



EPRA RESEARCH

European Public Real Estate Association

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February 2015

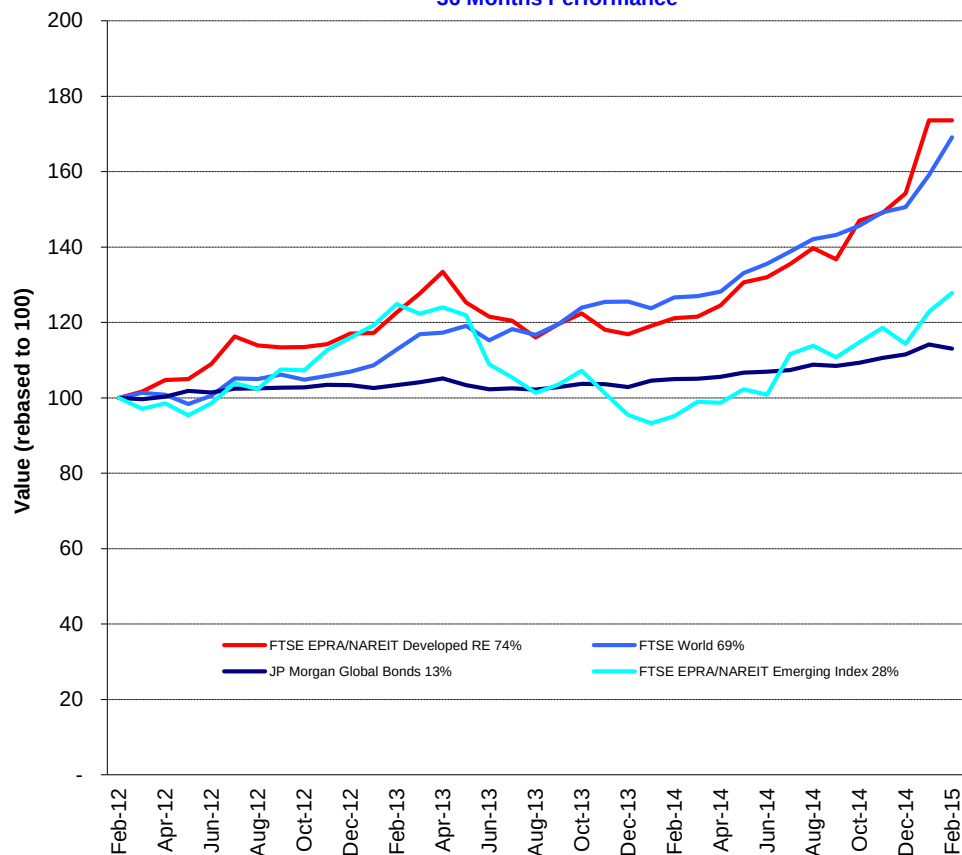


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Graph 1: Global Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



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 320.

