 month	Annual
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb														USD (m)	Velocity (%)
Mitsubishi Estate	Non-Rental	Diversified	Non-REIT	2403	21,568	2.69	8.58	0.50	4.48	7.05	19.55	13.50	4.55	-23.59	-5.58	0.00	-5.58	-23.59	35.86	37.48	36,195	122	
Mitsui Fudosan	Non-Rental	Diversified	Non-REIT	3027	18,170	2.27	7.23	0.73	4.65	10.59	25.53	21.28	29.30	-20.03	-7.97	0.00	-7.97	-20.03	34.53	36.29	30,553	122	
Sumitomo Realty & Dev	Non-Rental	Diversified	Non-REIT	4093	13,823	1.72	5.50	0.49	9.54	14.86	34.34	23.80	31.20	-21.74	-10.87	0.00	-10.87	-21.74	43.53	41.89	24,987	131	
Nippon Building Fund *	Rental	Office	REIT	582000	5,446	0.68	2.17	2.93	-NA-	10.09	13.29	16.42	18.67	-4.90	-0.17	0.00	-0.17	-4.90	24.80	29.17	4,386	58	
Japan Real Estate *	Rental	Office	REIT	551000	4,613	0.58	1.83	2.77	-NA-	9.36	13.63	15.23	14.32	-2.30	4.16	0.00	4.16	-2.30	23.88	28.38	4,367	69	
Japan Retail Fund *	Rental	Retail	REIT	200800	3,288	0.41	1.31	3.99	-NA-	9.55	26.42	16.78	15.21	-4.35	-2.38	1.98	-0.40	-4.35	27.37	25.72	3,509	77	
United Urban Investment *	Rental	Diversified	REIT	155500	2,626	0.33	1.04	3.54	-NA-	16.25	30.64	17.07	32.18	2.78	1.70	0.00	1.70	2.78	31.33	26.63	2,305	64	
Hulic	Rental	Diversified	Non-REIT	1171	2,454	0.31	0.98	0.56	-NA-	-NA-	-NA-	-NA-	68.49	-24.69	-10.81	0.00	-10.81	-24.69	-NA-	-NA-	5,694	168	
Tokyo Tatemono	Non-Rental	Office	Non-REIT	826	2,411	0.30	0.96	0.61	2.00	6.39	31.25	29.76	60.54	-29.28	-14.85	0.00	-14.85	-29.28	51.96	49.91	14,404	433	
Aeon Mall Co Ltd	Rental	Retail	Non-REIT	2815	2,203	0.27	0.88	0.78	-NA-	13.04	25.00	13.38	35.80	-4.24	-7.10	0.36	-6.73	-4.24	35.73	29.68	3,604	118	
Nippon Prologis REIT	Rental	Industrial	REIT	218000	2,021	0.25	0.80	2.20	-NA-	-NA-	-NA-	-NA-	50.71	8.35	5.31	0.00	5.31	8.35	-NA-	-NA-	3,106	111	
Japan Prime Realty Inv. *	Rental	Office	REIT	352500	1,980	0.25	0.79	3.41	-NA-	6.11	20.99	19.48	33.49	4.60	0.43	0.00	0.43	4.60	30.90	31.95	1,523	56	
Advance Residence Investment	Rental	Residential	REIT	218000	1,872	0.23	0.74	4.17	-NA-	-NA-	-NA-	-NA-	15.33	-1.98	0.37	0.00	0.37	-1.98	-NA-	-NA-	-NA-	-NA-	
Frontier Real Estate Investment *	Rental	Retail	REIT	552000	1,845	0.23	0.73	3.37	-NA-	-NA-	-NA-	-NA-	23.77	6.15	4.74	0.00	4.74	6.15	-NA-	-NA-	1,595	63	
Nomura Real Estate Holdings	Non-Rental	Diversified	Non-REIT	2084	1,773	0.22	0.70	1.44	-NA-	-NA-	-NA-	-NA-	26.97	-11.99	-0.57	0.00	-0.57	-11.99	-NA-	-NA-	4,430	181	
ORIX JREIT *	Rental	Office	REIT	128700	1,541	0.19	0.61	3.71	-NA-	13.22	31.29	22.01	22.23	-0.48	-5.37	1.74	-3.63	-0.48	32.23	32.47	1,675	79	
Activia Properties *	Rental	Diversified	REIT	865000	1,372	0.17	0.55	3.75	-NA-	-NA-	-NA-	-NA-	27.39	4.34	1.17	0.00	1.17	4.34	-NA-	-NA-	-NA-	-NA-	
GLP J-REIT *	Rental	Industrial	REIT	107200	1,349	0.17	0.54	3.59	-NA-	-NA-	-NA-	-NA-	27.36	4.53	1.08	0.00	1.08	4.53	-NA-	-NA-	1,564	84	
Japan Logistics Fund *	Rental	Industrial	REIT	227600	1,340	0.17	0.53	2.84	-NA-	-NA-	-NA-	-NA-	29.63	2.06	0.13	0.00	0.13	2.06	-NA-	-NA-	1,623	88	
Nomura Real Estate Master Fund	Rental	Diversified	REIT	106000	1,252	0.16	0.50	3.33	-NA-	-NA-	-NA-	-NA-	-NA-	-2.21	-2.03	0.00	-2.03	-2.21	-NA-	-NA-	2,041	118	
Kenedix Realty Investment *	Rental	Office	REIT	505000	1,183	0.15	0.47	3.71	-NA-	-NA-	30.32	13.32	37.08	1.10	-1.17	0.00	-1.17	1.10	-NA-	33.60	1,203	74	
Mori Trust Sogo REIT *	Rental	Office	REIT	840000	1,180	0.15	0.47	4.48	-NA-	4.02	8.37	3.64	-1.18	0.24	1.08	0.00	1.08	0.24	-NA-	24.93	1,356	83	
Mori Hills REIT Investment *	Rental	Office	REIT	137900	1,120	0.14	0.45	2.84	-NA-	-NA-	-NA-	-NA-	30.09	-1.22	1.47	0.00	1.47	-1.22	-NA-	-NA-	1,028	66	
Nippon Accommodations Fund *	Rental	Residential	REIT	351000	1,105	0.14	0.44	4.01	-NA-	-NA-	-NA-	-NA-	11.47	3.22	-1.13	4.06	2.93	3.22	-NA-	-NA-	809	53	
Nomura Real Estate Office Fund	Rental	Office	REIT	430000	1,080	0.13	0.43	5.21	-NA-	0.69	2.69	-3.03	-20.51	-12.07	-4.97	0.00	-4.97	-12.07	27.05	29.44	2,375	159	
Japan Excellent *	Rental	Office	REIT	129000	926	0.12	0.37	3.80	-NA-	-NA-	-NA-	-NA-	14.97	4.62	5.56	0.00	5.56	4.62	-NA-	-NA-	1,337	104	
Daiwahouse Residential Invest *	Rental	Residential	REIT	418000	908	0.11	0.36	4.01	-NA-	-NA-	-NA-	-NA-	7.32	-0.36	-2.22	0.00	-2.22	-0.36	-NA-	-NA-	672	54	
Industrial & Infrastructure Fund Investment	Rental	Industrial	REIT	871000	868	0.11	0.35	3.64	-NA-	-NA-	-NA-	-NA-	4.69	-0.68	2.96	0.00	2.96	-0.68	-NA-	-NA-	-NA-	-NA-	
Tokyu REIT *	Rental	Diversified	REIT	124400	810	0.10	0.32	3.93	-NA-	15.57	24.73	20.40	42.53	5.39	0.89	0.00	0.89	5.39	39.04	34.90	949	85	
NTT Urban Development	Non-Rental	Office	Non-REIT	877	675	0.08	0.27	1.94	-NA-	-NA-	53.08	68.82	67.90	-27.46	-13.51	0.00	-13.51	-27.46	-NA-	117.50	2,345	251	
Premier Investment Co. *	Rental	Diversified	REIT	394500	585	0.07	0.23	5.12	-NA-	2.32	12.86	4.50	-0.36	-3.07	-0.88	0.00	-0.88	-3.07	37.41	30.55	718	89	
Top REIT *	Rental	Diversified	REIT	468000	558	0.07	0.22	4.69	-NA-	-NA-	-NA-	-NA-	12.85	-5.26	0.00	0.00	0.00	-5.26	-NA-	-NA-	704	91	
Japan Total					103,943	12.97	41.33	1.74															

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Float	Float															
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	20 Yrs *	10 Yrs *	5 Yrs *	3 Yrs *	1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
Global Logistic Properties	Rental	Industrial	Non-REIT	2.83	4,848	0.60	1.93	1.41	-NA-	-NA-	-NA-	-NA-	12.99	-2.08	0.71	0.00	0.71	-2.08	-NA-	-NA-	-NA-	-NA-
Capitaland	Non-Rental	Diversified	Non-REIT	2.85	4,133	0.52	1.64	2.46	0.60	10.61	9.88	-2.08	-25.32	-5.94	3.26	0.00	3.26	-5.94	32.91	27.27	4,319	76
City Developments	Non-Rental	Diversified	Non-REIT	9.39	3,172	0.40	1.26	0.85	-NA-	-NA-	-NA-	-NA-	-12.75	-2.19	7.31	0.00	7.31	-2.19	-NA-	-NA-	1,591	36
CapitaMall Trust *	Rental	Retail	REIT	1.90	2,815	0.35	1.12	5.41	-NA-	9.73	14.57	6.58	-6.85	1.17	1.60	0.00	1.60	1.17	23.24	15.34	2,862	74
Ascendas REIT *	Rental	Industrial	REIT	2.16	2,429	0.30	0.97	6.37	-NA-	11.10	17.66	8.75	-10.60	-0.21	1.41	0.00	1.41	-0.21	24.89	17.41	2,932	87
Suntec REIT *	Rental	Diversified	REIT	1.67	1,954	0.24	0.78	5.60	-NA-	-NA-	30.60	9.68	-2.05	9.78	3.42	0.00	3.42	9.78	-NA-	21.82	2,522	93
CapitaCommercial Trust *	Rental	Office	REIT	1.47	1,638	0.20	0.65	5.56	-NA-	-NA-	25.20	7.24	-6.84	3.88	3.17	0.00	3.17	3.88	-NA-	21.31	2,015	89
UOL Group	Non-Rental	Diversified	Non-REIT	6.12	1,587	0.20	0.63	2.45	-NA-	-NA-	-NA-	-NA-	-3.69	-1.13	4.26	0.00	4.26	-1.13	-NA-	-NA-	-NA-	-NA-
CapitaMalls Asia	Non-Rental	Retail	Non-REIT	1.79	1,391	0.17	0.55	1.89	-NA-	-NA-	-NA-	-NA-	-12.32	-8.67	1.70	0.00	1.70	-8.67	-NA-	-NA-	1,748	91
Keppel Land	Non-Rental	Diversified	Non-REIT	3.21	1,303	0.16	0.52	3.74	3.04	13.02	31.85	-5.13	-19.95	-3.89	1.58	0.00	1.58	-3.89	49.14	34.39	1,734	96
Keppel REIT	Rental	Office	REIT	1.18	990	0.12	0.39	6.71	-NA-	-NA-	-NA-	-NA-	-12.31	-0.84	4.44	0.00	4.44	-0.84	-NA-	-NA-	752	55
Mapletree Industrial Trust *	Rental	Industrial	REIT	1.35	893	0.11	0.36	7.24	-NA-	-NA-	-NA-	-NA-	3.41	3.00	3.05	0.00	3.05	3.00	-NA-	-NA-	646	52
Mapletree Commercial Trust	Rental	Diversified	REIT	1.21	885	0.11	0.35	5.27	-NA-	-NA-	-NA-	-NA-	-5.17	3.25	3.86	0.00	3.86	3.25	-NA-	-NA-	-NA-	-NA-
Mapletree Logistics Trust *	Rental	Industrial	REIT	1.04	847	0.11	0.34	6.95	-NA-	-NA-	29.24	11.29	-9.27	-0.15	2.99	0.00	2.99	-0.15	-NA-	13.80	733	63
Fortune Real Estate Investment Trust	Rental	Retail	REIT	6.02	726	0.09	0.29	5.98	-NA-	-NA-	-NA-	-NA-	-10.42	-3.53	0.50	0.00	0.50	-3.53	-NA-	-NA-	93	9
COL Hospitality Trusts	Rental	Lodging/Resorts	REIT	1.63	586	0.07	0.23	6.73	-NA-	-NA-	-NA-	-NA-	-15.96	2.78	1.56	3.46	5.02	2.78	-NA-	-NA-	287	35
Yanlord Land Group	Non-Rental	Diversified	Non-REIT	1.12	424	0.05	0.17	1.66	-NA-	-NA-	-NA-	-NA-	-25.82	-8.57	0.00	0.00	0.00	-8.57	-NA-	-NA-	8,011	1,367
Wing Tai Holdings	Non-Rental	Diversified	Non-REIT	1.85	405	0.05	0.16	6.49	-0.04	12.16	22.45	9.63	-3.09	-5.85	6.94	0.00	6.94	-5.85	42.48	29.28	234	42
Singapore Total					31,027	3.87	12.34	3.77														

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Asia	EUR	2,049.29	251,481.06	100.00	3.25	4.94	6.94	18.42	5.33	-11.19	-5.43	-1.94	-5.43	18.95	16.80
Pure Asia	EUR	2,170.19	230,697.52	91.74	3.14	5.24	7.55	18.62	5.61	-10.31	-6.03	-2.37	-6.03	19.57	17.34
Asia ex Australia	EUR	2,052.93	199,135.17	79.18	2.63	-NA-	-NA-	17.60	4.89	-10.30	-7.77	-3.49	-7.77	-NA-	18.42
Asia Dividend+	EUR	2,504.50	174,404.21	69.35	4.31	-NA-	-NA-	18.82	3.66	-14.91	0.56	1.21	0.56	-NA-	15.44
Australia	EUR	1,811.72	52,345.89	20.82	5.62	7.23	2.67	20.46	6.43	-14.42	4.64	4.42	4.64	21.62	16.69
Pure Australia	EUR	1,413.35	36,589.02	14.55	5.83	5.91	0.15	22.13	7.98	-11.92	4.99	4.92	4.99	25.17	17.35
Japan	EUR	2,601.53	103,942.63	41.33	1.74	3.30	8.63	19.19	8.95	2.82	-12.08	-6.97	-12.08	25.95	25.29
Hong Kong	EUR	1,866.75	63,489.22	25.25	3.49	5.04	7.72	15.15	0.17	-20.70	-3.08	0.22	-3.08	24.79	22.56
Singapore	EUR	1,629.83	31,026.66	12.34	3.77	1.60	11.44	20.67	4.73	-17.09	-1.67	1.41	-1.67	23.50	18.94
New Zealand	EUR	2,099.40	676.66	0.27	5.78	-NA-	-NA-	19.81	14.86	-1.12	6.10	3.28	6.10	-NA-	14.65
Asia	USD	2,799.91	347,333.06	100.00	3.25	5.96	8.07	20.42	5.33	-6.17	-5.21	0.43	-5.21	22.77	20.91
Pure Asia	USD	2,965.01	318,627.87	91.74	3.14	6.27	8.70	20.62	5.60	-5.25	-5.81	-0.01	-5.81	23.38	21.29
Asia ex Australia	USD	2,170.15	275,035.54	79.18	2.63	-NA-	-NA-	19.59	4.89	-5.23	-7.56	-1.16	-7.56	-NA-	22.35
Asia Dividend+	USD	2,857.20	240,878.37	69.35	4.31	-NA-	7.62	20.83	3.66	-10.11	0.79	3.66	0.79	-NA-	19.78
Australia	USD	2,496.50	72,297.52	20.82	5.62	8.32	3.76	22.50	6.43	-9.59	4.88	6.95	4.88	24.88	20.50
Pure Australia	USD	1,947.56	50,534.93	14.55	5.83	6.98	1.22	24.19	7.97	-6.95	5.23	7.46	5.23	28.59	21.32
Japan	USD	3,584.85	143,560.36	41.33	1.74	4.35	9.79	21.20	8.95	8.62	-11.87	-4.72	-11.87	27.30	26.37
Hong Kong	USD	2,572.33	87,688.14	25.25	3.49	6.11	8.87	17.09	0.17	-16.22	-2.85	2.64	-2.85	28.63	27.01
Singapore	USD	2,245.87	42,852.47	12.34	3.77	2.64	12.63	22.71	4.73	-12.41	-1.45	3.86	-1.45	28.59	23.58
New Zealand	USD	2,133.22	934.56	0.27	5.78	-NA-	-NA-	21.84	14.86	4.46	6.34	5.78	6.34	-NA-	16.43
Asia	GBP	2,692.57	207,257.85	100.00	3.25	5.30	9.18	16.59	4.29	-15.01	-6.32	-1.51	-6.32	19.47	16.76
Pure Asia	GBP	2,851.34	190,129.11	91.74	3.14	5.63	9.81	16.78	4.56	-14.18	-6.91	-1.94	-6.91	20.17	17.16
Asia ex Australia	GBP	2,086.96	164,117.04	79.18	2.63	-NA-	-NA-	15.78	3.85	-14.16	-8.64	-3.07	-8.64	-NA-	18.22
Asia Dividend+	GBP	3,055.97	143,735.04	69.35	4.31	-NA-	8.72	16.98	2.63	-18.58	-0.39	1.66	-0.39	-NA-	16.11
Australia	GBP	2,400.79	43,140.81	20.82	5.62	7.67	4.83	18.59	5.37	-18.11	3.65	4.88	3.65	22.33	17.31
Pure Australia	GBP	1,872.89	30,154.81	14.55	5.83	6.34	2.26	20.24	6.90	-15.72	4.00	5.38	4.00	26.54	17.97
Japan	GBP	3,447.41	85,664.21	41.33	1.74	3.72	10.91	17.34	7.87	-1.61	-12.90	-6.56	-12.90	25.53	23.43
Hong Kong	GBP	2,473.71	52,324.58	25.25	3.49	5.47	9.98	13.36	-0.83	-24.12	-3.99	0.65	-3.99	25.73	23.68
Singapore	GBP	2,159.77	25,570.59	12.34	3.77	2.02	13.78	18.80	3.70	-20.66	-2.60	1.86	-2.60	24.81	19.97
New Zealand	GBP	2,443.69	557.67	0.27	5.78	-NA-	-NA-	17.95	13.72	-5.38	5.10	3.73	5.10	-NA-	14.74

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Asia	JPY	2,791.98	35,450,548.89	100.00	3.25	5.82	7.34	21.44	13.34	3.80	-7.95	0.51	-7.95	25.11	24.14
Pure Asia	JPY	2,956.61	32,520,753.96	91.74	3.14	6.13	7.96	21.64	13.63	4.82	-8.54	0.07	-8.54	25.64	24.51
Asia ex Australia	JPY	2,164.01	28,071,502.33	79.18	2.63	-NA-	-NA-	20.61	12.86	4.84	-10.23	-1.08	-10.23	-NA-	25.73
Asia Dividend+	JPY	2,631.72	24,585,250.85	69.35	4.31	-NA-	-NA-	21.86	11.53	-0.56	-2.12	3.74	-2.12	-NA-	22.61
Australia	JPY	2,489.43	7,379,046.56	20.82	5.62	8.18	3.06	23.54	14.52	0.02	1.84	7.03	1.84	26.84	22.57
Pure Australia	JPY	1,942.04	5,157,847.76	14.55	5.83	6.84	0.53	25.25	16.18	2.94	2.19	7.54	2.19	29.91	23.09
Japan	JPY	3,595.16	14,652,488.59	41.33	1.74	4.84	9.04	22.23	17.23	20.17	-14.42	-4.65	-14.42	28.93	29.70
Hong Kong	JPY	2,565.04	8,949,890.31	25.25	3.49	5.97	8.13	18.09	7.78	-7.32	-5.66	2.72	-5.66	30.76	29.83
Singapore	JPY	2,239.50	4,373,737.18	12.34	3.77	2.50	11.86	23.75	12.69	-3.10	-4.30	3.95	-4.30	30.54	26.50
New Zealand	JPY	2,124.79	95,386.25	0.27	5.78	-NA-	-NA-	22.87	23.59	15.56	3.27	5.86	3.27	-NA-	18.41
Australia	AUD	1,850.30	80,792.89	20.82	5.62	7.46	2.23	14.50	11.11	3.44	4.85	4.28	4.85	17.99	11.44
Australia Hedged	USD	796.14	72,297.52	6.53	0.00	-NA-	-NA-	11.13	7.85	1.40	4.55	4.20	4.55	-NA-	11.49
Pure Australia	AUD	1,442.54	56,473.08	14.55	5.83	6.13	-0.28	16.07	12.73	6.45	5.21	4.77	5.21	21.98	11.47
Hong Kong	HKD	2,585.07	680,552.06	25.25	3.49	6.17	8.84	17.11	0.04	-16.16	-2.76	2.59	-2.76	28.57	26.87
Singapore	SGD	1,715.26	54,281.22	12.34	3.77	1.83	9.35	17.92	4.62	-10.36	-1.13	2.93	-1.13	24.87	18.38
New Zealand	NZD	1,833.72	1,112.24	0.27	5.78	-NA-	-NA-	9.83	10.65	3.07	4.17	1.81	4.17	-NA-	11.74
Asia 33	EUR	1,355.08	170,902.00	67.96	3.45	-NA-	-NA-	18.19	5.61	-10.52	-4.13	0.05	-4.13	-NA-	-NA-
Asia 33	USD	1,853.95	234,357.91	67.47	3.45	-NA-	-NA-	20.10	5.39	-6.61	-4.51	1.23	-4.51	-NA-	-NA-
Asia 33	GBP	1,785.49	140,048.95	67.57	3.45	-NA-	-NA-	16.15	4.11	-15.20	-5.71	-0.36	-5.71	-NA-	-NA-
Asia 33	JPY	1,842.45	23,838,886.76	67.25	3.45	-NA-	-NA-	21.12	13.38	2.82	-7.60	0.32	-7.60	-NA-	-NA-
Asia 33	HKD	1,844.49	1,818,758.01	67.25	3.45	-NA-	-NA-	20.12	5.26	-6.55	-4.42	1.15	-4.42	-NA-	-NA-
Asia 33	AUD	1,353.97	261,560.17	104.01	3.45	-NA-	-NA-	12.28	9.90	7.09	-4.96	-1.03	-4.96	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	2,047.45	388,146.69	154.34	3.25	-NA-	-NA-	12.57	9.97	7.34	-5.23	-2.08	-5.23	-NA-	12.55
Pure Asia	AUD	2,168.18	356,068.47	141.59	3.14	-NA-	-NA-	12.76	10.25	8.40	-5.83	-2.51	-5.83	-NA-	13.20
Asia ex Australia	AUD	1,586.94	307,353.79	122.22	2.63	-NA-	-NA-	11.80	9.51	8.42	-7.58	-3.63	-7.58	-NA-	14.87
Asia Dividend+	AUD	2,433.83	269,182.96	107.04	4.31	-NA-	-NA-	12.96	8.22	2.84	0.77	1.07	0.77	-NA-	10.65
Australia	AUD	1,850.30	80,792.89	32.13	5.62	-NA-	-NA-	14.50	11.11	3.44	4.85	4.28	4.85	-NA-	11.44
Pure Australia	AUD	1,442.54	56,473.08	22.46	5.83	-NA-	-NA-	16.07	12.73	6.45	5.21	4.77	5.21	-NA-	11.47
Japan	AUD	2,621.44	160,429.53	63.79	1.74	-NA-	-NA-	13.30	13.75	24.27	-11.89	-7.10	-11.89	-NA-	23.45
Hong Kong	AUD	1,881.03	97,992.00	38.97	3.49	-NA-	-NA-	9.46	4.57	-4.16	-2.87	0.08	-2.87	-NA-	19.30
Singapore	AUD	1,642.30	47,887.88	19.04	3.77	-NA-	-NA-	14.72	9.34	0.21	-1.47	1.27	-1.47	-NA-	15.82
New Zealand	AUD	1,868.69	1,044.38	0.42	5.78	-NA-	-NA-	13.90	19.92	19.51	6.32	3.13	6.32	-NA-	13.98

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Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Asia	EUR	2,043.16	251,481.06	100.00	3.12	-NA-	-NA-	18.36	5.28	-11.24	-5.45	-1.95	-5.45	-NA-	16.80
Pure Asia	EUR	2,162.25	230,697.52	91.74	3.00	-NA-	-NA-	18.54	5.54	-10.37	-6.05	-2.39	-6.05	-NA-	17.35
Asia ex Australia	EUR	2,045.15	199,135.17	79.18	2.49	-NA-	-NA-	17.53	4.82	-10.36	-7.80	-3.51	-7.80	-NA-	18.42
Australia	EUR	1,811.33	52,345.89	20.82	5.51	-NA-	-NA-	20.45	6.42	-14.44	4.61	4.40	4.61	-NA-	16.69
Pure Australia	EUR	1,413.19	36,589.02	14.55	5.71	-NA-	-NA-	22.12	7.97	-11.93	4.98	4.91	4.98	-NA-	17.35
Hong Kong	EUR	1,866.75	63,489.22	25.25	3.49	-NA-	-NA-	15.15	0.17	-20.70	-3.08	0.22	-3.08	-NA-	22.56
Japan	EUR	2,568.50	103,942.63	41.33	1.48	-NA-	-NA-	18.98	8.77	2.67	-12.11	-7.00	-12.11	-NA-	25.29
New Zealand	EUR	1,577.23	676.66	0.27	5.78	-NA-	-NA-	12.89	14.86	-1.12	6.10	3.28	6.10	-NA-	14.65
Singapore	EUR	1,658.82	31,026.66	12.34	3.77	-NA-	-NA-	20.67	4.73	-17.09	-1.67	1.41	-1.67	-NA-	18.94
Asia	USD	2,791.53	347,333.06	100.00	3.12	-NA-	-NA-	20.36	5.27	-6.23	-5.23	0.42	-5.23	-NA-	20.91
Pure Asia	USD	2,954.16	318,627.87	91.74	3.00	-NA-	-NA-	20.54	5.54	-5.31	-5.83	-0.03	-5.83	-NA-	21.29
Asia ex Australia	USD	2,161.93	275,035.54	79.18	2.49	-NA-	-NA-	19.51	4.82	-5.30	-7.58	-1.17	-7.58	-NA-	22.35
Australia	USD	2,495.97	72,297.52	20.82	5.51	-NA-	-NA-	22.49	6.42	-9.61	4.86	6.92	4.86	-NA-	20.50
Pure Australia	USD	1,947.34	50,534.93	14.55	5.71	-NA-	-NA-	24.19	7.97	-6.96	5.22	7.44	5.22	-NA-	21.31
Hong Kong	USD	2,572.33	87,688.14	25.25	3.49	-NA-	-NA-	17.09	0.17	-16.22	-2.85	2.64	-2.85	-NA-	27.01
Japan	USD	3,539.33	143,560.36	41.33	1.48	-NA-	-NA-	20.99	8.77	8.47	-11.91	-4.75	-11.91	-NA-	26.37
New Zealand	USD	2,173.37	934.56	0.27	5.78	-NA-	-NA-	22.01	14.86	4.46	6.34	5.78	6.34	-NA-	16.43
Singapore	USD	2,285.81	42,852.47	12.34	3.77	-NA-	-NA-	22.71	4.73	-12.41	-1.45	3.86	-1.45	-NA-	23.58
Asia	GBP	2,684.51	207,257.85	100.00	3.12	-NA-	-NA-	16.52	4.23	-15.06	-6.34	-1.53	-6.34	-NA-	16.76
Pure Asia	GBP	2,840.90	190,129.11	91.74	3.00	-NA-	-NA-	16.70	4.49	-14.23	-6.93	-1.96	-6.93	-NA-	17.16
Asia ex Australia	GBP	2,079.05	164,117.04	79.18	2.49	-NA-	-NA-	15.71	3.78	-14.22	-8.66	-3.08	-8.66	-NA-	18.22
Australia	GBP	2,400.28	43,140.81	20.82	5.51	-NA-	-NA-	18.59	5.37	-18.12	3.63	4.86	3.63	-NA-	17.31
Pure Australia	GBP	1,872.68	30,154.81	14.55	5.71	-NA-	-NA-	20.23	6.90	-15.73	3.99	5.37	3.99	-NA-	17.96
Hong Kong	GBP	2,473.71	52,324.58	25.25	3.49	-NA-	-NA-	13.36	-0.83	-24.12	-3.99	0.65	-3.99	-NA-	23.68
Japan	GBP	3,403.64	85,664.21	41.33	1.48	-NA-	-NA-	17.14	7.69	-1.75	-12.94	-6.59	-12.94	-NA-	23.43
New Zealand	GBP	2,090.05	557.67	0.27	5.78	-NA-	-NA-	14.06	13.72	-5.38	5.10	3.73	5.10	-NA-	14.74
Singapore	GBP	2,198.18	25,570.59	12.34	3.77	-NA-	-NA-	18.80	3.70	-20.66	-2.60	1.86	-2.60	-NA-	19.97

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

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	JPY	2,783.62	35,450,548.89	100.00	3.12	-NA-	-NA-	21.38	13.27	3.74	-7.97	0.50	-7.97	-NA-	24.14
Pure Asia	JPY	2,945.79	32,520,753.96	91.74	3.00	-NA-	-NA-	21.57	13.56	4.75	-8.56	0.05	-8.56	-NA-	24.51
Asia ex Australia	JPY	2,155.80	28,071,502.33	79.18	2.49	-NA-	-NA-	20.53	12.79	4.76	-10.25	-1.10	-10.25	-NA-	25.73
Australia	JPY	2,488.89	7,379,046.56	20.82	5.51	-NA-	-NA-	23.53	14.51	0.00	1.82	7.01	1.82	-NA-	22.56
Pure Australia	JPY	1,941.82	5,157,847.76	14.55	5.71	-NA-	-NA-	25.24	16.18	2.93	2.18	7.53	2.18	-NA-	23.09
Hong Kong	JPY	2,565.04	8,949,890.31	25.25	3.49	-NA-	-NA-	18.09	7.78	-7.32	-5.66	2.72	-5.66	-NA-	29.83
Japan	JPY	3,549.49	14,652,488.59	41.33	1.48	-NA-	-NA-	22.02	17.04	20.00	-14.46	-4.68	-14.46	-NA-	29.69
New Zealand	JPY	2,167.22	95,386.25	0.27	5.78	-NA-	-NA-	23.07	23.59	15.56	3.27	5.86	3.27	-NA-	18.41
Singapore	JPY	2,279.33	4,373,737.18	12.34	3.77	-NA-	-NA-	23.75	12.69	-3.10	-4.30	3.95	-4.30	-NA-	26.50
Australia	AUD	1,849.90	80,792.89	20.82	5.51	-NA-	-NA-	14.50	11.10	3.41	4.83	4.25	4.83	-NA-	11.44
Pure Australia	AUD	1,442.38	56,473.08	14.55	5.71	-NA-	-NA-	16.07	12.72	6.44	5.20	4.76	5.20	-NA-	11.47
Hong Kong	HKD	2,585.07	680,552.06	25.25	3.49	-NA-	-NA-	17.11	0.04	-16.16	-2.76	2.59	-2.76	-NA-	26.87
New Zealand	NZD	1,868.25	1,112.24	0.27	5.78	-NA-	-NA-	9.99	10.65	3.07	4.17	1.81	4.17	-NA-	11.74
Singapore	SGD	1,745.76	54,281.22	12.34	3.77	-NA-	-NA-	17.92	4.62	-10.36	-1.13	2.93	-1.13	-NA-	18.38

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Asia	AUD	2,041.32	388,146.69	154.34	3.12	-NA-	-NA-	12.51	9.91	7.28	-5.25	-2.09	-5.25	-NA-	12.55
Pure Asia	AUD	2,160.24	356,068.47	141.59	3.00	-NA-	-NA-	12.69	10.18	8.33	-5.85	-2.52	-5.85	-NA-	13.20
Asia ex Australia	AUD	1,580.92	307,353.79	122.22	2.49	-NA-	-NA-	11.72	9.44	8.34	-7.60	-3.64	-7.60	-NA-	14.87
Australia	AUD	1,849.90	80,792.89	32.13	5.51	-NA-	-NA-	14.50	11.10	3.41	4.83	4.25	4.83	-NA-	11.44
Pure Australia	AUD	1,442.38	56,473.08	22.46	5.71	-NA-	-NA-	16.07	12.72	6.44	5.20	4.76	5.20	-NA-	11.47
Hong Kong	AUD	1,881.03	97,992.00	38.97	3.49	-NA-	-NA-	9.46	4.57	-4.16	-2.87	0.08	-2.87	-NA-	19.30
Japan	AUD	2,588.16	160,429.53	63.79	1.48	-NA-	-NA-	13.10	13.56	24.09	-11.93	-7.13	-11.93	-NA-	23.45
New Zealand	AUD	1,589.29	1,044.38	0.42	5.78	-NA-	-NA-	10.01	19.92	19.51	6.32	3.13	6.32	-NA-	13.98
Singapore	AUD	1,671.51	47,887.88	19.04	3.77	-NA-	-NA-	14.72	9.34	0.21	-1.47	1.27	-1.47	-NA-	15.82

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total			
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M	
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)	
Asia	EUR	1,243.90	251,481.06	100.00	0.00	1.41	3.22	14.31	1.71	-13.89	-5.84	-2.25	-5.84	18.95	16.86	
Pure Asia	EUR	1,360.40	230,697.52	91.74	0.00	1.86	4.15	14.72	2.08	-12.96	-6.33	-2.55	-6.33	19.52	17.39	
Asia ex Australia	EUR	1,639.35	199,135.17	79.18	0.00	-NA-	-NA-	14.38	2.00	-12.49	-8.03	-3.61	-8.03	-NA-	18.46	
Asia Dividend+	EUR	1,766.92	174,404.21	69.35	0.00	-NA-	-NA-	13.68	-0.71	-18.37	-0.06	0.77	-0.06	-NA-	15.59	
Australia	EUR	730.43	52,345.89	20.82	0.00	0.39	-3.73	13.25	0.34	-19.10	3.52	3.31	3.52	21.57	16.95	
Pure Australia	EUR	565.73	36,589.02	14.55	0.00	-0.88	-6.16	14.55	1.49	-17.00	4.40	4.33	4.40	25.27	17.83	
Japan	EUR	2,068.82	103,942.63	41.33	0.00	1.93	6.58	16.34	6.50	1.13	-12.32	-7.15	-12.32	25.89	25.23	
Hong Kong	EUR	1,254.36	63,489.22	25.25	0.00	1.96	4.79	11.91	-2.82	-23.15	-3.08	0.22	-3.08	24.73	22.61	
Singapore	EUR	1,032.99	31,026.66	12.34	0.00	-1.25	7.56	16.42	1.13	-19.94	-2.50	1.27	-2.50	23.26	18.59	
New Zealand	EUR	1,157.57	676.66	0.27	0.00	-NA-	-NA-	11.88	7.95	-6.56	6.10	3.28	6.10	-NA-	14.62	
Asia	USD	1,698.03	347,333.06	100.00	0.00	2.39	4.32	16.24	1.71	-9.03	-5.62	0.12	-5.62	22.74	20.95	
Pure Asia	USD	1,857.07	318,627.87	91.74	0.00	2.85	5.25	16.66	2.08	-8.04	-6.11	-0.19	-6.11	23.31	21.33	
Asia ex Australia	USD	1,733.01	275,035.54	79.18	0.00	-NA-	-NA-	16.32	2.00	-7.55	-7.81	-1.28	-7.81	-NA-	22.41	
Asia Dividend+	USD	2,015.76	240,878.37	69.35	0.00	-NA-	2.83	15.60	-0.71	-13.76	0.17	3.21	0.17	-NA-	19.87	
Australia	USD	1,006.51	72,297.52	20.82	0.00	1.41	-2.70	15.16	0.33	-14.53	3.76	5.81	3.76	24.82	20.58	
Pure Australia	USD	779.56	50,534.93	14.55	0.00	0.12	-5.16	16.49	1.49	-12.31	4.65	6.86	4.65	28.56	21.59	
Japan	USD	2,850.77	143,560.36	41.33	0.00	2.97	7.71	18.30	6.50	6.84	-12.12	-4.90	-12.12	27.22	26.32	
Hong Kong	USD	1,728.47	87,688.14	25.25	0.00	2.99	5.90	13.81	-2.82	-18.81	-2.85	2.64	-2.85	28.57	27.10	
Singapore	USD	1,423.44	42,852.47	12.34	0.00	-0.24	8.70	18.38	1.13	-15.42	-2.28	3.72	-2.28	28.41	23.30	
New Zealand	USD	1,176.22	934.56	0.27	0.00	-NA-	-NA-	13.77	7.95	-1.29	6.34	5.78	6.34	-NA-	17.32	
Asia	GBP	1,632.93	207,257.85	100.00	0.00	1.75	5.39	12.54	0.70	-17.60	-6.72	-1.82	-6.72	19.40	16.81	
Pure Asia	GBP	1,785.87	190,129.11	91.74	0.00	2.23	6.33	12.94	1.07	-16.71	-7.21	-2.12	-7.21	20.06	17.19	
Asia ex Australia	GBP	1,666.58	164,117.04	79.18	0.00	-NA-	-NA-	12.61	0.99	-16.26	-8.89	-3.19	-8.89	-NA-	18.28	
Asia Dividend+	GBP	2,155.99	143,735.04	69.35	0.00	-NA-	3.89	11.92	-1.70	-21.89	-1.00	1.21	-1.00	-NA-	16.23	
Australia	GBP	967.92	43,140.81	20.82	0.00	0.80	-1.71	11.50	-0.66	-22.58	2.55	3.77	2.55	22.09	17.42	
Pure Australia	GBP	749.67	30,154.81	14.55	0.00	-0.48	-4.19	12.78	0.48	-20.58	3.42	4.79	3.42	26.43	18.24	
Japan	GBP	2,741.48	85,664.21	41.33	0.00	2.35	8.82	14.53	5.44	-3.23	-13.14	-6.74	-13.14	25.42	23.37	
Hong Kong	GBP	1,662.21	52,324.58	25.25	0.00	2.37	6.99	10.18	-3.79	-26.46	-3.99	0.65	-3.99	25.64	23.75	
Singapore	GBP	1,368.87	25,570.59	12.34	0.00	-0.84	9.81	14.61	0.12	-23.39	-3.42	1.71	-3.42	24.73	19.68	
New Zealand	GBP	1,347.40	557.67	0.27	0.00	-NA-	-NA-	10.15	6.88	-10.59	5.10	3.73	5.10	-NA-	15.00	

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Asia	JPY	1,693.22	35,450,548.89	100.00	0.00	2.25	3.61	17.23	9.44	0.64	-8.35	0.20	-8.35	25.06	24.13
Pure Asia	JPY	1,851.80	32,520,753.96	91.74	0.00	2.71	4.54	17.65	9.84	1.73	-8.82	-0.12	-8.82	25.54	24.51
Asia ex Australia	JPY	1,728.10	28,071,502.33	79.18	0.00	-NA-	-NA-	17.30	9.75	2.28	-10.48	-1.20	-10.48	-NA-	25.78
Asia Dividend+	JPY	1,856.68	24,585,250.85	69.35	0.00	-NA-	-NA-	16.58	6.83	-4.60	-2.73	3.29	-2.73	-NA-	22.62
Australia	JPY	1,003.66	7,379,046.56	20.82	0.00	1.28	-3.37	16.14	7.96	-5.45	0.76	5.89	0.76	26.69	22.50
Pure Australia	JPY	777.35	5,157,847.76	14.55	0.00	-0.01	-5.80	17.48	9.20	-2.99	1.62	6.94	1.62	29.79	23.18
Japan	JPY	2,864.28	14,652,488.59	41.33	0.00	3.46	6.98	19.31	14.59	18.19	-14.66	-4.83	-14.66	28.84	29.63
Hong Kong	JPY	1,723.57	8,949,890.31	25.25	0.00	2.86	5.19	14.77	4.56	-10.18	-5.66	2.72	-5.66	30.70	29.85
Singapore	JPY	1,419.40	4,373,737.18	12.34	0.00	-0.37	7.96	19.39	8.81	-6.43	-5.10	3.80	-5.10	30.42	26.36
New Zealand	JPY	1,171.57	95,386.25	0.27	0.00	-NA-	-NA-	14.74	16.16	9.20	3.27	5.86	3.27	-NA-	18.94
Australia	AUD	745.91	80,792.89	20.82	0.00	0.61	-4.14	7.66	4.75	-2.22	3.74	3.17	3.74	17.87	11.62
Australia Hedged	USD	446.15	72,297.52	20.82	0.00	-NA-	-NA-	4.43	1.69	-4.06	3.41	3.06	3.41	-NA-	11.65
Pure Australia	AUD	577.65	56,473.08	14.55	0.00	-0.67	-6.56	8.90	5.96	0.32	4.62	4.19	4.62	22.08	12.01
Hong Kong	HKD	1,737.52	680,552.06	25.25	0.00	3.06	5.87	13.82	-2.94	-18.75	-2.76	2.59	-2.76	28.50	26.95
Singapore	SGD	1,089.16	54,281.22	12.34	0.00	-1.02	5.53	13.76	1.02	-13.44	-1.96	2.79	-1.96	24.70	18.14
New Zealand	NZD	1,011.10	1,112.24	0.27	0.00	-NA-	-NA-	2.59	4.00	-2.60	4.17	1.81	4.17	-NA-	11.26
Asia 33	EUR	977.53	170,902.00	67.96	0.00	-NA-	-NA-	13.93	1.81	-13.37	-4.58	-0.30	-4.58	-NA-	-NA-
Asia 33	USD	1,337.41	234,357.91	67.47	0.00	-NA-	-NA-	15.76	1.60	-9.59	-4.96	0.86	-4.96	-NA-	-NA-
Asia 33	GBP	1,288.02	140,048.95	67.57	0.00	-NA-	-NA-	11.96	0.37	-17.90	-6.16	-0.72	-6.16	-NA-	-NA-
Asia 33	JPY	1,329.11	23,838,886.76	67.25	0.00	-NA-	-NA-	16.75	9.30	-0.46	-8.04	-0.04	-8.04	-NA-	-NA-
Asia 33	HKD	1,330.57	1,818,758.01	67.25	0.00	-NA-	-NA-	15.78	1.47	-9.53	-4.87	0.79	-4.87	-NA-	-NA-
Asia 33	AUD	976.73	261,560.17	23.28	0.00	-NA-	-NA-	8.23	5.94	3.67	-5.41	-1.39	-5.41	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,241.70	388,146.69	154.34	0.00	-NA-	-NA-	8.67	6.19	4.07	-5.64	-2.38	-5.64	-NA-	12.59
Pure Asia	AUD	1,357.99	356,068.47	141.59	0.00	-NA-	-NA-	9.06	6.57	5.20	-6.13	-2.69	-6.13	-NA-	13.25
Asia ex Australia	AUD	1,267.28	307,353.79	122.22	0.00	-NA-	-NA-	8.74	6.49	5.77	-7.83	-3.74	-7.83	-NA-	14.93
Asia Dividend+	AUD	1,717.07	269,182.96	107.04	0.00	-NA-	-NA-	8.07	3.66	-1.34	0.15	0.63	0.15	-NA-	10.81
Australia	AUD	745.91	80,792.89	32.13	0.00	-NA-	-NA-	7.66	4.75	-2.22	3.74	3.17	3.74	-NA-	11.62
Pure Australia	AUD	577.65	56,473.08	22.46	0.00	-NA-	-NA-	8.90	5.96	0.32	4.62	4.19	4.62	-NA-	12.01
Japan	AUD	2,084.64	160,429.53	63.79	0.00	-NA-	-NA-	10.59	11.18	22.23	-12.13	-7.28	-12.13	-NA-	23.36
Hong Kong	AUD	1,263.95	97,992.00	38.97	0.00	-NA-	-NA-	6.39	1.46	-7.11	-2.87	0.08	-2.87	-NA-	19.33
Singapore	AUD	1,040.90	47,887.88	19.04	0.00	-NA-	-NA-	10.67	5.58	-3.24	-2.30	1.13	-2.30	-NA-	15.54
New Zealand	AUD	1,030.36	1,044.38	0.42	0.00	-NA-	-NA-	6.36	12.70	12.93	6.32	3.13	6.32	-NA-	13.44

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

Version: February 2014

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

Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36M
			Yld (%) 28-Feb	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	28-Feb	YTD	Vlty (%)	Vlty (%)
Asia Real Estate **	Local	2,210.47	3.25	4.95	7.17	18.71	9.04	1.50	-6.26	-0.17	-6.26	20.40	18.54
Asia FTSE	Local	325.40	2.86	-NA-	6.58	14.67	7.06	12.16	-3.40	1.67	-3.40	16.11	12.96
Japan Real Estate **	JPY	3,595.16	1.74	4.84	9.04	22.23	17.23	20.17	-14.42	-4.65	-14.42	28.93	29.70
Japan FTSE	JPY	110.03	2.44	0.05	2.89	12.16	10.98	29.71	-7.11	-0.49	-7.11	19.19	19.45
Japan JP Morgan Bonds	JPY	265.06	-NA-	3.06	1.88	2.22	2.70	2.09	1.09	0.24	1.09	1.95	1.63
Australia Real Estate **	AUD	1,850.30	5.62	7.46	2.23	14.50	11.11	3.44	4.85	4.28	4.85	17.99	11.44
Australia FTSE	AUD	1,370.51	3.27	9.42	9.90	15.05	8.76	11.09	1.74	4.92	1.74	13.63	11.72
Australia JP Morgan Bonds	AUD	894.16	-NA-	6.76	6.05	4.89	6.64	1.29	1.40	0.17	1.40	3.93	4.19
Hong Kong Real Estate **	HKD	2,585.07	3.49	6.17	8.84	17.11	0.04	-16.16	-2.76	2.59	-2.76	28.57	26.87
Hong Kong FTSE	HKD	2,139.12	1.19	6.93	11.35	19.31	5.32	4.01	-0.32	4.57	-0.32	22.14	19.04
Hong Kong JP Morgan Bonds	HKD	170.92	-NA-	-NA-	2.94	1.52	1.71	-1.64	0.76	0.39	0.76	3.50	2.63
Singapore Real Estate **	SGD	1,715.26	3.77	1.83	9.35	17.92	4.62	-10.36	-1.13	2.93	-1.13	24.87	18.38
Singapore FTSE	SGD	602.25	2.81	3.66	8.49	17.41	3.59	-1.20	-2.53	2.36	-2.53	19.94	14.71
Singapore JP Morgan Bonds	SGD	167.27	-NA-	-NA-	3.17	2.22	2.37	-1.64	0.92	0.40	0.92	3.36	3.26
New Zealand Real Estate **	NZD	1,833.72	5.78	-NA-	-NA-	9.83	10.65	3.07	4.17	1.81	4.17	-NA-	11.74
New Zealand FTSE	NZD	258.86	111.31	-NA-	5.72	12.66	12.07	11.31	5.65	3.34	5.65	13.01	9.89
New Zealand JP Morgan Bonds	NZD	367.86	-NA-	6.72	6.32	4.90	5.63	-0.09	1.32	0.37	1.32	3.63	3.65

** 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 319.

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Asia (%) Weight 28-Feb
Mitsubishi Estate	Non-Rental	Diversified	JP	21,568	8.58
Mitsui Fudosan	Non-Rental	Diversified	JP	18,170	7.23
Sun Hung Kai Props	Non-Rental	Diversified	HK	14,276	5.68
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	13,823	5.50
Westfield Group *	Rental	Retail	AU	13,790	5.48
Link REIT *	Rental	Retail	HK	7,683	3.06
Wharf Holdings	Non-Rental	Diversified	HK	7,646	3.04
Westfield Retail Trust	Rental	Retail	AU	6,154	2.45
Stockland Trust Group *	Non-Rental	Diversified	AU	5,766	2.29
Nippon Building Fund *	Rental	Office	JP	5,446	2.17
Hongkong Land Hldgs	Rental	Office	HK	5,329	2.12
Goodman Group *	Non-Rental	Industrial	AU	5,328	2.12
Global Logistic Properties	Rental	Industrial	SG	4,848	1.93
Japan Real Estate *	Rental	Office	JP	4,613	1.83
Hang Lung Properties	Rental	Diversified	HK	4,488	1.78
Mirvac Group *	Non-Rental	Diversified	AU	4,188	1.67
Henderson Land Dev	Non-Rental	Diversified	HK	4,180	1.66
Capitaland	Non-Rental	Diversified	SG	4,133	1.64
GPT Group *	Rental	Diversified	AU	3,790	1.51
New World Development	Non-Rental	Diversified	HK	3,520	1.40
				158,738.45	63.12 (**)

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	14	52,346	20.82%
EPRA/NAREIT Japan	32	103,943	41.33%
EPRA/NAREIT Hong Kong	18	63,489	25.25%
EPRA/NAREIT Singapore	18	31,027	12.34%
EPRA/NAREIT New Zealand	1	677	0.27%
EPRA/NAREIT Asia	83	251,481	100.00%

(**) The Top 20 Constituents represent 63.12% of the market capitalisation of the Developed Asia Index.

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

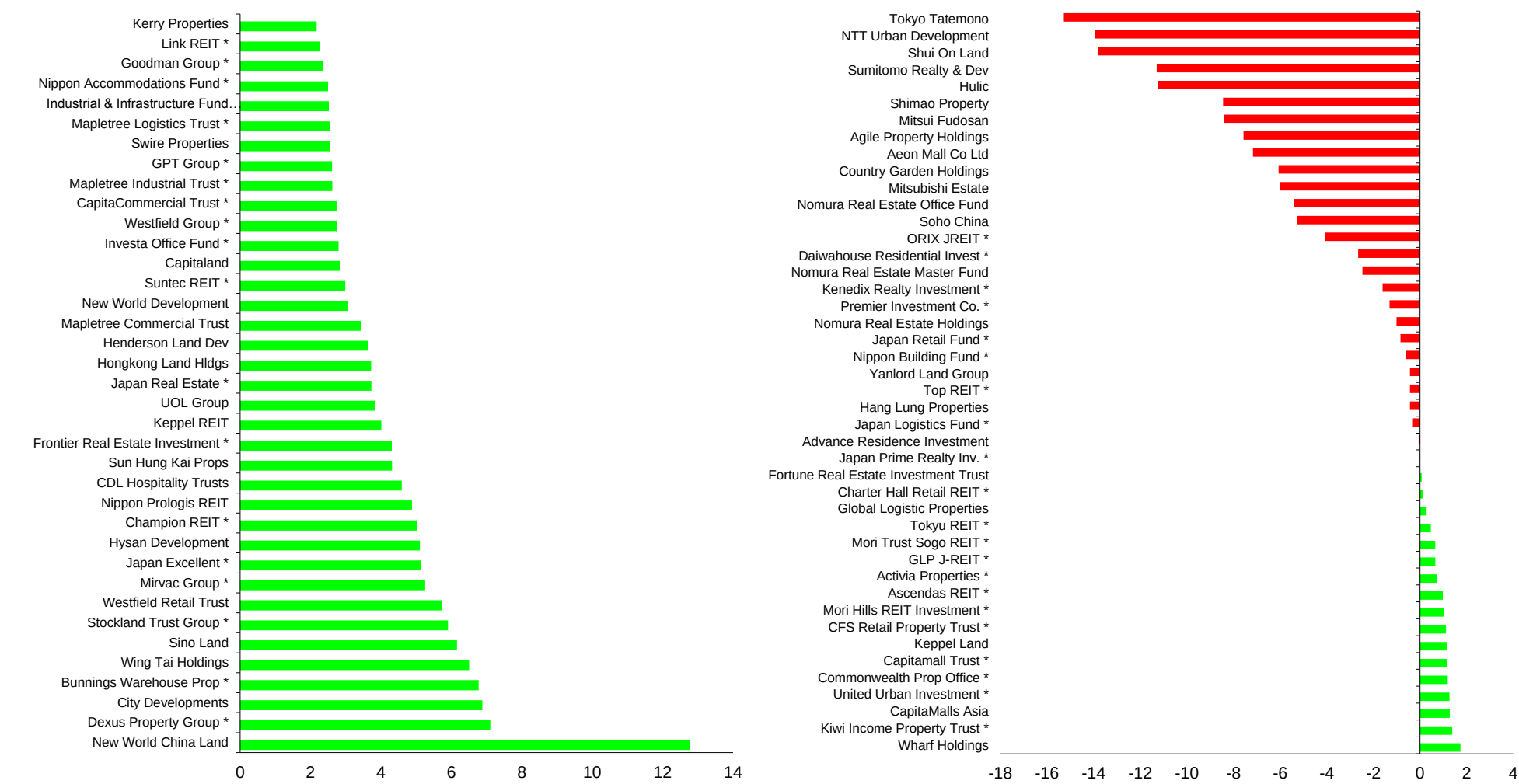
EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-14	Dividend Return Feb-14	Total Return Feb-14	
New World China Land	Non-Rental	Diversified	HK	13.20	0.00	13.20	▲
Dexus Property Group *	Rental	Diversified	AU	7.54	0.00	7.54	▲
City Developments	Non-Rental	Diversified	SG	7.31	0.00	7.31	▲
Bunnings Warehouse Prop *	Rental	Retail	AU	7.21	0.00	7.21	▲
Wing Tai Holdings	Non-Rental	Diversified	SG	6.94	0.00	6.94	▲
Sino Land	Non-Rental	Diversified	HK	6.59	0.00	6.59	▲
Stockland Trust Group *	Non-Rental	Diversified	AU	6.34	0.00	6.34	▲
Westfield Retail Trust	Rental	Retail	AU	2.98	3.19	6.17	▲
Mirvac Group *	Non-Rental	Diversified	AU	5.69	0.00	5.69	▲
Japan Excellent *	Rental	Office	JP	5.56	0.00	5.56	▲
Hysan Development	Rental	Diversified	HK	5.54	0.00	5.54	▲
Champion REIT *	Rental	Office	HK	5.45	0.00	5.45	▲
Nippon Prologis REIT	Rental	Industrial	JP	5.31	0.00	5.31	▲
Centro Retail Australia *	Rental	Retail	AU	5.29	0.00	5.29	▲
CDL Hospitality Trusts	Rental	Lodging/Resorts	SG	1.56	3.46	5.02	▲
Sun Hung Kai Props	Non-Rental	Diversified	HK	4.75	0.00	4.75	▲
Frontier Real Estate Investment *	Rental	Retail	JP	4.74	0.00	4.74	▲
Keppel REIT	Rental	Office	SG	4.44	0.00	4.44	▲
UOL Group	Non-Rental	Diversified	SG	4.26	0.00	4.26	▲
Japan Real Estate *	Rental	Office	JP	4.16	0.00	4.16	▲

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-14	Dividend Return Feb-14	Total Return Feb-14	
Japan Retail Fund *	Rental	Retail	JP	-2.38	1.98	-0.40	▼
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	-0.57	0.00	-0.57	▼
Premier Investment Co. *	Rental	Diversified	JP	-0.88	0.00	-0.88	▼
Kenedix Realty Investment *	Rental	Office	JP	-1.17	0.00	-1.17	▼
Nomura Real Estate Master Fund	Rental	Diversified	JP	-2.03	0.00	-2.03	▼
Daiwahouse Residential Invest *	Rental	Residential	JP	-2.22	0.00	-2.22	▼
ORIX JREIT *	Rental	Office	JP	-5.37	1.74	-3.62	▼
Soho China	Non-Rental	Diversified	HK	-4.85	0.00	-4.85	▼
Nomura Real Estate Office Fund	Rental	Office	JP	-4.97	0.00	-4.97	▼
Mitsubishi Estate	Non-Rental	Diversified	JP	-5.58	0.00	-5.58	▼
Country Garden Holdings	Non-Rental	Diversified	HK	-5.63	0.00	-5.63	▼
Aeon Mall Co Ltd	Rental	Retail	JP	-7.10	0.36	-6.73	▼
Agile Property Holdings	Non-Rental	Diversified	HK	-7.14	0.00	-7.14	▼
Mitsui Fudosan	Non-Rental	Diversified	JP	-7.97	0.00	-7.97	▼
Shimao Property	Non-Rental	Diversified	HK	-8.02	0.00	-8.02	▼
Hulic	Rental	Diversified	JP	-10.81	0.00	-10.81	▼
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	-10.87	0.00	-10.87	▼
Shui On Land	Non-Rental	Diversified	HK	-13.36	0.00	-13.36	▼
NTT Urban Development	Non-Rental	Office	JP	-13.51	0.00	-13.51	▼
Tokyo Tatemono	Non-Rental	Office	JP	-14.85	0.00	-14.85	▼

FTSE EPRA/NAREIT Developed Asia Index Series

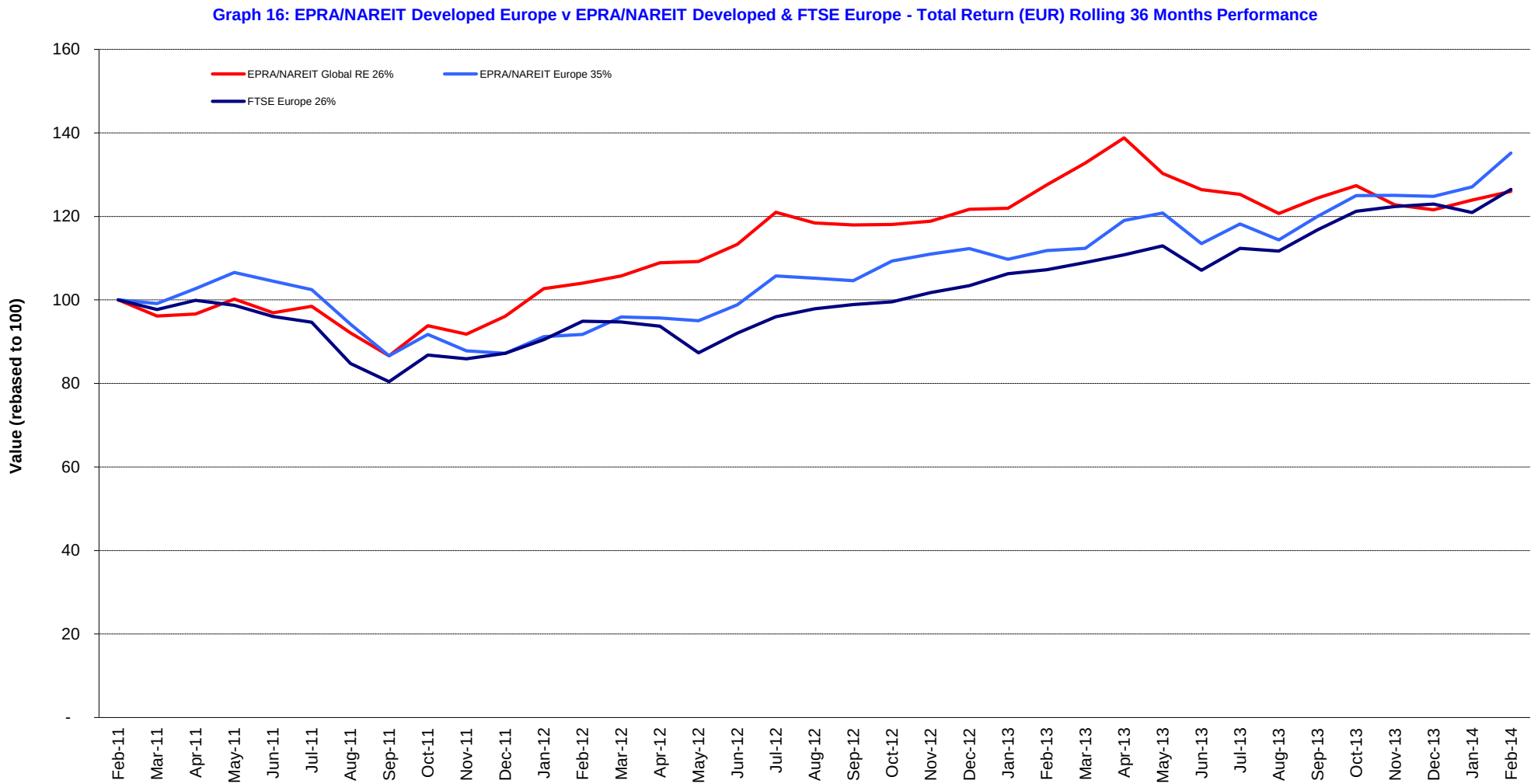


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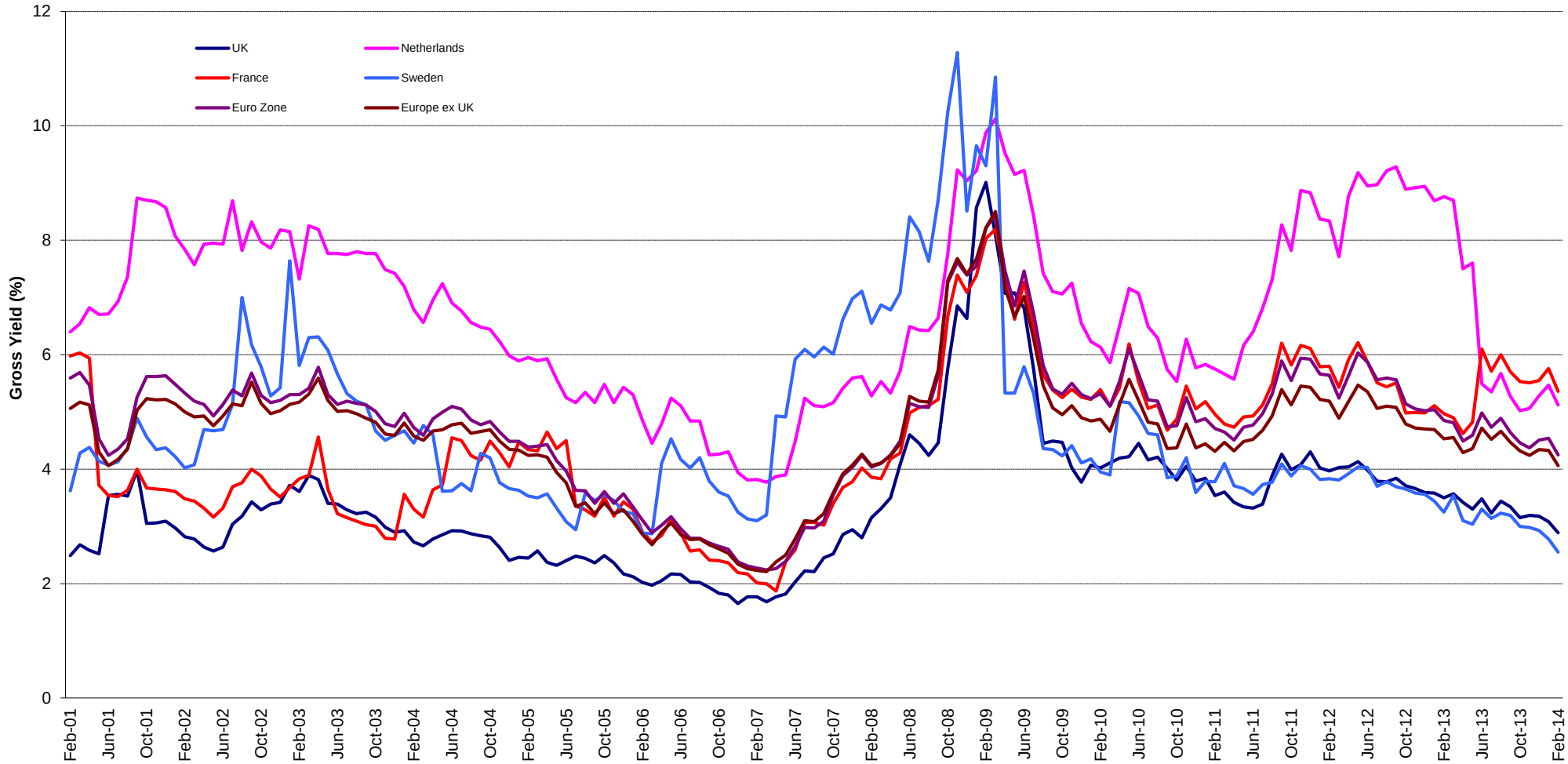
Section 3.3

FTSE EPRA/NAREIT Developed Europe and EMEA Index Series

FTSE EPRA/NAREIT Developed Europe Index Series



Graph 17: Dividend Yields



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

Ex Date	Description
10 February 2014	Prime Office AG (Germany): 8 for 23 rights issue at EUR 2.80. New number of shares: 180,529,639
12 February 2014	Safestore (UK): New number of shares: 206,940,771

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 February 2014	Daejan Holdings	Rental	Diversified	GBP	0.389	1.06	7-Mar	Annual
5 February 2014	Standard Life Inv Prop	Rental	Diversified	GBP	0.011	9.32	21-Feb	Quarterly
5 February 2014	Schroder Real Estate Investment Trust	Rental	Diversified	GBP	0.006	11.16	21-Feb	Quarterly
12 February 2014	F&C Commercial Prop	Rental	Diversified	GBP	0.005	4.57	28-Feb	Quarterly
12 February 2014	Picton Property	Rental	Diversified	GBP	0.008	9.89	28-Feb	Quarterly
12 February 2014	UK Commercial Property Trust	Rental	Diversified	GBP	0.013	4.98	28-Feb	Dividend

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 March 2014	St Modwen Properties	Non-Rental	Diversified	GBP	0.030	3.30	4-Apr	Semi-Annual
12 March 2014	F&C UK Real Estate Investment	Rental	Diversified	GBP	0.018 ***	8.52	April	Quarterly
12 March 2014	Hammerson *	Rental	Retail	GBP	0.108	5.19	25-Apr	Dividend
12 March 2014	Land Securities *	Rental	Diversified	GBP	0.076	5.99	11-Apr	Quarterly
12 March 2014	Primary Health Prop.*	Rental	Health Care	GBP	0.108	5.12	25-Apr	Semi-Annual
12 March 2014	Safestore Holdings *	Rental	Self Storage	GBP	0.043	0.00	11-Apr	Dividend
18 March 2014	Eurobank Properties *	Rental	Diversified	EUR	0.16 ***	3.88	April	Semi-Annual
19 March 2014	British Land *	Rental	Diversified	GBP	0.068	5.11	2-May	Quarterly
20 March 2014	Citycon OYJ	Rental	Retail	EUR	0.030	1.40	31-Mar	Annual
20 March 2014	Sponda	Rental	Diversified	EUR	0.180	12.69	31-Mar	Annual
21 March 2014	Castellum	Rental	Diversified	SEK	4.250	2.67	28-Mar	Annual
21 March 2014	Hufvudstaden A	Rental	Office	SEK	2.750	1.82	28-Mar	Annual
25 March 2014	Gagfah	Rental	Residential	EUR	0.2 ***	7.58	April	Quarterly
26 March 2014	Fabege	Rental	Office	SEK	3.000	4.49	2-Apr	Annual
26 March 2014	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	4.57	April	Quarterly
26 March 2014	Segro *	Rental	Industrial	GBP	0.099	0.00	9-May	Dividend
27 March 2014	Technopolis	Rental	Office	EUR	0.100	3.23	7-Apr	Annual
31 March 2014	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.34 ***	30.97	April	Quarterly
31 March 2014	Wereldhave *	Rental	Diversified	EUR	4.65 ***	7.48	April	Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Europe															
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)			Annualised	(%)
CA Immobilien Anlage	Rental	Diversified	Non-REIT	13.56	988	0.12	0.78	2.80	0.84	-3.11	37.65	3.79	26.51	5.24	5.08	0.00	5.08	5.24	39.45	25.47	609	62
Conwert Immobilien	Non-Rental	Residential	Non-REIT	9.89	606	0.08	0.48	1.52	-NA-	-1.29	22.11	-5.10	3.35	6.01	2.90	0.00	2.90	6.01	33.92	21.11	366	60
Austria Total					1,594	0.20	1.25	2.54														
Cofinimmo *	Rental	Diversified	REIT	87.04	1,471	0.18	1.16	7.47	-NA-	2.90	7.16	1.81	3.13	-3.02	0.82	0.00	0.82	-3.02	13.33	8.16	720	49
Befimmo *	Rental	Office	REIT	52.00	857	0.11	0.67	6.76	-NA-	2.80	0.24	-0.83	9.80	3.07	3.01	0.00	3.01	3.07	18.49	13.42	305	36
Warehouses De Pauw *	Rental	Industrial	REIT	54.91	585	0.07	0.46	5.66	-NA-	9.45	16.26	18.20	16.64	4.19	3.80	0.00	3.80	4.19	18.32	12.80	-NA-	-NA-
Aedifica	Rental	Diversified	REIT	52.85	464	0.06	1.81	1.99	-NA-	-NA-	9.35	9.95	15.09	2.56	3.32	0.00	3.32	2.56	-NA-	10.71	136	29
Wereldhave Belgium *	Rental	Diversified	REIT	89.00	174	0.02	0.14	4.78	-NA-	6.78	15.72	12.26	14.10	6.95	3.91	0.00	3.91	6.95	17.57	14.12	39	23
Leasinvest Real Estate *	Rental	Office	REIT	74.90	148	0.02	0.12	5.71	-NA-	7.55	12.23	10.04	8.79	1.77	2.20	0.00	2.20	1.77	17.10	15.71	36	24
Intervest Offices *	Rental	Office	REIT	21.92	145	0.02	0.11	8.03	-NA-	5.13	8.38	4.31	20.45	12.53	10.99	0.00	10.99	12.53	19.29	17.74	34	23
Belgium Total					3,845	0.48	4.47	6.20														
Sponda	Rental	Diversified	Non-REIT	3.94	948	0.12	0.75	4.31	-NA-	6.15	23.63	3.82	9.02	15.20	9.75	0.00	9.75	15.20	35.26	21.16	418	44
Citycon OYJ	Rental	Retail	Non-REIT	2.85	654	0.08	0.51	1.40	6.50	12.33	21.65	5.33	21.57	11.33	12.65	0.00	12.65	11.33	31.22	20.37	239	36
Technopolis	Rental	Office	Non-REIT	4.64	441	0.06	0.35	3.89	-NA-	11.60	17.78	15.16	31.74	6.67	2.20	0.00	2.20	6.67	30.71	25.50	109	25
Finland Total					2,043	0.25	1.61	3.29														
Klepierre *	Rental	Retail	REIT	33.04	3,223	0.40	2.54	4.54	11.79	11.35	19.72	9.73	9.74	-1.91	2.67	0.00	2.67	-1.91	30.63	19.54	1,670	52
Fonciere Des Regions *	Rental	Diversified	REIT	67.90	2,287	0.29	1.80	6.19	12.25	11.26	18.65	0.77	13.78	8.21	11.68	0.00	11.68	8.21	29.38	21.43	1,088	48
Icade	Rental	Diversified	REIT	71.42	2,277	0.28	1.79	5.10	-NA-	-NA-	9.14	0.57	9.00	5.54	9.71	0.00	9.71	5.54	-NA-	21.18	1,214	53
Gecina *	Rental	Diversified	REIT	99.66	1,828	0.23	1.44	4.42	7.06	8.86	27.80	6.33	19.68	3.78	10.10	0.00	10.10	3.78	38.32	24.14	866	47
Mercialys *	Rental	Retail	REIT	16.49	682	0.09	0.54	5.64	-NA-	-NA-	8.20	8.00	10.42	8.13	8.56	0.00	8.56	8.13	-NA-	14.06	475	70
Societe de la Tour Eiffel *	Rental	Diversified	REIT	51.00	284	0.04	0.22	6.47	4.87	7.35	37.87	-0.24	21.67	5.00	2.68	0.00	2.68	5.00	41.96	25.29	89	31
ANF-Immobilier S.A. *	Rental	Diversified	REIT	24.00	170	0.02	0.15	19.08	3.89	8.30	7.51	-0.31	12.87	7.53	0.84	0.00	0.84	7.53	29.40	17.09	55	32
Affine *	Rental	Diversified	REIT	14.95	86	0.01	0.07	8.03	0.32	4.61	19.63	0.61	21.61	7.25	-2.35	0.00	-2.35	7.25	29.87	23.66	50	59
France Total					10,839	1.35	8.55	5.36														

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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 Feb-14	Dividend Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)
					EUR (m)	Wght (%)	Wght (%)														Annualised EUR (m)	
Deutsche Wohnen	Rental	Residential	Non-REIT	15.35	2,593	0.32	2.04	1.37	-NA-	10.29	25.47	12.65	10.59	9.37	10.47	0.00	10.47	9.37	64.52	19.85	1	0
LEG Immobilien AG	Rental	Residential	Non-REIT	47.10	2,295	0.29	1.81	0.87	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Deutsche Wohnen non ranking for dividend	Rental	Residential	Non-REIT	14.91	1,920	0.24	1.51	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.45	10.57	0.00	10.57	10.45	-NA-	-NA-	-NA-	-NA-
Deutsche Euroshop	Rental	Retail	Non-REIT	32.56	1,493	0.19	1.17	3.69	-NA-	10.74	13.28	9.58	6.45	2.29	3.93	0.00	3.93	2.29	18.00	12.93	974	65
Gagfah	Rental	Residential	Non-REIT	11.02	1,404	0.18	1.11	0.00	-NA-	-NA-	38.82	9.01	30.57	2.99	3.38	0.00	3.38	2.99	-NA-	41.72	970	69
TAG Immobilien	Non-Rental	Diversified	Non-REIT	9.15	1,133	0.14	0.89	2.73	-NA-	2.36	49.71	10.63	3.52	4.16	1.78	0.00	1.78	4.16	35.74	18.08	-NA-	-NA-
Deutsche Annington	Rental	Residential	Non-REIT	19.67	706	0.09	0.56	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	9.28	3.25	0.00	3.25	9.28	-NA-	-NA-	321	45
Alstria Office *	Rental	Office	REIT	10.07	683	0.09	0.54	4.97	-NA-	-NA-	21.80	1.03	17.93	9.98	4.59	0.00	4.59	9.98	-NA-	18.91	404	59
Hamborner REIT AG *	Rental	Diversified	REIT	7.66	348	0.04	0.27	5.22	-NA-	1.13	7.55	1.47	7.64	4.43	3.68	0.00	3.68	4.43	18.61	11.77	167	48
DIC Asset	Rental	Diversified	Non-REIT	6.84	234	0.03	0.18	4.84	-NA-	15.33	23.99	-7.23	-6.46	2.18	2.44	0.00	2.44	2.18	65.59	29.20	-NA-	-NA-
Prime Office REIT-AG *	Rental	Office	REIT	2.98	194	0.02	0.15	0.00	-NA-	-NA-	-NA-	-NA-	-18.60	-3.32	4.82	0.00	4.82	-3.32	-NA-	-NA-	38	20
Germany Total					13,002	1.62	10.23	1.58														
Eurobank Properties *	Rental	Diversified	REIT	8.00	191	0.02	0.15	0.00	-NA-	-NA-	12.94	16.97	65.93	19.11	5.96	0.00	5.96	19.11	-NA-	48.03	183	96
Greece Total					191	0.02	0.15	0.00														
Beni Stabili *	Rental	Office	REIT	0.64	528	0.07	0.42	3.43	-NA-	4.03	4.06	-1.64	36.42	30.82	16.55	0.00	16.55	30.82	33.92	38.43	532	101
IGD *	Rental	Retail	REIT	1.14	154	0.02	0.12	6.14	-NA-	-NA-	6.49	-3.04	46.31	31.79	16.33	0.00	16.33	31.79	-NA-	33.86	198	129
Italy Total					682	0.09	0.54	4.04														
Unibail-Rodamco *	Rental	Retail	REIT	190.90	18,561	2.32	14.61	4.40	13.30	15.98	20.40	13.42	12.73	2.50	6.83	0.00	6.83	2.50	21.44	17.89	14,395	78
Corio *	Rental	Retail	REIT	34.01	2,273	0.28	1.79	8.12	5.42	6.21	8.71	-4.22	4.06	4.41	7.80	0.00	7.80	4.41	22.64	19.74	2,469	109
Eurocommercial Props *	Rental	Retail	REIT	32.61	1,353	0.17	1.06	5.89	7.83	8.03	14.59	3.32	17.73	5.67	6.92	0.00	6.92	5.67	19.99	17.00	783	58
Wereldhave *	Rental	Diversified	REIT	62.15	1,347	0.17	1.06	5.31	4.61	4.81	9.50	0.57	21.77	8.71	10.20	0.00	10.20	8.71	20.93	21.67	1,435	107
Vastned Retail *	Rental	Retail	REIT	36.60	697	0.09	0.55	6.72	3.78	4.96	9.09	-3.64	20.57	10.96	3.10	0.00	3.10	10.96	25.92	21.60	512	74
Nieuwe Steen Inv *	Rental	Diversified	REIT	4.49	584	0.07	0.46	12.03	-NA-	0.38	-4.04	-22.18	-9.30	-2.43	2.02	0.00	2.02	-2.43	21.43	23.36	325	56
Netherlands Total					24,816	3.10	19.53	5.12														
Norwegian Property ASA	Rental	Office	Non-REIT	7.30	460	0.06	0.36	2.74	-NA-	-NA-	9.30	-7.89	-16.67	0.41	0.69	0.00	0.69	0.41	-NA-	23.06	76	17
Norway Total					460	0.06	0.36	2.74														

FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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-14	Dividend Rtn (%) Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Mkt Cap	Global	Europe														3 month	
					EUR (m)	Wght (%)	Wght (%)														Annualised	
																					EUR (m)	
Castellum	Rental	Diversified	Non-REIT	112.30	2,183	0.27	1.72	3.52	-NA-	12.52	18.38	10.89	19.60	12.19	7.36	0.00	7.36	12.19	25.48	13.54	1,037	48
Fabege	Rental	Office	Non-REIT	89.10	1,333	0.17	1.05	3.37	8.22	13.30	25.88	12.72	28.81	16.02	7.16	0.00	7.16	16.02	33.57	19.84	749	56
Hufvudstaden A	Rental	Office	Non-REIT	96.25	1,237	0.15	0.97	2.70	5.50	13.72	17.37	11.74	10.94	11.72	9.56	0.00	9.56	11.72	22.38	15.05	526	43
Wallenstam AB	Rental	Diversified	Non-REIT	106.00	1,198	0.15	0.92	1.18	-NA-	-NA-	-NA-	-NA-	25.44	9.00	5.79	0.00	5.79	9.00	-NA-	-NA-	493	41
Wihlborgs Fastigheter	Rental	Diversified	Non-REIT	128.00	956	0.12	0.75	3.13	-NA-	-NA-	23.58	15.98	23.08	11.06	6.89	0.00	6.89	11.06	-NA-	12.64	332	35
Fastighets AB Balder B *	Rental	Diversified	Non-REIT	82.50	860	0.11	0.13	0.00	-NA-	19.86	61.54	40.10	72.96	25.00	18.28	0.00	18.28	25.00	42.60	25.37	1,044	121
Kungsliden	Rental	Diversified	Non-REIT	55.25	852	0.11	0.67	1.81	-NA-	13.18	11.02	-0.62	35.22	27.89	16.07	0.00	16.07	27.89	40.64	26.79	405	47
Klovern AB	Rental	Diversified	Non-REIT	35.80	303	0.04	0.24	4.19	-NA-	12.92	23.03	11.19	29.51	25.61	10.15	0.00	10.15	25.61	29.88	20.27	314	104
Sweden Total					8,922	1.11	6.46	2.55														
Swiss Prime Site	Rental	Office	Non-REIT	73.90	3,345	0.42	2.63	4.87	-NA-	8.59	16.07	4.53	-1.79	7.02	4.82	0.00	4.82	7.02	14.57	9.27	-NA-	-NA-
PSP Swiss Property	Rental	Office	Non-REIT	81.55	2,668	0.33	2.10	3.92	-NA-	8.72	13.14	3.24	-4.17	8.01	4.42	0.00	4.42	8.01	15.96	8.07	1,303	49
Mobimo	Rental	Diversified	Non-REIT	196.10	993	0.12	0.78	4.59	-NA-	-NA-	-NA-	-NA-	-8.11	5.37	3.70	0.00	3.70	5.37	-NA-	-NA-	498	50
Allreal	Non-Rental	Office	Non-REIT	123.00	967	0.12	0.76	4.47	-NA-	5.81	6.01	-1.76	-10.80	-0.40	-2.46	0.00	-2.46	-0.40	11.26	7.60	304	31
Switzerland Total					7,972	0.99	6.27	4.47														
Azrieli Group	Rental	Diversified	Non-REIT	114.10	862	0.11	0.70	1.92	-NA-	-NA-	-NA-	6.38	16.80	-1.13	2.33	0.00	2.33	-1.13	-NA-	14.92	57,964	6,726
Israel Total					862	0.11	0.70	1.92														

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

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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 Feb-14	Dividend Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)
					EUR (m)	Wght (%)	Wght (%)														3 month	
					Annualised	EUR (m)																
Land Securities *	Rental	Diversified	REIT	10.86	10,366	1.29	8.16	2.78	5.37	4.34	20.02	15.06	34.56	12.71	5.54	0.00	5.54	12.71	25.56	20.17	6,012	58
British Land *	Rental	Diversified	REIT	6.97	8,444	1.05	6.65	3.83	5.54	5.88	16.84	10.00	27.52	11.88	6.17	0.00	6.17	11.88	23.26	19.29	6,083	72
Hammerson *	Rental	Retail	REIT	5.75	4,932	0.62	3.88	3.19	6.18	5.83	21.72	10.33	19.90	14.44	9.32	0.00	9.32	14.44	26.89	17.79	3,072	62
SEGRO *	Rental	Industrial	REIT	3.57	3,212	0.40	2.53	4.15	1.59	-3.76	18.40	7.73	45.46	6.86	5.87	0.00	5.87	6.86	31.40	20.66	1,599	50
Derwent London *	Rental	Office	REIT	27.71	3,076	0.38	2.42	1.25	11.79	14.61	37.44	19.16	27.52	11.06	11.29	0.00	11.29	11.06	25.20	19.51	1,203	39
Capital & Counties Properties	Rental	Retail	Non-REIT	3.76	2,992	0.37	2.36	0.40	-NA-	-NA-	-NA-	36.61	42.61	14.34	5.82	0.00	5.82	14.34	-NA-	18.92	2,162	72
Great Portland Estates *	Rental	Office	REIT	6.45	2,692	0.34	2.12	1.35	7.45	14.70	32.06	20.03	32.78	7.68	6.70	0.00	6.70	7.68	22.73	18.30	1,210	45
INTU Properties	Rental	Retail	REIT	3.25	2,667	0.33	2.10	4.62	5.06	1.44	10.40	-2.01	2.10	4.78	2.88	0.00	2.88	4.78	26.09	16.73	2,356	88
Shaftesbury *	Rental	Diversified	REIT	6.64	2,014	0.25	1.59	1.88	11.36	13.91	28.00	13.32	14.92	6.90	6.58	0.00	6.58	6.90	25.71	14.75	839	42
Grainger Plc	Non-Rental	Residential	Non-REIT	2.46	1,225	0.15	0.96	0.83	11.64	3.79	41.22	35.52	81.87	20.61	15.56	0.00	15.56	20.61	49.88	32.24	370	30
LondonMetric Property	Rental	Diversified	REIT	1.45	1,024	0.13	0.81	4.84	-NA-	-NA-	8.79	9.09	39.50	4.48	4.86	0.00	4.86	4.48	-NA-	17.03	923	90
Unite Group	Rental	Diversified	Non-REIT	4.49	961	0.12	0.76	1.03	-NA-	8.59	62.75	31.60	56.40	11.43	9.47	0.00	9.47	11.43	54.55	21.60	341	36
Big Yellow Group *	Rental	Self Storage	REIT	5.72	891	0.11	0.70	2.45	-NA-	17.07	26.82	23.30	56.80	19.56	10.33	0.00	10.33	19.56	32.84	22.14	332	37
Hansteen Holdings	Rental	Industrial	REIT	1.12	870	0.11	0.68	4.10	-NA-	-NA-	18.05	13.48	42.20	3.70	5.85	0.00	5.85	3.70	-NA-	17.98	407	47
St Modwen Properties	Non-Rental	Diversified	Non-REIT	3.95	791	0.10	0.62	0.95	11.59	5.50	37.19	34.78	58.33	7.41	2.71	0.00	2.71	7.41	45.68	33.36	231	29
Workspace Group *	Rental	Office	REIT	5.93	751	0.09	0.59	1.68	4.76	-5.31	44.99	38.62	76.11	12.98	9.21	0.00	9.21	12.98	41.42	23.43	-NA-	-NA-
F&C Commercial Prop	Rental	Diversified	Non-REIT	1.20	724	0.09	0.57	4.98	-NA-	-NA-	19.01	10.85	23.08	0.75	-1.31	0.41	-0.90	0.75	-NA-	8.69	-NA-	-NA-
Safestore Holdings	Rental	Self Storage	REIT	2.38	597	0.07	0.47	2.38	-NA-	-NA-	36.50	21.04	93.51	47.67	23.83	0.00	23.83	47.67	-NA-	28.67	667	112
Quintain Estates	Non-Rental	Diversified	Non-REIT	1.04	575	0.07	0.45	0.00	-NA-	-1.25	54.58	33.97	50.18	10.05	4.52	0.00	4.52	10.05	126.33	34.07	153	27
Primary Health Prop. *	Rental	Health Care	REIT	3.58	461	0.06	0.36	5.31	-NA-	7.86	11.21	8.38	8.53	1.42	0.28	0.00	0.28	1.42	23.72	8.57	169	37
Helical Bar	Non-Rental	Diversified	Non-REIT	3.73	449	0.06	0.35	1.53	11.28	11.18	5.92	11.47	65.29	14.24	7.57	0.00	7.57	14.24	26.20	26.57	188	42
Redefine International	Rental	Diversified	REIT	51.00	443	0.06	1.51	6.10	-NA-	-NA-	-NA-	-NA-	-14.64	-1.92	0.00	-1.92	-14.64	-NA-	-NA-	568	128	
UK Commercial Property Trust	Rental	Diversified	Non-REIT	0.79	391	0.05	0.31	6.64	-NA-	-NA-	12.20	7.10	20.93	4.43	2.86	1.71	4.57	4.43	-NA-	11.39	460	118
Development Securities	Non-Rental	Retail	Non-REIT	2.56	380	0.05	0.30	1.88	-0.12	-0.80	3.56	9.82	59.81	-4.03	4.49	0.00	4.49	-4.03	36.52	41.97	53	14
Medicx Fund	Rental	Health Care	Non-REIT	0.83	342	0.04	0.37	6.90	-NA-	-NA-	4.96	5.29	5.34	-1.19	3.43	0.00	3.43	-1.19	-NA-	11.30	183	53
Daejan Holdings	Rental	Diversified	Non-REIT	50.10	297	0.04	0.23	1.78	6.71	10.11	22.68	22.08	48.51	11.87	3.30	0.80	4.10	11.87	25.75	23.04	62	21
Mucklow <A&J> *	Rental	Diversified	REIT	5.10	286	0.04	0.22	3.85	7.46	9.85	19.34	22.94	36.82	6.37	8.17	0.00	8.17	6.37	28.38	19.55	80	28
Picton Property	Rental	Diversified	Non-REIT	0.58	250	0.03	0.20	5.22	-NA-	-NA-	31.38	6.61	51.25	4.02	-1.71	1.28	-0.43	4.02	-NA-	20.09	172	69
Invista Foundation Prop	Rental	Diversified	Non-REIT	0.53	230	0.03	0.18	5.15	-NA-	-NA-	31.50	15.05	38.64	7.74	-1.39	1.15	-0.24	7.74	-NA-	17.82	203	88
F&C UK Real Estate Investment	Rental	Diversified	Non-REIT	0.85	218	0.03	0.17	5.09	-NA-	-NA-	21.18	8.48	40.47	1.20	0.90	0.00	0.90	1.20	-NA-	17.23	138	63
Standard Life Inv Prop	Rental	Diversified	Non-REIT	0.73	136	0.02	0.11	6.25	-NA-	1.54	17.97	9.65	31.12	5.19	-3.01	1.52	-1.49	5.19	27.31	15.65	75	55
United Kingdom Total					52,687	6.57	42.73	2.89														

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
Befimmo	BEFTBB	4.75	12/30/2015			AT MATURITY	EUR	BGN	110,000,000.000			106.185	105.888	N	BE0002181478	EI9009297
Befimmo	BEFTBB	4.5	4/29/2017		NR	AT MATURITY	EUR	BVAL	162,000,000.000		NR	103.516	101.988	N	BE6218292108	EI6285973
Befimmo	BEFTBB	2.812	7/31/2018			AT MATURITY	EUR	BVAL	15,000,000.000			95.106	94.893	N	BE6256493907	EJ7686995
Befimmo	BEFTBB	3.69	7/31/2023	EMTN		AT MATURITY	EUR	BGN	3,000,000.000					N	BE6256492891	EJ7694411
Cofinimmo Luxembourg SA	COFBBB	5.25	7/15/2014	EMTN	NR	AT MATURITY	EUR	BVAL	100,000,000.000		BBB-	102.599	102.411	N	XS0193197505	ED5074734
Cofinimmo	COFBBB	5	11/25/2014		NR	AT MATURITY	EUR	BGN	100,000,000.000		BBB-	103.658	103.261	N	BE0002171370	EI0213898
Cofinimmo	COFBBB	0.845	2/4/2015	dMTN		AT MATURITY	EUR	BVAL	10,000,000.000			98.976	98.902	N	BE5956709364	EH9413608
Cofinimmo	COFBBB	0.725	7/2/2015	DMTN		AT MATURITY	EUR	BVAL	5,000,000.000			98.282	98.191	N	BE5958911075	ED9575660
Cofinimmo	COFBBB	3.125	4/28/2016		NR	CONVERTIBLE	EUR	BGN	173,300,000.000		BBB-	103.521	102.443	N	BE0002176429	EI6473678
Cofinimmo	COFBBB	2.78	10/23/2017			AT MATURITY	EUR	BGN	50,000,000.000					N	BE6258604675	EJ3878427
Cofinimmo	COFBBB	2	6/20/2018	COFB		CONVERTIBLE	EUR	BGN	190,800,000.000			111.064	110.165	N	BE6254178062	EJ7156361
Cofinimmo	COFBBB	3.598	2/7/2020	EMTN	NR	AT MATURITY	EUR	BVAL	140,000,000.000		BBB-	100.636	100.4	N	BE6241505401	EJ3005851
Cofinimmo Lease Finance SA	COFBBB	0.46	1/15/2027			AT MATURITY	EUR	BGN	60,750,000.000					N	BE0117491242	EI8170140
Intervest Offices & Warehouses	INTVST	5.1	6/29/2015	EMTN		AT MATURITY	EUR	BVAL	75,000,000.000			101.697	101.61	N	BE0002175413	EI2793715
Warehouses De Pauw SCA	WDPBB	3.8	3/18/2020			AT MATURITY	EUR	BGN	50,000,000.000					N	BE0002192582	EJ5893759
Leasinvest Real Estate SCA	LEABB	1.85	3/7/2014			AT MATURITY	EUR	BGN	2,000,000.000					N	BE6234722476	EJ0531693
Leasinvest Real Estate SCA	LEABB	0.974	3/14/2014	EMTN		AT MATURITY	EUR	BGN	3,000,000.000					N	BE6235001359	EJ0952170
Leasinvest Real Estate SCA	LEABB	3.75	10/9/2019			AT MATURITY	EUR	BGN	75,000,000.000			102.556	101.858	N	BE0002207737	EJ8554507
Citycon OYJ	KINCIT	5.1	12/17/2014			AT MATURITY	EUR	BVAL	40,000,000.000			103.655	103.576	N	FI4000007034	EI0840138
Citycon OYJ	KINCIT	4.25	5/11/2017			AT MATURITY	EUR	BGN	150,000,000.000			105.823	105.35	N	FI4000042262	EJ1699366
Citycon OYJ	KINCIT	3.75	6/24/2020		BBB-	AT MATURITY	EUR	BGN	500,000,000.000	Baa3	BBB-	102.002	101.241	N	XS0946179529	EJ7102670
Technopolis OYJ	TPSV	7.5				PERP/CALL	EUR	BGN	75,000,000.000					N	FI4000060819	EJ6016384
Mercialys SA	MERYFP	4.125	3/26/2019		NR	AT MATURITY	EUR	BGN	650,000,000.000		BBB	109.534	109.048	N	FR0011223692	EJ0994909
ICADE	ICADFP	2.25	1/30/2019		NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB+	101.485	101.283	N	FR0011577170	EJ8528725
ICADE	ICADFP	3.375	9/29/2023		NR	AT MATURITY	EUR	BGN	300,000,000.000		BBB+	103.723	103.259	N	FR0011577188	EJ8523023

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Fonciere Des Regions	FDRFP	3.34	1/1/2017	FDR		CONVERTIBLE	EUR	EXCH	549,999,927.400			95	93.5	N	FR0011050111	EI6842534
Fonciere Des Regions	FDRFP	3.875	1/16/2018		NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB-	106.491	106.058	N	FR0011345545	EJ3960055
Fonciere Des Regions	FDRFP	3.3	4/30/2020		NR	AT MATURITY	EUR	BVAL	180,000,000.000		BBB-	101.653	99.813	N	FR0011442979	EJ5837541
Gecina SA	GFCFP	4.5	9/19/2014	EMTN	BBB	AT MATURITY	EUR	BGN	500,000,000.000	Baa2	BBB	103.384	103.267	N	FR0010943316	EI4032278
Gecina SA	GFCFP	2.125	1/1/2016	GFC	BBB	CONVERTIBLE	EUR	EXCH	320,000,000.000	Baa2	BBB	127.68	127.68	N	FR0010881573	EI2088561
Gecina SA	GFCFP	4.25	2/3/2016	EMTN	BBB	AT MATURITY	EUR	BGN	500,000,000.000	Baa2	BBB	106.975	106.747	N	FR0011001361	EI5516535
Gecina SA	GFCFP	4.75	4/11/2019	EMTN	BBB	AT MATURITY	EUR	BGN	650,000,000.000	Baa2	BBB	112.126	111.757	N	FR0011233337	EJ1202179
Gecina SA	GFCFP	2.875	5/30/2023	EMTN	BBB	AT MATURITY	EUR	BGN	300,000,000.000	Baa2	BBB	96.654	96.198	N	FR0011502814	EJ6881316
Affine SA	IMLFP	5.8	10/2/2018			AT MATURITY	EUR	BVAL	5,000,000.000			118.747	118.489	N	FR0011352251	EJ6337954
Affine SA	IMLFP	0	10/15/2023	ORA		CONVERTIBLE	EUR	BGN	20,000,000.000					N	FR0010019562	ED1516951
Affine SA	IMLFP	0	6/28/2025	ORA		CONVERTIBLE	EUR	BGN	10,000,000.000					N	EF0361834	
Affine SA	IMLFP	3.027				PERPETUAL	EUR	BGN	75,000,000.000					N	FR0010499111	EG6228704
Klepierre	LIFP	4.25	3/16/2016	Field Not	NR	AT MATURITY	EUR	BGN	700,000,000.000		BBB+	107.516	107.244	N	FR0010301705	EF3062710
Klepierre	LIFP	4	4/13/2017	EMTN	NR	AT MATURITY	EUR	BGN	850,000,000.000		BBB+	108.774	108.396	N	FR0010885160	EI2152011
Klepierre	LIFP	2.75	9/17/2019	EMTN	NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB+	103.52	103.022	N	FR0011321405	EJ3578824
Klepierre	LIFP	4.625	4/14/2020	EMTN	NR	AT MATURITY	EUR	BGN	300,000,000.000		BBB+	113.999	113.151	N	FR0010885582	EI2154934
Klepierre	LIFP	4.75	3/14/2021	EMTN	NR	AT MATURITY	EUR	BGN	600,000,000.000		BBB+	115.553	114.885	N	FR0011019397	EI5961053
Klepierre	LIFP	4.23	5/21/2027	EMTN		AT MATURITY	EUR	BVAL	50,000,000.000			110.579	110.005	N	FR0011255280	EJ1860265
GSW Immobilien AG	GIBGR	2	11/20/2019			CONV/PUT	EUR	BGN	182,900,000.000			108.877	107.601	N	DE000GSW1CB6	EJ4466649
Deutsche Annington Finance BV	DAIGAG	2.125	7/25/2016		NR	AT MATURITY	EUR	BGN	700,000,000.000		BBB	102.004	101.794	N	DE000A1HNTJ5	EJ7607710
Deutsche Annington Finance BV	DAIGAG	3.2	10/2/2017	144A	NR	AT MATURITY	USD	BVAL	750,000,000.000		BBB	102.773	102.499	N	US25155FAA49	EJ8552824
Deutsche Annington Finance BV	DAIGAG	3.2	10/2/2017	REGS	NR	AT MATURITY	USD	TRAC	750,000,000.000		BBB	101	101	Y	USN8172PAC88	EJ8559126
Deutsche Annington Finance BV	DAIGAG	3.125	7/25/2019		NR	AT MATURITY	EUR	BGN	600,000,000.000		BBB	103.586	103.322	N	DE000A1HNV52	EJ7608114
Deutsche Annington Finance BV	DAIGAG	3.625	10/8/2021		NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB	104.136	103.781	N	DE000A1HRVD5	EJ8634770
Deutsche Annington Finance BV	DAIGAG	5	10/2/2023	144A	NR	AT MATURITY	USD	BVAL	250,000,000.000		BBB	102.498	101.897	N	US25155FAB22	EJ8554986
Deutsche Annington Finance BV	DAIGAG	5	10/2/2023	REGS	NR	AT MATURITY	USD	BVAL	250,000,000.000		BBB	102.498	101.897	Y	USN8172PAD61	EJ8559308
DIC Asset AG	DICGR	5.875	5/16/2016			CALL/PUT	EUR	BVAL	100,000,000.000			103.318	103.187	N	DE000A1KQ1N3	EI6668863
DIC Asset AG	DICGR	5.75	7/9/2018			AT MATURITY	EUR	BGN	75,000,000.000					N	DE000A1TNJ22	EJ7205465
Alstria Office REIT-AG	AOXGR	2.75	6/14/2018	AOX		CONVERTIBLE	EUR	BGN	79,400,000.000			106.943	105.626	N	DE000A1TNBW1	EJ7134038
Deutsche Euroshop AG	DEQGR	1.75	11/20/2017	DEQ		CONVERTIBLE	EUR	BGN	100,000,000.000			112.639	111.203	N	DE000A1R0W05	EJ4444091

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TAG Immobilien AG	TEGGR	6.375	5/13/2015			CONV/PUT	EUR	BVAL	30,000,000.000			171.317	164.723	N	DE000A1ELQF0	EI2494009
TAG Immobilien AG	TEGGR	6.5	12/10/2015			CONVERTIBLE	EUR	BGN	66,600,000.000			9.75	9.467	N	DE000A1E89W7	EI4842494
TAG Immobilien AG	TEGGR	5.125	8/7/2018			AT MATURITY	EUR	BGN	200,000,000.000			101.25	100.295	N	XS0954227210	EJ7649563
TAG Immobilien AG	TEGGR	5.5	6/28/2019			CONV/PUT	EUR	BGN	85,300,000.000			127.439	125.939	N	DE000A1PGZM3	EJ2584468
Beni Stabili SpA	BNSIM	3.875	4/23/2015			CONVERTIBLE	EUR	BGN	225,000,000.000			103.062	102.308	N	XS0503773698	EI2217392
Beni Stabili SpA	BNSIM	3.375	1/17/2018			CONVERTIBLE	EUR	BGN	225,000,000.000			106.809	105.921	N	XS0874832826	EJ5068006
Beni Stabili SpA	BNSIM	2.625	4/17/2019	BNS		CONVERTIBLE	EUR	BGN	270,000,000.000			99.884	99.313	N	XS0981380644	EJ8736963
Immobiliare Grande Distribuzione	IGDIM	3.5	12/28/2013	IGD		CONVERTIBLE	EUR	BGN	230,000,000.000			99.938	98.05	N	XS0301344940	EG4435327
Immobiliare Grande Distribuzione	IGDIM	4.335	5/7/2017	EMTN		AT MATURITY	EUR	BVAL	144,900,000.000			106.587	106.408	N	XS0927738418	EJ6576072
Corio NV	CORANA	2.389	6/5/2017	EMTN	BBB	AT MATURITY	EUR	BVAL	150,000,000.000	Baa2	BBB+	101.569	101.395	N	XS0861585072	EJ4629816
Corio NV	CORANA	4.625	1/22/2018	EMTN	BBB	AT MATURITY	EUR	BGN	500,000,000.000	Baa2	BBB+	109.801	109.486	N	XS0550979842	EI4363798
Corio NV	CORANA	5.448	8/10/2020		NR	AT MATURITY	EUR	BVAL	250,000,000.000			116.082	115.26	N	XS0531584984	EI3442072
Corio NV	CORANA	3.25	2/26/2021	EMTN	BBB	AT MATURITY	EUR	BGN	500,000,000.000	Baa2	BBB+	100.52	100.046	N	XS0896119384	EJ5666312
Corio NV	CORANA	3.516	12/13/2022	EMTN	BBB	AT MATURITY	EUR	BVAL	85,000,000.000	Baa2	BBB+	100.369	99.98	N	XS0864386825	EJ4756155
Wereldhave Property Corp PLC	WHANA	9.5	10/15/2015			AT MATURITY	GBP	BVAL	30,000,000.000			112	111.5	N	GB0006765753	TT3078736
Wereldhave Property Corp PLC	WHANA	10.75	10/15/2015			AT MATURITY	GBP	BGN	20,000,000.000					N	GB0006766728	TT3078728
Wereldhave NV	WHANA	2.875	11/18/2015			CONVERTIBLE	EUR	BGN	230,000,000.000			103.111	102.281	N	XS0550864192	EI4359671

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Rodamco Europe Finance BV	ULFP	4.375	10/1/2014	EMTN	A	AT MATURITY	EUR	BGN	500,000,000.000		A	103.528	103.416	N	XS0202045679	ED6251216
Unibail-Rodamco SE	ULFP	3.375	3/11/2015	EMTN	A	AT MATURITY	EUR	BGN	635,000,000.000	WR	A	103.699	103.583	N	XS0491898184	EI1691522
Unibail-Rodamco SE	ULFP	3.5	4/6/2016	EMTN	A	AT MATURITY	EUR	BGN	500,000,000.000	NR	A	106.211	105.984	N	XS0686597286	EI8286094
Unibail-Rodamco SE	ULFP	4.625	9/23/2016	EmTN	A	AT MATURITY	EUR	BGN	600,000,000.000	WR	A	110.239	109.963	N	XS0452418238	EH9716844
Unibail-Rodamco SE	ULFP	1.003	6/17/2017	EMTN	NR	AT MATURITY	EUR	BVAL	50,000,000.000		A	100.755	100.576	N	XS0638460823	EI7066745
Unibail-Rodamco SE	ULFP	1.625	6/26/2017	EMTN	A	AT MATURITY	EUR	BGN	500,000,000.000		A	101.431	101.117	N	XS0850006593	EJ4188698
Unibail-Rodamco SE	ULFP	4.8	11/6/2017	EMTN	A	AT MATURITY	EUR	BVAL	150,000,000.000		A	113.369	112.038	N	XS0451418619	EH9662782
Unibail-Rodamco SE	ULFP	3.875	12/13/2017	EMTN	NR	AT MATURITY	EUR	BGN	500,000,000.000		A	109.869	109.512	N	XS0718969271	EI9009057
Unibail-Rodamco SE	ULFP	0.75	1/1/2018	ULFP	A	CONVERTIBLE	EUR	EXCH	749,999,933.760		A	215.22	215.22	N	FR0011321330	EJ3604083
Unibail-Rodamco SE	ULFP	2.25	8/1/2018	EmTN	A	AT MATURITY	EUR	BGN	750,000,000.000		A	102.927	102.584	N	XS0811116853	EJ2989345
Unibail-Rodamco SE	ULFP	3.35	9/27/2018	EMTN	NR	AT MATURITY	EUR	BVAL	50,000,000.000	NR		107.202	106.961	N	XS0543348345	EI4078354
Unibail-Rodamco SE	ULFP	3.35	9/27/2018	EMTN	NR	AT MATURITY	EUR	BVAL	60,000,000.000	NR		104.855	104.772	N	XS0543674062	EI4091043
Unibail-Rodamco SE	ULFP	1.875	10/8/2018	EMTN	A	AT MATURITY	EUR	BGN	500,000,000.000		A	100.839	100.63	N	XS0978619194	EJ8635074
Unibail-Rodamco SE	ULFP	3	3/22/2019	EMTN	A	AT MATURITY	EUR	BGN	750,000,000.000	NR	A	106.107	105.786	N	XS0761713865	EJ0967731
Unibail-Rodamco SE	ULFP	3.4419	7/6/2019	EmTN	A	AT MATURITY	EUR	EXCH	70,000,000.000		A			N	XS0438954355	EH8927335
Unibail-Rodamco SE	ULFP	5	8/17/2019	EMTN	A	AT MATURITY	EUR	EXCH	50,000,000.000		A			N	XS0445192163	EH9398510
Unibail-Rodamco SE	ULFP	5	8/17/2019	EMTN	A	AT MATURITY	EUR	EXCH	50,000,000.000	WR	A			N	XS0445456592	EH9338375
Unibail-Rodamco SE	ULFP		5/25/2020	EMTN	NR	AT MATURITY	EUR	EXCH	50,000,000.000	WR		100.16	100.16	N	XS0511785486	EI2584726
Unibail-Rodamco SE	ULFP		6/18/2020	EMTN	NR	AT MATURITY	EUR	EXCH	50,000,000.000	WR				N	XS0518383608	EI2803365
Unibail-Rodamco SE	ULFP	3.875	11/5/2020	EMTN	A	AT MATURITY	EUR	BGN	700,000,000.000	NR	A	110.937	110.448	N	XS0554819465	EI4503500
Unibail-Rodamco SE	ULFP	2.375	2/25/2021	EMTN	A	AT MATURITY	EUR	BGN	750,000,000.000		A	100.598	100.18	N	XS0894202968	EJ5614031
Unibail-Rodamco SE	ULFP	3.196	5/30/2022	EMTN	A	AT MATURITY	EUR	BVAL	425,000,000.000	NR	A	106.654	105.572	N	XS0785624049	EJ2032518
Unibail-Rodamco SE	ULFP	2.5	6/12/2023	EMTN	A	AT MATURITY	EUR	BGN	700,000,000.000		A	99.06	98.642	N	XS0942388462	EJ7063583
Unibail-Rodamco SE	ULFP	2	11/20/2023	EMTN	A	AT MATURITY	CHF	BGN	135,000,000.000		A	101.272	100.481	N	CH0226752290	EJ8985149
Unibail-Rodamco SE	ULFP	3.1	2/28/2025	EMTN		AT MATURITY	HKD	BGN	700,000,000.000					N	XS0896186656	EJ6008183
Unibail-Rodamco SE	ULFP	3.28	3/26/2025	EMTN	NR	AT MATURITY	HKD	BGN	585,000,000.000					N	XS0908821043	EJ6022549
Unibail-Rodamco SE	ULFP	4.17	11/4/2030	EMTN		AT MATURITY	EUR	BVAL	41,000,000.000			111.634	110.946	N	XS0554753938	EJ1267388
Unibail-Rodamco SE	ULFP	4.1	10/6/2031	EMTN		AT MATURITY	EUR	BVAL	27,000,000.000			110.498	109.79	N	XS0680761375	EJ1267685
Unibail-Rodamco SE	ULFP	4.05	11/1/2031	EMTN		AT MATURITY	EUR	BVAL	20,000,000.000			109.649	108.943	N	XS0685556044	EJ1266331
Unibail-Rodamco SE	ULFP	0	6/25/2057	ULFP		CONVERTIBLE	EUR	EXCH	1,840,904,993.000			250	220	N	FR0010474056	EG6286413
Norwegian Property ASA	NPRO	3.09	10/5/2016			AT MATURITY	NOK	BGN	500,000,000.000					N	NO0010686926	EJ8099255
CA Immobilien Anlagen AG	CAIAV	6.125	10/16/2014			AT MATURITY	EUR	BVAL	150,000,000.000			101.872	101.776	N	AT0000A0EXE6	EH9968445
CA Immobilien Anlagen AG	CAIAV	4.125	11/9/2014	CAI		CONVERTIBLE	EUR	BGN	135,000,000.000			112.341	111.116	N	AT0000A0FS99	EI0384236
CA Immobilien Anlagen AG	CAIAV	5.125	9/22/2016			AT MATURITY	EUR	BVAL	200,000,000.000			103.046	102.858	N	AT0000A026P5	EF6838371

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Conwert Immobilien Invest SE	CWIAV	1.5	11/12/2014	CWI		CONV/PUT	EUR	BGN	196,400,000.000			109.083	108.02	N	AT0000A07PZ5	EH0090371
Conwert Immobilien Invest SE	CWIAV	5.25	2/1/2016	CWI		CONV/PUT	EUR	BGN	135,000,000.000			107.76	106.704	N	AT0000A0GMD6	EI1197306
Conwert Immobilien Invest SE	CWIAV	5.75	6/19/2017			AT MATURITY	EUR	BVAL	65,000,000.000			102.942	102.445	N	AT0000A0VAL3	EJ2239618
Conwert Immobilien Invest SE	CWIAV	4.5	9/6/2018			CONV/PUT	EUR	BGN	80,000,000.000			107.24	106.267	N	AT0000A0WMQ5	EJ3463803
Wihlborgs Fastigheter AB	WIHLSS	2.409	1/12/2015	100		AT MATURITY	SEK	BGN	1,000,000,000.000					N	SE0005222924	EJ7326303
Hufvudstaden AB	HUFVUD	1.6	12/1/2014	104		AT MATURITY	SEK	BGN	200,000,000.000					N	SE0005222452	EJ6922557
Hufvudstaden AB	HUFVUD	1.637	3/24/2015	105		AT MATURITY	SEK	BGN	200,000,000.000					N	SE0005423837	EJ8425385
Hufvudstaden AB	HUFVUD	3	1/22/2018	103		AT MATURITY	SEK	BGN	500,000,000.000					N	SE0005033420	EJ5190941
Hufvudstaden AB	HUFVUD	2.618	3/12/2018	101		AT MATURITY	SEK	BGN	500,000,000.000					N	SE0004950046	EJ4685875
Hufvudstaden AB	HUFVUD	3.35	1/21/2019	102		AT MATURITY	SEK	BGN	500,000,000.000					N	SE0005029907	EJ5191345
Castellum AB	CASTSS	2.048	3/26/2015	103		AT MATURITY	SEK	BGN	500,000,000.000					N	SE0005424306	EJ8464640
Castellum AB	CASTSS	3.52	9/3/2015	100		AT MATURITY	SEK	BGN	1,075,000,000.000			102.47	102.316	N	SE0004807964	EJ3411950
Castellum AB	CASTSS	4	9/3/2015	101		AT MATURITY	SEK	BGN	125,000,000.000			102.81	102.645	N	SE0004807972	EJ3411059
Castellum AB	CASTSS	3.22	3/1/2017	102		AT MATURITY	SEK	BGN	1,000,000,000.000					N	SE0005095635	EJ5679976
Castellum AB	CASTSS	2.958	9/26/2018	104		AT MATURITY	SEK	BGN	500,000,000.000					N	SE0005424314	EJ8464889
Fabege AB	FABGSS	3.353	2/15/2016	2		AT MATURITY	SEK	BGN	870,000,000.000					N	SE0005036092	EJ5457811
Fabege AB	FABGSS	3.7	2/15/2016			AT MATURITY	SEK	BGN	300,000,000.000					N	SE0005036084	EJ5453315
Kungsleden AB	KLED	3.955	3/9/2014			AT MATURITY	SEK	BGN	600,000,000.000					N	SE0003845296	EI5917329
Kungsleden AB	KLED	4.68	4/30/2015			AT MATURITY	NOK	BGN	325,000,000.000					N	NO0010572357	EI2342729
Kungsleden AB	KLED	4.705	10/18/2015			AT MATURITY	SEK	BGN	600,000,000.000					N	SE0003559772	EI4397010
Klovern AB	KLOVSS	5.205	3/2/2015	2		AT MATURITY	SEK	BGN	500,000,000.000					N	SE0004491512	EJ0430896
Klovern AB	KLOVSS	5.205	3/2/2015			AT MATURITY	SEK	BGN	500,000,000.000					N	SE0004453108	EJ0481212
Klovern AB	KLOVSS	4.805	3/31/2015			AT MATURITY	SEK	BGN	245,000,000.000					N	SE0004951648	EJ4888263
Klovern AB	KLOVSS	5.208	1/19/2017			AT MATURITY	SEK	BGN	1,150,000,000.000					N	SE0004868453	EJ4024562
Klovern AB	KLOVSS	4.201	4/4/2018			CALLABLE	SEK	BGN	700,000,000.000			102.031	101.547	N	SE0005127578	EJ6106888
Mobimo Holding AG	MOBNSW	2.125	6/30/2014			CONVERTIBLE	CHF	BGN	175,000,000.000			101.619	100.805	N	CH0112991333	EI2949945
Mobimo Holding AG	MOBNSW	1.5	10/29/2018			AT MATURITY	CHF	BGN	165,000,000.000			100.677	100.126	N	CH0224923497	EJ8641734
PSP Swiss Property AG	PSPNSW	1.875	4/1/2014		NR	AT MATURITY	CHF	BGN	250,000,000.000			100.666	100.584	N	CH0110862916	EI1719968
PSP Swiss Property AG	PSPNSW	2.625	2/16/2016			AT MATURITY	CHF	BVAL	250,000,000.000			105.397	104.42	N	CH0024117704	EF2460972
PSP Swiss Property AG	PSPNSW	1	2/8/2019		NR	AT MATURITY	CHF	BGN	120,000,000.000			100.64	99.516	N	CH0196770454	EJ5147727

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Allreal Holding AG	ALLNSW	2.125	10/9/2014		NR	CONVERTIBLE	CHF	BGN	200,000,000.000			101.885	100.851	N	CH0105537671	EH9757764
Allreal Holding AG	ALLNSW	2.5	5/12/2016			AT MATURITY	CHF	BGN	150,000,000.000					N	CH0122487488	EI6445767
Allreal Holding AG	ALLNSW	2	9/23/2020			AT MATURITY	CHF	BGN	150,000,000.000			101.18	100.831	N	CH0222136654	EJ8065298
Swiss Prime Site AG	SPSNSW	1.875	1/20/2015			CONVERTIBLE	CHF	EXCH	300,000,000.000			104.1	103.79	N	CH0108774156	EI1043385
Swiss Prime Site AG	SPSNSW	1.875	6/21/2016			CONVERTIBLE	CHF	EXCH	190,350,000.000			103.2	102.7	N	CH0131196237	EI7048818
Swiss Prime Site AG	SPSNSW	1.125	7/11/2018			AT MATURITY	CHF	BGN	115,000,000.000			100.944	100.218	N	CH0215645661	EJ7256302
Swiss Prime Site AG	SPSNSW	2	10/21/2020			AT MATURITY	CHF	BGN	230,000,000.000			101.279	100.84	N	CH0215650737	EJ8384087
BLD Property Holdings Ltd	BLNDLN	6.125	9/30/2014			AT MATURITY	GBP	BVAL	50,000,000.000			104.29	104.203	N	GB0006781172	EC1297752
British Land Co Jersey Ltd/The	BLNDLN	1.5	9/10/2017	BLND	NR	CONVERTIBLE	GBP	BGN	400,000,000.000			113.55	112.77	N	XS0827594762	EJ3522228
British Land Co PLC	BLNDLN	6.75	3/31/2020	BR		AT MATURITY	GBP	BVAL	200,000,000.000			118.029	116.818	N	XS0085945037	TT3379852
British Land Co PLC	BLNDLN	6.75	3/31/2020	RG		AT MATURITY	GBP	BVAL	200,000,000.000			117.936	117.366	N	GB0002647542	CP5018157
BLD Property Holdings Ltd	BLNDLN	9.125	12/31/2020			AT MATURITY	GBP	BVAL	30,000,000.000			134.554	133.651	N	GB0000526474	TT3254592
Broadgate Financing PLC	BLNDLN	1.4775	1/5/2022	C1	BBB	CALL/SINK	GBP	EXCH	235,000,000.000	A2	BBB			N	XS0213093031	ED8223593
Broadgate Financing PLC	BLNDLN	2.1175	10/5/2023	D	BBB-	SINKABLE	GBP	EXCH	150,000,000.000	Baa2	BBB-			N	XS0213093627	ED8223759
British Land Co PLC	BLNDLN	5.357	3/31/2028	BR		AT MATURITY	GBP	BGN	310,000,000.000			108.293	105.381	N	XS0263450909	EF6556502
British Land Co PLC	BLNDLN	5.357	3/31/2028	RG		AT MATURITY	GBP	BVAL	310,000,000.000			106.643	105.304	N	GB00B19ZPK76	EF6556106
Broadgate Financing PLC	BLNDLN	4.949	4/5/2029	A2	AAA	SINKABLE	GBP	BGN	315,000,000.000	Aaa	AAA	114.227	113.269	N	XS0211897664	ED8223395
Broadgate Financing PLC	BLNDLN	0.9175	1/5/2030	A1	AAA	SINKABLE	GBP	BGN	225,000,000.000	Aaa	AAA			N	XS0213092066	ED8223239
Broadgate Financing PLC	BLNDLN	4.851	4/5/2031	A3	AAA	SINKABLE	GBP	BGN	175,000,000.000	Aaa	AAA	111.008	109.817	N	XS0211897821	ED8223635
Broadgate Financing PLC	BLNDLN	4.999	10/5/2031	B	AA-	SINKABLE	GBP	BGN	365,000,000.000	Aa2	AA-	111.489	110.154	N	XS0211898043	ED8223478
Broadgate Financing PLC	BLNDLN	5.098	4/5/2033	C2	BBB	SINKABLE	GBP	BGN	215,000,000.000	A2	BBB	100.846	97.153	N	XS0211898126	ED8223718
Broadgate Financing PLC	BLNDLN	4.821	7/5/2033	A4	AAA	AT MATURITY	GBP	BGN	400,000,000.000	Aaa	AAA	111.335	109.969	N	XS0213092652	ED8223676
British Land Co PLC	BLNDLN	5.264	9/24/2035	BR		AT MATURITY	GBP	BVAL	330,000,000.000			102.906	100.261	N	XS0263451972	EF6558664
British Land Co PLC	BLNDLN	5.0055	9/24/2035	RG		SINKABLE	GBP	BGN	110,000,000.000					N	GB00B1J01F91	EG0560433
British Land Co PLC	BLNDLN	5.264	9/24/2035	RG		AT MATURITY	GBP	BVAL	330,000,000.000			101.871	100.642	N	GB00B19ZSN13	EF6556700
British Land Co PLC	BLNDLN	5.0055	9/24/2035	BR		SINKABLE	GBP	BGN	110,000,000.000					N	XS0276843603	EG0559914
Great Portland Estates Capital Jer	GPORLN	1	9/10/2018	GPOR		CONVERTIBLE	GBP	BGN	150,000,000.000			104.946	104.191	N	XS0969485068	EJ8158911
Great Portland Estates PLC	GPORLN	5.625	1/31/2029			AT MATURITY	GBP	BVAL	142,900,000.000			109.647	108.633	N	GB0004841101	EC0919273

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Land Securities Capital Markets PI LANDLN		5.292	11/28/2015	A2BR	AA	CALLABLE	GBP	BGN	389,519,000.000		AA	100.292	100.169	N	XS0204776446	ED6737594
Land Securities Capital Markets PI LANDLN		5.292	11/28/2015	A2RG	AA	CALLABLE	GBP	BGN	12,177,000.000		AA			N	XS0204734957	ED6748286
Land Securities Capital Markets PI LANDLN		4.875	11/7/2019	A8	AA	CALLABLE	GBP	BGN	400,000,000.000		AA	112.363	111.824	N	XS0233780609	EF1527565
Land Securities Capital Markets PI LANDLN		5.425	3/31/2022	A3BR	AA	CALLABLE	GBP	BGN	255,275,000.000		AA	116.7	115.988	N	XS0204778145	ED6737677
Land Securities Capital Markets PI LANDLN		5.425	3/31/2022	A3RG	AA	CALLABLE	GBP	BGN	11,345,000.000		AA			N	XS0204735178	ED6748328
Land Securities Capital Markets PI LANDLN		4.875	9/29/2025	A10	AA	CALLABLE	GBP	BGN	300,000,000.000		AA	114.914	113.786	N	XS0269067095	EF7183488
Land Securities Capital Markets PI LANDLN		5.391	2/27/2026	A4BR	AA	CALLABLE	GBP	BGN	206,098,000.000		AA	117.377	116.275	N	XS0204778905	ED6737198
Land Securities Capital Markets PI LANDLN		5.391	2/27/2026	A4RG	AA	CALLABLE	GBP	BGN	9,104,000.000		AA			N	XS0204735681	ED6748443
Land Securities Capital Markets PI LANDLN		5.391	3/31/2027	A5BR	AA	CALLABLE	GBP	BGN	606,482,000.000		AA	118.273	117.003	N	XS0204779465	ED6737552
Land Securities Capital Markets PI LANDLN		5.391	3/31/2027	A5IC	NR	CALLABLE	GBP	BGN	6,039,000.000					N	XS0204780042	ED6748682
Land Securities Capital Markets PI LANDLN		5.391	3/31/2027	A5RG	AA	CALLABLE	GBP	BGN	1,397,000.000		AA			N	XS0204736572	ED6748567
Land Securities Capital Markets PI LANDLN		5.376	9/30/2029	A6Br	AA	CALLABLE	GBP	BGN	316,914,000.000		AA	117.884	116.562	N	XS0204780125	ED6737636
Land Securities Capital Markets PI LANDLN		5.376	9/30/2029	A6IC	NR	CALLABLE	GBP	BGN	1,046,000.000					N	XS0204737117	ED6748807
Land Securities Capital Markets PI LANDLN		5.396	7/31/2032	A7BR	AA	CALLABLE	GBP	BGN	323,410,000.000		AA	118.855	117.256	N	XS0204780554	ED6737875
Land Securities Capital Markets PI LANDLN		5.396	7/31/2032	A7IC	NR	CALLABLE	GBP	BGN	2,529,000.000		NR			N	XS0204737893	ED6748880
Land Securities Capital Markets PI LANDLN		5.125	2/7/2036	A11	AA	CALLABLE	GBP	BGN	500,000,000.000		AA	116.762	115.267	N	XS0286155071	EG1523943
Segro PLC	SGROLN	6.25	9/30/2015			AT MATURITY	GBP	BGN	150,000,000.000			108.599	108.294	N	XS0093802055	EC0873231
Segro PLC	SGROLN	5.25	10/21/2015		NR	AT MATURITY	GBP	BGN	150,000,000.000			106.975	106.656	N	XS0231216549	EF1072992
Segro PLC	SGROLN	5.5	6/20/2018			AT MATURITY	GBP	BGN	200,000,000.000			113.089	112.455	N	XS0221323693	ED9749638
Segro PLC	SGROLN	6	9/30/2019		NR	AT MATURITY	GBP	BGN	210,000,000.000			117.081	116.369	N	XS0179346274	ED1973475
Segro PLC	SGROLN	5.625	12/7/2020			AT MATURITY	GBP	BGN	250,000,000.000			115.898	114.981	N	XS0236149877	EF1747544
Segro PLC	SGROLN	6.75	11/23/2021		NR	AT MATURITY	GBP	BGN	300,000,000.000			123.035	122.068	N	XS0469028319	EI0524187
Segro PLC	SGROLN	7	3/14/2022			AT MATURITY	GBP	BGN	150,000,000.000			125.006	123.93	N	XS0125077122	EC3483780
Segro PLC	SGROLN	6.75	2/23/2024		NR	AT MATURITY	GBP	BGN	225,000,000.000			124.397	122.929	N	XS0107099466	EC2200136
Segro PLC	SGROLN	5.75	6/20/2035			AT MATURITY	GBP	BGN	200,000,000.000			115.082	113.274	N	XS0221324154	ED9749679
Hansteen Jersey Securities Ltd	HSTN	4	7/15/2018	HSTN		CONVERTIBLE	EUR	BGN	100,000,000.000			114.715	113.778	N	XS0945284882	EJ7359098
Hammerson PLC	HMSOLN	4.875	6/19/2015		BBB+	AT MATURITY	EUR	BGN	700,000,000.000	Baa2		106.404	106.234	N	XS0257577345	EF4825834
Hammerson PLC	HMSOLN	5.25	12/15/2016		BBB+	AT MATURITY	GBP	BGN	300,000,000.000	Baa2		110.86	110.492	N	XS0241194165	EF2421891
Hammerson PLC	HMSOLN	2.75	9/26/2019		BBB+	AT MATURITY	EUR	BGN	500,000,000.000	Baa2		103.593	103.075	N	XS0834382151	EJ3722117
Hammerson PLC	HMSOLN	6.875	3/31/2020		BBB+	AT MATURITY	GBP	BGN	250,000,000.000	Baa2		122.928	122.049	N	XS0109514538	EC2401742
Hammerson PLC	HMSOLN	6	2/23/2026		BBB+	AT MATURITY	GBP	BGN	300,000,000.000	Baa2		120.626	119.339	N	XS0184639895	ED2971965
Hammerson PLC	HMSOLN	7.25	4/21/2028		BBB+	AT MATURITY	GBP	BGN	200,000,000.000	Baa2		133.277	131.609	N	XS0085732716	TT3368673
Primary Health Properties PLC	PHPLN	5.375	7/23/2019			AT MATURITY	GBP	BGN	75,000,000.000			103.469	101.987	N	XS0795445823	EJ2707937

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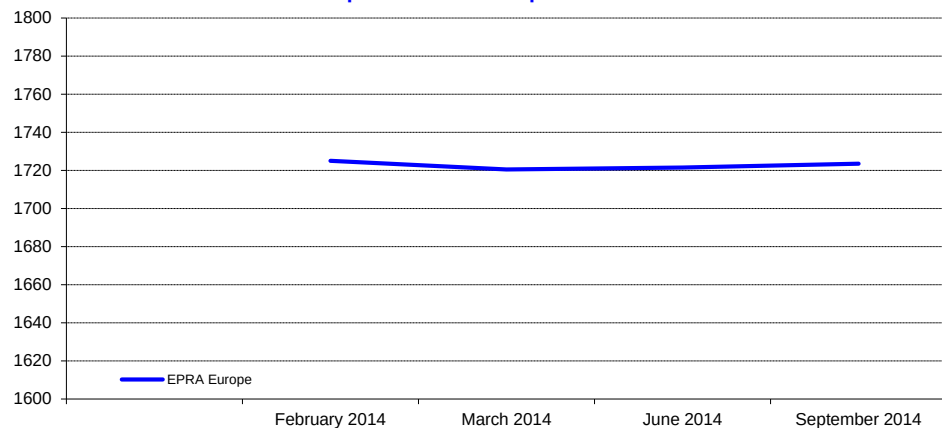
Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
INTU Jersey Ltd	INTULN	2.5	10/4/2018			CONVERTIBLE	GBP	BGN	300,000,000.000			109.877	109.146	N	XS0834486796	EJ3741794
Intu SGS Finance PLC	INTULN	3.875	3/17/2023	EMTN	NR	AT MATURITY	GBP	BGN	450,000,000.000		A	102.21	101.291	N	XS0904228557	EJ5731819
Intu Debenture PLC	INTULN	5.562	12/31/2027			SINKABLE	GBP	BGN	354,876,000.000					N	GB00B1DBF788	EF7055645
Intu SGS Finance PLC	INTULN	4.625	3/17/2028	EMTN	NR	AT MATURITY	GBP	BGN	350,000,000.000		A	104.647	103.552	N	XS0904228987	EJ5850320
Intu Properties PLC	INTULN	3.75				CONV/PERP	GBP	BGN	154,317,000.000					N	XS0564636156	EI4977043
Derwent London Capital Jersey Ltc DLNLN		2.75	7/15/2016		NR	CONVERTIBLE	GBP	BGN	175,000,000.000		BBB	125.236	124.445	N	XS0628102112	EI6826180
Derwent London Capital No 2 Jers DLNLN		1.125	7/24/2019	DLN	NR	CONVERTIBLE	GBP	BGN	150,000,000.000		BBB	102.547	101.877	N	XS0954745351	EJ7611316
Shaftesbury PLC	SHBLN	8.5	3/31/2024			AT MATURITY	GBP	BVAL	119,643,000.000			135.432	134.534	N	GB0007991150	TT3177686
Mucklow A & J Group PLC	MKLW	11.5	7/1/2014			AT MATURITY	GBP	BGN	60,000,000.000					N	GB0006093008	TT3064421
QED Finance PLC	QEDLN	6.5	7/29/2020			AT MATURITY	GBP	BGN	115,000,000.000			104.631	103.544	N	XS0948668123	EJ7637535
Helical Bar PLC	HLCLLN	6	6/24/2020			AT MATURITY	GBP	BGN	80,000,000.000			105.044	104.066	N	XS0942129957	EJ7092715
ST Modwen Properties PLC	SMPLN	6.25	11/7/2019	EMTN		AT MATURITY	GBP	BGN	80,000,000.000			108.305	106.677	N	XS0841076465	EJ4102707
Grainger PLC	GRILN	3.625	5/17/2014	GRI		CONVERTIBLE	GBP	BGN	112,000,000.000					N	XS0298922617	EG4016382
Workspace Group PLC	WKPLN	6	10/9/2019			AT MATURITY	GBP	BVAL	57,500,000.000			105.242	103.733	N	XS0832324981	EJ3727512
Development Securities PLC	DSCLN	11	1/6/2016			AT MATURITY	GBP	BVAL	20,000,000.000			114.875	114.375	N	GB0007725475	TT3045628
Unite Jersey Issuer Ltd	UTGLN	2.5	10/10/2018	UTG		CONVERTIBLE	GBP	BGN	89,900,000.000			103.481	102.711	N	XS0977748978	EJ8675146
Unite Group PLC	UTGLN	6.125	6/12/2020			AT MATURITY	GBP	BGN	90,000,000.000			107.153	105.841	N	XS0856594642	EJ4428110
UNITE USAF II PLC	UTGLN	3.374	6/30/2023		A	AT MATURITY	GBP	BGN	380,000,000.000		A	99.687	99	N	XS0942125963	EJ7035425

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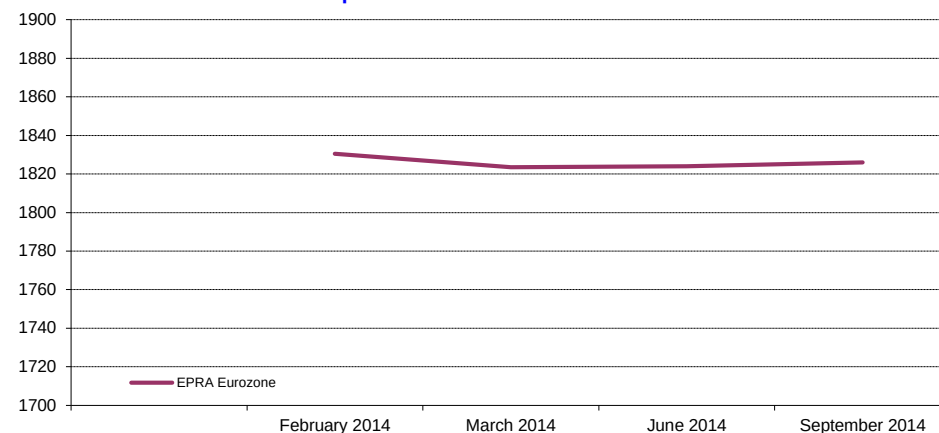
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FTSE EPRA/NAREIT Developed Europe Index Series - Futures

Graph 18: EPRA Europe Future



Graph 19: EPRA Eurozone Future



Bloomberg

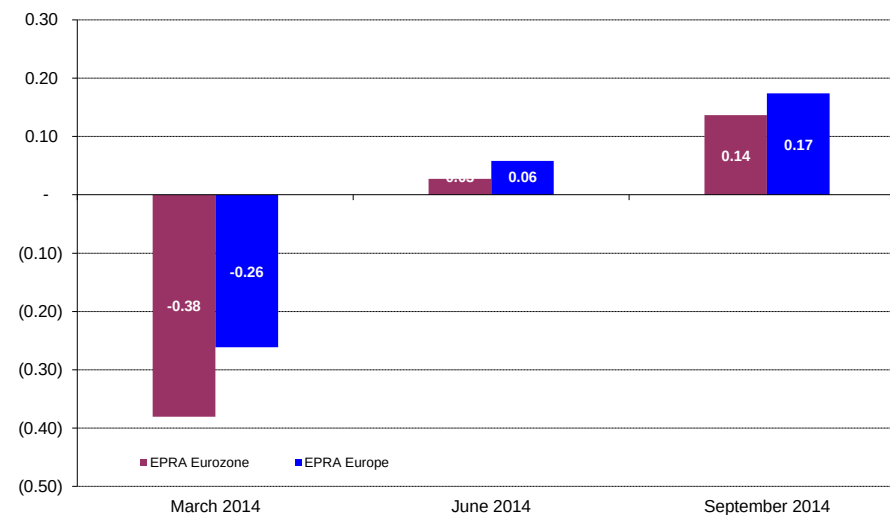
Code	Settlement	Underlying	Open	Close
Future	Date	Index	Interest	Value
Contract				Feb-14
RIEH4	March 2014	EPRA Europe	5,398	1,720.50
RIEM4	June 2014	EPRA Europe	-	1,721.50
RIEU4	September 2014	EPRA Europe	-	1,723.50
REIH4	March 2014	EPRA Eurozone	20	1,823.50
REIM4	June 2014	EPRA Eurozone	-	1,824.00
REIU4	September 2014	EPRA Eurozone	-	1,826.00

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

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



Graph 20: Futures Spread



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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vity (%)	Vity (%)
Europe	EUR	3,011.85	127,051.99	100.00	3.58	7.40	6.57	20.71	10.57	20.87	8.28	6.39	8.28	18.89	13.37
Euro Zone	EUR	3,528.39	57,011.49	44.87	4.25	8.43	7.97	16.85	6.38	11.49	4.64	6.66	4.64	19.15	14.97
Europe ex UK	EUR	3,978.03	74,365.33	58.53	4.06	8.95	9.01	18.09	7.04	10.65	6.04	6.62	6.04	18.48	13.20
Europe Liquid 40	EUR	2,904.38	106,420.79	83.76	3.60	7.20	6.42	20.84	10.13	19.06	8.04	6.47	8.04	19.42	13.88
Europe Liquid 40 ex UK	EUR	4,426.81	65,001.77	51.16	4.06	7.71	9.80	18.47	7.35	10.42	5.66	6.76	5.66	18.74	13.56
Europe ex UK Dividend+	EUR	3,354.04	70,006.73	55.10	4.30	-NA-	10.41	17.66	6.42	10.26	5.79	6.62	5.79	18.26	13.11
Europe (UK Restricted)	EUR	2,909.68	104,725.48	82.43	3.72	-NA-	7.48	19.93	9.45	17.66	7.60	6.46	7.60	18.56	13.22
Euro Zone Capped	EUR	3,101.22	41,418.29	32.60	4.20	-NA-	-NA-	15.53	3.99	11.08	5.35	6.49	5.35	-NA-	14.72
Europe Capped	EUR	2,939.44	120,009.53	94.46	3.53	-NA-	-NA-	20.74	10.40	21.49	8.64	6.36	8.64	-NA-	13.29
Europe ex UK Capped	EUR	3,706.19	61,835.84	48.67	4.00	-NA-	-NA-	17.47	5.76	10.28	6.79	6.58	6.79	-NA-	12.81
Europe Liquid 40 Capped	EUR	2,781.24	96,946.29	76.30	3.53	-NA-	-NA-	20.96	9.74	19.76	8.60	6.44	8.60	-NA-	13.78
Europe Liquid 40 ex UK Capped	EUR	3,998.41	51,474.79	40.51	3.97	-NA-	-NA-	17.69	5.60	9.86	6.53	6.74	6.53	-NA-	13.08
UK	EUR	2,018.06	52,686.67	41.47	2.89	5.08	2.78	24.81	16.29	38.49	11.57	6.06	11.57	23.19	15.66
Netherlands	EUR	2,992.10	24,815.78	19.53	5.12	6.87	5.68	9.46	-3.28	8.31	3.26	6.87	3.26	18.98	16.82
France	EUR	6,372.52	10,838.54	8.53	5.36	12.00	14.38	20.30	10.84	12.41	3.63	7.46	3.63	20.75	17.54
Austria	EUR	674.04	1,594.29	1.25	2.31	-NA-	-5.94	30.89	1.16	17.09	5.53	4.24	5.53	36.78	22.07
Sweden	EUR	8,533.00	8,922.47	7.02	2.55	12.06	16.81	29.49	13.35	20.65	15.05	8.97	15.05	26.97	16.91
Germany	EUR	941.20	13,002.47	10.23	1.58	1.53	3.62	18.60	3.67	5.76	6.99	6.34	6.99	27.03	15.71
Switzerland	EUR	3,514.61	7,971.70	6.27	4.47	9.92	11.91	18.88	7.29	-0.19	6.96	4.02	6.96	13.63	9.92
Belgium	EUR	2,527.92	3,844.69	3.03	6.20	5.91	5.55	7.48	5.15	7.75	1.18	2.60	1.18	12.98	8.08
Italy	EUR	1,743.77	681.72	0.54	4.04	4.81	-1.37	4.71	-0.70	39.62	31.03	16.50	31.03	33.39	35.68
Finland	EUR	4,842.79	2,043.08	1.61	3.29	5.47	7.99	22.18	6.19	16.73	12.02	8.91	12.02	27.89	18.66
Greece	EUR	669.94	190.92	0.15	0.00	-NA-	-NA-	4.17	16.60	65.93	19.11	5.96	19.11	-NA-	49.23
Norway	EUR	117.33	459.66	0.36	2.74	-8.70	-19.99	10.79	-10.27	-25.05	1.45	3.22	1.45	-NA-	25.26
Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,869.11	127,913.75	100.00	3.57	-NA-	-NA-	-NA-	10.55	20.85	8.20	6.35	8.20	-NA-	-NA-
Israel	EUR	1,140.40	861.76	0.67	1.92	-NA-	-NA-	-NA-	8.09	17.99	-1.83	0.85	-1.83	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vity (%)	Vity (%)
Europe	USD	4,129.96	175,477.86	100.00	3.58	8.46	7.70	22.75	10.56	27.69	8.53	8.96	8.53	23.59	18.81
Euro Zone	USD	4,802.10	78,741.43	44.87	4.25	9.46	9.11	18.80	6.37	17.78	4.89	9.24	4.89	24.67	20.68
Europe ex UK	USD	5,451.91	102,709.67	58.53	4.06	10.02	10.16	20.08	7.03	16.90	6.28	9.20	6.28	24.02	18.97
Europe Liquid 40	USD	3,185.69	146,983.07	83.76	3.60	-NA-	7.34	22.87	10.12	25.78	8.30	9.05	8.30	24.00	19.19
Europe Liquid 40 ex UK	USD	4,853.99	89,777.19	51.16	4.06	-NA-	10.74	20.45	7.33	16.66	5.90	9.34	5.90	24.11	19.24
Europe ex UK Dividend+	USD	3,823.60	96,689.79	55.10	4.30	-NA-	11.36	19.64	6.41	16.48	6.03	9.19	6.03	23.82	18.83
Europe (UK Restricted)	USD	1,555.53	144,641.59	82.43	3.72	-NA-	8.41	21.95	9.44	24.31	7.85	9.03	7.85	23.55	18.79
Euro Zone Capped	USD	4,222.21	57,204.87	32.60	4.20	-NA-	-NA-	17.47	3.99	17.36	5.60	9.06	5.60	-NA-	20.37
Europe Capped	USD	4,031.41	165,751.16	94.46	3.53	-NA-	-NA-	22.78	10.40	28.35	8.89	8.93	8.89	-NA-	18.68
Europe ex UK Capped	USD	5,081.23	85,404.56	48.67	4.00	-NA-	-NA-	19.45	5.75	16.50	7.04	9.16	7.04	-NA-	18.54
Europe Liquid 40 Capped	USD	3,051.69	133,897.36	76.30	3.53	-NA-	-NA-	23.00	9.73	26.53	8.85	9.02	8.85	-NA-	19.01
Europe Liquid 40 ex UK Capped	USD	4,387.08	71,094.41	40.51	3.97	-NA-	-NA-	19.67	5.60	16.06	6.78	9.32	6.78	-NA-	18.69
UK	USD	2,780.83	72,768.19	41.47	2.89	6.14	3.87	26.93	16.29	46.31	11.83	8.63	11.83	26.11	20.05
Netherlands	USD	4,007.23	34,274.31	19.53	5.12	7.80	6.80	11.31	-3.28	14.43	3.50	9.45	3.50	24.62	23.34
France	USD	8,734.94	14,969.65	8.53	5.36	13.11	15.58	22.30	10.82	18.76	3.87	10.06	3.87	26.04	22.83
Austria	USD	1,061.73	2,201.96	1.25	2.31	-NA-	-4.94	33.10	1.16	23.70	5.78	6.76	5.78	40.16	27.09
Sweden	USD	11,758.25	12,323.27	7.02	2.55	13.20	18.05	31.68	13.35	27.47	15.32	11.61	15.32	31.74	21.16
Germany	USD	1,292.21	17,958.36	10.23	1.58	2.54	4.73	20.61	3.68	11.74	7.24	8.91	7.24	33.02	18.90
Switzerland	USD	4,843.03	11,010.11	6.27	4.47	11.03	13.10	20.89	7.29	5.44	7.21	6.53	7.21	18.52	13.89
Belgium	USD	3,460.73	5,310.10	3.03	6.20	6.95	6.65	9.28	5.15	13.83	1.42	5.08	1.42	17.65	14.23
Italy	USD	2,391.62	941.56	0.54	4.04	5.85	-0.33	6.46	-0.72	47.50	31.34	19.31	31.34	37.75	40.60
Finland	USD	6,647.03	2,821.80	1.61	3.29	6.52	9.15	24.26	6.20	23.32	12.28	11.54	12.28	32.53	23.60
Greece	USD	753.65	263.69	0.15	0.00	-NA-	-NA-	5.96	16.59	75.30	19.39	8.52	19.39	-NA-	53.75
Norway	USD	161.68	634.87	0.36	2.74	-7.77	-18.32	12.67	-10.27	-20.81	1.68	5.71	1.68	-NA-	29.45
Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	2,034.94	176,668.07	100.00	3.57	-NA-	-NA-	-NA-	10.55	27.67	8.46	8.92	8.46	-NA-	-NA-
Israel	USD	1,571.44	1,190.21	0.67	1.92	-NA-	-NA-	-NA-	8.09	24.65	-1.60	3.29	-1.60	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	3,971.63	104,709.76	100.00	3.58	7.85	8.80	18.83	9.46	15.66	7.26	6.85	7.26	20.53	14.82
Euro Zone	GBP	4,618.00	46,985.96	44.87	4.25	8.86	10.23	15.02	5.31	6.69	3.66	7.13	3.66	22.03	17.31
Europe ex UK	GBP	5,242.91	61,288.10	58.53	4.06	9.38	11.29	16.25	5.97	5.88	5.04	7.09	5.04	21.55	15.45
Europe Liquid 40	GBP	3,063.56	87,706.58	83.76	3.60	-NA-	8.43	18.96	9.03	13.93	7.03	6.94	7.03	20.92	15.25
Europe Liquid 40 ex UK	GBP	4,667.90	53,571.14	51.16	4.06	-NA-	11.88	16.61	6.26	5.67	4.66	7.23	4.66	21.62	15.78
Europe ex UK Dividend+	GBP	4,089.60	57,695.97	55.10	4.30	-NA-	12.72	15.83	5.36	5.51	4.79	7.08	4.79	21.48	15.40
Europe (UK Restricted)	GBP	1,495.90	86,309.39	82.43	3.72	-NA-	9.52	18.07	8.36	12.59	6.59	6.92	6.59	20.66	14.93
Euro Zone Capped	GBP	4,060.34	34,134.84	32.60	4.20	-NA-	-NA-	13.73	2.96	6.30	4.36	6.96	4.36	-NA-	17.08
Europe Capped	GBP	3,876.86	98,905.72	94.46	3.53	-NA-	-NA-	18.87	9.30	16.26	7.62	6.83	7.62	-NA-	14.68
Europe ex UK Capped	GBP	4,886.43	50,961.94	48.67	4.00	-NA-	-NA-	15.64	4.71	5.53	5.79	7.04	5.79	-NA-	15.05
Europe Liquid 40 Capped	GBP	2,934.70	79,898.18	76.30	3.53	-NA-	-NA-	19.08	8.64	14.61	7.58	6.91	7.58	-NA-	15.04
Europe Liquid 40 ex UK Capped	GBP	4,218.89	42,422.90	40.51	3.97	-NA-	-NA-	15.86	4.55	5.13	5.53	7.21	5.53	-NA-	15.26
UK	GBP	2,687.78	43,421.66	41.47	2.89	5.59	4.94	22.88	15.13	32.52	10.52	6.53	10.52	22.70	15.67
Netherlands	GBP	3,853.61	20,451.90	19.53	5.12	7.16	7.90	7.77	-4.24	3.65	2.29	7.34	2.29	22.06	19.73
France	GBP	8,400.07	8,932.57	8.53	5.36	12.43	16.77	18.41	9.72	7.57	2.65	7.93	2.65	23.57	19.69
Austria	GBP	1,021.03	1,313.93	1.25	2.31	-NA-	-3.97	28.86	0.16	12.05	4.54	4.70	4.54	37.31	23.87
Sweden	GBP	11,307.47	7,353.45	7.02	2.55	12.52	19.26	27.49	12.22	15.46	13.97	9.45	13.97	31.28	18.52
Germany	GBP	1,242.67	10,715.97	10.23	1.58	1.93	5.80	16.76	2.65	1.21	5.98	6.81	5.98	32.51	16.33
Switzerland	GBP	4,657.37	6,569.86	6.27	4.47	10.37	14.25	17.04	6.22	-4.49	5.96	4.47	5.96	16.94	9.84
Belgium	GBP	3,328.05	3,168.60	3.03	6.20	6.31	7.74	5.79	4.10	3.10	0.23	3.05	0.23	16.07	11.72
Italy	GBP	2,299.93	561.84	0.54	4.04	5.21	0.69	3.07	-1.70	33.60	29.80	17.01	29.80	35.15	37.82
Finland	GBP	6,392.20	1,683.80	1.61	3.29	5.88	10.27	20.30	5.14	11.70	10.97	9.39	10.97	30.72	20.72
Greece	GBP	724.76	157.35	0.15	0.00	-NA-	-NA-	2.58	15.44	58.79	17.99	6.42	17.99	-NA-	50.96
Norway	GBP	155.48	378.83	0.36	2.74	-8.33	-18.41	9.08	-11.16	-28.28	0.49	3.67	0.49	-NA-	26.74
Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,956.92	105,419.98	100.00	3.57	-NA-	-NA-	-NA-	9.45	15.65	7.19	6.81	7.19	-NA-	-NA-
Israel	GBP	1,511.20	710.21	0.67	1.92	-NA-	-NA-	-NA-	7.02	12.91	-2.75	1.29	-2.75	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vity (%)	Vity (%)
Europe	JPY	4,118.26	17,910,147.46	100.00	3.58	8.32	6.97	23.79	18.96	41.26	5.39	9.05	5.39	25.45	22.22
Euro Zone	JPY	4,788.49	8,036,743.63	44.87	4.25	9.32	8.37	19.81	14.45	30.30	1.85	9.33	1.85	26.21	24.63
Europe ex UK	JPY	5,436.47	10,483,062.38	58.53	4.06	9.88	9.41	21.09	15.17	29.32	3.21	9.28	3.21	25.47	22.79
Europe Liquid 40	JPY	3,176.67	15,001,827.23	83.76	3.60	-NA-	6.61	23.91	18.49	39.15	5.16	9.13	5.16	25.90	22.49
Europe Liquid 40 ex UK	JPY	4,840.23	9,163,108.93	51.16	4.06	-NA-	9.99	21.47	15.48	29.05	2.84	9.43	2.84	25.64	23.02
Europe ex UK Dividend+	JPY	3,521.85	9,868,643.34	55.10	4.30	-NA-	10.60	20.66	14.50	28.86	2.97	9.28	2.97	25.22	22.63
Europe (UK Restricted)	JPY	1,551.12	14,762,844.22	82.43	3.72	-NA-	7.67	22.99	17.76	37.52	4.73	9.12	4.73	25.38	22.34
Euro Zone Capped	JPY	4,210.24	5,838,615.03	32.60	4.20	-NA-	-NA-	18.47	11.89	29.83	2.54	9.15	2.54	-NA-	24.44
Europe Capped	JPY	4,019.99	16,917,391.77	94.46	3.53	-NA-	-NA-	23.82	18.79	41.99	5.74	9.02	5.74	-NA-	22.07
Europe ex UK Capped	JPY	5,066.83	8,716,816.91	48.67	4.00	-NA-	-NA-	20.46	13.79	28.88	3.95	9.24	3.95	-NA-	22.40
Europe Liquid 40 Capped	JPY	3,043.04	13,666,234.23	76.30	3.53	-NA-	-NA-	24.04	18.07	39.97	5.70	9.10	5.70	-NA-	22.28
Europe Liquid 40 ex UK Capped	JPY	4,374.65	7,256,251.05	40.51	3.97	-NA-	-NA-	20.69	13.62	28.39	3.69	9.41	3.69	-NA-	22.52
UK	JPY	2,772.95	7,427,085.08	41.47	2.89	6.01	3.17	28.00	25.12	61.86	8.59	8.71	8.59	28.26	22.57
Netherlands	JPY	3,995.88	3,498,207.58	19.53	5.12	7.67	6.08	12.26	4.07	26.59	0.50	9.54	0.50	26.36	27.45
France	JPY	8,710.19	1,527,877.62	8.53	5.36	12.96	14.80	23.34	19.24	31.38	0.86	10.15	0.86	27.12	26.50
Austria	JPY	1,058.72	224,742.68	1.25	2.31	-NA-	-5.59	34.23	8.85	36.85	2.72	6.84	2.72	41.82	31.51
Sweden	JPY	11,724.93	1,257,774.68	7.02	2.55	13.06	17.25	32.80	21.96	41.01	11.98	11.70	11.98	32.41	24.02
Germany	JPY	1,288.55	1,832,919.84	10.23	1.58	2.41	4.01	21.63	11.56	23.61	4.13	9.00	4.13	33.19	22.38
Switzerland	JPY	4,829.31	1,123,746.53	6.27	4.47	10.89	12.33	21.92	15.44	16.65	4.11	6.62	4.11	19.00	16.30
Belgium	JPY	3,450.92	541,975.15	3.03	6.20	6.81	5.92	10.20	13.14	25.93	-1.52	5.17	-1.52	19.92	19.18
Italy	JPY	2,384.84	96,100.07	0.54	4.04	5.71	-1.01	7.37	6.83	63.17	27.54	19.41	27.54	39.32	44.24
Finland	JPY	6,628.19	288,007.30	1.61	3.29	6.38	8.41	25.31	14.27	36.42	9.03	11.63	9.03	33.46	27.03
Greece	JPY	751.52	26,913.39	0.15	0.00	-NA-	-NA-	6.85	25.45	93.93	15.93	8.61	15.93	-NA-	56.15
Norway	JPY	161.23	64,797.54	0.36	2.74	-7.89	-18.71	13.62	-3.45	-12.40	-1.26	5.79	-1.26	-NA-	31.25
Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	2,029.17	18,031,626.59	100.00	3.57	-NA-	-NA-	-NA-	18.95	41.24	5.32	9.01	5.32	-NA-	-NA-
Israel	JPY	1,566.99	121,479.12	0.67	1.92	-NA-	-NA-	-NA-	16.30	37.90	-4.45	3.37	-4.45	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	3,020.06	196,097.51	154.34	3.58	-NA-	-NA-	14.75	15.43	46.09	8.51	6.24	8.51	-NA-	13.68
Euro Zone	AUD	3,511.56	87,993.99	69.26	4.25	-NA-	-NA-	11.06	11.05	34.75	4.86	6.51	4.86	-NA-	15.79
Europe ex UK	AUD	3,986.75	114,778.64	90.34	4.06	-NA-	-NA-	12.25	11.74	33.74	6.26	6.47	6.26	-NA-	13.77
Europe Liquid 40	AUD	2,329.56	164,254.42	129.28	3.60	-NA-	-NA-	14.86	14.97	43.90	8.27	6.33	8.27	-NA-	13.95
Europe Liquid 40 ex UK	AUD	3,549.51	100,326.52	78.96	4.06	-NA-	-NA-	12.60	12.05	33.46	5.88	6.61	5.88	-NA-	14.02
Europe ex UK Dividend+	AUD	3,257.03	108,051.39	85.05	4.30	-NA-	-NA-	11.84	11.10	33.26	6.01	6.47	6.01	-NA-	13.83
Europe (UK Restricted)	AUD	1,137.49	161,637.81	127.22	3.72	-NA-	-NA-	14.01	14.26	42.21	7.82	6.31	7.82	-NA-	13.61
Euro Zone Capped	AUD	3,087.51	63,926.77	50.32	4.20	-NA-	-NA-	9.81	8.57	34.26	5.57	6.34	5.57	-NA-	16.05
Europe Capped	AUD	2,948.00	185,227.87	145.79	3.53	-NA-	-NA-	14.78	15.26	46.84	8.87	6.21	8.87	-NA-	13.67
Europe ex UK Capped	AUD	3,715.68	95,440.09	75.12	4.00	-NA-	-NA-	11.66	10.41	33.28	7.02	6.43	7.02	-NA-	13.64
Europe Liquid 40 Capped	AUD	2,231.57	149,631.07	117.77	3.53	-NA-	-NA-	14.98	14.56	44.75	8.82	6.30	8.82	-NA-	13.95
Europe Liquid 40 ex UK Capped	AUD	3,208.08	79,448.41	62.53	3.97	-NA-	-NA-	11.87	10.25	32.78	6.76	6.59	6.76	-NA-	13.86
UK	AUD	2,033.50	81,318.87	64.00	2.89	-NA-	-NA-	18.65	21.40	67.38	11.80	5.91	11.80	-NA-	15.46
Netherlands	AUD	2,930.31	38,301.74	30.15	5.12	-NA-	-NA-	4.06	0.98	30.91	3.47	6.72	3.47	-NA-	18.27
France	AUD	6,387.48	16,728.67	13.17	5.36	-NA-	-NA-	14.33	15.69	35.87	3.84	7.31	3.84	-NA-	17.82
Austria	AUD	776.40	2,460.70	1.94	2.31	-NA-	-NA-	24.42	5.61	41.52	5.75	4.09	5.75	-NA-	24.01
Sweden	AUD	8,598.29	13,771.33	10.84	2.55	-NA-	-NA-	23.10	18.34	45.83	15.29	8.82	15.29	-NA-	15.70
Germany	AUD	944.93	20,068.57	15.80	1.58	-NA-	-NA-	12.75	8.24	27.83	7.21	6.19	7.21	-NA-	16.84
Switzerland	AUD	3,541.50	12,303.86	9.68	4.47	-NA-	-NA-	13.01	12.01	20.63	7.19	3.87	7.19	-NA-	10.33
Belgium	AUD	2,530.68	5,934.06	4.67	6.20	-NA-	-NA-	2.15	9.77	30.23	1.39	2.46	1.39	-NA-	12.10
Italy	AUD	1,748.89	1,052.20	0.83	4.04	-NA-	-NA-	-0.48	3.65	68.75	31.31	16.33	31.31	-NA-	36.38
Finland	AUD	4,860.68	3,153.38	2.48	3.29	-NA-	-NA-	16.16	10.87	41.08	12.26	8.76	12.26	-NA-	18.68
Greece	AUD	551.11	294.67	0.23	0.00	-NA-	-NA-	-0.95	21.73	100.55	19.36	5.81	19.36	-NA-	47.59
Norway	AUD	118.23	709.47	0.56	2.74	-NA-	-NA-	5.33	-6.32	-9.41	1.66	3.07	1.66	-NA-	23.92
Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,488.06	197,427.58	100.00	3.57	-NA-	-NA-	-NA-	15.41	46.07	8.43	6.20	8.43	-NA-	-NA-
Israel	AUD	1,149.13	1,330.07	0.67	1.92	-NA-	-NA-	-NA-	12.85	42.61	-1.62	0.71	-1.62	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	2,677.68	9,697.70	0.05	4.47	8.86	9.03	14.31	5.37	-0.48	6.18	3.61	6.18	12.99	7.50
Sweden	SEK	8,869.30	78,938.56	0.44	2.55	12.31	16.29	23.04	13.80	26.68	15.01	9.21	15.01	26.13	14.22
Norway	NOK	155.98	3,803.48	0.02	2.74	-7.18	-18.72	9.06	-8.23	-17.09	0.41	0.69	0.41	48.14	23.14

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	EUR	1,795.71	127,051.99	100.00	3.02	-NA-	-NA-	19.76	9.69	19.96	8.28	6.39	8.28	-NA-	13.34
Euro Zone	EUR	1,962.20	57,011.49	44.87	3.35	-NA-	-NA-	15.40	5.03	10.16	4.64	6.66	4.64	-NA-	14.95
Europe ex UK	EUR	3,601.40	74,365.33	58.53	3.11	-NA-	7.80	16.63	5.70	9.32	6.04	6.62	6.04	18.46	13.17
Europe Liquid 40	EUR	2,715.26	106,420.79	83.76	3.03	-NA-	-NA-	19.86	9.22	18.11	8.04	6.47	8.04	-NA-	13.83
Europe Liquid 40 ex UK	EUR	3,952.28	65,001.77	51.16	3.12	-NA-	-NA-	16.97	5.96	9.04	5.66	6.76	5.66	-NA-	13.52
Europe (UK Restricted)	EUR	2,909.68	104,725.48	82.43	3.05	-NA-	7.48	19.93	9.45	17.66	7.60	6.46	7.60	18.56	13.22
Euro Zone Capped	EUR	2,820.95	41,418.29	32.60	3.23	-NA-	-NA-	14.10	2.73	9.80	5.35	6.49	5.35	-NA-	14.70
Europe Liquid 40 Capped	EUR	2,626.45	96,946.29	94.46	2.96	-NA-	-NA-	19.96	8.89	18.89	8.60	6.44	8.60	-NA-	13.73
Europe Capped	EUR	2,775.60	120,009.53	48.67	2.98	-NA-	-NA-	19.79	9.57	20.64	8.64	6.36	8.64	-NA-	13.25
Europe ex UK Capped	EUR	3,365.55	61,835.84	76.30	2.98	-NA-	-NA-	16.02	4.47	8.97	6.79	6.58	6.79	-NA-	12.77
Europe Liquid 40 ex UK Capped	EUR	3,621.75	51,474.79	40.51	2.95	-NA-	-NA-	16.30	4.28	8.50	6.53	6.74	6.53	-NA-	13.03
Developed Europe Ex UK Dividend+ Net of Tax	EUR	3,035.89	70,006.73	55.10	-NA-	-NA-	-NA-	-NA-	5.02	8.85	5.79	6.62	5.79	-NA-	-NA-
UK	EUR	1,335.06	52,686.67	41.47	2.89	-NA-	-NA-	24.81	16.29	38.49	11.57	6.06	11.57	-NA-	15.66
Netherlands	EUR	2,719.65	24,815.78	19.53	4.35	-NA-	-NA-	8.30	-4.29	7.38	3.26	6.87	3.26	-NA-	16.83
France	EUR	5,707.15	10,838.54	8.53	3.75	-NA-	-NA-	18.56	9.11	10.67	3.63	7.46	3.63	-NA-	17.50
Austria	EUR	655.23	1,594.29	1.25	1.74	-NA-	-NA-	30.30	0.51	16.26	5.53	4.24	5.53	-NA-	22.09
Sweden	EUR	7,567.75	8,922.47	7.02	1.78	-NA-	-NA-	27.82	12.12	19.49	15.05	8.97	15.05	-NA-	16.97
Germany	EUR	873.55	13,002.47	10.23	1.16	-NA-	-NA-	17.49	2.97	5.09	6.99	6.34	6.99	-NA-	15.74
Switzerland	EUR	3,206.75	7,971.70	6.27	2.91	-NA-	-NA-	17.38	5.81	-1.68	6.96	4.02	6.96	-NA-	9.55
Belgium	EUR	2,173.34	3,844.69	3.03	4.65	-NA-	-NA-	5.60	3.36	6.09	1.18	2.60	1.18	-NA-	8.05
Italy	EUR	1,632.36	681.72	0.54	3.23	-NA-	-NA-	3.85	-1.80	38.24	31.03	16.50	31.03	-NA-	35.83
Finland	EUR	4,408.15	2,043.08	1.61	2.30	-NA-	-NA-	21.01	5.06	15.41	12.02	8.91	12.02	-NA-	18.58
Greece	EUR	644.82	190.92	0.15	0.00	-NA-	-NA-	3.37	15.41	65.93	19.11	5.96	19.11	-NA-	49.29
Norway	EUR	111.31	459.66	0.36	2.05	-NA-	-NA-	10.49	-10.68	-25.46	1.45	3.22	1.45	-NA-	25.31
Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,794.19	127,913.75	200.09	3.01	-NA-	-NA-	-NA-	9.68	19.95	8.20	6.35	8.20	-NA-	-NA-
Israel	EUR	1,123.73	861.76	1.35	1.44	-NA-	-NA-	-NA-	7.56	17.36	-1.83	0.85	-1.83	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	USD	1,969.93	175,477.86	100.00	3.02	-NA-	-NA-	21.78	9.69	26.73	8.53	8.96	8.53	-NA-	18.81
Euro Zone	USD	2,151.83	78,741.43	44.87	3.35	-NA-	-NA-	17.33	5.03	16.38	4.89	9.24	4.89	-NA-	20.75
Europe ex UK	USD	4,939.54	102,709.67	58.53	3.11	-NA-	8.73	18.59	5.70	15.49	6.28	9.20	6.28	24.02	19.00
Europe Liquid 40	USD	2,973.82	146,983.07	83.76	3.03	-NA-	-NA-	21.88	9.21	24.78	8.30	9.05	8.30	-NA-	19.19
Europe Liquid 40 ex UK	USD	4,325.04	89,777.19	51.16	3.12	-NA-	-NA-	18.93	5.94	15.19	5.90	9.34	5.90	-NA-	19.26
Europe (UK Restricted)	USD	1,555.53	144,641.59	82.43	3.05	-NA-	8.41	21.95	9.44	24.31	7.85	9.03	7.85	23.55	18.79
Euro Zone Capped	USD	3,841.14	57,204.87	32.60	3.23	-NA-	-NA-	16.02	2.73	16.00	5.60	9.06	5.60	-NA-	20.39
Europe Liquid 40 Capped	USD	2,881.73	133,897.36	94.46	2.96	-NA-	-NA-	21.99	8.89	25.60	8.85	9.02	8.85	-NA-	18.99
Europe Capped	USD	3,806.84	165,751.16	48.67	2.98	-NA-	-NA-	21.82	9.57	27.45	8.89	8.93	8.89	-NA-	18.67
Europe ex UK Capped	USD	4,614.26	85,404.56	76.30	2.98	-NA-	-NA-	17.98	4.47	15.12	7.04	9.16	7.04	-NA-	18.52
Europe Liquid 40 ex UK Capped	USD	3,973.27	71,094.41	40.51	2.95	-NA-	-NA-	18.27	4.27	14.63	6.78	9.32	6.78	-NA-	18.66
Developed Europe Ex UK Dividend+ Net of Tax	USD	3,461.58	96,689.79	55.10	-NA-	-NA-	-NA-	-NA-	5.01	15.00	6.03	9.19	6.03	-NA-	-NA-
UK	USD	1,465.25	72,768.19	41.47	2.89	-NA-	-NA-	26.93	16.29	46.31	11.83	8.63	11.83	-NA-	20.05
Netherlands	USD	3,642.33	34,274.31	19.53	4.35	-NA-	-NA-	10.13	-4.29	13.44	3.50	9.45	3.50	-NA-	23.30
France	USD	7,825.54	14,969.65	8.53	3.75	-NA-	-NA-	20.54	9.10	16.92	3.87	10.06	3.87	-NA-	22.95
Austria	USD	1,032.13	2,201.96	1.25	1.74	-NA-	-NA-	32.50	0.51	22.82	5.78	6.76	5.78	-NA-	27.15
Sweden	USD	10,428.16	12,323.27	7.02	1.78	-NA-	-NA-	29.99	12.12	26.23	15.32	11.61	15.32	-NA-	21.15
Germany	USD	1,199.21	17,958.36	10.23	1.16	-NA-	-NA-	19.49	2.97	11.02	7.24	8.91	7.24	-NA-	18.92
Switzerland	USD	4,418.81	11,010.11	6.27	2.91	-NA-	-NA-	19.37	5.81	3.87	7.21	6.53	7.21	-NA-	13.45
Belgium	USD	2,977.13	5,310.10	3.03	4.65	-NA-	-NA-	7.37	3.35	12.08	1.42	5.08	1.42	-NA-	14.45
Italy	USD	2,239.22	941.56	0.54	3.23	-NA-	-NA-	5.59	-1.82	46.04	31.34	19.31	31.34	-NA-	40.81
Finland	USD	6,049.95	2,821.80	1.61	2.30	-NA-	-NA-	23.07	5.06	21.93	12.28	11.54	12.28	-NA-	23.53
Greece	USD	725.29	263.69	0.15	0.00	-NA-	-NA-	5.15	15.41	75.30	19.39	8.52	19.39	-NA-	53.80
Norway	USD	153.38	634.87	0.36	2.05	-NA-	-NA-	12.36	-10.68	-21.25	1.68	5.71	1.68	-NA-	29.50
Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,953.58	176,668.07	276.36	3.01	-NA-	-NA-	-NA-	9.67	26.72	8.46	8.92	8.46	-NA-	-NA-
Israel	USD	1,548.48	1,190.21	1.86	1.44	-NA-	-NA-	-NA-	7.56	23.98	-1.60	3.29	-1.60	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	1,894.41	104,709.76	100.00	3.12	-NA-	-NA-	17.90	8.60	14.79	7.26	6.85	7.26	-NA-	14.81
Euro Zone	GBP	2,069.33	46,985.96	44.87	3.35	-NA-	-NA-	13.60	3.98	5.41	3.66	7.13	3.66	-NA-	17.32
Europe ex UK	GBP	4,750.18	61,288.10	58.53	3.11	-NA-	9.85	14.82	4.65	4.61	5.04	7.09	5.04	21.57	15.45
Europe Liquid 40	GBP	2,859.82	87,706.58	83.76	3.03	-NA-	-NA-	17.99	8.13	13.03	7.03	6.94	7.03	-NA-	15.22
Europe Liquid 40 ex UK	GBP	4,159.23	53,571.14	51.16	3.12	-NA-	-NA-	15.14	4.89	4.34	4.66	7.23	4.66	-NA-	15.77
Europe (UK Restricted)	GBP	1,495.90	86,309.39	82.43	3.05	-NA-	9.52	18.07	8.36	12.59	6.59	6.92	6.59	20.66	14.93
Euro Zone Capped	GBP	3,693.88	34,134.84	32.60	3.23	-NA-	-NA-	12.33	1.71	5.07	4.36	6.96	4.36	-NA-	17.09
Europe Liquid 40 Capped	GBP	2,771.25	79,898.18	94.46	2.96	-NA-	-NA-	18.10	7.81	13.77	7.58	6.91	7.58	-NA-	15.02
Europe Capped	GBP	3,660.90	98,905.72	48.67	2.98	-NA-	-NA-	17.94	8.48	15.44	7.62	6.83	7.62	-NA-	14.66
Europe ex UK Capped	GBP	4,437.37	50,961.94	76.30	2.98	-NA-	-NA-	14.22	3.43	4.28	5.79	7.04	5.79	-NA-	15.04
Europe Liquid 40 ex UK Capped	GBP	3,820.94	42,422.90	40.51	2.95	-NA-	-NA-	14.50	3.24	3.83	5.53	7.21	5.53	-NA-	15.24
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,702.39	57,695.97	55.10	-NA-	-NA-	-NA-	-NA-	3.97	4.16	4.79	7.08	4.79	-NA-	-NA-
UK	GBP	1,409.08	43,421.66	41.47	2.89	-NA-	-NA-	22.88	15.13	32.52	10.52	6.53	10.52	-NA-	15.67
Netherlands	GBP	3,502.69	20,451.90	19.53	4.35	-NA-	-NA-	6.62	-5.24	2.75	2.29	7.34	2.29	-NA-	19.76
France	GBP	7,525.54	8,932.57	8.53	3.75	-NA-	-NA-	16.70	8.01	5.90	2.65	7.93	2.65	-NA-	19.71
Austria	GBP	992.57	1,313.93	1.25	1.74	-NA-	-NA-	28.28	-0.49	11.25	4.54	4.70	4.54	-NA-	23.89
Sweden	GBP	10,028.38	7,353.45	7.02	1.78	-NA-	-NA-	25.84	11.01	14.34	13.97	9.45	13.97	-NA-	18.55
Germany	GBP	1,153.24	10,715.97	10.23	1.16	-NA-	-NA-	15.68	1.95	0.56	5.98	6.81	5.98	-NA-	16.31
Switzerland	GBP	4,249.41	6,569.86	6.27	2.91	-NA-	-NA-	15.56	4.76	-5.92	5.96	4.47	5.96	-NA-	9.49
Belgium	GBP	2,862.99	3,168.60	3.03	4.65	-NA-	-NA-	3.95	2.33	1.52	0.23	3.05	0.23	-NA-	11.80
Italy	GBP	2,153.38	561.84	0.54	3.23	-NA-	-NA-	2.22	-2.79	32.28	29.80	17.01	29.80	-NA-	37.98
Finland	GBP	5,818.01	1,683.80	1.61	2.30	-NA-	-NA-	19.14	4.02	10.44	10.97	9.39	10.97	-NA-	20.61
Greece	GBP	697.49	157.35	0.15	0.00	-NA-	-NA-	1.80	14.26	58.79	17.99	6.42	17.99	-NA-	51.02
Norway	GBP	147.50	378.83	0.36	2.05	-NA-	-NA-	8.78	-11.57	-28.67	0.49	3.67	0.49	-NA-	26.81
Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,878.68	105,419.98	164.91	3.01	-NA-	-NA-	-NA-	8.59	14.78	7.19	6.81	7.19	-NA-	-NA-
Israel	GBP	1,489.11	710.21	1.11	1.44	-NA-	-NA-	-NA-	6.49	12.30	-2.75	1.29	-2.75	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	JPY	1,964.35	17,910,147.46	100.00	-NA-	-NA-	-NA-	22.82	18.02	40.20	5.39	9.05	5.39	-NA-	22.23
Euro Zone	JPY	2,145.73	8,036,743.63	44.87	3.35	-NA-	-NA-	18.33	13.01	28.75	1.85	9.33	1.85	-NA-	24.69
Europe ex UK	JPY	4,925.55	10,483,062.38	58.53	3.11	-NA-	7.99	19.60	13.73	27.76	3.21	9.28	3.21	25.55	22.81
Europe Liquid 40	JPY	2,965.40	15,001,827.23	83.76	3.03	-NA-	-NA-	22.91	17.51	38.04	5.16	9.13	5.16	-NA-	22.50
Europe Liquid 40 ex UK	JPY	4,312.78	9,163,108.93	51.16	3.12	-NA-	-NA-	19.94	13.99	27.43	2.84	9.43	2.84	-NA-	23.04
Europe (UK Restricted)	JPY	1,551.12	14,762,844.22	82.43	3.05	-NA-	7.67	22.99	17.76	37.52	4.73	9.12	4.73	25.38	22.34
Euro Zone Capped	JPY	3,830.26	5,838,615.03	32.60	3.23	-NA-	-NA-	17.01	10.53	28.33	2.54	9.15	2.54	-NA-	24.46
Europe Liquid 40 Capped	JPY	2,873.56	13,666,234.23	94.46	2.96	-NA-	-NA-	23.02	17.16	38.95	5.70	9.10	5.70	-NA-	22.27
Europe Capped	JPY	3,796.05	16,917,391.77	48.67	2.98	-NA-	-NA-	22.85	17.90	40.99	5.74	9.02	5.74	-NA-	22.07
Europe ex UK Capped	JPY	4,601.19	8,716,816.91	76.30	2.98	-NA-	-NA-	18.98	12.41	27.36	3.95	9.24	3.95	-NA-	22.39
Europe Liquid 40 ex UK Capped	JPY	3,962.01	7,256,251.05	40.51	2.95	-NA-	-NA-	19.27	12.20	26.81	3.69	9.41	3.69	-NA-	22.50
Developed Europe Ex UK Dividend+ Net of Tax	JPY	3,188.39	9,868,643.34	55.10	-NA-	-NA-	-NA-	-NA-	12.99	27.22	2.97	9.28	2.97	-NA-	-NA-
UK	JPY	1,461.10	7,427,085.08	41.47	2.89	-NA-	-NA-	28.00	25.12	61.86	8.59	8.71	8.59	-NA-	22.57
Netherlands	JPY	3,632.01	3,498,207.58	19.53	4.35	-NA-	-NA-	11.07	2.98	25.50	0.50	9.54	0.50	-NA-	27.43
France	JPY	7,803.37	1,527,877.62	8.53	3.75	-NA-	-NA-	21.57	17.39	29.35	0.86	10.15	0.86	-NA-	26.61
Austria	JPY	1,029.21	224,742.68	1.25	1.74	-NA-	-NA-	33.62	8.15	35.87	2.72	6.84	2.72	-NA-	31.54
Sweden	JPY	10,398.61	1,257,774.68	7.02	1.78	-NA-	-NA-	31.09	20.64	39.65	11.98	11.70	11.98	-NA-	24.02
Germany	JPY	1,195.82	1,832,919.84	10.23	1.16	-NA-	-NA-	20.50	10.79	22.82	4.13	9.00	4.13	-NA-	22.41
Switzerland	JPY	4,406.29	1,123,746.53	6.27	2.91	-NA-	-NA-	20.38	13.85	14.91	4.11	6.62	4.11	-NA-	15.99
Belgium	JPY	2,968.69	541,975.15	3.03	4.65	-NA-	-NA-	8.28	11.21	23.99	-1.52	5.17	-1.52	-NA-	19.33
Italy	JPY	2,232.88	96,100.07	0.54	3.23	-NA-	-NA-	6.48	5.65	61.57	27.54	19.41	27.54	-NA-	44.42
Finland	JPY	6,032.80	288,007.30	1.61	2.30	-NA-	-NA-	24.11	13.05	34.89	9.03	11.63	9.03	-NA-	26.94
Greece	JPY	723.24	26,913.39	0.15	0.00	-NA-	-NA-	6.04	24.18	93.93	15.93	8.61	15.93	-NA-	56.19
Norway	JPY	152.95	64,797.54	0.36	2.05	-NA-	-NA-	13.31	-3.90	-12.88	-1.26	5.79	-1.26	-NA-	31.31
Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,948.04	18,031,626.59	28206.69	3.01	-NA-	-NA-	-NA-	18.01	40.18	5.32	9.01	5.32	-NA-	-NA-
Israel	JPY	1,544.09	121,479.12	190.03	1.44	-NA-	-NA-	-NA-	15.73	37.16	-4.45	3.37	-4.45	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	1,440.53	196,097.51	154.34	3.02	-NA-	-NA-	13.85	14.52	44.99	8.51	6.24	8.51	-NA-	13.59
Euro Zone	AUD	1,573.54	87,993.99	69.26	3.35	-NA-	-NA-	9.69	9.65	33.14	4.86	6.51	4.86	-NA-	15.69
Europe ex UK	AUD	3,612.07	114,778.64	90.34	3.11	-NA-	-NA-	10.87	10.35	32.13	6.26	6.47	6.26	-NA-	13.66
Europe Liquid 40	AUD	2,174.63	164,254.42	129.28	3.03	-NA-	-NA-	13.93	14.02	42.76	8.27	6.33	8.27	-NA-	13.86
Europe Liquid 40 ex UK	AUD	3,162.71	100,326.52	78.96	3.12	-NA-	-NA-	11.18	10.60	31.79	5.88	6.61	5.88	-NA-	13.90
Europe (UK Restricted)	AUD	1,137.49	161,637.81	127.22	3.05	-NA-	-NA-	14.01	14.26	42.21	7.82	6.31	7.82	-NA-	13.61
Euro Zone Capped	AUD	2,808.86	63,926.77	0.00	3.23	-NA-	-NA-	8.46	7.25	32.71	5.57	6.34	5.57	-NA-	15.98
Europe Capped	AUD	2,107.28	149,631.07	82.41	2.96	-NA-	-NA-	14.04	13.68	43.69	8.82	6.30	8.82	-NA-	13.87
Europe ex UK Capped	AUD	2,783.77	185,227.87	76.02	2.98	-NA-	-NA-	13.88	14.39	45.81	8.87	6.21	8.87	-NA-	13.60
Europe Liquid 40 Capped	AUD	3,374.21	95,440.09	72.77	2.98	-NA-	-NA-	10.29	9.07	31.71	7.02	6.43	7.02	-NA-	13.55
Europe Liquid 40 ex UK Capped	AUD	2,905.48	79,448.41	6.39	2.95	-NA-	-NA-	10.56	8.86	31.14	6.76	6.59	6.76	-NA-	13.76
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,948.65	108,051.39	55.10	-NA-	-NA-	-NA-	-NA-	9.63	31.56	6.01	6.47	6.01	-NA-	-NA-
UK	AUD	1,071.47	81,318.87	64.00	2.89	-NA-	-NA-	18.65	21.40	67.38	11.80	5.91	11.80	-NA-	15.46
Netherlands	AUD	2,663.48	38,301.74	30.15	4.35	-NA-	-NA-	2.95	-0.08	29.78	3.47	6.72	3.47	-NA-	18.26
France	AUD	5,722.47	16,728.67	13.17	3.75	-NA-	-NA-	12.69	13.90	33.76	3.84	7.31	3.84	-NA-	17.68
Austria	AUD	754.75	2,460.70	1.94	1.74	-NA-	-NA-	23.86	4.93	40.51	5.75	4.09	5.75	-NA-	23.98
Sweden	AUD	7,625.65	13,771.33	10.84	1.78	-NA-	-NA-	21.51	17.05	44.42	15.29	8.82	15.29	-NA-	15.75
Germany	AUD	876.93	20,068.57	15.80	1.16	-NA-	-NA-	11.70	7.50	27.01	7.21	6.19	7.21	-NA-	16.85
Switzerland	AUD	3,231.28	12,303.86	9.68	2.91	-NA-	-NA-	11.59	10.47	18.83	7.19	3.87	7.19	-NA-	9.93
Belgium	AUD	2,177.04	5,934.06	4.67	4.65	-NA-	-NA-	0.37	7.90	28.22	1.39	2.46	1.39	-NA-	11.93
Italy	AUD	1,637.44	1,052.20	0.83	3.23	-NA-	-NA-	-1.29	2.51	67.08	31.31	16.33	31.31	-NA-	36.47
Finland	AUD	4,424.06	3,153.38	2.48	2.30	-NA-	-NA-	15.04	9.69	39.49	12.26	8.76	12.26	-NA-	18.57
Greece	AUD	530.38	294.67	0.23	0.00	-NA-	-NA-	-1.71	20.49	100.55	19.36	5.81	19.36	-NA-	47.59
Norway	AUD	112.16	709.47	0.56	2.05	-NA-	-NA-	5.03	-6.75	-9.91	1.66	3.07	1.66	-NA-	23.97
Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,428.56	197,427.58	308.83	3.01	-NA-	-NA-	-NA-	14.50	44.97	8.43	6.20	8.43	-NA-	-NA-
Israel	AUD	1,132.33	1,330.07	2.08	1.44	-NA-	-NA-	-NA-	12.29	41.84	-1.62	0.71	-1.62	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	2,443.41	9,697.70	6.27	2.91	-NA-	-NA-	12.87	3.92	-1.96	6.18	3.61	6.18	-NA-	6.97
Sweden	SEK	7,864.68	78,938.56	7.02	1.78	-NA-	-NA-	21.45	12.56	25.45	15.01	9.21	15.01	-NA-	14.23
Norway	NKK	147.98	3,803.48	0.36	2.05	-NA-	-NA-	8.76	-8.65	-17.55	0.41	0.69	0.41	-NA-	23.19

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

FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe	EUR	1,725.01	127,051.99	100.00	0.00	3.24	2.38	15.42	5.83	16.11	8.16	6.37	8.16	18.77	13.29
Euro Zone	EUR	1,830.46	57,011.49	44.87	0.00	3.29	3.05	10.89	1.09	6.55	4.64	6.66	4.64	19.15	15.08
Europe ex UK	EUR	2,122.06	74,365.33	58.53	0.00	4.44	4.27	12.42	2.07	5.94	6.04	6.62	6.04	18.45	13.23
Europe Liquid 40	EUR	1,621.51	106,420.79	83.76	0.00	2.92	2.23	15.47	5.32	14.26	7.93	6.47	7.93	19.30	13.75
Europe Liquid 40 ex UK	EUR	2,257.02	65,001.77	51.16	0.00	4.77	4.97	12.66	2.21	5.54	5.66	6.76	5.66	18.73	13.56
Europe ex UK Dividend+	EUR	2,246.15	70,006.73	55.10	0.00	-NA-	4.89	11.71	1.20	5.29	5.79	6.62	5.79	18.29	13.12
Europe (UK Restricted)	EUR	1,683.12	104,725.48	82.43	0.00	-NA-	3.06	14.51	4.63	12.92	7.51	6.44	7.51	18.46	13.16
Euro Zone Capped	EUR	1,607.73	41,418.29	32.60	0.00	-NA-	-NA-	9.51	-1.19	6.08	5.35	6.49	5.35	-NA-	14.82
Europe Capped	EUR	1,686.48	120,009.53	94.46	0.00	-NA-	-NA-	15.47	5.71	16.76	8.51	6.34	8.51	-NA-	13.20
Europe ex UK Capped	EUR	1,981.87	61,835.84	48.67	0.00	-NA-	-NA-	11.79	0.90	5.58	6.79	6.58	6.79	-NA-	12.83
Europe Liquid 40 Capped	EUR	1,557.35	96,946.29	76.30	0.00	-NA-	-NA-	15.61	5.01	14.98	8.47	6.44	8.47	-NA-	13.64
Europe Liquid 40 ex UK Capped	EUR	2,049.84	51,474.79	40.51	0.00	-NA-	-NA-	11.87	0.61	5.03	6.53	6.74	6.53	-NA-	13.08
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,246.15	70,006.73	55.10	0.00	-NA-	-NA-	-NA-	1.20	5.29	5.79	6.62	5.79	-NA-	-NA-
UK	EUR	1,250.61	52,686.67	41.47	0.00	1.26	-0.70	20.25	12.07	33.88	11.26	6.01	11.26	23.25	15.69
Netherlands	EUR	1,187.84	24,815.78	19.53	0.00	0.10	-0.73	2.02	-9.79	2.29	3.26	6.87	3.26	19.31	17.41
France	EUR	3,459.35	10,838.54	8.53	0.00	6.70	9.07	14.05	4.93	6.75	3.63	7.46	3.63	20.82	17.66
Austria	EUR	602.33	1,594.29	1.25	0.00	-NA-	-6.99	28.56	-1.39	13.80	5.53	4.24	5.53	36.81	22.20
Sweden	EUR	4,608.32	8,922.47	7.02	0.00	8.30	11.89	24.03	9.32	16.83	15.05	8.97	15.05	27.10	17.22
Germany	EUR	576.23	13,002.47	10.23	0.00	-1.54	-0.02	14.49	1.02	3.23	6.99	6.34	6.99	27.03	15.91
Switzerland	EUR	2,346.22	7,971.70	6.27	0.00	7.12	8.56	14.66	3.14	-4.37	6.96	4.02	6.96	13.63	9.30
Belgium	EUR	1,011.22	3,844.69	3.03	0.00	-0.21	-1.22	0.21	-1.78	1.30	1.18	2.60	1.18	13.28	8.60
Italy	EUR	1,113.96	681.72	0.54	0.00	1.30	-4.59	0.44	-5.66	32.94	31.03	16.50	31.03	33.70	36.62
Finland	EUR	2,722.76	2,043.08	1.61	0.00	2.28	4.24	18.21	2.41	12.43	12.02	8.91	12.02	27.84	18.61
Greece	EUR	494.86	190.92	0.15	0.00	-NA-	-NA-	-0.29	11.11	65.93	19.11	5.96	19.11	-NA-	49.75
Norway	EUR	95.37	459.66	0.36	0.00	-9.69	-21.54	9.58	-11.90	-26.67	1.45	3.22	1.45	-NA-	25.50
Spain	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,473.99	127,913.75	2351.79	0.00	-NA-	-NA-	-NA-	5.83	16.11	8.08	6.33	8.08	-NA-	-NA-
Israel	EUR	1,071.42	861.76	15.84	0.00	-NA-	-NA-	-NA-	5.86	15.51	-1.83	0.85	-1.83	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Europe	USD	2,366.00	175,477.86	100.00	0.00	4.27	3.47	17.37	5.82	22.67	8.41	8.94	8.41	23.57	18.84
Euro Zone	USD	2,510.63	78,741.43	44.87	0.00	4.32	4.15	12.76	1.09	12.57	4.89	9.24	4.89	24.82	21.05
Europe ex UK	USD	2,910.57	102,709.67	58.53	0.00	5.48	5.38	14.32	2.07	11.92	6.28	9.20	6.28	24.11	19.16
Europe Liquid 40	USD	1,779.16	146,983.07	83.76	0.00	-NA-	3.11	17.42	5.32	20.71	8.19	9.05	8.19	23.97	19.20
Europe Liquid 40 ex UK	USD	2,476.47	89,777.19	51.16	0.00	-NA-	5.88	14.55	2.20	11.50	5.90	9.34	5.90	24.23	19.42
Europe ex UK Dividend+	USD	2,562.48	96,689.79	55.10	0.00	-NA-	5.80	13.60	1.20	11.24	6.03	9.19	6.03	24.01	19.03
Europe (UK Restricted)	USD	1,071.89	144,641.59	82.43	0.00	-NA-	3.96	16.45	4.63	19.29	7.76	9.02	7.76	23.55	18.86
Euro Zone Capped	USD	2,205.16	57,204.87	32.60	0.00	-NA-	-NA-	11.36	-1.19	12.07	5.60	9.06	5.60	-NA-	20.55
Europe Capped	USD	2,313.34	165,751.16	94.46	0.00	-NA-	-NA-	17.42	5.71	23.35	8.76	8.91	8.76	-NA-	18.65
Europe ex UK Capped	USD	2,718.62	85,404.56	48.67	0.00	-NA-	-NA-	13.68	0.90	11.54	7.04	9.16	7.04	-NA-	18.58
Europe Liquid 40 Capped	USD	1,709.11	133,897.36	76.30	0.00	-NA-	-NA-	17.56	5.00	21.47	8.73	9.02	8.73	-NA-	18.93
Europe Liquid 40 ex UK Capped	USD	2,249.86	71,094.41	40.51	0.00	-NA-	-NA-	13.76	0.61	10.96	6.78	9.32	6.78	-NA-	18.68
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,562.48	96,689.79	55.10	0.00	-NA-	-NA-	-NA-	1.20	11.24	6.03	9.19	6.03	-NA-	-NA-
UK	USD	1,723.31	72,768.19	41.47	0.00	2.29	0.36	22.29	12.07	41.44	11.52	8.57	11.52	26.15	20.04
Netherlands	USD	1,629.23	34,274.31	19.53	0.00	1.10	0.33	3.74	-9.79	8.06	3.50	9.45	3.50	24.83	23.50
France	USD	4,744.82	14,969.65	8.53	0.00	7.76	10.23	15.98	4.93	12.77	3.87	10.06	3.87	26.34	23.40
Austria	USD	948.94	2,201.96	1.25	0.00	-NA-	-6.00	30.73	-1.39	20.22	5.78	6.76	5.78	40.23	27.36
Sweden	USD	6,350.14	12,323.27	7.02	0.00	9.40	13.08	26.13	9.32	23.42	15.32	11.61	15.32	31.82	21.25
Germany	USD	790.36	17,958.36	10.23	0.00	-0.56	1.05	16.42	1.02	9.05	7.24	8.91	7.24	32.97	19.02
Switzerland	USD	3,233.03	11,010.11	6.27	0.00	8.21	9.71	16.60	3.14	1.03	7.21	6.53	7.21	18.39	12.95
Belgium	USD	1,386.98	5,310.10	3.03	0.00	0.78	-0.17	1.91	-1.78	7.02	1.42	5.08	1.42	18.13	15.41
Italy	USD	1,527.89	941.56	0.54	0.00	2.31	-3.58	2.14	-5.66	40.44	31.34	19.31	31.34	38.09	41.76
Finland	USD	3,734.53	2,821.80	1.61	0.00	3.30	5.35	20.21	2.41	18.78	12.28	11.54	12.28	32.43	23.54
Greece	USD	556.10	263.69	0.15	0.00	-NA-	-NA-	1.39	11.11	75.30	19.39	8.52	19.39	-NA-	54.16
Norway	USD	131.41	634.87	0.36	0.00	-8.77	-19.89	11.43	-11.90	-22.53	1.68	5.71	1.68	-NA-	29.68
Spain	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,605.33	176,668.07	3248.18	0.00	-NA-	-NA-	-NA-	5.83	22.67	8.33	8.90	8.33	-NA-	-NA-
Israel	USD	1,476.39	1,190.21	21.88	0.00	-NA-	-NA-	-NA-	5.86	22.03	-1.60	3.29	-1.60	-NA-	-NA-

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Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	2,275.30	104,709.76	100.00	0.00	3.67	4.53	13.63	4.77	11.11	7.14	6.83	7.14	20.53	14.80
Euro Zone	GBP	2,414.38	46,985.96	44.87	0.00	3.74	5.21	9.17	0.09	1.96	3.66	7.13	3.66	22.21	17.53
Europe ex UK	GBP	2,798.99	61,288.10	58.53	0.00	4.86	6.46	10.68	1.05	1.37	5.04	7.09	5.04	21.70	15.58
Europe Liquid 40	GBP	1,710.95	87,706.58	83.76	0.00	-NA-	4.17	13.68	4.27	9.33	6.92	6.94	6.92	20.92	15.19
Europe Liquid 40 ex UK	GBP	2,381.53	53,571.14	51.16	0.00	-NA-	6.97	10.90	1.18	1.00	4.66	7.23	4.66	21.82	15.88
Europe ex UK Dividend+	GBP	2,740.74	57,695.97	55.10	0.00	-NA-	7.09	9.98	0.20	0.76	4.79	7.08	4.79	21.72	15.52
Europe (UK Restricted)	GBP	1,030.80	86,309.39	82.43	0.00	-NA-	5.02	12.74	3.60	8.05	6.50	6.91	6.50	20.68	14.95
Euro Zone Capped	GBP	2,120.62	34,134.84	32.60	0.00	-NA-	-NA-	7.81	-2.17	1.51	4.36	6.96	4.36	-NA-	17.28
Europe Capped	GBP	2,224.65	98,905.72	94.46	0.00	-NA-	-NA-	13.68	4.67	11.73	7.49	6.80	7.49	-NA-	14.64
Europe ex UK Capped	GBP	2,614.39	50,961.94	48.67	0.00	-NA-	-NA-	10.06	-0.10	1.03	5.79	7.04	5.79	-NA-	15.15
Europe Liquid 40 Capped	GBP	1,643.59	79,898.18	76.30	0.00	-NA-	-NA-	13.82	3.96	10.03	7.45	6.91	7.45	-NA-	14.96
Europe Liquid 40 ex UK Capped	GBP	2,163.60	42,422.90	40.51	0.00	-NA-	-NA-	10.14	-0.39	0.51	5.53	7.21	5.53	-NA-	15.34
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,740.74	57,695.97	55.10	0.00	-NA-	-NA-	-NA-	0.20	0.76	4.79	7.08	4.79	-NA-	-NA-
UK	GBP	1,665.69	43,421.66	41.47	0.00	1.76	1.38	18.39	10.96	28.12	10.22	6.47	10.22	22.73	15.66
Netherlands	GBP	1,566.77	20,451.90	19.53	0.00	0.49	1.35	0.44	-10.68	-2.12	2.29	7.34	2.29	22.56	20.35
France	GBP	4,562.92	8,932.57	8.53	0.00	7.11	11.36	12.28	3.89	2.15	2.65	7.93	2.65	23.86	19.98
Austria	GBP	912.56	1,313.93	1.25	0.00	-NA-	-5.04	26.57	-2.37	8.89	4.54	4.70	4.54	37.35	24.01
Sweden	GBP	6,106.70	7,353.45	7.02	0.00	8.74	14.24	22.11	8.23	11.80	13.97	9.45	13.97	31.43	18.72
Germany	GBP	760.06	10,715.97	10.23	0.00	-1.16	2.08	12.71	0.02	-1.22	5.98	6.81	5.98	32.42	16.34
Switzerland	GBP	3,109.09	6,569.86	6.27	0.00	7.56	10.83	12.89	2.12	-8.48	5.96	4.47	5.96	17.14	9.28
Belgium	GBP	1,333.81	3,168.60	3.03	0.00	0.18	0.85	-1.34	-2.76	-3.06	0.23	3.05	0.23	16.37	12.45
Italy	GBP	1,469.32	561.84	0.54	0.00	1.69	-2.59	-1.11	-6.59	27.21	29.80	17.01	29.80	35.52	38.75
Finland	GBP	3,591.36	1,683.80	1.61	0.00	2.68	6.43	16.38	1.39	7.59	10.97	9.39	10.97	30.55	20.53
Greece	GBP	534.78	157.35	0.15	0.00	-NA-	-NA-	-1.84	10.01	58.79	17.99	6.42	17.99	-NA-	51.47
Norway	GBP	126.38	378.83	0.36	0.00	-9.32	-19.98	7.88	-12.78	-29.83	0.49	3.67	0.49	-NA-	27.05
Spain	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,543.78	105,419.98	1938.23	0.00	-NA-	-NA-	-NA-	4.78	11.11	7.07	6.79	7.07	-NA-	-NA-
Israel	GBP	1,419.79	710.21	13.06	0.00	-NA-	-NA-	-NA-	4.81	10.53	-2.75	1.29	-2.75	-NA-	-NA-

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Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vity (%)	Vity (%)
Europe	JPY	2,359.30	17,910,147.46	100.00	0.00	4.13	2.77	18.36	13.87	35.70	5.27	9.02	5.27	25.41	22.27
Euro Zone	JPY	2,503.51	8,036,743.63	44.87	0.00	4.18	3.44	13.72	8.77	24.53	1.85	9.33	1.85	26.36	24.96
Europe ex UK	JPY	2,902.32	10,483,062.38	58.53	0.00	5.34	4.66	15.29	9.82	23.81	3.21	9.28	3.21	25.56	22.98
Europe Liquid 40	JPY	1,774.11	15,001,827.23	83.76	0.00	-NA-	2.41	18.42	13.32	33.53	5.06	9.13	5.06	25.85	22.52
Europe Liquid 40 ex UK	JPY	2,469.45	9,163,108.93	51.16	0.00	-NA-	5.17	15.52	9.96	23.35	2.84	9.43	2.84	25.75	23.20
Europe ex UK Dividend+	JPY	2,360.25	9,868,643.34	55.10	0.00	-NA-	4.25	14.56	8.89	23.06	2.97	9.28	2.97	25.38	22.82
Europe (UK Restricted)	JPY	1,068.86	14,762,844.22	82.43	0.00	-NA-	3.25	17.44	12.59	31.97	4.65	9.10	4.65	25.36	22.43
Euro Zone Capped	JPY	2,198.92	5,838,615.03	32.60	0.00	-NA-	-NA-	12.31	6.32	23.98	2.54	9.15	2.54	-NA-	24.61
Europe Capped	JPY	2,306.78	16,917,391.77	94.46	0.00	-NA-	-NA-	18.41	13.75	36.46	5.62	9.00	5.62	-NA-	22.07
Europe ex UK Capped	JPY	2,710.91	8,716,816.91	48.67	0.00	-NA-	-NA-	14.64	8.56	23.39	3.95	9.24	3.95	-NA-	22.48
Europe Liquid 40 Capped	JPY	1,704.27	13,666,234.23	76.30	0.00	-NA-	-NA-	18.56	12.98	34.38	5.58	9.10	5.58	-NA-	22.24
Europe Liquid 40 ex UK Capped	JPY	2,243.48	7,256,251.05	40.51	0.00	-NA-	-NA-	14.73	8.25	22.75	3.69	9.41	3.69	-NA-	22.56
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,360.25	9,868,643.34	55.10	0.00	-NA-	-NA-	-NA-	8.89	23.06	2.97	9.28	2.97	-NA-	-NA-
UK	JPY	1,718.43	7,427,085.08	41.47	0.00	2.16	-0.33	23.32	20.58	56.47	8.30	8.66	8.30	28.26	22.53
Netherlands	JPY	1,624.61	3,498,207.58	19.53	0.00	0.96	-0.35	4.62	-2.93	19.54	0.50	9.54	0.50	26.58	27.66
France	JPY	4,731.38	1,527,877.62	8.53	0.00	7.62	9.49	16.96	12.90	24.76	0.86	10.15	0.86	27.45	27.01
Austria	JPY	946.25	224,742.68	1.25	0.00	-NA-	-6.64	31.84	6.10	33.00	2.72	6.84	2.72	41.85	31.68
Sweden	JPY	6,332.15	1,257,774.68	7.02	0.00	9.26	12.31	27.20	17.62	36.54	11.98	11.70	11.98	32.34	24.10
Germany	JPY	788.12	1,832,919.84	10.23	0.00	-0.69	0.36	17.41	8.70	20.64	4.13	9.00	4.13	33.17	22.54
Switzerland	JPY	3,223.87	1,123,746.53	6.27	0.00	8.07	8.97	17.59	10.98	11.77	4.11	6.62	4.11	18.93	15.69
Belgium	JPY	1,383.05	541,975.15	3.03	0.00	0.65	-0.85	2.77	5.68	18.40	-1.52	5.17	-1.52	20.26	20.02
Italy	JPY	1,523.57	96,100.07	0.54	0.00	2.17	-4.23	3.01	1.51	55.37	27.54	19.41	27.54	39.63	45.27
Finland	JPY	3,723.95	288,007.30	1.61	0.00	3.17	4.63	21.23	10.19	31.40	9.03	11.63	9.03	33.21	26.86
Greece	JPY	554.52	26,913.39	0.15	0.00	-NA-	-NA-	2.25	19.55	93.93	15.93	8.61	15.93	-NA-	56.57
Norway	JPY	131.04	64,797.54	0.36	0.00	-8.89	-20.28	12.38	-5.21	-14.30	-1.26	5.79	-1.26	-NA-	31.50
Spain	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,600.78	18,031,626.59	331525.57	0.00	-NA-	-NA-	-NA-	13.87	35.70	5.20	8.98	5.20	-NA-	-NA-
Israel	JPY	1,472.21	121,479.12	2233.49	0.00	-NA-	-NA-	-NA-	13.91	35.00	-4.45	3.37	-4.45	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	1,730.15	196,097.51	154.34	0.00	-NA-	-NA-	9.72	10.48	40.34	8.38	6.22	8.38	-NA-	13.41
Euro Zone	AUD	1,835.91	87,993.99	69.26	0.00	-NA-	-NA-	5.42	5.54	28.79	4.86	6.51	4.86	-NA-	15.63
Europe ex UK	AUD	2,128.37	114,778.64	90.34	0.00	-NA-	-NA-	6.87	6.56	28.04	6.26	6.47	6.26	-NA-	13.53
Europe Liquid 40	AUD	1,301.02	164,254.42	129.28	0.00	-NA-	-NA-	9.77	9.95	38.09	8.16	6.33	8.16	-NA-	13.64
Europe Liquid 40 ex UK	AUD	1,810.93	100,326.52	78.96	0.00	-NA-	-NA-	7.09	6.69	27.56	5.88	6.61	5.88	-NA-	13.75
Europe ex UK Dividend+	AUD	2,182.78	108,051.39	85.05	0.00	-NA-	-NA-	6.19	5.65	27.26	6.01	6.47	6.01	-NA-	13.57
Europe (UK Restricted)	AUD	783.83	161,637.81	127.22	0.00	-NA-	-NA-	8.86	9.24	36.48	7.74	6.29	7.74	-NA-	13.35
Euro Zone Capped	AUD	1,612.54	63,926.77	50.32	0.00	-NA-	-NA-	4.10	3.16	28.21	5.57	6.34	5.57	-NA-	15.95
Europe Capped	AUD	1,691.64	185,227.87	145.79	0.00	-NA-	-NA-	9.77	10.37	41.12	8.74	6.19	8.74	-NA-	13.43
Europe ex UK Capped	AUD	1,988.01	95,440.09	75.12	0.00	-NA-	-NA-	6.27	5.34	27.60	7.02	6.43	7.02	-NA-	13.47
Europe Liquid 40 Capped	AUD	1,249.80	149,631.07	117.77	0.00	-NA-	-NA-	9.90	9.63	38.97	8.70	6.30	8.70	-NA-	13.67
Europe Liquid 40 ex UK Capped	AUD	1,645.22	79,448.41	62.53	0.00	-NA-	-NA-	6.35	5.04	26.95	6.76	6.59	6.76	-NA-	13.68
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,182.78	108,051.39	55.10	0.00	-NA-	-NA-	-NA-	5.65	27.26	6.01	6.47	6.01	-NA-	-NA-
UK	AUD	1,260.18	81,318.87	64.00	0.00	-NA-	-NA-	14.32	17.00	61.82	11.50	5.86	11.50	-NA-	15.46
Netherlands	AUD	1,191.38	38,301.74	30.15	0.00	-NA-	-NA-	-3.02	-5.82	23.63	3.47	6.72	3.47	-NA-	18.68
France	AUD	3,469.68	16,728.67	13.17	0.00	-NA-	-NA-	8.42	9.55	29.02	3.84	7.31	3.84	-NA-	17.62
Austria	AUD	693.92	2,460.70	1.94	0.00	-NA-	-NA-	22.21	2.95	37.54	5.75	4.09	5.75	-NA-	23.97
Sweden	AUD	4,643.58	13,771.33	10.84	0.00	-NA-	-NA-	17.91	14.13	41.20	15.29	8.82	15.29	-NA-	16.00
Germany	AUD	577.96	20,068.57	15.80	0.00	-NA-	-NA-	8.84	5.47	24.76	7.21	6.19	7.21	-NA-	16.95
Switzerland	AUD	2,364.18	12,303.86	9.68	0.00	-NA-	-NA-	9.00	7.68	15.59	7.19	3.87	7.19	-NA-	9.62
Belgium	AUD	1,014.24	5,934.06	4.67	0.00	-NA-	-NA-	-4.74	2.54	22.44	1.39	2.46	1.39	-NA-	11.91
Italy	AUD	1,117.28	1,052.20	0.83	0.00	-NA-	-NA-	-4.52	-1.50	60.67	31.31	16.33	31.31	-NA-	37.02
Finland	AUD	2,730.90	3,153.38	2.48	0.00	-NA-	-NA-	12.38	6.92	35.89	12.26	8.76	12.26	-NA-	18.54
Greece	AUD	406.65	294.67	0.23	0.00	-NA-	-NA-	-5.22	16.00	100.56	19.36	5.81	19.36	-NA-	47.95
Norway	AUD	96.10	709.47	0.56	0.00	-NA-	-NA-	4.17	-8.02	-11.37	1.66	3.07	1.66	-NA-	24.17
Spain	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,173.91	197,427.58	3629.86	0.00	-NA-	-NA-	-NA-	10.48	40.34	8.31	6.18	8.31	-NA-	-NA-
Israel	AUD	1,079.62	1,330.07	24.45	0.00	-NA-	-NA-	-NA-	10.52	39.61	-1.62	0.71	-1.62	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	1,788.46	9,697.70	6.27	0.00	6.09	5.77	10.26	1.31	-4.64	6.18	3.61	6.18	13.09	6.55
Sweden	SEK	4,788.00	78,938.56	7.02	0.00	8.53	11.39	17.85	9.75	22.66	15.01	9.21	15.01	26.33	14.39
Norway	NOK	126.81	3,803.48	0.36	0.00	-8.19	-20.29	7.86	-9.90	-18.89	0.41	0.69	0.41	48.11	23.39

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

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

		12 Mths											
		Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Europe Real Estate **	Local	3,426.48	3.58	7.77	7.57	20.36	11.26	20.59	8.00	6.66	8.00	18.90	13.34
Europe FTSE	Local	294.74	3.97	7.64	7.01	16.69	7.69	17.09	2.31	4.67	2.31	14.99	13.17
Europe JP Morgan Bonds	Local	611.56	-NA-	6.18	4.95	5.33	6.47	4.23	2.82	0.57	2.82	3.89	4.24
UK Real Estate **	GBP	2,687.78	2.89	5.59	4.94	22.88	15.13	32.52	10.52	6.53	10.52	22.70	15.67
UK FTSE	GBP	1,136.90	3.96	7.29	8.23	16.48	8.28	11.48	1.54	5.02	1.54	13.81	12.30
UK JP Morgan Bonds	GBP	731.90	-NA-	6.54	5.49	5.31	6.00	-0.79	2.38	0.16	2.38	5.54	5.73
Netherlands Real Estate **	EUR	2,992.10	5.12	6.87	5.68	9.46	-3.28	8.31	3.26	6.87	3.26	18.98	16.82
Netherlands FTSE	EUR	927.05	-NA-	6.32	5.17	16.25	5.28	22.22	-0.63	3.00	-0.63	18.90	15.39
Netherlands JP Morgan Bonds	EUR	495.03	-NA-	5.73	4.77	5.18	5.44	1.49	2.20	0.16	2.20	4.37	5.41
France Real Estate **	EUR	6,372.52	5.36	12.00	14.38	20.30	10.84	12.41	3.63	7.46	3.63	20.75	17.54
France FTSE	EUR	882.85	4.20	7.14	6.46	16.63	8.58	24.90	3.15	6.07	3.15	16.22	14.91
France JP Morgan Bonds	EUR	618.24	-NA-	5.82	4.82	5.06	5.81	2.79	2.22	0.13	2.22	4.42	5.40
Sweden Real Estate **	SEK	8,869.30	2.55	12.31	16.29	23.04	13.80	26.68	15.01	9.21	15.01	26.13	14.22
Sweden FTSE	SEK	2,653.75	3.85	11.39	10.66	21.74	10.00	17.74	2.63	4.83	2.63	19.16	15.52
Sweden JP Morgan Bonds	SEK	723.44	-NA-	6.23	4.49	3.27	4.47	0.92	1.91	0.08	1.91	4.42	4.79
Switzerland Real Estate **	CHF	2,677.68	4.47	8.86	9.03	14.31	5.37	-0.48	6.18	3.61	6.18	12.99	7.50
Switzerland FTSE	CHF	779.79	1.74	7.92	6.64	16.18	11.73	15.06	3.92	4.10	3.92	12.80	10.84
Germany Real Estate **	EUR	941.20	1.58	0.00	3.62	18.60	3.67	5.76	6.99	6.34	6.99	27.03	15.71
Germany FTSE	EUR	651.61	3.98	-NA-	9.06	20.55	10.55	26.12	1.35	4.10	1.35	18.26	18.37
Germany JP Morgan Bonds	EUR	455.99	-NA-	9.73	4.65	4.43	5.15	0.61	2.28	0.13	2.28	4.23	4.99
Austria Real Estate **	EUR	674.04	2.31	0.00	0.00	30.89	1.16	17.09	5.53	4.24	5.53	36.78	22.07
Austria FTSE	EUR	487.23	3.08	1.53	3.28	17.32	-2.78	8.79	0.55	0.46	0.55	26.10	20.27
Austria JP Morgan Bonds	EUR	238.55	-NA-	7.50	5.07	6.25	6.31	1.60	2.20	0.06	2.20	4.62	5.63

**** 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 319.**

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

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

Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
			28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD		
Italy Real Estate **	EUR	1,743.77	4.04	4.81	-1.37	4.71	-0.70	39.62	31.03	16.50	31.03	33.39	35.68
Italy FTSE	EUR	297.34	4.72	6.24	1.20	9.40	0.78	32.34	7.47	4.76	7.47	19.94	22.00
Italy JP Morgan Bonds	EUR	952.61	-NA-	7.13	5.14	6.48	8.32	11.97	3.90	1.68	3.90	6.08	9.31
Belgium Real Estate **	EUR	2,527.92	6.20	5.91	5.55	7.48	5.15	7.75	1.18	2.60	1.18	12.98	8.08
Belgium FTSE	EUR	999.98	3.84	7.58	7.29	22.95	17.52	19.53	2.43	6.61	2.43	18.92	12.86
Belgium JP Morgan Bonds	EUR	588.16	-NA-	6.15	5.01	6.05	7.69	2.99	2.51	0.17	2.51	4.89	6.62
Finland Real Estate **	EUR	4,842.79	3.29	5.47	7.99	22.18	6.19	16.73	12.02	8.91	12.02	27.89	18.66
Finland FTSE	EUR	1,258.77	5.27	10.57	1.99	15.66	7.18	36.47	1.35	7.75	1.35	24.18	20.52
Finland JP Morgan Bonds	EUR	402.32	-NA-	5.86	4.64	4.94	5.28	1.28	2.11	0.11	2.11	3.63	4.60
Greece Real Estate **	EUR	669.94	0.00	-NA-	-NA-	4.17	16.60	65.93	19.11	5.96	19.11	-NA-	49.23
Greece FTSE	EUR	167.01	2.26	-NA-	-5.54	-5.15	-7.54	58.71	24.71	14.34	24.71	33.72	41.15
Greece JP Morgan Bonds	EUR	-	-NA-	-NA-	-100.00	-100.00	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Real Estate **	NOK	117.33	2.74	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,397.38	4.86	11.62	11.58	19.00	6.99	15.35	-0.71	2.66	-0.71	22.68	14.99
Norway JP Morgan Bonds	NOK	-	-NA-	6.07	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Europe (%) Weight 28-Feb
Unibail-Rodamco *	Rental	Retail	NL	18,561	14.61
Land Securities *	Rental	Diversified	UK	10,366	8.16
British Land *	Rental	Diversified	UK	8,444	6.65
Hammerson *	Rental	Retail	UK	4,932	3.88
Swiss Prime Site	Rental	Office	CH	3,345	2.63
Klepierre *	Rental	Retail	FR	3,223	2.54
SEGRO *	Rental	Industrial	UK	3,212	2.53
Derwent London *	Rental	Office	UK	3,076	2.42
Capital & Counties Properties	Rental	Retail	UK	2,992	2.36
Great Portland Estates *	Rental	Office	UK	2,692	2.12
PSP Swiss Property	Rental	Office	CH	2,668	2.10
INTU Properties	Rental	Retail	UK	2,667	1.82
Deutsche Wohnen	Rental	Residential	DE	2,593	2.04
LEG Immobilien AG	Rental	Residential	DE	2,295	1.62
Fonciere Des Regions *	Rental	Diversified	FR	2,287	1.80
Icade	Rental	Diversified	FR	2,277	1.79
Corio *	Rental	Retail	NL	2,273	1.79
Castellum	Rental	Diversified	SE	2,183	1.58
Shaftesbury *	Rental	Diversified	UK	2,014	1.59
Deutsche Wohnen non ranking for dividend	Rental	Residential	DE	1,920	0.56
				84,020.45	64.57 (**)

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	52,687	41.47%
EPRA/NAREIT Netherlands	6	24,816	19.53%
EPRA/NAREIT France	8	10,839	8.53%
EPRA/NAREIT Austria	2	1,594	1.25%
EPRA/NAREIT Sweden	8	8,922	7.02%
EPRA/NAREIT Germany	11	13,002	10.23%
EPRA/NAREIT Switzerland	4	7,972	6.27%
EPRA/NAREIT Belgium	7	3,845	3.03%
EPRA/NAREIT Italy	2	682	0.54%
EPRA/NAREIT Finland	3	2,043	1.61%
EPRA/NAREIT Greece	1	191	0.15%
EPRA/NAREIT Norway	1	460	0.36%
EPRA/NAREIT Europe Index	84	127,052	100.00%
EPRA/NAREIT Euro Zone	40	57,011	44.87%
EPRA/NAREIT Ex-UK	53	74,365	58.53%
EPRA/NAREIT Europe Liquid 40	40	106,421	83.76%
EPRA/NAREIT Europe Liquid 40 Ex UK	30	65,002	51.16%

(**) The Top 20 Constituents represent 64.57% of the market capitalisation of the Developed Europe Index.