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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-04 GDP (\$ Bn) (\$ Bn)	Dec-04 GDP per capita (\$ Bn)	Dec-04 Real Estate (\$ Bn)	Feb-15 Total Listed (\$ Bn)	Feb-15 Number of Companies	Feb-15 Of which REITs	Feb-15 Index Market Cap (\$ Bn)	Feb-15 No. of Index Constituents	Feb-15 Ttl RE/Listed RE %	Feb-15 Stock Market (\$ Bn)	Feb-15 Stk Mkt/RE %
Asia											
Australia	1,546.09	71,861.47	695.74	121.67	56	48	78	13	17.49%	1,287	9.45%
Hong Kong	269.19	38,279.67	269.19	293.74	148	12	95	13	109.12%	4,346	6.76%
Japan	5,377.37	42,148.54	2,419.81	301.55	256	46	150	36	12.46%	4,803	6.28%
New Zealand	181.99	42,807.10	81.90	3.43	4	5	1	1	4.19%	70	4.89%
Singapore	293.35	57,059.15	293.35	105.16	75	37	42	14	35.85%	568	18.53%
South Korea	1,278.00	26,278.63	575.10	41.55	-	8	-	-	7.23%	1,238	3.36%
Total Asia-Pacific	8,945.98	-	4,335.08	867.10	539	156	367	77	20.00%	12,312	7.04%
Europe											
Austria	427.18	52,009.30	192.23	9.06	10	-	4	3	4.71%	104	8.70%
Belgium	525.26	50,397.01	236.37	11.02	8	17	6	7	4.66%	403	2.73%
Denmark	334.93	60,725.53	150.72	11.69	7	-	-	-	7.76%	365	3.20%
Finland	265.76	50,576.61	119.59	12.96	9	-	3	3	10.84%	210	6.16%
France	2,797.10	43,072.97	1,258.70	122.49	20	33	21	7	9.73%	2,073	5.91%
Germany	3,763.03	46,083.83	1,693.36	26.89	21	4	31	10	1.59%	1,956	1.37%
Greece	248.35	23,104.78	111.76	4.93	5	3	0	1	4.42%	48	10.36%
Ireland	232.96	50,390.21	104.83	0.39	1	1	-	-	0.37%	143	0.27%
Italy	2,148.75	35,380.25	966.94	10.46	12	2	1	2	1.08%	609	1.72%
Luxembourg	59.78	120,128.25	26.90	-	-	-	-	-	0.00%	25	0.00%
Netherlands	849.08	51,233.31	382.09	22.43	13	5	34	5	5.87%	425	5.28%
Norway	511.39	104,524.81	230.12	6.51	2	-	1	2	2.83%	250	2.60%
Portugal	226.30	21,081.97	101.83	2.91	3	-	-	-	2.86%	67	4.33%
Spain	1,401.29	30,132.71	630.58	34.01	21	-	-	2	5.39%	758	4.49%
Sweden	568.77	60,324.98	255.95	30.56	40	-	15	11	11.94%	724	4.22%
Switzerland	685.40	88,203.19	308.43	40.60	20	-	12	4	13.16%	1,656	2.45%
United Kingdom	2,717.43	43,585.29	1,222.84	124.26	52	31	82	30	10.16%	3,846	3.23%
Total Europe	17,762.74	-	7,993.23	471.16	244	96	210	87	5.89%	13,661	3.45%

Please refer to page 299 for further details on calculation methodology.

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Size of the total real estate market - Developed Markets

Countries	Dec-04 GDP (\$ Bn) (\$ Bn)	Dec-04 GDP per capita (\$ Bn)	Dec-04 Real Estate (\$ Bn)	Feb-15 Total Listed (\$ Bn)	Feb-15 Number of Companies	Feb-15 Of which REITs	Feb-15 Index Market Cap (\$ Bn)	Feb-15 No. of Index Constituents	Feb-15 Ttl RE/Listed RE %	Feb-15 Stock Market (\$ Bn)	Feb-15 Stk Mkt/RE %
Middle East											
Israel	471.86	63,691.20	212.33	19.01	34	2	1	1	8.95%	41	28.68%
Total EMEA	18,234.60	-	8,205.57	490.18	278	98	211	88	5.97%	13,702	3.58%
North America											
Canada	1,828.95	54,176.47	823.03	65.89	52	41	41	21	8.01%	2,050	3.21%
United States	16,684.34	53,960.25	7,507.95	892.16	527	409	683	125	11.88%	24,900	3.58%
Total North America	18,513.29	-	8,330.98	958.05	579	450	724	146	11.50%	26,950	3.55%
Total Developed Markets	45,693.87	-	20,871.63	2,315.33	1,396	704	1,302	311	11.09%	52,964	4.37%