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

Top 20 Performance:

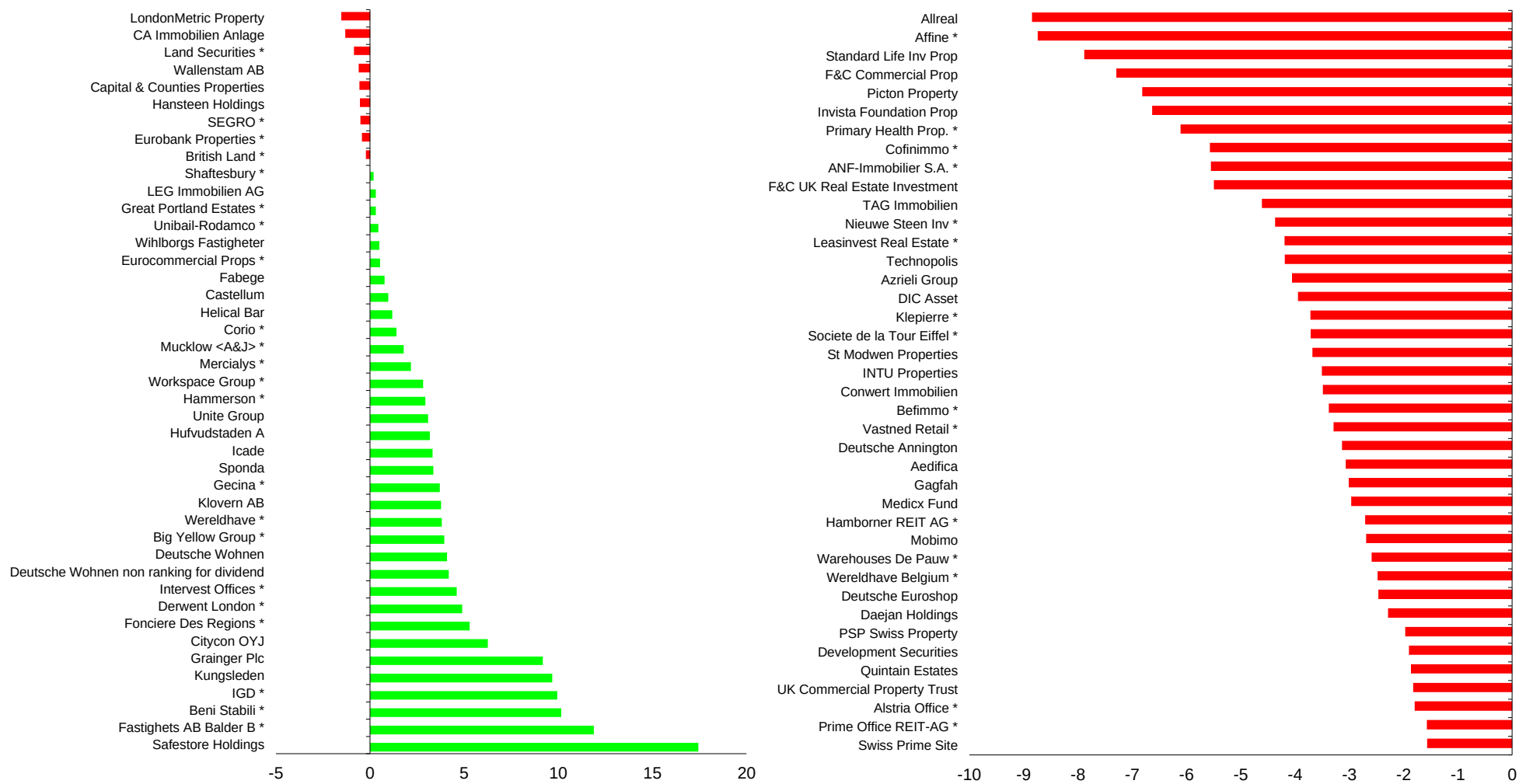
Stock	Investment			Price	Dividend	Total	
				Return	Return	Return	
	Focus	Sector	Country	28-Feb	28-Feb	28-Feb	
Safestore Holdings	Rental	Self Storage	UK	23.83	0.00	23.83	▲
Fastighets AB Balder B *	Rental	Diversified	SE	18.28	0.00	18.28	▲
Beni Stabili *	Rental	Office	IT	16.55	0.00	16.55	▲
IGD *	Rental	Retail	IT	16.33	0.00	16.33	▲
Kungsliden	Rental	Diversified	SE	16.07	0.00	16.07	▲
Grainger Plc	Non-Rental	Residential	UK	15.56	0.00	15.56	▲
Citycon OYJ	Rental	Retail	FI	12.65	0.00	12.65	▲
Fonciere Des Regions *	Rental	Diversified	FR	11.68	0.00	11.68	▲
Derwent London *	Rental	Office	UK	11.29	0.00	11.29	▲
Intervest Offices *	Rental	Office	BE	10.99	0.00	10.99	▲
Deutsche Wohnen non ranking for divide	Rental	Residential	DE	10.57	0.00	10.57	▲
Deutsche Wohnen	Rental	Residential	DE	10.47	0.00	10.47	▲
Big Yellow Group *	Rental	Self Storage	UK	10.33	0.00	10.33	▲
Wereldhave *	Rental	Diversified	NL	10.20	0.00	10.20	▲
Klovern AB	Rental	Diversified	SE	10.15	0.00	10.15	▲
Gecina *	Rental	Diversified	FR	10.10	0.00	10.10	▲
Sponda	Rental	Diversified	FI	9.75	0.00	9.75	▲
Icade	Rental	Diversified	FR	9.71	0.00	9.71	▲
Hufvudstaden A	Rental	Office	SE	9.56	0.00	9.56	▲
Unite Group	Rental	Diversified	UK	9.47	0.00	9.47	▲

Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total	
				Return	Return	Return	
	Focus	Sector	Country	28-Feb	28-Feb	28-Feb	
Societe de la Tour Eiffel *	Rental	Diversified	FR	2.68	0.00	2.68	▲
Klepierre *	Rental	Retail	FR	2.67	0.00	2.67	▲
DIC Asset	Rental	Diversified	DE	2.44	0.00	2.44	▲
Azrieli Group	Rental	Diversified	ISR	2.33	0.00	2.33	▲
Technopolis	Rental	Office	FI	2.20	0.00	2.20	▲
Leasinvest Real Estate *	Rental	Office	BE	2.20	0.00	2.20	▲
Nieuwe Steen Inv *	Rental	Diversified	NL	2.02	0.00	2.02	▲
TAG Immobilien	Non-Rental	Diversified	DE	1.78	0.00	1.78	▲
F&C UK Real Estate Investment	Rental	Diversified	UK	0.90	0.00	0.90	▲
ANF-Immobilier S.A. *	Rental	Diversified	FR	0.84	0.00	0.84	▲
Cofinimmo *	Rental	Diversified	BE	0.82	0.00	0.82	▲
Norwegian Property ASA	Rental	Office	NK	0.69	0.00	0.69	▲
Primary Health Prop. *	Rental	Health Care	UK	0.28	0.00	0.28	▲
Invista Foundation Prop	Rental	Diversified	UK	-1.39	1.15	-0.24	▼
Picton Property	Rental	Diversified	UK	-1.71	1.28	-0.43	▼
F&C Commercial Prop	Rental	Diversified	UK	-1.31	0.41	-0.90	▼
Standard Life Inv Prop	Rental	Diversified	UK	-3.01	1.52	-1.49	▼
Redefine International	Rental	Diversified	UK	-1.92	0.00	-1.92	▼
Affine *	Rental	Diversified	FR	-2.35	0.00	-2.35	▼
Allreal	Non-Rental	Office	CH	-2.46	0.00	-2.46	▼

FTSE EPRA/NAREIT Developed Europe Index Series

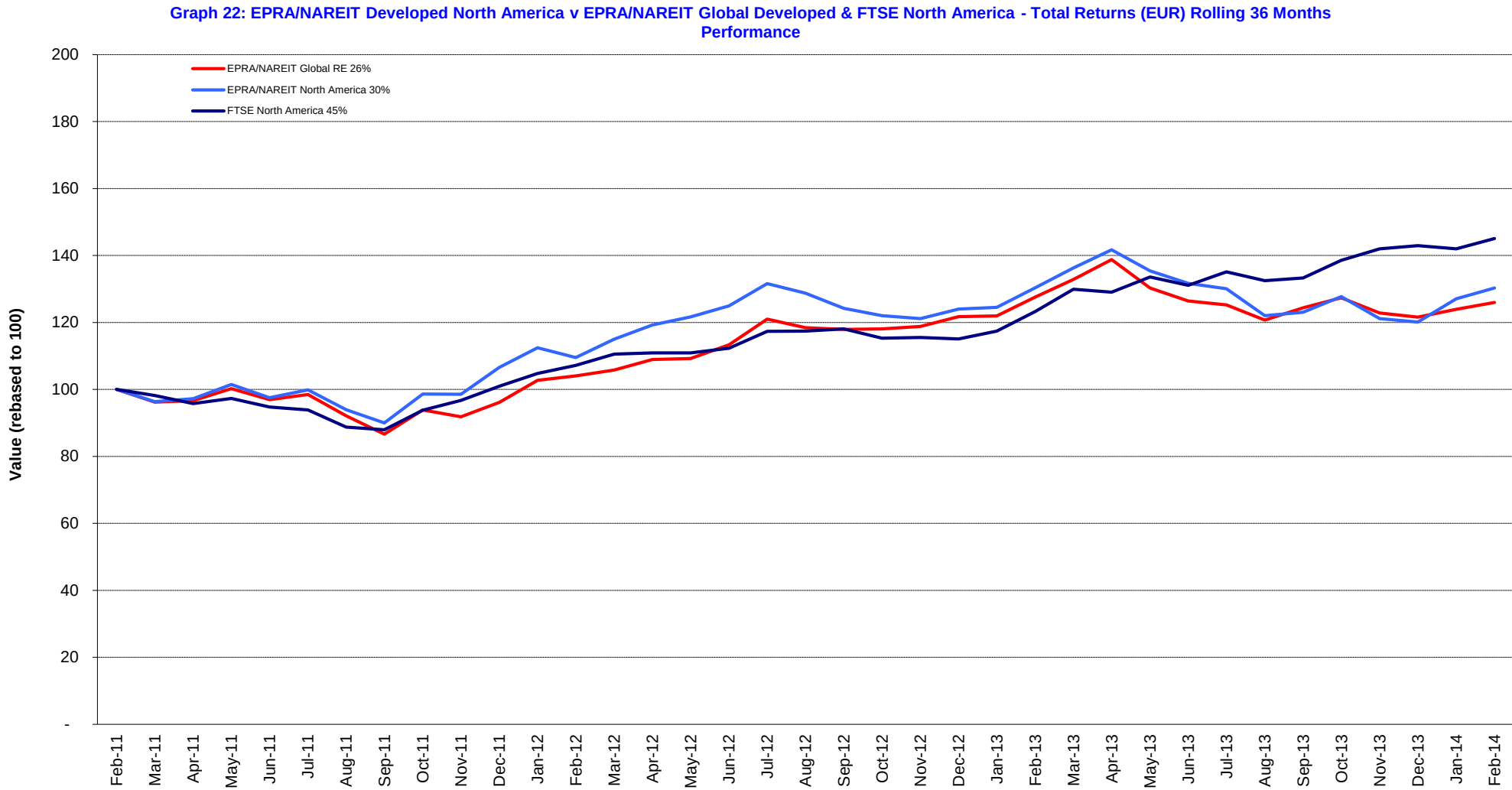
Graph 21: Total Return Performance relative to Regional Developed Index - Europe



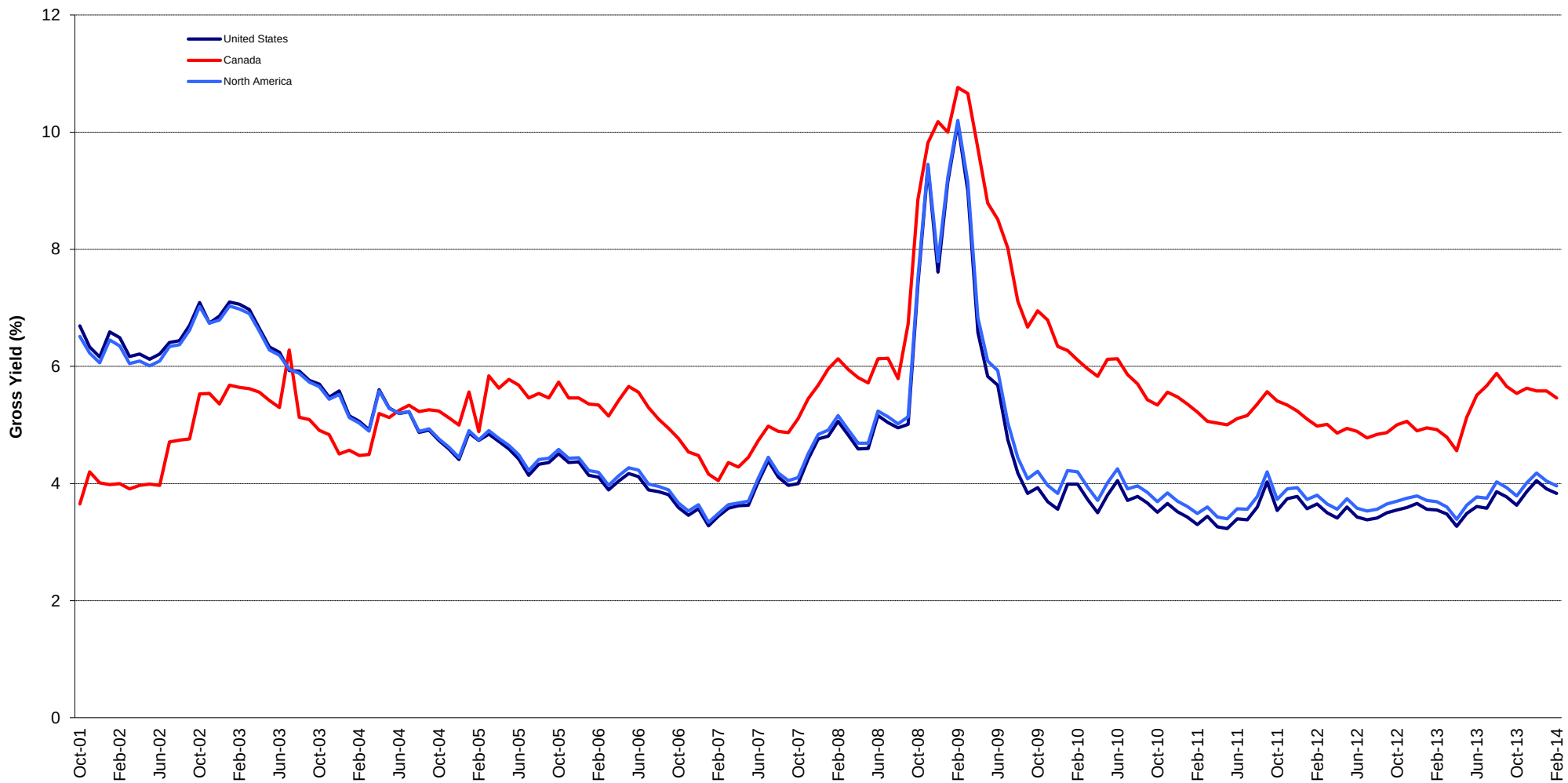
Section 3.4

FTSE EPRA/NAREIT Developed North America Index Series

FTSE EPRA/NAREIT Developed North America Index Series



Graph 23: Dividend Yields



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

Ex Date	Description
5 February 2014	Hudson Pacific Properties (USA): New number of shares: 65,775,019
5 February 2014	Pure Industrial Real Estate Trust (Canada): New number of shares: 150,654,856
11 February 2014	American Realty Capital Properties (USA): New number of shares: 752,006,658
11 February 2014	Cole Real Estate Investments (USA): Deleted following a take-over by American Realty Capital Properties
12 February 2014	W. P. Carey Inc. (USA): New number of shares: 99,014,726
26 February 2014	Cedar Realty Trust (USA): New number of shares: 79,114,848

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
6 February 2014	American Campus Communities *	Rental	Residential	USD	0.360	3.65	21-Feb	Quarterly
6 February 2014	Cedar Realty Trust *	Rental	Retail	USD	0.050	14.63	20-Feb	Quarterly
6 February 2014	Cousins Properties *	Rental	Diversified	USD	0.075	11.77	24-Feb	Quarterly
6 February 2014	First Potomac Realty Trust *	Rental	Industrial/Office Mi:	USD	0.150	10.73	17-Feb	Quarterly
6 February 2014	Health Care REIT *	Rental	Health Care	USD	0.795	4.60	20-Feb	Quarterly
6 February 2014	HCP *	Rental	Health Care	USD	0.545	0.00	25-Feb	Dividend
11 February 2014	Home Props of New York *	Rental	Residential	USD	0.730	4.50	25-Feb	Quarterly
11 February 2014	H & R Real Estate *	Rental	Diversified	CAD	0.113	6.47	28-Feb	Monthly
12 February 2014	Apartment Investment *	Rental	Residential	USD	0.260	8.03	28-Feb	Quarterly
12 February 2014	Duke Realty Corp *	Rental	Industrial/Office Mi:	USD	0.170	11.49	28-Feb	Quarterly
12 February 2014	Sabra Health Care REIT *	Rental	Health Care	USD	0.360	0.00	28-Feb	Dividend
12 February 2014	Simon Property Group *	Rental	Retail	USD	1.250	2.23	28-Feb	Quarterly
13 February 2014	Highwoods Properties *	Rental	Office	USD	0.425	4.51	11-Mar	Quarterly
13 February 2014	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	6.42	28-Feb	Quarterly
18 February 2014	LTC Properties *	Rental	Health Care	USD	0.170	4.14	28-Feb	Monthly
19 February 2014	The Macerich Company *	Rental	Retail	USD	0.620	5.32	7-Mar	Quarterly
20 February 2014	Regency Centers *	Rental	Retail	USD	0.470	5.71	6-Mar	Quarterly
26 February 2014	Allied Properties REIT *	Rental	Office	CAD	0.118	3.91	17-Mar	Monthly
26 February 2014	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	14-Mar	Dividend
26 February 2014	Boardwalk REIT *	Rental	Residential	CAD	0.170	3.02	17-Mar	Monthly
26 February 2014	Brookfield Office Properties	Rental	Office	USD	0.140	2.65	31-Mar	Quarterly
26 February 2014	Canadian Apartment Props *	Rental	Residential	CAD	0.096	4.94	17-Mar	Monthly
26 February 2014	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	17-Mar	Dividend
26 February 2014	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.045	7.69	17-Mar	Monthly
26 February 2014	Cominar REIT *	Rental	Diversified	CAD	0.120	7.79	17-Mar	Monthly
26 February 2014	Calloway REIT *	Rental	Retail	CAD	0.129	5.99	17-Mar	Monthly
26 February 2014	Dundee REIT *	Rental	Diversified	CAD	0.187	0.00	15-Mar	Dividend
26 February 2014	EPR Properties *	Rental	Diversified	USD	0.285	6.31	17-Mar	Quarterly
26 February 2014	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.033	20.09	17-Mar	Monthly
26 February 2014	Inland Real Estate Corp *	Rental	Retail	USD	0.048	9.15	17-Mar	Monthly
26 February 2014	Killam Properties	Rental	Residential	CAD	0.050	0.00	17-Mar	Dividend
26 February 2014	Morguard REIT *	Rental	Diversified	CAD	0.080	5.40	14-Mar	Monthly
26 February 2014	Northern Property REIT *	Rental	Residential	CAD	0.132	5.04	14-Mar	Monthly
26 February 2014	Northwest Healthcare Properties REIT *	Rental	Office	CAD	0.067	0.00	14-Mar	Dividend
26 February 2014	Piedmont Office Realty Trust CI A *	Rental	Office	USD	0.200	0.00	21-Mar	Dividend

** Based on previous period figures

*** Estimated

Version: February 2014

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
26 February 2014	Canadian REIT *	Rental	Diversified	CAD	0.146	3.09	14-Mar	Monthly
26 February 2014	Riocan Real Estate *	Rental	Retail	CAD	0.118	5.18	7-Mar	Monthly
27 February 2014	Realty Income *	Rental	Retail	USD	0.182	3.44	17-Mar	Dividend
27 February 2014	Pennsylvania Real Estate *	Rental	Retail	USD	0.200	12.15	17-Mar	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 March 2014	Weingarten Realty *	Rental	Retail	USD	0.325	6.89	14-Mar	Quarterly
5 March 2014	Ventas *	Rental	Health Care	USD	0.725	3.28	28-Mar	Quarterly
10 March 2014	Parkway Properties *	Rental	Office	USD	0.188	12.34	26-Mar	Quarterly
11 March 2014	DDR Corp. *	Rental	Retail	USD	0.155	13.58	8-Apr	Quarterly
12 March 2014	American Assets Trust Inc. *	Rental	Diversified	USD	0.220	0.00	28-Mar	Dividend
12 March 2014	BRE Properties *	Rental	Residential	USD	0.5625 ***	3.64	April	Quarterly
12 March 2014	Digital Realty Trust *	Rental	Diversified	USD	0.830	2.33	31-Mar	Quarterly
12 March 2014	Equity One Inc *	Rental	Retail	USD	0.3 ***	5.17	April	Quarterly
12 March 2014	Essex Property Trust *	Rental	Residential	USD	1.210	2.44	31-Mar	Quarterly
12 March 2014	Extra Space Storage *	Rental	Self Storage	USD	0.400	2.04	28-Mar	Quarterly
12 March 2014	Investors Real Estate *	Rental	Diversified	USD	0.168 ***	7.69	April	Quarterly
12 March 2014	Medical Properties Trust *	Rental	Health Care	USD	0.210	7.66	11-Apr	Quarterly
12 March 2014	Public Storage *	Rental	Self Storage	USD	1.400	1.30	31-Mar	Quarterly
12 March 2014	PS Business Parks *	Rental	Industrial/Office Mi.	USD	0.500	2.09	31-Mar	Quarterly
12 March 2014	Retail Opportunity Investments Corp. *	Rental	Retail	USD	0.160	0.00	28-Mar	Dividend
12 March 2014	Washington Real Estate *	Rental	Diversified	USD	0.300	6.84	31-Mar	Quarterly
13 March 2014	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	3.30	April	Quarterly
13 March 2014	Universal Health Realty *	Rental	Health Care	USD	0.58 ***	6.34	April	Quarterly
14 March 2014	H & R Real Estate *	Rental	Diversified	CAD	0.12 ***	6.47	April	Monthly
18 March 2014	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	3.35	April	Quarterly
18 March 2014	Ramco-Gershenson *	Rental	Retail	USD	0.4625 ***	9.69	April	Quarterly
19 March 2014	Federal Realty Inv *	Rental	Retail	USD	0.780	2.26	15-Apr	Quarterly
19 March 2014	LTC Properties *	Rental	Health Care	USD	0.170	4.14	31-Mar	Monthly
24 March 2014	Campus Crest Communities *	Rental	Residential	USD	0.165	0.00	9-Apr	Dividend
25 March 2014	First Capital Realty	Rental	Retail	CAD	0.210	0.00	10-Apr	Dividend
25 March 2014	Getty Realty *	Rental	Retail	USD	0.465 ***	9.72	April	Quarterly
26 March 2014	DuPont Fabros Technology *	Rental	Specialty	USD	0.1875 ***	2.12	April	Dividend
26 March 2014	Equity Lifestyle Properties *	Rental	Residential	USD	0.2 ***	1.99	April	Quarterly
27 March 2014	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	6.51	April	Quarterly
27 March 2014	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	5.64	April	Dividend
27 March 2014	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	3.18	April	Quarterly
27 March 2014	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	3.91	April	Monthly
27 March 2014	Avalonbay Communities *	Rental	Residential	USD	1.160	2.77	15-Apr	Quarterly
27 March 2014	Boardwalk REIT *	Rental	Residential	CAD	0.170	3.02	15-Apr	Monthly
27 March 2014	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	6.48	April	Quarterly

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Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 March 2014	Boston Properties *	Rental	Office	USD	0.68 ***	2.42	April	Quarterly
27 March 2014	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	4.94	April	Monthly
27 March 2014	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	11.27	April	Quarterly
27 March 2014	Chesapeake Lodging Trust *	Rental	Lodging/Resorts	USD	0.300	0.00	15-Apr	Dividend
27 March 2014	Camden Property Trust *	Rental	Residential	USD	0.660	4.20	17-Apr	Quarterly
27 March 2014	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.06167 ***	7.69	April	Monthly
27 March 2014	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	7.79	April	Monthly
27 March 2014	Calloway REIT *	Rental	Retail	CAD	0.129 ***	5.99	April	Monthly
27 March 2014	Douglas Emmett *	Rental	Office	USD	0.1875 ***	2.09	April	Dividend
27 March 2014	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.103	5.94	April	Dividend
27 March 2014	EPR Properties *	Rental	Diversified	USD	0.84 ***	6.31	April	Quarterly
27 March 2014	Extendicare Inc.	Rental	Health Care	CAD	0.0925 ***	15.50	April	Monthly
27 March 2014	First Industrial Realty *	Rental	Industrial	USD	0.103	12.53	21-Apr	Quarterly
27 March 2014	Winthrop Realty Trust *	Rental	Diversified	USD	0.065 ***	4.47	April	Quarterly
27 March 2014	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.140	3.30	15-Apr	Quarterly
27 March 2014	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	16.01	April	Dividend
27 March 2014	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	20.09	April	Monthly
27 March 2014	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	9.15	April	Monthly
27 March 2014	Kilroy Realty *	Rental	Office	USD	0.350	4.03	16-Apr	Quarterly
27 March 2014	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	5.74	April	Monthly
27 March 2014	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	10.25	April	Quarterly
27 March 2014	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	5.40	April	Monthly
27 March 2014	National Health Investors *	Rental	Health Care	USD	0.770	0.00	9-May	Dividend
27 March 2014	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.04	April	Monthly
27 March 2014	Corporate Office Props *	Rental	Office	USD	0.34 ***	5.34	April	Quarterly
27 March 2014	Post Properties *	Rental	Residential	USD	0.360	3.19	15-Apr	Quarterly
27 March 2014	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	3.09	April	Monthly
27 March 2014	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	5.18	April	Monthly
27 March 2014	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.050	13.31	15-Apr	Quarterly
27 March 2014	SL Green Realty *	Rental	Office	USD	0.7875 ***	2.38	April	Dividend
27 March 2014	Taubman Centers *	Rental	Retail	USD	0.415 ***	2.36	April	Quarterly
28 March 2014	Alexandria Real Estate *	Rental	Office	USD	0.78 ***	4.39	April	Quarterly
28 March 2014	CubeSmart *	Rental	Self Storage	USD	0.130	4.11	15-Apr	Quarterly
28 March 2014	Liberty Property Trust *	Rental	Industrial/Office Mi	USD	0.625 ***	6.14	April	Quarterly
28 March 2014	Realty Income *	Rental	Retail	USD	0.137375 ***	3.44	April	Dividend

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	20 Yrs *	10 Yrs *	5 Yrs *	3 Yrs *	1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	Wght (%)													Annualised	(%)
Riocan Real Estate *	Rental	Retail	REIT	26.26	5,160	0.64	1.22	5.37	10.74	9.04	21.21	7.91	-0.65	6.96	5.97	0.47	6.45	6.96	16.99	11.72	5,602	79
H & R Real Estate *	Rental	Diversified	REIT	22.24	3,897	0.49	0.92	6.07	-NA-	6.86	30.37	6.40	1.31	4.98	5.15	0.53	5.69	4.98	22.73	10.69	3,745	70
Brookfield Props	Rental	Office	Non-REIT	21.14	3,461	0.43	0.82	2.93	12.25	8.68	30.11	10.23	26.16	4.06	1.54	0.67	2.21	4.06	30.80	20.04	6,077	127
Dundee REIT *	Rental	Diversified	REIT	29.53	2,010	0.25	0.48	7.59	-NA-	7.12	24.15	4.72	-13.73	3.76	0.75	0.64	1.39	3.76	24.00	10.61	2,870	103
Canadian REIT *	Rental	Diversified	REIT	43.62	1,932	0.24	0.46	4.01	10.19	13.12	19.86	13.32	-3.72	1.23	2.59	0.34	2.93	1.23	16.44	11.44	1,263	47
Calloway REIT *	Rental	Retail	REIT	25.85	1,718	0.21	0.41	5.99	-NA-	9.66	26.57	7.15	-6.14	3.77	4.02	0.52	4.54	3.77	23.62	10.89	2,273	96
Canadian Apartment Props *	Rental	Residential	REIT	21.87	1,555	0.19	0.37	5.26	-NA-	7.87	14.75	9.09	-9.36	3.82	3.21	0.45	3.66	3.82	17.58	13.27	1,844	86
Boardwalk REIT *	Rental	Residential	REIT	59.54	1,546	0.19	0.37	3.43	20.04	15.79	22.21	12.60	-4.82	0.04	1.78	0.29	2.07	0.04	20.35	11.66	1,634	76
Allied Properties REIT *	Rental	Office	REIT	33.50	1,486	0.19	0.35	4.21	-NA-	13.96	25.60	19.06	1.67	2.98	2.45	0.36	2.81	2.98	18.95	10.38	1,258	61
Cominar REIT *	Rental	Diversified	REIT	18.12	1,479	0.18	0.35	7.95	-NA-	7.05	13.83	0.56	-13.37	-0.43	-2.48	0.65	-1.83	-0.43	16.55	11.89	3,061	150
Artis Real Estate Investment	Rental	Diversified	REIT	15.67	1,289	0.16	0.31	6.89	-NA-	-NA-	25.50	11.13	4.36	6.66	3.84	0.60	4.44	6.66	-NA-	14.95	1,488	84
Granite Real Estate *	Rental	Industrial	REIT	38.30	1,175	0.15	0.28	5.73	-NA-	-NA-	-NA-	-NA-	-3.62	-0.93	0.29	0.00	0.29	-0.93	-NA-	-NA-	-NA-	-NA-
Chartwell Seniors Housing REIT *	Rental	Health Care	REIT	10.33	1,165	0.15	0.28	5.23	-NA-	2.81	21.27	10.99	-1.09	4.30	-3.00	0.42	-2.58	4.30	25.40	14.97	-NA-	-NA-
First Capital Realty	Rental	Retail	Non-REIT	17.76	959	0.12	0.23	4.73	-NA-	7.68	18.11	7.51	-1.95	0.28	1.54	0.00	1.54	0.28	14.26	9.75	875	66
Crombie Real Estate Investment Trust *	Rental	Retail	REIT	13.59	646	0.08	0.15	6.55	-NA-	-NA-	19.44	7.55	-1.70	1.46	2.03	0.56	2.58	1.46	-NA-	9.71	713	80
Northern Property REIT*	Rental	Residential	REIT	29.36	614	0.08	0.15	5.38	-NA-	10.41	18.96	7.31	-2.94	6.75	0.93	0.45	1.38	6.75	18.30	14.33	-NA-	-NA-
Dundee International Real Estate Investment	Rental	Industrial/Office	REIT	9.24	572	0.07	0.14	8.66	-NA-	-NA-	-NA-	-NA-	-14.84	9.74	4.41	0.00	4.41	9.74	-NA-	-NA-	-NA-	-NA-
Pure Industrial Real Estate Trust	Rental	Industrial	REIT	4.77	470	0.06	0.11	6.54	-NA-	-NA-	-NA-	-NA-	-8.62	0.00	5.07	0.00	5.07	0.00	-NA-	-NA-	377	58
Extencicare REIT *	Rental	Health Care	Non-REIT	7.16	405	0.05	0.10	6.70	4.33	3.24	17.39	-5.82	-11.06	4.99	0.28	0.00	0.28	4.99	38.22	37.93	-NA-	-NA-
Morguard REIT *	Rental	Diversified	REIT	16.66	375	0.05	0.09	5.76	-NA-	9.29	19.18	11.38	-6.33	2.25	1.90	0.49	2.39	2.25	21.79	13.19	-NA-	-NA-
Killam Properties	Rental	Residential	Non-REIT	10.36	346	0.04	0.08	5.79	-NA-	3.20	19.06	4.59	-15.17	-0.19	-2.08	0.47	-1.61	-0.19	22.27	14.78	391	82
Innvest REIT *	Rental	Lodging/Resorts	REIT	5.29	294	0.04	0.07	7.55	-NA-	1.14	20.61	-2.02	27.28	14.70	3.73	0.65	4.38	14.70	30.12	27.59	-NA-	-NA-
Northwest Healthcare Properties REIT *	Rental	Office	REIT	10.26	201	0.03	0.05	7.80	-NA-	-NA-	-NA-	-NA-	-14.99	-0.45	-0.87	0.64	-0.23	-0.45	-NA-	-NA-	236	85
Canada Total					32,756	4.09	7.76	5.46														
Simon Property Group *	Rental	Retail	REIT	161.29	35,861	4.47	8.49	3.10	11.37	13.97	40.49	16.56	4.52	6.82	4.17	0.81	4.97	6.82	30.41	18.09	59,510	120
Public Storage *	Rental	Self Storage	REIT	169.00	17,491	2.18	4.14	3.31	14.16	15.32	27.52	17.52	15.17	12.28	7.24	0.00	7.24	12.28	23.35	18.04	31,357	130
Equity Residential Props *	Rental	Residential	REIT	58.47	15,087	1.88	3.57	4.45	8.91	9.89	30.79	4.94	9.59	12.72	5.58	0.00	5.58	12.72	26.21	17.81	33,427	160
Prologis *	Rental	Industrial	REIT	41.19	14,859	1.85	3.52	2.72	-NA-	4.08	29.86	4.46	5.78	11.47	6.27	0.00	6.27	11.47	35.56	27.00	-NA-	-NA-
Ventas *	Rental	Health Care	REIT	62.43	13,300	1.66	3.15	4.65	9.63	12.07	27.99	8.07	-7.93	8.99	0.06	0.00	0.06	8.99	31.88	19.16	29,417	160
HCP *	Rental	Health Care	REIT	38.77	12,713	1.59	3.01	5.62	7.80	7.04	21.36	5.68	-16.35	8.25	-0.97	1.39	0.42	8.25	29.85	17.91	29,363	167
Boston Properties *	Rental	Office	REIT	112.43	12,344	1.54	2.92	2.31	-NA-	11.82	27.84	8.35	13.18	12.02	4.02	0.00	4.02	12.02	27.88	16.93	23,909	140
Health Care REIT *	Rental	Health Care	REIT	58.74	12,097	1.51	2.86	5.41	7.60	8.45	18.69	9.04	-3.60	11.13	1.42	1.37	2.79	11.13	22.29	18.48	30,887	185

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

Version: February 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Nth Am															
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD	Vity (%)	Vity (%)	3 month	Velocity
Avalonbay Communities *	Rental	Residential	REIT	128.97	12,081	1.51	2.86	3.32	-NA-	12.78	28.36	5.15	6.75	9.08	4.43	0.00	4.43	9.08	26.28	19.52	31,107	186
Vornado Realty Trust *	Rental	Diversified	REIT	96.29	11,680	1.46	2.77	3.03	11.38	8.89	28.11	4.72	23.69	9.27	4.86	0.00	4.86	9.27	30.87	18.89	21,070	131
Host Hotels & Resorts *	Rental	Lodging/Resorts	REIT	19.67	10,606	1.32	2.51	2.64	4.37	6.64	41.57	3.79	20.76	1.18	6.96	0.00	6.96	1.18	44.53	29.15	32,928	225
General Growth Properties	Rental	Retail	REIT	22.02	8,280	1.03	1.96	2.54	7.91	-0.17	120.47	14.56	17.71	9.72	9.33	0.00	9.33	9.72	95.18	26.95	42,071	368
American Realty Capital Prop *	Rental	Retail	REIT	14.69	7,998	1.00	1.89	6.81	-NA-	-NA-	-NA-	-NA-	-NA-	14.23	6.14	0.00	6.14	14.23	-NA-	-NA-	34,119	309
SL Green Realty *	Rental	Office	REIT	99.33	6,822	0.85	1.62	2.01	-NA-	10.19	55.03	10.60	23.52	7.52	5.93	0.00	5.93	7.52	46.06	23.66	15,510	165
Realty Income *	Rental	Retail	REIT	44.42	6,588	0.82	1.56	4.92	-NA-	10.86	24.92	11.64	2.08	19.97	8.93	0.45	9.37	19.97	21.74	19.19	23,727	261
Kimco Realty *	Rental	Retail	REIT	22.26	6,541	0.82	1.55	4.04	8.18	3.61	24.49	8.31	6.18	12.71	6.46	0.00	6.46	12.71	39.70	23.34	17,985	199
The Macerich Company *	Rental	Retail	REIT	60.13	6,118	0.76	1.45	4.12	-NA-	6.26	45.55	9.72	4.03	3.16	6.24	1.10	7.33	3.16	70.26	19.83	13,537	160
Federal Realty Inv *	Rental	Retail	REIT	111.31	5,295	0.66	1.25	2.80	8.95	12.48	24.92	12.51	7.65	9.76	2.12	0.00	2.12	9.76	24.77	14.37	14,009	192
Digital Realty Trust *	Rental	Diversified	REIT	54.16	5,036	0.63	1.19	5.76	-NA-	-NA-	17.15	2.27	-14.48	10.26	6.22	0.00	6.22	10.26	-NA-	20.47	22,623	325
UDR Inc. *	Rental	Residential	REIT	25.81	4,676	0.58	1.11	3.64	6.58	7.57	30.77	5.34	12.11	11.54	6.04	0.00	6.04	11.54	29.04	19.56	11,773	182
Essex Property Trust *	Rental	Residential	REIT	167.25	4,601	0.57	1.09	2.89	-NA-	12.61	28.27	13.43	15.50	16.54	5.61	0.00	5.61	16.54	24.69	22.15	19,707	310
Camden Property Trust *	Rental	Residential	REIT	66.70	4,097	0.51	0.97	3.78	7.46	7.53	32.85	7.46	0.12	17.26	7.89	0.00	7.89	17.26	30.42	20.89	11,544	204
Extra Space Storage *	Rental	Self Storage	REIT	49.10	4,070	0.51	0.96	3.26	-NA-	-NA-	53.63	38.05	35.02	16.54	7.53	0.00	7.53	16.54	-NA-	21.95	10,287	183
Liberty Property Trust *	Rental	Industrial/Office M	REIT	38.26	4,045	0.50	0.96	4.97	-NA-	3.22	20.46	9.19	3.53	12.96	5.11	0.00	5.11	12.96	29.03	21.27	10,227	183
Duke Realty Corp *	Rental	Industrial/Office M	REIT	16.80	3,954	0.49	0.94	4.05	6.96	-0.55	23.76	10.22	8.17	12.83	6.94	1.08	8.02	12.83	41.28	23.34	10,725	196
W. P. Carey Inc.	Rental	Diversified	REIT	63.52	3,871	0.48	0.92	5.48	-NA-	8.28	28.19	23.33	6.78	3.54	7.52	0.00	7.52	3.54	22.75	20.67	12,360	231
Alexandria Real Estate *	Rental	Office	REIT	72.45	3,747	0.47	0.89	3.75	-NA-	4.67	15.81	-0.50	5.51	13.88	3.31	0.00	3.31	13.88	33.59	19.27	9,042	175
Developers Diversified *	Rental	Retail	REIT	16.62	3,674	0.46	0.87	3.25	6.14	-0.63	48.84	7.69	-0.64	8.13	6.06	0.00	6.06	8.13	52.04	22.25	-NA-	-NA-
Mid-America Apartment *	Rental	Residential	REIT	67.64	3,646	0.45	0.86	4.32	8.44	9.95	25.54	5.21	1.46	12.56	4.80	0.00	4.80	12.56	24.76	17.84	9,047	180
BRE Properties *	Rental	Residential	REIT	61.77	3,430	0.43	0.81	2.56	9.27	9.48	30.10	11.80	30.32	12.90	4.52	0.00	4.52	12.90	28.15	21.36	15,220	321
Kilroy Realty *	Rental	Office	REIT	57.52	3,426	0.43	0.81	2.43	-NA-	8.54	28.48	16.74	11.54	14.63	8.94	0.00	8.94	14.63	28.95	20.03	9,009	190
Regency Centers *	Rental	Retail	REIT	50.77	3,367	0.42	0.80	3.70	8.18	5.63	17.16	7.57	1.44	10.67	5.46	0.98	6.44	10.67	31.97	21.18	6,294	135
Taubman Centers *	Rental	Retail	REIT	70.45	3,248	0.41	0.77	2.84	10.85	13.77	38.48	11.09	-5.57	10.22	8.35	0.00	8.35	10.22	32.61	21.08	10,181	227
Apartment Investment *	Rental	Residential	REIT	29.89	3,150	0.39	0.75	3.48	-NA-	5.79	44.56	7.91	4.22	16.36	6.86	0.93	7.79	16.36	38.02	20.21	11,909	274
National Retail Properties *	Rental	Retail	REIT	35.89	3,149	0.39	0.75	4.51	7.79	10.06	24.86	16.49	8.85	19.67	8.10	0.00	8.10	19.67	24.20	19.10	9,228	212
Senior Housing Prop *	Rental	Health Care	REIT	22.30	3,036	0.38	0.72	7.00	-NA-	6.98	18.73	3.11	-4.90	2.07	-0.98	0.00	-0.98	2.07	27.81	17.94	10,267	245
BioMed Realty Trust *	Rental	Office	REIT	20.68	2,878	0.36	0.68	4.84	-NA-	-NA-	23.42	8.71	2.44	14.13	6.00	0.00	6.00	14.13	-NA-	17.15	6,653	167
Hospitality Properties *	Rental	Lodging/Resorts	REIT	26.50	2,870	0.36	0.68	7.25	-NA-	1.43	23.64	11.68	6.37	-0.18	3.11	0.00	3.11	-0.18	31.45	22.58	5,449	137
Omega Healthcare Investors *	Rental	Health Care	REIT	31.96	2,835	0.35	0.67	6.13	4.71	15.84	24.78	15.76	20.97	8.89	0.06	0.00	0.06	8.89	24.76	23.75	10,251	262
Spirit Realty Capital *	Rental	Diversified	REIT	10.92	2,810	0.35	0.67	6.09	-NA-	-NA-	-NA-	-NA-	4.42	11.09	3.02	0.00	3.02	11.09	-NA-	-NA-	-NA-	-NA-

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local		Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	
				Price	EUR (m)	Wght (%)	Global	Nth Am														3 month	Annual
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb														Annualised	Velocity
American Campus Communities *	Rental	Residential	REIT	36.94	2,798	0.35	0.66	3.90	-NA-	-NA-	20.66	7.12	-15.09	15.80	6.27	1.04	7.31	15.80	-NA-	16.29	8,104	210	
Douglas Emmett	Rental	Office	REIT	26.93	2,584	0.32	0.61	2.97	-NA-	-NA-	31.16	15.37	12.89	15.63	5.90	0.00	5.90	15.63	-NA-	20.67	6,743	189	
Highwoods Properties *	Rental	Office	REIT	37.71	2,453	0.31	0.58	4.51	-NA-	7.82	19.37	8.06	7.97	5.43	1.53	1.14	2.68	5.43	27.08	19.44	6,185	183	
Home Props of New York *	Rental	Residential	REIT	58.94	2,426	0.30	0.57	4.95	-NA-	7.68	21.90	4.36	-1.04	11.28	5.72	1.31	7.03	11.28	25.51	18.12	6,171	184	
Weingarten Realty *	Rental	Retail	REIT	30.50	2,402	0.30	0.57	4.00	6.29	3.41	26.67	9.52	3.49	11.23	5.21	0.00	5.21	11.23	39.77	20.36	6,283	189	
LaSalle Hotel Properties *	Rental	Lodging/Resorts	REIT	31.34	2,359	0.29	0.56	3.57	-NA-	7.14	44.51	5.63	26.43	1.56	1.89	0.00	1.89	1.56	49.83	27.24	6,935	213	
Tanger Factory *	Rental	Retail	REIT	34.31	2,332	0.29	0.55	2.62	10.09	15.96	23.55	11.41	-0.23	7.85	2.79	0.00	2.79	7.85	20.01	13.92	6,606	205	
Commonwealth REIT *	Rental	Office	REIT	27.15	2,326	0.29	0.55	3.68	-0.48	-1.74	20.53	3.30	11.49	17.55	10.46	0.00	10.46	17.55	38.79	42.54	-NA-	-NA-	
RLJ Lodging Trust *	Rental	Lodging/Resorts	REIT	25.99	2,310	0.29	0.55	3.16	-NA-	-NA-	-NA-	-NA-	24.56	6.87	4.04	0.00	4.04	6.87	-NA-	-NA-	4,049	127	
Equity Lifestyle Properties *	Rental	Residential	REIT	40.25	2,191	0.27	0.52	2.48	9.24	11.34	23.10	15.75	13.31	11.10	2.39	0.00	2.39	11.10	21.70	18.16	4,370	144	
CBL & Associates Props *	Rental	Retail	REIT	17.79	2,188	0.27	0.52	5.51	6.94	1.27	50.40	4.63	-17.66	-0.95	4.71	0.00	4.71	-0.95	89.77	33.15	11,829	391	
Forest City Enterprises	Rental	Diversified	Non-REIT	19.48	2,104	0.26	0.50	0.00	8.39	-2.42	31.20	1.01	21.45	1.99	7.09	0.00	7.09	1.99	62.14	33.50	4,216	145	
Piedmont Office Realty Trust Cl A	Rental	Office	REIT	17.28	2,016	0.25	0.48	4.63	-NA-	-NA-	-NA-	0.56	-7.02	5.81	3.66	1.20	4.86	5.81	-NA-	16.55	5,258	189	
Entertainment Props *	Rental	Diversified	REIT	53.26	1,958	0.24	0.46	6.42	-NA-	7.99	35.45	9.62	16.81	9.50	4.27	0.56	4.83	9.50	35.44	18.15	-NA-	-NA-	
Post Properties *	Rental	Residential	REIT	48.53	1,904	0.24	0.45	2.72	5.28	8.06	40.71	9.77	4.25	7.30	3.41	0.00	3.41	7.30	30.48	19.27	7,484	285	
Lexington Corporate *	Rental	Diversified	REIT	11.41	1,886	0.24	0.45	5.78	7.39	2.65	37.23	11.27	4.93	11.75	5.55	0.00	5.55	11.75	39.94	24.91	4,872	187	
DCT Industrial Trust *	Rental	Industrial	REIT	7.92	1,814	0.23	0.43	3.54	-NA-	-NA-	26.29	15.95	12.95	11.08	10.00	0.00	10.00	11.08	-NA-	21.59	10,289	411	
Sunstone Hotel Investors *	Rental	Lodging/Resorts	REIT	13.52	1,790	0.22	0.42	0.74	-NA-	-NA-	44.13	8.24	20.21	0.90	5.38	0.00	5.38	0.90	-NA-	30.77	5,540	224	
Diamondrock Hospitality *	Rental	Lodging/Resorts	REIT	12.62	1,783	0.22	0.42	2.69	-NA-	-NA-	35.41	4.96	44.97	9.26	8.98	0.00	8.98	9.26	-NA-	29.32	5,197	211	
CubeSmart *	Rental	Self Storage	REIT	17.51	1,764	0.22	0.42	2.97	-NA-	-NA-	49.33	21.36	21.03	9.85	6.25	0.00	6.25	9.85	-NA-	23.83	6,058	249	
Sovran Self Storage *	Rental	Self Storage	REIT	73.99	1,715	0.21	0.41	3.68	-NA-	9.77	31.73	27.19	25.26	14.58	8.95	0.00	8.95	14.58	28.23	23.44	3,969	168	
Brandywine Realty Trust *	Rental	Office	REIT	14.65	1,664	0.21	0.39	4.10	7.58	-0.91	29.74	10.18	10.91	5.04	2.81	0.00	2.81	5.04	55.34	25.85	3,952	172	
Healthcare Realty Trust *	Rental	Health Care	REIT	23.97	1,664	0.21	0.39	5.01	6.33	1.90	15.68	5.77	-5.38	13.89	4.58	1.31	5.89	13.89	27.19	21.68	2,779	121	
Corporate Office Props *	Rental	Office	REIT	26.67	1,586	0.20	0.38	4.12	7.62	5.55	6.08	-5.24	7.34	12.58	7.32	0.00	7.32	12.58	26.99	25.74	4,436	203	
Medical Properties Trust *	Rental	Health Care	REIT	13.19	1,543	0.19	0.37	6.37	-NA-	-NA-	36.27	9.97	-3.58	7.94	-0.60	0.00	-0.60	7.94	-NA-	26.28	3,774	177	
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	REIT	33.24	1,542	0.19	0.37	1.93	-NA-	-NA-	-NA-	-NA-	41.70	8.06	10.32	0.00	10.32	8.06	-NA-	-NA-	2,188	103	
First Industrial Realty *	Rental	Industrial	REIT	19.24	1,532	0.19	0.36	1.77	-NA-	-1.24	54.70	20.43	23.38	10.26	12.12	0.00	12.12	10.26	48.89	28.47	3,091	146	
Cousins Properties *	Rental	Diversified	REIT	11.55	1,475	0.18	0.35	2.60	6.61	-0.58	13.55	12.64	20.99	12.86	7.44	0.70	8.14	12.86	35.46	24.79	3,939	193	
Mack-Cali Realty *	Rental	Office	REIT	22.25	1,414	0.18	0.33	5.39	-NA-	0.22	12.52	-7.11	-16.84	4.98	9.99	0.00	9.99	4.98	30.52	19.15	6,520	334	
Eastgroup Properties *	Rental	Industrial	REIT	62.04	1,359	0.17	0.32	3.48	10.43	9.27	24.15	14.51	12.97	7.09	4.55	0.00	4.55	7.09	24.17	19.11	2,547	136	
Chambers Street Properties *	Rental	Industrial/Office	REIT	7.91	1,355	0.17	0.32	6.13	-NA-	-NA-	-NA-	-NA-	-NA-	3.40	2.20	0.00	2.20	3.40	-NA-	-NA-	2,434	130	
National Health Inv *	Rental	Health Care	REIT	61.70	1,299	0.16	0.31	5.12	6.70	11.13	25.03	13.76	-0.31	9.98	-2.02	0.00	-2.02	9.98	24.41	19.10	3,027	169	

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				Price	Mkt Cap	Global Wght (%)	Nth Am Wght (%)	3 month Annualised															
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb														USD (m)	
DuPont Fabros Technology *	Rental	Specialty	REIT	26.56	1,243	0.16	0.29	3.77	-NA-	-NA-	42.16	7.85	27.19	7.49	2.19	0.00	2.19	7.49	-NA-	24.21	3,868	225	
PS Business Parks *	Rental	Industrial/Office M	REIT	84.02	1,216	0.15	0.29	2.09	10.25	8.16	21.96	12.31	15.93	9.95	6.94	0.00	6.94	9.95	23.04	17.43	1,801	107	
Strategic Hotels & Resorts	Rental	Lodging/Resorts	REIT	9.99	1,212	0.15	0.29	0.00	-NA-	-NA-	64.87	15.40	37.23	5.71	7.30	0.00	7.30	5.71	-NA-	35.88	3,084	184	
Washington Real Estate *	Rental	Diversified	REIT	25.15	1,200	0.15	0.28	4.77	5.05	3.07	14.00	-1.83	-4.84	7.66	7.94	0.00	7.94	7.66	24.22	15.94	2,933	177	
Sun Communities *	Rental	Residential	REIT	46.06	1,148	0.14	0.27	5.47	7.36	5.63	46.07	15.74	4.41	8.02	-1.48	0.00	-1.48	8.02	32.81	20.59	1,867	118	
Acadia Realty Trust *	Rental	Retail	REIT	26.45	1,055	0.13	0.25	3.48	5.53	9.95	24.66	13.24	1.45	6.52	3.93	0.00	3.93	6.52	25.59	17.80	2,241	154	
Glimcher Realty Trust *	Rental	Retail	REIT	9.73	1,022	0.13	0.24	4.11	3.04	-2.46	52.41	5.91	-10.04	3.95	13.67	0.00	13.67	3.95	50.44	28.25	2,765	196	
Equity One Inc *	Rental	Retail	REIT	23.20	994	0.12	0.24	3.79	-NA-	6.05	20.22	10.52	2.42	3.39	2.38	0.00	2.38	3.39	25.33	18.29	2,639	192	
Government Properties *	Rental	Office	REIT	24.91	986	0.12	0.23	6.90	-NA-	-NA-	-2.85	-5.86	0.24	0.85	0.00	0.85	0.24	-NA-	16.48	2,043	150		
LTC Properties *	Rental	Health Care	REIT	37.68	948	0.12	0.22	5.41	8.32	12.20	22.10	13.87	2.71	7.43	-0.71	0.45	-0.26	7.43	24.51	21.17	2,112	161	
Parkway Properties *	Rental	Office	REIT	18.43	939	0.12	0.22	4.07	9.75	-3.10	13.43	6.79	12.76	-4.46	3.89	0.00	3.89	-4.46	38.38	30.98	3,976	307	
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	REIT	26.05	935	0.12	0.22	3.99	-NA-	-NA-	-NA-	-NA-	25.64	3.01	6.98	0.00	6.98	3.01	-NA-	-NA-	1,979	153	
Pennsylvania Real Estate *	Rental	Retail	REIT	18.76	889	0.11	0.21	4.26	3.81	-0.88	48.24	12.90	8.14	-0.11	0.59	1.07	1.66	-0.11	60.22	38.99	2,743	223	
Empire State Realty Trust *	Rental	Office	REIT	15.32	838	0.10	0.20	0.52	-NA-	-NA-	-NA-	-NA-	-NA-	0.13	4.50	0.00	4.50	0.13	-NA-	-NA-	-NA-	-NA-	
American Assets Trust Inc.	Rental	Diversified	REIT	33.07	833	0.10	0.20	2.66	-NA-	-NA-	-NA-	18.15	12.22	5.22	-1.20	0.00	-1.20	5.22	-NA-	18.13	1,526	133	
Hudson Pacific Properties	Rental	Office	REIT	22.81	815	0.10	0.19	2.19	-NA-	-NA-	-NA-	-NA-	1.06	4.30	4.97	0.00	4.97	4.30	-NA-	-NA-	-NA-	-NA-	
Franklin Street Properties	Rental	Office	REIT	12.52	799	0.10	0.19	6.07	-NA-	-NA-	7.45	-0.51	-3.42	6.36	4.42	0.00	4.42	6.36	-NA-	22.08	886	80	
Ramco-Gershenson *	Rental	Retail	REIT	16.70	797	0.10	0.19	4.49	5.21	0.41	31.69	11.49	10.20	6.10	4.57	0.00	4.57	6.10	43.93	28.68	1,130	103	
Felcor Lodging Trust *	Rental	Lodging/Resorts	REIT	8.71	785	0.10	0.19	0.23	-NA-	0.89	60.88	4.87	73.90	6.99	6.74	0.00	6.74	6.99	66.17	46.71	1,644	152	
Education Realty Trust *	Rental	Residential	REIT	9.43	784	0.10	0.19	4.67	-NA-	-NA-	25.15	8.34	-9.62	8.16	4.43	0.00	4.43	8.16	-NA-	15.88	3,006	278	
Sabra Health Care REIT *	Rental	Health Care	REIT	28.47	781	0.10	0.18	5.06	-NA-	3.79	14.16	19.18	12.94	10.29	-1.59	1.24	-0.35	10.29	38.52	33.80	1,778	165	
Retail Opportunity Investment Corp. *	Rental	Retail	REIT	14.83	771	0.10	0.18	4.05	-NA-	-NA-	11.54	14.11	19.52	0.75	2.56	0.00	2.56	0.75	-NA-	12.77	-NA-	-NA-	
STAG Industrial	Rental	Industrial	REIT	23.31	745	0.09	0.18	5.41	-NA-	-NA-	-NA-	-NA-	9.90	14.32	8.62	0.00	8.62	14.32	-NA-	-NA-	-NA-	-NA-	
Associated Estates Realty	Rental	Residential	REIT	17.10	712	0.09	0.17	4.44	-0.46	10.12	30.17	5.85	2.17	7.73	7.08	0.00	7.08	7.73	33.08	21.77	2,009	204	
Hersha Hospitality Trust	Rental	Lodging/Resorts	REIT	5.62	701	0.09	0.17	4.27	-NA-	-3.77	30.68	-1.23	4.46	0.90	3.50	0.00	3.50	0.90	45.84	30.99	2,803	290	
Inland Real Estate Corp *	Rental	Retail	REIT	10.71	663	0.08	0.16	5.32	-NA-	5.13	11.81	9.65	16.77	2.71	1.61	0.45	2.06	2.71	28.76	17.54	1,096	120	
Brixmor Property Group	Rental	Retail	REIT	22.08	661	0.08	0.16	0.58	-NA-	-NA-	-NA-	-NA-	-NA-	8.61	6.77	0.00	6.77	8.61	-NA-	-NA-	3,399	372	
Investors Real Estate *	Rental	Diversified	REIT	8.78	658	0.08	0.16	5.92	-NA-	3.67	5.22	3.80	-2.21	2.33	1.04	0.00	1.04	2.33	15.94	15.66	708	78	
Select Income REIT *	Rental	Industrial/Office M	REIT	29.15	589	0.07	0.14	6.31	-NA-	-NA-	-NA-	-NA-	-NA-	9.01	5.62	0.00	5.62	9.01	-NA-	-NA-	1,434	176	
Kite Realty Group Trust *	Rental	Retail	REIT	6.18	579	0.07	0.14	3.88	-NA-	-NA-	16.60	6.95	-2.58	-5.02	-4.19	0.00	-4.19	-5.02	-NA-	21.37	1,358	170	
Alexander's Inc. *	Rental	Retail	REIT	374.71	551	0.07	0.13	3.47	10.47	11.70	24.63	1.53	19.02	14.53	10.26	0.00	10.26	14.53	34.94	27.92	613	80	

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

Version: February 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				28-Feb	EUR (m)	Wght (%)	Nth Am		Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Feb-14	Feb-14	Feb-14	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
									- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD							Annualised	(%)
American Homes 4 Rent *	Rental	Residential	REIT	16.38	548	0.07	0.13	0.31	-NA-	-NA-	-NA-	-NA-	-NA-	1.11	-1.80	0.00	-1.80	1.11	-NA-	-NA-	2,523	333
First Potomac Realty Trust *	Rental	Industrial/Office M	REIT	12.68	539	0.07	0.13	4.73	-NA-	0.91	17.65	-2.76	-6.02	10.32	-2.91	1.15	-1.76	10.32	29.22	25.33	780	105
Ashford Hospitality *	Rental	Lodging/Resorts	REIT	11.18	515	0.06	0.12	4.29	-NA-	9.26	79.49	21.80	47.63	35.02	18.94	0.00	18.94	35.02	55.31	36.44	2,062	290
Rouse Properties *	Rental	Retail	REIT	18.72	493	0.06	0.12	2.78	-NA-	-NA-	-NA-	-NA-	15.83	-15.05	7.34	0.00	7.34	-15.05	-NA-	-NA-	2,585	380
Saul Centers *	Rental	Retail	REIT	46.47	437	0.05	0.10	3.10	7.38	8.38	15.88	3.36	9.48	-1.89	-0.28	0.00	-0.28	-1.89	28.56	13.58	300	50
Silver Bay Realty Trust	Rental	Residential	REIT	15.67	418	0.05	0.10	0.26	-NA-	-NA-	-NA-	-NA-	-23.26	-2.00	-1.26	0.00	-1.26	-2.00	-NA-	-NA-	1,345	233
Excel Trust *	Rental	Retail	REIT	12.53	412	0.05	0.10	5.59	-NA-	-NA-	-NA-	-NA-	-0.63	10.01	9.82	0.00	9.82	10.01	-NA-	-NA-	799	140
Universal Health Realty *	Rental	Health Care	REIT	42.58	390	0.05	0.09	5.87	8.30	7.14	11.89	7.90	-21.07	6.29	0.42	0.00	0.42	6.29	23.31	22.11	412	77
Campus Crest Communities	Rental	Residential	REIT	8.28	387	0.05	0.09	7.97	-NA-	-NA-	-NA-	-10.83	-29.25	-12.01	-6.23	0.00	-6.23	-12.01	-NA-	22.70	1,406	263
Cedar Shopping Centers *	Rental	Retail	REIT	6.15	352	0.04	0.08	3.25	1.54	-1.03	10.20	4.27	10.63	-0.96	-2.54	0.79	-1.74	-0.96	55.48	32.81	661	136
Getty Realty *	Rental	Retail	REIT	19.24	349	0.04	0.08	4.16	6.69	2.65	9.10	-9.32	1.08	4.74	1.26	0.00	1.26	4.74	31.06	31.56	351	73
Urstadt Biddle Class A *	Rental	Retail	REIT	19.61	333	0.04	0.08	5.15	-NA-	6.66	14.23	5.22	-2.45	6.29	4.53	0.00	4.53	6.29	23.56	17.70	368	80
Agree Realty Corp *	Rental	Retail	REIT	30.74	318	0.04	0.08	5.34	-NA-	5.06	27.55	11.28	15.35	5.93	7.52	0.00	7.52	5.93	33.29	20.65	659	150
Winthrop Realty Trust	Rental	Diversified	REIT	11.64	273	0.03	0.06	5.58	-3.43	2.52	15.78	3.66	-2.07	5.34	1.39	0.00	1.39	5.34	31.89	22.72	389	103
United States Total					389,526.91	48.59	92.24	3.83														

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	3,803.28	422,283.10	100.00	3.96	10.51	7.73	27.12	9.22	-0.04	8.43	2.55	8.43	23.49	14.11
United States	EUR	3,555.30	389,526.91	92.24	3.83	10.09	7.52	27.27	9.74	1.30	9.27	2.64	9.27	24.29	14.73
United States Dividend+	EUR	2,468.45	372,873.48	88.30	3.95	-NA-	-NA-	27.77	10.56	0.42	9.36	2.57	9.36	-NA-	14.52
Canada	EUR	5,174.35	32,756.19	7.76	5.46	11.37	10.40	25.57	4.06	-13.00	-0.49	1.45	-0.49	19.29	12.19
North America	USD	5,013.97	583,236.30	138.11	3.96	11.39	8.88	29.27	9.22	5.60	8.69	5.03	8.69	25.51	16.27
United States	USD	4,899.11	537,995.09	127.40	3.83	11.21	8.66	29.43	9.73	7.01	9.52	5.12	9.52	26.27	16.83
United States Dividend+	USD	2,816.08	514,994.21	121.95	3.95	-NA-	8.65	29.93	10.56	6.09	9.61	5.05	9.61	-NA-	16.43
Canada	USD	7,130.12	45,241.21	10.71	5.46	11.97	11.57	27.70	4.06	-8.09	-0.26	3.90	-0.26	21.43	14.64
North America	GBP	4,821.75	348,024.17	82.41	3.96	10.70	9.99	25.15	8.13	-4.35	7.41	3.00	7.41	24.52	13.67
United States	GBP	4,711.30	321,028.19	76.02	3.83	10.54	9.77	25.30	8.65	-3.07	8.24	3.09	8.24	25.40	14.33
United States Dividend+	GBP	3,011.99	307,303.29	72.77	3.95	-NA-	9.76	25.79	9.47	-3.91	8.33	3.02	8.33	-NA-	14.05
Canada	GBP	6,856.78	26,995.98	6.39	5.46	12.09	12.72	23.63	3.03	-16.75	-1.43	1.89	-1.43	18.98	11.58
North America	JPY	4,999.76	59,528,012.96	14096.71	3.96	11.24	8.14	30.37	17.52	16.82	5.54	5.11	5.54	27.00	18.36
United States	JPY	4,885.23	54,910,468.50	13003.24	3.83	11.07	7.92	30.53	18.07	18.39	6.35	5.21	6.35	27.66	18.82
United States Dividend+	JPY	2,593.84	52,562,884.13	12447.31	3.95	-NA-	-NA-	31.03	18.97	17.36	6.44	5.14	6.44	-NA-	18.30
Canada	JPY	7,109.92	4,617,544.46	1093.47	5.46	11.25	10.82	28.78	11.97	1.68	-3.15	3.98	-3.15	24.01	17.51
North America	AUD	3,666.50	651,769.91	154.34	3.96	-NA-	-NA-	20.85	14.02	20.81	8.66	2.40	8.66	-NA-	10.92
United States	AUD	3,582.50	601,212.59	142.37	3.83	-NA-	-NA-	20.99	14.57	22.43	9.49	2.50	9.49	-NA-	11.70
United States Dividend+	AUD	2,398.80	575,508.98	136.29	3.95	-NA-	-NA-	21.46	15.43	21.37	9.59	2.43	9.59	-NA-	11.49
Canada	AUD	5,213.95	50,557.32	11.97	5.46	-NA-	-NA-	19.38	8.64	5.15	-0.28	1.30	-0.28	-NA-	8.32
Canada	CAD	5,456.80	50,079.76	7.76	5.46	10.86	9.44	24.26	8.58	-1.03	3.91	3.15	3.91	15.82	8.87

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

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

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	3,436.19	422,283.10	100.00	2.79	-NA-	-NA-	25.61	8.01	-1.18	8.28	2.46	8.28	-NA-	14.11
United States	EUR	3,220.79	389,526.91	92.24	2.68	-NA-	-NA-	25.79	8.54	0.16	9.12	2.56	9.12	-NA-	14.74
Canada	EUR	4,529.63	32,756.19	7.76	4.09	-NA-	-NA-	23.77	2.71	-14.18	-0.73	1.32	-0.73	-NA-	12.19
North America	USD	4,530.00	583,236.30	100.00	2.79	-NA-	-NA-	27.73	8.01	4.40	8.53	4.93	8.53	-NA-	16.29
United States	USD	4,438.16	537,995.09	92.24	2.68	-NA-	-NA-	27.91	8.54	5.82	9.37	5.03	9.37	-NA-	16.85
Canada	USD	6,241.71	45,241.21	7.76	4.09	-NA-	-NA-	25.86	2.71	-9.34	-0.49	3.77	-0.49	-NA-	14.64
North America	GBP	4,356.34	348,024.17	100.00	2.79	-NA-	-NA-	23.66	6.93	-5.44	7.26	2.91	7.26	-NA-	13.69
United States	GBP	4,268.02	321,028.19	92.24	2.68	-NA-	-NA-	23.84	7.46	-4.15	8.09	3.00	8.09	-NA-	14.34
Canada	GBP	6,002.42	26,995.98	7.76	4.09	-NA-	-NA-	21.85	1.70	-17.88	-1.66	1.76	-1.66	-NA-	11.58
North America	JPY	4,517.17	59,528,012.96	100.00	2.79	-NA-	-NA-	28.81	16.21	15.49	5.39	5.02	5.39	-NA-	18.36
United States	JPY	4,425.59	54,910,468.50	92.24	2.68	-NA-	-NA-	29.00	16.79	17.06	6.21	5.12	6.21	-NA-	18.82
Canada	JPY	6,224.02	4,617,544.46	7.76	4.09	-NA-	-NA-	26.93	10.52	0.30	-3.37	3.85	-3.37	-NA-	17.51
North America	AUD	3,312.59	651,769.91	154.34	2.79	-NA-	-NA-	19.40	12.76	19.44	8.51	2.31	8.51	-NA-	10.92
United States	AUD	3,245.43	601,212.59	142.37	2.68	-NA-	-NA-	19.58	13.32	21.06	9.35	2.41	9.35	-NA-	11.70
Canada	AUD	4,564.29	50,557.32	11.97	4.09	-NA-	-NA-	17.66	7.24	3.72	-0.52	1.18	-0.52	-NA-	8.31
Canada	CAD	4,777.26	50,079.76	7.76	3.11	-NA-	-NA-	22.47	7.17	-2.38	3.67	3.02	3.67	-NA-	8.88

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
North America	EUR	1,902.95	422,283.10	100.00	0.00	4.46	3.08	22.02	5.15	-3.86	7.91	2.24	7.91	23.44	14.14
United States	EUR	1,795.26	389,526.91	92.24	0.00	4.09	3.01	22.39	5.81	-2.43	8.78	2.35	8.78	24.23	14.76
United States Dividend+	EUR	1,874.92	372,873.48	88.30	0.00	-NA-	-NA-	22.60	6.41	-3.37	8.85	2.27	8.85	-NA-	14.55
Canada	EUR	2,412.17	32,756.19	7.76	0.00	6.71	4.20	18.51	-1.22	-17.64	-1.42	0.94	-1.42	19.24	12.18
North America	USD	2,508.29	583,236.30	100.00	0.00	5.29	4.18	24.09	5.15	1.57	8.16	4.71	8.16	25.43	16.32
United States	USD	2,473.82	537,995.09	92.24	0.00	5.15	4.11	24.45	5.80	3.08	9.04	4.83	9.04	26.19	16.88
United States Dividend+	USD	2,091.58	514,994.21	88.30	0.00	-NA-	3.85	24.67	6.40	2.08	9.10	4.74	9.10	-NA-	16.48
Canada	USD	3,323.90	45,241.21	7.76	0.00	7.29	5.31	20.51	-1.22	-12.99	-1.19	3.38	-1.19	21.36	14.64
North America	GBP	2,412.13	348,024.17	100.00	0.00	4.64	5.24	20.13	4.10	-8.00	6.90	2.69	6.90	24.39	13.73
United States	GBP	2,378.99	321,028.19	92.24	0.00	4.52	5.17	20.49	4.75	-6.63	7.76	2.80	7.76	25.27	14.38
United States Dividend+	GBP	1,868.58	307,303.29	88.30	0.00	-NA-	4.92	20.70	5.35	-7.53	7.82	2.71	7.82	-NA-	14.11
Canada	GBP	3,196.48	26,995.98	7.76	0.00	7.40	6.39	16.67	-2.20	-21.19	-2.34	1.38	-2.34	18.90	11.59
North America	JPY	2,501.18	59,528,012.96	100.00	0.00	5.15	3.47	25.14	13.14	12.37	5.04	4.80	5.04	26.92	18.35
United States	JPY	2,466.81	54,910,468.50	92.24	0.00	5.02	3.40	25.51	13.84	14.03	5.88	4.91	5.88	27.57	18.82
United States Dividend+	JPY	2,331.01	52,562,884.13	88.30	0.00	-NA-	-NA-	25.73	14.49	12.93	5.94	4.82	5.94	-NA-	18.30
Canada	JPY	3,314.49	4,617,544.46	7.76	0.00	6.60	4.59	21.53	6.29	-3.74	-4.05	3.46	-4.05	23.95	17.48
North America	AUD	1,834.20	651,769.91	512.99	2.00	-NA-	-NA-	16.00	9.77	16.20	8.14	2.10	8.14	-NA-	10.92
United States	AUD	1,809.00	601,212.59	473.20	3.00	-NA-	-NA-	16.34	10.46	17.93	9.01	2.21	9.01	-NA-	11.71
United States Dividend+	AUD	1,724.77	575,508.98	452.97	4.00	-NA-	-NA-	16.55	11.09	16.79	9.07	2.12	9.07	-NA-	11.50
Canada	AUD	2,430.63	50,557.32	39.79	5.00	-NA-	-NA-	12.66	3.13	-0.45	-1.21	0.80	-1.21	-NA-	8.29
Canada	CAD	2,543.91	50,079.76	7.76	0.00	6.22	3.30	17.27	3.07	-6.31	2.95	2.64	2.95	15.79	8.89

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

Version: February 2014

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

Index Description	Curr	Close Value 28-Feb	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
			28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD		
North America Real Estate **	Local	4,915.56	3.96	11.29	8.69	28.92	9.62	6.27	9.07	4.97	9.07	25.09	15.73
North America FTSE	Local	348.95	2.64	-NA-	7.43	22.32	13.56	24.96	1.71	4.58	1.71	14.33	12.06
United States Real Estate **	USD	4,899.11	3.83	11.21	8.66	29.43	9.73	7.01	9.52	5.12	9.52	26.27	16.83
United States FTSE	USD	1,449.16	2.58	-NA-	7.49	23.10	14.75	25.79	1.52	4.64	1.52	14.54	12.42
United States JP Morgan Bonds	USD	536.04	-NA-	5.67	4.27	3.24	3.46	-1.15	1.94	0.31	1.94	4.57	3.72
Canada Real Estate **	CAD	5,456.80	5.46	10.86	9.44	24.26	8.58	-1.03	3.91	3.15	3.91	15.82	8.87
Canada FTSE	CAD	987.17	2.60	-NA-	7.66	13.57	2.72	13.59	4.51	3.69	4.51	13.95	10.53
Canada JP Morgan Bonds	CAD	692.01	-NA-	6.36	4.90	3.63	4.19	0.00	2.58	0.20	2.58	3.93	3.71

**** 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 319.**

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
				28-Feb	28-Feb
Simon Property Group *	Rental	Retail	US	35,861	8.49
Public Storage *	Rental	Self Storage	US	17,491	4.14
Equity Residential Props *	Rental	Residential	US	15,087	3.57
Prologis	Rental	Industrial	US	14,859	3.52
Ventas *	Rental	Health Care	US	13,300	3.15
HCP *	Rental	Health Care	US	12,713	3.01
Boston Properties *	Rental	Office	US	12,344	2.92
Health Care REIT *	Rental	Health Care	US	12,097	2.86
Avalonbay Communities *	Rental	Residential	US	12,081	2.86
Vornado Realty Trust *	Rental	Diversified	US	11,680	2.77
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	10,606	2.51
General Growth Properties	Rental	Retail	US	8,280	1.96
American Realty Capital Prop *	Rental	Retail	US	7,998	1.89
SL Green Realty *	Rental	Office	US	6,822	1.62
Realty Income *	Rental	Retail	US	6,588	1.56
Kimco Realty *	Rental	Retail	US	6,541	1.55
The Macerich Company *	Rental	Retail	US	6,118	1.45
Federal Realty Inv *	Rental	Retail	US	5,295	1.25
Riocan Real Estate *	Rental	Retail	CA	5,160	1.22
Digital Realty Trust *	Rental	Diversified	US	5,036	1.19
				225,956.27	53.51 (**)

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
EPRA/NAREIT United States	117	389,527	92.24%
EPRA/NAREIT Canada	23	32,756	7.76%
EPRA/NAREIT North America	140	422,283	100.00%

(**) The Top 20 Constituents represent 53.51% of the market capitalisation of the Developed North America Index.

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

Top 20 Performance:

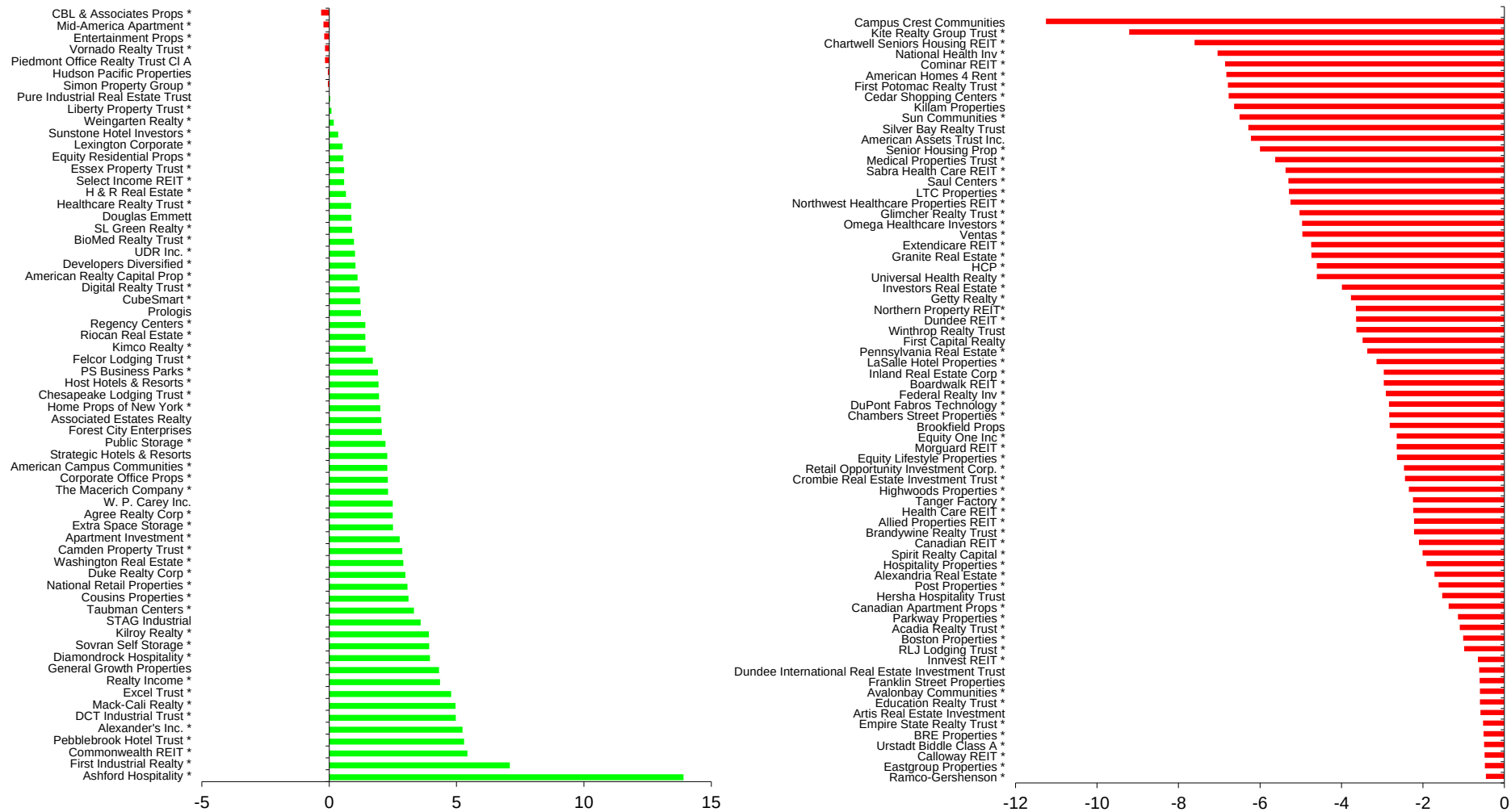
Stock	Investment Focus	Sector	Country	Price Return Feb-14	Dividend Return Feb-14	Total Return Feb-14	
Ashford Hospitality *	Rental	Lodging/Resorts	US	18.94	0.00	18.94	▲
Glimcher Realty Trust *	Rental	Retail	US	13.67	0.00	13.67	▲
First Industrial Realty *	Rental	Industrial	US	12.12	0.00	12.12	▲
Commonwealth REIT *	Rental	Office	US	10.46	0.00	10.46	▲
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	10.32	0.00	10.32	▲
Alexander's Inc. *	Rental	Retail	US	10.26	0.00	10.26	▲
DCT Industrial Trust *	Rental	Industrial	US	10.00	0.00	10.00	▲
Mack-Cali Realty *	Rental	Office	US	9.99	0.00	9.99	▲
Excel Trust *	Rental	Retail	US	9.82	0.00	9.82	▲
Realty Income *	Rental	Retail	US	8.93	0.45	9.37	▲
General Growth Properties	Rental	Retail	US	9.33	0.00	9.33	▲
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	8.98	0.00	8.98	▲
Sovran Self Storage *	Rental	Self Storage	US	8.95	0.00	8.95	▲
Kilroy Realty *	Rental	Office	US	8.94	0.00	8.94	▲
STAG Industrial	Rental	Industrial	US	8.62	0.00	8.62	▲
Taubman Centers *	Rental	Retail	US	8.35	0.00	8.35	▲
Cousins Properties *	Rental	Diversified	US	7.44	0.70	8.14	▲
National Retail Properties *	Rental	Retail	US	8.10	0.00	8.10	▲
Duke Realty Corp *	Rental	Industrial/Office Mixed	US	6.94	1.08	8.02	▲
Washington Real Estate *	Rental	Diversified	US	7.94	0.00	7.94	▲

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-14	Dividend Return Feb-14	Total Return Feb-14	
Extendicare REIT *	Rental	Health Care	CA	0.28	0.00	0.28	▲
Ventas *	Rental	Health Care	US	0.06	0.00	0.06	▲
Omega Healthcare Investors *	Rental	Health Care	US	0.06	0.00	0.06	▲
Northwest Healthcare Properties REIT *	Rental	Office	CA	-0.87	0.64	-0.23	▼
LTC Properties *	Rental	Health Care	US	-0.71	0.45	-0.26	▼
Saul Centers *	Rental	Retail	US	-0.28	0.00	-0.28	▼
Sabra Health Care REIT *	Rental	Health Care	US	-1.59	1.24	-0.35	▼
Medical Properties Trust *	Rental	Health Care	US	-0.60	0.00	-0.60	▼
Senior Housing Prop *	Rental	Health Care	US	-0.98	0.00	-0.98	▼
American Assets Trust Inc.	Rental	Diversified	US	-1.20	0.00	-1.20	▼
Silver Bay Realty Trust	Rental	Residential	US	-1.26	0.00	-1.26	▼
Sun Communities *	Rental	Residential	US	-1.48	0.00	-1.48	▼
Killam Properties	Rental	Residential	CA	-2.08	0.47	-1.61	▼
Cedar Shopping Centers *	Rental	Retail	US	-2.54	0.79	-1.74	▼
First Potomac Realty Trust *	Rental	Industrial/Office Mixed	US	-2.91	1.15	-1.76	▼
American Homes 4 Rent *	Rental	Residential	US	-1.80	0.00	-1.80	▼
Cominar REIT *	Rental	Diversified	CA	-2.48	0.65	-1.83	▼
Chartwell Seniors Housing REIT *	Rental	Health Care	CA	-3.00	0.42	-2.58	▼
Kite Realty Group Trust *	Rental	Retail	US	-4.19	0.00	-4.19	▼
Campus Crest Communities	Rental	Residential	US	-6.23	0.00	-6.23	▼

FTSE EPRA/NAREIT Developed North America Index Series

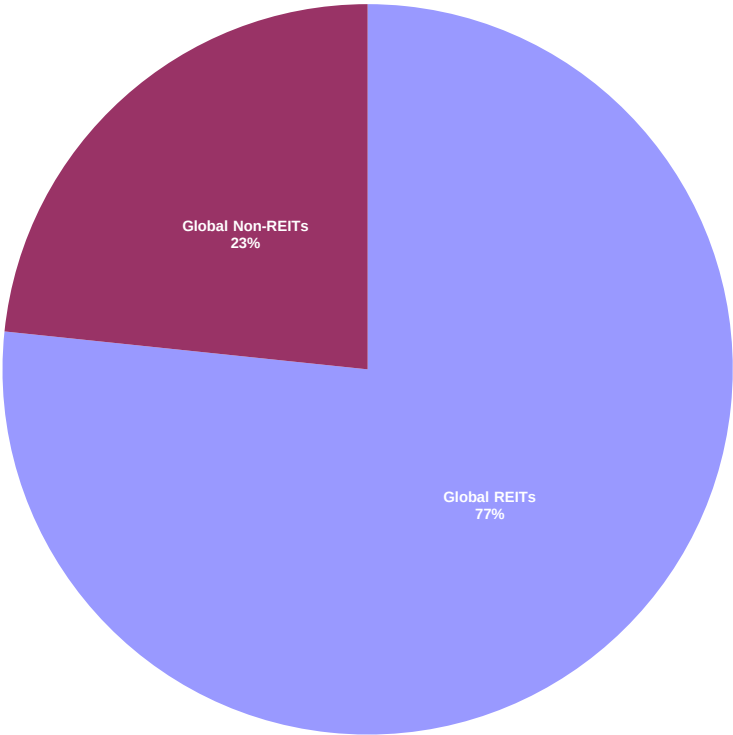
Graph 24: Total Return Performance relative to Regional Developed Index - North America



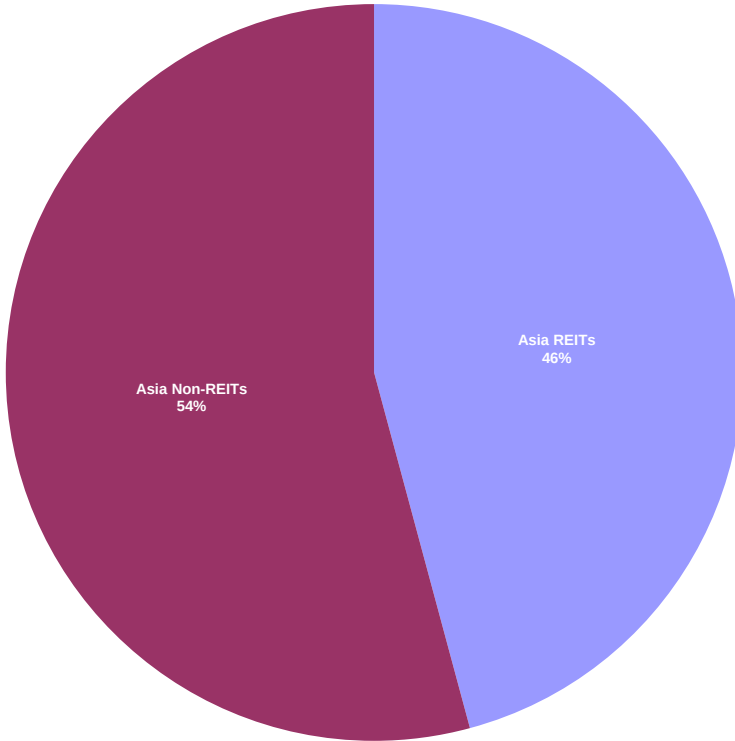
Section 3.5

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

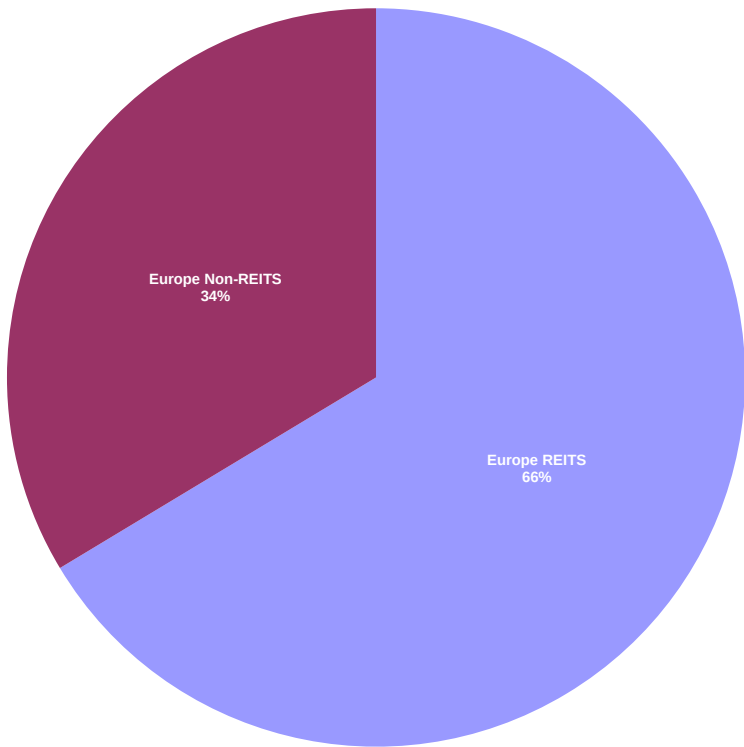
Graph 25: Developed Market Cap Breakdown REIT/Non-REIT



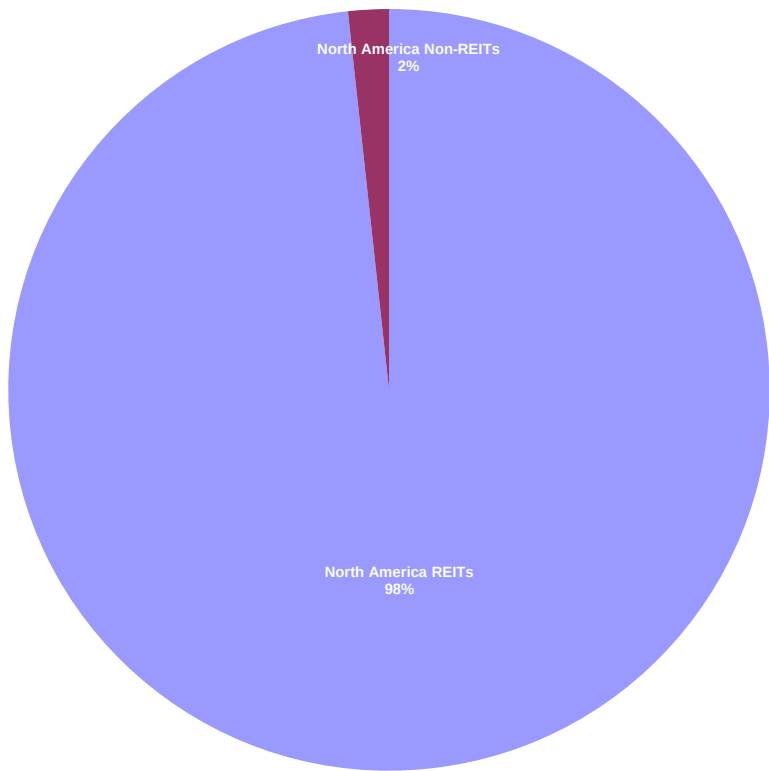
Graph 26: Developed Asia Market Cap Breakdown REIT/Non-REIT



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



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



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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	1,191.21	614,527.47	76.66	4.16	-NA-	-NA-	24.03	9.22	0.40	7.34	2.91	7.34	-NA-	12.69
Global Non-REITs	EUR	1,135.60	187,150.43	23.34	2.07	-NA-	-NA-	18.75	4.68	-6.27	-6.99	-2.22	-6.99	-NA-	18.02
Global ex Asia REITs	EUR	1,195.77	499,329.74	90.75	4.01	-NA-	-NA-	25.28	9.47	3.19	8.42	3.21	8.42	-NA-	13.39
Global ex Asia Non-REITs	EUR	905.75	50,867.10	9.25	2.46	-NA-	-NA-	22.98	8.73	14.47	7.94	5.42	7.94	-NA-	11.41
Global ex Europe REITs	EUR	1,247.98	530,206.40	96.37	4.17	-NA-	-NA-	25.13	9.15	-2.46	7.30	2.37	7.30	-NA-	13.16
Global ex Europe Non-REITs	EUR	1,168.25	144,419.50	26.25	1.96	-NA-	-NA-	17.71	3.23	-11.34	-10.97	-4.48	-10.97	-NA-	20.72
Global ex US REITs	EUR	970.76	227,104.11	41.28	4.69	-NA-	-NA-	20.10	8.26	-0.97	4.16	3.40	4.16	-NA-	11.95
Global ex US Non-REITs	EUR	966.35	185,046.89	33.63	2.09	-NA-	-NA-	18.79	4.79	-6.46	-7.08	-2.29	-7.08	-NA-	18.00
Asia REITs	EUR	1,170.09	115,197.72	45.81	4.82	-NA-	-NA-	19.75	8.11	-10.12	2.91	1.67	2.91	-NA-	14.59
Asia Non-REITs	EUR	1,184.66	136,283.33	54.19	1.92	-NA-	-NA-	17.39	3.38	-12.17	-11.53	-4.80	-11.53	-NA-	21.34
Australia REITs Index	EUR	764.76	51,454.54	20.46	5.63	-NA-	-NA-	20.72	6.79	-14.39	4.69	4.49	4.69	-NA-	-NA-
Hong Kong REITs Index	EUR	1,949.01	8,437.65	3.36	4.46	-NA-	-NA-	22.47	16.40	-14.21	-3.96	0.57	-3.96	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,174.25	55,051.58	21.89	3.34	-NA-	-NA-	14.45	-1.38	-21.44	-2.94	0.16	-2.94	-NA-	-NA-
Japan REITs Index	EUR	1,134.18	40,865.62	16.25	3.48	-NA-	-NA-	13.68	5.96	0.94	2.48	-1.35	2.48	-NA-	-NA-
Japan Non-REITs Index	EUR	941.59	63,077.01	25.08	0.62	-NA-	-NA-	21.97	10.54	3.15	-19.52	-10.29	-19.52	-NA-	-NA-
New Zealand REITs Index	EUR	1,446.52	676.66	0.27	5.78	-NA-	-NA-	19.81	14.86	-1.12	6.10	3.28	6.10	-NA-	-NA-
Singapore REITs Index	EUR	1,544.30	13,763.26	5.47	6.01	-NA-	-NA-	24.81	8.30	-15.50	1.99	1.23	1.99	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,123.08	17,263.39	6.86	1.99	-NA-	-NA-	19.31	2.44	-18.46	-4.44	1.56	-4.44	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	EUR	1,079.20	84,321.06	66.37	4.15	-NA-	-NA-	20.08	10.55	23.09	7.57	6.46	7.57	-NA-	14.94
Europe Non-REITS	EUR	891.07	42,730.93	33.63	2.44	-NA-	-NA-	22.52	10.54	16.51	9.74	6.25	9.74	-NA-	10.93
Austria Non-REITs Index	EUR	402.84	1,594.29	1.25	2.31	-NA-	-NA-	30.89	1.16	17.09	5.53	4.24	5.53	-NA-	-NA-
Belgium REITs Index	EUR	1,327.62	3,844.69	3.03	6.20	-NA-	-NA-	7.48	5.15	7.75	1.18	2.60	1.18	-NA-	-NA-
Finland Non-REITs Index	EUR	1,194.69	2,043.08	1.61	3.29	-NA-	-NA-	22.18	6.19	16.73	12.02	8.91	12.02	-NA-	-NA-
France REITs Index	EUR	1,731.86	10,838.54	8.53	5.36	-NA-	-NA-	20.30	10.84	12.41	3.63	7.46	3.63	-NA-	-NA-
Germany REITs Index	EUR	931.24	1,224.76	0.96	4.25	-NA-	-NA-	21.67	-1.05	10.03	6.65	4.44	6.65	-NA-	-NA-
Germany Non-REITs Index	EUR	649.79	11,777.70	9.27	1.30	-NA-	-NA-	18.74	4.78	5.26	7.03	6.54	7.03	-NA-	-NA-
Greece REITs Index	EUR	1,099.12	190.92	0.15	0.00	-NA-	-NA-	15.39	19.63	65.94	19.11	5.96	19.11	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	803.67	681.72	0.54	4.04	-NA-	-NA-	13.14	6.57	39.62	31.03	16.50	31.03	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	1,009.22	24,815.78	19.53	5.12	-NA-	-NA-	9.43	-3.74	8.31	3.26	6.87	3.26	-NA-	-NA-
Netherlands Non-REITs	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	117.99	459.66	0.36	2.74	-NA-	-NA-	10.79	-10.27	-25.05	1.45	3.22	1.45	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,743.94	8,922.47	7.02	2.55	-NA-	-NA-	29.49	13.35	20.65	15.05	8.97	15.05	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,744.68	7,971.70	6.27	4.47	-NA-	-NA-	18.88	7.29	-0.19	6.96	4.02	6.96	-NA-	-NA-
Spain Non-REITs Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	EUR	429.77	42,724.65	33.63	3.12	-NA-	-NA-	24.00	14.36	35.59	11.65	6.24	11.65	-NA-	16.79
UK Non-REITs	EUR	387.77	9,962.02	7.84	1.90	-NA-	-NA-	30.30	25.89	51.97	11.22	5.31	11.22	-NA-	12.64
Israel Non-REITs	EUR	1,277.41	861.76	0.67	1.92	-NA-	-NA-	-NA-	8.09	17.99	-1.83	0.85	-1.83	-NA-	-NA-
Canada REITs Index	EUR	1,533.28	27,585.32	6.53	5.78	-NA-	-NA-	24.88	4.25	-15.15	-0.38	1.71	-0.38	-NA-	-NA-
Canada Non-REITs Index	EUR	865.28	5,170.87	1.22	3.75	-NA-	-NA-	31.14	4.50	0.11	-1.11	0.08	-1.11	-NA-	-NA-
United States REITs Index	EUR	1,057.28	387,423.36	91.74	3.86	-NA-	-NA-	27.47	9.88	1.23	9.31	2.63	9.31	-NA-	-NA-
United States Non-REITs Index	EUR	625.74	2,103.55	0.50	0.00	-NA-	-NA-	15.80	-1.47	14.96	1.75	4.56	1.75	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global REITs	USD	1,384.74	848,754.61	76.66	4.16	-NA-	-NA-	26.12	9.22	6.07	7.59	5.40	7.59	-NA-	15.69
Global Non-REITs	USD	1,320.09	258,482.82	23.34	2.07	-NA-	-NA-	20.76	4.68	-0.98	-6.77	0.14	-6.77	-NA-	22.75
Global ex Asia REITs	USD	1,389.95	689,649.27	90.75	4.01	-NA-	-NA-	27.39	9.47	9.02	8.68	5.70	8.68	-NA-	16.26
Global ex Asia Non-REITs	USD	1,052.94	70,255.10	9.25	2.46	-NA-	-NA-	25.06	8.73	20.94	8.19	7.97	8.19	-NA-	16.62
Global ex Europe REITs	USD	1,450.86	732,294.58	96.37	4.17	-NA-	-NA-	27.25	9.15	3.05	7.55	4.85	7.55	-NA-	15.54
Global ex Europe Non-REITs	USD	1,358.05	199,465.00	26.25	1.96	-NA-	-NA-	19.69	3.23	-6.34	-10.76	-2.17	-10.76	-NA-	25.18
Global ex US REITs	USD	1,337.68	313,664.84	41.28	4.69	-NA-	-NA-	22.13	8.26	4.62	4.40	5.90	4.40	-NA-	16.14
Global ex US Non-REITs	USD	1,331.60	255,577.51	33.63	2.09	-NA-	-NA-	20.80	4.79	-1.18	-6.86	0.07	-6.86	-NA-	22.71
Asia REITs	USD	1,360.47	159,105.34	45.81	4.82	-NA-	-NA-	21.78	8.11	-5.04	3.15	4.13	3.15	-NA-	17.34
Asia Non-REITs	USD	1,377.12	188,227.72	54.19	1.92	-NA-	-NA-	19.37	3.37	-7.21	-11.32	-2.50	-11.32	-NA-	25.75
Australia REITs Index	USD	1,053.82	71,066.44	20.46	5.63	-NA-	-NA-	22.76	6.78	-9.56	4.94	7.01	4.94	-NA-	-NA-
Hong Kong REITs Index	USD	2,685.69	11,653.66	3.36	4.46	-NA-	-NA-	24.54	16.40	-9.37	-3.74	3.00	-3.74	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,618.09	76,034.49	21.89	3.34	-NA-	-NA-	16.38	-1.38	-17.01	-2.72	2.58	-2.72	-NA-	-NA-
Japan REITs Index	USD	1,562.87	56,441.55	16.25	3.48	-NA-	-NA-	15.60	5.96	6.64	2.72	1.04	2.72	-NA-	-NA-
Japan Non-REITs Index	USD	1,297.49	87,118.82	25.08	0.62	-NA-	-NA-	24.04	10.54	8.97	-19.33	-8.12	-19.33	-NA-	-NA-
New Zealand REITs Index	USD	1,993.27	934.56	0.27	5.78	-NA-	-NA-	21.84	14.86	4.46	6.34	5.78	6.34	-NA-	-NA-
Singapore REITs Index	USD	2,128.00	19,009.13	5.47	6.01	-NA-	-NA-	26.93	8.30	-10.73	2.22	3.68	2.22	-NA-	-NA-
Singapore Non-REITs Index	USD	1,547.57	23,843.34	6.86	1.99	-NA-	-NA-	21.33	2.44	-13.86	-4.22	4.01	-4.22	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	USD	857.90	116,460.03	66.37	4.15	-NA-	-NA-	16.15	5.19	24.34	7.67	9.03	7.67	-NA-	20.45
Europe Non-REITS	USD	810.68	59,017.82	33.63	2.44	-NA-	-NA-	20.57	7.09	19.39	9.91	8.75	9.91	-NA-	16.05
Austria Non-REITs Index	USD	468.24	2,201.96	1.25	2.31	-NA-	-NA-	33.10	1.16	23.70	5.78	6.76	5.78	-NA-	-NA-
Belgium REITs Index	USD	1,539.90	5,310.10	3.03	6.20	-NA-	-NA-	9.28	5.15	13.83	1.42	5.08	1.42	-NA-	-NA-
Finland Non-REITs Index	USD	1,389.39	2,821.80	1.61	3.29	-NA-	-NA-	24.25	6.20	23.32	12.28	11.54	12.28	-NA-	-NA-
France REITs Index	USD	2,010.56	14,969.65	8.53	5.36	-NA-	-NA-	22.30	10.82	18.76	3.87	10.06	3.87	-NA-	-NA-
Germany REITs Index	USD	1,083.54	1,691.58	0.96	4.25	-NA-	-NA-	23.73	-1.06	16.24	6.90	6.97	6.90	-NA-	-NA-
Germany Non-REITs Index	USD	755.69	16,266.78	9.27	1.30	-NA-	-NA-	20.75	4.79	11.20	7.28	9.12	7.28	-NA-	-NA-
Greece REITs Index	USD	1,280.89	263.69	0.15	0.00	-NA-	-NA-	17.40	19.62	75.30	19.39	8.52	19.39	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	933.08	941.56	0.54	4.04	-NA-	-NA-	15.02	6.55	47.50	31.34	19.31	31.34	-NA-	-NA-
Italy Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	USD	1,173.57	34,274.31	19.53	5.12	-NA-	-NA-	11.29	-3.74	14.43	3.50	9.45	3.50	-NA-	-NA-
Netherlands Non-REITs	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	162.58	634.87	0.36	2.74	-NA-	-NA-	12.67	-10.27	-20.81	1.68	5.71	1.68	-NA-	-NA-
Sweden Non-REITs Index	USD	2,403.10	12,323.27	7.02	2.55	-NA-	-NA-	31.68	13.35	27.47	15.32	11.61	15.32	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,404.12	11,010.11	6.27	4.47	-NA-	-NA-	20.89	7.29	5.44	7.21	6.53	7.21	-NA-	-NA-
Spain Non-REITs Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	USD	592.21	59,009.14	33.63	3.12	-NA-	-NA-	26.09	14.36	43.25	11.91	8.81	11.91	-NA-	21.05
UK Non-REITs	USD	534.34	13,759.04	7.84	1.90	-NA-	-NA-	32.50	25.89	60.55	11.48	7.86	11.48	-NA-	17.24
Israel Non-REITs	USD	1,396.24	1,190.21	0.67	1.92	-NA-	-NA-	-NA-	8.09	24.65	-1.60	3.29	-1.60	-NA-	-NA-
Canada REITs Index	USD	2,112.81	38,099.47	6.53	5.78	-NA-	-NA-	26.99	4.25	-10.35	-0.14	4.17	-0.14	-NA-	-NA-
Canada Non-REITs Index	USD	1,192.34	7,141.75	1.22	3.75	-NA-	-NA-	33.36	4.50	5.76	-0.89	2.50	-0.89	-NA-	-NA-
United States REITs Index	USD	1,456.91	535,089.77	91.74	3.86	-NA-	-NA-	29.62	9.87	6.95	9.56	5.11	9.56	-NA-	-NA-
United States Non-REITs Index	USD	862.25	2,905.31	0.50	0.00	-NA-	-NA-	17.76	-1.47	21.45	1.99	7.09	1.99	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	GBP	1,331.66	506,462.16	76.66	4.16	-NA-	-NA-	22.11	8.14	-3.93	6.33	3.36	6.33	-NA-	12.57
Global Non-REITs	GBP	1,269.49	154,239.83	23.34	2.07	-NA-	-NA-	16.91	3.65	-10.31	-7.86	-1.80	-7.86	-NA-	18.26
Global ex Asia REITs	GBP	1,336.67	411,522.08	90.75	4.01	-NA-	-NA-	23.33	8.39	-1.26	7.41	3.66	7.41	-NA-	13.31
Global ex Asia Non-REITs	GBP	1,012.58	41,922.07	9.25	2.46	-NA-	-NA-	21.08	7.65	9.54	6.93	5.88	6.93	-NA-	12.53
Global ex Europe REITs	GBP	1,395.24	436,969.05	96.37	4.17	-NA-	-NA-	23.19	8.07	-6.66	6.29	2.82	6.29	-NA-	12.75
Global ex Europe Non-REITs	GBP	1,305.98	119,023.18	26.25	1.96	-NA-	-NA-	15.88	2.20	-15.16	-11.80	-4.06	-11.80	-NA-	20.80
Global ex US REITs	GBP	1,286.40	187,167.61	41.28	4.69	-NA-	-NA-	18.24	7.18	-5.23	3.18	3.85	3.18	-NA-	12.27
Global ex US Non-REITs	GBP	1,280.55	152,506.20	33.63	2.09	-NA-	-NA-	16.95	3.75	-10.49	-7.95	-1.87	-7.95	-NA-	18.24
Asia REITs	GBP	1,308.31	94,940.08	45.81	4.82	-NA-	-NA-	17.90	7.04	-13.99	1.95	2.11	1.95	-NA-	14.35
Asia Non-REITs	GBP	1,324.32	112,317.76	54.19	1.92	-NA-	-NA-	15.57	2.35	-15.95	-12.36	-4.38	-12.36	-NA-	21.44
Australia REITs Index	GBP	1,013.42	42,406.21	20.46	5.63	-NA-	-NA-	18.85	5.73	-18.08	3.71	4.94	3.71	-NA-	-NA-
Hong Kong REITs Index	GBP	2,582.73	6,953.88	3.36	4.46	-NA-	-NA-	20.57	15.25	-17.90	-4.86	1.01	-4.86	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,556.06	45,370.70	21.89	3.34	-NA-	-NA-	12.68	-2.36	-24.83	-3.85	0.60	-3.85	-NA-	-NA-
Japan REITs Index	GBP	1,502.95	33,679.35	16.25	3.48	-NA-	-NA-	11.92	4.91	-3.41	1.52	-0.92	1.52	-NA-	-NA-
Japan Non-REITs Index	GBP	1,247.75	51,984.85	25.08	0.62	-NA-	-NA-	20.09	9.44	-1.29	-20.27	-9.90	-20.27	-NA-	-NA-
New Zealand REITs Index	GBP	1,916.86	557.67	0.27	5.78	-NA-	-NA-	17.95	13.72	-5.38	5.10	3.73	5.10	-NA-	-NA-
Singapore REITs Index	GBP	2,046.42	11,342.98	5.47	6.01	-NA-	-NA-	22.88	7.23	-19.14	1.03	1.67	1.03	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,488.25	14,227.61	6.86	1.99	-NA-	-NA-	17.47	1.43	-21.97	-5.34	2.00	-5.34	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	1,205.87	69,493.11	66.37	4.15	-NA-	-NA-	18.21	9.44	17.79	6.55	6.92	6.55	-NA-	16.29
Europe Non-REITS	GBP	996.15	35,216.65	33.63	2.44	-NA-	-NA-	20.62	9.44	11.49	8.70	6.72	8.70	-NA-	12.52
Austria Non-REITs Index	GBP	450.29	1,313.93	1.25	2.31	-NA-	-NA-	28.86	0.16	12.05	4.54	4.70	4.54	-NA-	-NA-
Belgium REITs Index	GBP	1,480.86	3,168.60	3.03	6.20	-NA-	-NA-	5.79	4.10	3.10	0.23	3.05	0.23	-NA-	-NA-
Finland Non-REITs Index	GBP	1,336.13	1,683.80	1.61	3.29	-NA-	-NA-	20.30	5.14	11.70	10.97	9.39	10.97	-NA-	-NA-
France REITs Index	GBP	1,933.49	8,932.57	8.53	5.36	-NA-	-NA-	18.41	9.72	7.57	2.65	7.93	2.65	-NA-	-NA-
Germany REITs Index	GBP	1,042.00	1,009.39	0.96	4.25	-NA-	-NA-	19.79	-2.04	5.29	5.65	4.90	5.65	-NA-	-NA-
Germany Non-REITs Index	GBP	726.72	9,706.58	9.27	1.30	-NA-	-NA-	16.91	3.75	0.72	6.02	7.01	6.02	-NA-	-NA-
Greece REITs Index	GBP	1,231.78	157.35	0.15	0.00	-NA-	-NA-	13.66	18.44	58.79	17.99	6.42	17.99	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	897.31	561.84	0.54	4.04	-NA-	-NA-	11.36	5.49	33.60	29.80	17.01	29.80	-NA-	-NA-
Italy Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	GBP	1,128.58	20,451.90	19.53	5.12	-NA-	-NA-	7.74	-4.69	3.65	2.29	7.34	2.29	-NA-	-NA-
Netherlands Non-REITs	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	156.35	378.83	0.36	2.74	-NA-	-NA-	9.08	-11.16	-28.27	0.49	3.67	0.49	-NA-	-NA-
Sweden Non-REITs Index	GBP	2,310.97	7,353.45	7.02	2.55	-NA-	-NA-	27.49	12.22	15.46	13.97	9.45	13.97	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,311.96	6,569.86	6.27	4.47	-NA-	-NA-	17.04	6.22	-4.49	5.96	4.47	5.96	-NA-	-NA-
Spain Non-REITs Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	GBP	691.64	35,211.47	33.63	3.12	-NA-	-NA-	22.07	13.22	29.75	10.60	6.71	10.60	-NA-	16.60
UK Non-REITs	GBP	624.16	8,210.19	7.84	1.90	-NA-	-NA-	28.28	24.64	45.42	10.17	5.77	10.17	-NA-	13.98
Israel Non-REITs	GBP	1,146.26	710.21	0.67	1.92	-NA-	-NA-	-NA-	7.02	12.90	-2.75	1.29	-2.75	-NA-	-NA-
Canada REITs Index	GBP	2,031.81	22,734.41	6.53	5.78	-NA-	-NA-	22.95	3.21	-18.80	-1.31	2.15	-1.31	-NA-	-NA-
Canada Non-REITs Index	GBP	1,146.63	4,261.57	1.22	3.75	-NA-	-NA-	29.11	3.47	-4.20	-2.04	0.52	-2.04	-NA-	-NA-
United States REITs Index	GBP	1,401.05	319,294.55	91.74	3.86	-NA-	-NA-	25.49	8.78	-3.13	8.28	3.08	8.28	-NA-	-NA-
United States Non-REITs Index	GBP	829.20	1,733.64	0.50	0.00	-NA-	-NA-	14.01	-2.45	10.00	0.80	5.02	0.80	-NA-	-NA-

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Version: February 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global REITs	JPY	1,380.82	86,628,139.30	76.66	4.16	-NA-	-NA-	27.19	17.52	17.34	4.48	5.48	4.48	-NA-	18.08
Global Non-REITs	JPY	1,316.35	26,382,049.13	23.34	2.07	-NA-	-NA-	21.79	12.64	9.54	-9.47	0.22	-9.47	-NA-	26.45
Global ex Asia REITs	JPY	1,386.01	70,389,053.06	90.75	4.01	-NA-	-NA-	28.47	17.79	20.60	5.53	5.78	5.53	-NA-	18.64
Global ex Asia Non-REITs	JPY	1,049.96	7,170,586.49	9.25	2.46	-NA-	-NA-	26.12	16.99	33.79	5.06	8.06	5.06	-NA-	20.15
Global ex Europe REITs	JPY	1,446.75	74,741,645.90	96.37	4.17	-NA-	-NA-	28.33	17.44	14.00	4.44	4.93	4.44	-NA-	17.69
Global ex Europe Non-REITs	JPY	1,354.20	20,358,395.06	26.25	1.96	-NA-	-NA-	20.71	11.07	3.62	-13.34	-2.09	-13.34	-NA-	28.79
Global ex US REITs	JPY	1,333.89	32,014,201.58	41.28	4.69	-NA-	-NA-	23.17	16.48	15.74	1.38	5.98	1.38	-NA-	18.96
Global ex US Non-REITs	JPY	1,327.83	26,085,518.35	33.63	2.09	-NA-	-NA-	21.82	12.76	9.32	-9.55	0.15	-9.55	-NA-	26.40
Asia REITs	JPY	1,356.61	16,239,086.25	45.81	4.82	-NA-	-NA-	22.81	16.32	5.05	0.17	4.21	0.17	-NA-	19.41
Asia Non-REITs	JPY	1,373.21	19,211,462.64	54.19	1.92	-NA-	-NA-	20.39	11.23	2.65	-13.89	-2.42	-13.89	-NA-	29.37
Australia REITs Index	JPY	1,050.83	7,253,396.12	20.46	5.63	-NA-	-NA-	23.80	14.90	0.06	1.90	7.10	1.90	-NA-	-NA-
Hong Kong REITs Index	JPY	2,678.08	1,189,430.43	3.36	4.46	-NA-	-NA-	25.59	25.25	0.27	-6.52	3.08	-6.52	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,613.50	7,760,459.88	21.89	3.34	-NA-	-NA-	17.37	6.12	-8.19	-5.53	2.66	-5.53	-NA-	-NA-
Japan REITs Index	JPY	1,339.40	5,760,706.32	16.25	3.48	-NA-	-NA-	16.58	14.01	17.97	-0.25	1.12	-0.25	-NA-	-NA-
Japan Non-REITs Index	JPY	1,111.87	8,891,782.27	25.08	0.62	-NA-	-NA-	25.09	18.94	20.55	-21.66	-8.05	-21.66	-NA-	-NA-
New Zealand REITs Index	JPY	1,987.62	95,386.25	0.27	5.78	-NA-	-NA-	22.87	23.59	15.56	3.27	5.86	3.27	-NA-	-NA-
Singapore REITs Index	JPY	2,121.97	1,940,167.14	5.47	6.01	-NA-	-NA-	28.00	16.53	-1.25	-0.73	3.76	-0.73	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,543.19	2,433,570.05	6.86	1.99	-NA-	-NA-	22.36	10.23	-4.70	-6.99	4.10	-6.99	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	JPY	1,250.39	11,886,493.40	66.37	4.15	-NA-	-NA-	23.13	18.94	43.86	4.70	9.12	4.70	-NA-	23.65
Europe Non-REITS	JPY	1,032.93	6,023,654.06	33.63	2.44	-NA-	-NA-	25.65	18.94	36.16	6.81	8.91	6.81	-NA-	19.81
Austria Non-REITs Index	JPY	466.91	224,742.68	1.25	2.31	-NA-	-NA-	34.23	8.85	36.85	2.72	6.84	2.72	-NA-	-NA-
Belgium REITs Index	JPY	1,535.54	541,975.15	3.03	6.20	-NA-	-NA-	10.20	13.14	25.93	-1.52	5.17	-1.52	-NA-	-NA-
Finland Non-REITs Index	JPY	1,385.46	288,007.30	1.61	3.29	-NA-	-NA-	25.31	14.27	36.42	9.03	11.63	9.03	-NA-	-NA-
France REITs Index	JPY	2,004.87	1,527,877.62	8.53	5.36	-NA-	-NA-	23.34	19.24	31.38	0.86	10.15	0.86	-NA-	-NA-
Germany REITs Index	JPY	1,080.47	172,651.28	0.96	4.25	-NA-	-NA-	24.78	6.46	28.59	3.81	7.05	3.81	-NA-	-NA-
Germany Non-REITs Index	JPY	753.55	1,660,268.57	9.27	1.30	-NA-	-NA-	21.78	12.75	23.02	4.17	9.20	4.17	-NA-	-NA-
Greece REITs Index	JPY	1,277.26	26,913.39	0.15	0.00	-NA-	-NA-	18.40	28.72	93.93	15.93	8.61	15.93	-NA-	-NA-
Greece Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	JPY	930.44	96,100.07	0.54	4.04	-NA-	-NA-	16.00	14.65	63.17	27.54	19.41	27.54	-NA-	-NA-
Italy Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	JPY	1,170.25	3,498,207.58	19.53	5.12	-NA-	-NA-	12.23	3.58	26.59	0.50	9.54	0.50	-NA-	-NA-
Netherlands Non-REITs	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	162.12	64,797.54	0.36	2.74	-NA-	-NA-	13.62	-3.45	-12.40	-1.26	5.79	-1.26	-NA-	-NA-
Sweden Non-REITs Index	JPY	2,396.29	1,257,774.68	7.02	2.55	-NA-	-NA-	32.80	21.96	41.01	11.98	11.70	11.98	-NA-	-NA-
Switzerland Non-REITs Index	JPY	2,397.31	1,123,746.53	6.27	4.47	-NA-	-NA-	21.92	15.44	16.65	4.11	6.62	4.11	-NA-	-NA-
Spain Non-REITs Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	JPY	590.53	6,022,768.32	33.63	3.12	-NA-	-NA-	27.16	23.05	58.47	8.67	8.89	8.67	-NA-	23.29
UK Non-REITs	JPY	532.83	1,404,316.77	7.84	1.90	-NA-	-NA-	33.62	35.46	77.61	8.25	7.94	8.25	-NA-	21.00
Israel Non-REITs	JPY	1,441.44	121,479.12	0.67	1.92	-NA-	-NA-	-NA-	16.30	37.90	-4.45	3.37	-4.45	-NA-	-NA-
Canada REITs Index	JPY	2,106.83	3,888,621.93	6.53	5.78	-NA-	-NA-	28.07	12.17	-0.83	-3.03	4.25	-3.03	-NA-	-NA-
Canada Non-REITs Index	JPY	1,188.96	728,922.52	1.22	3.75	-NA-	-NA-	34.49	12.44	17.00	-3.75	2.58	-3.75	-NA-	-NA-
United States REITs Index	JPY	1,452.78	54,613,937.72	91.74	3.86	-NA-	-NA-	30.72	18.22	18.31	6.39	5.19	6.39	-NA-	-NA-
United States Non-REITs Index	JPY	859.81	296,530.78	0.50	0.00	-NA-	-NA-	18.76	6.02	34.35	-0.96	7.18	-0.96	-NA-	-NA-

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

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global REITs	AUD	1,012.60	948,488.14	118.31	4.16	-NA-	-NA-	17.90	14.03	21.35	7.57	2.77	7.57	-NA-	9.01
Global Non-REITs	AUD	965.33	288,856.03	36.03	2.07	-NA-	-NA-	12.89	9.29	13.28	-6.79	-2.36	-6.79	-NA-	15.23
Global ex Asia REITs	AUD	1,016.41	770,687.01	140.07	4.01	-NA-	-NA-	19.09	14.29	24.72	8.65	3.06	8.65	-NA-	10.65
Global ex Asia Non-REITs	AUD	769.97	78,510.47	14.27	2.46	-NA-	-NA-	16.91	13.51	38.36	8.17	5.27	8.17	-NA-	11.09
Global ex Europe REITs	AUD	1,060.95	818,343.38	148.74	4.17	-NA-	-NA-	18.95	13.95	17.89	7.53	2.23	7.53	-NA-	9.06
Global ex Europe Non-REITs	AUD	993.08	222,903.28	40.51	1.96	-NA-	-NA-	11.89	7.77	7.16	-10.78	-4.61	-10.78	-NA-	17.72
Global ex US REITs	AUD	978.19	350,522.25	63.71	4.69	-NA-	-NA-	14.17	13.02	19.69	4.38	3.25	4.38	-NA-	7.65
Global ex US Non-REITs	AUD	973.74	285,609.33	51.91	2.09	-NA-	-NA-	12.92	9.40	13.05	-6.88	-2.43	-6.88	-NA-	15.22
Asia REITs	AUD	994.85	177,801.13	70.70	4.82	-NA-	-NA-	13.84	12.87	8.63	3.13	1.53	3.13	-NA-	9.04
Asia Non-REITs	AUD	1,007.02	210,345.56	83.64	1.92	-NA-	-NA-	11.59	7.93	6.16	-11.34	-4.94	-11.34	-NA-	18.41
Australia REITs Index	AUD	859.82	79,417.15	31.58	5.63	-NA-	-NA-	14.75	11.48	3.47	4.91	4.34	4.91	-NA-	-NA-
Hong Kong REITs Index	AUD	1,963.92	13,023.03	5.18	4.46	-NA-	-NA-	16.42	21.53	3.69	-3.76	0.42	-3.76	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,183.24	84,968.97	33.79	3.34	-NA-	-NA-	8.80	2.96	-5.05	-2.74	0.02	-2.74	-NA-	-NA-
Japan REITs Index	AUD	1,142.86	63,073.75	25.08	3.48	-NA-	-NA-	8.06	10.62	22.00	2.69	-1.49	2.69	-NA-	-NA-
Japan Non-REITs Index	AUD	948.80	97,355.78	38.71	0.62	-NA-	-NA-	15.95	15.41	24.67	-19.35	-10.42	-19.35	-NA-	-NA-
New Zealand REITs Index	AUD	1,457.59	1,044.38	0.42	5.78	-NA-	-NA-	13.90	19.92	19.51	6.32	3.13	6.32	-NA-	-NA-
Singapore REITs Index	AUD	1,556.11	21,242.81	8.45	6.01	-NA-	-NA-	18.65	13.07	2.13	2.20	1.09	2.20	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,131.67	26,645.06	10.60	1.99	-NA-	-NA-	13.42	6.95	-1.45	-4.24	1.42	-4.24	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	AUD	916.95	130,144.76	102.43	4.15	-NA-	-NA-	14.14	15.40	48.77	7.79	6.31	7.79	-NA-	15.11
Europe Non-REITS	AUD	757.48	65,952.75	51.91	2.44	-NA-	-NA-	16.47	15.41	40.81	9.97	6.10	9.97	-NA-	11.58
Austria Non-REITs Index	AUD	342.40	2,460.70	1.94	2.31	-NA-	-NA-	24.42	5.61	41.52	5.75	4.09	5.75	-NA-	-NA-
Belgium REITs Index	AUD	1,126.06	5,934.06	4.67	6.20	-NA-	-NA-	2.15	9.77	30.23	1.39	2.46	1.39	-NA-	-NA-
Finland Non-REITs Index	AUD	1,016.00	3,153.38	2.48	3.29	-NA-	-NA-	16.16	10.87	41.08	12.26	8.76	12.26	-NA-	-NA-
France REITs Index	AUD	1,470.24	16,728.67	13.17	5.36	-NA-	-NA-	14.33	15.69	35.87	3.84	7.31	3.84	-NA-	-NA-
Germany REITs Index	AUD	792.35	1,890.35	1.49	4.25	-NA-	-NA-	15.67	3.29	32.98	6.88	4.30	6.88	-NA-	-NA-
Germany Non-REITs Index	AUD	552.60	18,178.22	14.31	1.30	-NA-	-NA-	12.88	9.40	27.22	7.25	6.39	7.25	-NA-	-NA-
Greece REITs Index	AUD	936.66	294.67	0.23	0.00	-NA-	-NA-	9.75	24.89	100.56	19.36	5.81	19.36	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs	AUD	682.32	1,052.20	0.83	4.04	-NA-	-NA-	7.53	11.24	68.75	31.31	16.33	31.31	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	858.18	38,301.74	30.15	5.12	-NA-	-NA-	4.03	0.50	30.91	3.47	6.72	3.47	-NA-	-NA-
Netherlands Non-REITs	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	118.89	709.47	0.56	2.74	-NA-	-NA-	5.33	-6.32	-9.40	1.66	3.07	1.66	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,757.28	13,771.33	10.84	2.55	-NA-	-NA-	23.10	18.34	45.83	15.29	8.82	15.29	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,758.03	12,303.86	9.68	4.47	-NA-	-NA-	13.01	12.01	20.63	7.19	3.87	7.19	-NA-	-NA-
Spain Non-REITs Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	AUD	433.05	65,943.06	51.90	3.12	-NA-	-NA-	17.87	19.39	63.88	11.89	6.09	11.89	-NA-	16.26
UK Non-REITs	AUD	390.74	15,375.81	12.10	1.90	-NA-	-NA-	23.86	31.43	83.68	11.45	5.16	11.45	-NA-	14.40
Israel Non-REITs	AUD	984.79	1,330.07	0.67	1.92	-NA-	-NA-	-NA-	12.85	42.61	-1.62	0.71	-1.62	-NA-	-NA-
Canada REITs Index	AUD	1,545.01	42,576.37	10.08	5.78	-NA-	-NA-	18.71	8.84	2.56	-0.17	1.56	-0.17	-NA-	-NA-
Canada Non-REITs Index	AUD	871.90	7,980.94	1.89	3.75	-NA-	-NA-	24.67	9.10	21.00	-0.91	-0.06	-0.91	-NA-	-NA-
United States REITs Index	AUD	1,065.37	597,965.89	141.60	3.86	-NA-	-NA-	21.17	14.71	22.35	9.54	2.49	9.54	-NA-	-NA-
United States Non-REITs Index	AUD	630.53	3,246.70	0.77	0.00	-NA-	-NA-	10.09	2.87	38.94	1.97	4.42	1.97	-NA-	-NA-

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

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	815.71	614,527.47	76.66	0.00	-NA-	-NA-	18.45	4.64	-3.66	6.78	2.57	6.78	-NA-	12.74
Global Non-REITs	EUR	956.95	187,150.43	23.34	0.00	-NA-	-NA-	16.11	2.33	-8.13	-7.02	-2.26	-7.02	-NA-	18.11
Global ex Asia REITs	EUR	838.42	499,329.74	62.29	0.00	-NA-	-NA-	20.01	5.17	-0.82	7.97	2.95	7.97	-NA-	13.39
Global ex Asia Non-REITs	EUR	719.80	50,867.10	6.35	0.00	-NA-	-NA-	19.23	5.42	11.11	7.81	5.31	7.81	-NA-	11.40
Global ex Europe REITs	EUR	853.45	530,206.40	66.14	0.00	-NA-	-NA-	19.58	4.68	-6.38	6.68	1.98	6.68	-NA-	13.22
Global ex Europe Non-REITs	EUR	1,001.44	144,419.50	18.01	0.00	-NA-	-NA-	15.28	1.09	-12.92	-10.99	-4.50	-10.99	-NA-	20.81
Global ex US REITs	EUR	626.84	227,104.11	28.33	0.00	-NA-	-NA-	13.65	2.69	-5.54	3.47	2.97	3.47	-NA-	12.06
Global ex US Non-REITs	EUR	811.20	185,046.89	23.08	0.00	-NA-	-NA-	16.09	2.41	-8.33	-7.11	-2.33	-7.11	-NA-	18.09
Asia REITs	EUR	733.73	115,197.72	45.81	0.00	-NA-	-NA-	13.01	2.39	-14.38	1.92	0.97	1.92	-NA-	14.68
Asia Non-REITs	EUR	1,016.75	136,283.33	54.19	0.00	-NA-	-NA-	15.01	1.29	-13.69	-11.53	-4.81	-11.53	-NA-	21.44
Australia REITs Index	EUR	458.91	51,454.54	20.46	0.00	-NA-	-NA-	13.49	0.66	-19.07	3.56	3.36	3.56	-NA-	-NA-
Hong Kong REITs Index	EUR	1,342.95	8,437.65	3.36	0.00	-NA-	-NA-	16.79	11.48	-17.72	-3.96	0.57	-3.96	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	949.86	55,051.58	21.89	0.00	-NA-	-NA-	11.43	-4.16	-23.75	-2.94	0.16	-2.94	-NA-	-NA-
Japan REITs Index	EUR	779.11	40,865.62	16.25	0.00	-NA-	-NA-	7.95	1.12	-2.67	1.75	-1.81	1.75	-NA-	-NA-
Japan Non-REITs Index	EUR	872.93	63,077.01	25.08	0.00	-NA-	-NA-	20.59	9.42	2.53	-19.53	-10.31	-19.53	-NA-	-NA-
New Zealand REITs Index	EUR	848.60	676.66	0.27	0.00	-NA-	-NA-	11.88	7.95	-6.56	6.10	3.28	6.10	-NA-	-NA-
Singapore REITs Index	EUR	952.83	13,763.26	5.47	0.00	-NA-	-NA-	17.49	2.09	-20.22	0.04	0.91	0.04	-NA-	-NA-
Singapore Non-REITs Index	EUR	971.52	17,263.39	6.86	0.00	-NA-	-NA-	16.97	0.65	-19.91	-4.44	1.56	-4.44	-NA-	-NA-

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

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

			Free Float	Free Float											
			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
			Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	
			Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14												Vity (%)	Vlty (%)
Europe REITS	EUR	1,072.91	84,321.06	66.37	0.00	-NA-	-NA-	14.22	5.19	17.69	7.42	6.46	7.42	-NA-	14.85
Europe Non-REITS	EUR	1,183.44	42,730.93	33.63	0.00	-NA-	-NA-	18.56	7.10	13.01	9.66	6.19	9.66	-NA-	10.92
Austria Non-REITs Index	EUR	359.99	1,594.29	1.25	0.00	-NA-	-NA-	28.56	-1.39	13.80	5.53	4.24	5.53	-NA-	-NA-
Belgium REITs Index	EUR	778.90	3,844.69	3.03	0.00	-NA-	-NA-	0.21	-1.78	1.30	1.18	2.60	1.18	-NA-	-NA-
Finland Non-REITs Index	EUR	914.28	2,043.08	1.61	0.00	-NA-	-NA-	18.22	2.41	12.43	12.02	8.91	12.02	-NA-	-NA-
France REITs Index	EUR	1,175.96	10,838.54	8.53	0.00	-NA-	-NA-	14.05	4.93	6.75	3.63	7.46	3.63	-NA-	-NA-
Germany REITs Index	EUR	637.99	1,224.76	0.96	0.00	-NA-	-NA-	14.91	-5.68	5.09	6.65	4.44	6.65	-NA-	-NA-
Germany Non-REITs Index	EUR	500.99	11,777.70	9.27	0.00	-NA-	-NA-	15.00	2.49	3.01	7.03	6.54	7.03	-NA-	-NA-
Greece REITs Index	EUR	706.21	190.92	0.15	0.00	-NA-	-NA-	8.30	13.34	65.93	19.11	5.96	19.11	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	568.67	681.72	0.54	0.00	-NA-	-NA-	7.74	0.88	32.94	31.03	16.50	31.03	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	605.48	24,815.78	19.53	0.00	-NA-	-NA-	1.81	-10.34	2.29	3.26	6.87	3.26	-NA-	-NA-
Netherlands Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	95.24	459.66	0.36	0.00	-NA-	-NA-	9.58	-11.90	-26.67	1.45	3.22	1.45	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,215.00	8,922.47	7.02	0.00	-NA-	-NA-	24.03	9.32	16.83	15.05	8.97	15.05	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,350.49	7,971.70	6.27	0.00	-NA-	-NA-	14.66	3.14	-4.36	6.96	4.02	6.96	-NA-	-NA-
Spain Non-REITs	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	EUR	324.46	42,724.65	33.63	0.00	-NA-	-NA-	19.24	9.99	30.75	11.35	6.24	11.35	-NA-	16.79
UK Non-REITs	EUR	309.15	9,962.02	7.84	0.00	-NA-	-NA-	26.74	22.54	48.57	10.89	5.03	10.89	-NA-	12.72
Israel Non-REITs	EUR	1,093.49	861.76	15.84	0.00	-NA-	-NA-	-NA-	5.86	15.51	-1.83	0.85	-1.83	-NA-	-NA-
Canada REITs Index	EUR	917.59	27,585.32	84.21	0.00	-NA-	-NA-	17.41	-1.33	-19.88	-1.35	1.21	-1.35	-NA-	-NA-
Canada Non-REITs Index	EUR	629.61	5,170.87	15.79	0.00	-NA-	-NA-	25.71	0.51	-3.84	-1.75	-0.49	-1.75	-NA-	-NA-
United States REITs Index	EUR	753.62	387,423.36	99.46	0.00	-NA-	-NA-	22.50	5.91	-2.51	8.82	2.34	8.82	-NA-	-NA-
United States Non-REITs Index	EUR	614.06	2,103.55	0.54	0.00	-NA-	-NA-	15.71	-1.47	14.96	1.75	4.56	1.75	-NA-	-NA-

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

Version: February 2014

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

Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	USD	948.25	848,754.61	76.66	0.00	-NA-	-NA-	20.46	4.64	1.78	7.02	5.05	7.02	-NA-	15.75
Global Non-REITs	USD	1,112.45	258,482.82	23.34	0.00	-NA-	-NA-	18.07	2.33	-2.94	-6.81	0.11	-6.81	-NA-	22.84
Global ex Asia REITs	USD	974.65	689,649.27	62.29	0.00	-NA-	-NA-	22.04	5.17	4.78	8.22	5.44	8.22	-NA-	16.31
Global ex Asia Non-REITs	USD	836.76	70,255.10	6.35	0.00	-NA-	-NA-	21.25	5.42	17.38	8.06	7.85	8.06	-NA-	16.53
Global ex Europe REITs	USD	992.13	732,294.58	66.14	0.00	-NA-	-NA-	21.60	4.68	-1.10	6.92	4.45	6.92	-NA-	15.58
Global ex Europe Non-REITs	USD	1,164.16	199,465.00	18.01	0.00	-NA-	-NA-	17.23	1.09	-8.00	-10.79	-2.20	-10.79	-NA-	25.30
Global ex US REITs	USD	863.77	313,664.84	28.33	0.00	-NA-	-NA-	15.57	2.69	-0.21	3.71	5.46	3.71	-NA-	16.24
Global ex US Non-REITs	USD	1,117.81	255,577.51	23.08	0.00	-NA-	-NA-	18.05	2.40	-3.16	-6.90	0.03	-6.90	-NA-	22.81
Asia REITs	USD	852.95	159,105.34	45.81	0.00	-NA-	-NA-	14.93	2.38	-9.55	2.16	3.41	2.16	-NA-	17.30
Asia Non-REITs	USD	1,181.96	188,227.72	54.19	0.00	-NA-	-NA-	16.96	1.29	-8.81	-11.33	-2.51	-11.33	-NA-	25.88
Australia REITs Index	USD	632.37	71,066.44	20.46	0.00	-NA-	-NA-	15.41	0.66	-14.50	3.80	5.85	3.80	-NA-	-NA-
Hong Kong REITs Index	USD	1,850.55	11,653.66	3.36	0.00	-NA-	-NA-	18.77	11.48	-13.08	-3.74	3.00	-3.74	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,308.88	76,034.49	21.89	0.00	-NA-	-NA-	13.31	-4.16	-19.44	-2.72	2.58	-2.72	-NA-	-NA-
Japan REITs Index	USD	1,073.60	56,441.55	16.25	0.00	-NA-	-NA-	9.78	1.12	2.82	1.99	0.56	1.99	-NA-	-NA-
Japan Non-REITs Index	USD	1,202.88	87,118.82	25.08	0.00	-NA-	-NA-	22.63	9.42	8.32	-19.34	-8.14	-19.34	-NA-	-NA-
New Zealand REITs Index	USD	1,169.35	934.56	0.27	0.00	-NA-	-NA-	13.77	7.95	-1.29	6.34	5.78	6.34	-NA-	-NA-
Singapore REITs Index	USD	1,312.98	19,009.13	5.47	0.00	-NA-	-NA-	19.48	2.09	-15.71	0.28	3.35	0.28	-NA-	-NA-
Singapore Non-REITs Index	USD	1,338.73	23,843.34	6.86	0.00	-NA-	-NA-	18.95	0.65	-15.39	-4.22	4.01	-4.22	-NA-	-NA-

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	1,253.94	116,460.03	66.37	0.00	-NA-	-NA-	22.10	10.54	30.04	7.82	9.03	7.82	-NA-	20.34
Europe Non-REITS	USD	1,035.86	59,017.82	33.63	0.00	-NA-	-NA-	24.59	10.54	23.08	9.99	8.82	9.99	-NA-	16.20
Austria Non-REITs Index	USD	418.48	2,201.96	1.25	0.00	-NA-	-NA-	30.73	-1.39	20.22	5.78	6.76	5.78	-NA-	-NA-
Belgium REITs Index	USD	905.46	5,310.10	3.03	0.00	-NA-	-NA-	1.91	-1.78	7.02	1.42	5.08	1.42	-NA-	-NA-
Finland Non-REITs Index	USD	1,062.84	2,821.80	1.61	0.00	-NA-	-NA-	20.21	2.41	18.78	12.28	11.54	12.28	-NA-	-NA-
France REITs Index	USD	1,367.03	14,969.65	8.53	0.00	-NA-	-NA-	15.98	4.93	12.77	3.87	10.06	3.87	-NA-	-NA-
Germany REITs Index	USD	741.65	1,691.58	0.96	0.00	-NA-	-NA-	16.85	-5.68	11.02	6.90	6.97	6.90	-NA-	-NA-
Germany Non-REITs Index	USD	582.39	16,266.78	9.27	0.00	-NA-	-NA-	16.95	2.49	8.83	7.28	9.12	7.28	-NA-	-NA-
Greece REITs Index	USD	820.96	263.69	0.15	0.00	-NA-	-NA-	10.13	13.34	75.30	19.39	8.52	19.39	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	661.07	941.56	0.74	0.00	-NA-	-NA-	9.56	0.88	40.44	31.34	19.31	31.34	-NA-	-NA-
Italy Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	USD	703.86	34,274.31	19.53	0.00	-NA-	-NA-	3.54	-10.34	8.06	3.50	9.45	3.50	-NA-	-NA-
Netherlands Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	131.24	634.87	0.36	0.00	-NA-	-NA-	11.43	-11.90	-22.53	1.68	5.71	1.68	-NA-	-NA-
Sweden Non-REITs Index	USD	1,674.23	12,323.27	7.02	0.00	-NA-	-NA-	26.13	9.32	23.42	15.32	11.61	15.32	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,860.94	11,010.11	6.27	0.00	-NA-	-NA-	16.60	3.14	1.03	7.21	6.53	7.21	-NA-	-NA-
Spain Non-REITs	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	USD	447.10	59,009.14	33.63	0.00	-NA-	-NA-	21.26	9.98	38.13	11.61	8.81	11.61	-NA-	21.00
UK Non-REITs	USD	426.00	13,759.04	7.84	0.00	-NA-	-NA-	28.89	22.54	56.96	11.15	7.57	11.15	-NA-	17.34
Israel Non-REITs	USD	1,195.22	1,190.21	21.88	0.00	-NA-	-NA-	-NA-	5.86	22.03	-1.60	3.29	-1.60	-NA-	-NA-
Canada REITs Index	USD	1,264.42	38,099.47	84.21	0.00	-NA-	-NA-	19.39	-1.33	-15.36	-1.12	3.66	-1.12	-NA-	-NA-
Canada Non-REITs Index	USD	867.58	7,141.75	15.79	0.00	-NA-	-NA-	27.84	0.51	1.59	-1.52	1.92	-1.52	-NA-	-NA-
United States REITs Index	USD	1,038.47	535,089.77	99.46	0.00	-NA-	-NA-	24.57	5.91	2.99	9.08	4.82	9.08	-NA-	-NA-
United States Non-REITs Index	USD	846.16	2,905.31	0.54	0.00	-NA-	-NA-	17.67	-1.47	21.45	1.99	7.09	1.99	-NA-	-NA-

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Version: February 2014

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

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Global REITs	GBP	911.90	506,462.16	76.66	0.00	-NA-	-NA-	16.62	3.60	-7.81	5.77	3.02	5.77	-NA-	12.63
Global Non-REITs	GBP	1,069.80	154,239.83	23.34	0.00	-NA-	-NA-	14.31	1.31	-12.09	-7.90	-1.83	-7.90	-NA-	18.37
Global ex Asia REITs	GBP	937.28	411,522.08	62.29	0.00	-NA-	-NA-	18.15	4.12	-5.09	6.95	3.40	6.95	-NA-	13.35
Global ex Asia Non-REITs	GBP	804.68	41,922.07	6.35	0.00	-NA-	-NA-	17.39	4.37	6.32	6.80	5.77	6.80	-NA-	12.50
Global ex Europe REITs	GBP	954.09	436,969.05	66.14	0.00	-NA-	-NA-	17.73	3.64	-10.42	5.67	2.43	5.67	-NA-	12.81
Global ex Europe Non-REITs	GBP	1,119.53	119,023.18	18.01	0.00	-NA-	-NA-	13.50	0.09	-16.67	-11.83	-4.09	-11.83	-NA-	20.92
Global ex US REITs	GBP	830.65	187,167.61	28.33	0.00	-NA-	-NA-	11.89	1.67	-9.61	2.50	3.42	2.50	-NA-	12.36
Global ex US Non-REITs	GBP	1,074.95	152,506.20	23.08	0.00	-NA-	-NA-	14.29	1.39	-12.28	-7.99	-1.90	-7.99	-NA-	18.35
Asia REITs	GBP	820.25	94,940.08	45.81	0.00	-NA-	-NA-	11.26	1.37	-18.07	0.96	1.41	0.96	-NA-	14.33
Asia Non-REITs	GBP	1,136.64	112,317.76	54.19	0.00	-NA-	-NA-	13.23	0.28	-17.41	-12.37	-4.39	-12.37	-NA-	21.56
Australia REITs Index	GBP	608.12	42,406.21	20.46	0.00	-NA-	-NA-	11.73	-0.33	-22.56	2.59	3.81	2.59	-NA-	-NA-
Hong Kong REITs Index	GBP	1,779.61	6,953.88	3.36	0.00	-NA-	-NA-	14.98	10.37	-21.27	-4.86	1.01	-4.86	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,258.70	45,370.70	21.89	0.00	-NA-	-NA-	9.70	-5.11	-27.03	-3.85	0.60	-3.85	-NA-	-NA-
Japan REITs Index	GBP	1,032.44	33,679.35	16.25	0.00	-NA-	-NA-	6.28	0.11	-6.86	0.80	-1.39	0.80	-NA-	-NA-
Japan Non-REITs Index	GBP	1,156.76	51,984.85	25.08	0.00	-NA-	-NA-	18.73	8.34	-1.89	-20.29	-9.91	-20.29	-NA-	-NA-
New Zealand REITs Index	GBP	1,124.52	557.67	0.27	0.00	-NA-	-NA-	10.15	6.88	-10.59	5.10	3.73	5.10	-NA-	-NA-
Singapore REITs Index	GBP	1,262.64	11,342.98	5.47	0.00	-NA-	-NA-	15.67	1.08	-23.66	-0.90	1.35	-0.90	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,287.40	14,227.61	6.86	0.00	-NA-	-NA-	15.16	-0.35	-23.36	-5.34	2.00	-5.34	-NA-	-NA-

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	979.66	69,493.11	66.37	0.00	-NA-	-NA-	12.45	4.15	12.62	6.41	6.92	6.41	-NA-	16.29
Europe Non-REITS	GBP	1,080.58	35,216.65	33.63	0.00	-NA-	-NA-	16.73	6.03	8.14	8.63	6.65	8.63	-NA-	12.45
Austria Non-REITs Index	GBP	402.44	1,313.93	1.25	0.00	-NA-	-NA-	26.57	-2.37	8.89	4.54	4.70	4.54	-NA-	-NA-
Belgium REITs Index	GBP	870.75	3,168.60	3.03	0.00	-NA-	-NA-	-1.34	-2.76	-3.06	0.23	3.05	0.23	-NA-	-NA-
Finland Non-REITs Index	GBP	1,022.10	1,683.80	1.61	0.00	-NA-	-NA-	16.38	1.39	7.59	10.97	9.39	10.97	-NA-	-NA-
France REITs Index	GBP	1,314.63	8,932.57	8.53	0.00	-NA-	-NA-	12.28	3.89	2.15	2.65	7.93	2.65	-NA-	-NA-
Germany REITs Index	GBP	713.22	1,009.39	0.96	0.00	-NA-	-NA-	13.13	-6.61	0.56	5.65	4.90	5.65	-NA-	-NA-
Germany Non-REITs Index	GBP	560.06	9,706.58	9.27	0.00	-NA-	-NA-	13.22	1.47	-1.43	6.02	7.01	6.02	-NA-	-NA-
Greece REITs Index	GBP	789.49	157.35	0.15	0.00	-NA-	-NA-	6.62	12.22	58.79	17.99	6.42	17.99	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	635.72	561.84	0.44	0.00	-NA-	-NA-	6.07	-0.12	27.21	29.80	17.01	29.80	-NA-	-NA-
Italy Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	GBP	676.88	20,451.90	19.53	0.00	-NA-	-NA-	0.24	-11.23	-2.12	2.29	7.34	2.29	-NA-	-NA-
Netherlands Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	126.21	378.83	0.36	0.00	-NA-	-NA-	7.88	-12.78	-29.83	0.49	3.67	0.49	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,610.05	7,353.45	7.02	0.00	-NA-	-NA-	22.11	8.23	11.80	13.97	9.45	13.97	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,789.60	6,569.86	6.27	0.00	-NA-	-NA-	12.89	2.12	-8.48	5.96	4.47	5.96	-NA-	-NA-
Spain Non-REITs	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	GBP	522.15	35,211.47	33.63	0.00	-NA-	-NA-	17.40	8.89	25.11	10.30	6.71	10.30	-NA-	16.55
UK Non-REITs	GBP	497.50	8,210.19	7.84	0.00	-NA-	-NA-	24.78	21.32	42.18	9.85	5.49	9.85	-NA-	14.05
Israel Non-REITs	GBP	981.22	710.21	13.06	0.00	-NA-	-NA-	-NA-	4.81	10.53	-2.75	1.29	-2.75	-NA-	-NA-
Canada REITs Index	GBP	1,215.95	22,734.41	84.21	0.00	-NA-	-NA-	15.59	-2.31	-23.33	-2.28	1.65	-2.28	-NA-	-NA-
Canada Non-REITs Index	GBP	834.32	4,261.57	15.79	0.00	-NA-	-NA-	23.77	-0.49	-7.98	-2.67	-0.05	-2.67	-NA-	-NA-
United States REITs Index	GBP	998.66	319,294.55	99.46	0.00	-NA-	-NA-	20.60	4.86	-6.71	7.80	2.79	7.80	-NA-	-NA-
United States Non-REITs Index	GBP	813.73	1,733.64	0.54	0.00	-NA-	-NA-	13.92	-2.45	10.00	0.80	5.02	0.80	-NA-	-NA-

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Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	JPY	945.56	86,628,139.30	76.66	0.00	-NA-	-NA-	21.48	12.59	12.60	3.93	5.14	3.93	-NA-	18.09
Global Non-REITs	JPY	1,109.29	26,382,049.13	23.34	0.00	-NA-	-NA-	19.07	10.10	7.37	-9.50	0.18	-9.50	-NA-	26.52
Global ex Asia REITs	JPY	971.89	70,389,053.06	62.29	0.00	-NA-	-NA-	23.07	13.16	15.91	5.09	5.52	5.09	-NA-	18.65
Global ex Asia Non-REITs	JPY	834.39	7,170,586.49	6.35	0.00	-NA-	-NA-	22.28	13.43	29.86	4.93	7.94	4.93	-NA-	20.07
Global ex Europe REITs	JPY	989.32	74,741,645.90	66.14	0.00	-NA-	-NA-	22.63	12.63	9.41	3.83	4.53	3.83	-NA-	17.67
Global ex Europe Non-REITs	JPY	1,160.87	20,358,395.06	18.01	0.00	-NA-	-NA-	18.23	8.78	1.77	-13.37	-2.12	-13.37	-NA-	28.88
Global ex US REITs	JPY	861.32	32,014,201.58	28.33	0.00	-NA-	-NA-	16.55	10.50	10.40	0.71	5.54	0.71	-NA-	19.02
Global ex US Non-REITs	JPY	1,114.64	26,085,518.35	23.08	0.00	-NA-	-NA-	19.06	10.19	7.13	-9.59	0.11	-9.59	-NA-	26.47
Asia REITs	JPY	850.53	16,239,086.25	45.81	0.00	-NA-	-NA-	15.90	10.17	0.07	-0.80	3.49	-0.80	-NA-	19.29
Asia Non-REITs	JPY	1,178.61	19,211,462.64	54.19	0.00	-NA-	-NA-	17.95	8.99	0.88	-13.89	-2.43	-13.89	-NA-	29.47
Australia REITs Index	JPY	630.57	7,253,396.12	20.46	0.00	-NA-	-NA-	16.39	8.31	-5.42	0.80	5.94	0.80	-NA-	-NA-
Hong Kong REITs Index	JPY	1,845.31	1,189,430.43	3.36	0.00	-NA-	-NA-	19.78	19.95	-3.84	-6.52	3.08	-6.52	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,305.17	7,760,459.88	21.89	0.00	-NA-	-NA-	14.27	3.12	-10.88	-5.53	2.66	-5.53	-NA-	-NA-
Japan REITs Index	JPY	920.00	5,760,706.32	16.25	0.00	-NA-	-NA-	10.71	8.80	13.75	-0.96	0.64	-0.96	-NA-	-NA-
Japan Non-REITs Index	JPY	1,030.78	8,891,782.27	25.08	0.00	-NA-	-NA-	23.67	17.74	19.83	-21.68	-8.07	-21.68	-NA-	-NA-
New Zealand REITs Index	JPY	1,166.03	95,386.25	0.27	0.00	-NA-	-NA-	14.74	16.16	9.20	3.27	5.86	3.27	-NA-	-NA-
Singapore REITs Index	JPY	1,309.26	1,940,167.14	5.47	0.00	-NA-	-NA-	20.49	9.85	-6.76	-2.62	3.43	-2.62	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,334.93	2,433,570.05	6.86	0.00	-NA-	-NA-	19.95	8.30	-6.40	-6.99	4.10	-6.99	-NA-	-NA-

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

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Europe REITS	JPY	1,471.50	11,886,493.40	66.37	0.00	-NA-	-NA-	17.14	13.18	37.55	4.56	9.12	4.56	-NA-	23.76
Europe Non-REITS	JPY	1,623.09	6,023,654.06	33.63	0.00	-NA-	-NA-	21.59	15.23	32.08	6.73	8.84	6.73	-NA-	19.71
Austria Non-REITs Index	JPY	417.30	224,742.68	1.25	0.00	-NA-	-NA-	31.84	6.10	33.00	2.72	6.84	2.72	-NA-	-NA-
Belgium REITs Index	JPY	902.90	541,975.15	3.03	0.00	-NA-	-NA-	2.77	5.68	18.40	-1.52	5.17	-1.52	-NA-	-NA-
Finland Non-REITs Index	JPY	1,059.83	288,007.30	1.61	0.00	-NA-	-NA-	21.23	10.19	31.40	9.03	11.63	9.03	-NA-	-NA-
France REITs Index	JPY	1,363.16	1,527,877.62	8.53	0.00	-NA-	-NA-	16.96	12.90	24.76	0.86	10.15	0.86	-NA-	-NA-
Germany REITs Index	JPY	739.55	172,651.28	0.96	0.00	-NA-	-NA-	17.84	1.49	22.82	3.81	7.05	3.81	-NA-	-NA-
Germany Non-REITs Index	JPY	580.74	1,660,268.57	9.27	0.00	-NA-	-NA-	17.94	10.28	20.39	4.17	9.20	4.17	-NA-	-NA-
Greece REITs Index	JPY	818.63	26,913.39	0.15	0.00	-NA-	-NA-	11.07	21.95	93.93	15.93	8.61	15.93	-NA-	-NA-
Greece Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	JPY	659.19	96,100.07	75.64	0.00	-NA-	-NA-	10.49	8.55	55.37	27.54	19.41	27.54	-NA-	-NA-
Italy Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	JPY	701.87	3,498,207.58	19.53	0.00	-NA-	-NA-	4.41	-3.52	19.54	0.50	9.54	0.50	-NA-	-NA-
Netherlands Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	130.87	64,797.54	0.36	0.00	-NA-	-NA-	12.38	-5.21	-14.30	-1.26	5.79	-1.26	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,669.49	1,257,774.68	7.02	0.00	-NA-	-NA-	27.20	17.62	36.54	11.98	11.70	11.98	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,855.67	1,123,746.53	6.27	0.00	-NA-	-NA-	17.59	10.98	11.77	4.11	6.62	4.11	-NA-	-NA-
Spain Non-REITs	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	JPY	445.83	6,022,768.32	33.63	0.00	-NA-	-NA-	22.29	18.34	52.81	8.38	8.89	8.38	-NA-	23.24
UK Non-REITs	JPY	424.79	1,404,316.77	7.84	0.00	-NA-	-NA-	29.98	31.85	73.65	7.93	7.66	7.93	-NA-	21.03
Israel Non-REITs	JPY	1,233.91	121,479.12	2233.49	0.00	-NA-	-NA-	-NA-	13.91	35.00	-4.45	3.37	-4.45	-NA-	-NA-
Canada REITs Index	JPY	1,260.84	3,888,621.93	84.21	0.00	-NA-	-NA-	20.40	6.16	-6.36	-3.98	3.74	-3.98	-NA-	-NA-
Canada Non-REITs Index	JPY	865.12	728,922.52	15.79	0.00	-NA-	-NA-	28.93	8.15	12.38	-4.37	2.00	-4.37	-NA-	-NA-
United States REITs Index	JPY	1,035.53	54,613,937.72	99.46	0.00	-NA-	-NA-	25.63	13.96	13.94	5.92	4.90	5.92	-NA-	-NA-
United States Non-REITs Index	JPY	843.77	296,530.78	0.54	0.00	-NA-	-NA-	18.66	6.02	34.35	-0.96	7.18	-0.96	-NA-	-NA-

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

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

Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	AUD	693.41	948,488.14	118.31	0.00	-NA-	-NA-	12.61	9.24	16.44	7.00	2.43	7.00	-NA-	9.01
Global Non-REITs	AUD	813.48	288,856.03	36.03	0.00	-NA-	-NA-	10.37	6.83	11.04	-6.83	-2.39	-6.83	-NA-	15.30
Global ex Asia REITs	AUD	712.72	770,687.01	96.13	0.00	-NA-	-NA-	14.08	9.80	19.87	8.19	2.81	8.19	-NA-	10.59
Global ex Asia Non-REITs	AUD	611.89	78,510.47	9.79	0.00	-NA-	-NA-	13.35	10.06	34.29	8.04	5.16	8.04	-NA-	10.98
Global ex Europe REITs	AUD	725.50	818,343.38	102.08	0.00	-NA-	-NA-	13.68	9.29	13.15	6.90	1.84	6.90	-NA-	9.11
Global ex Europe Non-REITs	AUD	851.30	222,903.28	27.80	0.00	-NA-	-NA-	9.59	5.54	5.25	-10.81	-4.64	-10.81	-NA-	17.80
Global ex US REITs	AUD	631.64	350,522.25	43.72	0.00	-NA-	-NA-	8.04	7.21	14.17	3.69	2.83	3.69	-NA-	7.70
Global ex US Non-REITs	AUD	817.40	285,609.33	35.63	0.00	-NA-	-NA-	10.36	6.91	10.79	-6.92	-2.47	-6.92	-NA-	15.29
Asia REITs	AUD	623.72	177,801.13	70.70	0.00	-NA-	-NA-	7.44	6.89	3.48	2.14	0.83	2.14	-NA-	9.10
Asia Non-REITs	AUD	864.31	210,345.56	83.64	0.00	-NA-	-NA-	9.34	5.75	4.32	-11.35	-4.94	-11.35	-NA-	18.50
Australia REITs Index	AUD	516.33	79,417.15	31.58	0.00	-NA-	-NA-	7.89	5.09	-2.19	3.78	3.21	3.78	-NA-	-NA-
Hong Kong REITs Index	AUD	1,353.23	13,023.03	5.18	0.00	-NA-	-NA-	11.03	16.39	-0.56	-3.76	0.42	-3.76	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	957.12	84,968.97	33.79	0.00	-NA-	-NA-	5.93	0.06	-7.84	-2.74	0.02	-2.74	-NA-	-NA-
Japan REITs Index	AUD	785.08	63,073.75	25.08	0.00	-NA-	-NA-	2.62	5.57	17.64	1.97	-1.95	1.97	-NA-	-NA-
Japan Non-REITs Index	AUD	879.61	97,355.78	38.71	0.00	-NA-	-NA-	14.64	14.24	23.92	-19.36	-10.43	-19.36	-NA-	-NA-
New Zealand REITs Index	AUD	855.09	1,044.38	0.42	0.00	-NA-	-NA-	6.36	12.70	12.93	6.32	3.13	6.32	-NA-	-NA-
Singapore REITs Index	AUD	960.12	21,242.81	8.45	0.00	-NA-	-NA-	11.69	6.58	-3.57	0.25	0.77	0.25	-NA-	-NA-
Singapore Non-REITs Index	AUD	978.95	26,645.06	10.60	0.00	-NA-	-NA-	11.19	5.08	-3.20	-4.24	1.42	-4.24	-NA-	-NA-

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

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	AUD	1,072.91	130,144.76	102.43	0.00	-NA-	-NA-	8.58	9.82	42.25	7.65	6.31	7.65	-NA-	14.80
Europe Non-REITS	AUD	1,183.44	65,952.75	51.91	0.00	-NA-	-NA-	12.71	11.81	36.59	9.89	6.04	9.89	-NA-	11.47
Austria Non-REITs Index	AUD	306.02	2,460.70	1.94	0.00	-NA-	-NA-	22.21	2.95	37.54	5.75	4.09	5.75	-NA-	-NA-
Belgium REITs Index	AUD	662.12	5,934.06	4.67	0.00	-NA-	-NA-	-4.74	2.54	22.44	1.39	2.46	1.39	-NA-	-NA-
France REITs Index	AUD	999.65	16,728.67	13.17	0.00	-NA-	-NA-	8.42	9.55	29.02	3.84	7.31	3.84	-NA-	-NA-
Finland Non-REITs Index	AUD	777.21	3,153.38	2.48	0.00	-NA-	-NA-	12.38	6.92	35.89	12.26	8.76	12.26	-NA-	-NA-
Germany REITs Index	AUD	542.34	1,890.35	1.49	0.00	-NA-	-NA-	9.23	-1.53	27.01	6.88	4.30	6.88	-NA-	-NA-
Germany Non-REITs Index	AUD	425.88	18,178.22	14.31	0.00	-NA-	-NA-	9.33	7.00	24.50	7.25	6.39	7.25	-NA-	-NA-
Greece REITs Index	AUD	600.33	294.67	0.23	0.00	-NA-	-NA-	2.95	18.33	100.55	19.36	5.81	19.36	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	AUD	483.41	1,052.20	0.83	0.00	-NA-	-NA-	2.42	5.32	60.68	31.31	16.33	31.31	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	514.70	38,301.74	30.15	0.00	-NA-	-NA-	-3.21	-6.39	23.63	3.47	6.72	3.47	-NA-	-NA-
Netherlands Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	95.97	709.47	0.56	0.00	-NA-	-NA-	4.17	-8.02	-11.37	1.66	3.07	1.66	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,224.29	13,771.33	10.84	0.00	-NA-	-NA-	17.91	14.13	41.20	15.29	8.82	15.29	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,360.83	12,303.86	9.68	0.00	-NA-	-NA-	9.00	7.68	15.59	7.19	3.87	7.19	-NA-	-NA-
Spain Non-REITs	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	AUD	326.95	65,943.06	51.90	0.00	-NA-	-NA-	13.36	14.82	58.02	11.58	6.09	11.58	-NA-	16.24
UK Non-REITs	AUD	311.51	15,375.81	12.10	0.00	-NA-	-NA-	20.49	27.93	79.57	11.12	4.88	11.12	-NA-	14.42
Israel Non-REITs	AUD	843.00	1,330.07	24.45	0.00	-NA-	-NA-	-NA-	10.52	39.61	-1.62	0.71	-1.62	-NA-	-NA-
Canada REITs Index	AUD	924.61	42,576.37	129.98	0.00	-NA-	-NA-	11.61	3.01	-3.17	-1.15	1.07	-1.15	-NA-	-NA-
Canada Non-REITs Index	AUD	634.42	7,980.94	24.36	0.00	-NA-	-NA-	19.51	4.93	16.22	-1.55	-0.63	-1.55	-NA-	-NA-
United States REITs Index	AUD	759.39	597,965.89	153.51	0.00	-NA-	-NA-	16.45	10.57	17.83	9.05	2.20	9.05	-NA-	-NA-
United States Non-REITs Index	AUD	618.76	3,246.70	0.83	0.00	-NA-	-NA-	10.00	2.87	38.94	1.97	4.42	1.97	-NA-	-NA-

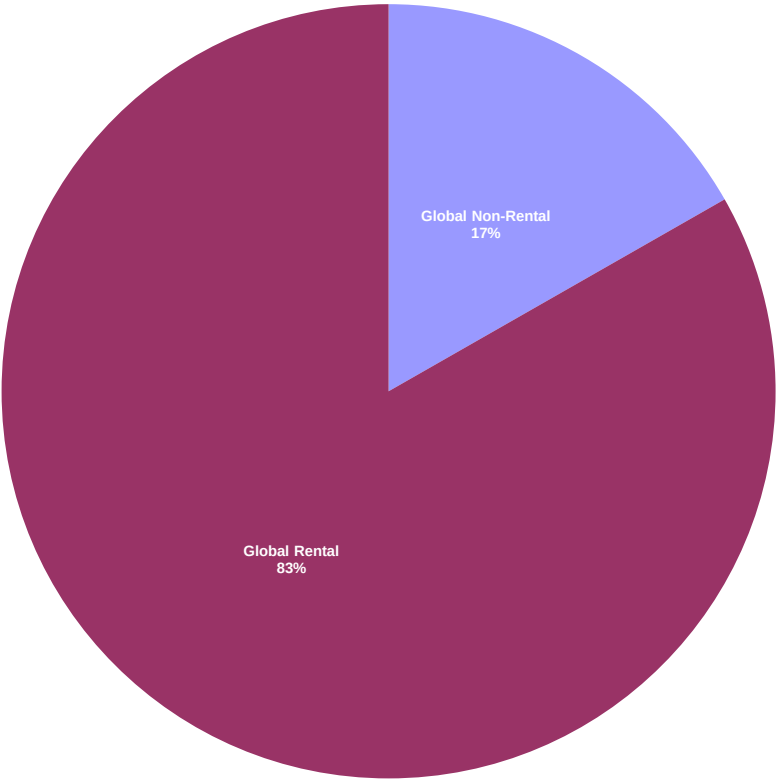
* -20, -10, -5 & -3 Years Total Returns are annualised

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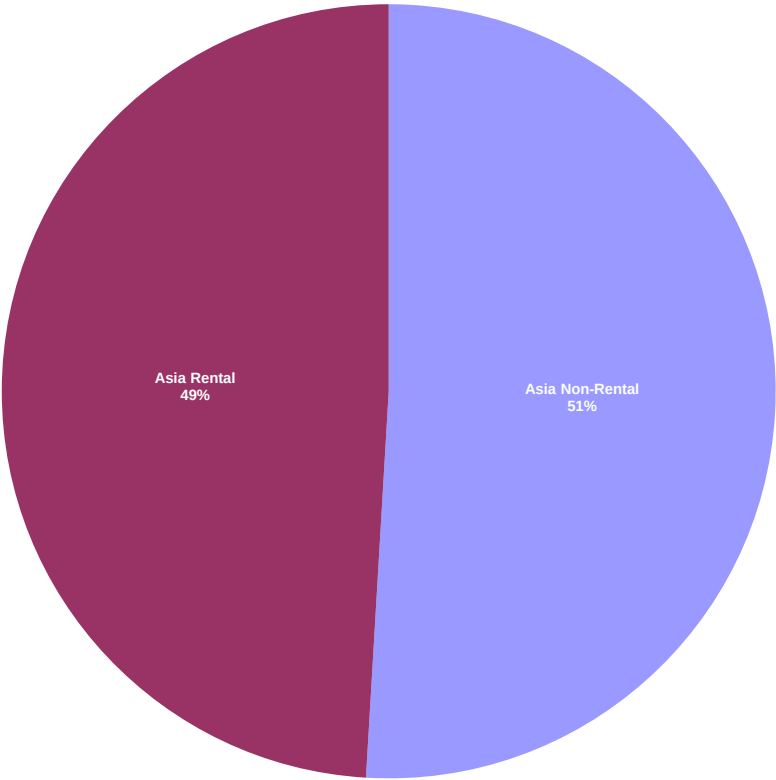
Section 3.6

FTSE EPRA/NAREIT Developed Investment Focus Index Series

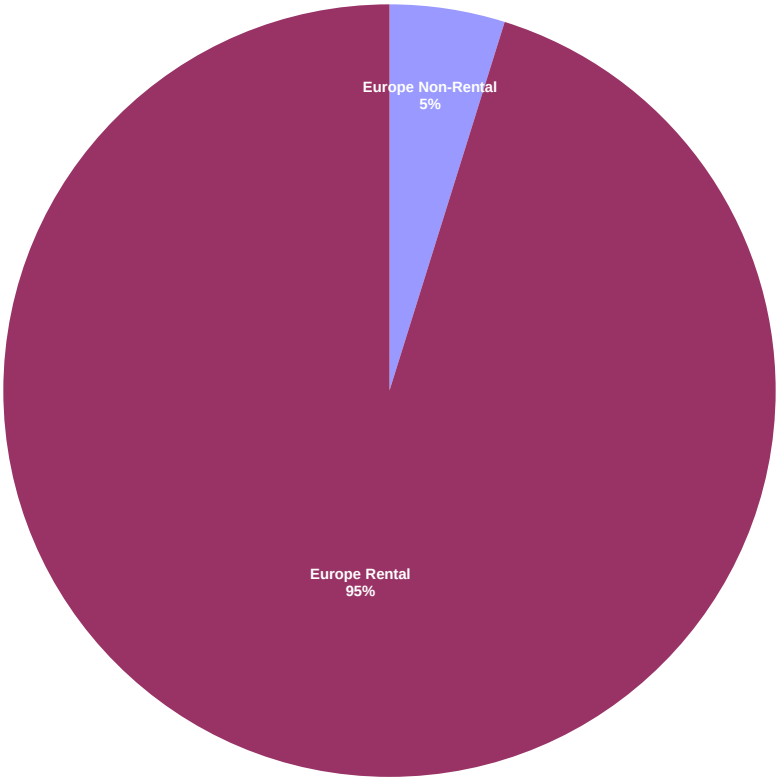
Graph 29: Developed Investment Focus Market Cap Breakdown



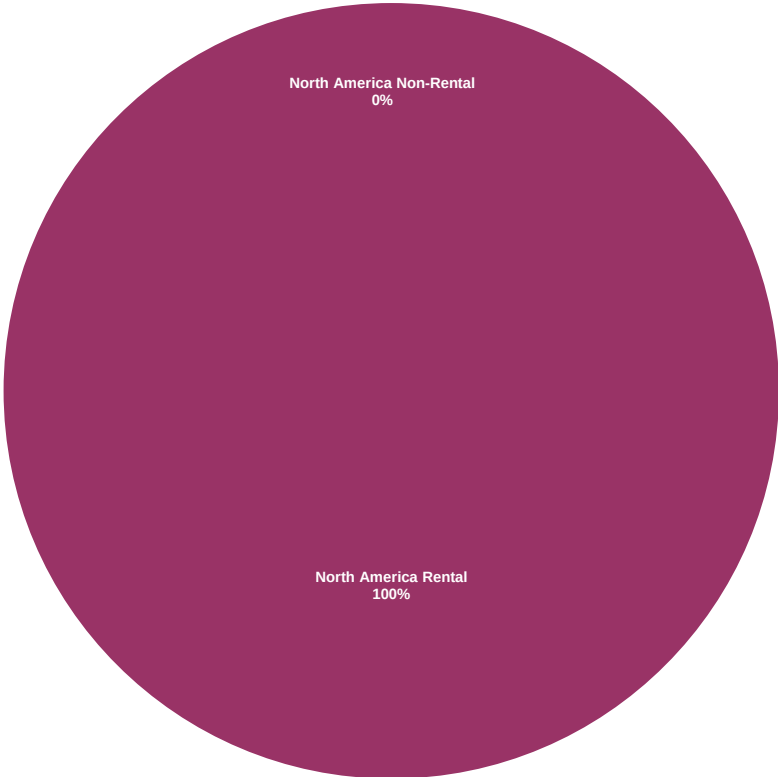
Graph 30: Developed Asia Investment Focus Market Cap Breakdown



Graph 31: Developed Europe Investment Focus Market Cap Breakdown



Graph 32: Developed North America Investment Focus Market Cap Breakdown



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Non-Rental	EUR	1,155.04	134,222.95	16.74	2.24	-NA-	-NA-	17.97	4.53	-9.78	-10.35	-3.80	-10.35	-NA-	-NA-
Global Rental	EUR	1,335.79	667,454.95	83.26	3.96	-NA-	-NA-	23.99	8.96	0.65	6.97	2.84	6.97	-NA-	-NA-
Asia Non-Rental	EUR	1,246.55	128,097.45	50.94	2.26	-NA-	-NA-	17.69	4.37	-10.91	-11.08	-4.17	-11.08	-NA-	-NA-
Asia Rental	EUR	1,239.04	123,383.60	49.06	4.28	-NA-	-NA-	19.69	6.78	-11.74	1.21	0.48	1.21	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,281.36	111,923.12	44.51	1.84	-NA-	-NA-	17.20	4.26	-11.23	-12.91	-5.34	-12.91	-NA-	-NA-
Asia ex Australia Rental	EUR	1,708.73	87,212.05	34.68	3.65	-NA-	-NA-	19.10	6.54	-9.42	-0.25	-1.01	-0.25	-NA-	-NA-
Australia Non-Rental	EUR	775.84	16,174.33	6.43	5.20	-NA-	-NA-	22.64	5.66	-9.01	4.08	4.81	4.08	-NA-	-NA-
Australia Rental	EUR	869.29	36,171.56	14.38	5.81	-NA-	-NA-	19.77	6.13	-16.35	4.88	4.25	4.88	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,539.02	41,087.85	16.34	3.45	-NA-	-NA-	13.85	-0.30	-19.62	-3.26	0.09	-3.26	-NA-	-NA-
Hong Kong Rental	EUR	2,092.78	22,401.38	8.91	3.56	-NA-	-NA-	21.91	2.97	-22.55	-2.75	0.45	-2.75	-NA-	-NA-
Japan Non-Rental	EUR	1,152.92	58,420.04	23.23	0.62	-NA-	-NA-	21.87	10.59	2.34	-19.93	-10.22	-19.93	-NA-	-NA-
Japan Rental	EUR	1,339.67	45,522.59	18.10	3.19	-NA-	-NA-	14.24	5.89	1.74	0.52	-2.45	0.52	-NA-	-NA-
Europe Non-Rental	EUR	709.83	6,125.50	4.82	1.88	-NA-	-NA-	15.71	7.96	22.63	8.27	4.46	8.27	-NA-	-NA-
Europe Rental	EUR	1,188.87	120,926.49	95.18	3.66	-NA-	-NA-	20.90	10.66	20.80	8.28	6.49	8.28	-NA-	-NA-
UK Non-Rental	EUR	658.76	3,420.24	2.69	0.93	-NA-	-NA-	19.89	28.30	72.85	12.69	7.71	12.69	-NA-	-NA-
UK Rental	EUR	841.26	49,266.42	38.78	3.03	-NA-	-NA-	24.89	15.49	36.59	11.49	5.95	11.49	-NA-	-NA-
North America Non-Rental	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,457.52	422,283.10	100.00	3.96	-NA-	-NA-	27.21	9.32	-0.04	8.43	2.55	8.43	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,438.99	389,526.91	92.24	3.83	-NA-	-NA-	27.37	9.84	1.30	9.27	2.64	9.27	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	USD	1,352.44	185,382.03	16.74	2.24	-NA-	-NA-	19.97	4.53	-4.69	-10.14	-1.48	-10.14	-NA-	-NA-
Global Rental	USD	1,564.05	921,855.40	83.26	3.96	-NA-	-NA-	26.08	8.96	6.33	7.22	5.33	7.22	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	163,042.85	20.34	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	871,897.05	108.76	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,282.26	163,042.85	20.34	1.84	-NA-	-NA-	15.81	4.45	-4.86	-11.82	-2.58	-11.82	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	1,537.92	871,897.05	108.76	3.86	-NA-	-NA-	22.48	9.09	7.67	7.35	5.25	7.35	-NA-	-NA-
Asia Non-Rental	USD	1,459.64	176,921.80	50.94	2.26	-NA-	-NA-	19.68	4.37	-5.88	-10.87	-1.85	-10.87	-NA-	-NA-
Asia Rental	USD	1,450.92	170,411.26	49.06	4.28	-NA-	-NA-	21.72	6.78	-6.75	1.45	2.91	1.45	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,500.30	154,582.62	44.51	1.84	-NA-	-NA-	19.18	4.26	-6.22	-12.71	-3.05	-12.71	-NA-	-NA-
Asia ex Australia Rental	USD	2,000.82	120,452.92	34.68	3.65	-NA-	-NA-	21.12	6.54	-4.31	-0.01	1.38	-0.01	-NA-	-NA-
Australia Non-Rental	USD	909.22	22,339.17	6.43	5.20	-NA-	-NA-	24.72	5.66	-3.87	4.32	7.34	4.32	-NA-	-NA-
Australia Rental	USD	1,017.97	49,958.35	14.38	5.81	-NA-	-NA-	21.80	6.13	-11.63	5.12	6.77	5.12	-NA-	-NA-
Hong Kong Non-Rental	USD	1,801.94	56,748.48	16.34	3.45	-NA-	-NA-	15.77	-0.30	-15.08	-3.03	2.51	-3.03	-NA-	-NA-
Hong Kong Rental	USD	2,450.08	30,939.66	8.91	3.56	-NA-	-NA-	23.97	2.96	-18.18	-2.52	2.88	-2.52	-NA-	-NA-
Japan Non-Rental	USD	1,350.12	80,686.84	23.23	0.62	-NA-	-NA-	23.93	10.59	8.12	-19.75	-8.05	-19.75	-NA-	-NA-
Japan Rental	USD	1,568.89	62,873.52	18.10	3.19	-NA-	-NA-	16.18	5.89	7.49	0.76	-0.09	0.76	-NA-	-NA-
Europe Non-Rental	USD	831.29	8,460.23	4.82	1.88	-NA-	-NA-	17.67	7.95	29.55	8.52	6.98	8.52	-NA-	-NA-
Europe Rental	USD	1,391.58	167,017.63	95.18	3.66	-NA-	-NA-	22.94	10.65	27.62	8.53	9.06	8.53	-NA-	-NA-
UK Non-Rental	USD	771.18	4,723.87	2.69	0.93	-NA-	-NA-	21.91	28.30	82.61	12.95	10.31	12.95	-NA-	-NA-
UK Rental	USD	985.24	68,044.32	38.78	3.03	-NA-	-NA-	27.00	15.48	44.30	11.75	8.51	11.75	-NA-	-NA-
North America Non-Rental	USD	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	1,706.71	583,236.30	100.00	3.96	-NA-	-NA-	29.37	9.31	5.60	8.69	5.03	8.69	-NA-	-NA-
United States Non-Rental	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	1,685.01	537,995.09	92.24	3.83	-NA-	-NA-	29.52	9.84	7.01	9.52	5.12	9.52	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Non-Rental	GBP	1,300.59	110,619.70	16.74	2.24	-NA-	-NA-	16.14	3.49	-13.67	-11.19	-3.38	-11.19	-NA-	-NA-
Global Rental	GBP	1,504.09	550,082.29	83.26	3.96	-NA-	-NA-	22.07	7.88	-3.69	5.97	3.29	5.97	-NA-	-NA-
Asia Non-Rental	GBP	1,403.69	105,571.38	50.94	2.26	-NA-	-NA-	15.87	3.34	-14.75	-11.92	-3.75	-11.92	-NA-	-NA-
Asia Rental	GBP	1,395.29	101,686.47	49.06	4.28	-NA-	-NA-	17.84	5.72	-15.54	0.26	0.92	0.26	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,442.78	92,241.32	44.51	1.84	-NA-	-NA-	15.39	3.23	-15.06	-13.73	-4.92	-13.73	-NA-	-NA-
Asia ex Australia Rental	GBP	1,924.11	71,875.71	34.68	3.65	-NA-	-NA-	17.26	5.48	-13.33	-1.18	-0.58	-1.18	-NA-	-NA-
Australia Non-Rental	GBP	874.36	13,330.06	6.43	5.20	-NA-	-NA-	20.75	4.61	-12.93	3.10	5.27	3.10	-NA-	-NA-
Australia Rental	GBP	978.94	29,810.75	14.38	5.81	-NA-	-NA-	17.92	5.08	-19.96	3.89	4.71	3.89	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,732.86	33,862.51	16.34	3.45	-NA-	-NA-	12.08	-1.29	-23.08	-4.16	0.53	-4.16	-NA-	-NA-
Hong Kong Rental	GBP	2,356.15	18,462.07	8.91	3.56	-NA-	-NA-	20.02	1.94	-25.89	-3.66	0.89	-3.66	-NA-	-NA-
Japan Non-Rental	GBP	1,298.36	48,146.82	23.23	0.62	-NA-	-NA-	19.98	9.49	-2.07	-20.68	-9.83	-20.68	-NA-	-NA-
Japan Rental	GBP	1,508.74	37,517.39	18.10	3.19	-NA-	-NA-	12.48	4.84	-2.64	-0.42	-2.02	-0.42	-NA-	-NA-
Europe Non-Rental	GBP	799.42	5,048.32	4.82	1.88	-NA-	-NA-	13.92	6.88	17.34	7.25	4.91	7.25	-NA-	-NA-
Europe Rental	GBP	1,338.23	99,661.44	95.18	3.66	-NA-	-NA-	19.02	9.56	15.59	7.26	6.95	7.26	-NA-	-NA-
UK Non-Rental	GBP	741.62	2,818.79	2.69	0.93	-NA-	-NA-	18.03	27.03	65.40	11.63	8.18	11.63	-NA-	-NA-
UK Rental	GBP	947.46	40,602.87	38.78	3.03	-NA-	-NA-	22.96	14.34	30.70	10.44	6.41	10.44	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	1,641.28	348,024.17	100.00	3.96	-NA-	-NA-	25.24	8.23	-4.35	7.41	3.00	7.41	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	1,620.42	321,028.19	92.24	3.83	-NA-	-NA-	25.39	8.75	-3.07	8.24	3.09	8.24	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Non-Rental	JPY	1,348.60	18,921,016.69	16.74	2.24	-NA-	-NA-	20.98	12.47	5.44	-12.74	-1.40	-12.74	-NA-	-NA-
Global Rental	JPY	1,559.61	94,089,171.74	83.26	3.96	-NA-	-NA-	27.15	17.24	17.63	4.12	5.41	4.12	-NA-	-NA-
Asia Non-Rental	JPY	1,455.51	18,057,523.12	50.94	2.26	-NA-	-NA-	20.69	12.30	4.12	-13.45	-1.77	-13.45	-NA-	-NA-
Asia Rental	JPY	1,446.81	17,393,025.76	49.06	4.28	-NA-	-NA-	22.75	14.89	3.16	-1.49	2.99	-1.49	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,496.05	15,777,475.40	44.51	1.84	-NA-	-NA-	20.20	12.18	3.74	-15.24	-2.97	-15.24	-NA-	-NA-
Asia ex Australia Rental	JPY	1,995.15	12,294,026.93	34.68	3.65	-NA-	-NA-	22.15	14.63	5.86	-2.91	1.46	-2.91	-NA-	-NA-
Australia Non-Rental	JPY	906.64	2,280,047.73	6.43	5.20	-NA-	-NA-	25.78	13.69	6.34	1.30	7.43	1.30	-NA-	-NA-
Australia Rental	JPY	1,015.08	5,098,998.83	14.38	5.81	-NA-	-NA-	22.83	14.20	-2.24	2.08	6.85	2.08	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,796.83	5,792,033.57	16.34	3.45	-NA-	-NA-	16.75	7.27	-6.06	-5.84	2.59	-5.84	-NA-	-NA-
Hong Kong Rental	JPY	2,443.14	3,157,856.74	8.91	3.56	-NA-	-NA-	25.02	10.79	-9.49	-5.34	2.96	-5.34	-NA-	-NA-
Japan Non-Rental	JPY	1,346.29	8,235,302.82	23.23	0.62	-NA-	-NA-	24.98	18.99	19.61	-22.07	-7.98	-22.07	-NA-	-NA-
Japan Rental	JPY	1,564.44	6,417,185.77	18.10	3.19	-NA-	-NA-	17.16	13.93	18.91	-2.16	-0.01	-2.16	-NA-	-NA-
Europe Non-Rental	JPY	828.93	863,493.57	4.82	1.88	-NA-	-NA-	18.66	16.16	43.32	5.38	7.06	5.38	-NA-	-NA-
Europe Rental	JPY	1,387.64	17,046,653.90	95.18	3.66	-NA-	-NA-	23.98	19.06	41.18	5.39	9.15	5.39	-NA-	-NA-
UK Non-Rental	JPY	769.00	482,141.67	2.69	0.93	-NA-	-NA-	22.95	38.05	102.02	9.69	10.40	9.69	-NA-	-NA-
UK Rental	JPY	982.44	6,944,943.42	38.78	3.03	-NA-	-NA-	28.08	24.26	59.63	8.52	8.60	8.52	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,701.88	59,528,012.96	100.00	3.96	-NA-	-NA-	30.46	17.62	16.82	5.54	5.11	5.54	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,680.24	54,910,468.50	92.24	3.83	-NA-	-NA-	30.62	18.19	18.39	6.35	5.21	6.35	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Non-Rental	AUD	988.98	207,165.48	25.84	2.24	-NA-	-NA-	12.15	9.13	9.04	-10.16	-3.94	-10.16	-NA-	-NA-
Global Rental	AUD	1,143.72	1,030,178.69	128.50	3.96	-NA-	-NA-	17.87	13.75	21.65	7.20	2.70	7.20	-NA-	-NA-
Asia Non-Rental	AUD	1,067.37	197,711.12	78.62	2.26	-NA-	-NA-	11.88	8.97	7.68	-10.89	-4.30	-10.89	-NA-	-NA-
Asia Rental	AUD	1,060.99	190,435.56	75.73	4.28	-NA-	-NA-	13.78	11.48	6.68	1.42	0.34	1.42	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	1,097.10	172,746.97	68.69	1.84	-NA-	-NA-	11.42	8.85	7.29	-12.73	-5.47	-12.73	-NA-	-NA-
Asia ex Australia Rental	AUD	1,463.11	134,606.82	53.53	3.65	-NA-	-NA-	13.22	11.23	9.48	-0.04	-1.15	-0.04	-NA-	-NA-
Australia Non-Rental	AUD	664.87	24,964.15	9.93	5.20	-NA-	-NA-	16.60	10.31	9.97	4.30	4.66	4.30	-NA-	-NA-
Australia Rental	AUD	744.39	55,828.74	22.20	5.81	-NA-	-NA-	13.86	10.80	1.10	5.10	4.10	5.10	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,317.68	63,416.75	25.22	3.45	-NA-	-NA-	8.23	4.09	-2.85	-3.05	-0.05	-3.05	-NA-	-NA-
Hong Kong Rental	AUD	1,791.64	34,575.25	13.75	3.56	-NA-	-NA-	15.89	7.50	-6.40	-2.55	0.31	-2.55	-NA-	-NA-
Japan Non-Rental	AUD	987.28	90,168.01	35.85	0.62	-NA-	-NA-	15.86	15.45	23.69	-19.76	-10.35	-19.76	-NA-	-NA-
Japan Rental	AUD	1,147.26	70,261.52	27.94	3.19	-NA-	-NA-	8.61	10.55	22.97	0.73	-2.59	0.73	-NA-	-NA-
Europe Non-Rental	AUD	607.88	9,454.36	7.44	1.88	-NA-	-NA-	10.00	12.71	48.21	8.50	4.31	8.50	-NA-	-NA-
Europe Rental	AUD	1,017.60	186,643.15	146.90	3.66	-NA-	-NA-	14.92	15.52	46.00	8.51	6.34	8.51	-NA-	-NA-
UK Non-Rental	AUD	563.93	5,278.95	4.15	0.93	-NA-	-NA-	13.97	33.95	108.91	12.93	7.56	12.93	-NA-	-NA-
UK Rental	AUD	720.46	76,039.92	59.85	3.03	-NA-	-NA-	18.72	20.57	65.08	11.73	5.80	11.73	-NA-	-NA-
North America Non-Rental	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	AUD	1,248.04	651,769.91	154.34	3.96	-NA-	-NA-	20.93	14.13	20.81	8.66	2.40	8.66	-NA-	-NA-
United States Non-Rental	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	AUD	1,232.18	601,212.59	142.37	3.83	-NA-	-NA-	21.08	14.68	22.43	9.49	2.50	9.49	-NA-	-NA-

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

Version: February 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Non-Rental	EUR	955.91	134,222.95	16.74	0.00	-NA-	-NA-	15.17	2.00	-11.65	-10.35	-3.81	-10.35	-NA-	-NA-
Global Rental	EUR	928.75	667,454.95	83.26	0.00	-NA-	-NA-	18.66	4.59	-3.25	6.45	2.52	6.45	-NA-	-NA-
Asia Non-Rental	EUR	1,042.86	128,097.45	50.94	0.00	-NA-	-NA-	14.92	1.83	-12.75	-11.08	-4.17	-11.08	-NA-	-NA-
Asia Rental	EUR	802.59	123,383.60	49.06	0.00	-NA-	-NA-	13.65	1.86	-15.39	0.30	-0.16	0.30	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,108.17	111,923.12	44.51	0.00	-NA-	-NA-	14.89	2.18	-12.69	-12.92	-5.34	-12.92	-NA-	22.63
Asia ex Australia Rental	EUR	1,201.11	87,212.05	34.68	0.00	-NA-	-NA-	13.80	2.22	-12.67	-0.88	-1.29	-0.88	-NA-	15.03
Australia Non-Rental	EUR	464.01	16,174.33	6.43	0.00	-NA-	-NA-	15.19	-0.71	-13.88	4.08	4.81	4.08	-NA-	-NA-
Australia Rental	EUR	515.16	36,171.56	14.38	0.00	-NA-	-NA-	12.66	0.15	-20.98	3.28	2.66	3.28	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,245.96	41,087.85	16.34	0.00	-NA-	-NA-	10.83	-3.23	-22.08	-3.26	0.09	-3.26	-NA-	-NA-
Hong Kong Rental	EUR	1,568.93	22,401.38	8.91	0.00	-NA-	-NA-	17.56	-0.24	-24.94	-2.75	0.45	-2.75	-NA-	-NA-
Japan Non-Rental	EUR	1,068.84	58,420.04	23.23	0.00	-NA-	-NA-	20.49	9.47	1.74	-19.94	-10.23	-19.94	-NA-	-NA-
Japan Rental	EUR	939.86	45,522.59	18.10	0.00	-NA-	-NA-	8.87	1.34	-1.61	-0.13	-2.88	-0.13	-NA-	-NA-
Europe Non-Rental	EUR	614.93	6,125.50	4.82	0.00	-NA-	-NA-	13.37	5.77	19.92	8.27	4.46	8.27	-NA-	-NA-
Europe Rental	EUR	845.18	120,926.49	95.18	0.00	-NA-	-NA-	15.48	5.80	15.94	8.15	6.47	8.15	-NA-	-NA-
UK Non-Rental	EUR	578.99	3,420.24	2.69	0.00	-NA-	-NA-	18.33	26.46	70.80	12.69	7.71	12.69	-NA-	-NA-
UK Rental	EUR	623.34	49,266.42	38.78	0.00	-NA-	-NA-	20.19	11.18	31.87	11.17	5.89	11.17	-NA-	-NA-
North America Non-Rental	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,026.48	422,283.10	-NA-	0.00	-NA-	-NA-	22.11	5.24	-3.86	7.91	2.24	7.91	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,026.66	389,526.91	-NA-	0.00	-NA-	-NA-	22.48	5.91	-2.43	8.78	2.35	8.78	-NA-	-NA-

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

Version: February 2014

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

			Free Float	Free Float													
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total			
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M		
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)		
Global Non-Rental	USD	1,119.29	185,382.03	16.74	0.00	-NA-	-NA-	17.11	2.00	-6.66	-10.14	-1.48	-10.14	-NA-	-NA-		
Global Rental	USD	1,087.48	921,855.40	83.26	0.00	-NA-	-NA-	20.67	4.59	2.22	6.69	5.00	6.69	-NA-	-NA-		
Asia Non-Rental	USD	1,221.10	176,921.80	50.94	0.00	-NA-	-NA-	16.87	1.83	-7.82	-10.88	-1.85	-10.88	-NA-	-NA-		
Asia Rental	USD	939.76	170,411.26	49.06	0.00	-NA-	-NA-	15.58	1.86	-10.62	0.53	2.25	0.53	-NA-	-NA-		
Asia ex Australia Non-Rental	USD	1,297.57	154,582.62	44.51	0.00	-NA-	-NA-	16.84	2.18	-7.76	-12.71	-3.05	-12.71	-NA-	27.06		
Asia ex Australia Rental	USD	1,406.40	120,452.92	34.68	0.00	-NA-	-NA-	15.73	2.22	-7.74	-0.65	1.10	-0.65	-NA-	16.92		
Australia Non-Rental	USD	543.32	22,339.17	6.43	0.00	-NA-	-NA-	17.14	-0.71	-9.02	4.32	7.34	4.32	-NA-	-NA-		
Australia Rental	USD	603.20	49,958.35	14.38	0.00	-NA-	-NA-	14.56	0.15	-16.52	3.52	5.14	3.52	-NA-	-NA-		
Hong Kong Non-Rental	USD	1,458.91	56,748.48	16.34	0.00	-NA-	-NA-	12.70	-3.23	-17.68	-3.03	2.51	-3.03	-NA-	-NA-		
Hong Kong Rental	USD	1,837.07	30,939.66	8.91	0.00	-NA-	-NA-	19.55	-0.24	-20.71	-2.52	2.88	-2.52	-NA-	-NA-		
Japan Non-Rental	USD	1,251.52	80,686.84	23.23	0.00	-NA-	-NA-	22.53	9.47	7.49	-19.75	-8.06	-19.75	-NA-	-NA-		
Japan Rental	USD	1,100.50	62,873.52	18.10	0.00	-NA-	-NA-	10.71	1.34	3.95	0.10	-0.53	0.10	-NA-	-NA-		
Europe Non-Rental	USD	720.02	8,460.23	4.82	0.00	-NA-	-NA-	15.29	5.76	26.69	8.52	6.98	8.52	-NA-	-NA-		
Europe Rental	USD	989.63	167,017.63	95.18	0.00	-NA-	-NA-	17.43	5.80	22.49	8.40	9.04	8.40	-NA-	-NA-		
UK Non-Rental	USD	677.95	4,723.87	2.69	0.00	-NA-	-NA-	20.33	26.46	80.44	12.95	10.31	12.95	-NA-	-NA-		
UK Rental	USD	729.88	68,044.32	38.78	0.00	-NA-	-NA-	22.22	11.17	39.32	11.42	8.45	11.42	-NA-	-NA-		
North America Non-Rental	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-		
North America Rental	USD	1,201.91	583,236.30	-NA-	0.00	-NA-	-NA-	24.18	5.24	1.57	8.16	4.71	8.16	-NA-	-NA-		
United States Non-Rental	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-		
United States Rental	USD	1,202.13	537,995.09	-NA-	0.00	-NA-	-NA-	24.55	5.91	3.08	9.04	4.83	9.04	-NA-	-NA-		

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

Version: February 2014

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

Price Return	Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Global Non-Rental	GBP	1,076.38	110,619.70	16.74	0.00	-NA-	-NA-	13.38	0.99	-15.45	-11.19	-3.39	-11.19	-NA-	-NA-
	Global Rental	GBP	1,045.79	550,082.29	83.26	0.00	-NA-	-NA-	16.82	3.55	-7.41	5.45	2.97	5.45	-NA-	-NA-
	Asia Non-Rental	GBP	1,174.29	105,571.38	50.94	0.00	-NA-	-NA-	13.15	0.82	-16.51	-11.92	-3.75	-11.92	-NA-	-NA-
	Asia Rental	GBP	903.74	101,686.47	49.06	0.00	-NA-	-NA-	11.89	0.85	-19.04	-0.64	0.27	-0.64	-NA-	-NA-
	Asia ex Australia Non-Rental	GBP	1,247.83	92,241.32	44.51	0.00	-NA-	-NA-	13.11	1.16	-16.45	-13.74	-4.93	-13.74	-NA-	22.74
	Asia ex Australia Rental	GBP	1,352.48	71,875.71	34.68	0.00	-NA-	-NA-	12.04	1.20	-16.43	-1.81	-0.86	-1.81	-NA-	14.16
	Australia Non-Rental	GBP	522.49	13,330.06	6.43	0.00	-NA-	-NA-	13.40	-1.70	-17.59	3.10	5.27	3.10	-NA-	-NA-
	Australia Rental	GBP	580.08	29,810.75	14.38	0.00	-NA-	-NA-	10.91	-0.85	-24.38	2.31	3.11	2.31	-NA-	-NA-
	Hong Kong Non-Rental	GBP	1,402.98	33,862.51	16.34	0.00	-NA-	-NA-	9.11	-4.19	-25.44	-4.16	0.53	-4.16	-NA-	-NA-
	Hong Kong Rental	GBP	1,766.65	18,462.07	8.91	0.00	-NA-	-NA-	15.74	-1.23	-28.18	-3.66	0.89	-3.66	-NA-	-NA-
	Japan Non-Rental	GBP	1,203.54	48,146.82	23.23	0.00	-NA-	-NA-	18.62	8.38	-2.64	-20.69	-9.83	-20.69	-NA-	-NA-
	Japan Rental	GBP	1,058.31	37,517.39	18.10	0.00	-NA-	-NA-	7.18	0.34	-5.85	-1.07	-2.45	-1.07	-NA-	-NA-
	Europe Non-Rental	GBP	692.42	5,048.32	4.82	0.00	-NA-	-NA-	11.62	4.72	14.75	7.25	4.91	7.25	-NA-	-NA-
	Europe Rental	GBP	951.69	99,661.44	95.18	0.00	-NA-	-NA-	13.69	4.75	10.95	7.13	6.93	7.13	-NA-	-NA-
	UK Non-Rental	GBP	651.96	2,818.79	2.69	0.00	-NA-	-NA-	16.50	25.21	63.44	11.63	8.18	11.63	-NA-	-NA-
	UK Rental	GBP	701.89	40,602.87	38.78	0.00	-NA-	-NA-	18.33	10.07	26.19	10.12	6.36	10.12	-NA-	-NA-
	North America Non-Rental	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	North America Rental	GBP	1,155.84	348,024.17	-NA-	0.00	-NA-	-NA-	20.22	4.20	-8.00	6.90	2.69	6.90	-NA-	-NA-
	United States Non-Rental	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	United States Rental	GBP	1,156.04	321,028.19	-NA-	0.00	-NA-	-NA-	20.58	4.86	-6.63	7.76	2.80	7.76	-NA-	-NA-

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

Version: February 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Non-Rental	JPY	1,116.11	18,921,016.69	16.74	0.00	-NA-	-NA-	18.11	9.75	3.26	-12.74	-1.40	-12.74	-NA-	-NA-
Global Rental	JPY	1,084.40	94,089,171.74	83.26	0.00	-NA-	-NA-	21.69	12.54	13.08	3.61	5.08	3.61	-NA-	-NA-
Asia Non-Rental	JPY	1,217.64	18,057,523.12	50.94	0.00	-NA-	-NA-	17.86	9.57	1.97	-13.45	-1.78	-13.45	-NA-	-NA-
Asia Rental	JPY	937.10	17,393,025.76	49.06	0.00	-NA-	-NA-	16.56	9.60	-1.12	-2.37	2.33	-2.37	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,293.90	15,777,475.40	44.51	0.00	-NA-	-NA-	17.83	9.94	2.04	-15.24	-2.98	-15.24	-NA-	30.70
Asia ex Australia Rental	JPY	1,402.41	12,294,026.93	34.68	0.00	-NA-	-NA-	16.71	9.99	2.07	-3.53	1.17	-3.53	-NA-	19.31
Australia Non-Rental	JPY	541.78	2,280,047.73	6.43	0.00	-NA-	-NA-	18.13	6.83	0.65	1.30	7.43	1.30	-NA-	-NA-
Australia Rental	JPY	601.50	5,098,998.83	14.38	0.00	-NA-	-NA-	15.53	7.76	-7.65	0.52	5.22	0.52	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,454.78	5,792,033.57	16.34	0.00	-NA-	-NA-	13.66	4.12	-8.94	-5.84	2.59	-5.84	-NA-	-NA-
Hong Kong Rental	JPY	1,831.87	3,157,856.74	8.91	0.00	-NA-	-NA-	20.56	7.34	-12.28	-5.34	2.96	-5.34	-NA-	-NA-
Japan Non-Rental	JPY	1,247.97	8,235,302.82	23.23	0.00	-NA-	-NA-	23.56	17.79	18.91	-22.07	-7.98	-22.07	-NA-	-NA-
Japan Rental	JPY	1,097.38	6,417,185.77	18.10	0.00	-NA-	-NA-	11.65	9.04	15.00	-2.79	-0.45	-2.79	-NA-	-NA-
Europe Non-Rental	JPY	717.98	863,493.57	4.82	0.00	-NA-	-NA-	16.27	13.80	40.15	5.38	7.06	5.38	-NA-	-NA-
Europe Rental	JPY	986.82	17,046,653.90	95.18	0.00	-NA-	-NA-	18.43	13.84	35.50	5.27	9.12	5.27	-NA-	-NA-
UK Non-Rental	JPY	676.02	482,141.67	2.69	0.00	-NA-	-NA-	21.35	36.07	99.62	9.69	10.40	9.69	-NA-	-NA-
UK Rental	JPY	727.81	6,944,943.42	38.78	0.00	-NA-	-NA-	23.26	19.62	54.12	8.20	8.54	8.20	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,198.51	59,528,012.96	-NA-	0.00	-NA-	-NA-	25.23	13.24	12.37	5.04	4.80	5.04	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,198.72	54,910,468.50	-NA-	0.00	-NA-	-NA-	25.61	13.95	14.03	5.88	4.91	5.88	-NA-	-NA-

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

Version: February 2014

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

Price Return	Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Global Non-Rental	AUD	818.48	207,165.48	25.84	0.00	-NA-	-NA-	9.48	6.49	6.79	-10.16	-3.94	-10.16	-NA-	-NA-
	Global Rental	AUD	795.23	1,030,178.69	128.50	0.00	-NA-	-NA-	12.80	9.19	16.94	6.67	2.38	6.67	-NA-	-NA-
	Asia Non-Rental	AUD	892.94	197,711.12	78.62	0.00	-NA-	-NA-	9.25	6.31	5.45	-10.90	-4.30	-10.90	-NA-	-NA-
	Asia Rental	AUD	687.21	190,435.56	75.73	0.00	-NA-	-NA-	8.04	6.34	2.26	0.51	-0.31	0.51	-NA-	-NA-
	Asia ex Australia Non-Rental	AUD	948.86	172,746.97	68.69	0.00	-NA-	-NA-	9.22	6.67	5.53	-12.73	-5.47	-12.73	-NA-	19.90
	Asia ex Australia Rental	AUD	1,028.44	134,606.82	53.53	0.00	-NA-	-NA-	8.18	6.72	5.55	-0.67	-1.43	-0.67	-NA-	11.21
	Australia Non-Rental	AUD	397.31	24,964.15	9.93	0.00	-NA-	-NA-	9.50	3.66	4.09	4.30	4.66	4.30	-NA-	-NA-
	Australia Rental	AUD	441.10	55,828.74	22.20	0.00	-NA-	-NA-	7.09	4.55	-4.49	3.49	2.51	3.49	-NA-	-NA-
	Hong Kong Non-Rental	AUD	1,066.84	63,416.75	25.22	0.00	-NA-	-NA-	5.36	1.03	-5.83	-3.05	-0.05	-3.05	-NA-	-NA-
	Hong Kong Rental	AUD	1,343.37	34,575.25	13.75	0.00	-NA-	-NA-	11.75	4.15	-9.29	-2.55	0.31	-2.55	-NA-	-NA-
	Japan Non-Rental	AUD	915.18	90,168.01	35.85	0.00	-NA-	-NA-	14.54	14.29	22.97	-19.77	-10.35	-19.77	-NA-	-NA-
	Japan Rental	AUD	804.75	70,261.52	27.94	0.00	-NA-	-NA-	3.49	5.80	18.92	0.08	-3.02	0.08	-NA-	-NA-
	Europe Non-Rental	AUD	526.52	9,454.36	7.44	0.00	-NA-	-NA-	7.77	10.42	44.94	8.50	4.31	8.50	-NA-	-NA-
	Europe Rental	AUD	723.67	186,643.15	146.90	0.00	-NA-	-NA-	9.78	10.46	40.13	8.38	6.32	8.38	-NA-	-NA-
	UK Non-Rental	AUD	495.75	5,278.95	4.15	0.00	-NA-	-NA-	12.49	32.03	106.43	12.93	7.56	12.93	-NA-	-NA-
	UK Rental	AUD	533.73	76,039.92	59.85	0.00	-NA-	-NA-	14.26	16.07	59.38	11.40	5.75	11.40	-NA-	-NA-
	North America Non-Rental	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	North America Rental	AUD	878.91	651,769.91	-NA-	0.00	-NA-	-NA-	16.09	9.87	16.20	8.14	2.10	8.14	-NA-	-NA-
	United States Non-Rental	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	United States Rental	AUD	879.06	601,212.59	-NA-	0.00	-NA-	-NA-	16.43	10.57	17.93	9.01	2.21	9.01	-NA-	-NA-

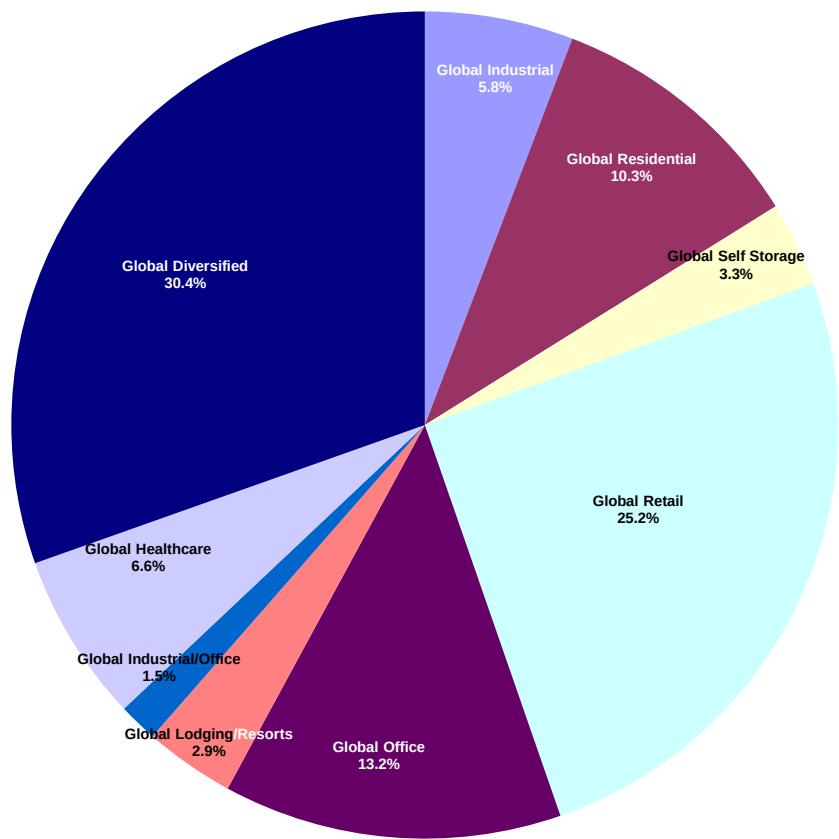
* -20, -10, -5 & -3 Years Total Returns are annualised

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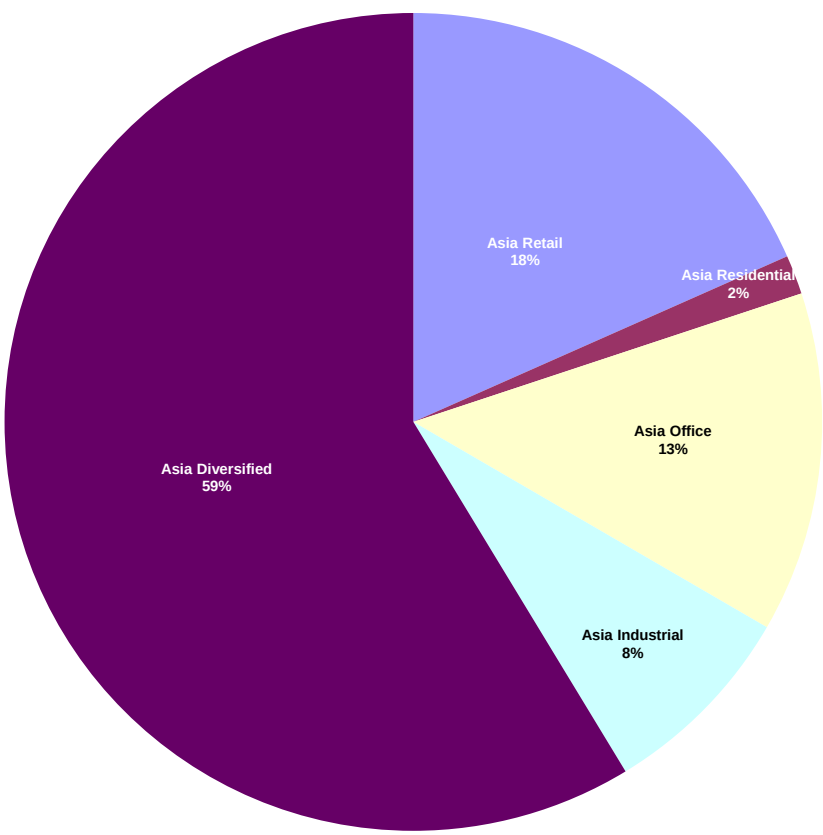
Section 3.7

FTSE EPRA/NAREIT Developed Sector Index Series

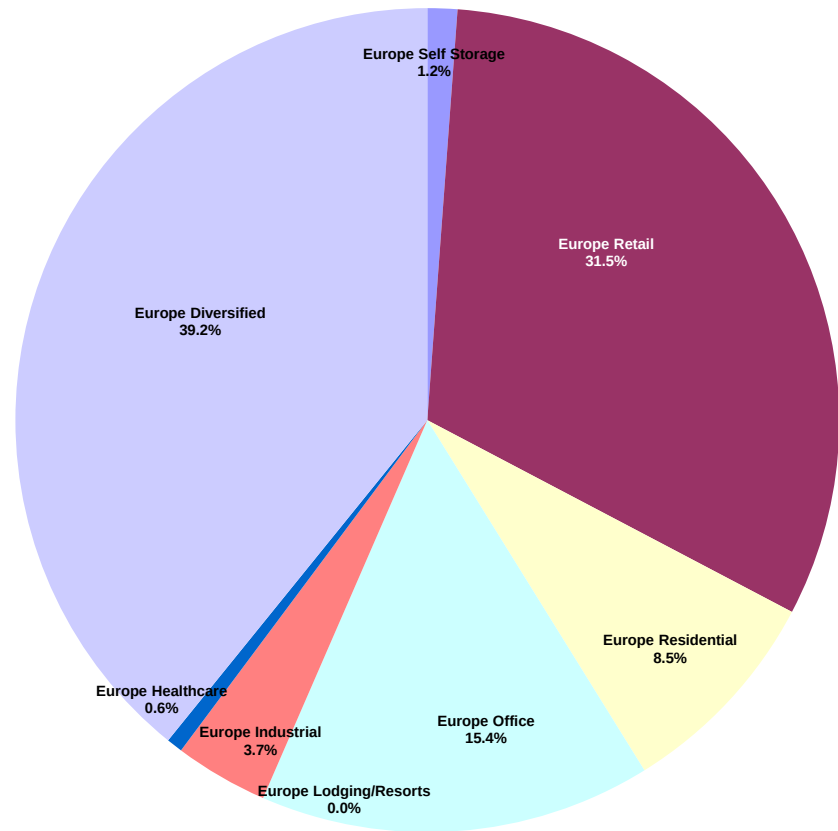
Graph 33: Sector Breakdown - Developed



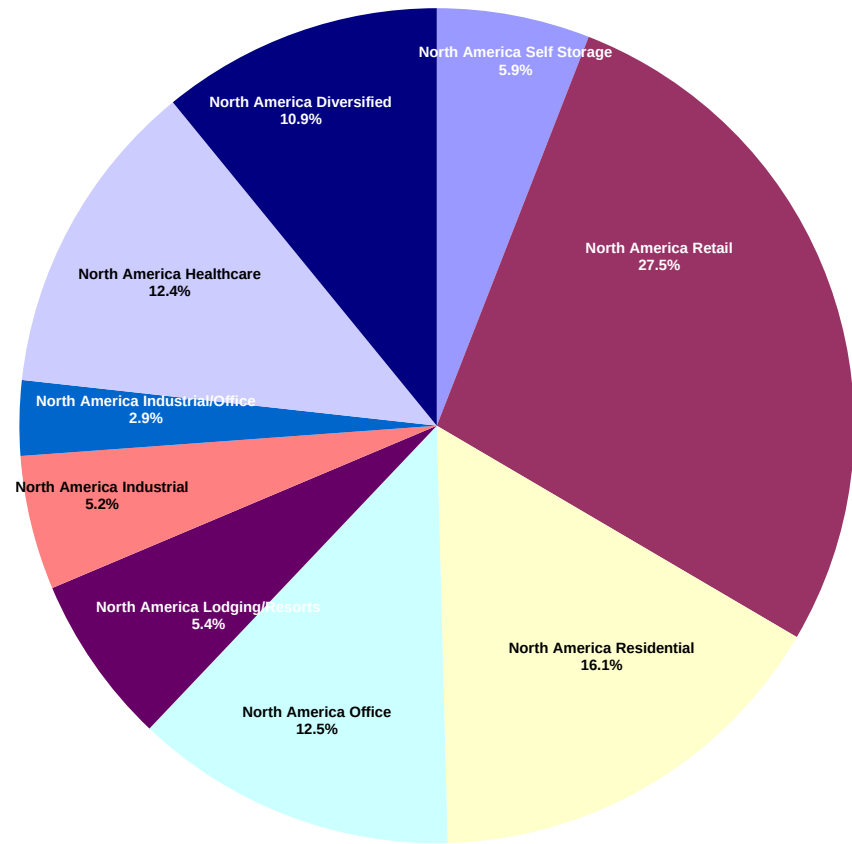
Graph 34: Sector Breakdown - Developed Asia



Graph 35: Sector Breakdown - Developed Europe



Graph 36: Sector Breakdown - Developed North America



FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Industrial	EUR	650.32	46,542.73	5.81	3.47	-NA-	-NA-	27.76	10.78	2.63	5.89	2.82	5.89	-NA-	-NA-
Global Residential	EUR	1,591.45	82,779.67	10.33	3.39	-NA-	-NA-	24.33	7.47	0.99	10.21	3.03	10.21	-NA-	-NA-
Global Self Storage	EUR	2,587.35	26,528.52	3.31	3.26	-NA-	-NA-	30.16	22.05	15.46	13.53	5.32	13.53	-NA-	-NA-
Global Retail	EUR	1,289.32	202,341.04	25.24	4.17	-NA-	-NA-	24.45	10.89	-2.20	5.78	3.68	5.78	-NA-	-NA-
Global Office	EUR	1,411.42	106,074.97	13.23	3.32	-NA-	-NA-	21.13	6.91	1.51	5.27	1.68	5.27	-NA-	-NA-
Global Lodging/Resorts	EUR	963.21	28,288.18	3.53	3.14	-NA-	-NA-	36.37	6.61	16.40	3.09	3.65	3.09	-NA-	-NA-
Global Industrial/Office	EUR	1,000.18	12,269.46	1.53	4.74	-NA-	-NA-	21.10	9.49	-2.40	10.88	3.20	10.88	-NA-	-NA-
Global Healthcare	EUR	2,102.15	52,979.04	6.61	5.42	-NA-	-NA-	21.88	8.29	-12.30	8.37	-1.53	8.37	-NA-	-NA-
Global Diversified	EUR	1,167.67	243,874.28	30.42	3.23	-NA-	-NA-	19.66	5.31	-3.62	-3.10	-0.55	-3.10	-NA-	-NA-
Asia Retail	EUR	1,233.59	46,076.72	18.36	4.89	-NA-	-NA-	18.17	7.25	-14.39	1.60	1.81	1.60	-NA-	-NA-
Asia Residential	EUR	2,543.00	3,884.20	1.55	4.09	-NA-	-NA-	15.02	12.81	-4.14	2.49	-2.07	2.49	-NA-	-NA-
Asia Office	EUR	1,499.41	33,768.35	13.46	3.46	-NA-	-NA-	18.19	6.04	-6.80	-1.79	-2.09	-1.79	-NA-	-NA-
Asia Industrial	EUR	754.19	19,922.82	7.94	3.67	-NA-	-NA-	31.08	14.27	-5.01	1.82	0.85	1.82	-NA-	-NA-
Asia Diversified	EUR	1,172.64	147,243.03	58.69	2.60	-NA-	-NA-	18.54	3.62	-12.02	-9.28	-3.40	-9.28	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,253.57	129,252.18	51.52	2.13	-NA-	-NA-	17.75	3.08	-12.17	-11.10	-4.53	-11.10	-NA-	-NA-
Asia ex Australia Industrial	EUR	2,355.75	14,594.78	5.82	3.49	-NA-	-NA-	26.60	15.05	-2.91	2.03	0.12	2.03	-NA-	-NA-
Asia ex Australia Office	EUR	1,479.41	30,867.03	12.30	3.26	-NA-	-NA-	16.49	4.65	-7.06	-2.05	-2.49	-2.05	-NA-	-NA-
Asia ex Australia Residential	EUR	2,524.24	3,884.20	1.55	4.09	-NA-	-NA-	15.02	12.81	-4.14	2.49	-2.07	2.49	-NA-	-NA-
Asia ex Australia Retail	EUR	1,709.48	19,951.04	7.95	3.83	-NA-	-NA-	19.53	12.36	-8.99	-2.08	-1.16	-2.08	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Europe Self Storage	EUR	1,863.66	1,488.09	1.17	2.42	-NA-	-NA-	29.81	25.69	78.91	30.29	14.79	30.29	-NA-	-NA-
Europe Retail	EUR	1,145.39	40,062.18	31.53	4.21	-NA-	-NA-	17.29	8.55	15.61	5.29	6.31	5.29	-NA-	-NA-
Europe Residential	EUR	662.56	10,749.02	8.46	0.70	-NA-	-NA-	29.91	10.24	16.72	9.69	8.25	9.69	-NA-	-NA-
Europe Office	EUR	1,531.04	19,522.26	15.37	3.26	-NA-	-NA-	20.45	8.95	12.78	9.43	6.32	9.43	-NA-	-NA-
Europe Industrial	EUR	506.23	4,666.08	3.67	4.33	-NA-	-NA-	24.53	13.70	47.43	6.79	5.20	6.79	-NA-	-NA-
Europe Healthcare	EUR	982.32	803.01	0.63	5.99	-NA-	-NA-	12.77	7.94	7.71	2.02	1.93	2.02	-NA-	-NA-
Europe Diversified	EUR	1,212.56	49,761.35	39.17	3.74	-NA-	-NA-	21.98	12.11	26.73	9.74	6.04	9.74	-NA-	-NA-
Eurozone Retail	EUR	1,638.74	29,090.40	22.90	4.77	-NA-	-NA-	15.10	5.79	11.89	2.88	6.39	2.88	-NA-	-NA-
Eurozone Residential	EUR	654.22	9,523.80	7.50	0.68	-NA-	-NA-	28.58	7.02	9.97	8.26	7.43	8.26	-NA-	-NA-
Eurozone Office	EUR	1,087.65	2,996.05	2.36	4.91	-NA-	-NA-	5.63	-2.55	6.80	9.44	5.90	9.44	-NA-	-NA-
Eurozone Industrial	EUR	1,171.72	584.55	0.46	5.66	-NA-	-NA-	26.93	22.97	17.71	4.19	3.80	4.19	-NA-	-NA-
Eurozone Diversified	EUR	1,312.43	14,816.70	11.66	5.36	-NA-	-NA-	18.62	7.27	12.02	5.18	6.97	5.18	-NA-	-NA-
UK Self Storage	EUR	1,863.66	1,488.09	1.17	2.42	-NA-	-NA-	29.81	25.69	78.91	30.29	14.79	30.29	-NA-	-NA-
UK Retail	EUR	733.09	10,971.78	8.64	2.73	-NA-	-NA-	21.65	12.85	26.87	12.24	6.11	12.24	-NA-	-NA-
UK Residential	EUR	783.58	1,225.22	0.96	0.83	-NA-	-NA-	44.14	37.73	90.42	21.75	15.06	21.75	-NA-	-NA-
UK Industrial	EUR	403.29	4,081.53	3.21	4.14	-NA-	-NA-	24.78	11.35	52.94	7.17	5.41	7.17	-NA-	-NA-
UK Healthcare	EUR	982.32	803.01	0.63	5.99	-NA-	-NA-	12.77	7.94	7.71	2.02	1.93	2.02	-NA-	-NA-
UK Diversified	EUR	888.97	27,598.88	21.72	3.16	-NA-	-NA-	23.36	16.17	38.75	11.18	4.89	11.18	-NA-	-NA-
UK Office	EUR	1,501.50	6,518.15	5.13	1.34	-NA-	-NA-	39.25	23.17	40.02	10.90	8.63	10.90	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14										
North America Self Storage	EUR	2,654.56	25,040.44	5.93	3.31	-NA-	-NA-	30.51	21.95	13.12	12.68	4.80	12.68	-NA-	-NA-
North America Retail	EUR	1,311.49	116,202.14	27.52	3.87	-NA-	-NA-	30.50	12.34	-1.82	7.82	3.55	7.82	-NA-	-NA-
North America Residential	EUR	1,707.03	68,146.45	16.14	3.78	-NA-	-NA-	27.95	7.07	-0.52	10.73	2.56	10.73	-NA-	-NA-
North America Office	EUR	1,251.40	52,784.37	12.50	3.26	-NA-	-NA-	24.87	6.86	3.59	8.76	2.56	8.76	-NA-	-NA-
North America Lodging/Resorts	EUR	983.49	27,702.24	6.56	3.07	-NA-	-NA-	36.51	6.69	17.76	3.11	3.65	3.11	-NA-	-NA-
North America Industrial	EUR	703.65	21,953.83	5.20	3.10	-NA-	-NA-	28.88	8.84	3.53	9.68	4.16	9.68	-NA-	-NA-
North America Industrial/Office	EUR	1,000.18	12,269.46	2.91	4.74	-NA-	-NA-	21.10	9.49	-2.40	10.88	3.20	10.88	-NA-	-NA-
North America Healthcare	EUR	2,141.14	52,176.03	12.36	5.41	-NA-	-NA-	21.90	8.23	-12.55	8.48	-1.58	8.48	-NA-	-NA-
North America Diversified	EUR	1,264.21	46,008.14	10.90	4.73	-NA-	-NA-	24.76	4.60	0.38	6.27	2.22	6.27	-NA-	-NA-
United States Self Storage	EUR	2,654.56	25,040.44	5.93	3.31	-NA-	-NA-	30.51	21.95	13.12	12.68	4.80	12.68	-NA-	-NA-
United States Retail	EUR	1,269.21	107,719.39	25.51	3.74	-NA-	-NA-	31.00	13.23	-0.60	8.47	3.56	8.47	-NA-	-NA-
United States Residential	EUR	1,662.20	64,085.46	15.18	3.72	-NA-	-NA-	28.58	7.11	0.96	11.65	2.69	11.65	-NA-	-NA-
United States Office	EUR	1,259.71	47,635.68	11.28	3.23	-NA-	-NA-	23.80	6.84	3.79	9.91	2.77	9.91	-NA-	-NA-
United States Lodging/Resorts	EUR	958.35	27,408.36	6.49	3.02	-NA-	-NA-	36.82	6.90	17.82	3.04	3.66	3.04	-NA-	-NA-
United States Industrial	EUR	717.09	20,308.85	4.81	2.87	-NA-	-NA-	29.40	9.57	5.01	10.93	4.47	10.93	-NA-	-NA-
United States Industrial/Office	EUR	1,021.03	11,697.37	2.77	4.55	-NA-	-NA-	21.60	10.24	-1.27	11.09	3.19	11.09	-NA-	-NA-
United States Healthcare	EUR	2,261.31	50,605.80	11.98	5.41	-NA-	-NA-	21.79	8.45	-12.51	8.75	-1.53	8.75	-NA-	-NA-
United States Diversified	EUR	1,128.67	35,025.57	8.29	4.23	-NA-	-NA-	24.76	5.10	7.14	8.49	2.50	8.49	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Industrial	USD	761.55	64,282.49	5.81	3.47	-NA-	-NA-	29.93	10.78	8.42	6.14	5.30	6.14	-NA-	-NA-
Global Residential	USD	1,863.56	114,331.15	10.33	3.39	-NA-	-NA-	26.43	7.47	6.69	10.47	5.52	10.47	-NA-	-NA-
Global Self Storage	USD	3,030.51	36,639.87	3.31	3.26	-NA-	-NA-	32.37	22.05	21.98	13.79	7.86	13.79	-NA-	-NA-
Global Retail	USD	1,509.68	279,463.33	25.24	4.17	-NA-	-NA-	26.55	10.89	3.32	6.03	6.19	6.03	-NA-	-NA-
Global Office	USD	1,652.71	146,505.45	13.23	3.32	-NA-	-NA-	23.18	6.91	7.25	5.51	4.14	5.51	-NA-	-NA-
Global Lodging/Resorts	USD	1,128.13	39,070.22	3.53	3.14	-NA-	-NA-	38.68	6.61	22.97	3.33	6.16	3.33	-NA-	-NA-
Global Industrial/Office	USD	1,170.65	16,945.97	1.53	4.74	-NA-	-NA-	23.14	9.49	3.11	11.14	5.70	11.14	-NA-	-NA-
Global Healthcare	USD	2,461.26	73,172.00	6.61	5.42	-NA-	-NA-	23.94	8.29	-7.35	8.62	0.85	8.62	-NA-	-NA-
Global Diversified	USD	1,367.04	336,826.97	30.42	3.23	-NA-	-NA-	21.68	5.30	1.82	-2.87	1.86	-2.87	-NA-	-NA-
Asia Retail	USD	1,444.27	63,638.86	18.36	4.89	-NA-	-NA-	20.17	7.24	-9.56	1.83	4.27	1.83	-NA-	-NA-
Asia Residential	USD	2,977.81	5,364.67	1.55	4.09	-NA-	-NA-	16.97	12.81	1.27	2.73	0.30	2.73	-NA-	-NA-
Asia Office	USD	1,756.10	46,639.15	13.46	3.46	-NA-	-NA-	20.20	6.04	-1.54	-1.57	0.28	-1.57	-NA-	-NA-
Asia Industrial	USD	883.73	27,516.40	7.94	3.67	-NA-	-NA-	33.30	14.27	0.35	2.06	3.29	2.06	-NA-	-NA-
Asia Diversified	USD	1,373.08	203,364.71	58.69	2.60	-NA-	-NA-	20.54	3.61	-7.05	-9.06	-1.07	-9.06	-NA-	-NA-
Asia ex Australia Diversified	USD	1,467.74	178,516.64	51.52	2.13	-NA-	-NA-	19.74	3.08	-7.21	-10.89	-2.22	-10.89	-NA-	-NA-
Asia ex Australia Industrial	USD	2,783.69	20,157.58	5.82	3.49	-NA-	-NA-	28.98	15.39	2.57	2.26	2.54	2.26	-NA-	-NA-
Asia ex Australia Office	USD	1,732.47	42,632.00	12.30	3.26	-NA-	-NA-	18.46	4.65	-1.81	-1.82	-0.14	-1.82	-NA-	-NA-
Asia ex Australia Residential	USD	2,955.85	5,364.67	1.55	4.09	-NA-	-NA-	16.97	12.81	1.27	2.73	0.30	2.73	-NA-	-NA-
Asia ex Australia Retail	USD	2,001.25	27,555.38	7.95	3.83	-NA-	-NA-	21.55	12.36	-3.85	-1.85	1.23	-1.85	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Gross Total Return		Close Value Feb-14														
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr						
Europe Self Storage	USD	2,182.18	2,055.27	1.17	2.42	-NA-	-NA-	32.01	25.69	89.01	30.59	17.56	30.59	-NA-	-NA-	
Europe Retail	USD	1,341.36	55,331.88	31.53	4.21	-NA-	-NA-	19.28	8.55	22.14	5.53	8.88	5.53	-NA-	-NA-	
Europe Residential	USD	775.88	14,846.01	8.46	0.70	-NA-	-NA-	32.10	10.23	23.31	9.94	10.86	9.94	-NA-	-NA-	
Europe Office	USD	1,792.17	26,963.17	15.37	3.26	-NA-	-NA-	22.49	8.95	19.15	9.68	8.89	9.68	-NA-	-NA-	
Europe Industrial	USD	592.80	6,444.56	3.67	4.33	-NA-	-NA-	26.64	13.70	55.75	7.04	7.75	7.04	-NA-	-NA-	
Europe Healthcare	USD	1,150.55	1,109.08	0.63	5.99	-NA-	-NA-	14.69	7.94	13.79	2.25	4.40	2.25	-NA-	-NA-	
Europe Diversified	USD	1,418.91	68,727.89	39.17	3.74	-NA-	-NA-	24.03	12.09	33.88	10.00	8.60	10.00	-NA-	-NA-	
Eurozone Retail	USD	1,919.12	40,178.21	22.90	4.77	-NA-	-NA-	17.05	5.79	18.21	3.12	8.97	3.12	-NA-	-NA-	
Eurozone Residential	USD	766.07	13,153.79	7.50	0.68	-NA-	-NA-	30.75	7.02	16.17	8.51	10.03	8.51	-NA-	-NA-	
Eurozone Office	USD	1,271.88	4,137.99	2.36	4.91	-NA-	-NA-	7.41	-2.56	12.82	9.70	8.45	9.70	-NA-	-NA-	
Eurozone Industrial	USD	1,370.64	807.35	0.46	5.66	-NA-	-NA-	29.08	22.97	24.35	4.44	6.31	4.44	-NA-	-NA-	
Eurozone Diversified	USD	1,535.02	20,464.08	11.66	5.36	-NA-	-NA-	20.60	7.25	18.35	5.42	9.55	5.42	-NA-	-NA-	
UK Self Storage	USD	2,182.18	2,055.27	1.17	2.42	-NA-	-NA-	32.01	25.69	89.01	30.59	17.56	30.59	-NA-	-NA-	
UK Retail	USD	858.49	15,153.67	8.64	2.73	-NA-	-NA-	23.72	12.85	34.03	12.50	8.67	12.50	-NA-	-NA-	
UK Residential	USD	917.91	1,692.22	0.96	0.83	-NA-	-NA-	46.58	37.72	101.16	22.04	17.84	22.04	-NA-	-NA-	
UK Industrial	USD	472.38	5,637.21	3.21	4.14	-NA-	-NA-	26.90	11.35	61.57	7.42	7.96	7.42	-NA-	-NA-	
UK Healthcare	USD	1,150.55	1,109.08	0.63	5.99	-NA-	-NA-	14.69	7.94	13.79	2.25	4.40	2.25	-NA-	-NA-	
UK Diversified	USD	1,041.04	38,118.20	21.72	3.16	-NA-	-NA-	25.45	16.16	46.58	11.44	7.42	11.44	-NA-	-NA-	
UK Office	USD	1,486.76	9,002.55	5.13	1.34	-NA-	-NA-	38.60	20.91	45.63	11.08	11.26	11.08	-NA-	-NA-	

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
North America Self Storage	USD	3,109.29	34,584.60	5.93	3.31	-NA-	-NA-	32.72	21.95	19.51	12.94	7.33	12.94	-NA-	-NA-
North America Retail	USD	1,535.67	160,492.59	27.52	3.87	-NA-	-NA-	32.71	12.34	3.72	8.07	6.06	8.07	-NA-	-NA-
North America Residential	USD	1,998.88	94,120.47	16.14	3.78	-NA-	-NA-	30.12	7.07	5.09	10.99	5.04	10.99	-NA-	-NA-
North America Office	USD	1,465.28	72,903.13	12.50	3.26	-NA-	-NA-	26.98	6.86	9.44	9.01	5.04	9.01	-NA-	-NA-
North America Lodging/Resorts	USD	1,151.88	38,260.95	6.56	3.07	-NA-	-NA-	38.82	6.69	24.40	3.34	6.15	3.34	-NA-	-NA-
North America Industrial	USD	823.75	30,321.53	5.20	3.1	-NA-	-NA-	31.06	8.84	9.37	9.93	6.68	9.93	-NA-	-NA-
North America Industrial/Office	USD	1,170.65	16,945.97	2.91	4.74	-NA-	-NA-	23.14	9.49	3.11	11.14	5.70	11.14	-NA-	-NA-
North America Healthcare	USD	2,506.91	72,062.92	12.36	5.41	-NA-	-NA-	23.96	8.23	-7.61	8.73	0.80	8.73	-NA-	-NA-
North America Diversified	USD	1,480.25	63,544.15	10.90	4.73	-NA-	-NA-	26.86	4.60	6.05	6.51	4.69	6.51	-NA-	-NA-
United States Self Storage	USD	3,109.29	34,584.60	5.93	3.31	-NA-	-NA-	32.72	21.95	19.51	12.94	7.33	12.94	-NA-	-NA-
United States Retail	USD	1,486.18	148,776.64	25.51	3.74	-NA-	-NA-	33.22	13.23	5.02	8.72	6.06	8.72	-NA-	-NA-
United States Residential	USD	1,946.39	88,511.63	15.18	3.72	-NA-	-NA-	30.75	7.11	6.66	11.90	5.17	11.90	-NA-	-NA-
United States Office	USD	1,474.98	65,792.02	11.28	3.23	-NA-	-NA-	25.89	6.84	9.65	10.17	5.25	10.17	-NA-	-NA-
United States Lodging/Resorts	USD	1,122.42	37,855.05	6.49	3.02	-NA-	-NA-	39.14	6.90	24.47	3.28	6.17	3.28	-NA-	-NA-
United States Industrial	USD	839.49	28,049.57	4.81	2.87	-NA-	-NA-	31.59	9.57	10.93	11.18	7.00	11.18	-NA-	-NA-
United States Industrial/Office	USD	1,195.04	16,155.82	2.77	4.55	-NA-	-NA-	23.65	10.24	4.31	11.35	5.68	11.35	-NA-	-NA-
United States Healthcare	USD	2,647.62	69,894.20	11.98	5.41	-NA-	-NA-	23.86	8.44	-7.57	9.00	0.85	9.00	-NA-	-NA-
United States Diversified	USD	1,321.50	48,375.57	8.29	4.23	-NA-	-NA-	26.86	5.10	13.18	8.75	4.97	8.75	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Industrial	GBP	732.36	38,358.14	5.81	3.47	-NA-	-NA-	25.79	9.68	-1.79	4.89	3.27	4.89	-NA-	-NA-
Global Residential	GBP	1,792.11	68,222.78	10.33	3.39	-NA-	-NA-	22.40	6.40	-3.36	9.18	3.48	9.18	-NA-	-NA-
Global Self Storage	GBP	2,914.33	21,863.45	3.31	3.26	-NA-	-NA-	28.15	20.84	10.49	12.46	5.78	12.46	-NA-	-NA-
Global Retail	GBP	1,451.80	166,759.16	25.24	4.17	-NA-	-NA-	22.52	9.79	-6.42	4.79	4.14	4.79	-NA-	-NA-
Global Office	GBP	1,589.35	87,421.58	13.23	3.32	-NA-	-NA-	19.26	5.85	-2.86	4.28	2.13	4.28	-NA-	-NA-
Global Lodging/Resorts	GBP	1,084.88	23,313.67	3.53	3.14	-NA-	-NA-	34.26	5.55	11.38	2.12	4.10	2.12	-NA-	-NA-
Global Industrial/Office	GBP	1,125.77	10,111.86	1.53	4.74	-NA-	-NA-	19.22	8.40	-6.61	9.84	3.65	9.84	-NA-	-NA-
Global Healthcare	GBP	2,366.90	43,662.62	6.61	5.42	-NA-	-NA-	19.99	7.21	-16.08	7.35	-1.10	7.35	-NA-	-NA-
Global Diversified	GBP	1,314.63	200,988.73	30.42	3.23	-NA-	-NA-	17.81	4.26	-7.77	-4.01	-0.11	-4.01	-NA-	-NA-
Asia Retail	GBP	1,388.91	37,974.08	18.36	4.89	-NA-	-NA-	16.34	6.18	-18.08	0.64	2.26	0.64	-NA-	-NA-
Asia Residential	GBP	2,863.65	3,201.16	1.55	4.09	-NA-	-NA-	13.24	11.69	-8.27	1.52	-1.64	1.52	-NA-	-NA-
Asia Office	GBP	1,688.78	27,830.15	13.46	3.46	-NA-	-NA-	16.37	4.99	-10.82	-2.72	-1.66	-2.72	-NA-	-NA-
Asia Industrial	GBP	849.85	16,419.37	7.94	3.67	-NA-	-NA-	29.06	13.14	-9.10	0.86	1.30	0.86	-NA-	-NA-
Asia Diversified	GBP	1,320.44	121,350.19	58.69	2.6	-NA-	-NA-	16.70	2.59	-15.81	-10.13	-2.98	-10.13	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,411.47	106,523.04	51.52	2.13	-NA-	-NA-	15.92	2.06	-15.95	-11.93	-4.11	-11.93	-NA-	-NA-
Asia ex Australia Industrial	GBP	2,676.97	12,028.27	5.82	3.49	-NA-	-NA-	24.87	14.24	-7.10	1.07	0.56	1.07	-NA-	-NA-
Asia ex Australia Office	GBP	1,666.05	25,439.03	12.30	3.26	-NA-	-NA-	14.68	3.61	-11.06	-2.97	-2.07	-2.97	-NA-	-NA-
Asia ex Australia Residential	GBP	2,842.53	3,201.16	1.55	4.09	-NA-	-NA-	13.24	11.69	-8.27	1.52	-1.64	1.52	-NA-	-NA-
Asia ex Australia Retail	GBP	1,924.53	16,442.63	7.95	3.83	-NA-	-NA-	17.67	11.24	-12.91	-3.00	-0.73	-3.00	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe Self Storage	GBP	2,098.53	1,226.40	1.17	2.42	-NA-	-NA-	27.80	24.44	71.20	29.07	15.29	29.07	-NA-	-NA-
Europe Retail	GBP	1,289.93	33,017.20	31.53	4.21	-NA-	-NA-	15.48	7.47	10.63	4.30	6.78	4.30	-NA-	-NA-
Europe Residential	GBP	746.14	8,858.80	8.46	0.7	-NA-	-NA-	27.89	9.14	11.70	8.66	8.72	8.66	-NA-	-NA-
Europe Office	GBP	1,723.46	16,089.25	15.37	3.26	-NA-	-NA-	18.59	7.87	7.92	8.40	6.78	8.40	-NA-	-NA-
Europe Industrial	GBP	570.08	3,845.54	3.67	4.33	-NA-	-NA-	22.61	12.57	41.07	5.79	5.66	5.79	-NA-	-NA-
Europe Healthcare	GBP	1,106.44	661.80	0.63	5.99	-NA-	-NA-	11.03	6.87	3.07	1.06	2.38	1.06	-NA-	-NA-
Europe Diversified	GBP	1,364.51	41,010.77	39.17	3.74	-NA-	-NA-	20.08	10.98	21.27	8.71	6.50	8.71	-NA-	-NA-
Eurozone Retail	GBP	1,845.54	23,974.82	22.90	4.77	-NA-	-NA-	13.32	4.74	7.07	1.92	6.86	1.92	-NA-	-NA-
Eurozone Residential	GBP	736.70	7,849.03	7.50	0.68	-NA-	-NA-	26.58	5.95	5.23	7.24	7.90	7.24	-NA-	-NA-
Eurozone Office	GBP	1,223.12	2,469.19	2.36	4.91	-NA-	-NA-	3.98	-3.53	2.19	8.42	6.36	8.42	-NA-	-NA-
Eurozone Industrial	GBP	1,318.09	481.76	0.46	5.66	-NA-	-NA-	24.97	21.75	12.64	3.21	4.25	3.21	-NA-	-NA-
Eurozone Diversified	GBP	1,476.17	12,211.16	11.66	5.36	-NA-	-NA-	16.76	6.18	7.20	4.19	7.44	4.19	-NA-	-NA-
UK Self Storage	GBP	2,098.53	1,226.40	1.17	2.42	-NA-	-NA-	27.80	24.44	71.20	29.07	15.29	29.07	-NA-	-NA-
UK Retail	GBP	825.58	9,042.38	8.64	2.73	-NA-	-NA-	19.77	11.73	21.41	11.18	6.57	11.18	-NA-	-NA-
UK Residential	GBP	882.72	1,009.77	0.96	0.83	-NA-	-NA-	41.91	36.36	82.21	20.61	15.56	20.61	-NA-	-NA-
UK Industrial	GBP	454.27	3,363.79	3.21	4.14	-NA-	-NA-	22.86	10.25	46.35	6.17	5.87	6.17	-NA-	-NA-
UK Healthcare	GBP	1,106.44	661.80	0.63	5.99	-NA-	-NA-	11.03	6.87	3.07	1.06	2.38	1.06	-NA-	-NA-
UK Diversified	GBP	1,001.13	22,745.59	21.72	3.16	-NA-	-NA-	21.45	15.01	32.77	10.13	5.34	10.13	-NA-	-NA-
UK Office	GBP	1,691.40	5,371.93	5.13	1.34	-NA-	-NA-	37.10	21.95	33.99	9.86	9.11	9.86	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14										
North America Self Storage	GBP	2,990.09	20,637.05	5.93	3.31	-NA-	-NA-	28.50	20.74	8.25	11.62	5.26	11.62	-NA-	-NA-
North America Retail	GBP	1,476.80	95,767.87	27.52	3.87	-NA-	-NA-	28.48	11.22	-6.05	6.81	4.00	6.81	-NA-	-NA-
North America Residential	GBP	1,922.25	56,162.82	16.14	3.78	-NA-	-NA-	25.97	6.01	-4.81	9.69	3.01	9.69	-NA-	-NA-
North America Office	GBP	1,409.10	43,502.18	12.50	3.26	-NA-	-NA-	22.94	5.80	-0.87	7.74	3.01	7.74	-NA-	-NA-
North America Lodging/Resorts	GBP	1,107.72	22,830.77	6.56	3.07	-NA-	-NA-	34.40	5.63	12.68	2.14	4.10	2.14	-NA-	-NA-
North America Industrial	GBP	792.17	18,093.22	5.20	3.1	-NA-	-NA-	26.89	7.76	-0.93	8.65	4.61	8.65	-NA-	-NA-
North America Industrial/Office	GBP	1,125.77	10,111.86	2.91	4.74	-NA-	-NA-	19.22	8.40	-6.61	9.84	3.65	9.84	-NA-	-NA-
North America Healthcare	GBP	2,410.80	43,000.82	12.36	5.41	-NA-	-NA-	20.01	7.15	-16.32	7.46	-1.15	7.46	-NA-	-NA-
North America Diversified	GBP	1,423.50	37,917.56	10.90	4.73	-NA-	-NA-	22.82	3.56	-3.94	5.27	2.67	5.27	-NA-	-NA-
United States Self Storage	GBP	2,990.09	20,637.05	5.93	3.31	-NA-	-NA-	28.50	20.74	8.25	11.62	5.26	11.62	-NA-	-NA-
United States Retail	GBP	1,429.21	88,776.82	25.51	3.74	-NA-	-NA-	28.97	12.11	-4.88	7.45	4.01	7.45	-NA-	-NA-
United States Residential	GBP	1,871.77	52,815.96	15.18	3.72	-NA-	-NA-	26.58	6.05	-3.39	10.60	3.14	10.60	-NA-	-NA-
United States Office	GBP	1,418.44	39,258.89	11.28	3.23	-NA-	-NA-	21.88	5.78	-0.68	8.88	3.22	8.88	-NA-	-NA-
United States Lodging/Resorts	GBP	1,079.39	22,588.57	6.49	3.02	-NA-	-NA-	34.70	5.84	12.74	2.07	4.11	2.07	-NA-	-NA-
United States Industrial	GBP	807.31	16,737.52	4.81	2.87	-NA-	-NA-	27.40	8.48	0.48	9.88	4.93	9.88	-NA-	-NA-
United States Industrial/Office	GBP	1,149.23	9,640.37	2.77	4.55	-NA-	-NA-	19.71	9.15	-5.52	10.05	3.64	10.05	-NA-	-NA-
United States Healthcare	GBP	2,546.12	41,706.72	11.98	5.41	-NA-	-NA-	19.91	7.37	-16.28	7.73	-1.10	7.73	-NA-	-NA-
United States Diversified	GBP	1,270.83	28,866.29	8.29	4.23	-NA-	-NA-	22.82	4.06	2.52	7.47	2.94	7.47	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Global Industrial	JPY	759.40	6,560,991.93	5.81	3.47	-NA-	-NA-	31.03	19.20	19.94	3.07	5.39	3.07	-NA-	-NA-
Global Residential	JPY	1,858.28	11,669,208.40	10.33	3.39	-NA-	-NA-	27.51	15.64	18.03	7.27	5.61	7.27	-NA-	-NA-
Global Self Storage	JPY	3,021.92	3,739,647.95	3.31	3.26	-NA-	-NA-	33.49	31.33	34.94	10.50	7.95	10.50	-NA-	-NA-
Global Retail	JPY	1,505.40	28,523,424.81	25.24	4.17	-NA-	-NA-	27.63	19.32	14.30	2.96	6.27	2.96	-NA-	-NA-
Global Office	JPY	1,648.03	14,953,078.88	13.23	3.32	-NA-	-NA-	24.23	15.03	18.64	2.46	4.22	2.46	-NA-	-NA-
Global Lodging/Resorts	JPY	1,124.93	3,987,702.03	3.53	3.14	-NA-	-NA-	39.85	14.71	36.04	0.34	6.24	0.34	-NA-	-NA-
Global Industrial/Office	JPY	1,167.33	1,729,590.18	1.53	4.74	-NA-	-NA-	24.18	17.81	14.06	7.92	5.78	7.92	-NA-	-NA-
Global Healthcare	JPY	2,454.28	7,468,299.90	6.61	5.42	-NA-	-NA-	24.99	16.51	2.50	5.48	0.93	5.48	-NA-	-NA-
Global Diversified	JPY	1,363.16	34,378,244.36	30.42	3.23	-NA-	-NA-	22.72	13.31	12.64	-5.68	1.94	-5.68	-NA-	-NA-
Asia Retail	JPY	1,440.18	6,495,300.17	18.36	4.89	-NA-	-NA-	21.19	15.40	0.05	-1.11	4.36	-1.11	-NA-	-NA-
Asia Residential	JPY	2,969.38	547,544.91	1.55	4.09	-NA-	-NA-	17.96	21.39	12.03	-0.25	0.38	-0.25	-NA-	-NA-
Asia Office	JPY	1,751.12	4,760,225.12	13.46	3.46	-NA-	-NA-	21.22	14.10	8.92	-4.41	0.36	-4.41	-NA-	-NA-
Asia Industrial	JPY	881.23	2,808,461.36	7.94	3.67	-NA-	-NA-	34.43	22.96	11.02	-0.89	3.37	-0.89	-NA-	-NA-
Asia Diversified	JPY	1,369.19	20,756,419.42	58.69	2.6	-NA-	-NA-	21.56	11.49	2.83	-11.69	-0.99	-11.69	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,463.58	18,220,301.29	51.52	2.13	-NA-	-NA-	20.76	10.92	2.65	-13.47	-2.15	-13.47	-NA-	-NA-
Asia ex Australia Industrial	JPY	2,775.80	2,057,383.44	5.82	3.49	-NA-	-NA-	30.07	24.16	13.47	-0.70	2.62	-0.70	-NA-	-NA-
Asia ex Australia Office	JPY	1,727.56	4,351,234.81	12.30	3.26	-NA-	-NA-	19.46	12.60	8.63	-4.66	-0.06	-4.66	-NA-	-NA-
Asia ex Australia Residential	JPY	2,947.47	547,544.91	1.55	4.09	-NA-	-NA-	17.96	21.39	12.03	-0.25	0.38	-0.25	-NA-	-NA-
Asia ex Australia Retail	JPY	1,995.58	2,812,439.97	7.95	3.83	-NA-	-NA-	22.58	20.90	6.36	-4.69	1.31	-4.69	-NA-	-NA-

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Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Europe Self Storage	JPY	2,176.00	209,771.08	1.17	2.42	-NA-	-NA-	33.13	35.24	109.10	26.82	17.65	26.82	-NA-	-NA-
Europe Retail	JPY	1,337.55	5,647,448.25	31.53	4.21	-NA-	-NA-	20.29	16.80	35.12	2.48	8.97	2.48	-NA-	-NA-
Europe Residential	JPY	773.68	1,515,258.20	8.46	0.7	-NA-	-NA-	33.22	18.61	36.42	6.76	10.95	6.76	-NA-	-NA-
Europe Office	JPY	1,787.09	2,751,995.86	15.37	3.26	-NA-	-NA-	23.53	17.23	31.81	6.51	8.97	6.51	-NA-	-NA-
Europe Industrial	JPY	591.12	657,763.63	3.67	4.33	-NA-	-NA-	27.72	22.34	72.30	3.94	7.83	3.94	-NA-	-NA-
Europe Healthcare	JPY	1,147.29	113,198.07	0.63	5.99	-NA-	-NA-	15.66	16.14	25.88	-0.70	4.48	-0.70	-NA-	-NA-
Europe Diversified	JPY	1,414.89	7,014,712.37	39.17	3.74	-NA-	-NA-	25.08	20.61	48.11	6.81	8.69	6.81	-NA-	-NA-
Eurozone Retail	JPY	1,913.68	4,100,788.72	22.90	4.77	-NA-	-NA-	18.04	13.83	30.77	0.14	9.05	0.14	-NA-	-NA-
Eurozone Residential	JPY	763.90	1,342,542.01	7.50	0.68	-NA-	-NA-	31.86	15.15	28.52	5.37	10.11	5.37	-NA-	-NA-
Eurozone Office	JPY	1,268.28	422,344.40	2.36	4.91	-NA-	-NA-	8.32	4.85	24.81	6.53	8.54	6.53	-NA-	-NA-
Eurozone Industrial	JPY	1,366.75	82,402.26	0.46	5.66	-NA-	-NA-	30.18	32.32	37.57	1.41	6.39	1.41	-NA-	-NA-
Eurozone Diversified	JPY	1,530.67	2,088,666.25	11.66	5.36	-NA-	-NA-	21.63	15.40	30.92	2.37	9.64	2.37	-NA-	-NA-
UK Self Storage	JPY	2,176.00	209,771.08	1.17	2.42	-NA-	-NA-	33.13	35.24	109.10	26.82	17.65	26.82	-NA-	-NA-
UK Retail	JPY	856.06	1,546,659.53	8.64	2.73	-NA-	-NA-	24.76	21.43	48.28	9.24	8.76	9.24	-NA-	-NA-
UK Residential	JPY	915.31	172,716.20	0.96	0.83	-NA-	-NA-	47.82	48.19	122.55	18.51	17.93	18.51	-NA-	-NA-
UK Industrial	JPY	471.04	575,361.37	3.21	4.14	-NA-	-NA-	27.98	19.81	78.74	4.32	8.04	4.32	-NA-	-NA-
UK Healthcare	JPY	1,147.29	113,198.07	0.63	5.99	-NA-	-NA-	15.66	16.14	25.88	-0.70	4.48	-0.70	-NA-	-NA-
UK Diversified	JPY	1,038.09	3,890,533.80	21.72	3.16	-NA-	-NA-	26.52	24.99	62.16	8.21	7.51	8.21	-NA-	-NA-
UK Office	JPY	1,753.85	918,845.04	5.13	1.34	-NA-	-NA-	42.82	32.53	63.64	7.95	11.35	7.95	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
North America Self Storage	JPY	3,100.48	3,529,876.87	5.93	3.31	-NA-	-NA-	33.85	31.22	32.21	9.67	7.42	9.67	-NA-	-NA-
North America Retail	JPY	1,531.32	16,380,676.40	27.52	3.87	-NA-	-NA-	33.83	20.87	14.74	4.95	6.14	4.95	-NA-	-NA-
North America Residential	JPY	1,993.22	9,606,405.28	16.14	3.78	-NA-	-NA-	31.22	15.20	16.26	7.78	5.12	7.78	-NA-	-NA-
North America Office	JPY	1,461.12	7,440,857.90	12.50	3.26	-NA-	-NA-	28.06	14.98	21.07	5.86	5.12	5.86	-NA-	-NA-
North America Lodging/Resorts	JPY	1,148.61	3,905,104.12	6.56	3.07	-NA-	-NA-	40.00	14.80	37.62	0.36	6.24	0.36	-NA-	-NA-
North America Industrial	JPY	821.41	3,094,766.95	5.20	3.1	-NA-	-NA-	32.18	17.11	20.99	6.75	6.76	6.75	-NA-	-NA-
North America Industrial/Office	JPY	1,167.33	1,729,590.18	2.91	4.74	-NA-	-NA-	24.18	17.81	14.06	7.92	5.78	7.92	-NA-	-NA-
North America Healthcare	JPY	2,499.80	7,355,101.83	12.36	5.41	-NA-	-NA-	25.01	16.45	2.21	5.58	0.88	5.58	-NA-	-NA-
North America Diversified	JPY	1,476.05	6,485,633.44	10.90	4.73	-NA-	-NA-	27.94	12.55	17.32	3.43	4.77	3.43	-NA-	-NA-
United States Specialty	JPY	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Self Storage	JPY	3,100.48	3,529,876.87	5.93	3.31	-NA-	-NA-	33.85	31.22	32.21	9.67	7.42	9.67	-NA-	-NA-
United States Retail	JPY	1,481.97	15,184,887.58	25.51	3.74	-NA-	-NA-	34.35	21.84	16.18	5.58	6.14	5.58	-NA-	-NA-
United States Residential	JPY	1,940.88	9,033,939.33	15.18	3.72	-NA-	-NA-	31.86	15.25	18.00	8.67	5.26	8.67	-NA-	-NA-
United States Office	JPY	1,470.80	6,715,062.28	11.28	3.23	-NA-	-NA-	26.95	14.95	21.31	6.98	5.34	6.98	-NA-	-NA-
United States Lodging/Resorts	JPY	1,119.24	3,863,675.91	6.49	3.02	-NA-	-NA-	40.32	15.02	37.70	0.29	6.25	0.29	-NA-	-NA-
United States Industrial	JPY	837.11	2,862,879.40	4.81	2.87	-NA-	-NA-	32.71	17.89	22.72	7.97	7.08	7.97	-NA-	-NA-
United States Industrial/Office	JPY	1,191.65	1,648,943.36	2.77	4.55	-NA-	-NA-	24.70	18.62	15.39	8.13	5.77	8.13	-NA-	-NA-
United States Healthcare	JPY	2,640.12	7,133,751.63	11.98	5.41	-NA-	-NA-	24.91	16.69	2.26	5.85	0.93	5.85	-NA-	-NA-
United States Diversified	JPY	1,317.75	4,937,452.14	8.29	4.23	-NA-	-NA-	27.94	13.09	25.21	5.60	5.06	5.60	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14										
Global Industrial	AUD	556.89	71,836.05	8.96	3.47	-NA-	-NA-	21.46	15.66	24.04	6.11	2.67	6.11	-NA-	-NA-
Global Residential	AUD	1,362.74	127,765.71	15.94	3.39	-NA-	-NA-	18.19	12.20	22.06	10.44	2.89	10.44	-NA-	-NA-
Global Self Storage	AUD	2,216.08	40,945.26	5.11	3.26	-NA-	-NA-	23.74	27.43	39.55	13.77	5.17	13.77	-NA-	-NA-
Global Retail	AUD	1,103.96	312,301.87	38.96	4.17	-NA-	-NA-	18.31	15.78	18.20	6.01	3.54	6.01	-NA-	-NA-
Global Office	AUD	1,208.55	163,720.68	20.42	3.32	-NA-	-NA-	15.15	11.61	22.69	5.49	1.54	5.49	-NA-	-NA-
Global Lodging/Resorts	AUD	824.95	43,661.19	5.45	3.14	-NA-	-NA-	29.64	11.30	40.68	3.31	3.51	3.31	-NA-	-NA-
Global Industrial/Office	AUD	856.04	18,937.22	2.36	4.74	-NA-	-NA-	15.11	14.31	17.96	11.11	3.06	11.11	-NA-	-NA-
Global Healthcare	AUD	1,799.81	81,770.13	10.20	5.42	-NA-	-NA-	15.86	13.05	6.00	8.60	-1.67	8.60	-NA-	-NA-
Global Diversified	AUD	999.65	376,406.06	46.95	3.23	-NA-	-NA-	13.75	9.94	16.49	-2.89	-0.69	-2.89	-NA-	-NA-
Asia Retail	AUD	1,056.13	71,116.79	18.36	4.89	-NA-	-NA-	12.34	11.97	3.47	1.81	1.67	1.81	-NA-	-NA-
Asia Residential	AUD	2,177.54	5,995.05	1.55	4.09	-NA-	-NA-	9.34	17.78	15.86	2.70	-2.21	2.70	-NA-	-NA-
Asia Office	AUD	1,284.16	52,119.52	13.46	3.46	-NA-	-NA-	12.36	10.70	12.64	-1.59	-2.23	-1.59	-NA-	-NA-
Asia Industrial	AUD	646.23	30,749.73	7.94	3.67	-NA-	-NA-	24.61	19.30	14.81	2.04	0.71	2.04	-NA-	-NA-
Asia Diversified	AUD	1,004.07	227,261.23	58.69	2.6	-NA-	-NA-	12.68	8.18	6.34	-9.08	-3.54	-9.08	-NA-	-NA-
Asia ex Australia Diversified	AUD	1,073.29	199,493.37	51.52	2.13	-NA-	-NA-	11.94	7.62	6.16	-10.91	-4.67	-10.91	-NA-	-NA-
Asia ex Australia Industrial	AUD	2,035.59	22,526.21	5.82	3.49	-NA-	-NA-	20.57	20.47	17.34	2.24	-0.02	2.24	-NA-	-NA-
Asia ex Australia Office	AUD	1,266.88	47,641.50	12.30	3.26	-NA-	-NA-	10.74	9.25	12.33	-1.84	-2.63	-1.84	-NA-	-NA-
Asia ex Australia Residential	AUD	2,161.48	5,995.05	1.55	4.09	-NA-	-NA-	9.34	17.78	15.86	2.70	-2.21	2.70	-NA-	-NA-
Asia ex Australia Retail	AUD	1,463.43	30,793.30	7.95	3.83	-NA-	-NA-	13.62	17.30	10.00	-1.88	-1.30	-1.88	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
Europe Self Storage	AUD	1,595.73	2,296.78	1.81	2.42	-NA-	-NA-	23.40	31.22	116.24	30.56	14.63	30.56	-NA-	-NA-
Europe Retail	AUD	980.87	61,833.69	48.67	4.21	-NA-	-NA-	11.51	13.33	39.73	5.51	6.17	5.51	-NA-	-NA-
Europe Residential	AUD	567.37	16,590.50	13.06	0.7	-NA-	-NA-	23.49	15.09	41.08	9.92	8.09	9.92	-NA-	-NA-
Europe Office	AUD	1,310.53	30,131.50	23.72	3.26	-NA-	-NA-	14.50	13.75	36.31	9.66	6.17	9.66	-NA-	-NA-
Europe Industrial	AUD	433.49	7,201.83	5.67	4.33	-NA-	-NA-	18.39	18.71	78.19	7.02	5.06	7.02	-NA-	-NA-
Europe Healthcare	AUD	841.35	1,239.40	0.98	5.99	-NA-	-NA-	7.21	12.69	30.18	2.23	1.79	2.23	-NA-	-NA-
Europe Diversified	AUD	1,037.58	76,803.81	60.45	3.74	-NA-	-NA-	15.95	17.03	53.16	9.97	5.89	9.97	-NA-	-NA-
Eurozone Retail	AUD	1,403.37	44,899.38	35.34	4.77	-NA-	-NA-	9.42	10.45	35.24	3.10	6.24	3.10	-NA-	-NA-
Eurozone Residential	AUD	560.20	14,699.44	11.57	0.68	-NA-	-NA-	22.23	11.73	32.91	8.48	7.28	8.48	-NA-	-NA-
Eurozone Office	AUD	930.07	4,624.23	3.64	4.91	-NA-	-NA-	0.41	1.73	29.08	9.67	5.75	9.67	-NA-	-NA-
Eurozone Industrial	AUD	1,002.29	902.22	0.71	5.66	-NA-	-NA-	20.67	28.39	42.27	4.41	3.65	4.41	-NA-	-NA-
Eurozone Diversified	AUD	1,122.49	22,868.73	18.00	5.36	-NA-	-NA-	12.74	11.97	35.39	5.40	6.82	5.40	-NA-	-NA-
UK Self Storage	AUD	1,595.73	2,296.78	1.81	2.42	-NA-	-NA-	23.40	31.22	116.24	30.56	14.63	30.56	-NA-	-NA-
UK Retail	AUD	627.78	16,934.32	13.33	2.73	-NA-	-NA-	15.65	17.82	53.34	12.47	5.96	12.47	-NA-	-NA-
UK Residential	AUD	671.23	1,891.06	1.49	0.83	-NA-	-NA-	37.03	43.79	130.14	22.01	14.90	22.01	-NA-	-NA-
UK Industrial	AUD	345.43	6,299.61	4.96	4.14	-NA-	-NA-	18.63	16.25	84.85	7.40	5.26	7.40	-NA-	-NA-
UK Healthcare	AUD	841.35	1,239.40	0.98	5.99	-NA-	-NA-	7.21	12.69	30.18	2.23	1.79	2.23	-NA-	-NA-
UK Diversified	AUD	761.26	42,597.30	33.53	3.16	-NA-	-NA-	17.27	21.28	67.70	11.41	4.74	11.41	-NA-	-NA-
UK Office	AUD	1,286.16	10,060.40	7.92	1.34	-NA-	-NA-	32.39	28.59	69.23	11.14	8.48	11.14	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
North America Self Storage	AUD	2,273.68	38,648.49	9.15	3.31	-NA-	-NA-	24.07	27.32	36.72	12.91	4.65	12.91	-NA-	-NA-
North America Retail	AUD	1,122.97	179,351.39	42.47	3.87	-NA-	-NA-	24.06	17.28	18.66	8.05	3.41	8.05	-NA-	-NA-
North America Residential	AUD	1,461.69	105,180.16	24.91	3.78	-NA-	-NA-	21.64	11.78	20.23	10.96	2.42	10.96	-NA-	-NA-
North America Office	AUD	1,071.49	81,469.66	19.29	3.26	-NA-	-NA-	18.71	11.56	25.21	8.99	2.41	8.99	-NA-	-NA-
North America Lodging/Resorts	AUD	842.32	42,756.83	10.13	3.07	-NA-	-NA-	29.77	11.39	42.32	3.32	3.50	3.32	-NA-	-NA-
North America Industrial	AUD	602.37	33,884.48	8.02	3.1	-NA-	-NA-	22.52	13.63	25.12	9.91	4.01	9.91	-NA-	-NA-
North America Industrial/Office	AUD	856.04	18,937.22	4.48	4.74	-NA-	-NA-	15.11	14.31	17.96	11.11	3.06	11.11	-NA-	-NA-
North America Healthcare	AUD	1,833.19	80,530.72	19.07	5.41	-NA-	-NA-	15.88	12.99	5.70	8.70	-1.72	8.70	-NA-	-NA-
North America Diversified	AUD	1,082.44	71,010.95	16.82	4.73	-NA-	-NA-	18.59	9.21	21.32	6.49	2.08	6.49	-NA-	-NA-
United States Self Storage	AUD	2,273.68	38,648.49	9.15	3.31	-NA-	-NA-	24.07	27.32	36.72	12.91	4.65	12.91	-NA-	-NA-
United States Retail	AUD	1,086.78	166,258.75	39.37	3.74	-NA-	-NA-	24.53	18.22	20.14	8.70	3.41	8.70	-NA-	-NA-
United States Residential	AUD	1,423.31	98,912.25	23.42	3.72	-NA-	-NA-	22.23	11.82	22.03	11.88	2.55	11.88	-NA-	-NA-
United States Office	AUD	1,078.59	73,522.96	17.41	3.23	-NA-	-NA-	17.68	11.54	25.45	10.14	2.63	10.14	-NA-	-NA-
United States Lodging/Resorts	AUD	820.78	42,303.24	10.02	3.02	-NA-	-NA-	30.07	11.60	42.40	3.25	3.51	3.25	-NA-	-NA-
United States Industrial	AUD	613.88	31,345.56	7.42	2.87	-NA-	-NA-	23.01	14.39	26.91	11.16	4.33	11.16	-NA-	-NA-
United States Industrial/Office	AUD	873.88	18,054.22	4.28	4.55	-NA-	-NA-	15.59	15.10	19.33	11.33	3.05	11.33	-NA-	-NA-
United States Healthcare	AUD	1,936.09	78,107.17	18.50	5.41	-NA-	-NA-	15.78	13.22	5.75	8.98	-1.67	8.98	-NA-	-NA-
United States Diversified	AUD	966.35	54,059.97	12.80	4.23	-NA-	-NA-	18.59	9.73	29.49	8.72	2.35	8.72	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)	
Global Self Storage	EUR	1,995.47	26,528.52	3.31	0.00	-NA-	-NA-	26.00	18.20	11.67	13.45	5.32	13.45	-NA-	-NA-	
Global Retail	EUR	888.17	202,341.04	25.24	0.00	-NA-	-NA-	19.09	6.44	-6.03	5.07	3.08	5.07	-NA-	-NA-	
Global Residential	EUR	1,189.71	82,779.67	10.33	0.00	-NA-	-NA-	20.09	4.05	-2.41	9.80	2.85	9.80	-NA-	-NA-	
Global Office	EUR	1,021.72	106,074.97	13.23	0.00	-NA-	-NA-	16.33	3.03	-1.94	4.97	1.57	4.97	-NA-	-NA-	
Global Lodging/Resorts	EUR	725.29	28,288.18	3.53	0.00	-NA-	-NA-	33.26	3.53	12.67	2.80	3.56	2.80	-NA-	-NA-	
Global Industrial/Office	EUR	625.29	12,269.46	1.53	0.00	-NA-	-NA-	14.64	4.11	-7.03	10.14	2.70	10.14	-NA-	-NA-	
Global Industrial	EUR	438.99	46,542.73	5.81	0.00	-NA-	-NA-	22.27	6.44	-1.10	5.56	2.74	5.56	-NA-	-NA-	
Global Healthcare	EUR	1,310.31	52,979.04	6.61	0.00	-NA-	-NA-	15.27	2.91	-16.51	7.33	-2.27	7.33	-NA-	-NA-	
Global Diversified	EUR	892.17	243,874.28	30.42	0.00	-NA-	-NA-	15.57	1.68	-6.54	-3.28	-0.61	-3.28	-NA-	-NA-	
Asia Retail	EUR	783.51	46,076.72	18.32	0.00	-NA-	-NA-	12.02	1.93	-18.45	0.08	0.38	0.08	-NA-	-NA-	
Asia Residential	EUR	2,077.87	3,884.20	1.54	0.00	-NA-	-NA-	11.54	8.28	-8.14	0.41	-3.09	0.41	-NA-	-NA-	
Asia Office	EUR	1,069.62	33,768.35	13.43	0.00	-NA-	-NA-	13.14	1.91	-9.92	-2.11	-2.18	-2.11	-NA-	-NA-	
Asia Industrial	EUR	455.54	19,922.82	7.92	0.00	-NA-	-NA-	24.93	9.29	-8.53	1.22	0.73	1.22	-NA-	-NA-	
Asia Diversified	EUR	942.48	147,243.03	58.55	0.00	-NA-	-NA-	15.24	0.75	-14.09	-9.33	-3.43	-9.33	-NA-	-NA-	
Asia ex Australia Diversified	EUR	1,060.01	129,252.18	51.52	0.00	-NA-	-NA-	15.08	0.75	-13.85	-11.16	-4.56	-11.16	-NA-	-NA-	
Asia ex Australia Industrial	EUR	1,477.44	14,594.78	5.82	0.00	-NA-	-NA-	20.57	10.30	-6.38	1.20	-0.05	1.20	-NA-	-NA-	
Asia ex Australia Office	EUR	1,098.95	30,867.03	12.30	0.00	-NA-	-NA-	11.88	0.85	-9.95	-2.39	-2.59	-2.39	-NA-	-NA-	
Asia ex Australia Residential	EUR	2,064.02	3,884.20	1.55	0.00	-NA-	-NA-	11.54	8.28	-8.14	0.41	-3.09	0.41	-NA-	-NA-	
Asia ex Australia Retail	EUR	1,235.91	19,951.04	7.95	0.00	-NA-	-NA-	14.75	7.95	-12.45	-2.76	-1.65	-2.76	-NA-	-NA-	

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Europe Self Storage	EUR	1,552.33	1,488.09	1.17	0.00	-NA-	-NA-	26.43	21.20	72.56	30.29	14.79	30.29	-NA-	-NA-
Europe Retail	EUR	822.40	40,062.18	31.53	0.00	-NA-	-NA-	12.09	3.83	10.70	5.29	6.31	5.29	-NA-	-NA-
Europe Residential	EUR	554.02	10,749.02	8.46	0.00	-NA-	-NA-	27.09	8.43	14.99	9.69	8.25	9.69	-NA-	-NA-
Europe Office	EUR	1,132.92	19,522.26	15.37	0.00	-NA-	-NA-	15.78	4.92	8.70	9.40	6.32	9.40	-NA-	-NA-
Europe Industrial	EUR	348.89	4,666.08	3.67	0.00	-NA-	-NA-	18.73	7.64	39.53	6.79	5.20	6.79	-NA-	-NA-
Europe Healthcare	EUR	651.22	803.01	0.63	0.00	-NA-	-NA-	6.03	1.43	-0.15	1.24	1.16	1.24	-NA-	-NA-
Europe Diversified	EUR	847.93	49,761.35	39.17	0.00	-NA-	-NA-	16.13	6.79	21.62	9.45	5.99	9.45	-NA-	-NA-
Eurozone Retail	EUR	1,109.89	29,090.40	22.90	0.00	-NA-	-NA-	8.97	0.40	6.68	2.88	6.39	2.88	-NA-	-NA-
Eurozone Residential	EUR	545.63	9,523.80	7.50	0.00	-NA-	-NA-	25.62	5.23	8.30	8.26	7.43	8.26	-NA-	-NA-
Eurozone Office	EUR	696.22	2,996.05	2.36	0.00	-NA-	-NA-	-0.72	-7.98	0.89	9.44	5.90	9.44	-NA-	-NA-
Eurozone Industrial	EUR	745.80	584.55	0.46	0.00	-NA-	-NA-	21.89	16.62	10.39	4.19	3.80	4.19	-NA-	-NA-
Eurozone Diversified	EUR	894.42	14,816.70	11.66	0.00	-NA-	-NA-	12.22	1.22	6.33	5.18	6.97	5.18	-NA-	-NA-
UK Self Storage	EUR	1,552.33	1,488.09	1.17	0.00	-NA-	-NA-	26.43	21.20	72.56	30.29	14.79	30.29	-NA-	-NA-
UK Retail	EUR	573.96	10,971.78	8.64	0.00	-NA-	-NA-	18.10	9.26	23.10	12.24	6.11	12.24	-NA-	-NA-
UK Residential	EUR	681.72	1,225.22	0.96	0.00	-NA-	-NA-	42.07	35.81	88.32	21.75	15.06	21.75	-NA-	-NA-
UK Industrial	EUR	279.94	4,081.53	3.21	0.00	-NA-	-NA-	18.68	5.38	44.96	7.17	5.41	7.17	-NA-	-NA-
UK Healthcare	EUR	651.22	803.01	0.63	0.00	-NA-	-NA-	6.03	1.43	-0.15	1.24	1.16	1.24	-NA-	-NA-
UK Diversified	EUR	633.48	27,598.88	21.72	0.00	-NA-	-NA-	18.12	11.53	33.75	10.65	4.81	10.65	-NA-	-NA-
UK Office	EUR	1,269.75	6,518.15	5.13	0.00	-NA-	-NA-	36.29	20.91	37.84	10.82	8.63	10.82	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
North America Self Storage	EUR	2,039.33	25,040.44	5.93	0.00	-NA-	-NA-	26.30	18.13	9.42	12.60	4.80	12.60	-NA-	-NA-
North America Retail	EUR	926.04	116,202.14	27.52	0.00	-NA-	-NA-	25.45	8.33	-5.32	7.22	3.12	7.22	-NA-	-NA-
North America Residential	EUR	1,217.99	68,146.45	16.14	0.00	-NA-	-NA-	22.95	3.52	-4.07	10.36	2.41	10.36	-NA-	-NA-
North America Office	EUR	903.98	52,784.37	12.50	0.00	-NA-	-NA-	20.13	3.19	0.07	8.38	2.39	8.38	-NA-	-NA-
North America Lodging/Resorts	EUR	741.40	27,702.24	6.56	0.00	-NA-	-NA-	33.49	3.70	14.06	2.88	3.64	2.88	-NA-	-NA-
North America Industrial	EUR	494.75	21,953.83	5.20	0.00	-NA-	-NA-	23.73	5.28	0.09	9.56	4.10	9.56	-NA-	-NA-
North America Industrial/Office	EUR	625.29	12,269.46	2.91	0.00	-NA-	-NA-	14.64	4.11	-7.03	10.14	2.70	10.14	-NA-	-NA-
North America Healthcare	EUR	1,331.31	52,176.03	12.36	0.00	-NA-	-NA-	15.29	2.86	-16.74	7.43	-2.32	7.43	-NA-	-NA-
North America Diversified	EUR	882.51	46,008.14	10.90	0.00	-NA-	-NA-	19.47	0.10	-4.34	5.68	2.00	5.68	-NA-	-NA-
United States Self Storage	EUR	2,039.33	25,040.44	5.93	0.00	-NA-	-NA-	26.30	18.13	9.42	12.60	4.80	12.60	-NA-	-NA-
United States Retail	EUR	913.99	107,719.39	25.51	0.00	-NA-	-NA-	26.29	9.41	-3.97	7.89	3.12	7.89	-NA-	-NA-
United States Residential	EUR	1,193.40	64,085.46	15.18	0.00	-NA-	-NA-	23.66	3.65	-2.58	11.31	2.55	11.31	-NA-	-NA-
United States Lodging/Resorts	EUR	732.69	27,408.36	6.49	0.00	-NA-	-NA-	34.02	4.00	14.19	2.83	3.66	2.83	-NA-	-NA-
United States Industrial	EUR	506.67	20,308.85	4.81	0.00	-NA-	-NA-	24.31	6.11	1.73	10.89	4.46	10.89	-NA-	-NA-
United States Industrial/Office	EUR	640.25	11,697.37	2.77	0.00	-NA-	-NA-	15.18	4.93	-5.74	10.40	2.70	10.40	-NA-	-NA-
United States Healthcare	EUR	1,419.55	50,605.80	11.98	0.00	-NA-	-NA-	15.29	3.13	-16.67	7.70	-2.28	7.70	-NA-	-NA-
United States Diversified	EUR	826.37	35,025.57	8.29	0.00	-NA-	-NA-	20.22	1.09	2.58	8.09	2.38	8.09	-NA-	-NA-
United States Office	EUR	910.95	47,635.68	11.28	0.00	-NA-	-NA-	19.15	3.20	0.27	9.58	2.66	9.58	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Price Return		Close Value Feb-14	Feb-14	Feb-14	Feb-14										
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
Global Self Storage	USD	2,336.51	36,639.87	3.31	0.00	-NA-	-NA-	28.13	18.20	17.98	13.72	7.86	13.72	-NA-	-NA-
Global Retail	USD	1,039.96	279,463.33	25.24	0.00	-NA-	-NA-	21.11	6.44	-0.73	5.31	5.58	5.31	-NA-	-NA-
Global Residential	USD	1,393.05	114,331.15	10.33	0.00	-NA-	-NA-	22.12	4.05	3.10	10.06	5.34	10.06	-NA-	-NA-
Global Office	USD	1,039.96	279,463.33	13.23	0.00	-NA-	-NA-	21.11	6.44	-0.73	5.31	5.58	5.31	-NA-	-NA-
Global Lodging/Resorts	USD	849.25	39,070.22	3.53	0.00	-NA-	-NA-	35.52	3.53	19.03	3.04	6.07	3.04	-NA-	-NA-
Global Industrial/Office	USD	732.16	16,945.97	1.53	0.00	-NA-	-NA-	16.58	4.11	-1.78	10.39	5.18	10.39	-NA-	-NA-
Global Industrial	USD	514.01	64,282.49	5.81	0.00	-NA-	-NA-	24.34	6.44	4.48	5.80	5.22	5.80	-NA-	-NA-
Global Healthcare	USD	1,534.26	73,172.00	6.61	0.00	-NA-	-NA-	17.22	2.91	-11.80	7.58	0.09	7.58	-NA-	-NA-
Global Diversified	USD	1,044.65	336,826.97	30.42	0.00	-NA-	-NA-	17.52	1.68	-1.26	-3.06	1.79	-3.06	-NA-	-NA-
Asia Retail	USD	917.42	63,638.86	18.32	0.00	-NA-	-NA-	13.91	1.93	-13.84	0.31	2.81	0.31	-NA-	-NA-
Asia Residential	USD	2,433.00	5,364.67	1.54	0.00	-NA-	-NA-	13.43	8.28	-2.95	0.65	-0.75	0.65	-NA-	-NA-
Asia Office	USD	1,252.43	46,639.15	13.43	0.00	-NA-	-NA-	15.06	1.91	-4.83	-1.88	0.19	-1.88	-NA-	-NA-
Asia Industrial	USD	533.39	27,516.40	7.92	0.00	-NA-	-NA-	27.04	9.29	-3.37	1.45	3.17	1.45	-NA-	-NA-
Asia Diversified	USD	1,103.56	203,364.71	58.55	0.00	-NA-	-NA-	17.19	0.75	-9.24	-9.12	-1.09	-9.12	-NA-	-NA-
Asia ex Australia Diversified	USD	1,241.17	178,516.64	51.52	0.00	-NA-	-NA-	17.02	0.75	-8.99	-10.95	-2.25	-10.95	-NA-	-NA-
Asia ex Australia Industrial	USD	1,745.24	20,157.58	5.82	0.00	-NA-	-NA-	22.82	10.62	-1.09	1.43	2.37	1.43	-NA-	-NA-
Asia ex Australia Office	USD	1,286.77	42,632.00	12.30	0.00	-NA-	-NA-	13.77	0.85	-4.86	-2.17	-0.24	-2.17	-NA-	-NA-
Asia ex Australia Residential	USD	2,416.78	5,364.67	1.55	0.00	-NA-	-NA-	13.43	8.28	-2.95	0.65	-0.75	0.65	-NA-	-NA-
Asia ex Australia Retail	USD	1,447.15	27,555.38	7.95	0.00	-NA-	-NA-	16.69	7.94	-7.50	-2.54	0.73	-2.54	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14													
Europe Self Storage	USD	1,817.64	2,055.27	1.17	0.00	-NA-	-NA-	28.57	21.20	82.30	30.59	17.56	30.59	-NA-	-NA-
Europe Retail	USD	962.96	55,331.88	31.53	0.00	-NA-	-NA-	13.99	3.83	16.95	5.53	8.88	5.53	-NA-	-NA-
Europe Residential	USD	648.71	14,846.01	8.46	0.00	-NA-	-NA-	29.24	8.42	21.49	9.94	10.86	9.94	-NA-	-NA-
Europe Office	USD	1,326.55	26,963.17	15.37	0.00	-NA-	-NA-	17.74	4.92	14.84	9.66	8.89	9.66	-NA-	-NA-
Europe Industrial	USD	408.52	6,444.56	3.67	0.00	-NA-	-NA-	20.74	7.64	47.41	7.04	7.75	7.04	-NA-	-NA-
Europe Healthcare	USD	762.52	1,109.08	0.63	0.00	-NA-	-NA-	7.82	1.43	5.49	1.48	3.60	1.48	-NA-	-NA-
Europe Diversified	USD	992.85	68,727.89	39.17	0.00	-NA-	-NA-	18.09	6.79	28.49	9.70	8.56	9.70	-NA-	-NA-
Eurozone Retail	USD	1,299.58	40,178.21	22.90	0.00	-NA-	-NA-	10.81	0.40	12.71	3.12	8.97	3.12	-NA-	-NA-
Eurozone Residential	USD	638.88	13,153.79	7.50	0.00	-NA-	-NA-	27.74	5.23	14.41	8.51	10.03	8.51	-NA-	-NA-
Eurozone Office	USD	815.22	4,137.99	2.36	0.00	-NA-	-NA-	0.95	-7.98	6.58	9.70	8.45	9.70	-NA-	-NA-
Eurozone Industrial	USD	873.27	807.35	0.46	0.00	-NA-	-NA-	23.95	16.62	16.63	4.44	6.31	4.44	-NA-	-NA-
Eurozone Diversified	USD	1,047.29	20,464.08	11.66	0.00	-NA-	-NA-	14.11	1.22	12.33	5.42	9.55	5.42	-NA-	-NA-
UK Self Storage	USD	1,817.64	2,055.27	1.17	0.00	-NA-	-NA-	28.57	21.20	82.30	30.59	17.56	30.59	-NA-	-NA-
UK Retail	USD	672.06	15,153.67	8.64	0.00	-NA-	-NA-	20.10	9.26	30.05	12.50	8.67	12.50	-NA-	-NA-
UK Residential	USD	798.23	1,692.22	0.96	0.00	-NA-	-NA-	44.47	35.81	98.95	22.04	17.84	22.04	-NA-	-NA-
UK Industrial	USD	327.79	5,637.21	3.21	0.00	-NA-	-NA-	20.68	5.38	53.14	7.42	7.96	7.42	-NA-	-NA-
UK Healthcare	USD	762.52	1,109.08	0.63	0.00	-NA-	-NA-	7.82	1.43	5.49	1.48	3.60	1.48	-NA-	-NA-
UK Diversified	USD	741.75	38,118.20	21.72	0.00	-NA-	-NA-	20.11	11.52	41.31	10.90	7.34	10.90	-NA-	-NA-
UK Office	USD	1,486.76	9,002.55	5.13	0.00	-NA-	-NA-	38.60	20.91	45.63	11.08	11.26	11.08	-NA-	-NA-

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Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14											
North America Self Storage	USD	2,387.88	34,584.60	5.93	0.00	-NA-	-NA-	28.43	18.13	15.60	12.86	7.33	12.86	-NA-	-NA-	
North America Retail	USD	1,084.31	160,492.59	27.52	0.00	-NA-	-NA-	27.57	8.32	0.02	7.47	5.61	7.47	-NA-	-NA-	
North America Residential	USD	1,426.16	94,120.47	16.14	0.00	-NA-	-NA-	25.03	3.52	1.35	10.62	4.88	10.62	-NA-	-NA-	
North America Office	USD	1,058.48	72,903.13	12.50	0.00	-NA-	-NA-	22.16	3.19	5.72	8.63	4.87	8.63	-NA-	-NA-	
North America Lodging/Resorts	USD	868.11	38,260.95	6.56	0.00	-NA-	-NA-	35.74	3.70	20.50	3.12	6.15	3.12	-NA-	-NA-	
North America Industrial	USD	579.31	30,321.53	5.20	0.00	-NA-	-NA-	25.82	5.28	5.74	9.81	6.62	9.81	-NA-	-NA-	
North America Industrial/Office	USD	732.16	16,945.97	2.91	0.00	-NA-	-NA-	16.58	4.11	-1.78	10.39	5.18	10.39	-NA-	-NA-	
North America Healthcare	USD	1,558.85	72,062.92	12.36	0.00	-NA-	-NA-	17.24	2.86	-12.03	7.68	0.04	7.68	-NA-	-NA-	
North America Diversified	USD	1,033.34	63,544.15	10.90	0.00	-NA-	-NA-	21.49	0.10	1.06	5.93	4.46	5.93	-NA-	-NA-	
United States Self Storage	USD	2,387.88	34,584.60	5.93	0.00	-NA-	-NA-	28.43	18.13	15.60	12.86	7.33	12.86	-NA-	-NA-	
United States Retail	USD	1,070.20	148,776.64	25.51	0.00	-NA-	-NA-	28.43	9.41	1.45	8.14	5.61	8.14	-NA-	-NA-	
United States Residential	USD	1,397.37	88,511.63	15.18	0.00	-NA-	-NA-	25.75	3.65	2.92	11.57	5.03	11.57	-NA-	-NA-	
United States Office	USD	1,066.64	65,792.02	6.49	0.00	-NA-	-NA-	21.17	3.20	5.93	9.83	5.14	9.83	-NA-	-NA-	
United States Lodging/Resorts	USD	857.92	37,855.05	4.81	0.00	-NA-	-NA-	36.29	4.00	20.64	3.07	6.17	3.07	-NA-	-NA-	
United States Industrial	USD	593.26	28,049.57	2.77	0.00	-NA-	-NA-	26.42	6.11	7.48	11.14	6.98	11.14	-NA-	-NA-	
United States Industrial/Office	USD	749.68	16,155.82	11.98	0.00	-NA-	-NA-	17.13	4.93	-0.42	10.65	5.18	10.65	-NA-	-NA-	
United States Healthcare	USD	1,662.17	69,894.20	8.29	0.00	-NA-	-NA-	17.24	3.13	-11.97	7.95	0.09	7.95	-NA-	-NA-	
United States Diversified	USD	967.60	48,375.57	11.28	0.00	-NA-	-NA-	22.25	1.09	8.37	8.34	4.86	8.34	-NA-	-NA-	

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vlty (%)	36 M Vlty (%)
				Ccy (m) Feb-14	(%) Weight Feb-14											
	Global Self Storage	GBP	2,246.94	21,863.45	3.31	0.00	-NA-	-NA-	24.05	17.03	6.86	12.39	5.78	12.39	-NA-	-NA-
	Global Retail	GBP	1,000.10	166,759.16	25.24	0.00	-NA-	-NA-	17.25	5.39	-10.08	4.08	3.53	4.08	-NA-	-NA-
	Global Residential	GBP	1,339.64	68,222.78	10.33	0.00	-NA-	-NA-	18.23	3.02	-6.61	8.77	3.30	8.77	-NA-	-NA-
	Global Office	GBP	1,150.48	87,421.58	13.23	0.00	-NA-	-NA-	14.53	2.01	-6.16	3.98	2.02	3.98	-NA-	-NA-
	Global Lodging/Resorts	GBP	816.70	23,313.67	3.53	0.00	-NA-	-NA-	31.20	2.51	7.82	1.83	4.02	1.83	-NA-	-NA-
	Global Industrial/Office	GBP	704.09	10,111.86	1.53	0.00	-NA-	-NA-	12.86	3.08	-11.04	9.10	3.15	9.10	-NA-	-NA-
	Global Industrial	GBP	494.31	38,358.14	5.81	0.00	-NA-	-NA-	20.38	5.38	-5.36	4.56	3.19	4.56	-NA-	-NA-
	Global Healthcare	GBP	1,475.44	43,662.62	6.61	0.00	-NA-	-NA-	13.48	1.89	-20.11	6.32	-1.84	6.32	-NA-	-NA-
	Global Diversified	GBP	1,004.60	200,988.73	30.42	0.00	-NA-	-NA-	13.78	0.67	-10.57	-4.19	-0.17	-4.19	-NA-	-NA-
	Asia Retail	GBP	882.25	37,974.08	18.32	0.00	-NA-	-NA-	10.28	0.92	-21.96	-0.86	0.82	-0.86	-NA-	-NA-
	Asia Residential	GBP	2,339.73	3,201.16	1.54	0.00	-NA-	-NA-	9.82	7.21	-12.10	-0.53	-2.67	-0.53	-NA-	-NA-
	Asia Office	GBP	1,204.42	27,830.15	13.43	0.00	-NA-	-NA-	11.39	0.90	-13.80	-3.03	-1.75	-3.03	-NA-	-NA-
	Asia Industrial	GBP	512.95	16,419.37	7.92	0.00	-NA-	-NA-	22.99	8.21	-12.47	0.26	1.17	0.26	-NA-	-NA-
	Asia Diversified	GBP	1,061.26	121,350.19	58.55	0.00	-NA-	-NA-	13.46	-0.25	-17.79	-10.18	-3.00	-10.18	-NA-	-NA-
	Asia ex Australia Diversified	GBP	1,193.59	106,523.04	51.52	0.00	-NA-	-NA-	13.30	-0.25	-17.56	-12.00	-4.14	-12.00	-NA-	-NA-
	Asia ex Australia Industrial	GBP	1,678.33	12,028.27	5.82	0.00	-NA-	-NA-	18.91	9.52	-10.41	0.25	0.39	0.25	-NA-	-NA-
	Asia ex Australia Office	GBP	1,237.44	25,439.03	12.30	0.00	-NA-	-NA-	10.14	-0.15	-13.82	-3.31	-2.17	-3.31	-NA-	-NA-
	Asia ex Australia Residential	GBP	2,324.13	3,201.16	1.55	0.00	-NA-	-NA-	9.82	7.21	-12.10	-0.53	-2.67	-0.53	-NA-	-NA-
	Asia ex Australia Retail	GBP	1,391.67	16,442.63	7.95	0.00	-NA-	-NA-	12.98	6.87	-16.22	-3.68	-1.22	-3.68	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
Europe Self Storage	GBP	1,747.96	1,226.40	1.17	0.00	-NA-	-NA-	24.47	20.00	65.12	29.07	15.29	29.07	-NA-	-NA-
Europe Retail	GBP	926.04	33,017.20	31.53	0.00	-NA-	-NA-	10.35	2.80	5.93	4.30	6.78	4.30	-NA-	-NA-
Europe Residential	GBP	623.84	8,858.80	8.46	0.00	-NA-	-NA-	25.12	7.35	10.04	8.66	8.72	8.66	-NA-	-NA-
Europe Office	GBP	1,275.69	16,089.25	15.37	0.00	-NA-	-NA-	13.99	3.88	4.02	8.37	6.78	8.37	-NA-	-NA-
Europe Industrial	GBP	392.86	3,845.54	3.67	0.00	-NA-	-NA-	16.89	6.57	33.52	5.79	5.66	5.79	-NA-	-NA-
Europe Healthcare	GBP	733.29	661.80	0.63	0.00	-NA-	-NA-	4.39	0.42	-4.45	0.29	1.60	0.29	-NA-	-NA-
Europe Diversified	GBP	954.79	41,010.77	39.17	0.00	-NA-	-NA-	14.33	5.73	16.39	8.42	6.46	8.42	-NA-	-NA-
Eurozone Retail	GBP	1,249.76	23,974.82	22.90	0.00	-NA-	-NA-	7.28	-0.60	2.09	1.92	6.86	1.92	-NA-	-NA-
Eurozone Residential	GBP	614.39	7,849.03	7.50	0.00	-NA-	-NA-	23.67	4.18	3.63	7.24	7.90	7.24	-NA-	-NA-
Eurozone Office	GBP	783.96	2,469.19	2.36	0.00	-NA-	-NA-	-2.26	-8.89	-3.46	8.42	6.36	8.42	-NA-	-NA-
Eurozone Industrial	GBP	839.79	481.76	0.46	0.00	-NA-	-NA-	20.00	15.46	5.64	3.21	4.25	3.21	-NA-	-NA-
Eurozone Diversified	GBP	1,007.14	12,211.16	11.66	0.00	-NA-	-NA-	10.48	0.21	1.75	4.19	7.44	4.19	-NA-	-NA-
UK Self Storage	GBP	1,747.96	1,226.40	1.17	0.00	-NA-	-NA-	24.47	20.00	65.12	29.07	15.29	29.07	-NA-	-NA-
UK Retail	GBP	646.29	9,042.38	8.64	0.00	-NA-	-NA-	16.27	8.18	17.80	11.18	6.57	11.18	-NA-	-NA-
UK Residential	GBP	767.63	1,009.77	0.96	0.00	-NA-	-NA-	39.87	34.47	80.21	20.61	15.56	20.61	-NA-	-NA-
UK Industrial	GBP	315.22	3,363.79	3.21	0.00	-NA-	-NA-	16.84	4.33	38.72	6.17	5.87	6.17	-NA-	-NA-
UK Healthcare	GBP	733.29	661.80	0.63	0.00	-NA-	-NA-	4.39	0.42	-4.45	0.29	1.60	0.29	-NA-	-NA-
UK Diversified	GBP	713.32	22,745.59	21.72	0.00	-NA-	-NA-	16.29	10.42	27.99	9.61	5.27	9.61	-NA-	-NA-
UK Office	GBP	1,429.76	5,371.93	5.13	0.00	-NA-	-NA-	34.18	19.71	31.91	9.78	9.11	9.78	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float											
Price Return		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	
			Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
North America Self Storage	GBP	2,296.33	20,637.05	5.93	0.00	-NA-	-NA-	24.34	16.96	4.71	11.54	5.26	11.54	-NA-	-NA-
North America Retail	GBP	1,042.74	95,767.87	27.52	0.00	-NA-	-NA-	23.51	7.25	-9.40	6.21	3.57	6.21	-NA-	-NA-
North America Residential	GBP	1,371.48	56,162.82	16.14	0.00	-NA-	-NA-	21.05	2.49	-8.20	9.33	2.85	9.33	-NA-	-NA-
North America Office	GBP	1,017.90	43,502.18	12.50	0.00	-NA-	-NA-	18.27	2.16	-4.24	7.36	2.84	7.36	-NA-	-NA-
North America Lodging/Resorts	GBP	834.83	22,830.77	6.56	0.00	-NA-	-NA-	31.42	2.67	9.15	1.92	4.09	1.92	-NA-	-NA-
North America Industrial	GBP	557.10	18,093.22	5.20	0.00	-NA-	-NA-	21.81	4.23	-4.22	8.53	4.56	8.53	-NA-	-NA-
North America Industrial/Office	GBP	704.09	10,111.86	2.91	0.00	-NA-	-NA-	12.86	3.08	-11.04	9.10	3.15	9.10	-NA-	-NA-
North America Healthcare	GBP	1,499.09	43,000.82	12.36	0.00	-NA-	-NA-	13.50	1.84	-20.32	6.42	-1.90	6.42	-NA-	-NA-
North America Diversified	GBP	993.72	37,917.56	10.90	0.00	-NA-	-NA-	17.62	-0.89	-8.46	4.69	2.45	4.69	-NA-	-NA-
United States Self Storage	GBP	2,296.33	20,637.05	5.93	0.00	-NA-	-NA-	24.34	16.96	4.71	11.54	5.26	11.54	-NA-	-NA-
United States Retail	GBP	1,029.17	88,776.82	25.51	0.00	-NA-	-NA-	24.34	8.33	-8.11	6.88	3.57	6.88	-NA-	-NA-
United States Residential	GBP	1,343.80	52,815.96	15.18	0.00	-NA-	-NA-	21.74	2.62	-6.78	10.26	3.00	10.26	-NA-	-NA-
United States Lodging/Resorts	GBP	825.03	22,588.57	6.49	0.00	-NA-	-NA-	31.94	2.97	9.27	1.86	4.11	1.86	-NA-	-NA-
United States Industrial	GBP	570.52	16,737.52	4.81	0.00	-NA-	-NA-	22.39	5.06	-2.65	9.84	4.91	9.84	-NA-	-NA-
United States Industrial/Office	GBP	720.94	9,640.37	2.77	0.00	-NA-	-NA-	13.40	3.89	-9.81	9.36	3.15	9.36	-NA-	-NA-
United States Healthcare	GBP	1,598.44	41,706.72	11.98	0.00	-NA-	-NA-	13.51	2.11	-20.26	6.69	-1.85	6.69	-NA-	-NA-
United States Diversified	GBP	930.51	28,866.29	8.29	0.00	-NA-	-NA-	18.35	0.08	-1.84	7.07	2.83	7.07	-NA-	-NA-
United States Office	GBP	1,025.75	39,258.89	11.28	0.00	-NA-	-NA-	17.31	2.18	-4.05	8.55	3.11	8.55	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)	
Global Self Storage	JPY	2,329.89	3,739,647.95	3.31	0.00	-NA-	-NA-	29.22	27.19	30.52	10.43	7.95	10.43	-NA-	-NA-	
Global Retail	JPY	1,037.02	28,523,424.81	25.24	0.00	-NA-	-NA-	22.13	14.53	9.82	2.27	5.66	2.27	-NA-	-NA-	
Global Residential	JPY	1,389.10	11,669,208.40	10.33	0.00	-NA-	-NA-	23.16	11.96	14.06	6.87	5.42	6.87	-NA-	-NA-	
Global Office	JPY	1,192.96	14,953,078.88	13.23	0.00	-NA-	-NA-	19.30	10.86	14.61	2.17	4.11	2.17	-NA-	-NA-	
Global Lodging/Resorts	JPY	846.85	3,987,702.03	3.53	0.00	-NA-	-NA-	36.67	11.40	31.69	0.06	6.15	0.06	-NA-	-NA-	
Global Industrial/Office	JPY	730.08	1,729,590.18	1.53	0.00	-NA-	-NA-	17.57	12.02	8.65	7.20	5.26	7.20	-NA-	-NA-	
Global Industrial	JPY	512.56	6,560,991.93	5.81	0.00	-NA-	-NA-	25.39	14.53	15.59	2.74	5.31	2.74	-NA-	-NA-	
Global Healthcare	JPY	1,529.91	7,468,299.90	6.61	0.00	-NA-	-NA-	18.21	10.73	-2.42	4.47	0.17	4.47	-NA-	-NA-	
Global Diversified	JPY	1,041.69	34,378,244.36	30.42	0.00	-NA-	-NA-	18.52	9.41	9.23	-5.86	1.87	-5.86	-NA-	-NA-	
Asia Retail	JPY	914.82	6,495,300.17	18.32	0.00	-NA-	-NA-	14.88	9.68	-4.69	-2.59	2.89	-2.59	-NA-	-NA-	
Asia Residential	JPY	2,426.10	547,544.91	1.54	0.00	-NA-	-NA-	14.39	16.51	7.36	-2.26	-0.67	-2.26	-NA-	-NA-	
Asia Office	JPY	1,248.88	4,760,225.12	13.43	0.00	-NA-	-NA-	16.03	9.66	5.28	-4.72	0.27	-4.72	-NA-	-NA-	
Asia Industrial	JPY	531.88	2,808,461.36	7.92	0.00	-NA-	-NA-	28.12	17.60	6.90	-1.48	3.25	-1.48	-NA-	-NA-	
Asia Diversified	JPY	1,100.44	20,756,419.42	58.55	0.00	-NA-	-NA-	18.19	8.40	0.41	-11.75	-1.01	-11.75	-NA-	-NA-	
Asia ex Australia Diversified	JPY	1,237.66	18,220,301.29	51.52	0.00	-NA-	-NA-	18.02	8.40	0.68	-13.53	-2.17	-13.53	-NA-	-NA-	
Asia ex Australia Industrial	JPY	1,740.30	2,057,383.44	5.82	0.00	-NA-	-NA-	23.86	19.03	9.42	-1.50	2.45	-1.50	-NA-	-NA-	
Asia ex Australia Office	JPY	1,283.12	4,351,234.81	12.30	0.00	-NA-	-NA-	14.73	8.51	5.25	-4.99	-0.16	-4.99	-NA-	-NA-	
Asia ex Australia Residential	JPY	2,409.93	547,544.91	1.55	0.00	-NA-	-NA-	14.39	16.51	7.36	-2.26	-0.67	-2.26	-NA-	-NA-	
Asia ex Australia Retail	JPY	1,443.05	2,812,439.97	7.95	0.00	-NA-	-NA-	17.68	16.15	2.33	-5.35	0.81	-5.35	-NA-	-NA-	

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Europe Self Storage	JPY	1,812.49	209,771.08	1.17	0.00	-NA-	-NA-	29.66	30.41	101.67	26.82	17.65	26.82	-NA-	-NA-
	Europe Retail	JPY	960.23	5,647,448.25	31.53	0.00	-NA-	-NA-	14.95	11.72	29.38	2.48	8.97	2.48	-NA-	-NA-
	Europe Residential	JPY	646.87	1,515,258.20	8.46	0.00	-NA-	-NA-	30.34	16.66	34.40	6.76	10.95	6.76	-NA-	-NA-
	Europe Office	JPY	1,322.79	2,751,995.86	15.37	0.00	-NA-	-NA-	18.74	12.89	27.05	6.48	8.97	6.48	-NA-	-NA-
	Europe Industrial	JPY	407.36	657,763.63	3.67	0.00	-NA-	-NA-	21.76	15.82	63.07	3.94	7.83	3.94	-NA-	-NA-
	Europe Healthcare	JPY	760.36	113,198.07	0.63	0.00	-NA-	-NA-	8.74	9.13	16.70	-1.46	3.68	-1.46	-NA-	-NA-
	Europe Diversified	JPY	990.04	7,014,712.37	39.17	0.00	-NA-	-NA-	19.10	14.90	42.15	6.53	8.64	6.53	-NA-	-NA-
	Eurozone Retail	JPY	1,295.90	4,100,788.72	22.90	0.00	-NA-	-NA-	11.75	8.03	24.68	0.14	9.05	0.14	-NA-	-NA-
	Eurozone Residential	JPY	637.07	1,342,542.01	7.50	0.00	-NA-	-NA-	28.83	13.22	26.57	5.37	10.11	5.37	-NA-	-NA-
	Eurozone Office	JPY	812.91	422,344.40	2.36	0.00	-NA-	-NA-	1.81	-0.98	17.91	6.53	8.54	6.53	-NA-	-NA-
	Eurozone Industrial	JPY	870.80	82,402.26	0.46	0.00	-NA-	-NA-	25.00	25.48	29.02	1.41	6.39	1.41	-NA-	-NA-
	Eurozone Diversified	JPY	1,044.32	2,088,666.25	11.66	0.00	-NA-	-NA-	15.08	8.91	24.27	2.37	9.64	2.37	-NA-	-NA-
	UK Self Storage	JPY	1,812.49	209,771.08	1.17	0.00	-NA-	-NA-	29.66	30.41	101.67	26.82	17.65	26.82	-NA-	-NA-
	UK Retail	JPY	670.15	1,546,659.53	8.64	0.00	-NA-	-NA-	21.12	17.57	43.87	9.24	8.76	9.24	-NA-	-NA-
	UK Residential	JPY	795.97	172,716.20	0.96	0.00	-NA-	-NA-	45.70	46.13	120.09	18.51	17.93	18.51	-NA-	-NA-
	UK Industrial	JPY	326.86	575,361.37	3.21	0.00	-NA-	-NA-	21.71	13.39	69.42	4.32	8.04	4.32	-NA-	-NA-
	UK Healthcare	JPY	760.36	113,198.07	0.63	0.00	-NA-	-NA-	8.74	9.13	16.70	-1.46	3.68	-1.46	-NA-	-NA-
	UK Diversified	JPY	739.65	3,890,533.80	21.72	0.00	-NA-	-NA-	21.13	20.00	56.32	7.70	7.43	7.70	-NA-	-NA-
	UK Office	JPY	1,482.55	918,845.04	5.13	0.00	-NA-	-NA-	39.77	30.10	61.10	7.86	11.35	7.86	-NA-	-NA-

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Price Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
North America Self Storage	JPY	2,381.11	3,529,876.87	5.93	0.00	-NA-	-NA-	29.52	27.10	27.88	9.59	7.42	9.59	-NA-	-NA-
North America Retail	JPY	1,081.24	16,380,676.40	27.52	0.00	-NA-	-NA-	28.66	16.56	10.66	4.36	5.69	4.36	-NA-	-NA-
North America Residential	JPY	1,422.12	9,606,405.28	16.14	0.00	-NA-	-NA-	26.09	11.38	12.12	7.42	4.96	7.42	-NA-	-NA-
North America Office	JPY	1,055.48	7,440,857.90	12.50	0.00	-NA-	-NA-	23.19	11.03	16.95	5.49	4.95	5.49	-NA-	-NA-
North America Lodging/Resorts	JPY	865.66	3,905,104.12	6.56	0.00	-NA-	-NA-	36.90	11.58	33.30	0.14	6.23	0.14	-NA-	-NA-
North America Industrial	JPY	577.66	3,094,766.95	5.20	0.00	-NA-	-NA-	26.89	13.28	16.98	6.64	6.70	6.64	-NA-	-NA-
North America Industrial/Office	JPY	730.08	1,729,590.18	2.91	0.00	-NA-	-NA-	17.57	12.02	8.65	7.20	5.26	7.20	-NA-	-NA-
North America Healthcare	JPY	1,554.43	7,355,101.83	12.36	0.00	-NA-	-NA-	18.23	10.68	-2.69	4.57	0.12	4.57	-NA-	-NA-
North America Diversified	JPY	1,030.41	6,485,633.44	10.90	0.00	-NA-	-NA-	22.52	7.71	11.80	2.86	4.55	2.86	-NA-	-NA-
United States Self Storage	JPY	2,381.11	3,529,876.87	5.93	0.00	-NA-	-NA-	29.52	27.10	27.88	9.59	7.42	9.59	-NA-	-NA-
United States Retail	JPY	1,067.16	15,184,887.58	25.51	0.00	-NA-	-NA-	29.52	17.73	12.23	5.02	5.70	5.02	-NA-	-NA-
United States Residential	JPY	1,393.41	9,033,939.33	15.18	0.00	-NA-	-NA-	26.82	11.52	13.85	8.34	5.11	8.34	-NA-	-NA-
United States Lodging/Resorts	JPY	855.49	3,863,675.91	6.49	0.00	-NA-	-NA-	37.44	11.91	33.46	0.09	6.25	0.09	-NA-	-NA-
United States Industrial	JPY	591.58	2,862,879.40	4.81	0.00	-NA-	-NA-	27.49	14.18	18.90	7.93	7.07	7.93	-NA-	-NA-
United States Industrial/Office	JPY	747.55	1,648,943.36	2.77	0.00	-NA-	-NA-	18.12	12.91	10.16	7.45	5.26	7.45	-NA-	-NA-
United States Healthcare	JPY	1,657.46	7,133,751.63	11.98	0.00	-NA-	-NA-	18.24	10.97	-2.61	4.83	0.16	4.83	-NA-	-NA-
United States Diversified	JPY	964.86	4,937,452.14	8.29	0.00	-NA-	-NA-	23.29	8.77	19.89	5.20	4.94	5.20	-NA-	-NA-
United States Office	JPY	1,063.62	6,715,062.28	11.28	0.00	-NA-	-NA-	22.20	11.04	17.19	6.65	5.22	6.65	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	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-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14										
Global Self Storage	AUD	1,708.59	40,945.26	5.11	0.00	-NA-	-NA-	19.78	23.40	34.97	13.69	5.17	13.69	-NA-	-NA-
Global Retail	AUD	760.48	312,301.87	38.96	0.00	-NA-	-NA-	13.21	11.13	13.57	5.29	2.94	5.29	-NA-	-NA-
Global Residential	AUD	1,018.67	127,765.71	15.94	0.00	-NA-	-NA-	14.16	8.63	17.96	10.03	2.71	10.03	-NA-	-NA-
Global Office	AUD	874.84	163,720.68	20.42	0.00	-NA-	-NA-	10.59	7.57	18.52	5.19	1.43	5.19	-NA-	-NA-
Global Lodging/Resorts	AUD	621.02	43,661.19	5.45	0.00	-NA-	-NA-	26.68	8.09	36.18	3.01	3.42	3.01	-NA-	-NA-
Global Industrial/Office	AUD	535.39	18,937.22	2.36	0.00	-NA-	-NA-	8.98	8.69	12.36	10.37	2.55	10.37	-NA-	-NA-
Global Industrial	AUD	375.88	71,836.05	8.96	0.00	-NA-	-NA-	16.23	11.12	19.53	5.78	2.59	5.78	-NA-	-NA-
Global Healthcare	AUD	1,121.94	81,770.13	10.20	0.00	-NA-	-NA-	9.58	7.44	0.91	7.56	-2.41	7.56	-NA-	-NA-
Global Diversified	AUD	763.91	376,406.06	46.95	0.00	-NA-	-NA-	9.86	6.16	12.96	-3.08	-0.75	-3.08	-NA-	-NA-
Asia Retail	AUD	670.87	71,116.79	28.35	0.00	-NA-	-NA-	6.49	6.42	-1.43	0.29	0.24	0.29	-NA-	-NA-
Asia Residential	AUD	1,779.14	5,995.05	2.39	0.00	-NA-	-NA-	6.04	13.05	11.03	0.62	-3.23	0.62	-NA-	-NA-
Asia Office	AUD	915.85	52,119.52	20.77	0.00	-NA-	-NA-	7.56	6.40	8.88	-1.91	-2.32	-1.91	-NA-	-NA-
Asia Industrial	AUD	390.05	30,749.73	12.26	0.00	-NA-	-NA-	18.76	14.10	10.55	1.43	0.59	1.43	-NA-	-NA-
Asia Diversified	AUD	806.99	227,261.23	90.58	0.00	-NA-	-NA-	9.55	5.18	3.84	-9.14	-3.56	-9.14	-NA-	-NA-
Asia ex Australia Diversified	AUD	907.61	199,493.37	79.51	0.00	-NA-	-NA-	9.40	5.18	4.12	-10.97	-4.69	-10.97	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,276.22	22,526.21	8.98	0.00	-NA-	-NA-	14.82	15.49	13.16	1.41	-0.19	1.41	-NA-	-NA-
Asia ex Australia Office	AUD	940.96	47,641.50	18.99	0.00	-NA-	-NA-	6.35	5.28	8.84	-2.19	-2.73	-2.19	-NA-	-NA-
Asia ex Australia Residential	AUD	1,767.29	5,995.05	2.39	0.00	-NA-	-NA-	6.04	13.05	11.03	0.62	-3.23	0.62	-NA-	-NA-
Asia ex Australia Retail	AUD	1,058.23	30,793.30	12.27	0.00	-NA-	-NA-	9.09	12.70	5.82	-2.56	-1.79	-2.56	-NA-	-NA-

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

Version: February 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap Ccy (m)	Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36 M
Index Description	Curr	Close Value Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)	
Europe Self Storage	AUD	1,329.16	2,296.78	1.81	0.00	-NA-	-NA-	20.19	26.54	108.55	30.56	14.63	30.56	-NA-	-NA-	
Europe Retail	AUD	704.17	61,833.69	48.67	0.00	-NA-	-NA-	6.56	8.40	33.80	5.51	6.17	5.51	-NA-	-NA-	
Europe Residential	AUD	474.37	16,590.50	13.06	0.00	-NA-	-NA-	20.82	13.20	38.99	9.92	8.09	9.92	-NA-	-NA-	
Europe Office	AUD	970.05	30,131.50	23.72	0.00	-NA-	-NA-	10.07	9.54	31.38	9.63	6.17	9.63	-NA-	-NA-	
Europe Industrial	AUD	298.73	7,201.83	5.67	0.00	-NA-	-NA-	12.87	12.37	68.64	7.02	5.06	7.02	-NA-	-NA-	
Europe Healthcare	AUD	557.60	1,239.40	0.98	0.00	-NA-	-NA-	0.80	5.89	20.69	1.45	1.01	1.45	-NA-	-NA-	
Europe Diversified	AUD	726.03	76,803.81	60.45	0.00	-NA-	-NA-	10.40	11.49	47.00	9.68	5.84	9.68	-NA-	-NA-	
Eurozone Retail	AUD	950.33	44,899.38	35.34	0.00	-NA-	-NA-	3.59	4.82	28.94	3.10	6.24	3.10	-NA-	-NA-	
Eurozone Residential	AUD	467.19	14,699.44	11.57	0.00	-NA-	-NA-	19.42	9.86	30.89	8.48	7.28	8.48	-NA-	-NA-	
Eurozone Office	AUD	596.13	4,624.23	3.64	0.00	-NA-	-NA-	-5.63	-3.93	21.94	9.67	5.75	9.67	-NA-	-NA-	
Eurozone Industrial	AUD	638.58	902.22	0.71	0.00	-NA-	-NA-	15.87	21.75	33.42	4.41	3.65	4.41	-NA-	-NA-	
Eurozone Diversified	AUD	765.83	22,868.73	18.00	0.00	-NA-	-NA-	6.68	5.67	28.52	5.40	6.82	5.40	-NA-	-NA-	
UK Self Storage	AUD	1,329.16	2,296.78	1.81	0.00	-NA-	-NA-	20.19	26.54	108.55	30.56	14.63	30.56	-NA-	-NA-	
UK Retail	AUD	491.45	16,934.32	13.33	0.00	-NA-	-NA-	12.27	14.07	48.78	12.47	5.96	12.47	-NA-	-NA-	
UK Residential	AUD	583.71	1,891.06	1.49	0.00	-NA-	-NA-	35.06	41.79	127.61	22.01	14.90	22.01	-NA-	-NA-	
UK Industrial	AUD	239.70	6,299.61	4.96	0.00	-NA-	-NA-	12.82	10.02	75.20	7.40	5.26	7.40	-NA-	-NA-	
UK Healthcare	AUD	557.60	1,239.40	0.98	0.00	-NA-	-NA-	0.80	5.89	20.69	1.45	1.01	1.45	-NA-	-NA-	
UK Diversified	AUD	542.41	42,597.30	33.53	0.00	-NA-	-NA-	12.29	16.43	61.66	10.88	4.66	10.88	-NA-	-NA-	
UK Office	AUD	1,087.20	10,060.40	7.92	0.00	-NA-	-NA-	29.56	26.23	66.60	11.05	8.48	11.05	-NA-	-NA-	

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return															
			Free Float	Free Float											
		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Feb-14	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	YTD	Vlty (%)	Vlty (%)
			Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD		
North America Self Storage	AUD	1,746.15	38,648.49	9.15	0.00	-NA-	-NA-	20.06	23.33	32.25	12.83	4.65	12.83	-NA-	-NA-
North America Retail	AUD	792.91	179,351.39	42.47	0.00	-NA-	-NA-	19.26	13.09	14.43	7.45	2.97	7.45	-NA-	-NA-
North America Residential	AUD	1,042.89	105,180.16	24.91	0.00	-NA-	-NA-	16.88	8.07	15.94	10.60	2.26	10.60	-NA-	-NA-
North America Office	AUD	774.02	81,469.66	19.29	0.00	-NA-	-NA-	14.20	7.73	20.94	8.61	2.25	8.61	-NA-	-NA-
North America Lodging/Resorts	AUD	634.81	42,756.83	10.13	0.00	-NA-	-NA-	26.90	8.26	37.86	3.10	3.50	3.10	-NA-	-NA-
North America Industrial	AUD	423.62	33,884.48	8.02	0.00	-NA-	-NA-	17.62	9.91	20.97	9.79	3.96	9.79	-NA-	-NA-
North America Industrial/Office	AUD	535.39	18,937.22	4.48	0.00	-NA-	-NA-	8.98	8.69	12.36	10.37	2.55	10.37	-NA-	-NA-
North America Healthcare	AUD	1,139.92	80,530.72	19.07	0.00	-NA-	-NA-	9.60	7.39	0.64	7.66	-2.46	7.66	-NA-	-NA-
North America Diversified	AUD	755.64	71,010.95	16.82	0.00	-NA-	-NA-	13.57	4.51	15.62	5.90	1.86	5.90	-NA-	-NA-
United States Self Storage	AUD	1,746.15	38,648.49	9.15	0.00	-NA-	-NA-	20.06	23.33	32.25	12.83	4.65	12.83	-NA-	-NA-
United States Retail	AUD	782.59	166,258.75	39.37	0.00	-NA-	-NA-	20.06	14.23	16.07	8.12	2.98	8.12	-NA-	-NA-
United States Residential	AUD	1,021.83	98,912.25	23.42	0.00	-NA-	-NA-	17.56	8.21	17.74	11.54	2.41	11.54	-NA-	-NA-
United States Lodging/Resorts	AUD	627.36	42,303.24	10.02	0.00	-NA-	-NA-	27.40	8.58	38.01	3.04	3.51	3.04	-NA-	-NA-
United States Industrial	AUD	433.83	31,345.56	7.42	0.00	-NA-	-NA-	18.18	10.78	22.96	11.12	4.31	11.12	-NA-	-NA-
United States Industrial/Office	AUD	548.21	18,054.22	4.28	0.00	-NA-	-NA-	9.50	9.55	13.92	10.63	2.55	10.63	-NA-	-NA-
United States Healthcare	AUD	1,215.47	78,107.17	18.50	0.00	-NA-	-NA-	9.60	7.67	0.71	7.93	-2.41	7.93	-NA-	-NA-
United States Diversified	AUD	707.56	54,059.97	12.80	0.00	-NA-	-NA-	14.28	5.54	23.98	8.31	2.24	8.31	-NA-	-NA-
United States Office	AUD	779.99	73,522.96	17.41	0.00	-NA-	-NA-	13.27	7.74	21.19	9.81	2.51	9.81	-NA-	-NA-

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Part IV

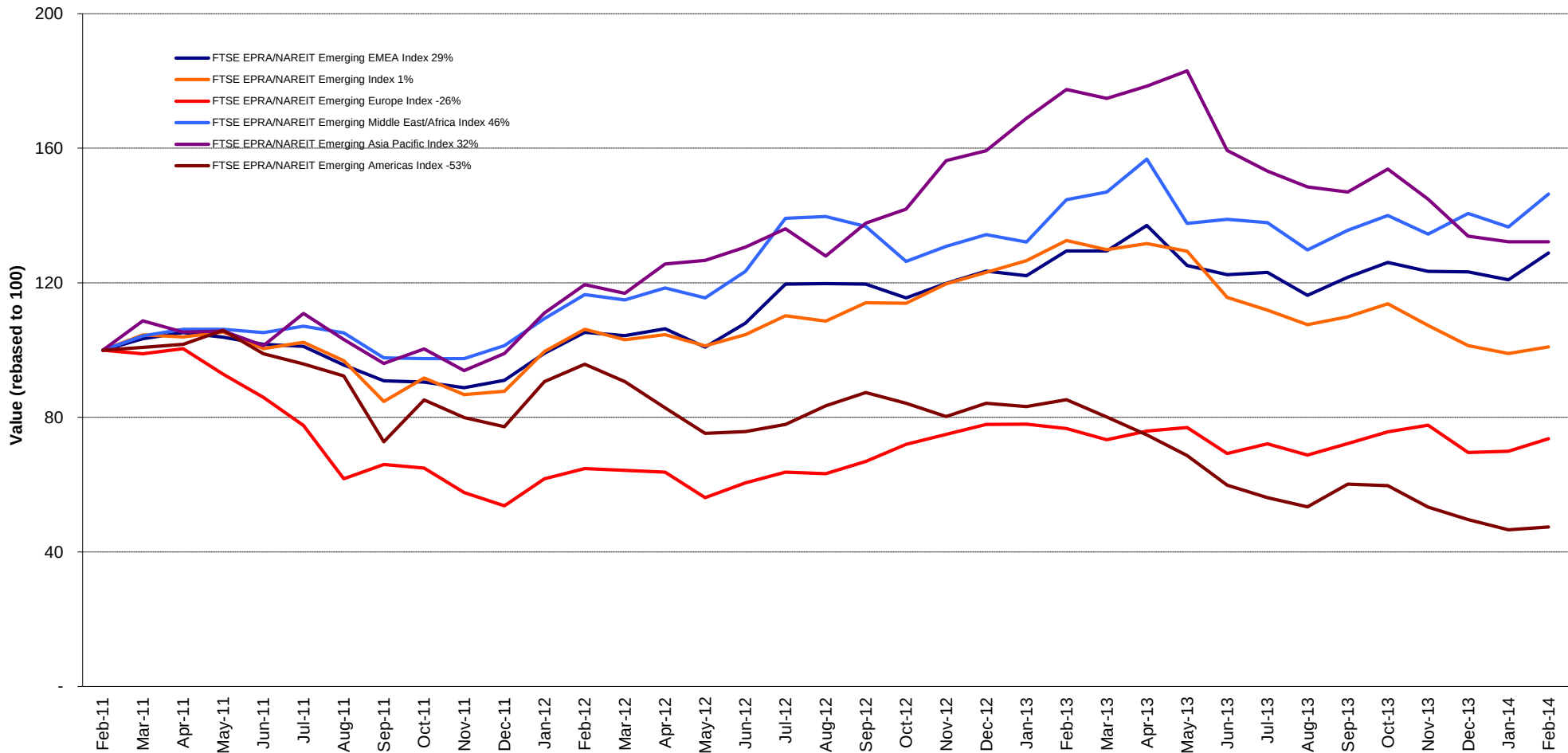
Emerging Markets

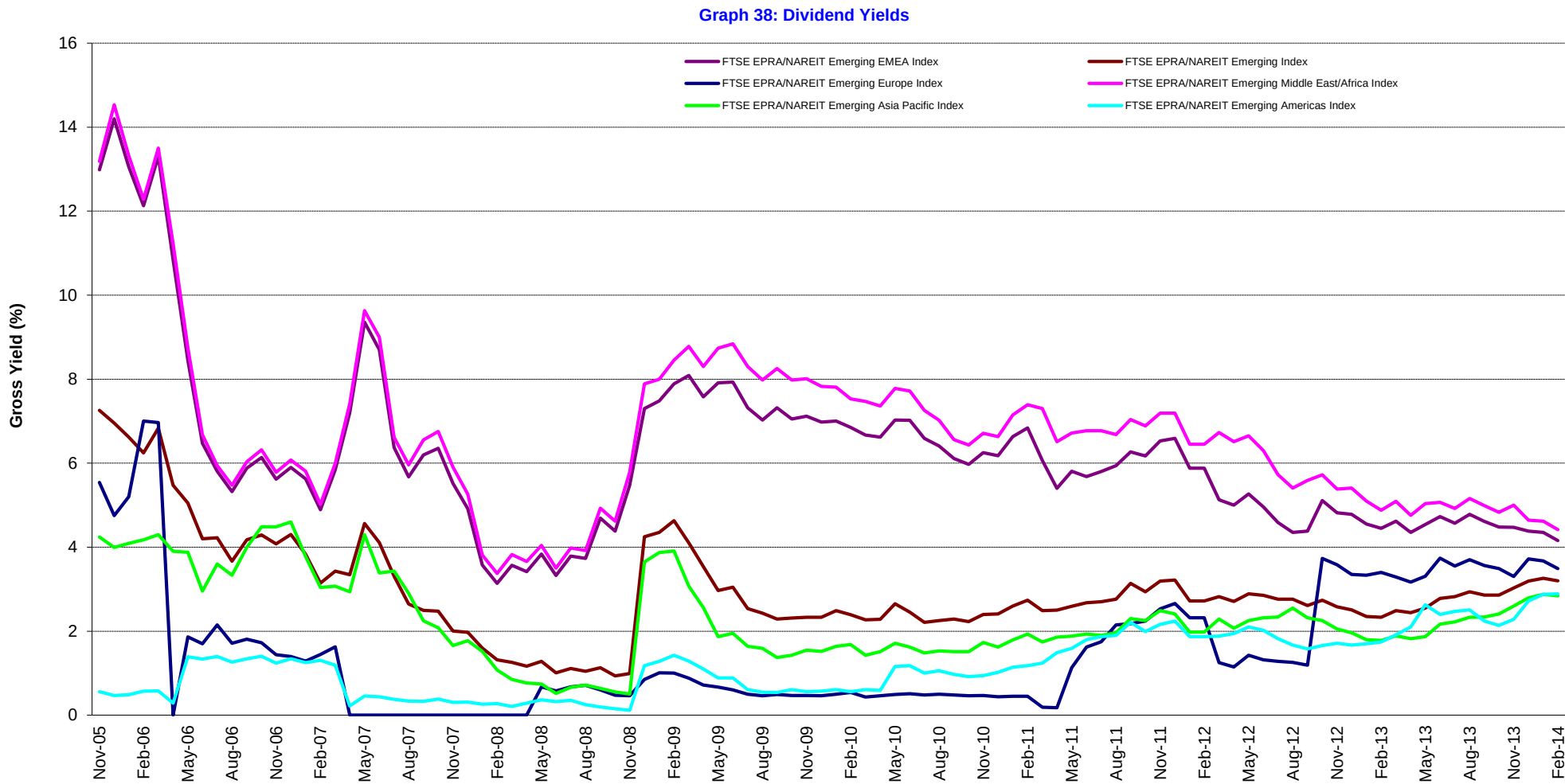
Section 4.1

FTSE EPRA/NAREIT Emerging Markets Index Series

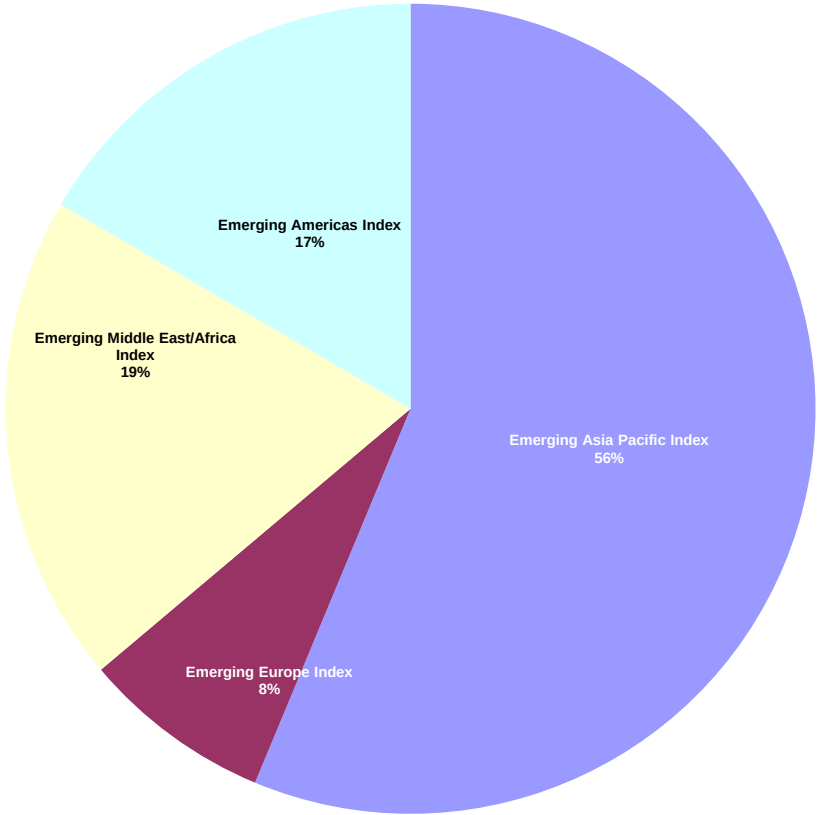
FTSE EPRA/NAREIT Global Emerging Markets Index Series

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

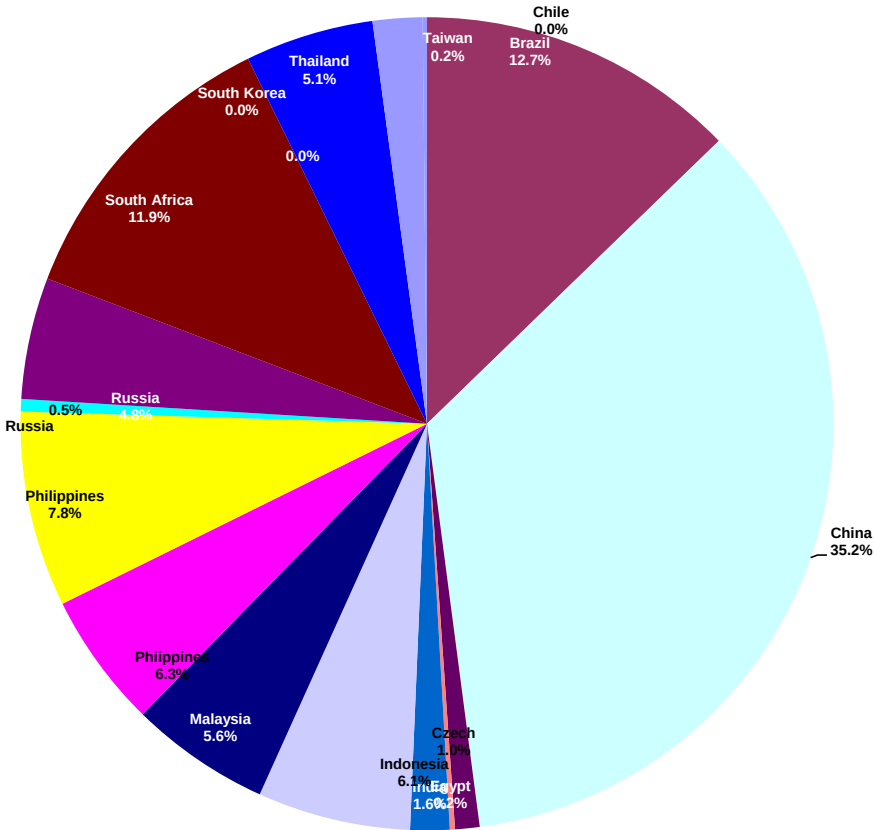




Graph 39: Global Emerging - Regional Breakdown by Market Cap



Graph 40: Global Emerging - Breakdown by Country



FTSE EPRA/NAREIT Global Emerging Markets Index Series - Corporate Actions & Changes

Ex Date	Description
18 February 2014	Arrowhead Properties A (South Africa): New number of shares: 289,953,385
18 February 2014	Arrowhead Properties B (South Africa): New number of shares: 289,953,385
21 February 2014	Fantasia Holdings Group Co. Ltd. (China): New number of shares: 5,757,333,824
21 February 2014	Fantasia Holdings Group Co. Ltd. (China): New free float percentage: 29% (was 40%)

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

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

** Based on previous period figures
*** Estimated

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

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

** Based on previous period figures
*** Estimated

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

Index Constituents	Investment Focus	Sector	REIT Status	Free Float		Free Float		Free Float		Turnover												
				Local	Mkt Cap	Global	Regional	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total			3 month	Annual
				Price	EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M	Annualised	Velocity	
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD	Vlty (%)	Vlty (%)	EUR (m)	(%)
China Overseas Land & Inv (Red Chip)	Non-rental	Residential	Non-REIT	20.85	7,941	8.76	15.56	2.01	11.62	28.15	15.08	17.34	-11.46	-4.36	-0.48	0.00	-0.48	-4.36	42.67	38.53	15,236	192
China Resources Land (Red Chip)	Non-rental	Residential	Non-REIT	17.56	3,054	3.37	5.99	1.97	-NA-	27.98	15.75	11.58	-22.47	-8.64	-3.94	0.00	-3.94	-8.64	49.57	39.83	4,148	136
Evergrande Real Estate Group	Non-rental	Diversified	Non-REIT	3.31	1,534	1.69	3.01	5.45	-NA-	-NA-	-NA-	-1.48	-13.58	11.82	6.43	0.00	6.43	11.82	-NA-	56.45	6,281	409
Shenzhen Vanke (B)	Non-rental	Residential	Non-REIT	11.50	1,411	1.56	2.77	1.94	18.77	25.40	13.69	8.45	-26.98	-4.96	-9.87	0.00	-9.87	-4.96	46.12	44.12	836	59
Sino-Ocean Land Holdings (Red Chip)	Non-rental	Diversified	Non-REIT	4.12	1,371	1.51	2.69	5.83	-NA-	-NA-	1.74	-4.70	-23.13	-19.06	-1.44	0.00	-1.44	-19.06	-NA-	49.42	681	50
Longfor Properties Co. Ltd.	Non-rental	Diversified	Non-REIT	10.70	1,354	1.49	2.65	2.36	-NA-	-NA-	-NA-	-0.38	-22.13	-1.29	-0.56	0.00	-0.56	-1.29	-NA-	35.82	1,274	94
Guangzhou R&F Properties (H)	Non-rental	Diversified	Non-REIT	10.52	949	1.05	1.86	7.44	-NA-	-NA-	15.75	3.34	-20.06	-7.23	2.14	0.00	2.14	-7.23	-NA-	49.98	2,091	220
Hui Xian Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.78	904	1.00	1.77	6.39	-NA-	-NA-	-NA-	-NA-	-8.92	-2.07	0.80	0.00	0.80	-2.07	-NA-	-NA-	199	22
Mapletree Greater China Commercial Trust	Non-rental	Diversified	Non-REIT	0.84	869	0.96	1.70	3.79	-NA-	-NA-	-NA-	-NA-	-NA-	0.00	3.07	0.00	3.07	0.00	-NA-	-NA-	490	56
Franshion Properties China (Red Chip)	Non-rental	Diversified	Non-REIT	2.41	824	0.91	1.61	2.90	-NA-	-NA-	9.37	3.56	-12.04	-10.74	-3.21	0.00	-3.21	-10.74	-NA-	38.36	770	93
Greentown China Holdings	Non-rental	Diversified	Non-REIT	10.16	735	0.81	1.44	6.22	-NA-	-NA-	35.08	9.26	-32.54	-14.19	-8.80	0.00	-8.80	-14.19	-NA-	73.35	1,024	139
Yuexiu Property (Red Chip)	Non-rental	Diversified	Non-REIT	1.60	705	0.78	1.38	4.44	-2.09	7.04	21.68	-0.17	-39.50	-16.23	0.63	0.00	0.63	-16.23	57.32	36.14	1,196	170
Sunac China Holdings (P Chip)	Non-rental	Residential	Non-REIT	4.11	610	0.67	1.20	2.42	-NA-	-NA-	-NA-	21.35	-31.61	-11.61	-12.18	0.00	-12.18	-11.61	-NA-	51.10	1,365	224
Poly (Hong Kong) Investments (Red Chip)	Non-rental	Diversified	Non-REIT	3.55	603	0.67	1.18	6.14	2.58	7.67	17.13	-17.01	-35.92	-14.25	-4.31	0.00	-4.31	-14.25	66.27	65.22	1,152	191
K Wah International Holdings	Non-rental	Diversified	Non-REIT	6.01	592	0.65	1.16	2.50	6.52	15.51	45.24	20.79	35.06	27.87	-0.83	0.00	-0.83	27.87	62.02	46.00	1,591	269
Shanghai Lujiazui Fin & Trade Dev (B)	Non-rental	Diversified	Non-REIT	1.50	552	0.61	1.08	1.75	-NA-	7.61	8.79	0.59	2.75	-7.31	-8.10	0.00	-8.10	-7.31	42.49	33.51	207	37
Shenzhen Investment (Red Chip)	Non-rental	Diversified	Non-REIT	2.60	527	0.58	1.03	6.92	-NA-	7.18	15.96	2.42	-23.30	-10.96	-6.47	0.00	-6.47	-10.96	62.54	45.08	617	117
Hopson Dev Hold	Non-rental	Residential	Non-REIT	7.23	425	0.47	0.83	0.00	-NA-	-NA-	-NA-	-NA-	-45.96	-22.59	0.14	0.00	0.14	-22.59	-NA-	-NA-	218	51
KWG Property Holding (P Chip)	Non-rental	Diversified	Non-REIT	3.93	424	0.47	0.83	4.82	-NA-	-NA-	22.41	-7.90	-26.13	-8.60	-2.72	0.00	-2.72	-8.60	-NA-	53.95	559	132
Kaisa Group Holdings (P Chip)	Non-rental	Residential	Non-REIT	2.63	400	0.44	0.78	0.00	-NA-	-NA-	-NA-	5.03	1.94	5.20	13.85	0.00	13.85	5.20	-NA-	50.50	758	190
Renhe Commercial Holdings (P Chip)	Non-rental	Retail	Non-REIT	0.39	385	0.42	0.75	0.00	-NA-	-NA-	-29.57	-30.66	-31.58	-21.21	1.30	0.00	1.30	-21.21	-NA-	79.23	321	83
Beijing Capital Land (H)	Non-rental	Residential	Non-REIT	3.18	307	0.34	0.60	6.35	-NA-	2.50	31.79	9.23	-9.92	20.45	20.00	0.00	20.00	20.45	65.04	53.33	284	93
Glorious Property Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.16	304	0.33	0.59	0.00	-NA-	-NA-	-NA-	-17.82	-21.62	-30.54	-7.20	0.00	-7.20	-30.54	-NA-	52.39	419	138
CIFI Holdings (Group) (P Chip)	Non-rental	Residential	Non-REIT	1.56	252	0.28	0.49	2.56	-NA-	-NA-	-NA-	-NA-	-5.45	-4.88	-2.50	0.00	-2.50	-4.88	-NA-	-NA-	407	162
China Merchants Prop (B)	Non-rental	Diversified	Non-REIT	16.49	219	0.24	0.43	2.85	9.96	13.63	15.08	5.63	-38.70	-23.27	-16.80	0.00	-16.80	-23.27	44.97	40.91	197	90
HKR International	Non-rental	Diversified	Non-REIT	3.47	219	0.24	0.43	1.44	-2.75	1.10	15.07	-10.81	-22.72	-3.61	-3.07	0.00	-3.07	-3.61	46.95	36.38	44	20
Fantasia Holdings Group Co. Ltd.	Non-rental	Residential	Non-REIT	1.35	210	0.23	0.41	4.07	-NA-	-NA-	-NA-	4.59	10.66	0.75	3.05	0.00	3.05	0.75	-NA-	48.26	244	116
C C Land Holdings	Non-rental	Diversified	Non-REIT	1.70	205	0.23	0.40	2.65	-NA-	-NA-	-NA-	-NA-	-33.33	-12.82	1.19	0.00	1.19	-12.82	-NA-	-NA-	60	29
Shanghai Industrial Urban Development Group	Non-rental	Diversified	Non-REIT	1.58	191	0.21	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-17.71	-6.51	0.00	-6.51	-17.71	-NA-	-NA-	232	121
Powerlong Real Estate Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.40	182	0.20	0.36	7.22	-NA-	-NA-	-NA-	-16.68	-28.93	-15.66	-6.04	0.00	-6.04	-15.66	-NA-	47.29	43	24
Mingfa Group (International)	Non-rental	Diversified	Non-REIT	2.00	181	0.20	0.36	0.00	-NA-	-NA-	-NA-	-6.65	-23.66	-2.91	-1.96	0.00	-1.96	-2.91	-NA-	33.93	104	57
Wuzhou International Holdings *	Non-rental	Diversified	REIT	1.36	151	0.17	0.30	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	5.43	-3.55	0.00	-3.55	5.43	-NA-	-NA-	221	147
CSI Properties	Non-rental	Diversified	Non-REIT	0.30	149	0.16	0.29	4.60	-4.30	7.92	32.67	12.45	-15.49	-9.09	3.45	0.00	3.45	-9.09	50.98	37.99	65	43
Sinolink Worldwide Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.68	128	0.14	0.25	0.00	-NA-	0.07	8.13	-10.23	-6.85	-6.85	-6.85	0.00	-6.85	-6.85	51.09	37.85	95	75
Greenland Hong Kong Holdings *	Non-rental	Diversified	REIT	4.23	122	0.13	0.24	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	12.20	-1.63	0.00	-1.63	12.20	-NA-	-NA-	285	235
Beijing North Star (H)	Non-rental	Diversified	Non-REIT	1.81	119	0.13	0.23	4.19	-NA-	1.24	11.99	-0.71	-13.81	3.43	10.37	0.00	10.37	3.43	54.93	35.97	55	46
Minmetals Land (Red Chip)					92	0.10	0.18	1.11														

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

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Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Regional	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)	3 month	Velocity
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD			EUR (m)	(%)
DLF	Non-rental	Diversified	Non-REIT	141.15	704	0.78	1.38	1.42	-NA-	-NA-	-0.46	-12.14	-49.11	-15.33	2.65	0.00	2.65	-15.33	-NA-	44.50	3,847	546
Ascendas India Trust	Non-rental	Office	Non-REIT	0.72	279	0.31	0.55	6.14	-NA-	-NA-	6.58	-8.72	-14.37	5.15	4.38	0.00	4.38	5.15	-NA-	22.09	96	34
Unitech	Non-rental	Diversified	Non-REIT	11.40	181	0.20	0.36	0.00	15.62	33.36	-15.99	-30.15	-58.09	-25.49	-9.52	0.00	-9.52	-25.49	95.23	60.04	1,595	880
Prestige Estates Projects Ltd	Non-rental	Diversified	Non-REIT	132.20	130	0.14	0.25	0.91	-NA-	-NA-	-NA-	4.22	-23.03	-18.62	-5.13	0.00	-5.13	-18.62	-NA-	47.75	12,998	10,020
India Total					1,295	1.43	2.54	2.19														
Lippo Karawaci	Non-rental	Diversified	Non-REIT	940.00	1,123	1.24	2.20	1.26	-NA-	36.83	3.89	20.31	-16.81	3.30	-1.05	0.00	-1.05	3.30	55.10	41.65	2,039	182
Summarecon	Non-rental	Diversified	Non-REIT	1005.00	678	0.75	1.33	2.14	15.66	26.40	66.40	27.57	-13.55	28.85	5.24	0.00	5.24	28.85	51.63	45.55	512	76
Bumi Serpong Damai PT	Non-rental	Diversified	Non-REIT	1535.00	670	0.74	1.31	0.98	-NA-	-NA-	-NA-	-NA-	-4.06	18.99	6.60	0.00	6.60	18.99	-NA-	-NA-	674	101
Ciputra Develop	Non-rental	Diversified	Non-REIT	975.00	646	0.71	1.27	1.23	-NA-	16.75	44.63	46.81	-12.16	30.00	14.04	0.00	14.04	30.00	61.51	46.37	674	104
Alam Sutera Realty	Non-rental	Diversified	Non-REIT	575.00	423	0.47	0.83	2.54	-NA-	-NA-	63.27	33.20	-38.17	33.72	12.75	0.00	12.75	33.72	-NA-	45.81	1,232	291
First Real Estate Investment Trust	Non-rental	Health Care	Non-REIT	1.05	282	0.31	0.55	7.20	-NA-	-NA-	26.45	12.70	-7.52	-1.42	0.48	0.00	0.48	-1.42	-NA-	18.99	102	36
Pakuwon Jati	Non-rental	Diversified	Non-REIT	330.00	258	0.28	0.51	1.06	8.26	36.28	47.67	16.78	-8.33	22.22	7.49	0.00	7.49	22.22	59.68	40.54	337	131
Kawasan Industri Jababeka	Non-rental	Diversified	Non-REIT	221.00	214	0.24	0.42	0.61	-NA-	-NA-	-NA-	-NA-	-13.69	14.51	8.33	0.00	8.33	14.51	-NA-	-NA-	109	51
Sentul City	Non-rental	Diversified	Non-REIT	170.00	193	0.21	0.38	0.00	-NA-	-NA-	27.73	17.80	-42.37	8.28	9.68	0.00	9.68	8.28	-NA-	62.74	286	148
Ciputra Property	Non-rental	Diversified	Non-REIT	745.00	126	0.14	0.25	2.15	-NA-	-NA-	40.17	26.10	-21.58	20.16	10.37	0.00	10.37	20.16	-NA-	48.34	162	129
Bakrieland Devel	Non-rental	Diversified	Non-REIT	50.00	121	0.13	0.24	0.00	-NA-	-16.23	-9.27	-29.55	-15.25	0.00	0.00	0.00	0.00	0.00	76.91	37.31	0	0
Intiland Development Tbk PT	Non-rental	Diversified	Non-REIT	355.00	117	0.13	0.00	1.41	-NA-	-NA-	-NA-	-NA-	-30.39	12.70	9.57	0.00	9.57	12.70	-NA-	-NA-	71	61
Agung Podomoro Land Tbk PT	Non-rental	Diversified	Non-REIT	232.00	104	0.11	0.20	2.59	-NA-	-NA-	-NA-	-NA-	-49.01	7.91	2.20	0.00	2.20	7.91	-NA-	-NA-	101	97
Ciputra Surya	Non-rental	Diversified	Non-REIT	2010.00	99	0.11	0.19	2.09	-NA-	14.44	53.81	56.28	-28.85	53.44	18.24	0.00	18.24	53.44	57.93	58.60	196	198
Indonesia Total					4,849	5.35	9.28	1.71														

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				Price	Mkt Cap	Global	Regional	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)	3 month	Velocity
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD			Annualised	
UEM Sunrise	Non-rental	Residential	Non-REIT	2.20	736	0.81	1.44	1.36	-NA-	-NA-	29.08	-6.60	-3.93	-6.78	6.28	0.00	6.28	-6.78	-NA-	41.61	715	97
KLCC Property Holdings	Rental	Diversified	Non-REIT	6.15	613	0.68	1.20	4.22	-NA-	-NA-	17.39	23.21	-5.96	5.13	6.03	0.00	6.03	5.13	-NA-	21.64	-NA-	-NA-
SP Setia	Non-rental	Diversified	Non-REIT	2.91	538	0.59	1.05	3.56	12.54	9.10	9.36	-6.80	-7.62	-3.32	1.04	0.00	1.04	-3.32	28.61	17.89	267	50
IGB *	Non-rental	Diversified	REIT	2.59	494	0.55	0.97	3.62	-NA-	-NA-	-NA-	-NA-	89.05	-4.78	-3.00	0.00	-3.00	-4.78	-NA-	-NA-	100	20
Mah Sing Group	Non-rental	Diversified	Non-REIT	2.07	406	0.45	0.80	3.62	-NA-	-NA-	-NA-	-NA-	21.16	-8.41	0.49	0.00	0.49	-8.41	-NA-	-NA-	198	49
CapitaMalls Malaysia Trust	Non-rental	Retail	Non-REIT	1.47	339	0.37	0.66	4.52	-NA-	-NA-	-NA-	9.82	-21.81	5.00	5.76	0.00	5.76	5.00	-NA-	15.21	154	46
Eastern & Orient	Non-rental	Diversified	Non-REIT	2.01	322	0.35	0.63	1.68	-3.57	6.27	34.21	22.29	27.22	6.35	4.15	0.00	4.15	6.35	48.23	27.55	221	69
Pavilion Real Estate Investment Trust	Non-rental	Retail	Non-REIT	1.35	268	0.30	0.53	4.12	-NA-	-NA-	-NA-	-NA-	-13.46	5.47	8.00	0.00	8.00	5.47	-NA-	-NA-	93	35
IJM Land Bhd	Non-rental	Diversified	Non-REIT	2.64	224	0.25	0.44	1.89	-NA-	6.00	30.64	0.37	21.10	3.53	6.45	0.00	6.45	3.53	64.16	35.86	93	41
Tebrau Teguh Bhd	Non-rental	Diversified	Non-REIT	1.26	110	0.12	0.22	0.00	-9.51	11.75	23.99	19.41	39.23	-2.33	3.28	0.00	3.28	-2.33	69.77	53.85	114	103
Glomac Bhd *	Non-rental	Diversified	REIT	1.08	87	0.10	0.17	4.51	-NA-	-0.18	38.96	12.04	24.14	-3.57	-1.82	0.00	-1.82	-3.57	38.32	31.74	47	54
YTL Land & Development BHD	Non-rental	Diversified	Non-REIT	0.90	64	0.07	0.13	0.00	-13.47	-3.31	9.57	-NA-	4.65	-3.74	0.00	0.00	0.00	-3.74	-NA-	-NA-	17	27
Malaysia Total					4,201	4.63	8.23	3.04														
Ayala Land	Non-rental	Diversified	Non-REIT	30.50	2,788	3.08	5.46	0.96	8.53	21.14	40.73	29.08	-4.69	23.23	16.41	0.00	16.41	23.23	33.81	27.16	2,022	73
SM Prime Hldgs	Rental	Retail	Non-REIT	14.60	1,778	1.96	3.49	1.85	-NA-	15.12	21.79	23.34	-23.16	-0.54	-5.93	0.00	-5.93	-0.54	25.91	27.86	1,627	91
Megaworld Corporation	Non-rental	Diversified	Non-REIT	4.20	801	0.88	1.57	0.85	-NA-	18.46	51.40	27.37	6.87	29.63	17.65	0.00	17.65	29.63	45.52	32.94	1,259	157
Robinson`s Land Corporation	Rental	Diversified	Non-REIT	20.85	557	0.61	1.09	1.73	10.62	29.10	40.56	26.04	-8.35	4.46	5.30	0.00	5.30	4.46	43.85	31.11	408	73
Vista Land & Lifescapes	Non-rental	Residential	Non-REIT	5.40	299	0.33	0.59	1.89	-NA-	-NA-	47.07	34.70	-1.46	3.85	3.85	0.00	3.85	3.85	-NA-	30.45	239	80
Filinvest Land	Non-rental	Diversified	Non-REIT	1.46	232	0.26	0.45	3.29	1.21	9.69	34.24	13.27	-25.89	3.55	11.45	0.00	11.45	3.55	43.92	31.74	265	115
Philippines Total					6,456	7.12	12.65	1.38														

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				Price	Mkt Cap	Global	Regional	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)	3 month	Velocity
				28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD			EUR (m)	(%)
Hung Poo Real Estate Development	Non-rental	Diversified	Non-REIT	28.55	141	0.16	0.28	5.95	-NA-	6.86	13.82	-9.81	-6.55	-5.15	-2.39	0.00	-2.39	-5.15	52.26	36.72	69	49
Taiwan Total					141	0.16	0.28	5.95														
Central Pattana	Rental	Retail	Non-REIT	41.25	1,233	1.36	2.42	1.15	15.91	24.44	47.15	47.21	-14.06	0.61	10.00	0.00	10.00	0.61	39.60	32.51	1,804	146
Land & Houses	Non-rental	Residential	Non-REIT	9.30	621	0.68	1.22	5.38	-NA-	-1.24	31.21	20.83	-22.50	3.91	8.14	0.00	8.14	3.91	38.07	31.22	1,501	242
Cpn Retail Growth Leasehold Property Fund	Rental	Diversified	Non-REIT	15.50	422	0.47	0.83	9.70	-NA-	-NA-	-NA-	-NA-	-22.50	-1.27	1.97	0.00	1.97	-1.27	-NA-	-NA-	99	23
Preuksa Real Estate	Non-rental	Residential	Non-REIT	19.60	288	0.32	0.56	2.55	-NA-	-NA-	-NA-	5.42	-34.67	7.69	11.36	0.00	11.36	7.69	-NA-	47.41	541	188
Supalai PCL	Non-rental	Residential	Non-REIT	17.70	236	0.26	0.46	3.67	-0.12	14.51	58.98	21.49	-18.43	21.23	10.63	0.00	10.63	21.23	41.51	35.05	617	261
Quality Houses	Non-rental	Residential	Non-REIT	2.80	228	0.25	0.45	6.79	-NA-	-NA-	-NA-	-NA-	-29.29	6.06	9.37	0.00	9.37	6.06	-NA-	-NA-	701	307
LPN Development	Non-rental	Diversified	Non-REIT	15.10	193	0.21	0.38	5.56	-NA-	17.29	46.99	20.36	-39.60	-2.58	3.42	0.00	3.42	-2.58	41.44	32.79	621	322
WHA	Non-rental	Industrial	Non-REIT	31.00	164	0.18	0.32	0.34	-NA-	-NA-	-NA-	-NA-	-36.41	10.71	6.90	0.00	6.90	10.71	-NA-	-NA-	1,428	870
Ticon Industrial Connection Pcl	Non-rental	Industrial	Non-REIT	16.50	164	0.18	0.32	6.06	-NA-	-NA-	-NA-	-NA-	-23.96	4.43	6.45	0.00	6.45	4.43	-NA-	-NA-	316	193
Sansiri	Non-rental	Residential	Non-REIT	2.02	159	0.18	0.31	8.42	-NA-	-NA-	-NA-	-NA-	-59.60	12.85	11.60	0.00	11.60	12.85	-NA-	-NA-	670	421
Amata Corp	Non-rental	Industrial/Office	Non-REIT	13.70	159	0.18	0.31	4.01	-NA-	2.90	33.06	0.59	-46.27	-0.72	10.48	0.00	10.48	-0.72	46.68	38.02	537	338
Property Perfect	Non-rental	Residential	Non-REIT	0.88	102	0.11	0.20	3.75	-NA-	12.01	76.64	95.05	-52.17	-3.30	-2.22	0.00	-2.22	-3.30	156.52	240.99	15	15
Asian Property Development	Non-rental	Residential	Non-REIT	5.00	95	0.10	0.19	5.00	-NA-	4.29	28.14	1.23	-51.46	13.64	15.21	0.00	15.21	13.64	46.55	35.83	440	464
Siam Future Development PCL	Non-rental	Retail	Non-REIT	5.60	90	0.10	0.18	0.22	-NA-	5.16	38.19	6.61	-48.78	-0.88	3.70	0.00	3.70	-0.88	50.42	47.57	54	60
SC Asset	Non-rental	Diversified	Non-REIT	3.08	88	0.10	0.17	0.94	-NA-	-5.79	16.69	-14.70	-89.81	1.99	3.36	0.00	3.36	1.99	60.32	64.74	63	71
Thailand Total					4,242	4.68	8.31	4.02														
Asia Total					50,384	55.57	98.52	2.68														

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Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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-14	Dividend Rtn (%) Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Mkt Cap EUR (m)	Global Wght (%) 28-Feb	Regional Wght (%) 28-Feb														3 month Annualised EUR (m)	
EUROPE																						
Globe Trade Centre	Non-rental	Diversified	Non-REIT	7.37	412	0.45	5.99	0.00	-NA-	-NA-	-11.11	-29.62	-9.57	-1.07	-0.54	0.00	-0.54	-1.07	-NA-	37.08	230	56
Poland Total					412	0.45	5.99	0.00														
Emlak Konut Gayrimenkul Yatirim Ortakligi AS	Non-rental	Residential	REIT	2.25	1,432	1.58	20.83	3.56	-NA-	-NA-	-NA-	-NA-	-22.95	7.14	4.65	0.00	4.65	7.14	-NA-	-NA-	20,948	1,463
Is Gayrimenkul Yatirim Ortak *	Non-rental	Diversified	REIT	1.27	118	0.13	1.72	3.75	-NA-	8.70	14.45	1.63	-14.19	-9.29	0.79	0.00	0.79	-9.29	39.77	27.76	208	176
Sinpas Gayrimenkul Yatirim Ortakligi *	Non-rental	Diversified	REIT	0.68	54	0.06	0.78	7.35	-NA-	-NA-	16.63	-24.42	-51.08	-17.07	0.00	0.00	0.00	-17.07	-NA-	37.50	385	719
Alarko G.Yat.Ort *	Non-rental	Diversified	REIT	20.40	36	0.04	0.52	1.06	-NA-	12.47	26.43	6.88	-2.16	13.33	6.53	0.00	6.53	13.33	43.94	36.31	662	1,856
Turkey Total					1,639	1.81	23.85	3.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-
Atrium European Real Estate	Non-rental	Retail	Non-REIT	4.41	738	0.81	10.74	4.76	-NA-	-NA-	-NA-	-0.72	-3.98	5.50	5.86	0.00	5.86	5.50	-NA-	17.85	42	6
Orco Property Group S.A.	Non-rental	Diversified	Non-REIT	1.63	69	0.08	1.00	0.00	-NA-	-22.77	-14.42	-41.97	-32.92	-2.40	-7.39	0.00	-7.39	-2.40	57.71	44.70	133	193
Czech Total					807	0.89	11.75	0.00														
Immofinanz AG	Non-rental	Diversified	Non-REIT	3.67	3,543	3.91	51.55	4.09	-NA-	-4.67	37.53	6.26	14.51	8.97	4.89	0.00	4.89	8.97	57.85	22.25	1,695	48
PIK Group	Non-rental	Residential	Non-REIT	82.40	472	0.52	6.86	0.00	-NA-	-NA-	-NA-	-NA-	25.53	16.88	22.99	0.00	22.99	16.88	-NA-	-NA-	-NA-	-NA-
Russia Total					4,014	4.43	58.41	0.00														
Europe Total					6,873	7.58	100.00	1.82														

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 28-Feb	Free Float	Free Float	Free Float	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-14	Dividend Rtn (%) Feb-14	Total Rtn (%) Feb-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Mkt Cap EUR (m) 28-Feb	Global Wght (%) 28-Feb	Regional Wght (%) 28-Feb														3 month Annualised EUR (m)	
Six Of October Development & Investment	Non-rental	Diversified	Non-REIT	25.45	170	0.19	0.96	0.00	-NA-	36.68	24.42	-4.67	22.65	12.56	11.04	0.00	11.04	12.56	104.92	61.64	274	161
Egypt Total					170	0.19	0.96	3.08														
Emaar Properties	Non-rental	Diversified	Non-REIT	9.10	5,359	5.91	30.22	1.10	-NA-	22.40	35.00	51.24	71.70	19.11	13.75	0.00	13.75	19.11	62.40	33.57	12,998	243
Aldar Properties PJSC	Non-rental	Diversified	Non-REIT	3.32	2,058	2.27	11.61	1.81	-NA-	-NA-	7.38	34.66	115.58	20.29	-1.19	0.00	-1.19	20.29	-NA-	44.10	15,642	760
RAK Properties	Non-rental	Diversified	Non-REIT	1.22	236	0.26	1.33	4.10	-NA-	-NA-	21.54	51.62	114.04	24.49	5.17	0.00	5.17	24.49	-NA-	46.18	4,996	2,120
UAE Total					7,652	8.44	43.16	1.38														
Growthpoint Prop Ltd *	Rental	Diversified	REIT	23.50	2,821	3.11	15.91	6.34	3.41	17.72	15.17	14.52	-14.08	-3.21	7.06	0.00	7.06	-3.21	20.86	20.16	237,277	8,410
Redefine Properties *	Rental	Diversified	REIT	9.44	1,831	2.02	10.32	7.28	-NA-	18.84	11.91	13.35	-3.97	-3.08	6.67	0.00	6.67	-3.08	21.78	15.73	120,541	6,585
Hyprop Investments Ltd *	Rental	Retail	REIT	77.25	1,228	1.35	6.93	5.49	13.59	19.02	14.92	13.60	6.77	0.98	6.63	0.00	6.63	0.98	20.88	18.46	63,297	5,155
Capital Property Fund	Rental	Diversified	Non-REIT	9.89	889	0.98	5.01	7.65	6.81	15.96	11.65	8.00	-8.09	-7.14	1.96	0.00	1.96	-7.14	21.22	15.08	48,359	5,439
Resilient Prop Inc Fd *	Rental	Diversified	REIT	54.00	843	0.93	4.76	5.48	-NA-	23.20	18.61	24.13	5.99	-2.70	3.45	0.00	3.45	-2.70	19.90	19.12	28,601	3,391
Vukile Property Fund *	Rental	Diversified	REIT	16.03	517	0.57	2.92	8.07	-NA-	-NA-	14.39	5.79	-9.91	-5.15	5.25	0.00	5.25	-5.15	-NA-	17.89	16,297	3,153
SA Corporate Real Estate Fund *	Rental	Diversified	REIT	3.83	465	0.51	2.62	8.16	-NA-	10.34	13.64	10.47	-4.73	-4.01	3.51	0.00	3.51	-4.01	20.24	14.22	17,431	3,747
Acucap Properties Limited *	Rental	Diversified	REIT	39.80	425	0.47	2.39	7.94	-NA-	12.10	8.47	6.82	-14.37	-8.74	0.76	0.00	0.76	-8.74	18.93	16.97	36,367	8,566
Emira Property Fund *	Rental	Diversified	REIT	13.59	392	0.43	2.21	8.43	-NA-	14.76	9.80	4.96	-8.36	-4.97	6.42	0.00	6.42	-4.97	18.84	14.65	33,669	8,580
Fountainhead Property Trust *	Rental	Retail	REIT	7.41	226	0.25	1.28	6.75	-NA-	14.08	10.62	7.84	-14.83	0.14	1.23	0.00	1.23	0.14	19.45	15.07	35,012	15,459
Arrowhead Properties (A) *	Rental	Diversified	REIT	6.89	135	0.15	0.76	8.71	-NA-	-NA-	-NA-	-NA-	-10.52	-0.29	4.39	0.00	4.39	-0.29	-NA-	-NA-	7,796	5,789
Arrowhead Properties (B) *	Rental	Diversified	REIT	6.88	134	0.15	0.76	7.70	-NA-	-NA-	-NA-	-NA-	-7.65	0.58	8.35	0.00	8.35	0.58	-NA-	-NA-	6,783	5,044
South Africa Total					9,907	10.93	55.88	6.84														
Middle East/Africa Total					17,730	19.56	100.00	3.77														
EMEA Total					24,602	27.14	100.00	2.99														

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

Version: February 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Regional														3 month	
				EUR (m)	Wght (%)	Wght (%)	Yld (%)														Rtn (%)	
28-Feb	28-Feb	28-Feb	28-Feb	28-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	Feb-14	Feb-14	YTD	Vlty (%)	Vlty (%)	EUR (m)	Velocity (%)				
AMERICAS																						
BR Malls Participacoes S/A Ord	Rental	Retail	Non-REIT	17.96	2,392	2.64	15.90	2.65	-NA-	-NA-	25.28	4.86	-29.84	5.34	18.16	0.00	18.16	5.34	-NA-	26.18	5,932	248
Cyrela Brazil Realty S/A Empreendimentos e I	Non-rental	Residential	Non-REIT	13.06	1,130	1.25	7.51	2.91	-NA-	-NA-	15.45	-5.92	-24.42	-9.31	-8.54	0.00	-8.54	-9.31	-NA-	28.64	5,146	455
Multiplan Empreendimentos Imobiliarios S/A On Rental	Rental	Retail	Non-REIT	46.10	1,094	1.21	7.28	2.27	-NA-	-NA-	25.28	13.09	-18.62	-7.62	5.71	0.00	5.71	-7.62	-NA-	19.20	2,370	217
BR Properties S/A Ord	Rental	Industrial/Office	Non-REIT	17.00	1,045	1.15	6.95	3.02	-NA-	-NA-	-NA-	-0.76	-30.89	-8.60	0.47	0.00	0.47	-8.60	-NA-	18.75	5,136	492
MRV Engenharia e Participacoes SA	Non-rental	Residential	Non-REIT	8.12	775	0.86	5.16	3.23	-NA-	-NA-	21.58	-13.07	-36.06	-3.68	-1.58	0.00	-1.58	-3.68	-NA-	48.97	3,227	416
PDG Realty S/A Empreendimentos e Participac	Non-rental	Residential	Non-REIT	1.51	627	0.69	4.17	0.00	-NA-	-NA-	-6.99	-41.42	-52.96	-16.57	-9.58	0.00	-9.58	-16.57	-NA-	44.01	3,735	596
Gafisa	Non-rental	Residential	Non-REIT	3.30	445	0.49	2.96	9.37	-NA-	-NA-	-4.93	-29.89	-22.90	-6.52	7.49	0.00	7.49	-6.52	-NA-	58.87	3,321	746
Aliansce Shopping Centers SA	Rental	Retail	Non-REIT	17.66	435	0.48	2.89	1.96	-NA-	-NA-	-NA-	13.73	-27.92	-3.50	7.81	0.00	7.81	-3.50	-NA-	22.86	845	194
Even Construtora e Incorporadora SA ON	Non-rental	Diversified	Non-REIT	7.14	434	0.48	2.88	3.66	-NA-	-NA-	-NA-	-NA-	-28.60	-12.39	-0.28	0.00	-0.28	-12.39	-NA-	-NA-	1,657	382
EZ TEC Empreendimentos e Partipacoes	Non-rental	Residential	Non-REIT	25.91	401	0.44	2.66	2.10	-NA-	-NA-	-NA-	-NA-	-5.61	-11.08	-4.00	0.00	-4.00	-11.08	-NA-	-NA-	1,043	260
Iguatemi Empresa de Shopping Centers S/A O	Rental	Retail	Non-REIT	21.38	398	0.44	2.65	1.88	-NA-	-NA-	29.61	7.61	-21.45	-4.13	6.69	0.00	6.69	-4.13	-NA-	23.21	1,115	280
Direcional Engenharia	Non-rental	Residential	Non-REIT	10.30	262	0.29	1.74	3.53	-NA-	-NA-	-NA-	-NA-	97.32	-14.17	-2.83	0.00	-2.83	-14.17	-NA-	-NA-	-NA-	-NA-
Helbor Empreendimentos S.A.	Non-rental	Diversified	Non-REIT	6.88	258	0.28	1.72	5.83	-NA-	-NA-	60.92	18.18	-22.90	-11.79	-1.71	0.00	-1.71	-11.79	-NA-	31.63	245	95
Tecnisa S.A.	Rental	Diversified	Non-REIT	7.54	212	0.23	1.41	0.00	-NA-	-NA-	24.75	-5.65	-13.73	-15.85	-2.84	0.00	-2.84	-15.85	-NA-	33.09	603	284
JHSF Participacoes SA	Non-rental	Residential	Non-REIT	4.35	149	0.16	0.99	4.27	-NA-	-NA-	20.63	13.75	-48.82	2.11	8.21	0.00	8.21	2.11	-NA-	36.37	299	200
Rossi Residencial SA	Rental	Residential	Non-REIT	1.71	147	0.16	0.98	17.32	-NA-	-NA-	-NA-	-NA-	-51.28	-16.18	-12.31	0.00	-12.31	-16.18	-NA-	-NA-	1,586	1,079
Sonae Sierra Brasil	Rental	Retail	Non-REIT	15.66	126	0.14	0.84	2.23	-NA-	-NA-	-NA-	-NA-	-45.05	-14.10	0.38	0.00	0.38	-14.10	-NA-	-NA-	163	129
Brookfield Incorporacoes SA	Non-rental	Residential	Non-REIT	1.47	118	0.13	0.79	0.00	-NA-	-NA-	2.23	-37.07	-53.33	27.83	11.36	0.00	11.36	27.83	-NA-	46.19	1,442	1,217
Rodobens Negocios Imobiliarios S/A Ord	Non-rental	Residential	Non-REIT	10.65	85	0.09	0.57	10.20	-NA-	-NA-	3.83	-8.69	-23.22	-18.70	0.95	0.00	0.95	-18.70	-NA-	28.93	91	107
General Shopping Brasil	Non-rental	Retail	Non-REIT	7.78	50	0.06	0.33	0.00	-NA-	-NA-	32.57	-10.36	-31.45	-17.50	9.73	0.00	9.73	-17.50	-NA-	36.03	58	117
Brazil Total					10,584	11.67	70.36	3.09														
Americas Total																						
Fibra Uno Administracion S.A. de C.V.	Non-rental	Diversified	Non-REIT	41.97	3,470	3.83	23.07	3.11	-NA-	-NA-	-NA-	-NA-	-NA-	-0.33	-2.80	0.00	-2.80	-0.33	-NA-	-NA-	-NA-	-NA-
Macquarie Mexico Real Estate Management S.	Non-rental	Diversified	Non-REIT	23.01	761	0.84	5.06	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-11.40	-5.93	0.00	-5.93	-11.40	-NA-	-NA-	1,007	132
Consorcio Ara *	Non-rental	Residential	REIT	5.01	188	0.21	1.25	0.00	-NA-	-2.59	6.68	-10.62	1.01	-1.76	-4.93	0.00	-4.93	-1.76	36.02	32.31	145	77
Mexico Total					4,458	4.92	29.64	2.42														
Americas Total																						
					15,042	16.59	100.00	2.76														
Emerging Markets Total																						
					90,028.20	99.30	100.00	2.76														

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	1,927.16	90,664.01	100.00	3.20	-NA-	-NA-	15.40	0.33	-23.81	-0.33	1.99	-0.33	-NA-	17.94
Emerging Asia Pacific Index	EUR	2,265.36	51,019.96	56.27	2.84	-NA-	-NA-	16.93	9.74	-25.52	-1.28	-0.02	-1.28	-NA-	20.67
Emerging EMEA Index	EUR	2,419.19	24,602.46	27.14	4.16	-NA-	-NA-	18.29	8.83	-0.48	4.57	6.63	4.57	-NA-	15.12
Emerging Europe Index	EUR	1,077.80	6,872.70	7.58	3.49	-NA-	-NA-	8.63	-9.70	-3.93	5.91	5.28	5.91	-NA-	24.58
Emerging Middle East/Africa Index	EUR	2,757.30	17,729.76	19.56	4.42	-NA-	-NA-	21.05	13.54	1.16	4.07	7.16	4.07	-NA-	17.48
Emerging Americas Index	EUR	1,083.91	15,041.60	16.59	2.89	-NA-	-NA-	8.42	-22.04	-44.41	-4.56	1.65	-4.56	-NA-	26.91
Brazil Index	EUR	1,591.23	10,583.91	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-43.51	-5.33	4.25	-5.33	-NA-	-NA-
Chile Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	EUR	2,480.16	29,200.66	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-22.29	-6.89	-4.00	-6.89	-NA-	-NA-
Egypt Index	EUR	1,010.37	170.43	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	12.42	12.10	8.43	12.10	-NA-	-NA-
India Index	EUR	486.31	1,294.60	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-51.40	-14.09	-1.04	-14.09	-NA-	-NA-
Indonesia Index	EUR	2,154.16	5,052.29	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-34.61	21.45	8.52	21.45	-NA-	-NA-
Malaysia Index	EUR	2,498.34	4,634.10	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-9.29	-0.69	3.27	-0.69	-NA-	-NA-
Mexico Index	EUR	180.05	4,457.69	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-67.24	-2.75	-4.02	-2.75	-NA-	-NA-
Philippines Index	EUR	4,504.07	6,455.55	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-22.55	12.08	6.82	12.08	-NA-	-NA-
Poland Index	EUR	468.33	1,150.22	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	-2.55	2.92	4.20	2.92	-NA-	-NA-
South Africa Index	EUR	2,460.12	9,906.86	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-22.36	-5.39	7.68	-5.39	-NA-	-NA-
Thailand Index	EUR	6,469.59	4,242.06	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-37.18	4.20	6.86	4.20	-NA-	-NA-
Turkey Index	EUR	1,836.41	1,639.00	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-38.80	1.95	4.35	1.95	-NA-	-NA-
Taiwan Index	EUR	2,661.68	140.69	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	-8.42	-6.91	-4.70	-6.91	-NA-	-NA-
UAE Index	EUR	5,434.66	7,652.47	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	69.71	19.31	6.47	19.31	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	2,099.27	125,220.60	100.00	3.20	-NA-	-NA-	17.35	0.33	-19.51	-0.10	4.45	-0.10	-NA-	22.95
Emerging Asia Pacific Index	USD	2,467.69	70,466.21	56.27	2.84	-NA-	-NA-	18.91	9.74	-21.32	-1.05	2.40	-1.05	-NA-	23.69
Emerging EMEA Index	USD	2,635.62	33,979.68	27.14	4.16	-NA-	-NA-	20.29	8.83	5.14	4.82	9.21	4.82	-NA-	20.05
Emerging Europe Index	USD	1,174.08	9,492.23	7.58	3.49	-NA-	-NA-	10.47	-9.70	1.49	6.15	7.83	6.15	-NA-	28.74
Emerging Middle East/Africa Index	USD	3,003.99	24,487.45	19.56	4.42	-NA-	-NA-	23.10	13.54	6.87	4.31	9.75	4.31	-NA-	21.31
Emerging Americas Index	USD	1,180.58	20,774.71	16.59	2.89	-NA-	-NA-	10.25	-22.04	-41.27	-4.34	4.10	-4.34	-NA-	32.39
Brazil Index	USD	1,567.35	14,617.97	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-40.32	-5.11	6.77	-5.11	-NA-	-NA-
Chile Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	USD	2,443.06	40,330.49	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-17.90	-6.68	-1.67	-6.68	-NA-	-NA-
Egypt Index	USD	995.21	235.39	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	18.77	12.37	11.05	12.37	-NA-	-NA-
India Index	USD	479.00	1,788.04	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-48.66	-13.89	1.35	-13.89	-NA-	-NA-
Indonesia Index	USD	2,121.88	6,977.97	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-30.92	21.73	11.14	21.73	-NA-	-NA-
Malaysia Index	USD	2,460.78	6,400.39	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-4.17	-0.46	5.76	-0.46	-NA-	-NA-
Mexico Index	USD	177.35	6,156.74	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-65.39	-2.52	-1.70	-2.52	-NA-	-NA-
Philippines Index	USD	4,436.51	8,916.09	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-18.18	12.34	9.40	12.34	-NA-	-NA-
Poland Index	USD	461.30	1,588.62	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	2.95	3.16	6.72	3.16	-NA-	-NA-
South Africa Index	USD	2,423.21	13,682.86	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-17.97	-5.17	10.29	-5.17	-NA-	-NA-
Thailand Index	USD	6,372.51	5,858.92	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-33.63	4.44	9.45	4.44	-NA-	-NA-
Turkey Index	USD	1,808.95	2,263.71	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-35.35	2.19	6.87	2.19	-NA-	-NA-
Taiwan Index	USD	2,621.74	194.31	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	-3.25	-6.70	-2.39	-6.70	-NA-	-NA-
UAE Index	USD	5,507.46	10,569.20	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	79.29	19.58	9.04	19.58	-NA-	-NA-

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

Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,018.79	74,720.65	100.00	3.20	-NA-	-NA-	13.61	-0.67	-27.10	-1.27	2.43	-1.27	-NA-	20.07
Emerging Asia Pacific Index	GBP	2,373.08	42,048.04	56.27	2.84	-NA-	-NA-	15.12	8.66	-28.73	-2.20	0.42	-2.20	-NA-	22.45
Emerging EMEA Index	GBP	2,534.58	20,276.09	27.14	4.16	-NA-	-NA-	16.46	7.75	-4.76	3.59	7.10	3.59	-NA-	16.65
Emerging Europe Index	GBP	1,129.07	5,664.13	7.58	3.49	-NA-	-NA-	6.95	-10.59	-8.07	4.91	5.74	4.91	-NA-	25.89
Emerging Middle East/Africa Index	GBP	2,888.82	14,611.96	19.56	4.42	-NA-	-NA-	19.18	12.42	-3.20	3.09	7.63	3.09	-NA-	18.52
Emerging Americas Index	GBP	1,135.32	12,396.52	16.59	2.89	-NA-	-NA-	6.74	-22.81	-46.80	-5.46	2.09	-5.46	-NA-	28.30
Brazil Index	GBP	1,667.03	8,722.72	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-45.94	-6.22	4.70	-6.22	-NA-	-NA-
Chile Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	GBP	2,598.44	24,065.69	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-25.64	-7.77	-3.58	-7.77	-NA-	-NA-
Egypt Index	GBP	1,058.51	140.46	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	7.58	11.05	8.91	11.05	-NA-	-NA-
India Index	GBP	509.46	1,066.94	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-53.50	-14.90	-0.61	-14.90	-NA-	-NA-
Indonesia Index	GBP	2,256.84	4,163.84	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-37.43	20.31	8.99	20.31	-NA-	-NA-
Malaysia Index	GBP	2,617.28	3,819.19	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-13.20	-1.62	3.72	-1.62	-NA-	-NA-
Mexico Index	GBP	188.63	3,673.80	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-68.65	-3.66	-3.61	-3.66	-NA-	-NA-
Philippines Index	GBP	4,718.67	5,320.34	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-25.89	11.03	7.28	11.03	-NA-	-NA-
Poland Index	GBP	490.64	947.95	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	-6.75	1.95	4.65	1.95	-NA-	-NA-
South Africa Index	GBP	2,577.33	8,164.73	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-25.70	-6.28	8.15	-6.28	-NA-	-NA-
Thailand Index	GBP	6,777.81	3,496.09	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-39.88	3.22	7.33	3.22	-NA-	-NA-
Turkey Index	GBP	1,924.00	1,350.78	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-41.44	0.99	4.80	0.99	-NA-	-NA-
Taiwan Index	GBP	2,788.49	115.95	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	-12.36	-7.79	-4.28	-7.79	-NA-	-NA-
UAE Index	GBP	5,857.74	6,306.77	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	62.40	18.19	6.93	18.19	-NA-	-NA-

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Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	JPY	2,093.32	12,780,640.73	100.00	3.20	-NA-	-NA-	18.35	7.95	-10.96	-2.99	4.53	-2.99	-NA-	26.28
Emerging Asia Pacific Index	JPY	2,460.69	7,192,133.89	56.27	2.84	-NA-	-NA-	19.92	18.08	-12.95	-3.91	2.48	-3.91	-NA-	26.94
Emerging EMEA Index	JPY	2,628.15	3,468,136.13	27.14	4.16	-NA-	-NA-	21.31	17.10	16.32	1.78	9.29	1.78	-NA-	23.23
Emerging Europe Index	JPY	1,170.75	968,824.21	7.58	3.49	-NA-	-NA-	11.41	-2.83	12.28	3.08	7.91	3.08	-NA-	32.57
Emerging Middle East/Africa Index	JPY	2,995.47	2,499,311.92	19.56	4.42	-NA-	-NA-	24.15	22.17	18.23	1.29	9.84	1.29	-NA-	23.72
Emerging Americas Index	JPY	1,177.24	2,120,370.71	16.59	2.89	-NA-	-NA-	11.19	-16.11	-35.03	-7.11	4.19	-7.11	-NA-	34.51
Brazil Index	JPY	1,506.82	1,491,982.79	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-33.98	-7.85	6.85	-7.85	-NA-	-NA-
Chile Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	JPY	2,348.71	4,116,331.85	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-9.18	-9.38	-1.60	-9.38	-NA-	-NA-
Egypt Index	JPY	956.78	24,025.32	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	31.39	9.12	11.14	9.12	-NA-	-NA-
India Index	JPY	460.50	182,496.27	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-43.21	-16.38	1.43	-16.38	-NA-	-NA-
Indonesia Index	JPY	2,039.94	712,206.51	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-23.58	18.21	11.23	18.21	-NA-	-NA-
Malaysia Index	JPY	2,365.74	653,255.57	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	6.01	-3.33	5.85	-3.33	-NA-	-NA-
Mexico Index	JPY	170.50	628,387.92	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-61.72	-5.34	-1.63	-5.34	-NA-	-NA-
Philippines Index	JPY	4,265.17	910,020.27	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-9.49	9.09	9.49	9.09	-NA-	-NA-
Poland Index	JPY	443.48	162,142.78	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	13.89	0.18	6.80	0.18	-NA-	-NA-
South Africa Index	JPY	2,329.63	1,396,540.82	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-9.26	-7.91	10.37	-7.91	-NA-	-NA-
Thailand Index	JPY	6,126.41	597,990.90	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-26.58	1.42	9.53	1.42	-NA-	-NA-
Turkey Index	JPY	1,739.09	231,045.13	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-28.48	-0.77	6.95	-0.77	-NA-	-NA-
Taiwan Index	JPY	2,520.49	19,832.52	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	7.03	-9.40	-2.32	-9.40	-NA-	-NA-
UAE Index	JPY	5,294.76	1,078,745.78	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	98.35	16.13	9.13	16.13	-NA-	-NA-

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Version: February 2014

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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	AUD	1,535.11	139,934.74	100.00	3.20	-NA-	-NA-	9.70	4.74	-7.92	-0.12	1.84	-0.12	-NA-	15.21
Emerging Asia Pacific Index	AUD	1,804.51	78,746.40	56.27	2.84	-NA-	-NA-	11.16	14.58	-9.98	-1.07	-0.16	-1.07	-NA-	18.54
Emerging EMEA Index	AUD	1,927.31	37,972.49	27.14	4.16	-NA-	-NA-	12.45	13.62	20.29	4.79	6.48	4.79	-NA-	13.26
Emerging Europe Index	AUD	858.55	10,607.62	7.58	3.49	-NA-	-NA-	3.27	-5.72	16.11	6.13	5.14	6.13	-NA-	25.60
Emerging Middle East/Africa Index	AUD	2,196.68	27,364.87	19.56	4.42	-NA-	-NA-	15.08	18.54	22.27	4.28	7.01	4.28	-NA-	15.03
Emerging Americas Index	AUD	863.31	23,215.86	16.59	2.89	-NA-	-NA-	3.07	-18.61	-32.81	-4.36	1.50	-4.36	-NA-	23.88
Brazil Index	AUD	1,381.60	16,335.66	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-31.72	-5.13	4.10	-5.13	-NA-	-NA-
Chile Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	AUD	2,153.53	45,069.56	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-6.08	-6.70	-4.13	-6.70	-NA-	-NA-
Egypt Index	AUD	877.27	263.05	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	35.88	12.34	8.28	12.34	-NA-	-NA-
India Index	AUD	422.23	1,998.14	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-41.27	-13.91	-1.18	-13.91	-NA-	-NA-
Indonesia Index	AUD	1,870.41	7,797.92	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-20.97	21.71	8.36	21.71	-NA-	-NA-
Malaysia Index	AUD	2,169.14	7,152.47	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	9.63	-0.48	3.12	-0.48	-NA-	-NA-
Mexico Index	AUD	156.33	6,880.20	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-60.41	-2.54	-4.16	-2.54	-NA-	-NA-
Philippines Index	AUD	3,910.72	9,963.78	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-6.39	12.32	6.67	12.32	-NA-	-NA-
Poland Index	AUD	406.63	1,775.30	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	17.78	3.14	4.05	3.14	-NA-	-NA-
South Africa Index	AUD	2,136.03	15,290.67	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-6.16	-5.19	7.53	-5.19	-NA-	-NA-
Thailand Index	AUD	5,617.29	6,547.38	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-24.07	4.42	6.71	4.42	-NA-	-NA-
Turkey Index	AUD	1,594.56	2,529.70	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-26.03	2.17	4.20	2.17	-NA-	-NA-
Taiwan Index	AUD	2,311.03	217.15	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	10.69	-6.72	-4.83	-6.72	-NA-	-NA-
UAE Index	AUD	4,854.75	11,811.15	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	105.12	19.56	6.32	19.56	-NA-	-NA-

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Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Emerging Index	EUR	1,906.09	90,664.01	100.00	2.85	-NA-	-NA-	15.15	0.09	-24.05	-0.34	1.97	-0.34	-NA-	17.94
Emerging Asia Pacific Index	EUR	2,238.43	51,019.96	56.27	2.53	-NA-	-NA-	16.66	9.46	-25.71	-1.28	-0.02	-1.28	-NA-	20.68
Emerging EMEA Index	EUR	2,369.09	24,602.46	27.14	3.59	-NA-	-NA-	17.82	8.36	-1.12	4.53	6.59	4.53	-NA-	15.14
Emerging Europe Index	EUR	1,060.66	6,872.70	7.58	2.94	-NA-	-NA-	8.28	-10.12	-4.49	5.91	5.28	5.91	-NA-	24.52
Emerging Middle East/Africa Index	EUR	2,698.57	17,729.76	19.56	3.84	-NA-	-NA-	20.55	13.05	0.47	4.01	7.10	4.01	-NA-	17.50
Emerging Americas Index	EUR	1,083.66	15,041.60	16.59	2.73	-NA-	-NA-	8.41	-22.04	-44.41	-4.56	1.65	-4.56	-NA-	26.91
Brazil Index	EUR	1,629.47	10,583.91	-NA-	2.86	-NA-	-NA-	-NA-	-NA-	-43.51	-5.33	4.25	-5.33	-NA-	-NA-
Chile Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	EUR	2,510.13	29,200.66	-NA-	2.82	-NA-	-NA-	-NA-	-NA-	-22.50	-6.89	-4.00	-6.89	-NA-	-NA-
Egypt Index	EUR	1,034.66	170.43	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	12.42	12.10	8.43	12.10	-NA-	-NA-
India Index	EUR	498.00	1,294.60	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-51.40	-14.09	-1.04	-14.09	-NA-	-NA-
Indonesia Index	EUR	2,190.14	5,052.29	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-34.81	21.42	8.52	21.42	-NA-	-NA-
Malaysia Index	EUR	2,558.39	4,634.10	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-9.29	-0.69	3.27	-0.69	-NA-	-NA-
Mexico Index	EUR	184.38	4,457.69	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-67.24	-2.75	-4.02	-2.75	-NA-	-NA-
Philippines Index	EUR	4,500.33	6,455.55	-NA-	0.97	-NA-	-NA-	-NA-	-NA-	-22.80	12.08	6.82	12.08	-NA-	-NA-
Poland Index	EUR	474.68	1,150.22	-NA-	2.48	-NA-	-NA-	-NA-	-NA-	-3.11	2.92	4.20	2.92	-NA-	-NA-
South Africa Index	EUR	2,453.62	9,906.86	-NA-	5.81	-NA-	-NA-	-NA-	-NA-	-23.13	-5.48	7.58	-5.48	-NA-	-NA-
Thailand Index	EUR	6,468.95	4,242.06	-NA-	3.62	-NA-	-NA-	-NA-	-NA-	-37.37	4.18	6.84	4.18	-NA-	-NA-
Turkey Index	EUR	1,839.08	1,639.00	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-39.04	1.95	4.35	1.95	-NA-	-NA-
Taiwan Index	EUR	2,563.48	140.69	-NA-	4.76	-NA-	-NA-	-NA-	-NA-	-9.46	-6.91	-4.70	-6.91	-NA-	-NA-
UAE Index	EUR	5,543.27	7,652.47	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	69.71	19.31	6.47	19.31	-NA-	-NA-

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Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	2,076.31	125,220.60	100.00	2.85	-NA-	-NA-	17.10	0.09	-19.76	-0.11	4.44	-0.11	-NA-	22.95
Emerging Asia Pacific Index	USD	2,438.33	70,466.21	56.27	2.53	-NA-	-NA-	18.63	9.46	-21.51	-1.05	2.40	-1.05	-NA-	23.71
Emerging EMEA Index	USD	2,581.01	33,979.68	27.14	3.59	-NA-	-NA-	19.81	8.36	4.46	4.78	9.17	4.78	-NA-	20.07
Emerging Europe Index	USD	1,155.38	9,492.23	7.58	2.94	-NA-	-NA-	10.12	-10.12	0.90	6.15	7.83	6.15	-NA-	28.69
Emerging Middle East/Africa Index	USD	2,939.97	24,487.45	19.56	3.84	-NA-	-NA-	22.59	13.06	6.14	4.25	9.69	4.25	-NA-	21.33
Emerging Americas Index	USD	1,180.31	20,774.71	16.59	2.73	-NA-	-NA-	10.25	-22.04	-41.27	-4.34	4.10	-4.34	-NA-	32.39
Brazil Index	USD	1,567.35	14,617.97	-NA-	2.86	-NA-	-NA-	-NA-	-NA-	-40.32	-5.11	6.77	-5.11	-NA-	-NA-
Chile Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	USD	2,414.44	40,330.49	-NA-	2.82	-NA-	-NA-	-NA-	-NA-	-18.13	-6.68	-1.67	-6.68	-NA-	-NA-
Egypt Index	USD	995.21	235.39	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	18.77	12.37	11.05	12.37	-NA-	-NA-
India Index	USD	479.00	1,788.04	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-48.66	-13.89	1.35	-13.89	-NA-	-NA-
Indonesia Index	USD	2,106.68	6,977.97	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-31.13	21.71	11.14	21.71	-NA-	-NA-
Malaysia Index	USD	2,460.78	6,400.39	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-4.17	-0.46	5.76	-0.46	-NA-	-NA-
Mexico Index	USD	177.35	6,156.74	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-65.39	-2.52	-1.70	-2.52	-NA-	-NA-
Philippines Index	USD	4,328.74	8,916.09	-NA-	0.97	-NA-	-NA-	-NA-	-NA-	-18.45	12.34	9.40	12.34	-NA-	-NA-
Poland Index	USD	456.58	1,588.62	-NA-	2.48	-NA-	-NA-	-NA-	-NA-	2.36	3.16	6.72	3.16	-NA-	-NA-
South Africa Index	USD	2,360.08	13,682.86	-NA-	5.81	-NA-	-NA-	-NA-	-NA-	-18.79	-5.26	10.18	-5.26	-NA-	-NA-
Thailand Index	USD	6,222.31	5,858.92	-NA-	3.62	-NA-	-NA-	-NA-	-NA-	-33.83	4.42	9.43	4.42	-NA-	-NA-
Turkey Index	USD	1,768.96	2,263.71	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-35.60	2.19	6.87	2.19	-NA-	-NA-
Taiwan Index	USD	2,465.74	194.31	-NA-	4.76	-NA-	-NA-	-NA-	-NA-	-4.34	-6.70	-2.39	-6.70	-NA-	-NA-
UAE Index	USD	5,485.64	10,569.20	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	79.29	19.58	9.04	19.58	-NA-	-NA-

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

Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	1,996.71	74,720.65	100.00	2.85	-NA-	-NA-	13.37	-0.90	-27.32	-1.28	2.42	-1.28	-NA-	20.08
Emerging Asia Pacific Index	GBP	2,344.85	42,048.04	56.27	2.53	-NA-	-NA-	14.85	8.38	-28.91	-2.21	0.42	-2.21	-NA-	22.47
Emerging EMEA Index	GBP	2,482.07	20,276.09	27.14	3.59	-NA-	-NA-	15.99	7.29	-5.38	3.55	7.06	3.55	-NA-	16.68
Emerging Europe Index	GBP	1,111.09	5,664.13	7.58	2.94	-NA-	-NA-	6.61	-11.01	-8.61	4.91	5.74	4.91	-NA-	25.82
Emerging Middle East/Africa Index	GBP	2,827.26	14,611.96	19.56	3.84	-NA-	-NA-	18.69	11.94	-3.86	3.03	7.57	3.03	-NA-	18.55
Emerging Americas Index	GBP	1,135.06	12,396.52	16.59	2.73	-NA-	-NA-	6.73	-22.82	-46.80	-5.46	2.09	-5.46	-NA-	28.30
Brazil Index	GBP	1,667.03	8,722.72	-NA-	2.86	-NA-	-NA-	-NA-	-NA-	-45.94	-6.22	4.70	-6.22	-NA-	-NA-
Chile Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	GBP	2,568.01	24,065.69	-NA-	2.82	-NA-	-NA-	-NA-	-NA-	-25.84	-7.77	-3.58	-7.77	-NA-	-NA-
Egypt Index	GBP	1,058.51	140.46	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	7.58	11.05	8.91	11.05	-NA-	-NA-
India Index	GBP	509.46	1,066.94	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-53.50	-14.90	-0.61	-14.90	-NA-	-NA-
Indonesia Index	GBP	2,240.66	4,163.84	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-37.61	20.28	8.99	20.28	-NA-	-NA-
Malaysia Index	GBP	2,617.28	3,819.19	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-13.20	-1.62	3.72	-1.62	-NA-	-NA-
Mexico Index	GBP	188.63	3,673.80	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-68.65	-3.66	-3.61	-3.66	-NA-	-NA-
Philippines Index	GBP	4,604.06	5,320.34	-NA-	0.97	-NA-	-NA-	-NA-	-NA-	-26.13	11.03	7.28	11.03	-NA-	-NA-
Poland Index	GBP	485.62	947.95	-NA-	2.48	-NA-	-NA-	-NA-	-NA-	-7.29	1.95	4.65	1.95	-NA-	-NA-
South Africa Index	GBP	2,510.18	8,164.73	-NA-	5.81	-NA-	-NA-	-NA-	-NA-	-26.44	-6.36	8.05	-6.36	-NA-	-NA-
Thailand Index	GBP	6,618.06	3,496.09	-NA-	3.62	-NA-	-NA-	-NA-	-NA-	-40.07	3.20	7.31	3.20	-NA-	-NA-
Turkey Index	GBP	1,881.47	1,350.78	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-41.67	0.99	4.80	0.99	-NA-	-NA-
Taiwan Index	GBP	2,622.57	115.95	-NA-	4.76	-NA-	-NA-	-NA-	-NA-	-13.36	-7.79	-4.28	-7.79	-NA-	-NA-
UAE Index	GBP	5,834.53	6,306.77	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	62.40	18.19	6.93	18.19	-NA-	-NA-

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

Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Emerging Index	JPY	2,070.43	12,780,640.73	100.00	2.85	-NA-	-NA-	18.10	7.70	-11.23	-3.00	4.52	-3.00	-NA-	26.29
Emerging Asia Pacific Index	JPY	2,431.42	7,192,133.89	56.27	2.53	-NA-	-NA-	19.64	17.78	-13.17	-3.91	2.48	-3.91	-NA-	26.96
Emerging EMEA Index	JPY	2,573.70	3,468,136.13	27.14	3.59	-NA-	-NA-	20.83	16.60	15.56	1.75	9.25	1.75	-NA-	23.24
Emerging Europe Index	JPY	1,152.11	968,824.21	7.58	2.94	-NA-	-NA-	11.05	-3.28	11.62	3.08	7.91	3.08	-NA-	32.51
Emerging Middle East/Africa Index	JPY	2,931.64	2,499,311.92	19.56	3.84	-NA-	-NA-	23.63	21.65	17.42	1.24	9.78	1.24	-NA-	23.73
Emerging Americas Index	JPY	1,176.97	2,120,370.71	16.59	2.73	-NA-	-NA-	11.18	-16.12	-35.03	-7.11	4.19	-7.11	-NA-	34.52
Brazil Index	JPY	1,506.82	1,491,982.79	-NA-	2.86	-NA-	-NA-	-NA-	-NA-	-33.98	-7.85	6.85	-7.85	-NA-	-NA-
Chile Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	JPY	2,321.20	4,116,331.85	-NA-	2.82	-NA-	-NA-	-NA-	-NA-	-9.43	-9.38	-1.60	-9.38	-NA-	-NA-
Egypt Index	JPY	956.78	24,025.32	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	31.39	9.12	11.14	9.12	-NA-	-NA-
India Index	JPY	460.50	182,496.27	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-43.21	-16.38	1.43	-16.38	-NA-	-NA-
Indonesia Index	JPY	2,025.32	712,206.51	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-23.81	18.19	11.23	18.19	-NA-	-NA-
Malaysia Index	JPY	2,365.74	653,255.57	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	6.01	-3.33	5.85	-3.33	-NA-	-NA-
Mexico Index	JPY	170.50	628,387.92	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-61.72	-5.34	-1.63	-5.34	-NA-	-NA-
Philippines Index	JPY	4,161.57	910,020.27	-NA-	0.97	-NA-	-NA-	-NA-	-NA-	-9.78	9.09	9.49	9.09	-NA-	-NA-
Poland Index	JPY	438.95	162,142.78	-NA-	2.48	-NA-	-NA-	-NA-	-NA-	13.24	0.18	6.80	0.18	-NA-	-NA-
South Africa Index	JPY	2,268.93	1,396,540.82	-NA-	5.81	-NA-	-NA-	-NA-	-NA-	-10.16	-8.00	10.27	-8.00	-NA-	-NA-
Thailand Index	JPY	5,982.01	597,990.90	-NA-	3.62	-NA-	-NA-	-NA-	-NA-	-26.80	1.40	9.51	1.40	-NA-	-NA-
Turkey Index	JPY	1,700.64	231,045.13	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-28.75	-0.77	6.95	-0.77	-NA-	-NA-
Taiwan Index	JPY	2,370.52	19,832.52	-NA-	4.76	-NA-	-NA-	-NA-	-NA-	5.82	-9.40	-2.32	-9.40	-NA-	-NA-
UAE Index	JPY	5,273.79	1,078,745.78	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	98.35	16.13	9.13	16.13	-NA-	-NA-

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

Version: February 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Emerging Index	AUD	1,518.32	139,934.74	100.00	2.85	-NA-	-NA-	9.47	4.50	-8.20	-0.14	1.83	-0.14	-NA-	15.22
Emerging Asia Pacific Index	AUD	1,783.04	78,746.40	56.27	2.53	-NA-	-NA-	10.90	14.28	-10.21	-1.07	-0.16	-1.07	-NA-	18.55
Emerging EMEA Index	AUD	1,887.38	37,972.49	27.14	3.59	-NA-	-NA-	12.00	13.13	19.51	4.75	6.44	4.75	-NA-	13.28
Emerging Europe Index	AUD	844.88	10,607.62	7.58	2.94	-NA-	-NA-	2.94	-6.16	15.43	6.13	5.14	6.13	-NA-	25.54
Emerging Middle East/Africa Index	AUD	2,149.87	27,364.87	19.56	3.84	-NA-	-NA-	14.60	18.04	21.43	4.23	6.95	4.23	-NA-	15.05
Emerging Americas Index	AUD	863.11	23,215.86	16.59	2.73	-NA-	-NA-	3.06	-18.61	-32.81	-4.36	1.50	-4.36	-NA-	23.88
Brazil Index	AUD	1,381.60	16,335.66	-NA-	2.86	-NA-	-NA-	-NA-	-NA-	-31.72	-5.13	4.10	-5.13	-NA-	-NA-
Chile Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	AUD	2,128.30	45,069.56	-NA-	2.82	-NA-	-NA-	-NA-	-NA-	-6.33	-6.70	-4.13	-6.70	-NA-	-NA-
Egypt Index	AUD	877.27	263.05	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	35.88	12.34	8.28	12.34	-NA-	-NA-
India Index	AUD	422.23	1,998.14	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-41.27	-13.91	-1.18	-13.91	-NA-	-NA-
Indonesia Index	AUD	1,857.01	7,797.92	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-21.20	21.68	8.36	21.68	-NA-	-NA-
Malaysia Index	AUD	2,169.14	7,152.47	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	9.63	-0.48	3.12	-0.48	-NA-	-NA-
Mexico Index	AUD	156.33	6,880.20	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-60.41	-2.54	-4.16	-2.54	-NA-	-NA-
Philippines Index	AUD	3,815.73	9,963.78	-NA-	0.97	-NA-	-NA-	-NA-	-NA-	-6.70	12.32	6.67	12.32	-NA-	-NA-
Poland Index	AUD	402.47	1,775.30	-NA-	2.48	-NA-	-NA-	-NA-	-NA-	17.10	3.14	4.05	3.14	-NA-	-NA-
South Africa Index	AUD	2,080.38	15,290.67	-NA-	5.81	-NA-	-NA-	-NA-	-NA-	-7.09	-5.28	7.43	-5.28	-NA-	-NA-
Thailand Index	AUD	5,484.89	6,547.38	-NA-	3.62	-NA-	-NA-	-NA-	-NA-	-24.30	4.40	6.69	4.40	-NA-	-NA-
Turkey Index	AUD	1,559.32	2,529.70	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-26.32	2.17	4.20	2.17	-NA-	-NA-
Taiwan Index	AUD	2,173.52	217.15	-NA-	4.76	-NA-	-NA-	-NA-	-NA-	9.43	-6.72	-4.83	-6.72	-NA-	-NA-
UAE Index	AUD	4,835.52	11,811.15	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	105.12	19.56	6.32	19.56	-NA-	-NA-

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

Version: February 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Emerging Index	EUR	1,657.48	90,664.01	100.00	0.00	-NA-	-NA-	12.10	-2.57	-26.03	-0.49	1.84	-0.49	-NA-	18.09
Emerging Asia Pacific Index	EUR	2,024.21	51,019.96	56.27	0.00	-NA-	-NA-	14.36	7.16	-27.30	-1.36	-0.08	-1.36	-NA-	20.82
Emerging EMEA Index	EUR	1,744.40	24,602.46	27.14	0.00	-NA-	-NA-	11.18	2.95	-5.05	4.31	6.36	4.31	-NA-	15.54
Emerging Europe Index	EUR	971.71	6,872.70	7.58	0.00	-NA-	-NA-	6.40	-12.37	-7.44	5.91	5.28	5.91	-NA-	24.29
Emerging Middle East/Africa Index	EUR	1,929.37	17,729.76	19.56	0.00	-NA-	-NA-	13.12	6.88	-3.90	3.70	6.78	3.70	-NA-	17.88
Emerging Americas Index	EUR	1,002.77	15,041.60	16.59	0.00	-NA-	-NA-	6.74	-23.50	-45.69	-4.82	1.38	-4.82	-NA-	27.07
Brazil Index	EUR	1,459.00	10,583.91	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-44.76	-5.33	4.25	-5.33	-NA-	-NA-
Chile Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	EUR	2,205.06	29,200.66	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-24.37	-6.89	-4.00	-6.89	-NA-	-NA-
Egypt Index	EUR	940.81	170.43	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	12.42	12.10	8.43	12.10	-NA-	-NA-
India Index	EUR	465.15	1,294.60	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-52.23	-14.09	-1.04	-14.09	-NA-	-NA-
Indonesia Index	EUR	2,074.15	5,052.29	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-35.58	21.31	8.52	21.31	-NA-	-NA-
Malaysia Index	EUR	2,175.29	4,634.10	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-12.43	-1.37	2.69	-1.37	-NA-	-NA-
Mexico Index	EUR	177.86	4,457.69	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-67.52	-3.58	-4.84	-3.58	-NA-	-NA-
Philippines Index	EUR	4,151.41	6,455.55	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-23.39	12.08	6.82	12.08	-NA-	-NA-
Poland Index	EUR	443.74	1,150.22	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	-5.47	2.92	4.20	2.92	-NA-	-NA-
South Africa Index	EUR	1,646.07	9,906.86	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-27.36	-5.98	7.00	-5.98	-NA-	-NA-
Thailand Index	EUR	5,100.65	4,242.06	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-39.04	4.01	6.67	4.01	-NA-	-NA-
Turkey Index	EUR	1,585.05	1,639.00	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-40.36	1.95	4.35	1.95	-NA-	-NA-
Taiwan Index	EUR	2,000.35	140.69	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	-13.38	-6.91	-4.70	-6.91	-NA-	-NA-
UAE Index	EUR	4,708.67	7,652.47	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	65.71	19.31	6.47	19.31	-NA-	-NA-

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Version: February 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Feb-14													
Emerging Index	USD	1,805.31	125,220.60	100.00	0.00	-NA-	-NA-	14.00	-2.57	-21.86	-0.26	4.30	-0.26	-NA-	23.09
Emerging Asia Pacific Index	USD	2,204.74	70,466.21	56.27	0.00	-NA-	-NA-	16.29	7.16	-23.19	-1.13	2.33	-1.13	-NA-	23.82
Emerging EMEA Index	USD	1,899.98	33,979.68	27.14	0.00	-NA-	-NA-	13.06	2.95	0.31	4.55	8.93	4.55	-NA-	20.48
Emerging Europe Index	USD	1,058.37	9,492.23	7.58	0.00	-NA-	-NA-	8.20	-12.37	-2.21	6.15	7.83	6.15	-NA-	28.50
Emerging Middle East/Africa Index	USD	2,101.45	24,487.45	19.56	0.00	-NA-	-NA-	15.03	6.88	1.52	3.94	9.36	3.94	-NA-	21.77
Emerging Americas Index	USD	1,092.20	20,774.71	16.59	0.00	-NA-	-NA-	8.55	-23.50	-42.62	-4.60	3.83	-4.60	-NA-	32.56
Brazil Index	USD	1,437.11	14,617.97	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-41.64	-5.11	6.77	-5.11	-NA-	-NA-
Chile Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	USD	2,171.97	40,330.49	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-20.11	-6.68	-1.67	-6.68	-NA-	-NA-
Egypt Index	USD	926.70	235.39	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	18.77	12.37	11.05	12.37	-NA-	-NA-
India Index	USD	458.17	1,788.04	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-49.53	-13.89	1.35	-13.89	-NA-	-NA-
Indonesia Index	USD	2,043.03	6,977.97	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-31.94	21.60	11.14	21.60	-NA-	-NA-
Malaysia Index	USD	2,142.65	6,400.39	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-7.48	-1.14	5.17	-1.14	-NA-	-NA-
Mexico Index	USD	175.19	6,156.74	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-65.69	-3.35	-2.54	-3.35	-NA-	-NA-
Philippines Index	USD	4,089.12	8,916.09	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-19.06	12.34	9.40	12.34	-NA-	-NA-
Poland Index	USD	437.08	1,588.62	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	-0.13	3.16	6.72	3.16	-NA-	-NA-
South Africa Index	USD	1,621.37	13,682.86	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-23.26	-5.77	9.59	-5.77	-NA-	-NA-
Thailand Index	USD	5,024.11	5,858.92	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-35.60	4.25	9.25	4.25	-NA-	-NA-
Turkey Index	USD	1,561.26	2,263.71	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-37.00	2.19	6.87	2.19	-NA-	-NA-
Taiwan Index	USD	1,970.34	194.31	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	-8.49	-6.70	-2.39	-6.70	-NA-	-NA-
UAE Index	USD	4,771.49	10,569.20	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	75.06	19.58	9.04	19.58	-NA-	-NA-

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

Version: February 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vlty (%)	Vlty (%)
Emerging Index	GBP	1,736.10	74,720.65	100.00	0.00	-NA-	-NA-	10.37	-3.54	-29.22	-1.43	2.28	-1.43	-NA-	20.20
Emerging Asia Pacific Index	GBP	2,120.22	42,048.04	56.27	0.00	-NA-	-NA-	12.59	6.10	-30.43	-2.29	0.36	-2.29	-NA-	22.59
Emerging EMEA Index	GBP	1,827.14	20,276.09	27.14	0.00	-NA-	-NA-	9.46	1.93	-9.14	3.33	6.83	3.33	-NA-	16.98
Emerging Europe Index	GBP	1,017.80	5,664.13	7.58	0.00	-NA-	-NA-	4.75	-13.24	-11.43	4.91	5.74	4.91	-NA-	25.54
Emerging Middle East/Africa Index	GBP	2,020.89	14,611.96	19.56	0.00	-NA-	-NA-	11.36	5.82	-8.04	2.72	7.25	2.72	-NA-	18.88
Emerging Americas Index	GBP	1,050.33	12,396.52	16.59	0.00	-NA-	-NA-	5.09	-24.26	-48.03	-5.71	1.82	-5.71	-NA-	28.48
Brazil Index	GBP	1,528.51	8,722.72	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-47.14	-6.22	4.70	-6.22	-NA-	-NA-
Chile Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	GBP	2,310.11	24,065.69	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-27.63	-7.77	-3.58	-7.77	-NA-	-NA-
Egypt Index	GBP	985.64	140.46	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	7.58	11.05	8.91	11.05	-NA-	-NA-
India Index	GBP	487.31	1,066.94	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-54.28	-14.90	-0.61	-14.90	-NA-	-NA-
Indonesia Index	GBP	2,172.97	4,163.84	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-38.36	20.17	8.99	20.17	-NA-	-NA-
Malaysia Index	GBP	2,278.93	3,819.19	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	-16.20	-2.29	3.14	-2.29	-NA-	-NA-
Mexico Index	GBP	186.34	3,673.80	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-68.92	-4.48	-4.43	-4.48	-NA-	-NA-
Philippines Index	GBP	4,349.19	5,320.34	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-26.69	11.03	7.28	11.03	-NA-	-NA-
Poland Index	GBP	464.88	947.95	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	-9.54	1.95	4.65	1.95	-NA-	-NA-
South Africa Index	GBP	1,724.49	8,164.73	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-30.49	-6.87	7.47	-6.87	-NA-	-NA-
Thailand Index	GBP	5,343.65	3,496.09	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-41.67	3.04	7.14	3.04	-NA-	-NA-
Turkey Index	GBP	1,660.56	1,350.78	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-42.93	0.99	4.80	0.99	-NA-	-NA-
Taiwan Index	GBP	2,095.65	115.95	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	-17.12	-7.79	-4.28	-7.79	-NA-	-NA-
UAE Index	GBP	5,074.96	6,306.77	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	58.57	18.19	6.93	18.19	-NA-	-NA-

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

Version: February 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Feb-14													
Emerging Index	JPY	1,800.19	12,780,640.73	100.00	0.00	-NA-	-NA-	14.97	4.83	-13.55	-3.15	4.38	-3.15	-NA-	26.42
Emerging Asia Pacific Index	JPY	2,198.50	7,192,133.89	56.27	0.00	-NA-	-NA-	17.28	15.30	-15.03	-3.99	2.41	-3.99	-NA-	27.08
Emerging EMEA Index	JPY	1,894.60	3,468,136.13	27.14	0.00	-NA-	-NA-	14.02	10.77	10.97	1.53	9.02	1.53	-NA-	23.54
Emerging Europe Index	JPY	1,055.37	968,824.21	7.58	0.00	-NA-	-NA-	9.12	-5.71	8.18	3.08	7.91	3.08	-NA-	32.29
Emerging Middle East/Africa Index	JPY	2,095.50	2,499,311.92	19.56	0.00	-NA-	-NA-	16.00	15.00	12.31	0.93	9.45	0.93	-NA-	24.08
Emerging Americas Index	JPY	1,089.11	2,120,370.71	16.59	0.00	-NA-	-NA-	9.47	-17.69	-36.52	-7.35	3.91	-7.35	-NA-	34.69
Brazil Index	JPY	1,381.61	1,491,982.79	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-35.44	-7.85	6.85	-7.85	-NA-	-NA-
Chile Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	JPY	2,088.09	4,116,331.85	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-11.61	-9.38	-1.60	-9.38	-NA-	-NA-
Egypt Index	JPY	890.91	24,025.32	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	31.39	9.12	11.14	9.12	-NA-	-NA-
India Index	JPY	440.48	182,496.27	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-44.17	-16.38	1.43	-16.38	-NA-	-NA-
Indonesia Index	JPY	1,964.13	712,206.51	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-24.71	18.08	11.23	18.08	-NA-	-NA-
Malaysia Index	JPY	2,059.90	653,255.57	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	2.35	-4.00	5.25	-4.00	-NA-	-NA-
Mexico Index	JPY	168.43	628,387.92	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-62.04	-6.15	-2.47	-6.15	-NA-	-NA-
Philippines Index	JPY	3,931.20	910,020.27	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-10.46	9.09	9.49	9.09	-NA-	-NA-
Poland Index	JPY	420.20	162,142.78	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	10.48	0.18	6.80	0.18	-NA-	-NA-
South Africa Index	JPY	1,558.75	1,396,540.82	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-15.11	-8.49	9.67	-8.49	-NA-	-NA-
Thailand Index	JPY	4,830.09	597,990.90	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-28.75	1.24	9.34	1.24	-NA-	-NA-
Turkey Index	JPY	1,500.97	231,045.13	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-30.30	-0.77	6.95	-0.77	-NA-	-NA-
Taiwan Index	JPY	1,894.24	19,832.52	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	1.23	-9.40	-2.32	-9.40	-NA-	-NA-
UAE Index	JPY	4,587.22	1,078,745.78	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	93.67	16.13	9.13	16.13	-NA-	-NA-

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

Version: February 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-14	Feb-14	Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD	Vity (%)	Vity (%)
Emerging Index	AUD	1,320.14	139,934.74	100.00	0.00	-NA-	-NA-	6.57	1.72	-10.60	-0.28	1.69	-0.28	-NA-	15.31
Emerging Asia Pacific Index	AUD	1,612.23	78,746.40	56.27	0.00	-NA-	-NA-	8.71	11.88	-12.13	-1.15	-0.22	-1.15	-NA-	18.68
Emerging EMEA Index	AUD	1,389.37	37,972.49	27.14	0.00	-NA-	-NA-	5.70	7.48	14.76	4.53	6.21	4.53	-NA-	13.52
Emerging Europe Index	AUD	773.94	10,607.62	7.58	0.00	-NA-	-NA-	1.15	-8.51	11.87	6.13	5.14	6.13	-NA-	25.29
Emerging Middle East/Africa Index	AUD	1,536.70	27,364.87	19.56	0.00	-NA-	-NA-	7.53	11.58	16.15	3.92	6.63	3.92	-NA-	15.29
Emerging Americas Index	AUD	798.68	23,215.86	16.59	0.00	-NA-	-NA-	1.47	-20.14	-34.36	-4.62	1.24	-4.62	-NA-	23.99
Brazil Index	AUD	1,266.79	16,335.66	-NA-	3.09	-NA-	-NA-	-NA-	-NA-	-33.24	-5.13	4.10	-5.13	-NA-	-NA-
Chile Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	AUD	1,914.57	45,069.56	-NA-	3.13	-NA-	-NA-	-NA-	-NA-	-8.60	-6.70	-4.13	-6.70	-NA-	-NA-
Egypt Index	AUD	816.87	263.05	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	35.88	12.34	8.28	12.34	-NA-	-NA-
India Index	AUD	403.87	1,998.14	-NA-	2.19	-NA-	-NA-	-NA-	-NA-	-42.26	-13.91	-1.18	-13.91	-NA-	-NA-
Indonesia Index	AUD	1,800.91	7,797.92	-NA-	1.73	-NA-	-NA-	-NA-	-NA-	-22.14	21.57	8.36	21.57	-NA-	-NA-
Malaysia Index	AUD	1,888.72	7,152.47	-NA-	3.23	-NA-	-NA-	-NA-	-NA-	5.84	-1.16	2.54	-1.16	-NA-	-NA-
Mexico Index	AUD	154.43	6,880.20	-NA-	2.42	-NA-	-NA-	-NA-	-NA-	-60.75	-3.38	-4.98	-3.38	-NA-	-NA-
Philippines Index	AUD	3,604.51	9,963.78	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	-7.40	12.32	6.67	12.32	-NA-	-NA-
Poland Index	AUD	385.28	1,775.30	-NA-	3.06	-NA-	-NA-	-NA-	-NA-	14.25	3.14	4.05	3.14	-NA-	-NA-
South Africa Index	AUD	1,429.22	15,290.67	-NA-	6.84	-NA-	-NA-	-NA-	-NA-	-12.21	-5.79	6.85	-5.79	-NA-	-NA-
Thailand Index	AUD	4,428.69	6,547.38	-NA-	4.02	-NA-	-NA-	-NA-	-NA-	-26.32	4.23	6.52	4.23	-NA-	-NA-
Turkey Index	AUD	1,376.23	2,529.70	-NA-	3.64	-NA-	-NA-	-NA-	-NA-	-27.92	2.17	4.20	2.17	-NA-	-NA-
Taiwan Index	AUD	1,736.83	217.15	-NA-	5.95	-NA-	-NA-	-NA-	-NA-	4.69	-6.72	-4.83	-6.72	-NA-	-NA-
UAE Index	AUD	4,206.01	11,811.15	-NA-	1.38	-NA-	-NA-	-NA-	-NA-	100.28	19.56	6.32	19.56	-NA-	-NA-

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

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Emerging (%) Weight 28-Feb
China Overseas Land & Inv (Red Chip)	CHN	7,940.66	8.76
Emaar Properties	UAE	5,358.51	5.91
Fibra Uno Administracion S.A. de C.V.	MEX	3,470.32	3.83
China Resources Land (Red Chip)	CHN	3,054.19	3.37
Growthpoint Prop Ltd *	SAF	2,821.22	3.11
Ayala Land	PHIL	2,788.19	3.08
BR Malls Participacoes S/A Ord	BRAZ	2,391.61	2.64
Aldar Properties PJSC	UAE	2,058.28	2.27
Redefine Properties *	SAF	1,830.53	2.02
SM Prime Hldgs	PHIL	1,778.22	1.96
Evergrande Real Estate Group	CHN	1,534.01	1.69
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	1,431.56	1.58
Shenzhen Vanke (B)	CHN	1,410.79	1.56
Sino-Ocean Land Holdings (Red Chip)	CHN	1,370.69	1.51
Longfor Properties Co. Ltd.	CHN	1,354.39	1.49
Central Pattana	THAI	1,232.56	1.36
Hyprop Investments Ltd *	SAF	1,227.90	1.35
Cyrela Brazil Realty S/A Empreendimentos e Participacoes Or	BRAZ	1,130.02	1.25
Lippo Karawaci	INDO	1,122.96	1.24
Multiplan Empreendimentos Imobiliaros S/A Ord	BRAZ	1,094.50	1.21
Total		46,401.08	51.18 (**)

Country Breakdown

Country Index	Number of Constituents 28-Feb	Free Float Mkt Cap (EUR m) 28-Feb	Free Float Emerging Markets Weight 28-Feb
Emerging Europe Index	9	6,872.70	7.58%
Emerging Middle East/Africa Index	16	17,729.76	19.56%
Total Emerging EMEA Index	25	24,602.46	27.14%
Emerging Asia Pacific Index	90	51,019.96	56.27%
Emerging Americas Index	24	15,041.60	16.59%
Total Emerging Index	139	90,664.01	100.00%

(**) The Top 20 Constituents represent 51.18% of the market capitalisation of the Emerging Markets Index.

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Top 20 Performance

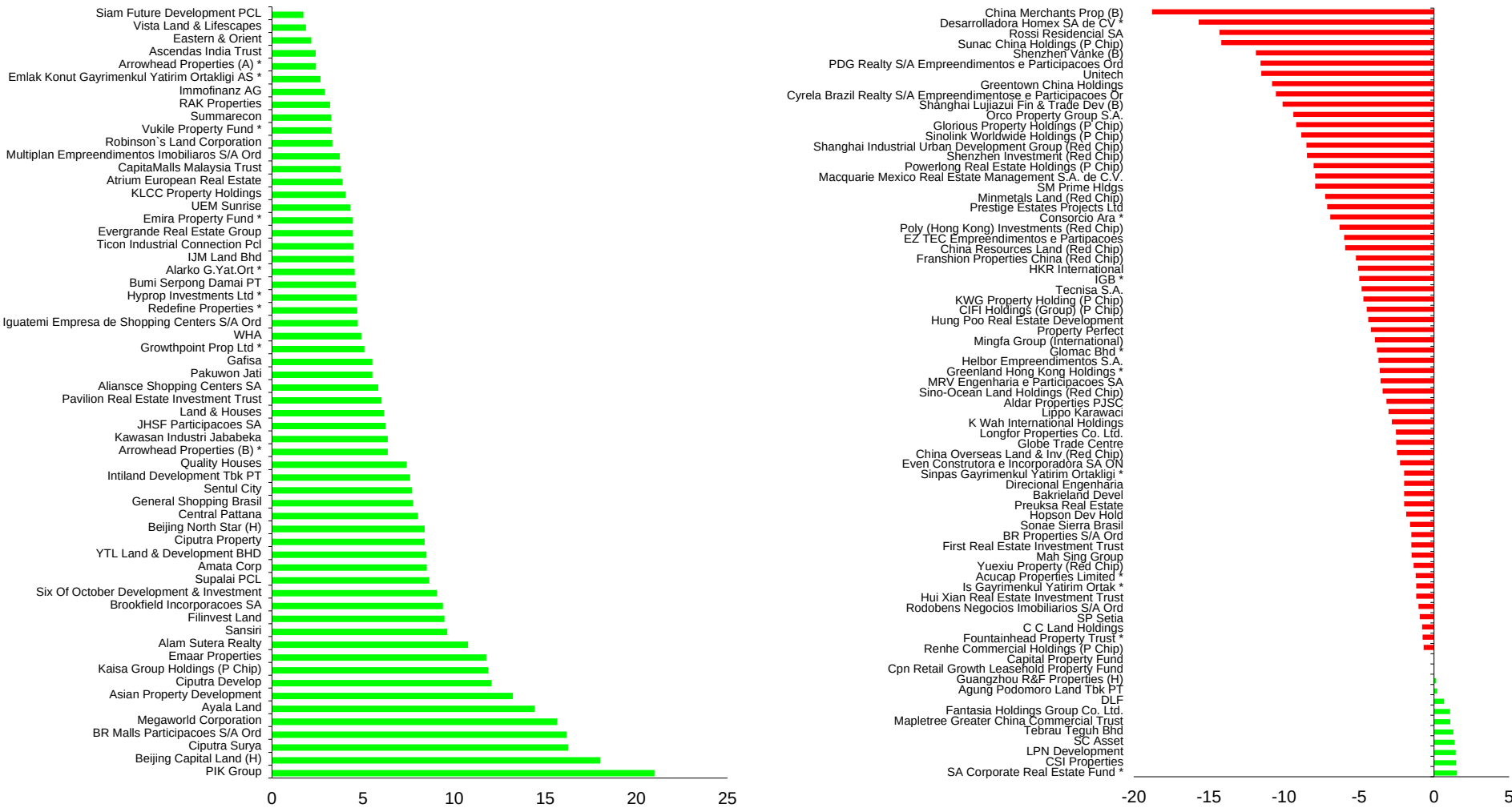
Stock	Country	Price Return Feb-14	Div Return Feb-14	Total Return Feb-14	
Beijing Capital Land (H)	CHN	20.00	0.00	20.00	▲
Ciputra Surya	INDO	18.24	0.00	18.24	▲
BR Malls Participacoes S/A Ord	BRAZ	18.16	0.00	18.16	▲
Megaworld Corporation	PHIL	17.65	0.00	17.65	▲
Ayala Land	PHIL	16.41	0.00	16.41	▲
Asian Property Development	THAI	15.21	0.00	15.21	▲
Ciputra Develop	INDO	14.04	0.00	14.04	▲
Kaisa Group Holdings (P Chip)	CHN	13.85	0.00	13.85	▲
Emaar Properties	UAE	13.75	0.00	13.75	▲
Alam Sutera Realty	INDO	12.75	0.00	12.75	▲
Sansiri	THAI	11.60	0.00	11.60	▲
Filinvest Land	PHIL	11.45	0.00	11.45	▲
Preuksa Real Estate	THAI	11.36	0.00	11.36	▲
Brookfield Incorporacoes SA	BRAZ	11.36	0.00	11.36	▲
Six Of October Development & Investment	EGY	11.04	0.00	11.04	▲
Supalai PCL	THAI	10.63	0.00	10.63	▲
Amata Corp	THAI	10.48	0.00	10.48	▲
YTL Land & Development BHD	MAL	10.46	0.00	10.46	▲
Ciputra Property	INDO	10.37	0.00	10.37	▲
Beijing North Star (H)	CHN	10.37	0.00	10.37	▲

Bottom 20 Performance

Stock	Country	Price Return Feb-14	Div Return Feb-14	Total Return Feb-14	
Consorcio Ara *	MEX	-4.93	0.00	-4.93	▼
Prestige Estates Projects Ltd	IDA	-5.13	0.00	-5.13	▼
Minmetals Land (Red Chip)	CHN	-5.26	0.00	-5.26	▼
SM Prime Hldgs	PHIL	-5.93	0.00	-5.93	▼
Macquarie Mexico Real Estate Management S.A. de C.V.	MEX	-5.93	0.00	-5.93	▼
Powerlong Real Estate Holdings (P Chip)	CHN	-6.04	0.00	-6.04	▼
Shenzhen Investment (Red Chip)	CHN	-6.47	0.00	-6.47	▼
Shanghai Industrial Urban Development Group (Red Chip)	CHN	-6.51	0.00	-6.51	▼
Sinolink Worldwide Holdings (P Chip)	CHN	-6.85	0.00	-6.85	▼
Glorious Property Holdings (P Chip)	CHN	-7.20	0.00	-7.20	▼
Shanghai Lujiazui Fin & Trade Dev (B)	CHN	-8.10	0.00	-8.10	▼
Cyrela Brazil Realty S/A Empreendimentos e Participacoes Or	BRAZ	-8.54	0.00	-8.54	▼
Greentown China Holdings	CHN	-8.80	0.00	-8.80	▼
Unitech	IDA	-9.52	0.00	-9.52	▼
PDG Realty S/A Empreendimentos e Participacoes Ord	BRAZ	-9.58	0.00	-9.58	▼
Shenzhen Vanke (B)	CHN	-9.87	0.00	-9.87	▼
Sunac China Holdings (P Chip)	CHN	-12.18	0.00	-12.18	▼
Rossi Residencial SA	BRAZ	-12.31	0.00	-12.31	▼
Desarrolladora Homex SA de CV *	MEX	-13.70	0.00	-13.70	▼
China Merchants Prop (B)	CHN	-16.80	0.00	-16.80	▼

FTSE EPRA/NAREIT Global Emerging Markets Index Series

Graph 41: Total Return Performance relative to Emerging Market Index

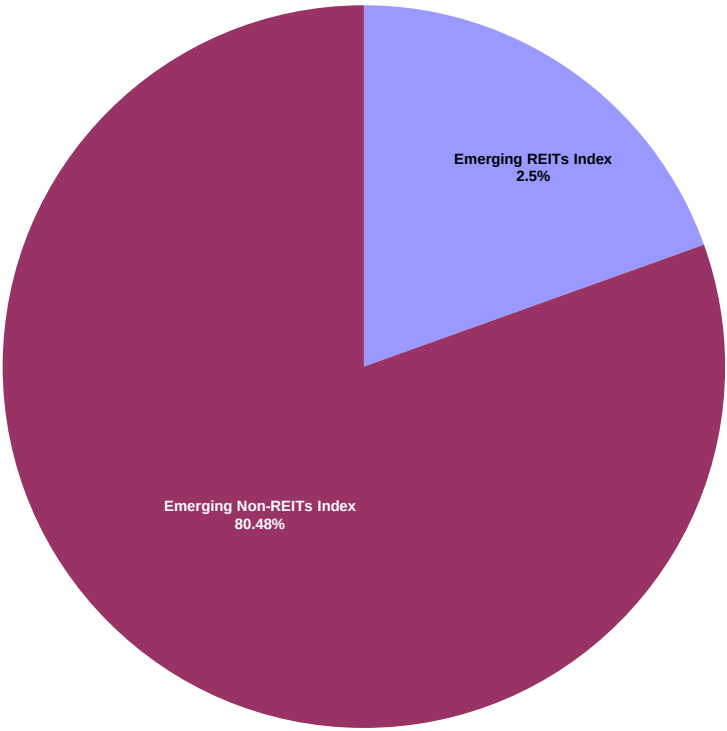


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Section 4.2

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

Graph 42: Global Emerging - Breakdown by Sector



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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	1,755.46	17,701.25	19.52	5.18	-NA-	-NA-	-NA-	-6.18	-23.48	-3.20	3.37	-3.20	-NA-	16.02
Emerging Non-REITs Index	EUR	1,956.09	72,962.76	80.48	2.73	-NA-	-NA-	-NA-	0.89	-23.51	0.39	1.65	0.39	-NA-	18.45
Emerging Asia Pacific Non-REITs Index	EUR	2,266.10	48,206.46	53.17	2.71	-NA-	-NA-	-NA-	9.71	-25.78	-1.38	-0.09	-1.38	-NA-	21.03
Emerging Americas Non-REITs Index	EUR	1,067.39	10,810.57	11.92	3.03	-NA-	-NA-	-NA-	-22.44	-45.26	-5.20	3.96	-5.20	-NA-	27.37
Emerging EMEA REITs Index	EUR	1,674.81	10,656.72	11.75	6.28	-NA-	-NA-	-NA-	-8.15	-25.99	-4.28	7.14	-4.28	-NA-	19.78
Emerging EMEA Non-REITs Index	EUR	3,050.81	13,945.74	15.38	2.54	-NA-	-NA-	-NA-	18.85	20.84	12.47	6.25	12.47	-NA-	15.53
Emerging Europe REITs Index	EUR	1,659.76	1,639.00	1.81	3.64	-NA-	-NA-	-NA-	-18.11	-38.80	1.95	4.35	1.95	-NA-	31.15
Emerging Europe Non-REITs Index	EUR	485.89	5,233.70	5.77	3.44	-NA-	-NA-	-NA-	-20.84	10.48	7.21	5.58	7.21	-NA-	30.87
Emerging Middle East and Africa REITs Index	EUR	1,984.50	9,017.72	9.95	6.76	-NA-	-NA-	-NA-	-2.22	-23.42	-5.34	7.66	-5.34	-NA-	20.72
Emerging Middle East and Africa Non-REITs I	EUR	3,501.10	8,712.04	9.61	1.99	-NA-	-NA-	-NA-	24.02	27.91	15.88	6.65	15.88	-NA-	19.33
Emerging REITs Index	USD	1,911.28	24,448.09	19.52	5.18	-NA-	-NA-	-NA-	-6.18	-19.16	-2.98	5.87	-2.98	-NA-	19.85
Emerging Non-REITs Index	USD	2,130.86	100,772.51	80.48	2.73	-NA-	-NA-	-NA-	0.89	-19.19	0.62	4.11	0.62	-NA-	23.40
Emerging Asia Pacific Non-REITs Index	USD	2,468.53	66,580.35	53.17	2.71	-NA-	-NA-	-NA-	9.71	-21.59	-1.15	2.32	-1.15	-NA-	24.07
Emerging Americas Non-REITs Index	USD	1,162.58	14,931.01	11.92	3.03	-NA-	-NA-	-NA-	-22.44	-42.17	-4.98	6.48	-4.98	-NA-	32.90
Emerging EMEA REITs Index	USD	1,823.74	14,718.53	11.75	6.28	-NA-	-NA-	-NA-	-8.15	-21.81	-4.05	9.73	-4.05	-NA-	23.89
Emerging EMEA Non-REITs Index	USD	3,324.23	19,261.16	15.38	2.54	-NA-	-NA-	-NA-	18.86	27.66	12.73	8.81	12.73	-NA-	20.26
Emerging Europe REITs Index	USD	1,808.95	2,263.71	1.81	3.64	-NA-	-NA-	-NA-	-18.11	-35.35	2.19	6.87	2.19	-NA-	34.19
Emerging Europe Non-REITs Index	USD	529.22	7,228.52	5.77	3.44	-NA-	-NA-	-NA-	-20.84	16.72	7.46	8.13	7.46	-NA-	35.10
Emerging Middle East and Africa REITs Index	USD	2,160.68	12,454.82	9.95	6.76	-NA-	-NA-	-NA-	-2.22	-19.10	-5.12	10.27	-5.12	-NA-	23.96
Emerging Middle East and Africa Non-REITs I	USD	3,814.97	12,032.63	9.61	1.99	-NA-	-NA-	-NA-	24.03	35.13	16.15	9.23	16.15	-NA-	22.73
Emerging REITs Index	GBP	1,838.00	14,588.47	19.52	5.18	-NA-	-NA-	-NA-	-7.11	-26.77	-4.11	3.82	-4.11	-NA-	16.42
Emerging Non-REITs Index	GBP	2,049.17	60,132.18	80.48	2.73	-NA-	-NA-	-NA-	-0.11	-26.80	-0.56	2.10	-0.56	-NA-	20.61
Emerging Asia Pacific Non-REITs Index	GBP	2,373.90	39,729.30	53.17	2.71	-NA-	-NA-	-NA-	8.62	-28.98	-2.31	0.35	-2.31	-NA-	22.85
Emerging Americas Non-REITs Index	GBP	1,118.01	8,909.52	11.92	3.03	-NA-	-NA-	-NA-	-23.21	-47.61	-6.09	4.42	-6.09	-NA-	28.78
Emerging EMEA REITs Index	GBP	1,753.83	8,782.72	11.75	6.28	-NA-	-NA-	-NA-	-9.06	-29.17	-5.18	7.61	-5.18	-NA-	20.20
Emerging EMEA Non-REITs Index	GBP	3,196.79	11,493.36	15.38	2.54	-NA-	-NA-	-NA-	17.68	15.64	11.42	6.71	11.42	-NA-	16.96
Emerging Europe REITs Index	GBP	1,739.60	1,350.78	1.81	3.64	-NA-	-NA-	-NA-	-18.92	-41.44	0.99	4.80	0.99	-NA-	31.82
Emerging Europe Non-REITs Index	GBP	508.93	4,313.35	5.77	3.44	-NA-	-NA-	-NA-	-21.62	5.72	6.20	6.04	6.20	-NA-	32.10
Emerging Middle East and Africa REITs Index	GBP	2,077.84	7,431.94	9.95	6.76	-NA-	-NA-	-NA-	-3.19	-26.72	-6.23	8.14	-6.23	-NA-	20.69
Emerging Middle East and Africa Non-REITs I	GBP	3,668.71	7,180.02	9.61	1.99	-NA-	-NA-	-NA-	22.80	22.40	14.79	7.12	14.79	-NA-	20.18

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

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Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	1,905.86	2,495,294.05	19.52	5.18	-NA-	-NA-	-NA-	0.95	-10.57	-5.78	5.95	-5.78	-NA-	22.98
Emerging Non-REITs Index	JPY	2,124.82	10,285,346.68	80.48	2.73	-NA-	-NA-	-NA-	8.56	-10.60	-2.29	4.19	-2.29	-NA-	26.68
Emerging Asia Pacific Non-REITs Index	JPY	2,461.54	6,795,523.10	53.17	2.71	-NA-	-NA-	-NA-	18.05	-13.26	-4.01	2.40	-4.01	-NA-	27.35
Emerging Americas Non-REITs Index	JPY	1,159.29	1,523,933.79	11.92	3.03	-NA-	-NA-	-NA-	-16.54	-36.02	-7.73	6.56	-7.73	-NA-	35.04
Emerging EMEA REITs Index	JPY	1,818.57	1,502,246.34	11.75	6.28	-NA-	-NA-	-NA-	-1.17	-13.50	-6.83	9.82	-6.83	-NA-	26.93
Emerging EMEA Non-REITs Index	JPY	3,314.81	1,965,889.79	15.38	2.54	-NA-	-NA-	-NA-	27.89	41.23	9.47	8.90	9.47	-NA-	23.31
Emerging Europe REITs Index	JPY	1,803.82	231,045.13	1.81	3.64	-NA-	-NA-	-NA-	-11.89	-28.48	-0.77	6.95	-0.77	-NA-	37.68
Emerging Europe Non-REITs Index	JPY	527.72	737,779.08	5.77	3.44	-NA-	-NA-	-NA-	-14.82	29.13	4.35	8.22	4.35	-NA-	37.60
Emerging Middle East and Africa REITs Index	JPY	2,154.56	1,271,201.21	9.95	6.76	-NA-	-NA-	-NA-	5.21	-10.50	-7.86	10.35	-7.86	-NA-	25.28
Emerging Middle East and Africa Non-REITs I	JPY	3,804.16	1,228,110.71	9.61	1.99	-NA-	-NA-	-NA-	33.45	49.50	12.79	9.31	12.79	-NA-	25.14
Emerging REITs Index	AUD	1,397.63	27,320.88	19.52	5.18	-NA-	-NA-	-NA-	-2.05	-7.51	-3.00	3.22	-3.00	12.93	-NA-
Emerging Non-REITs Index	AUD	1,558.20	112,613.86	80.48	2.73	-NA-	-NA-	-NA-	5.33	-7.55	0.60	1.51	0.60	15.81	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,805.13	74,403.92	53.17	2.71	-NA-	-NA-	-NA-	14.54	-10.30	-1.17	-0.23	-1.17	18.97	-NA-
Emerging Americas Non-REITs Index	AUD	850.14	16,685.49	11.92	3.03	-NA-	-NA-	-NA-	-19.02	-33.83	-5.00	3.82	-5.00	24.34	-NA-
Emerging EMEA REITs Index	AUD	1,333.62	16,448.04	11.75	6.28	-NA-	-NA-	-NA-	-4.10	-10.54	-4.08	6.99	-4.08	16.93	-NA-
Emerging EMEA Non-REITs Index	AUD	2,430.86	21,524.45	15.38	2.54	-NA-	-NA-	-NA-	24.09	46.05	12.71	6.10	12.71	14.56	-NA-
Emerging Europe REITs Index	AUD	1,322.80	2,529.70	1.81	3.64	-NA-	-NA-	-NA-	-14.51	-26.03	2.17	4.20	2.17	30.42	-NA-
Emerging Europe Non-REITs Index	AUD	387.00	8,077.91	5.77	3.44	-NA-	-NA-	-NA-	-17.35	33.53	7.43	5.43	7.43	31.05	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,580.01	13,918.33	9.95	6.76	-NA-	-NA-	-NA-	2.08	-7.45	-5.14	7.51	-5.14	16.62	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,789.72	13,446.54	9.61	1.99	-NA-	-NA-	-NA-	29.49	54.60	16.12	6.50	16.12	18.23	-NA-

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

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Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Feb-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-14	YTD		
Emerging REITs Index	EUR	1,712.86	17,701.25	19.52	4.56	-NA-	-NA-	-NA-	-6.60	-23.98	-3.22	3.35	-3.22	-NA-	16.04
Emerging Non-REITs Index	EUR	1,936.48	72,962.76	80.48	2.44	-NA-	-NA-	-NA-	0.67	-23.72	0.38	1.65	0.38	-NA-	18.45
Emerging Asia Pacific Non-REITs Index	EUR	2,239.49	48,206.46	53.17	2.41	-NA-	-NA-	-NA-	9.43	-25.97	-1.38	-0.09	-1.38	-NA-	21.04
Emerging Americas Non-REITs Index	EUR	1,067.14	10,810.57	11.92	2.80	-NA-	-NA-	-NA-	-22.44	-45.26	-5.20	3.96	-5.20	-NA-	27.37
Emerging EMEA REITs Index	EUR	1,631.10	10,656.72	11.75	5.34	-NA-	-NA-	-NA-	-8.64	-26.63	-4.31	7.10	-4.31	-NA-	19.79
Emerging EMEA Non-REITs Index	EUR	2,991.42	13,945.74	15.38	2.26	-NA-	-NA-	-NA-	18.37	20.08	12.43	6.20	12.43	-NA-	15.55
Emerging Europe REITs Index	EUR	1,623.23	1,639.00	1.81	3.09	-NA-	-NA-	-NA-	-18.40	-39.04	1.95	4.35	1.95	-NA-	31.18
Emerging Europe Non-REITs Index	EUR	479.60	5,233.70	5.77	2.90	-NA-	-NA-	-NA-	-21.18	9.82	7.21	5.58	7.21	-NA-	30.77
Emerging Middle East and Africa REITs Index	EUR	1,927.47	9,017.72	9.95	5.75	-NA-	-NA-	-NA-	-2.84	-24.25	-5.38	7.62	-5.38	-NA-	20.72
Emerging Middle East and Africa Non-REITs I	EUR	3,434.14	8,712.04	9.61	1.88	-NA-	-NA-	-NA-	23.57	27.22	15.81	6.58	15.81	-NA-	19.34
Emerging REITs Index	USD	1,864.91	24,448.09	19.52	4.56	-NA-	-NA-	-NA-	-6.60	-19.69	-3.00	5.85	-3.00	-NA-	19.89
Emerging Non-REITs Index	USD	2,109.47	100,772.51	80.48	2.44	-NA-	-NA-	-NA-	0.67	-19.41	0.61	4.10	0.61	-NA-	23.41
Emerging Asia Pacific Non-REITs Index	USD	2,439.52	66,580.35	53.17	2.41	-NA-	-NA-	-NA-	9.43	-21.79	-1.15	2.32	-1.15	-NA-	24.09
Emerging Americas Non-REITs Index	USD	1,162.31	14,931.01	11.92	2.80	-NA-	-NA-	-NA-	-22.44	-42.17	-4.98	6.48	-4.98	-NA-	32.90
Emerging EMEA REITs Index	USD	1,776.15	14,718.53	11.75	5.34	-NA-	-NA-	-NA-	-8.64	-22.49	-4.09	9.69	-4.09	-NA-	23.92
Emerging EMEA Non-REITs Index	USD	3,259.47	19,261.16	15.38	2.26	-NA-	-NA-	-NA-	18.37	26.86	12.69	8.77	12.69	-NA-	20.27
Emerging Europe REITs Index	USD	1,768.96	2,263.71	1.81	3.09	-NA-	-NA-	-NA-	-18.40	-35.60	2.19	6.87	2.19	-NA-	34.24
Emerging Europe Non-REITs Index	USD	522.37	7,228.52	5.77	2.90	-NA-	-NA-	-NA-	-21.18	16.02	7.46	8.13	7.46	-NA-	35.01
Emerging Middle East and Africa REITs Index	USD	2,098.60	12,454.82	9.95	5.75	-NA-	-NA-	-NA-	-2.84	-19.98	-5.16	10.22	-5.16	-NA-	23.96
Emerging Middle East and Africa Non-REITs I	USD	3,741.94	12,032.63	9.61	1.88	-NA-	-NA-	-NA-	23.57	34.40	16.07	9.16	16.07	-NA-	22.75
Emerging REITs Index	GBP	1,793.41	14,588.47	19.52	4.56	-NA-	-NA-	-NA-	-7.52	-27.26	-4.13	3.80	-4.13	-NA-	16.47
Emerging Non-REITs Index	GBP	2,028.60	60,132.18	80.48	2.44	-NA-	-NA-	-NA-	-0.33	-27.00	-0.57	2.09	-0.57	-NA-	20.61
Emerging Asia Pacific Non-REITs Index	GBP	2,346.00	39,729.30	53.17	2.41	-NA-	-NA-	-NA-	8.34	-29.16	-2.31	0.34	-2.31	-NA-	22.86
Emerging Americas Non-REITs Index	GBP	1,117.76	8,909.52	11.92	2.80	-NA-	-NA-	-NA-	-23.21	-47.61	-6.09	4.42	-6.09	-NA-	28.78
Emerging EMEA REITs Index	GBP	1,708.06	8,782.72	11.75	5.34	-NA-	-NA-	-NA-	-9.55	-29.79	-5.21	7.57	-5.21	-NA-	20.23
Emerging EMEA Non-REITs Index	GBP	3,134.51	11,493.36	15.38	2.26	-NA-	-NA-	-NA-	17.20	14.91	11.37	6.67	11.37	-NA-	16.97
Emerging Europe REITs Index	GBP	1,701.14	1,350.78	1.81	3.09	-NA-	-NA-	-NA-	-19.21	-41.67	0.99	4.80	0.99	-NA-	31.85
Emerging Europe Non-REITs Index	GBP	502.35	4,313.35	5.77	2.90	-NA-	-NA-	-NA-	-21.96	5.09	6.20	6.04	6.20	-NA-	31.99
Emerging Middle East and Africa REITs Index	GBP	2,018.14	7,431.94	9.95	5.75	-NA-	-NA-	-NA-	-3.81	-27.52	-6.27	8.09	-6.27	-NA-	20.70
Emerging Middle East and Africa Non-REITs I	GBP	3,598.49	7,180.02	9.61	1.88	-NA-	-NA-	-NA-	22.35	21.74	14.72	7.05	14.72	-NA-	20.20

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Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Feb-14	Ccy (m) Feb-14	(%) Weight Feb-14	Yld (%) Feb-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	1,859.62	2,495,294.05	19.52	4.56	-NA-	-NA-	-NA-	0.50	-11.15	-5.80	5.93	-5.80	-NA-	23.01
Emerging Non-REITs Index	JPY	2,103.50	10,285,346.68	80.48	2.44	-NA-	-NA-	-NA-	8.32	-10.85	-2.30	4.19	-2.30	-NA-	26.69
Emerging Asia Pacific Non-REITs Index	JPY	2,432.61	6,795,523.10	53.17	2.41	-NA-	-NA-	-NA-	17.75	-13.47	-4.01	2.40	-4.01	-NA-	27.37
Emerging Americas Non-REITs Index	JPY	1,159.02	1,523,933.79	11.92	2.80	-NA-	-NA-	-NA-	-16.55	-36.02	-7.73	6.56	-7.73	-NA-	35.04
Emerging EMEA REITs Index	JPY	1,771.12	1,502,246.34	11.75	5.34	-NA-	-NA-	-NA-	-1.70	-14.25	-6.86	9.78	-6.86	-NA-	26.94
Emerging EMEA Non-REITs Index	JPY	3,250.23	1,965,889.79	15.38	2.26	-NA-	-NA-	-NA-	27.37	40.35	9.43	8.86	9.43	-NA-	23.32
Emerging Europe REITs Index	JPY	1,763.95	231,045.13	1.81	3.09	-NA-	-NA-	-NA-	-12.20	-28.75	-0.77	6.95	-0.77	-NA-	37.71
Emerging Europe Non-REITs Index	JPY	520.89	737,779.08	5.77	2.90	-NA-	-NA-	-NA-	-15.19	28.35	4.35	8.22	4.35	-NA-	37.50
Emerging Middle East and Africa REITs Index	JPY	2,092.65	1,271,201.21	9.95	5.75	-NA-	-NA-	-NA-	4.54	-11.47	-7.90	10.31	-7.90	-NA-	25.27
Emerging Middle East and Africa Non-REITs I	JPY	3,731.34	1,228,110.71	9.61	1.88	-NA-	-NA-	-NA-	32.97	48.68	12.72	9.24	12.72	-NA-	25.15
Emerging REITs Index	AUD	1,363.73	27,320.88	19.52	4.56	-NA-	-NA-	-NA-	-2.49	-8.12	-3.02	3.20	-3.02	12.96	-NA-
Emerging Non-REITs Index	AUD	1,542.56	112,613.86	80.48	2.44	-NA-	-NA-	-NA-	5.10	-7.80	0.59	1.50	0.59	15.81	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,783.92	74,403.92	53.17	2.41	-NA-	-NA-	-NA-	14.25	-10.52	-1.18	-0.23	-1.18	18.98	-NA-
Emerging Americas Non-REITs Index	AUD	849.95	16,685.49	11.92	2.80	-NA-	-NA-	-NA-	-19.03	-33.83	-5.00	3.82	-5.00	24.35	-NA-
Emerging EMEA REITs Index	AUD	1,298.82	16,448.04	11.75	5.34	-NA-	-NA-	-NA-	-4.62	-11.33	-4.11	6.95	-4.11	16.95	-NA-
Emerging EMEA Non-REITs Index	AUD	2,383.51	21,524.45	15.38	2.26	-NA-	-NA-	-NA-	23.58	45.14	12.66	6.05	12.66	14.58	-NA-
Emerging Europe REITs Index	AUD	1,293.56	2,529.70	1.81	3.09	-NA-	-NA-	-NA-	-14.81	-26.32	2.17	4.20	2.17	30.43	-NA-
Emerging Europe Non-REITs Index	AUD	381.99	8,077.91	5.77	2.90	-NA-	-NA-	-NA-	-17.71	32.74	7.43	5.43	7.43	30.95	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,534.61	13,918.33	9.95	5.75	-NA-	-NA-	-NA-	1.43	-8.45	-5.18	7.47	-5.18	16.64	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,736.32	13,446.54	9.61	1.88	-NA-	-NA-	-NA-	29.01	53.76	16.05	6.43	16.05	18.25	-NA-

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

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

Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	1,209.85	17,701.25	19.52	0.00	-NA-	-NA-	-NA-	-11.53	-27.66	-3.69	2.88	-3.69	-NA-	16.38
Emerging Non-REITs Index	EUR	1,705.70	72,962.76	80.48	0.00	-NA-	-NA-	-NA-	-1.82	-25.53	0.31	1.58	0.31	-NA-	18.58
Emerging Asia Pacific Non-REITs Index	EUR	2,030.88	48,206.46	53.17	0.00	-NA-	-NA-	-NA-	7.21	-27.46	-1.42	-0.12	-1.42	-NA-	21.17
Emerging Americas Non-REITs Index	EUR	989.03	10,810.57	11.92	0.00	-NA-	-NA-	-NA-	-23.85	-46.43	-5.20	3.96	-5.20	-NA-	27.55
Emerging EMEA REITs Index	EUR	1,150.43	10,656.72	11.75	0.00	-NA-	-NA-	-NA-	-13.55	-30.19	-4.51	6.89	-4.51	-NA-	20.04
Emerging EMEA Non-REITs Index	EUR	2,224.46	13,945.74	15.38	0.00	-NA-	-NA-	-NA-	12.49	15.40	12.17	5.96	12.17	-NA-	16.04
Emerging Europe REITs Index	EUR	1,433.42	1,639.00	1.81	0.00	-NA-	-NA-	-NA-	-20.02	-40.36	1.95	4.35	1.95	-NA-	31.36
Emerging Europe Non-REITs Index	EUR	447.44	5,233.70	5.77	0.00	-NA-	-NA-	-NA-	-22.98	6.40	7.21	5.58	7.21	-NA-	30.34
Emerging Middle East and Africa REITs Index	EUR	1,271.83	9,017.72	9.95	0.00	-NA-	-NA-	-NA-	-9.74	-28.78	-5.60	7.36	-5.60	-NA-	21.21
Emerging Middle East and Africa Non-REITs I	EUR	2,511.61	8,712.04	9.61	0.00	-NA-	-NA-	-NA-	17.40	22.57	15.39	6.20	15.39	-NA-	19.73
Emerging REITs Index	USD	1,317.75	24,448.09	19.52	0.00	-NA-	-NA-	-NA-	-11.54	-23.58	-3.47	5.37	-3.47	-NA-	20.38
Emerging Non-REITs Index	USD	1,857.83	100,772.51	80.48	0.00	-NA-	-NA-	-NA-	-1.82	-21.33	0.54	4.04	0.54	-NA-	23.52
Emerging Asia Pacific Non-REITs Index	USD	2,212.01	66,580.35	53.17	0.00	-NA-	-NA-	-NA-	7.21	-23.36	-1.19	2.29	-1.19	-NA-	24.18
Emerging Americas Non-REITs Index	USD	1,077.25	14,931.01	11.92	0.00	-NA-	-NA-	-NA-	-23.85	-43.41	-4.98	6.48	-4.98	-NA-	33.09
Emerging EMEA REITs Index	USD	1,253.03	14,718.53	11.75	0.00	-NA-	-NA-	-NA-	-13.55	-26.25	-4.28	9.47	-4.28	-NA-	24.30
Emerging EMEA Non-REITs Index	USD	2,422.86	19,261.16	15.38	0.00	-NA-	-NA-	-NA-	12.49	21.91	12.43	8.53	12.43	-NA-	20.71
Emerging Europe REITs Index	USD	1,561.26	2,263.71	1.81	0.00	-NA-	-NA-	-NA-	-20.02	-37.00	2.19	6.87	2.19	-NA-	34.51
Emerging Europe Non-REITs Index	USD	487.35	7,228.52	5.77	0.00	-NA-	-NA-	-NA-	-22.98	12.41	7.46	8.13	7.46	-NA-	34.58
Emerging Middle East and Africa REITs Index	USD	1,385.26	12,454.82	9.95	0.00	-NA-	-NA-	-NA-	-9.74	-24.76	-5.39	9.95	-5.39	-NA-	24.63
Emerging Middle East and Africa Non-REITs I	USD	2,735.62	12,032.63	9.61	0.00	-NA-	-NA-	-NA-	17.39	29.49	15.65	8.76	15.65	-NA-	23.17
Emerging REITs Index	GBP	1,267.24	14,588.47	19.52	0.00	-NA-	-NA-	-NA-	-12.41	-30.78	-4.60	3.33	-4.60	-NA-	16.83
Emerging Non-REITs Index	GBP	1,786.60	60,132.18	80.48	0.00	-NA-	-NA-	-NA-	-2.79	-28.74	-0.63	2.03	-0.63	-NA-	20.71
Emerging Asia Pacific Non-REITs Index	GBP	2,127.21	39,729.30	53.17	0.00	-NA-	-NA-	-NA-	6.14	-30.58	-2.35	0.31	-2.35	-NA-	22.97
Emerging Americas Non-REITs Index	GBP	1,035.95	8,909.52	11.92	0.00	-NA-	-NA-	-NA-	-24.61	-48.74	-6.09	4.42	-6.09	-NA-	28.98
Emerging EMEA REITs Index	GBP	1,205.00	8,782.72	11.75	0.00	-NA-	-NA-	-NA-	-14.41	-33.20	-5.40	7.35	-5.40	-NA-	20.49
Emerging EMEA Non-REITs Index	GBP	2,329.97	11,493.36	15.38	0.00	-NA-	-NA-	-NA-	11.37	10.43	11.12	6.43	11.12	-NA-	17.33
Emerging Europe REITs Index	GBP	1,501.41	1,350.78	1.81	0.00	-NA-	-NA-	-NA-	-20.81	-42.93	0.99	4.80	0.99	-NA-	32.05
Emerging Europe Non-REITs Index	GBP	468.66	4,313.35	5.77	0.00	-NA-	-NA-	-NA-	-23.75	1.82	6.20	6.04	6.20	-NA-	31.49
Emerging Middle East and Africa REITs Index	GBP	1,332.16	7,431.94	9.95	0.00	-NA-	-NA-	-NA-	-10.63	-31.85	-6.49	7.83	-6.49	-NA-	21.26
Emerging Middle East and Africa Non-REITs I	GBP	2,630.75	7,180.02	9.61	0.00	-NA-	-NA-	-NA-	16.23	17.29	14.30	6.66	14.30	-NA-	20.52

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

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Feb-14													
Emerging REITs Index	JPY	1,314.02	2,495,294.05	19.52	0.00	-NA-	-NA-	-NA-	-4.81	-15.46	-6.26	5.45	-6.26	-NA-	23.40
Emerging Non-REITs Index	JPY	1,852.56	10,285,346.68	80.48	0.00	-NA-	-NA-	-NA-	5.64	-12.97	-2.36	4.12	-2.36	-NA-	26.81
Emerging Asia Pacific Non-REITs Index	JPY	2,205.74	6,795,523.10	53.17	0.00	-NA-	-NA-	-NA-	15.35	-15.22	-4.05	2.37	-4.05	-NA-	27.48
Emerging Americas Non-REITs Index	JPY	1,074.19	1,523,933.79	11.92	0.00	-NA-	-NA-	-NA-	-18.07	-37.39	-7.73	6.56	-7.73	-NA-	35.23
Emerging EMEA REITs Index	JPY	1,249.48	1,502,246.34	11.75	0.00	-NA-	-NA-	-NA-	-6.98	-18.41	-7.05	9.56	-7.05	-NA-	27.24
Emerging EMEA Non-REITs Index	JPY	2,415.99	1,965,889.79	15.38	0.00	-NA-	-NA-	-NA-	21.04	34.87	9.18	8.61	9.18	-NA-	23.67
Emerging Europe REITs Index	JPY	1,556.84	231,045.13	1.81	0.00	-NA-	-NA-	-NA-	-13.94	-30.30	-0.77	6.95	-0.77	-NA-	37.96
Emerging Europe Non-REITs Index	JPY	485.97	737,779.08	5.77	0.00	-NA-	-NA-	-NA-	-17.13	24.36	4.35	8.22	4.35	-NA-	37.03
Emerging Middle East and Africa REITs Index	JPY	1,381.34	1,271,201.21	9.95	0.00	-NA-	-NA-	-NA-	-2.88	-16.76	-8.12	10.04	-8.12	-NA-	25.83
Emerging Middle East and Africa Non-REITs I	JPY	2,727.87	1,228,110.71	9.61	0.00	-NA-	-NA-	-NA-	26.32	43.25	12.31	8.85	12.31	-NA-	25.51
Emerging REITs Index	AUD	963.62	27,320.88	19.52	0.00	-NA-	-NA-	-NA-	-7.64	-12.57	-3.49	2.74	-3.49	13.12	-NA-
Emerging Non-REITs Index	AUD	1,358.55	112,613.86	80.48	0.00	-NA-	-NA-	-NA-	2.50	-10.00	0.52	1.44	0.52	15.89	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,617.55	74,403.92	53.17	0.00	-NA-	-NA-	-NA-	11.92	-12.32	-1.21	-0.26	-1.21	19.10	-NA-
Emerging Americas Non-REITs Index	AUD	787.74	16,685.49	11.92	0.00	-NA-	-NA-	-NA-	-20.50	-35.26	-5.00	3.82	-5.00	24.47	-NA-
Emerging EMEA REITs Index	AUD	916.29	16,448.04	11.75	0.00	-NA-	-NA-	-NA-	-9.75	-15.63	-4.30	6.74	-4.30	17.02	-NA-
Emerging EMEA Non-REITs Index	AUD	1,771.73	21,524.45	15.38	0.00	-NA-	-NA-	-NA-	17.44	39.48	12.41	5.82	12.41	14.97	-NA-
Emerging Europe REITs Index	AUD	1,141.68	2,529.70	1.81	0.00	-NA-	-NA-	-NA-	-16.50	-27.92	2.17	4.20	2.17	30.50	-NA-
Emerging Europe Non-REITs Index	AUD	356.38	8,077.91	5.77	0.00	-NA-	-NA-	-NA-	-19.59	28.60	7.43	5.43	7.43	30.52	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,012.98	13,918.33	9.95	0.00	-NA-	-NA-	-NA-	-5.76	-13.92	-5.41	7.21	-5.41	17.06	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,000.44	13,446.54	9.61	0.00	-NA-	-NA-	-NA-	22.56	48.14	15.63	6.05	15.63	18.54	-NA-

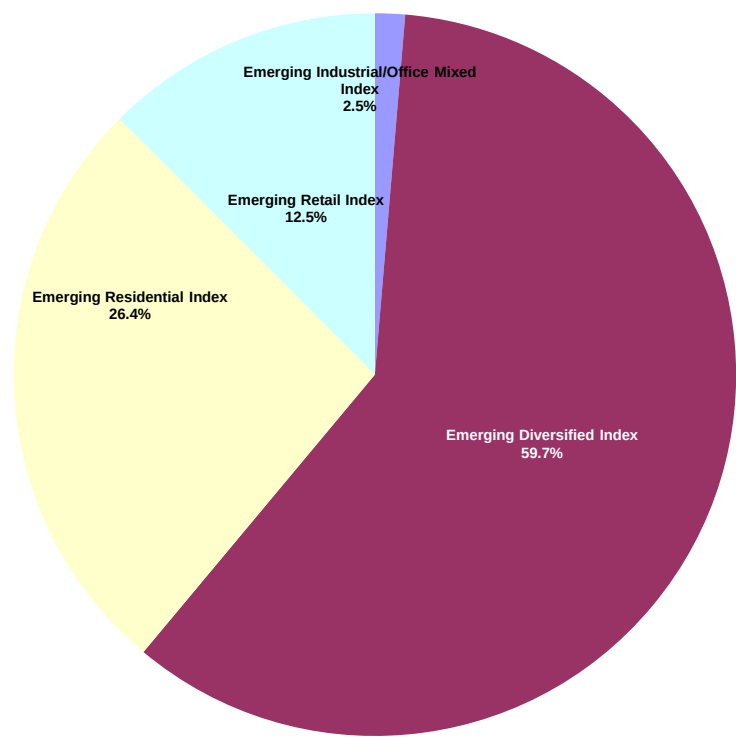
* -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.

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Section 4.3

FTSE EPRA/NAREIT Emerging Markets Sector Index Series

Graph 42: Global Emerging - Breakdown by Sector



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

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,489.56	1,203.73	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-45.03	-6.96	2.63	-6.96	-NA-	-NA-
Emerging Diversified Index	EUR	1,895.06	53,621.33	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-15.92	1.77	2.89	1.77	-NA-	-NA-
Emerging Residential Index	EUR	1,480.26	23,736.64	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-32.58	-4.55	-2.02	-4.55	-NA-	-NA-
Emerging Retail Index	EUR	3,108.72	11,213.27	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-32.92	-0.44	6.60	-0.44	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	2,710.88	1,662.53	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-41.93	-6.75	5.11	-6.75	-NA-	-NA-
Emerging Diversified Index	USD	2,064.52	74,059.09	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-11.18	2.01	5.38	2.01	-NA-	-NA-
Emerging Residential Index	USD	1,612.34	32,783.86	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-28.77	-4.33	0.35	-4.33	-NA-	-NA-
Emerging Retail Index	USD	3,385.48	15,487.21	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-29.14	-0.21	9.18	-0.21	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,606.95	992.05	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-47.40	-7.84	3.08	-7.84	-NA-	-NA-
Emerging Diversified Index	GBP	1,985.37	44,191.96	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-19.55	0.81	3.34	0.81	-NA-	-NA-
Emerging Residential Index	GBP	1,550.53	19,562.53	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-35.48	-5.45	-1.59	-5.45	-NA-	-NA-
Emerging Retail Index	GBP	3,255.69	9,241.41	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-35.81	-1.37	7.07	-1.37	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	2,703.20	169,686.51	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-35.75	-9.44	5.19	-9.44	-NA-	-NA-
Emerging Diversified Index	JPY	2,058.67	7,558,841.44	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-1.74	-0.94	5.46	-0.94	-NA-	-NA-
Emerging Residential Index	JPY	1,607.77	3,346,084.70	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-21.20	-7.10	0.43	-7.10	-NA-	-NA-
Emerging Retail Index	JPY	3,375.89	1,580,701.96	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-21.60	-3.09	9.26	-3.09	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	1,982.35	1,857.89	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-33.56	-6.77	2.48	-6.77	-NA-	-NA-
Emerging Diversified Index	AUD	1,509.69	82,761.46	59.73	3.52	-NA-	-NA-	-NA-	-NA-	1.62	1.98	2.75	1.98	-NA-	-NA-
Emerging Residential Index	AUD	1,179.03	36,636.15	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-18.51	-4.35	-2.15	-4.35	-NA-	-NA-
Emerging Retail Index	AUD	2,475.65	17,307.04	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-18.93	-0.23	6.45	-0.23	-NA-	-NA-

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

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

Net Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,464.68	1,203.73	1.34	2.90	-NA-	-NA-	-NA-	-NA-	-45.05	-6.96	2.63	-6.96	-NA-	-NA-
Emerging Diversified Index	EUR	1,869.43	53,621.33	59.73	3.13	-NA-	-NA-	-NA-	-NA-	-16.27	1.75	2.87	1.75	-NA-	-NA-
Emerging Residential Index	EUR	1,471.65	23,736.64	26.44	2.31	-NA-	-NA-	-NA-	-NA-	-32.68	-4.55	-2.02	-4.55	-NA-	-NA-
Emerging Retail Index	EUR	3,072.87	11,213.27	12.49	2.52	-NA-	-NA-	-NA-	-NA-	-33.08	-0.44	6.60	-0.44	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	2,683.87	1,662.53	1.34	2.90	-NA-	-NA-	-NA-	-NA-	-41.95	-6.75	5.11	-6.75	-NA-	-NA-
Emerging Diversified Index	USD	2,036.56	74,059.09	59.73	3.13	-NA-	-NA-	-NA-	-NA-	-11.54	1.99	5.36	1.99	-NA-	-NA-
Emerging Residential Index	USD	1,602.96	32,783.86	26.44	2.31	-NA-	-NA-	-NA-	-NA-	-28.88	-4.33	0.35	-4.33	-NA-	-NA-
Emerging Retail Index	USD	3,346.46	15,487.21	12.49	2.52	-NA-	-NA-	-NA-	-NA-	-29.30	-0.21	9.18	-0.21	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,580.98	992.05	1.34	2.90	-NA-	-NA-	-NA-	-NA-	-47.42	-7.84	3.08	-7.84	-NA-	-NA-
Emerging Diversified Index	GBP	1,958.49	44,191.96	59.73	3.13	-NA-	-NA-	-NA-	-NA-	-19.87	0.80	3.32	0.80	-NA-	-NA-
Emerging Residential Index	GBP	1,541.51	19,562.53	26.44	2.31	-NA-	-NA-	-NA-	-NA-	-35.58	-5.45	-1.59	-5.45	-NA-	-NA-
Emerging Retail Index	GBP	3,218.16	9,241.41	12.49	2.52	-NA-	-NA-	-NA-	-NA-	-35.96	-1.37	7.07	-1.37	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	2,676.26	169,686.51	1.34	2.90	-NA-	-NA-	-NA-	-NA-	-35.78	-9.44	5.19	-9.44	-NA-	-NA-
Emerging Diversified Index	JPY	2,030.79	7,558,841.44	59.73	3.13	-NA-	-NA-	-NA-	-NA-	-2.14	-0.96	5.44	-0.96	-NA-	-NA-
Emerging Residential Index	JPY	1,598.42	3,346,084.70	26.44	2.31	-NA-	-NA-	-NA-	-NA-	-21.32	-7.10	0.43	-7.10	-NA-	-NA-
Emerging Retail Index	JPY	3,336.98	1,580,701.96	12.49	2.52	-NA-	-NA-	-NA-	-NA-	-21.78	-3.09	9.26	-3.09	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	1,962.59	1,857.89	1.34	2.90	-NA-	-NA-	-NA-	-NA-	-33.59	-6.77	2.48	-6.77	-NA-	-NA-
Emerging Diversified Index	AUD	1,489.25	82,761.46	59.73	3.13	-NA-	-NA-	-NA-	-NA-	1.20	1.97	2.73	1.97	-NA-	-NA-
Emerging Residential Index	AUD	1,172.17	36,636.15	26.44	2.31	-NA-	-NA-	-NA-	-NA-	-18.64	-4.35	-2.15	-4.35	-NA-	-NA-
Emerging Retail Index	AUD	2,447.12	17,307.04	12.49	2.52	-NA-	-NA-	-NA-	-NA-	-19.11	-0.23	6.45	-0.23	-NA-	-NA-

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

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,182.22	1,203.73	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-46.32	-6.96	2.63	-6.96	-NA-	-NA-
Emerging Diversified Index	EUR	1,581.27	53,621.33	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-18.84	1.55	2.67	1.55	-NA-	-NA-
Emerging Residential Index	EUR	1,342.16	23,736.64	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-33.92	-4.55	-2.02	-4.55	-NA-	-NA-
Emerging Retail Index	EUR	2,684.28	11,213.27	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-34.61	-0.65	6.43	-0.65	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	2,376.85	1,662.53	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-43.29	-6.75	5.11	-6.75	-NA-	-NA-
Emerging Diversified Index	USD	1,722.30	74,059.09	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-14.25	1.78	5.15	1.78	-NA-	-NA-
Emerging Residential Index	USD	1,461.86	32,783.86	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-30.19	-4.33	0.35	-4.33	-NA-	-NA-
Emerging Retail Index	USD	2,923.69	15,487.21	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-30.91	-0.42	9.00	-0.42	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,285.73	992.05	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-48.63	-7.84	3.08	-7.84	-NA-	-NA-
Emerging Diversified Index	GBP	1,656.28	44,191.96	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-22.33	0.59	3.12	0.59	-NA-	-NA-
Emerging Residential Index	GBP	1,405.82	19,562.53	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-36.77	-5.45	-1.59	-5.45	-NA-	-NA-
Emerging Retail Index	GBP	2,811.60	9,241.41	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-37.42	-1.59	6.89	-1.59	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	2,370.11	169,686.51	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-37.26	-9.44	5.19	-9.44	-NA-	-NA-
Emerging Diversified Index	JPY	1,717.42	7,558,841.44	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-5.14	-1.16	5.23	-1.16	-NA-	-NA-
Emerging Residential Index	JPY	1,457.72	3,346,084.70	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-22.77	-7.10	0.43	-7.10	-NA-	-NA-
Emerging Retail Index	JPY	2,915.40	1,580,701.96	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-23.57	-3.30	9.08	-3.30	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	1,738.08	1,857.89	1.34	3.15	-NA-	-NA-	-NA-	-NA-	-35.12	-6.77	2.48	-6.77	-NA-	-NA-
Emerging Diversified Index	AUD	1,259.44	82,761.46	59.73	3.52	-NA-	-NA-	-NA-	-NA-	-1.90	1.76	2.52	1.76	-NA-	-NA-
Emerging Residential Index	AUD	1,068.99	36,636.15	26.44	2.57	-NA-	-NA-	-NA-	-NA-	-20.13	-4.35	-2.15	-4.35	-NA-	-NA-
Emerging Retail Index	AUD	2,137.96	17,307.04	12.49	2.86	-NA-	-NA-	-NA-	-NA-	-20.96	-0.45	6.28	-0.45	-NA-	-NA-

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

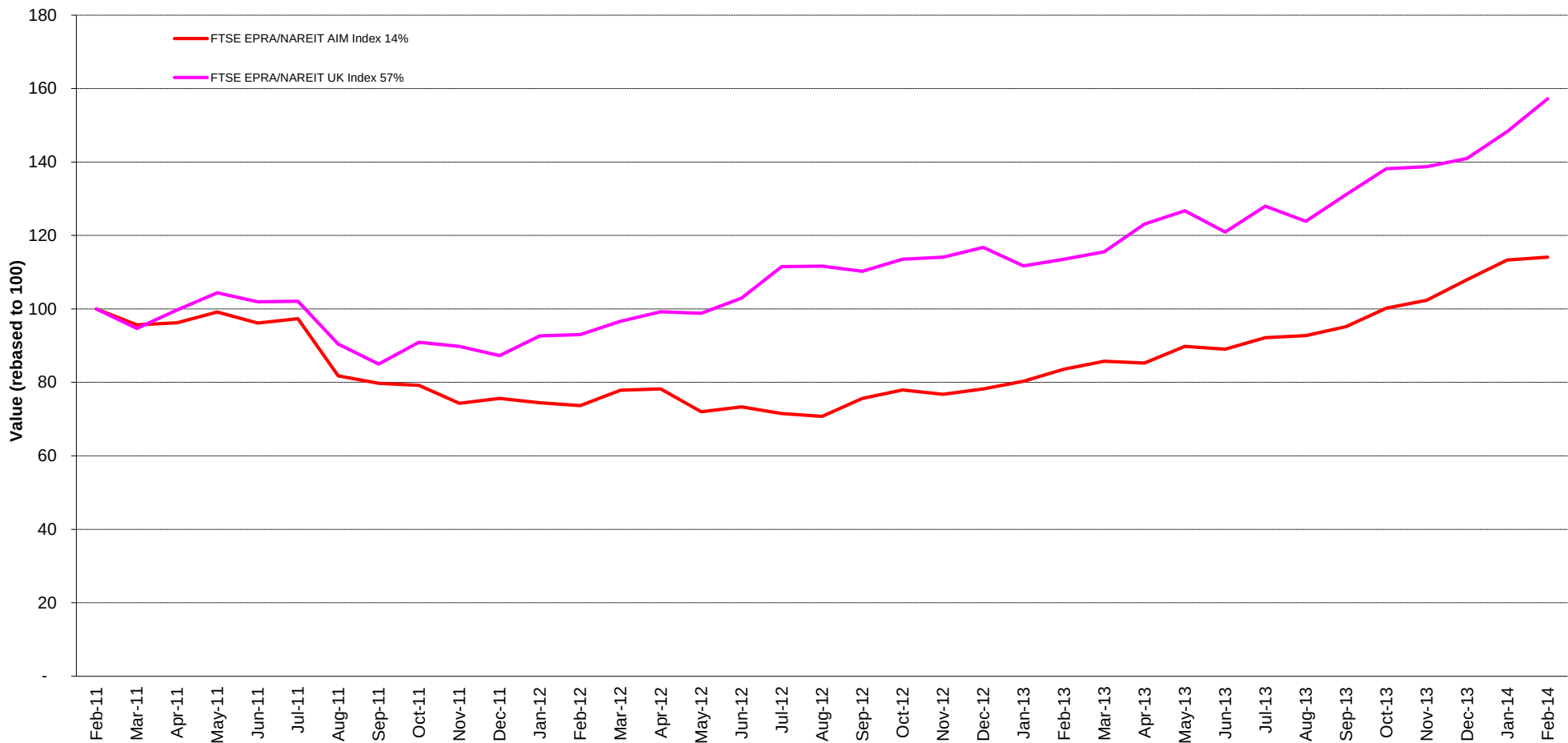
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Section 4.4

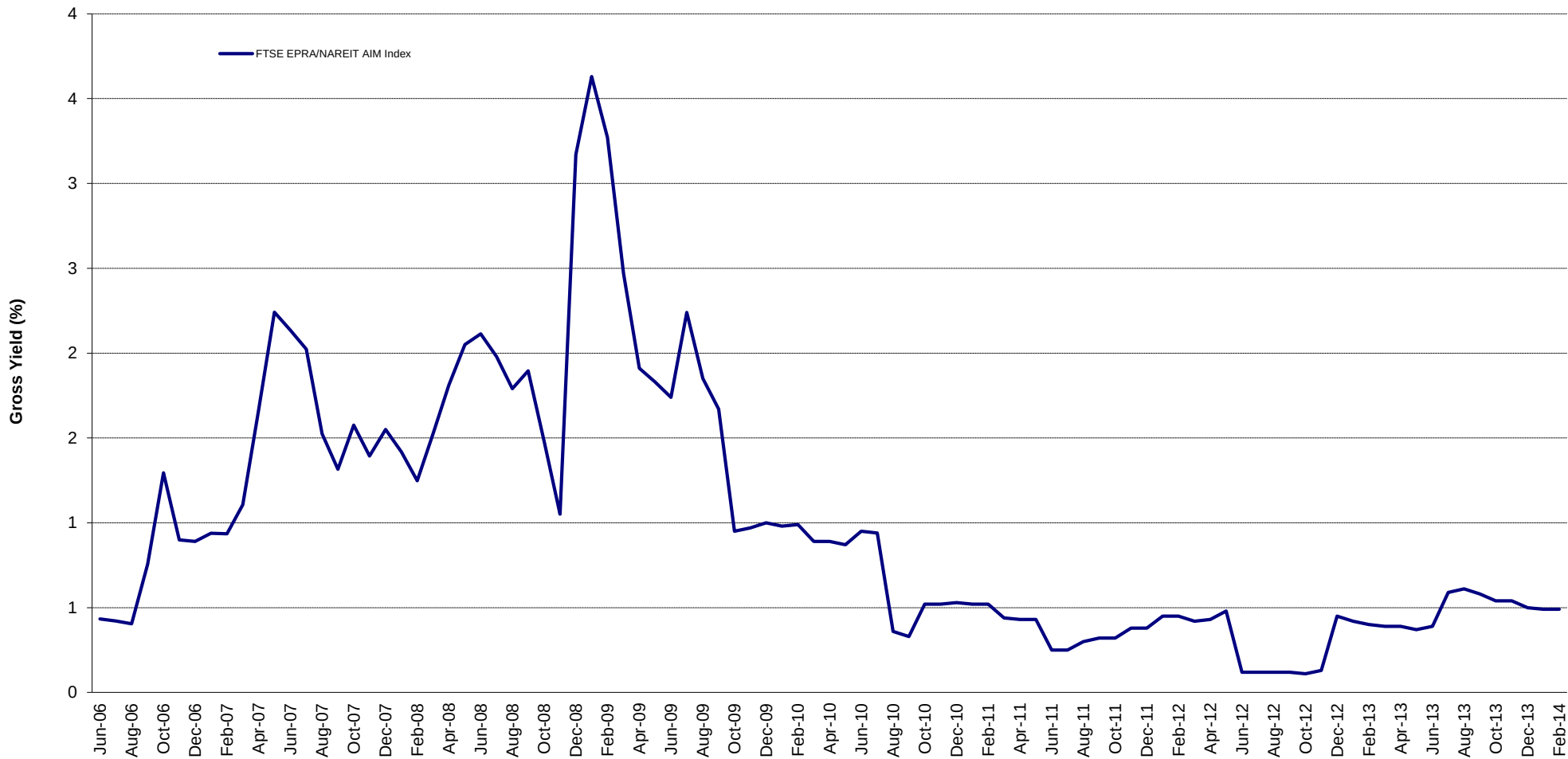
FTSE EPRA/NAREIT AIM Index Series

FTSE EPRA/NAREIT AIM Index Series

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



Graph 44: Dividend Yields



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

Ex Date	Description
None	

FTSE EPRA/NAREIT AIM Index Series - Dividends: February

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

** Based on previous period figures
*** Estimated

FTSE EPRA/NAREIT AIM Index Series - Dividends: March

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

** Based on previous period figures
*** Estimated

FTSE EPRA/NAREIT AIM Index Series - Stock Performance

Index Constituents	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
	Price	Mkt Cap	Global	Europe															
	28-Feb	EUR (m)	Wght (%)	Wght (%)															
Songbird Estates	1.85	986	44.63	44.63	0.00	-NA-	-NA-	-NA-	-NA-	32.20	11.46	-0.14	0.00	-0.14	11.46	-NA-	-NA-	76	8
LXB Retail Properties	1.30	220	9.94	9.94	0.00	-NA-	-NA-	-NA-	6.87	13.04	1.66	2.77	0.00	2.77	1.66	-NA-	13.45	581	265
Max Property Group	1.57	207	9.38	9.38	0.00	-NA-	-NA-	-NA-	13.11	36.52	2.61	3.72	0.00	3.72	2.61	-NA-	18.87	222	107
Dolphin Capital Investors	36.25	186	8.43	8.43	0.00	-NA-	-NA-	-1.20	-2.41	1.75	-7.05	-1.36	0.00	-1.36	-7.05	-NA-	41.17	54	29
NewRiver Retail	2.86	156	7.08	7.08	5.59	-NA-	-NA-	-NA-	-NA-	44.81	-3.87	0.35	0.00	0.35	-3.87	-NA-	-NA-	437	279
Conygar Investment Company	1.71	153	6.93	6.93	0.88	-NA-	6.70	11.94	13.43	59.81	5.72	5.56	0.00	5.56	5.72	29.03	20.57	154	101
Sirius Real Estate	0.30	128	5.81	5.81	0.00	-NA-	-NA-	25.13	0.43	63.31	4.35	5.26	0.00	5.26	4.35	-NA-	33.60	225	175
Unitech Corporate Parks	38.25	107	4.86	4.86	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.71	-5.56	0.00	-5.56	-6.71	-NA-	-NA-	4	3
Lok'N Store Group	2.17	37	1.66	1.66	2.77	-NA-	6.75	44.97	24.32	82.70	10.18	9.07	0.00	9.07	10.18	39.03	27.91	140	380
Treveria	0.06	28	1.27	1.27	0.00	-NA-	-NA-	19.26	-12.36	42.96	-16.74	-4.26	0.00	-4.26	-16.74	-NA-	85.14	3	10
AIM Total		2,209	100.00	100.00															
Emerging Markets and AIM Total		92,237	100.00	100.00															

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

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	36M Vlty (%)	10 Yrs Vlty (%)
AIM Index	EUR	907.57	2,763.02	100.00	0.49	-NA-	-NA-	15.51	4.50	36.47	5.69	0.71	5.69	14.99	0.00
AIM Index	USD	1,250.61	3,816.14	100.00	0.49	-NA-	-NA-	17.46	4.50	44.18	5.93	3.15	5.93	18.80	0.00
AIM Index	GBP	1,205.65	2,277.14	100.00	0.49	-NA-	-NA-	13.72	3.46	30.59	4.69	1.15	4.69	16.27	0.00
AIM Index	JPY	1,247.06	389,494.30	100.00	0.49	-NA-	-NA-	18.46	12.44	59.50	2.87	3.23	2.87	22.79	0.00
AIM Index	AUD	914.51	4,264.56	100.00	0.49	-NA-	-NA-	9.81	9.10	64.94	5.91	0.57	5.91	18.68	0.00

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

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Feb-14	Free Float Mkt Cap Ccy (m) Feb-14	Free Float Mkt Cap (%) Weight Feb-14	Div Yld (%) Feb-14	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-14	Total Rtn (%) YTD	36M Vlty (%)	10 Yrs Vlty (%)
AIM Index	EUR	854.32	2,763.02	100.00	0.00	-NA-	-NA-	14.12	4.10	35.89	5.47	0.71	5.47	14.96	0.00
AIM Index	USD	1,177.24	3,816.14	100.00	0.00	-NA-	-NA-	16.05	4.10	43.56	5.71	3.15	5.71	18.78	0.00
AIM Index	GBP	1,135.01	2,277.14	100.00	0.00	-NA-	-NA-	12.35	3.07	30.03	4.47	1.15	4.47	16.24	0.00
AIM Index	JPY	1,173.90	389,494.30	100.00	0.00	-NA-	-NA-	17.04	12.01	58.82	2.65	3.23	2.65	22.78	0.00
AIM Index	AUD	860.86	4,264.56	100.00	0.00	-NA-	-NA-	8.49	8.68	64.24	5.69	0.57	5.69	18.65	0.00

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

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

Top Constituents

Company	Country	Free Float Mkt Cap (EUR m)	Free Float Emerging (%) Weight
		28-Feb	28-Feb
Immofinanz AG	RUS	3,542.97	3.91
Songbird Estates	UK	985.82	44.63
Atrium European Real Estate	CZE	738.34	0.81
PIK Group	RUS	471.52	0.52
LXB Retail Properties	UK	219.62	-NA-
Max Property Group	UK	207.24	9.38
Dolphin Capital Investors	VGB	186.31	-NA-
NewRiver Retail	UK	156.45	7.08
Conygar Investment Company	UK	152.96	6.93
Sirius Real Estate	UK	128.30	1.98
Unitech Corporate Parks	UK	107.41	4.86
Orco Property Group S.A.	CZE	68.99	0.08

Country Breakdown

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float AIM Weight
	28-Feb	28-Feb	28-Feb
AIM Index	11	2,763.02	100.00%
Total AIM Index	11	2,763.02	100.00%

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

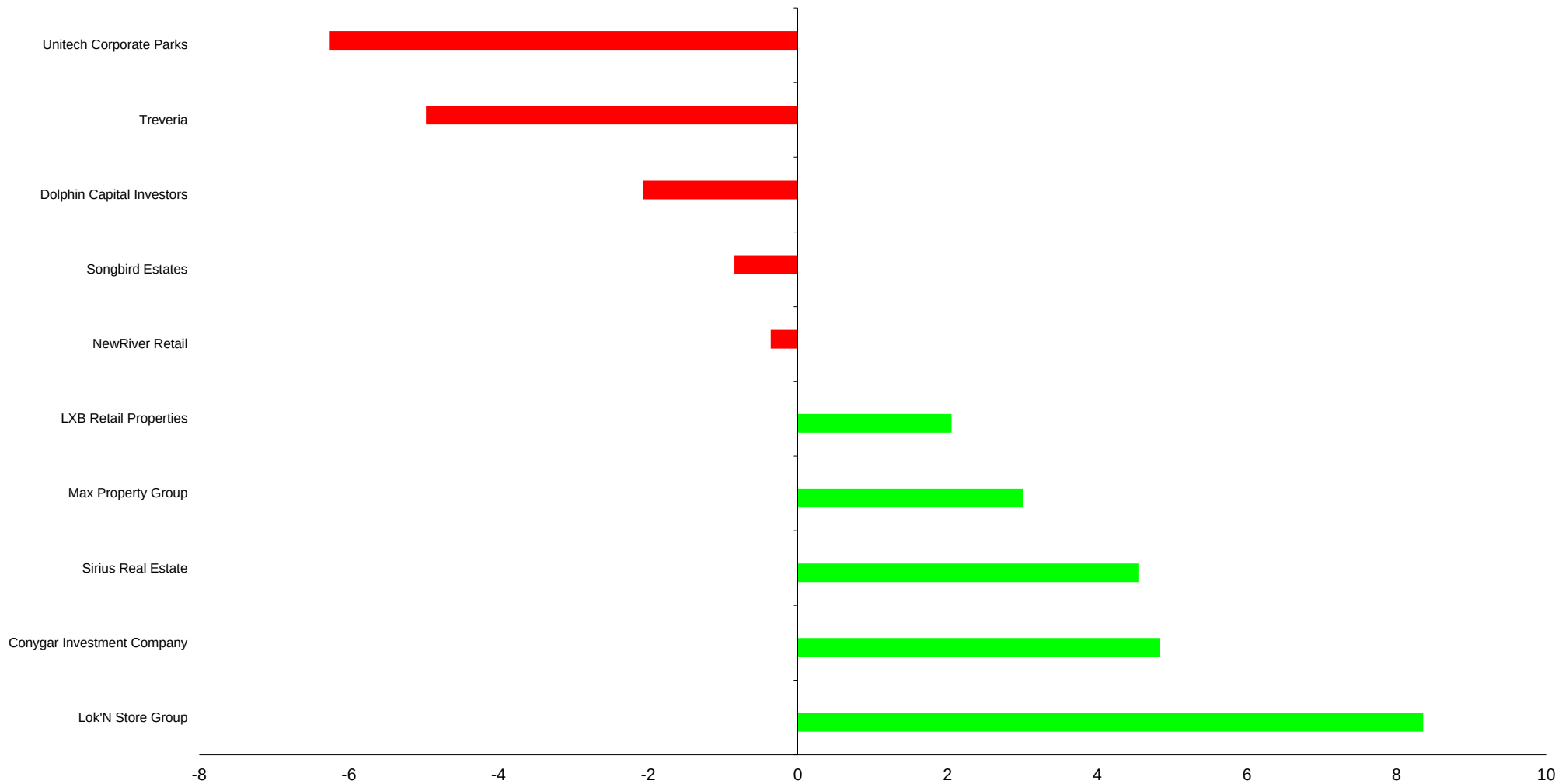
Top Performance

Stock	Country	Price Return Feb-14	Div Return Feb-14	Total Return Feb-14	
PIK Group	RUS	22.99	0.00	22.99	▲
Lok’N Store Group	UK	9.07	0.00	9.07	▲
Atrium European Real Estate	CZE	5.86	0.00	5.86	▲
Conygar Investment Company	UK	5.56	0.00	5.56	▲
Sirius Real Estate	UK	5.26	0.00	5.26	▲
Immofinanz AG	RUS	4.89	0.00	4.89	▲
Max Property Group	UK	3.72	0.00	3.72	▲

Bottom Performance

Stock	Country	Price Return Feb-14	Div Return Feb-14	Total Return Feb-14	
-NA-	-NA-	-NA-	-NA-	-NA-	▲
Songbird Estates	UK	-0.14	0	-0.14	▼
Dolphin Capital Investors	VGB	-1.36	0	-1.36	▼
Treveria	UK	-4.26	0	-4.26	▼
Unitech Corporate Parks	UK	-5.56	0	-5.56	▼
Orco Property Group S.A.	CZE	-7.39	0	-7.39	▼

Graph 45: Total Return Performance relative to Regional Index



Part V

Correlations

Section 5.1

Risk / Return Profiles and Correlations - Developed Markets

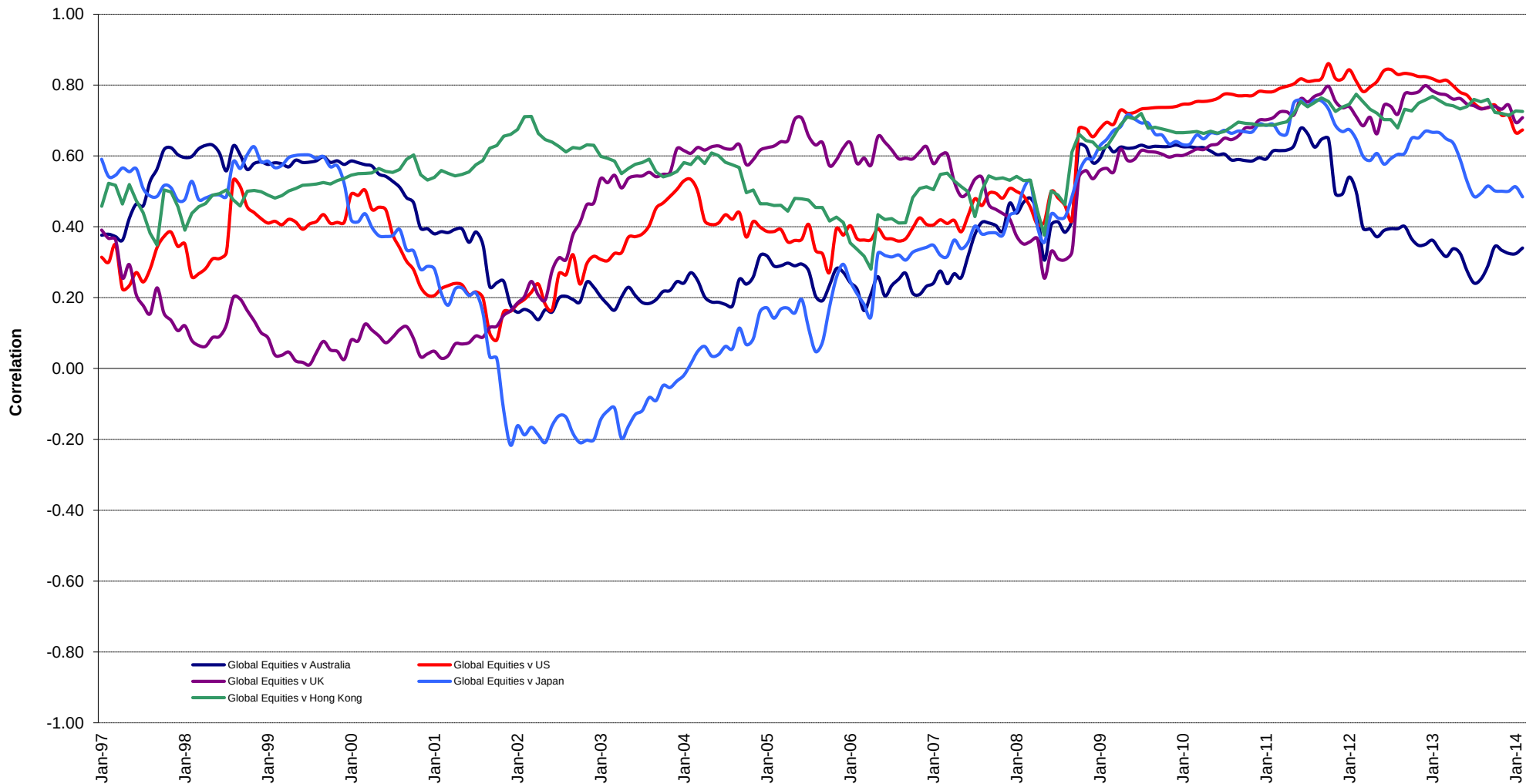
Developed Markets - Correlations

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



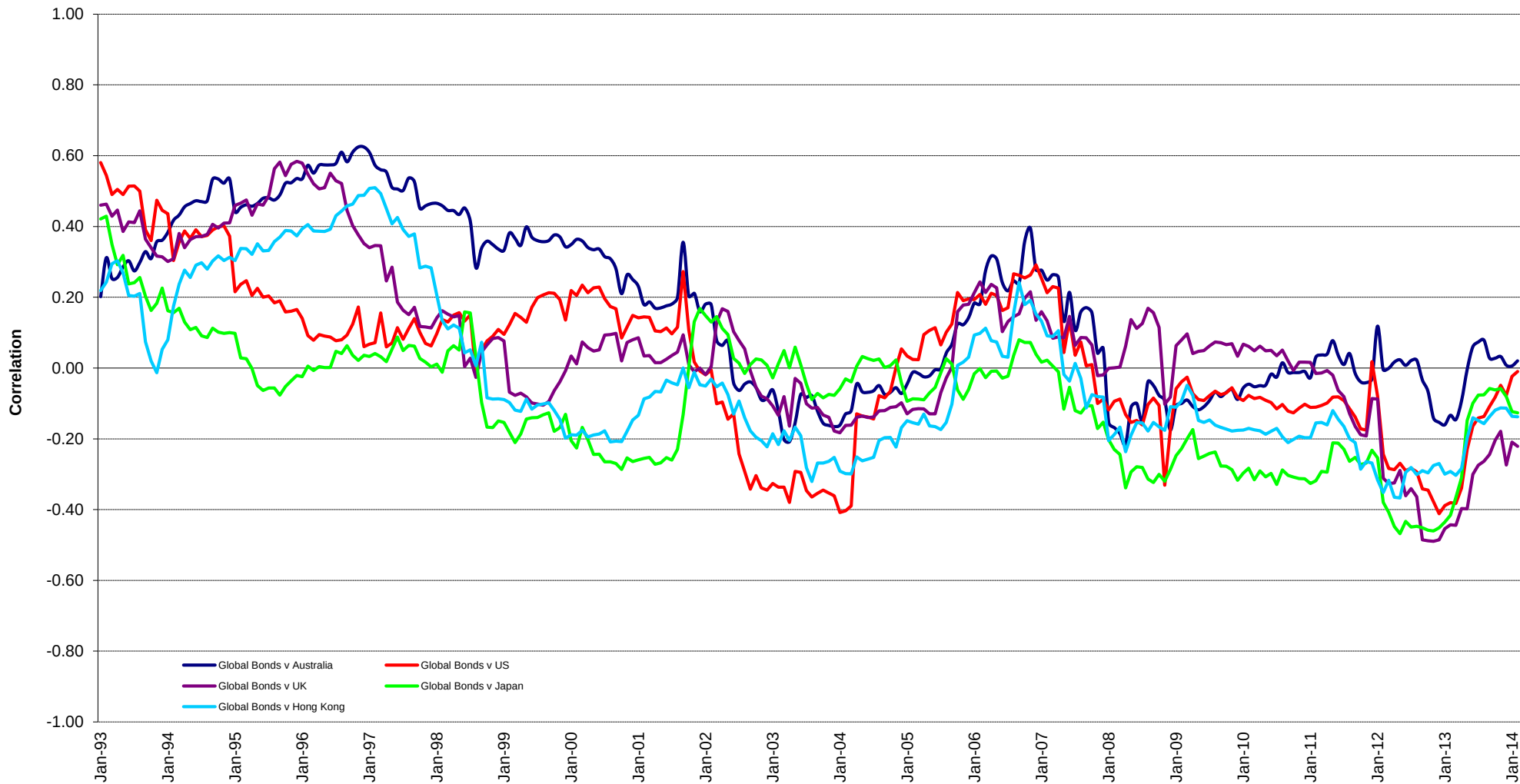
Developed Markets - Correlations

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



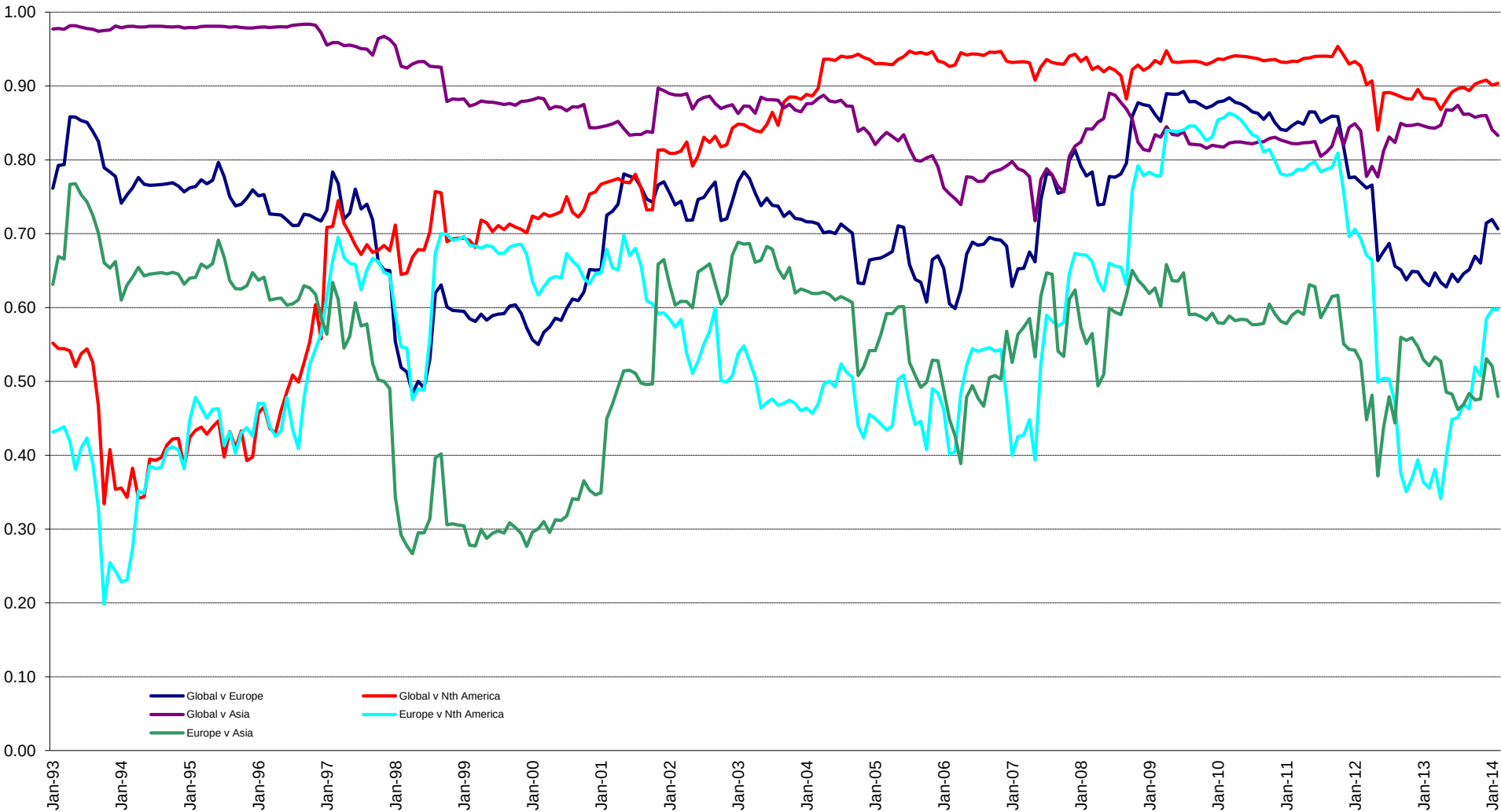
Developed Markets - Correlations

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



Developed Markets - Correlations

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



Developed Markets - 36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.71	0.90	0.83		0.74	0.60	0.59	0.80		0.23
Europe Real Estate	0.71	1.00	0.60	0.48		0.68	0.75	0.49	0.57		-0.04
North America Real Estate	0.90	0.60	1.00	0.54		0.62	0.42	0.60	0.59		0.29
Asia Real Estate	0.83	0.48	0.54	1.00		0.63	0.55	0.38	0.83		0.14
Global Equities	0.74	0.68	0.62	0.63		1.00	0.88	0.90	0.83		-0.19
Europe Equities	0.60	0.75	0.42	0.55		0.88	1.00	0.65	0.69		-0.33
North America Equities	0.59	0.49	0.60	0.38		0.90	0.65	1.00	0.62		-0.16
Asia Equities	0.80	0.57	0.59	0.83		0.83	0.69	0.62	1.00		0.07
Global Bonds	0.23	-0.04	0.29	0.14		-0.19	-0.33	-0.16	0.07		1.00

Developed Markets - 36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.85	0.93	0.90		0.84	0.80	0.77	0.88		-0.06
Europe Real Estate	0.85	1.00	0.76	0.69		0.85	0.88	0.77	0.79		-0.23
North America Real Estate	0.93	0.76	1.00	0.70		0.73	0.68	0.71	0.71		0.00
Asia Real Estate	0.90	0.69	0.70	1.00		0.78	0.74	0.66	0.90		-0.07
Global Equities	0.84	0.85	0.73	0.78		1.00	0.97	0.96	0.92		-0.40
Europe Equities	0.80	0.88	0.68	0.74		0.97	1.00	0.91	0.88		-0.41
North America Equities	0.77	0.77	0.71	0.66		0.96	0.91	1.00	0.81		-0.45
Asia Equities	0.88	0.79	0.71	0.90		0.92	0.88	0.81	1.00		-0.22
Global Bonds	-0.06	-0.23	0.00	-0.07		-0.40	-0.41	-0.45	-0.22		1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.47	0.41	0.29	0.47	0.50	0.45	0.27	0.54	0.17	0.40	0.12	0.40	0.41	0.30	0.34	0.43	0.56	0.24	0.02
Singapore	0.47	1.00	0.78	0.51	0.59	0.54	0.59	0.24	0.55	0.45	0.67	0.53	0.58	0.61	0.34	0.42	0.49	0.61	0.59	-0.08
Hong Kong	0.41	0.78	1.00	0.35	0.61	0.47	0.44	0.06	0.55	0.42	0.55	0.56	0.58	0.48	0.20	0.48	0.34	0.56	0.57	-0.13
Japan	0.29	0.51	0.35	1.00	0.34	0.32	0.24	0.05	0.00	0.21	0.36	0.15	0.26	0.23	0.15	0.32	0.16	0.21	0.40	-0.13
US	0.47	0.59	0.61	0.34	1.00	0.63	0.70	0.27	0.58	0.37	0.70	0.52	0.61	0.59	0.39	0.49	0.44	0.64	0.63	0.00
Canada	0.50	0.54	0.47	0.32	0.63	1.00	0.45	0.52	0.53	0.34	0.47	0.23	0.35	0.46	0.18	0.28	0.50	0.50	0.49	0.24
UK	0.45	0.59	0.44	0.24	0.70	0.45	1.00	0.23	0.67	0.62	0.74	0.61	0.67	0.79	0.67	0.46	0.68	0.78	0.63	-0.23
Switzerland	0.27	0.24	0.06	0.05	0.27	0.52	0.23	1.00	0.31	0.29	0.25	0.05	0.28	0.30	0.25	0.06	0.32	0.30	-0.01	0.38
Sweden	0.54	0.55	0.55	0.00	0.58	0.53	0.67	0.31	1.00	0.56	0.66	0.50	0.74	0.67	0.37	0.41	0.70	0.82	0.55	0.11
Austria	0.17	0.45	0.42	0.21	0.37	0.34	0.62	0.29	0.56	1.00	0.67	0.40	0.69	0.64	0.65	0.44	0.71	0.61	0.48	-0.20
Netherlands	0.40	0.67	0.55	0.36	0.70	0.47	0.74	0.25	0.66	0.67	1.00	0.55	0.81	0.85	0.54	0.47	0.77	0.78	0.57	-0.12
Norway	0.12	0.53	0.56	0.15	0.52	0.23	0.61	0.05	0.50	0.40	0.55	1.00	0.54	0.58	0.45	0.28	0.36	0.61	0.61	-0.26
Italy	0.40	0.58	0.58	0.26	0.61	0.35	0.67	0.28	0.74	0.69	0.81	0.54	1.00	0.65	0.53	0.59	0.57	0.74	0.53	-0.14
France	0.41	0.61	0.48	0.23	0.59	0.46	0.79	0.30	0.67	0.64	0.85	0.58	0.65	1.00	0.58	0.36	0.81	0.85	0.57	-0.03
Germany	0.30	0.34	0.20	0.15	0.39	0.18	0.67	0.25	0.37	0.65	0.54	0.45	0.53	0.58	1.00	0.19	0.45	0.51	0.49	-0.17
Greece	0.34	0.42	0.48	0.32	0.49	0.28	0.46	0.06	0.41	0.44	0.47	0.28	0.59	0.36	0.19	1.00	0.40	0.45	0.44	-0.25
Belgium	0.43	0.49	0.34	0.16	0.44	0.50	0.68	0.32	0.70	0.71	0.77	0.36	0.57	0.81	0.45	0.40	1.00	0.76	0.45	-0.03
Finland	0.56	0.61	0.56	0.21	0.64	0.50	0.78	0.30	0.82	0.61	0.78	0.61	0.74	0.85	0.51	0.45	0.76	1.00	0.62	-0.06
Global Equities	0.24	0.59	0.57	0.40	0.63	0.49	0.63	-0.01	0.55	0.48	0.57	0.61	0.53	0.57	0.49	0.44	0.45	0.62	1.00	-0.19
Global Bonds	0.02	-0.08	-0.13	-0.13	0.00	0.24	-0.23	0.38	0.11	-0.20	-0.12	-0.26	-0.14	-0.03	-0.17	-0.25	-0.03	-0.06	-0.19	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.68	-0.05
Australia - ASX	0.68	1.00	-0.45
Australia Bonds	-0.05	-0.45	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.88	0.26
Singapore - STI	0.88	1.00	0.14
Singapore Bonds	0.26	0.14	1.00

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.72	-0.15
UK - FTSE 100	0.72	1.00	-0.32
UK Bonds	-0.15	-0.32	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.84	0.05
Japan - Nikkei	0.84	1.00	-0.24
Japan Bonds	0.05	-0.24	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.71	-0.06
United States - S&P 500	0.71	1.00	-0.54
United States Bonds	-0.06	-0.54	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.63	-0.20
Netherlands - AEX	0.63	1.00	-0.30
Netherlands Bonds	-0.20	-0.30	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.92	-0.11
Hong Kong - Hang Seng	0.92	1.00	-0.15
Hong Kong Bonds	-0.11	-0.15	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.35	0.16
Canada - TSX	0.35	1.00	-0.45
Canada Bonds	0.16	-0.45	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.74	0.04
France - CAC 40	0.74	1.00	-0.30
France Bonds	0.04	-0.30	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.66	-0.13
Sweden - OMX	0.66	1.00	-0.52
Sweden Bonds	-0.13	-0.52	1.00

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	0.13	-NA-	0.00
Switzerland - SMI	1.00	-NA-	0.00
Switzerland Bonds	-NA-	-NA-	0.00

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.62	0.16
Belgium - BEL 20	0.62	1.00	0.01
Belgium Bonds	0.16	0.01	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	0.42
Spain Bonds	-NA-	0.42	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	0.57	-0.09	0.00
Germany - DAX	1.00	-0.43	0.00
Germany Bonds	-0.43	1.00	0.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.65	-0.01
Finland - HEX 25	0.65	1.00	-0.37
Finland Bonds	-0.01	-0.37	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	0.65	0.60	0.00
Italy - MIB30	1.00	0.45	0.00
Italy Bonds	0.45	1.00	0.00

	Denmark - RE	Denmark - KFX	Denmark Bonds
Denmark - RE	-NA-	-NA-	0.00
Denmark - KFX	1.00	-0.25	0.00
Denmark Bonds	-0.25	1.00	0.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.67	0.03
Austria - WBI	0.67	1.00	-0.12
Austria Bonds	0.03	-0.12	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

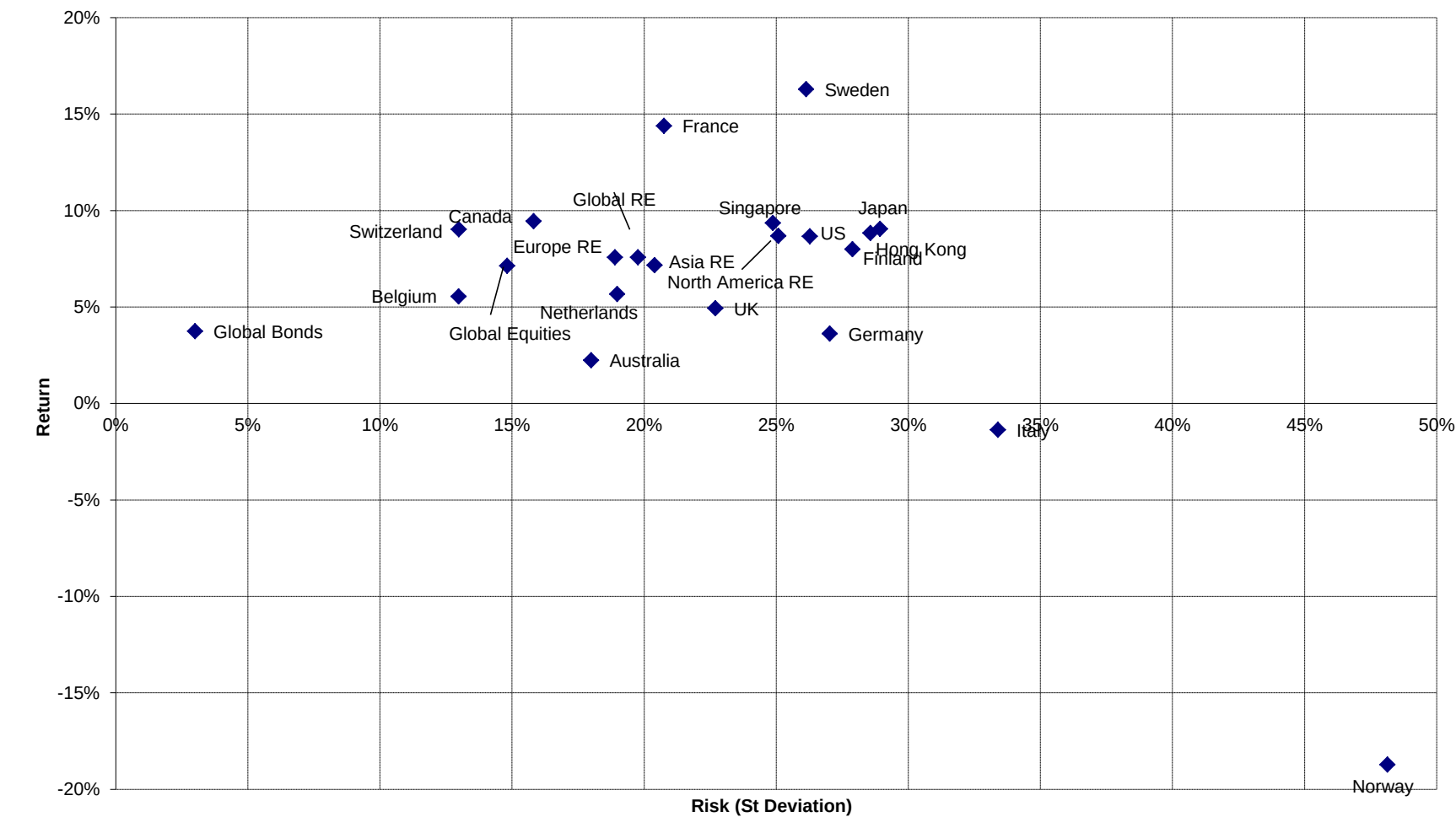
	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.65	-NA-
Greece - ASE 20	0.65	1.00	-NA-
Greece Bonds	-NA-	-NA-	-NA-

	New Zealand - RE	New Zealand - NZX	New Zealand Bonds
New Zealand - RE	1.00	-NA-	0.22
New Zealand - NZX	-NA-	-NA-	-NA-
New Zealand Bonds	0.22	-NA-	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-

Developed Markets - Risk/Return Profiles

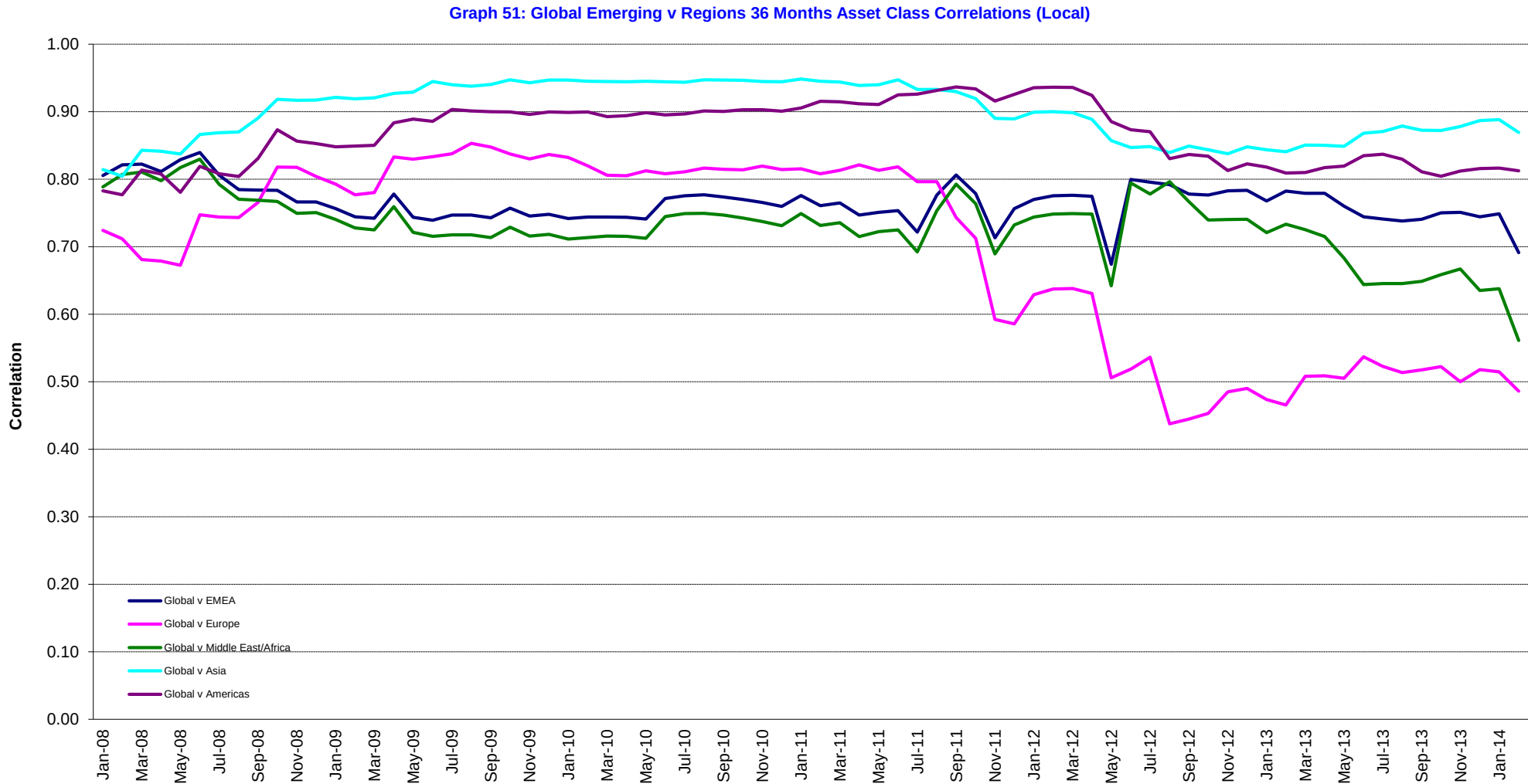
Graph 50: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



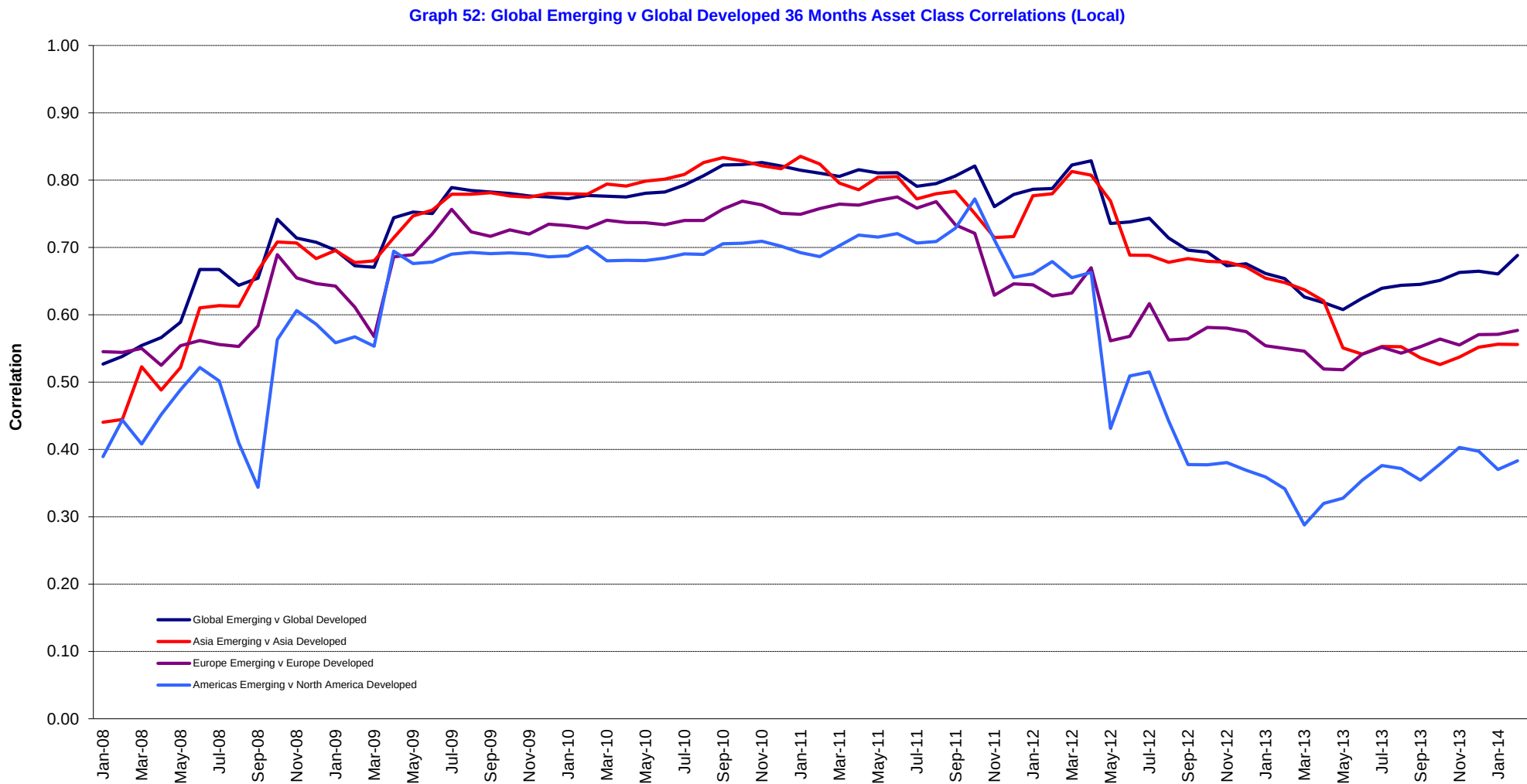
Section 5.2

Risk / Return Profiles and Correlations - Emerging Markets

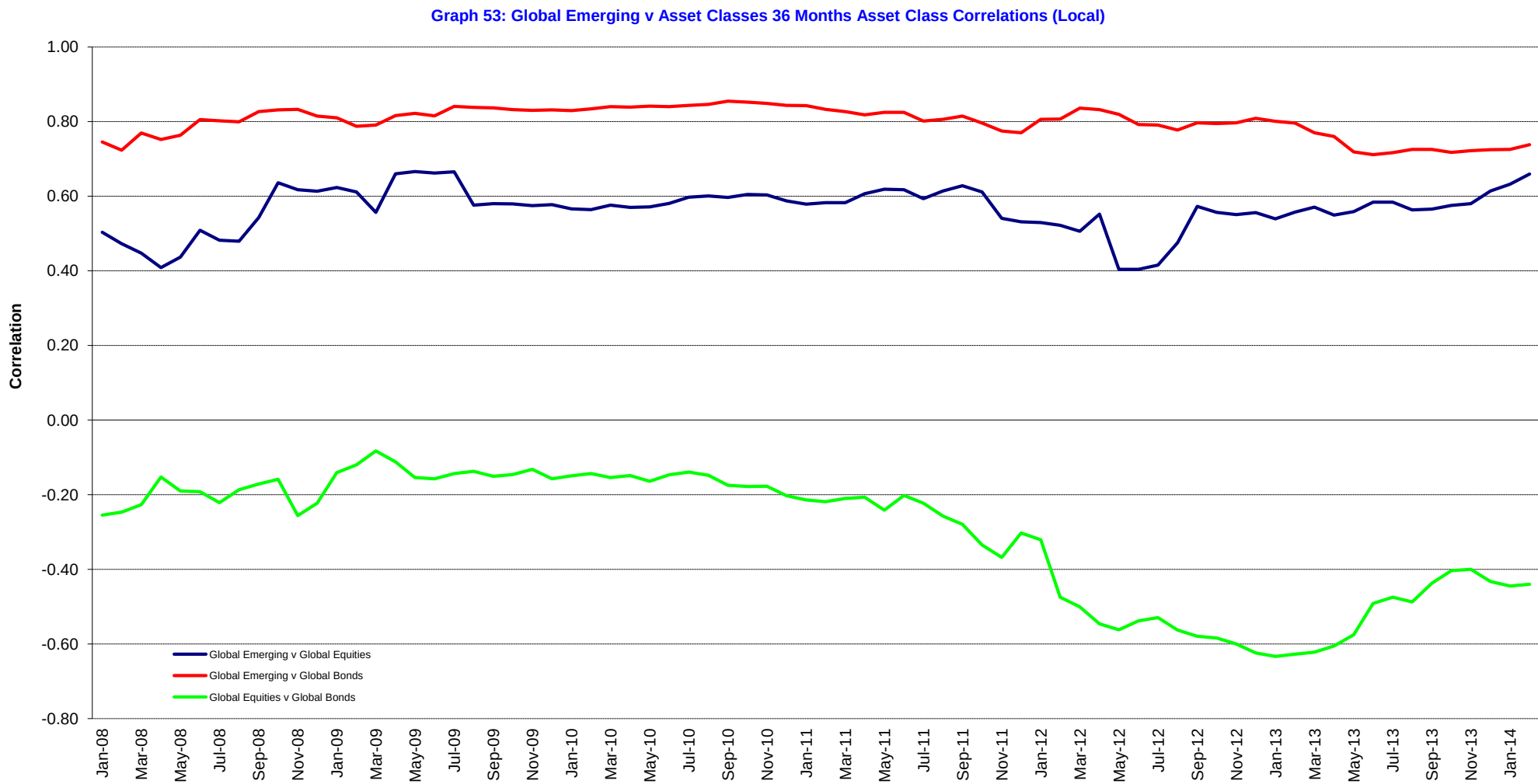
Emerging Markets - Correlations



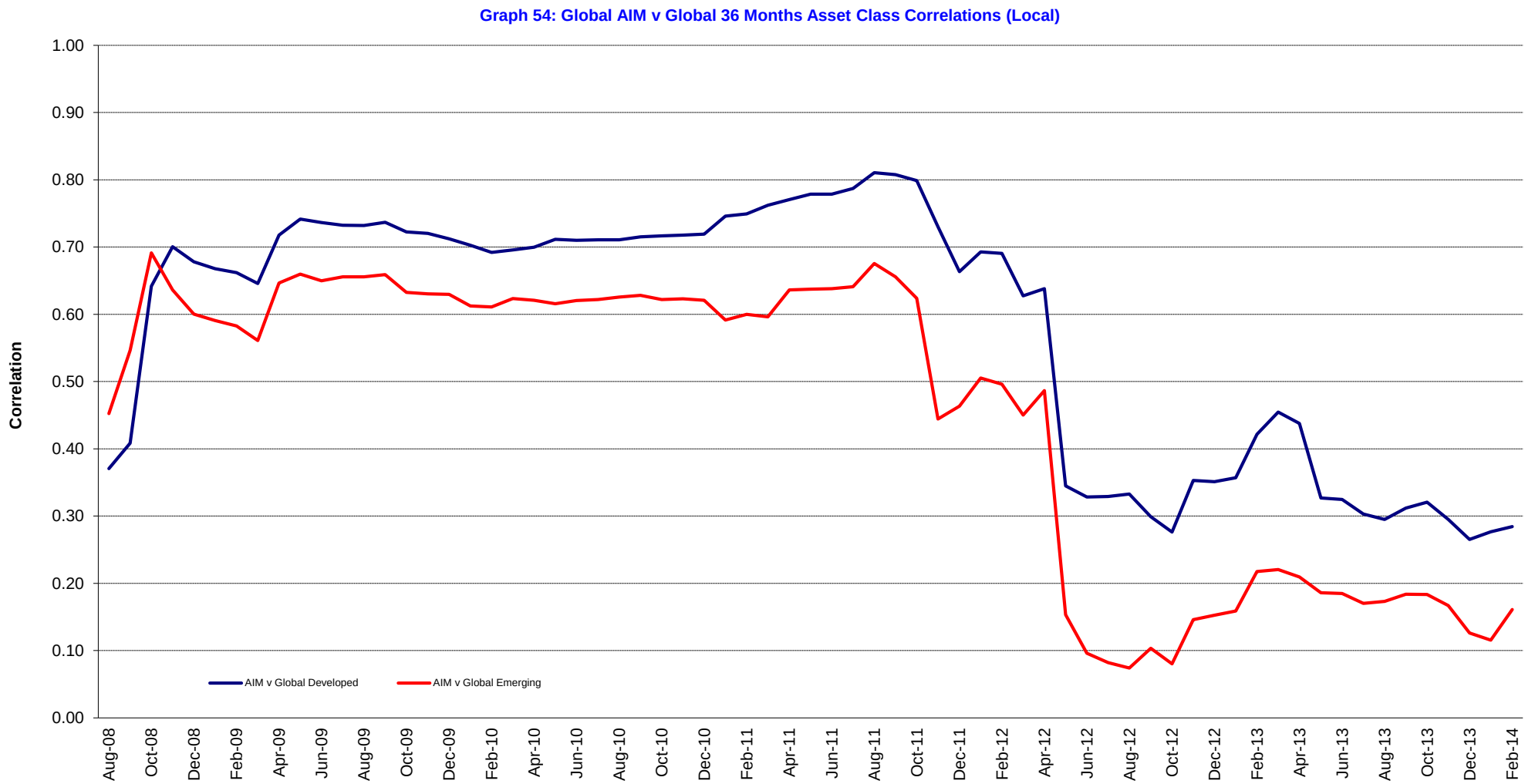
Emerging Markets - Correlations



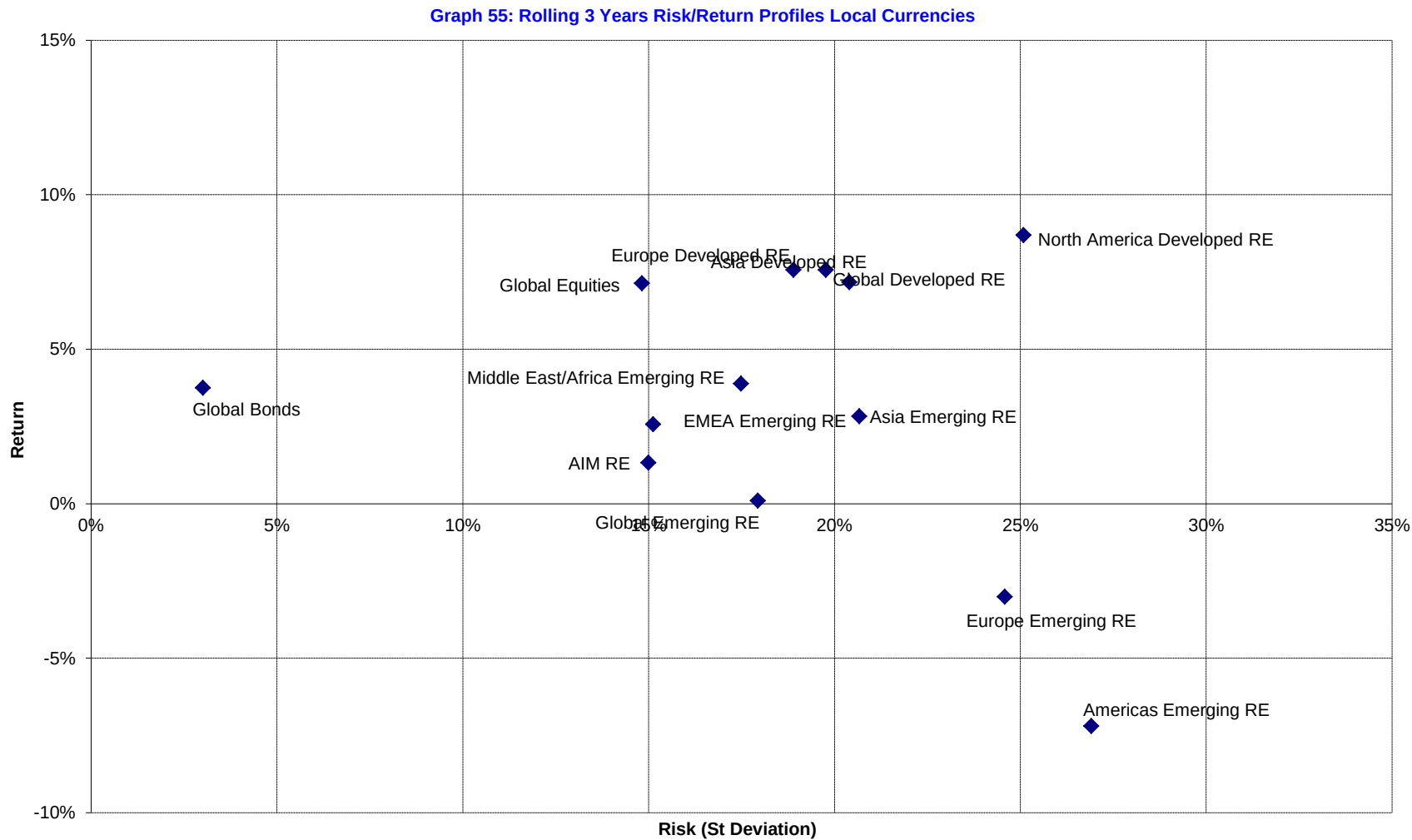
Emerging Markets - Correlations



Emerging Markets - Correlations



Emerging Markets - Risk/Return Profiles



Part VI

Currency Exchange

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 Yrs *	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Feb-14	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.38	0.99	1.06	1.69	0.00	5.65	0.23	2.42	0.23	10.60	9.38
1 EUR = CAD	1.53	-0.01	-0.86	-1.05	4.34	13.75	4.43	1.68	4.43	9.93	6.64
1 EUR = GBP	0.82	0.39	2.10	-1.55	-0.99	-4.31	-0.94	0.44	-0.94	8.98	6.72
1 EUR = SEK	8.85	-0.11	-0.44	-4.99	0.40	4.99	-0.03	0.22	-0.03	6.39	5.35
1 EUR = CHF	1.22	-1.41	-2.57	-3.84	-1.78	-0.29	-0.73	-0.39	-0.73	6.55	6.42
1 EUR = DKK	7.46	-0.07	0.01	0.03	0.03	0.09	0.03	0.01	0.03	0.21	0.18
1 EUR = AUD	1.54	-0.15	-0.42	-4.94	4.40	20.86	0.21	-0.14	0.21	9.44	9.92
1 EUR = HKD	10.72	1.02	1.03	1.71	-0.12	5.73	0.33	2.37	0.33	10.51	9.27
1 EUR = JPY	140.97	0.87	0.38	2.55	7.60	16.87	-2.67	2.50	-2.67	13.25	14.33
1 EUR = SGD	1.75	-0.12	-1.88	-2.28	-0.11	8.12	0.56	1.50	0.56	7.30	6.70
1 EUR = NZD	1.64	-NA-	-1.00	-8.31	-3.66	4.24	-1.82	-1.42	-1.82	10.42	9.97

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

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 28-Feb	Total Return (%) - 20 Yrs *	Total Return (%) - 10 Yrs *	Total Return (%) - 5 Yrs *	Total Return (%) - 3 Yrs *	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Feb-14	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.38	0.99	1.06	1.69	0.00	5.65	0.23	2.42	0.23	10.60	9.38
1 EUR = GBP	0.82	0.39	2.10	-1.55	-0.99	-4.31	-0.94	0.44	-0.94	8.98	6.72
1 EUR = HKD	10.72	1.02	1.03	1.71	-0.12	5.73	0.33	2.37	0.33	10.51	9.27
1 EUR = PLN	4.17	-NA-	-1.60	-2.24	1.72	0.52	0.33	-1.86	0.33	9.55	8.30
1 EUR = BRL	3.23	13.55	1.05	1.35	12.10	24.82	-0.76	-1.21	-0.76	19.18	10.81
1 EUR = EGP	9.61	5.36	4.49	6.34	5.72	9.10	0.41	2.40	0.41	15.03	10.91
1 EUR = IDR	16033.77	10.58	6.61	1.05	9.58	26.91	-4.39	-2.62	-4.39	14.14	11.21
1 EUR = INR	85.60	5.13	6.59	5.68	11.04	20.35	0.43	1.31	0.43	14.20	9.86
1 EUR = MXN	18.29	8.96	5.16	-0.92	3.06	9.50	1.36	1.37	1.36	16.96	8.76
1 EUR = MYR	4.53	2.57	1.76	-0.79	2.41	12.00	0.26	0.28	0.26	12.67	7.88
1 EUR = PHP	61.65	4.11	0.90	-0.10	0.79	15.97	0.80	0.87	0.80	13.66	7.66
1 EUR = THB	45.06	2.92	1.38	-0.39	2.19	15.85	-0.48	1.22	-0.48	14.44	8.00
1 EUR = TRY	3.05	28.60	8.65	7.11	11.28	29.54	2.89	-0.10	2.89	17.87	8.20
1 EUR = TWD	41.85	2.33	2.29	-1.16	0.61	7.89	1.90	2.42	1.90	13.86	7.22
1 EUR = ZAR	14.84	7.52	8.38	3.07	15.68	26.47	2.80	-1.50	2.80	18.33	11.71

Note: Positive return figures = % profit by holding EUR

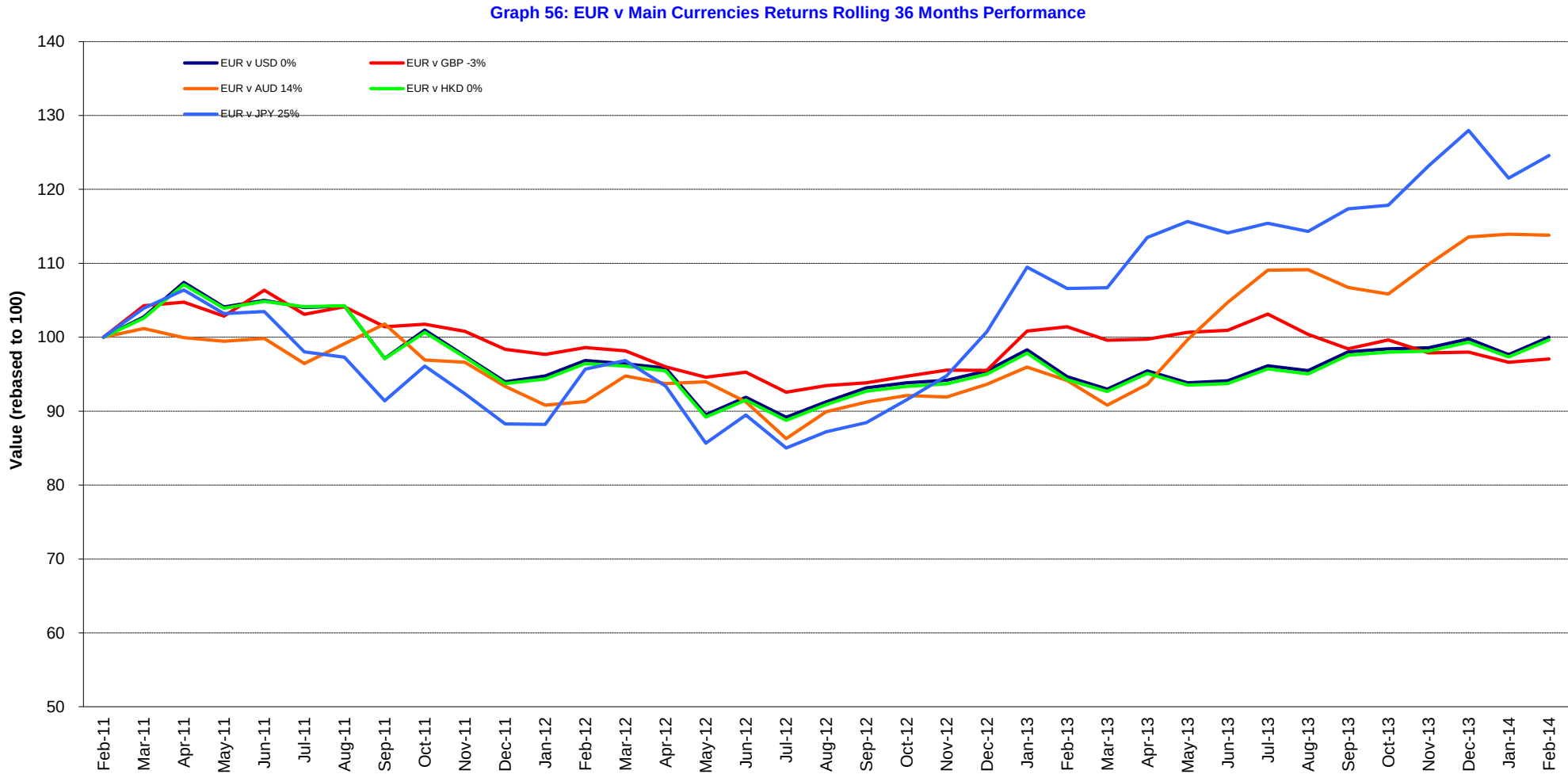
* -20, -10, -5 & -3 Years Total Returns are annualised

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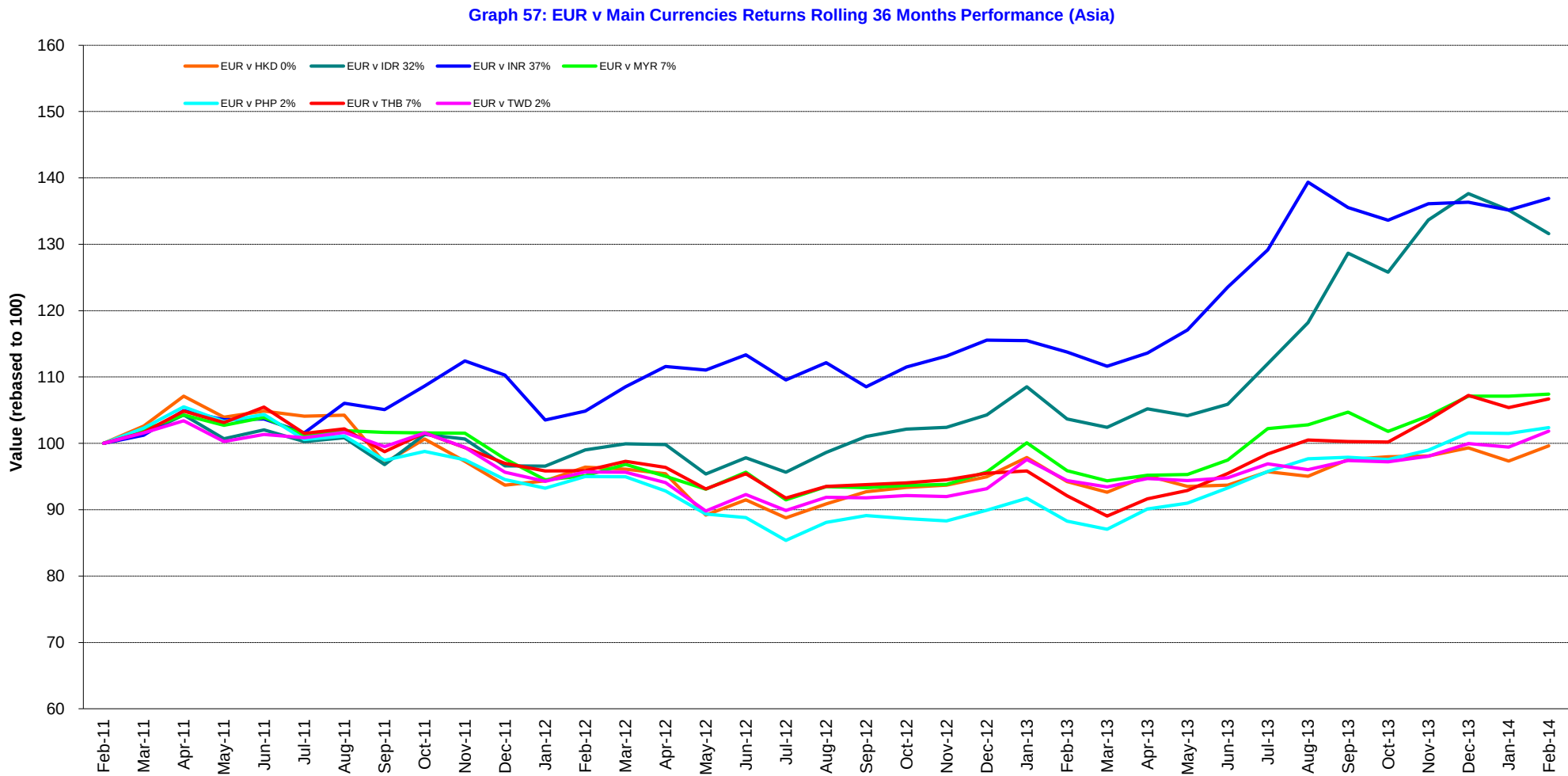
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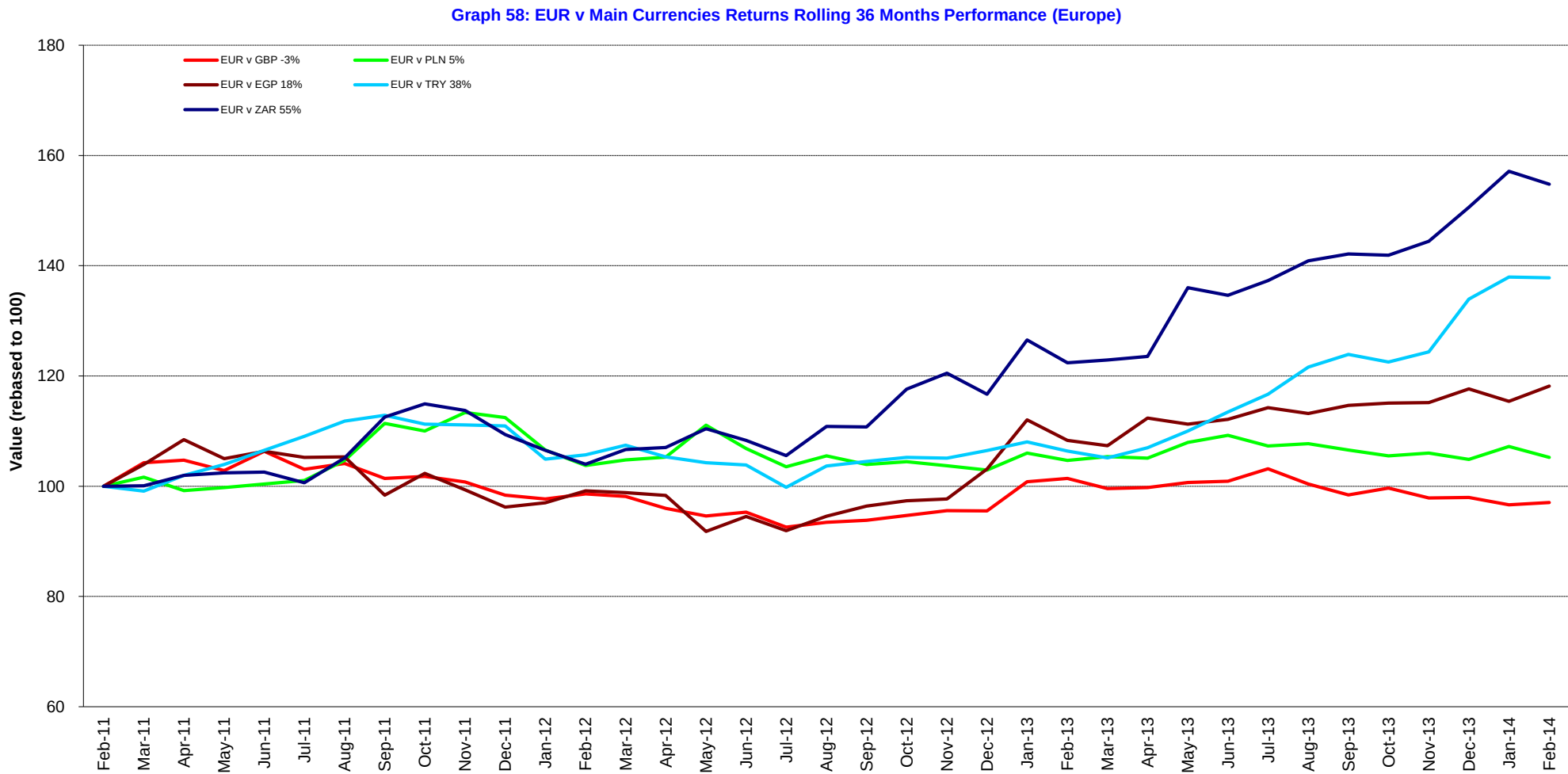
Foreign Exchange Performance



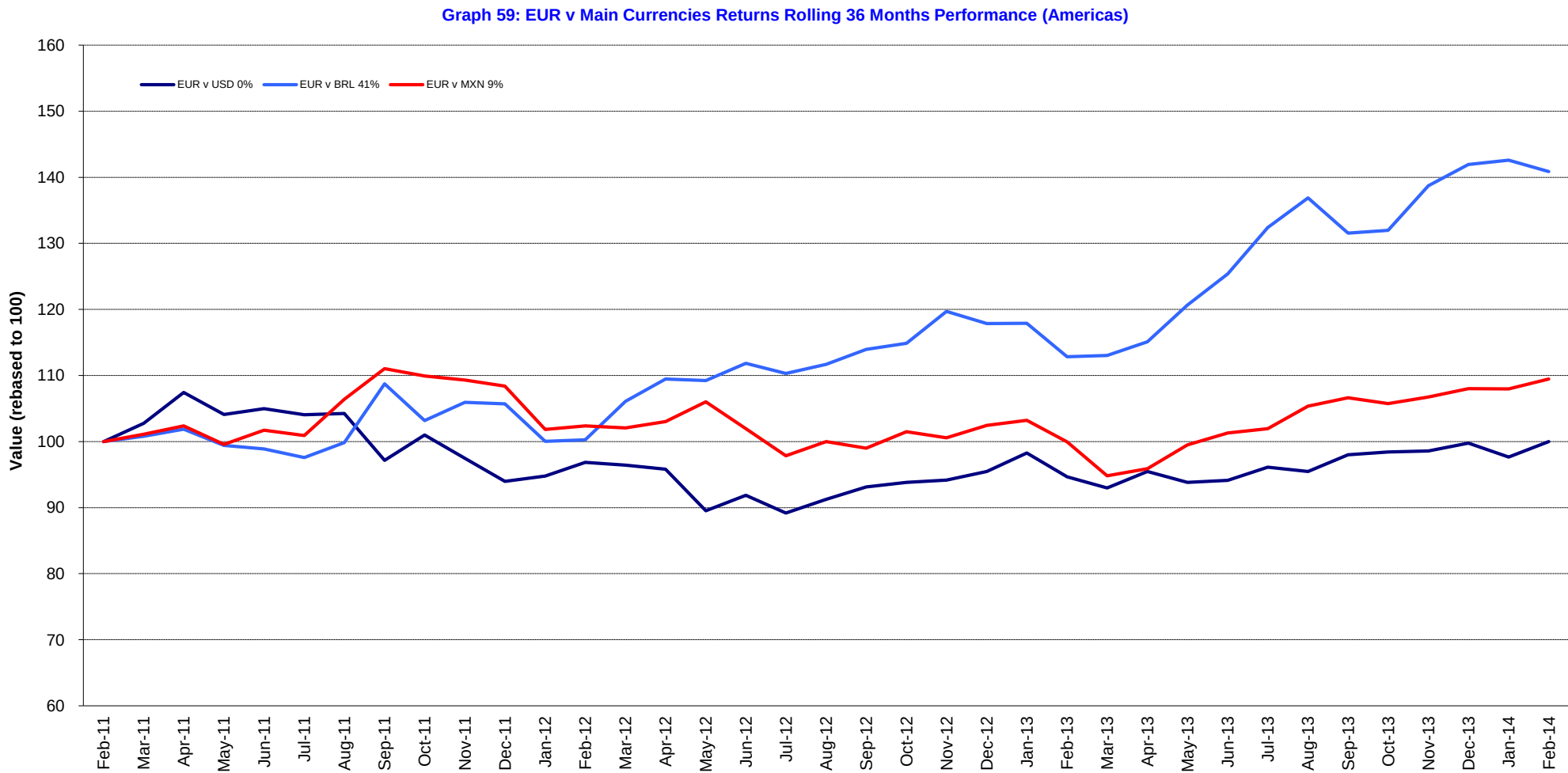
Foreign Exchange Performance



Foreign Exchange Performance



Foreign Exchange Performance



Part VII

Appendices & Disclosures

Section 7.1

Details on Methodology

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 calculated using the following approach:

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

Please note that the Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 319.

Risk/Return Profiles

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

Size of the total real estate market

We estimate the size of individual country commercial real estate markets using a Gross Domestic Product (GDP) top down approach, and aggregate their values to arrive at a total global estimate. Of course, individual countries are in varying stages of development, therefore, we must adjust country estimates to account for the economic situation. With regard to the sample, we selected 49 countries from four separate regions: Asia-Pacific, Europe, Latin America and North America. In developed countries high quality commercial real estate represents approximately 45 percent of GDP. In developing countries, this figure is lower. We based our estimates on a formula devised by Prudential Real Estate Investors, as published in "A Bird's Eye View of Global Real Estate Markets: Update February 2012" – Prudential Real Estate Investors, Mandipa Kapas & Dr. Youguo Liang. February 2012. The formula is as follows:

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

For emerging countries: $RE_i = GDP_i \times 0.45 \left(\frac{GDH_i}{26,115} \right)^{\frac{1}{3}}$

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

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.

Section 7.2

Data Vendor Codes

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
EMERGING AMERICAS INDEX	FENEL																	
EMERGING EMEA INDEX	FENEM																	
EMERGING EUROPE INDEX	FENEU																	
EMERGING MARKET INDEX	FENEI																	
EMERGING MIDDLE EAST/AFRICA INDEX	FENME																	
FINLAND INDEX	EPFI	UPFI	PPFI	YPFI			RPFI	RUPFI	RPPFI	RYFI			TRPFIE	TRPFIU	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YPFR			RPFR	RUPFR	RPPFR	RYFR			TRPFRE	TRPFRU	TRPFRG	TRPFRJ		
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DEV. DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGVI	ENGVA		TENGVE	TENGVI	TENGVG	TENGVI	TENGVA							
GLOBAL DEV. DIVIDEND+ INDEX	ENGD																	
GLOBAL DEV. EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL DEV. EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL DEV. EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL DEV. EX AUD NON-RTL IN AUD HEDG IDX		GAHNU			GAHNA			TGAHNU			TGAHNA							
GLOBAL DEV. EX AUD NON-RTL IN AUD UNHEDG IDX		GAUNU			GAUNA			TGAUNU			TGAUNA							
GLOBAL DEV. EX AUD RTL IN AUD HEDG IDX		GAHRU			GAHRA			TGAHRU			TGAHRA							
GLOBAL DEV. EX AUD RTL IN AUD UNHEDG IDX		GAURU			GAURA			TGAURU			TGAURA							
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL													
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL DEV. EX AUSTRALIA INDEX		GAXAU			GAXAA			TGAXAU			TGAXAA			TRAXAU			TRAXAA	
GLOBAL DEV. EX EUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGX EJ		
GLOBAL DEV. EX EUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL DEV. EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL DEV. EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL DEV. EX NORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL DEV. EX US INDEX	EUGXU	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
GLOBAL DEV. EX US LIQUID INDEX	GSLXUSE	GSLXUSU	GSLXUSG	GSLXUSJ	GSLXUSA	GSLXUSH (HKD), GSLXUSS (SGD)	TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA	TGSLXUSH (HKD), TGSLXUSS (SGD)						
GLOBAL DEV. EX US NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL DEV. EX US REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL DEV. HEALTHCARE INDEX	ENGEE	ENG EU	ENGEG	ENGEJ	ENGEA		TENGEE	TENG EU	TENGEG	TENGEJ	TENGEA							
GLOBAL DEV. HEDGED IN AUD INDEX					EGHAA							TEGHAA						
GLOBAL DEV. INDEX	ENGL	UNGL	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL DEV. INDUSTRIAL INDEX	ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA		TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA							
GLOBAL DEV. INDUSTRIAL/OFFICE INDEX	ENGME	ENG MU	ENG MG	ENG MJ	ENGMA		TENGME	TENG MU	TENG MG	TENG MJ	TENGMA							
GLOBAL DEV. LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLQGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL DEV. LODGINGS/RESORTS INDEX	ENG OE	ENG OU	ENG OG	ENG OJ	ENG OA		TENG OE	TENG OU	TENG OG	TENG OJ	TENG OA							
GLOBAL DEV. NON-REITS INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL DEV. OFFICE INDEX	ENGFE	ENG FU	ENG FG	ENG FJ	ENGFA		TENGFE	TENG FU	TENG FG	TENG FJ	TENGFA							

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GLOBAL DEV. REITS INDEX	ERGLU																	
GLOBAL DEV. REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL DEV. RESIDENTIAL INDEX	ENGAE	ENGAU	ENGAG	ENGAJ	ENGAA		TENGAE	TENGAU	TENGAG	TENGAJ	TENGAA							
GLOBAL DEV. RETAIL INDEX	ENGTE	ENGTU	ENG TG	ENG TJ	ENG TA		TENGTE	TENGTU	TENG TG	TENG TJ	TENG TA							
GLOBAL DEV. SELF STORAGE INDEX	ENGSE	ENG SU	ENG SG	ENG SJ	ENG SA		TENGSE	TENG SU	TENG SG	TENG SJ	TENG SA							
GLOBAL DEV. SPECIALTY INDEX	ENGPE	ENG PU	ENG PG	ENG PJ	ENG PA		TENGPE	TENG PU	TENG PG	TENG PJ	TENG PA							
GREECE INDEX	EPGC	UPGC	PPGC	YPGC			RPGC	RUGC	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		ELHK (HKD)	REHK	RUHK	RPHK	RYHK		RHHK (HKD)	TRLHKE	TRLHKU	TRLHKG	TRLHKJ		TRLHKL (HKD)
HUNGARY INDEX													TRPHUE	TRPHUU	TRPHUG	TRPHUJ		TRPHUL (HUG)
IRELAND INDEX	EPIR	UPIR					RPIR	RUPIR					TRPIRE	TRPIRU	TRPIRG	TRPIRJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPi	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUJP	RPLJ	RYJP			TRPJPE	TRPJPU	TRPJPG	TRPJPJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJJ	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLIQELJE	TLIQELJU	TLIQELJG	TLIQELJJ	TLIQELJA	TLIQELJH (HKD), TLIQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UPNL	PPNL	YPNL			RPNL	RUPNL	RPPN	RYNL			TRPNLE	TRPNLU	TRPNLG	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ		TRLNZL (NZD)
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNKL (NOK)
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPPOJ		TRPPOL (PLN)
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPTE	TRPPTU	TRPPTG	TRPP TJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RAUU	RPPAU	RYP AU	RLPA		TRPAUE	TRPAUU	TRPAUG	TRPAUJ	TRPAUL	
PURE DEV. ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RPPA	RYPA			TRGP AE	TRGPAU	TRGPAG	TRGPAJ		
PURE DEV. DEV. ASIA EX AUSTRALIA INDEX							TFEP AEAE											
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	RSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSIJ		TRLSIL (SGD)
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ		TRPKRL (KRW)
SPAIN INDEX	EPSP	UPSP	PPSP	YPS P			RPSP	RUPSP	RPPS	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLS D		ELSD (SEK)	RPSD	RUPSD	RPLSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ		TRLSDL (SEK)
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW		ELSW (CHF)	RPSW	RUPSW	RPLSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ		TRLSWL (CHF)
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELUDU	TELUDG	TELUDJ	TELUDA							
UK HEALTHCARE INDEX	ELUHE	ELUHU	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHU	TELUHG	TELUHJ	TELUHA							
UK INDEX	EPUK	UPUK	ELUK	YLUK			RPUK	RUPUK	RLUK	RYUK			NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

	Price Indices	Gross Total Return Indices					Net Total Return Indices				
AUSTRALIA INDEX	.FTELAU	.FTELAUE	.FTELAUU	.FTELAUY	.FTELAUS	.FTELAUL	.FTTELAUE	.FTTELAUU	.FTTELAUS	.FTTELAUY	.FTTELAUL
AUSTRIA INDEX		.FTEPASE	.FTEPASU	.FTEPASY	.FTEPASS	.FTEPASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY	.FTTRPASL
BELGIUM INDEX		.FTEPBLE	.FTEPBLU	.FTEPBLY	.FTEPBLS	.FTEPBLL	.FTTRPBLE	.FTTRPBLU	.FTTRPBLS	.FTTRPBLY	.FTTRPBLL
CANADA INDEX		.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS	.FTELCAL	.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAY	.FTTELCAL
CZECH INDEX											.FTTRPCZL
DENMARK INDEX		.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS	.FTELDKL	.FTTELDKE	.FTTELDKU	.FTTELDKS	.FTTELDKY	.FTTELDKL
DEV. ASIA 33 INDEX	.FTENAE3					.FTENAE3					
DEV. ASIA DIVIDEND+ INDEX	.FTENAD					.FTENAD					
DEV. ASIA EMERGING INDEX	.FTENEA										
DEV. ASIA EX AUSTRALIA INDEX											
DEV. ASIA INDEX	.FTEGAS	.FTUGAS					.FTTRPAAE	.FTTRPAAU	.FTTRPAAS	.FTTRPAAY	.FTTRPAAL
DEV. ASIA NON-REITS INDEX							.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY	.FTTRGASL
DEV. ASIA REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY	.FTENASL
DEV. EUROPE CAPPED INDEX	.FTEORA						.FTEORAE	.FTEORAU	.FTEORAS	.FTEORAY	.FTEORAL
DEV. EUROPE EURO ZONE CAPPED INDEX	.FTEOEU						.FTEOEUE	.FTEOEUW	.FTEOEUY	.FTEOEUS	.FTEOEUL
DEV. EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEUE	.FTEPEUW	.FTEPEUY	.FTEPEUS	.FTEPEUL
DEV. EUROPE EX UK CAPPED INDEX	.FTEOUK										
DEV. EUROPE EX UK DIVIDEND+ INDEX	.FTENDP						.FTENDPE	.FTENDPU	.FTENDPS	.FTENDPY	.FTENDPL
DEV. EUROPE EX UK INDEX	.FTEXUK						.FTEXUKE	.FTEXUKU	.FTEXUKS	.FTEXUKY	.FTEXUKL
DEV. EUROPE INDEX	.FTEPRA	.FTUPRA					.FTEPRAE	.FTEPRAU	.FTEPRAS	.FTEPRAY	.FTEPRAL
DEV. EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUW	.FTSSXUS	.FTSSXUY	.FTSSXUL
DEV. EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS	.FTSSELL
DEV. EUROPE NON-REITS INDEX	.FTENEE						.FTENEE				
DEV. EUROPE REITS INDEX	.FTEREE						.FTEREE				
DEV. EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS	.FTEPHGL
DEV. NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS	.FTEGNAL
EMERGING AMERICAS INDEX	.FTENEL										
EMERGING EMEA INDEX	.FTENEM										
EMERGING EUROPE INDEX	.FTENEU										
EMERGING MARKET INDEX	.FTENEI										
EMERGING MIDDLE EAST/AFRICA INDEX	.FTENME										
FINLAND INDEX			.FTEPFIE	.FTEPFIU	.FTEPFY	.FTEPFIS	.FTEPFIL	.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFY
FRANCE INDEX			.FTEPFRE	.FTEPFRI	.FTEPFY	.FTEPFIS	.FTEPFIL	.FTTRPFRE	.FTTRPFRI	.FTTRPFIS	.FTTRPFY
GERMANY INDEX			.FTEPGRE	.FTEPGRI	.FTEPGY	.FTEPGIS	.FTEPGIL	.FTTRPGRE	.FTTRPGRI	.FTTRPGIS	.FTTRPGY
GLOBAL DEV. DIVIDEND+ INDEX	.FTENGD										
GLOBAL DEV. EX ASIA INDEX			.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS	.FTEGXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAY
GLOBAL DEV. EX ASIA NON-REITS INDEX			.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL	.FTTRNXAE	.FTTRNXAU	.FTTRNXAS	.FTTRNXAY
GLOBAL DEV. EX ASIA REITS INDEX			.FTEAXAE	.FTEAXAU	.FTEAXAS	.FTEAXAY	.FTEAXAL	.FTTRAXAE	.FTTRAXAU	.FTTRAXAS	.FTTRAXAY
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX							.FTEGAAA				
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX								.FTTEGAAL			
GLOBAL DEV. EX AUSTRALIA INDEX									.FTTEGAAL		
GLOBAL DEV. EX EUROPE INDEX			.FTEGXEE	.FTEGXEU	.FTEGXAY	.FTEGXES	.FTTRAXAA				
							.FTEGXEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXAY

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GLOBAL DEV. EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.TFTENXEE	.TFTENXEU	.TFTENXES	.TFTENXEY		.TFTENXEL
GLOBAL DEV. EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.TFTERXEE	.TFTERXEU	.TFTERXES	.TFTERXEY		.TFTERXEL
GLOBAL DEV. EX JAPAN INDEX													.FTTRGXJE	.FTTRGXJU	.FTTRGXJS	.FTTRGXJY		.FTTRGXJL
GLOBAL DEV. EX NORTH AMERICA INDEX							.FTEGXNE	.FTEGXNU	.FTEGXNY	.FTEGXNS		.FTEGXNL	.FTTRGXNE	.FTTRGXNU	.FTTRGXNS	.FTTRGXNY		.FTTRGXNL
GLOBAL DEV. EX NORTH AMERICA REITS INDEX													.TFTERXUE	.TFTERXUU	.TFTERXUS	.TFTERXUY		.TFTERXUL
GLOBAL DEV. EX US INDEX	.FTEGXO												.FTTEGXUE	.FTTEGXUU	.FTTEGXUS	.FTTEGXUY		.FTTEGXUL
GLOBAL DEV. EX US NON-REITS INDEX							.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL	.TFTENXUE	.TFTENXUU	.TFTENXUS	.TFTENXUY		.TFTENXUL
GLOBAL DEV. EX US REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL						
GLOBAL DEV. HEDGED IN AUD INDEX											.FTSEGHAA							
GLOBAL DEV. HEDGED IN USD INDEX								.FTTELHAU				.FTTELHAL						
GLOBAL DEV. INDEX	.FTENGL	.FTUNGL					.FTENGLE	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL	.TFTENGLE	.TFTENGLU	.TFTENGLS	.TFTENGLY		.TFTENGLL
GLOBAL DEV. NON-REITS INDEX							.FTENRGE	.FTENRGU	.FTENRGS	.FTENRGY		.FTENRGL						
GLOBAL DEV. REITS INDEX							.FTERGLE	.FTERGLU	.FTERGLS	.FTERGLY		.FTERGLL	.TFTERGLE	.TFTERGLU	.TFTERGLS	.TFTERGLY		.TFTERGLL
GREECE INDEX							.FTEPGCE	.FTEPGCU	.FTEPGCY	.FTEPGCS		.FTEPGCL	.TFTPGCE	.TFTPGCU	.TFTPGCS	.TFTPGCY		.TFTPGCL
HONG KONG INDEX						.FTELHK	.FTELHKE	.FTELHKU	.FTELHKY	.FTELHKS		.FTELHKL	.TFTELHKE	.TFTELHKU	.TFTELHKS	.TFTELHKY		.TFTELHKL
HUNGARY INDEX																		.TFTRPJUL
IRELAND INDEX							.FTEPIRE	.FTEPIRU	.FTEPIRY	.FTEPIRS		.FTEPIRL	.TFTPIRE	.TFTPIRU	.TFTPIRS	.TFTPIRY		.TFTPIRL
ITALY INDEX							.FTEPITE	.FTEPITU	.FTEPITY	.FTEPITS		.FTEPITL	.TFTPITE	.TFTPITU	.TFTPITS	.TFTPITY		.TFTPITL
JAPAN INDEX						.FTTELJP	.FTTELJPE	.FTTELJPU	.FTTELJPY	.FTTELJPS		.FTTELJPL	.TFTTELJPE	.TFTTELJPU	.TFTTELJPS	.TFTTELJPY		.TFTTELJPL
NETHERLANDS INDEX							.FTEPNLE	.FTEPNLU	.FTEPNLY	.FTEPNLS		.FTEPNLL	.TFTPNLE	.TFTPNLU	.TFTPNLS	.TFTPNLY		.TFTPNLL
NEW ZEALAND INDEX							.FTELNZE	.FTELNZU	.FTELNZY	.FTELNZS		.FTELNZL	.TFTELNZE	.TFTELNZU	.TFTELNZS	.TFTELNZY		.TFTELNZL
NORWAY INDEX							.FTELNKE	.FTELNKU	.FTELNKY	.FTELNKS		.FTELNKL	.TFTELNKE	.TFTELNKU	.TFTELNKS	.TFTELNKY		.TFTELNKL
POLAND INDEX													.TFTRPPOE	.TFTRPPOU	.TFTRPPOS	.TFTRPPOY		.TFTRPPOL
PORTUGAL INDEX							.FTEPPTTE	.FTEPPTU	.FTEPPTY	.FTEPPTS		.FTEPPTL	.TFTRPPTTE	.TFTRPPTU	.TFTRPPTS	.TFTRPPTY		.TFTRPPTL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUJ	.FTLPAUY	.FTLPAUS		.FTLPAUL	.TFTLPAUE	.TFTLPAUJ	.TFTLPAUS	.TFTLPAUY		.TFTLPAUL
PURE DEV. ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.TFTTRGPAE	.TFTTRGPAU	.TFTTRGPAS	.TFTTRGPAY		.TFTTRGPAL
SINGAPORE INDEX							.FTELSIE	.FTELSIU	.FTELSIY	.FTELSIS		.FTELSIL	.TFTELSIE	.TFTELSIU	.TFTELSIS	.TFTELSIY		.TFTELSIL
SOUTH KOREA INDEX																		.TFTRPKRL
SPAIN INDEX							.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.TFTRPSPE	.TFTRPSPU	.TFTRPSPS	.TFTRPSPY		.TFTRPSPL
SWEDEN INDEX							.FTELSDTE	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.TFTELSDTE	.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

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AUSTRALIA INDEX	EPRAAU PI	EPRAAU PI				EPRAAU PI	EPRAAU RI	EPRAAU RI				EPRAAU RI						
AUSTRIA INDEX	EPRAAU PI	EPRAAU PI					EPRAAU RI	EPRAAU RI										
BELGIUM INDEX	EPRABG PI	EPRABG PI					EPRABG RI	EPRABG RI										
CANADA INDEX	EPRAAC PI	EPRAAC PI				EPRAAC PI	EPRAAC RI	EPRAAC RI				EPRAAC RI						
DENMARK INDEX	EPRADE PI	EPRAKU PI				EPRAKU PI	EPRADE RI	EPRAKU RI				EPRAKU RI						
DEV. ASIA INDEX	EPRAAE PI	EPRAAS PI	EPRAAG PI				EPRAAE RI	EPRAAS RI	EPRAAG RI									
DEV. EUROPE EURO ZONE INDEX	EPRAEZ PI	EPRAEZ PI	EPRAEZ PI				EPRAEZ RI	EPRAEZ RI	EPRAEZ RI									
DEV. EUROPE EX UK INDEX	EPRAUE PI	EPRAUJ PI	EPRAUG PI				EPRAUE RI	EPRAUJ RI	EPRAUG RI									
DEV. EUROPE INDEX	EPRAIX PI	EPRAIX PI	EPRAIX PI				EPRAIX RI	EPRAIX RI	EPRAIX RI									
DEV. NORTH AMERICA INDEX	EPRAAN PI	EPRAAN PI	EPRAAN PI				EPRAAN RI	EPRAAN RI	EPRAAN RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRI PI					EPRAFRE RI	EPRAFRI RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL DEV. EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL DEV. EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI				EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL DEV. EX NORTH AMERICA INDEX	EPRXNAE PI	EPRXNAU PI	EPGXNAG PI				EPRXNAE RI	EPRXNAU RI	EPGXNAG RI									
GLOBAL DEV. INDEX	EPRAGLE PI	EPRAGLU PI	EPRAGLG PI				EPRAGLE RI	EPRAGLU RI	EPRAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKE PI				EPRAHKE PI	EPRAHKE RI	EPRAHKE RI				EPRAHKE 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				EPRAJPE PI	EPRAJPE RI	EPRAJPU RI				EPRAJPE RI						
NETHERLANDS INDEX	EPRAANLE PI	EPRAANLU PI					EPRAANLE RI	EPRAANLU RI										
NORWAY INDEX	EPRAANWE PI	EPRAANWU PI				EPRAANWU PI	EPRAANWE RI	EPRAANWU RI				EPRAANWU RI						
PORTUGAL INDEX	EPRAPRE PI	EPRAPRU PI					EPRAPRE RI	EPRAPRU RI										
SINGAPORE INDEX	EPRASGE PI	EPRASGU PI				EPRASGU PI	EPRASGE RI	EPRASGU RI				EPRASGU RI						
SPAIN INDEX	EPRASPE PI	EPRASPU PI					EPRASPE RI	EPRASPU RI										
SWEDEN INDEX	EPRASWE PI	EPRASWU PI				EPRASWU PI	EPRASWE RI	EPRASWU RI				EPRASWU RI						
SWITZERLAND INDEX	EPRASZE PI	EPRASZU PI				EPRASZU PI	EPRASZE RI	EPRASZU RI				EPRASZU 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										

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



THOMSON

THOMSON GLOBAL TOPIC

* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AUSTRALIA INDEX						1314427												
DEV. ASIA 33 INDEX	3220369																	
DEV. ASIA DIVIDEND+ INDEX	2677759																	
DEV. ASIA INDEX	1313678	1313682																
DEV. EUROPE CAPPED INDEX	3191123																	
DEV. EUROPE EURO ZONE CAPPED INDEX	3191105																	
DEV. EUROPE EURO ZONE INDEX	1125979																	
DEV. EUROPE EX UK CAPPED INDEX	3191135																	
DEV. EUROPE EX UK DIVIDEND+ INDEX	2289296																	
DEV. EUROPE EX UK INDEX	1148944																	
DEV. EUROPE INDEX	1125954	1148773																
DEV. EUROPE NON-REITS INDEX	3135083																	
DEV. EUROPE REITS INDEX	3135068																	
DEV. EUROPE UK RESTRICTED INDEX	1181456																	
DEV. NORTH AMERICA INDEX	1313713	1314124																
GLOBAL DEV. DIVIDEND+ INDEX	2677743																	
GLOBAL DEV. EX US INDEX	2337044																	
GLOBAL DEV. INDEX	1313614	1313646																
HONG KONG INDEX						1314349												
JAPAN INDEX						1314439												
UK INDEX						1126372												
US DIVIDEND+ INDEX	2677767																	
US INDEX		1314322																

Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Aedifica *	BE	BE0003851681	AED BB	AED.BR	AED-BRU
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
Mobimo	CH	CH0011108872	MOBN SW	MOBN.S	MOBN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Affine *	FR	FR0000036105	IML FP	BTTP.PA	IML-PAR
ANF-Immobilier S.A. *	FR	FR0000063091	ANF FP	ANF.PA	ANF-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Deutsche Annington Immobilien AG	DE	DE000A1ML7J1	ANN GR	ANNG.F	ANN-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWNI GR	DWNG.F	DWN-ETR
Deutsche Wohnen non ranking for divi	DE		DWNJ GR	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE000A1X3XX4	DIC GR	DICG.DE	DIC-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Hamborner REIT AG *	DE	DE0006013006	HAB GY	HAB.DE	HAB-ETR
LEG Immobilien AG	DE	DE000LEG1110	LEG GR	LEG.DE	LEG-ETR
Prime Office REIT-AG *	DE	DE000PRME020	PMO GR	PMO.F	PMO-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR
Beni Stabili *	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
Unibail-Rodamco *	NL	FR0000124711	UL NA	UNBP.NA	UL-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Fastighets AB Balder B	SE	SE0000455057	BALDB SS	BALDB.ST	BALDB-OME
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wallenstam AB	SE	SE0000115008	WALLB SS	WALLB.ST	WALLB-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
Picton Property	UK	GB00B0LCW208	PCTN LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
Hansteen Holdings *	UK	GB00B0PPFY88	HSTN LN	HSTN.L	HSTN-LON
F&C UK Real Estate Investment	UK	GB00B012T521	FCRE LN	FCRE.L	FCRE-LON
Schroder Real Estate Investment Tr	UK	GB00B01HM147	SREI LN	SREI.L	SREI-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
LondonMetric Property *	UK	GB00B4WFW713	LMP LN	LMP.L	LMP-LON
INTU Properties *	UK	GB0006834344	INTU LN	INTU.L	INTU-LON
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Medicx Fund	UK	GG00B1DVQL92	MXF LN	MXF.L	MXF-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
Redefine International *	UK	IM00B8BV8G91	RDI LN	QED.L	QED-LON
Safestore Holdings *	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B192ZJ52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB00B67G5X01	WKP LN	WKP.L	WKP-LON
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
Australand Property Group	AU	AU000000ALZ7	ALZ AU	AZRG.IT	AZRG-IT
BWP Trust *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
Federation Centres *	AU	AU000000FDC2	CRF AU	CRF.AX	CRF-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
Investa Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Westfield Retail Trust *	AU	AU000000WRT1	WRT AU	WRT.AX	WRT-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Swire Properties	HK	HK0000063609	1972 HK	1972.HK	1972-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Activia Properties *	JP	JP3047490002	3279 JP	3279.T	3279-TKS
Advance Residence Investment *	JP	JP3047160001	3269 JP	3269.T	3296-TKS
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Daiwahouse Residential Invest *	JP	JP3046390005	8984 JP	8984.T	8984-TKS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Frontier Real Estate Investment *	JP	JP3046200006	8964 JP	8964.T	8964-TKS
GLP J-REIT *	JP	JP3047510007	3281 JP	3281.T	3281-TKS
Hulic	JP	JP3360800001	3003 JP	3003.T	3003-TKS
Industrial & Infrastructure Fund Inve: JP	JP	JP3046500009	3249 JP	3249.T	3249-TKS
Japan Excellent *	JP	JP3046420000	8987 JP	8987.T	8987-TKS
Japan Logistics Fund *	JP	JP3046230003	8967 JP	8967.T	8967-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 Office Investment Corporati	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Hills REIT Investment *	JP	JP3046470005	3234 JP	3234.T	3234-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Accommodations Fund *	JP	JP3046440008	3226 JP	3226.T	3226-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nippon Prologis REIT *	JP	JP3047550003	3283 JP	3283.T	3283-TKS
Nomura Real Estate Master Fund *	JP	JP3047600006	3285 JP	3285.T	3285-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 REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
CapitaLand	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
CapitaMall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
CDL Hospitality Trusts *	SG	SG1T66931158	CDREIT SP	CDREIT.SI	CDR-SES
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES
Fortune Real Estate Investment Tru: SG	SG	SG1O33912138	FRT SP	FRT.SI	FRT-SES
Global Logistic Properties	SG	SG2C26962630	GLP SP	GLP.SI	GLP-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES

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Keppel REIT *	SG	SG1T22929874	KREIT SP	KLAN.SI	K17-SES
Mapletree Commercial Trust *	SG	SG2D18969584	MCT SP	MCT.SI	MCT-SES
Mapletree Industrial Trust *	SG	SG2C32962814	MINT SP	MINT.SI	MINT-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
UOL Group	SG	SG1S83002349	UOL SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Yanlord Land Group	SG	SG1T57930854	YLLG SP	YNLG.SI	Z25-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA0431511058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Brookfield Office Properties	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	CA1365011049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Retirement Residences *	CA	CA16141A1030	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Crombie Real Estate Investment Trust	CA	CA2271071094	CRR-U CN	CRR_u.TO	CRR.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Dundee International Real Estate Inves	CA	CA26518R2090	DI-U CN	DI_u.TO	DI.UN-TSX
Extendicare Inc.	CA	CA30224T8639	EXE-U CN	EXE_u.TO	EXE.UN-TSX
First Capital Realty	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
Granite Real Estate *	CA	CA3874371147	GRT CN	GRT.TO	GRT-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1324	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties	CA	CA4941048700	KMP CN	KMP.TO	KMP-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241107	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Northwest Healthcare Properties REIT	CA	CA6674951059	NWH-U CN	NPR_u.TO	NPR.UN-TSX
Pure Industrial Real Estate Trust *	CA	CA74623T1084	AAR-U CN	AAR_u.TO	AAR.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
Prologis *	US	US74340W1036	AMB US	AMB.N	AMB-US
American Assets Trust Inc. *	US	US0240131047	AAT US	AAT.N	AAT-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US
American Homes 4 Rent *	US	US02665T3068	AMH US	AMH.N	AMH-US
American Realty Capital Prop *	US	US02917T1043	ARCP US	ARCP.N	ARCP-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Brixmor Property Group *	US	US11120U1051	BRX 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
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Realty Trust *	US	US1506022094	CDR US	CDR.N	CDR-US
Chambers Street Properties *	US	US1578421059	CSG US	CSG.N	CSG-US
Chesapeake Lodging Trust *	US	US1652401027	CHSP US	CHSP.N	CHSP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
DDR Corp. *	US	US23317H1023	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Empire State Realty Trust *	US	US2921041065	ESRT US	EDR.N	EDR-US
EPR Properties *	US	US26884U1097	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Excel Trust *	US	US30068C1099	EXL US	EXL.N	EXL-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
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

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Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Glimcher Realty Trust *	US	US3793021029	GRT US	GRT.N	GRT-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Hudson Pacific Properties *	US	US4440971095	HPP US	HPP.N	HPP-US
Commonwealth REIT *	US	US2032331017	CWH US	CWH.N	CWH-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust *	US	US70509V1008	PEB US	PEB.N	PEB-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A *	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Retail Opportunity Investments Corp. *	US	US76131N1019	ROIC US	ROIC.N	ROIC-US
RLJ Lodging Trust *	US	US74965L1017	RLJ US	RLJ.N	RLJ-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Rouse Properties *	US	US7792871011	RSE US	RSE.N	RSE-US
Sabra Health Care REIT *	US	US78573L1061	SBRA US	SBRA.N	SBRA-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Select Income REIT *	US	US81618T1007	SIR US	SIR.N	SIR-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
Silver Bay Realty Trust *	US	US82735Q1022	SBY US	SBY.N	SBY-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Spirit Realty Capital *	US	US84860W1027	SRC US	SRC.N	SRC-US
Strategic Hotels & Resorts *	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
STAG Industrial *	US	US85254J1025	STAG US	STAG.N	STAG-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
CubeSmart *	US	US2296631094	CUBE US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US

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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Aliances Shopping Centers SA	BRAZ	BRALSCACNOR0	ALSC3 BZ	ALSC3.SA	ALSC3.BSP
Gafisa	BRAZ	BRGFS AACNOR3	GFS A3 BZ	GFS A3.SA	GFS A3.BSP
Brookfield Incorporacoes SA	BRAZ	BRBISAACNOR8	BISA3 BZ	BISA3.SA	BISA3-BSP
BR Malls Participacoes S/A Ord	BRAZ	BRBRMLACNOR9	BRML3 BZ	BRML3.SA	BRML3-BSP
BR Properties S/A Ord	BRAZ	BRBRPRACNOR9	BRPR3 BZ	BRPR3.SA	BRPR3-BSP
PDG Realty S/A Empreendimentos e P	BRAZ	BRPDGRACNOR8	PDGR3 BZ	PDGR3.SA	PDGR3-BSP
Direcional Engenharia	BRAZ	BRDIRRACNOR0	DIRR3 BZ	DIRR3.SA	DIRR3-BSP
Even Construtora e Incorporadora SA	BRAZ	BREVENACNOR8	EVEN3 BZ	EVEN3.SA	EVEN3-BSP
EZ TEC Empreendimentos e Partipaco	BRAZ	BREZTCACNOR0	EZTC3 BZ	EZTC3.SA	EZTC3-BSP
General Shopping Brasil	BRAZ	BRGSH PACNOR7	GSHP3 BZ	GSHP3.SA	GSHP3-BSP
Rodobens Negocios Imobiliarios S/A O	BRAZ	BRRDNIACNOR9	RDN I3 BZ	RDN I3.SA	RDN I3-BSP
Helbor Empreendimentos S.A.	BRAZ	BRHBORACNOR3	HBOR3 BZ	HBOR3.SA	HBOR3-BSP
Iguatemi Empresa de Shopping Center	BRAZ	BRIGTAACNOR5	IGTA3 BZ	IGTA3.SA	IGTA3-BSP
JHSF Participacoes SA	BRAZ	BRJHS FACNOR2	JHSF3 BZ	JHSF3.SA	JHSF3-BSP
MRV Engenharia e Participacoes SA	BRAZ	BRMRVEACNOR2	MRVE3 BZ	MRVE3.SA	MRVE3-BSP
Multiplan Empreendimentos Imobiliarios	BRAZ	BRMULTACNOR5	MULT3 BZ	MULT3.SA	MULT3-BSP
Rossi Residencial SA	BRAZ	BRRSIDACNOR8	RSID3 BZ	RSID3.SA	RSID3-BSP
Sonae Sierra Brasil	BRAZ	BRSSBRACNOR1	SSBR3 BZ	SSBR3.SA	SSBR3-BSP
Tecnisa S.A.	BRAZ	BRTCSAACNOR3	TCSA3 BZ	TCSA3.SA	TCSA3-BSP
Cyrela Brazil Realty S/A Empreendimen	BRAZ	BRCYREACNOR7	CYRE3 BZ	CYRE3.SA	CYRE3-BSP
Beijing Capital Land (H)	CHN	CNE100000239	2868 HK	2868.HK	-NA-
C C Land Holdings	CHN	BMG1985B1138	1224 HK	1224.HK	-NA-
China Overseas Land & Inv (Red Chip)	CHN	HK0688002218	688 HK	688.HK	-NA-
China Resources Land (Red Chip)	CHN	KYG2108Y1052	1109 HK	1109.HK	-NA-
CIFI Holdings (Group) (P Chip)	CHN	KYG2140A1076	884 HK	884.HK	-NA-
CSI Properties	CHN	BMG2581C1091	497 HK	497.HK	-NA-
Evergrande Real Estate Group	CHN	KYG3225A1031	3333 HK	3333.HK	-NA-
Fantasia Holdings Group Co. Ltd.	CHN	KYG3311L1041	1777 HK	1777.HK	-NA-
Franshion Properties China (Red Chip)	CHN	HK0817039453	817 HK	817.HK	-NA-
Glorious Property Holdings (P Chip)	CHN	KYG3940K1058	845 HK	845.HK	-NA-
Greentown China Holdings	CHN	KYG4100M1050	3900 HK	3900.HK	-NA-
Guangzhou R&F Properties (H)	CHN	CNE100000569	2777 HK	2777.HK	-NA-
HKR International	CHN	KYG4520J1040	480 HK	480.HK	-NA-
Hui Xian Real Estate Investment Trust	CHN	HK0000078516	87001 HK	87001.HK	-NA-
Hopson Dev Hold	CHN	BMG4600H1016	754 HK	754.HK	-NA-
Kaisa Group Holdings (P Chip)	CHN	KYG521321003	1638 HK	1638.HK	-NA-
K Wah International Holdings	CHN	BMG5321P1169	173 HK	173.HK	-NA-
KWG Property Holding (P Chip)	CHN	KYG532241042	1813 HK	1813.HK	-NA-
Longfor Properties Co. Ltd.	CHN	KYG5635P1090	960 HK	960.HK	-NA-
Mapletree Greater China Commercial T	CHN	SG2F55990442	MAGIC SP	MAGIC.HK	-NA-

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Mingfa Group (International)	CHN	KYG614131038	846 HK	846.HK	-NA-
Minmetals Land (Red Chip)	CHN	BMG6144P1014	230 HK	230.HK	-NA-
Shanghai Lujiazui Fin & Trade Dev (	CHN	CNE000000HH6	900932 CH	600663.SS	-NA-
Shanghai Industrial Urban Developm	CHN	BMG8065B1037	563 HK	563.HK	-NA-
China Merchants Prop (B)	CHN	CNE000000891	200024 CH	000024.SZ	-NA-
Beijing North Star (H)	CHN	CNE100000262	588 HK	601588.SS	-NA-
Poly (Hong Kong) Investments (Red CHN	CHN	HK0119000674	119 HK	600119.SS	-NA-
Powerlong Real Estate Holdings (P (	CHN	KYG720051047	1238 HK	1238.HK	-NA-
Renhe Commercial Holdings (P Chip)	CHN	KYG750041041	1387 HK	1387.HK	-NA-
Sinolink Worldwide Holdings (P Chip	CHN	BMG8165B1028	1168 HK	1168.HK	-NA-
Shenzhen Vanke (B)	CHN	CNE0000008Q1	200002 CH	000002.SZ	-NA-
Shenzhen Investment (Red Chip)	CHN	HK0604011236	604 HK	604.HK	-NA-
Sino-Ocean Land Holdings (Red Chi	CHN	HK3377040226	3377 HK	3377.HK	-NA-
Greenland Hong Kong Holdings *	CHN	KYG4587S1049	337 HK	337.HK	-NA-
Sunac China Holdings (P Chip)	CHN	KYG8569A1067	1918 HK	1918.HK	-NA-
Wuzhou International Holdings *	CHN	KYG981001038	1369 HK	1918.HK	-NA-
Yuexiu Property (Red Chip)	CHN	HK0123000694	123 HK	123.HK	-NA-
Atrium European Real Estate	CZE	JE00B3DCF752	ATRS NA	ATRS.NA	-NA-
Orco Property Group S.A.	CZE	LU0122624777	ORC FP	ORD.FP	-NA-
Six Of October Development & Inves	EGY	EGS65851C015	OCDI EY	OCDI.CA	-NA-
Ascendas India Trust	IDA	SG1V35936920	AIT SP	AIT.SP	-NA-
DLF	IDA	INE271C01023	DLFU IN	DLF.BO	532868-BOM
Prestige Estates Projects Ltd	IDA	INE811K01011	PEPL IN	PEPL.BO	-NA-
Unitech	IDA	INE694A01020	UT IN	UNTE.BO	507878-BOM
Alam Sutera Realty	INDO	ID1000108400	ASRI IJ	ASRI.JK	-NA-
Agung Podomoro Land Tbk PT	INDO	ID1000117104	APLN IJ	APLN.JK	-NA-
Bumi Serpong Damai PT	INDO	ID1000110802	BSDE IJ	BSDE.JK	-NA-
Ciputra Develop	INDO	ID1000115306	CTRA IJ	CTRA.JK	-NA-
Ciputra Property	INDO	ID1000107907	CTRP IJ	CTRP.JK	-NA-
Ciputra Surya	INDO	ID1000101900	CTRS IJ	CTRS.JK	-NA-
Bakrieland Devel	INDO	ID1000088701	ELTY IJ	ELTY.JK	-NA-
First Real Estate Investment Trust	INDO	SG1U27933225	FIRT SP	FIRT.JK	-NA-
Intiland Development Tbk PT	INDO	ID1000116403	DILD IJ	DILD.JK	-NA-
Kawasan Industri Jababeka	INDO	ID1000072507	KIJA IJ	KIJA.JK	-NA-
Lippo Karawaci	INDO	ID1000108905	LPKR IJ	LPKR.JK	-NA-
Pakuwon Jati	INDO	ID1000122500	PWON IJ	PWON.JK	-NA-
Sentul City	INDO	ID1000104201	BKSL IJ	BKSL.JK	-NA-
Summarecon	INDO	ID1000092406	SMRA IJ	SMRA.JK	-NA-
CapitaMalls Malaysia Trust	MAL	MYL5180TO003	CMMT MK	CMMT.KL	-NA-
Eastern & Orient	MAL	MYL3417OO002	EAST MK	EAST.KL	-NA-

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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IGB *	MAL	MYL15970O003	IGB MK	IGBS.KL	-NA-
IGB Real Estate Investment Trust *	MAL	MYL5227TO002	IGBREIT MK	IGBS.KL	-NA-
IJM Land Bhd	MAL	MYL5215OO008	IJMLD MK	IJMLD.KL	-NA-
Glomac Bhd *	MAL	MYL5020OO002	GLMC MK	GLMC.KL	-NA-
Mah Sing Group	MAL	MYL8583OO006	MSGB MK	MSGB.KL	-NA-
Pavilion Real Estate Investment Trust	MAL	MYL5212TO004	PREIT MK	PREIT.KL	-NA-
UEM Sunrise	MAL	MYL5148OO001	UEMS MK	UEMS.KL	-NA-
YTL Land & Development BHD	MAL	MYL2577OO004	YTLL MK	YTLL.KL	-NA-
SP Setia	MAL	MYL8664OO004	SPSB MK	SPSB.KL	-NA-
Tebrau Teguh Bhd	MAL	MYL1589OO000	TEB MK	TEB.KL	-NA-
KLCC Property Holdings	MAL	MYL5235SS008	KLCC MK	KCCP.KL	-NA-
Consortio Ara *	MEX	MXPO01161019	ARA* MM	ARA.MX	-NA-
Fibra Uno Administracion S.A. de C.V.	MEX	MXCFFU000001	FUNO11 MM Eq	ARA.MX	-NA-
Macquarie Mexico Real Estate Manag	MEX	MXCFFIU00002	FIBRAMQ MM	FIBRAMQ.MX	-NA-
Desarrolladora Homex SA de CV *	MEX	MX01HO000007	HOMEX* MM	HOMEX.MX	-NA-
Vista Land & Lifescapes	PHIL	PHY9382G1068	VLL PM	VLL.PS	-NA-
Filinvest Land	PHIL	PHY249161019	FLI PM	FLI.PS	-NA-
Megaworld Corporation	PHIL	PHY594811127	MEG PM	MEG.PS	-NA-
SM Prime Hldgs	PHIL	PHY8076N1120	SMPH PM	SMPH.PS	-NA-
Ayala Land	PHIL	PHY0488F1004	ALI PM	ALI.PS	-NA-
Robinson's Land Corporation	PHIL	PHY731961264	RLC PM	RLC.PS	-NA-
Globe Trade Centre	POL	PLGTC0000037	GTC PW	GTCA.WA	GTC-WAR
Immofinanz AG	RUS	AT0000809058	IIA AV	IIA.AV	IIA-VIE
PIK Group	RUS	RU000A0JP7J7	PIKK RU	PIKK.RU	PIKK-RU
Acucap Properties Limited *	SAF	ZAE000037651	ACP SJ	ACP.J	-NA-
Arrowhead Properties (B) *	SAF	ZAE000158119	AWB SJ	AWBJ.J	-NA-
Arrowhead Properties (A) *	SAF	ZAE000158101	AWA SJ	AWAJ.J	-NA-
Capital Property Fund	SAF	ZAE000001731	CPL SJ	CPLJ.J	-NA-
Fountainhead Property Trust *	SAF	ZAE000097416	FPT SJ	FPTJ.J	-NA-
Hyprop Investments Ltd *	SAF	ZAE000003430	HYP SJ	HYPJ.J	-NA-
SA Corporate Real Estate Fund *	SAF	ZAE000083614	SAC SJ	SACJ.J	-NA-
Redefine Properties *	SAF	ZAE000143178	RDF SJ	RDFJ.J	-NA-
Resilient Prop Inc Fd *	SAF	ZAE000043642	RES SJ	RESJ.J	-NA-
Growthpoint Prop Ltd *	SAF	ZAE000179420	GRT SJ	GRTJ.J	-NA-
Emira Property Fund *	SAF	ZAE000050712	EMI SJ	EMIJ.J	-NA-
Vukile Property Fund *	SAF	ZAE000056370	VKE SJ	VKE.J	-NA-
Central Pattana	THAI	TH0481B10Z00	CPN TB	CPN.BK	-NA-
Cpn Retail Growth Leasehold Property	THAI	TH0856010Y06	CPNRF TB	CPNRF.BK	-NA-
Land & Houses	THAI	TH0143010Z08	LH TB	LH.BK	-NA-
LPN Development	THAI	TH0456010Z04	LPN TB	LPN.BK	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Asian Property Development	THAI	TH0308010Y08	AP TB	AP.BK	-NA-
Amata Corp	THAI	TH0617A10Z08	AMATA TB	AMAT.BK	-NA-
Preuksa Real Estate	THAI	TH0878010Y00	PS TB	-NA-	-NA-
Property Perfect	THAI	TH0352A10Z07	PF TB	-NA-	-NA-
Quality Houses	THAI	TH0256A10Z04	QH TB	-NA-	-NA-
Sansiri	THAI	TH0577C10Z04	SIRI TB	-NA-	-NA-
SC Asset	THAI	TH0747A10Z01	SC TB	-NA-	-NA-
Siam Future Development PCL	THAI	TH0699010003	SF TB	-NA-	-NA-
Supalai PCL	THAI	TH0371010Z05	SPALI TB	SPAL.BK	-NA-
WHA	THAI	TH3871010007	WHA TB	WHA.BK	-NA-
Ticon Industrial Connection Pcl	THAI	TH0675010Z09	TICON TB	TICON.BK	-NA-
Alarko G. Yat.Ort *	TUR	TRAAALGYO91Q5	ALGYO TI	ALGYO.IS	-NA-
Emlak Konut Gayrimenkul Yatirim Or	TUR	TREEGYO00017	EKGYO TI	EKGYO.IS	-NA-
Is Gayrimenkul Yatirim Ortak *	TUR	TRAISGYO91Q3	ISGYO TI	ISGYO.IS	-NA-
Sinpas Gayrimenkul Yatirim Ortakligi	TUR	TRESNGY00019	SNGYO TI	SNGYO.IS	-NA-
Hung Poo Real Estate Development	TWN	TW0002536000	2536 TT	2536.TW	-NA-
Aldar Properties PJSC	UAE	AEA002001013	ALDAR UH	ALDAR.UH	-NA-
Emaar Properties	UAE	AEE000301011	EMAAR UH	EMAAR.UH	-NA-
RAK Properties	UAE	AER000601016	RAKPROP UH	RAKPROP.UH	-NA-
Conygar Investment Company	AIM	GB0033698720	CIC LN	CIC.L	CPT-LON
Treveria	AIM	GB00B0RFL714	TRV LN	DTR.L	DTR-LON
Sirius Real Estate	AIM	GG00B1W3VF54	SRE LN	SRE.L	SRE-LON
LXB Retail Properties	AIM	JE00B4MFKH73	LXB LN	LXB.L	LXB-LON
Songbird Estates	AIM	GB00B4MTF637	SBD LN	SBD.L	-NA-
Lok'N Store Group	AIM	GB0007276115	LOK LN	LOK.L	-NA-
Max Property Group	AIM	JE00B3CX6J86	MAX LN	MAX.L	-NA-
NewRiver Retail	AIM	GG00B4Z05859	NRR LN	NRR.L	-NA-
Unitech Corporate Parks	AIM	IM00B1HWL911	UCP LN	UCP.L	-NA-

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Square de Meeus 23 ■ B-1000 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

Contacts



EPRA

EPRA
Square de Meeus 23
B-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 Boétie
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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Square de Meeus 23
B-1000 Brussels
Belgium

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