Please refer to page 299 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-04 GDP (\$ Bn) (\$ Bn)	Dec-04 GDP per capita (\$ Bn)	Dec-04 Real Estate (\$ Bn)	Feb-15 Total Listed (\$ Bn)	Feb-15 Number of Companies	Feb-15 Of which REITs	Feb-15 Index Market Cap (\$ Bn)	Feb-15 No. of Index Constituents	Feb-15 Ttl RE/Listed RE %	Feb-15 Stock Market (\$ Bn)	Feb-15 Stk Mkt/RE %
Asia-Pacific											
China	9,288.67	6,983.15	2,693.02	302.79	60	-	56	43	11.24%	5,422	5.58%
India	1,895.43	1,615.83	337.39	41.47	55	-	3	5	12.29%	1,690	2.45%
Indonesia	900.27	3,698.88	211.19	35.35	31	-	9	12	16.74%	416	8.49%
Malaysia	309.22	10,936.70	104.11	38.04	89	16	8	17	36.53%	460	8.27%
Pakistan	189.17	1,113.02	29.74	0.01	2	-	-	-	0.03%	-	0.00%
Philippines	262.91	2,631.59	55.06	31.19	15	-	12	6	56.65%	278	11.24%
Taiwan	355.47	15,375.18	134.07	28.89	-	6	0	1	21.55%	1,005	2.87%
Thailand	378.84	5,678.60	102.52	95.34	104	38	7	15	92.99%	455	20.94%
Total Asia-Pacific	13,579.97		3,667.09	573.08	356	60	94	99	15.63%	9,726	5.89%
Europe, Middle East & Africa											
Czech Republic	212.00	20,106.91	87.44	0.12	2	-	-	-	0.14%	28	0.45%
Egypt	214.15	2,742.50	45.47	12.01	25	-	-	1	26.41%	42	28.55%
Hungary	136.16	13,627.60	49.33	0.05	1	-	-	-	0.10%	15	0.33%
Morocco	93.99	3,002.96	20.57	3.88	-	-	-	-	18.86%	41	0.00%
Poland	522.10	13,574.29	188.91	5.13	34	-	1	2	2.72%	168	3.06%
Russia	2,062.55	14,474.07	762.42	4.12	-	-	-	2	0.54%	439	0.94%
South Africa	355.27	6,909.20	102.64	37.55	31	8	20	13	36.59%	41	39.65%
Turkey	820.34	10,544.71	272.86	20.12	27	20	3	3	7.37%	239	8.41%
United Arab Emirates	307.05	64.29	76.76	19.34	-	-	11	5	25.19%	41	17.50%
Total EMEA	4,723.61		1,606.39	102.32	120	28	35	26	6.37%	1,053	9.71%

Please refer to page 299 for further details on calculation methodology.

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Size of the total real estate market - Emerging Markets

Countries	Dec-04 GDP (\$ Bn)	Dec-04 GDP per capita (\$ Bn)	Dec-04 Real Estate (\$ Bn)	Feb-15 Total Listed (\$ Bn)	Feb-15 Number of Companies	Feb-15 Of which REITs	Feb-15 Index Market Cap (\$ Bn)	Feb-15 No. of Index Constituents	Feb-15 Ttl RE/Listed RE %	Feb-15 Stock Market (\$ Bn)	Feb-15 Stk Mkt/RE %
Americas											
Brazil	2,280.99	12,408.30	800.98	48.00	35	23	10	20	5.99%	761	6.31%
Chile	274.19	17,321.73	107.60	2.04	3	-	-	1	1.90%	236	0.86%
Colombia	372.50	9,102.62	117.97	1.88	-	-	-	-	1.60%	136	1.38%
Mexico	1,238.43	11,768.72	427.28	21.47	16	4	10	6	5.03%	449	4.79%
Peru	197.23	7,269.70	57.95	2.11	-	-	-	-	3.65%	77	2.76%
Total Americas	4,363.34		1,511.79	75.51	54	27	20	27	4.99%	1,658	4.55%
Total Emerging Markets	22,666.91		6,785.26	750.90	530	115	149	152	11.07%	12,438	6.04%
World	68,360.78		27,656.90	3,066.23	1,926	819	1,451	463	11.09%	65,402	4.69%

Please refer to page 299 for further details on calculation methodology.

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Part II

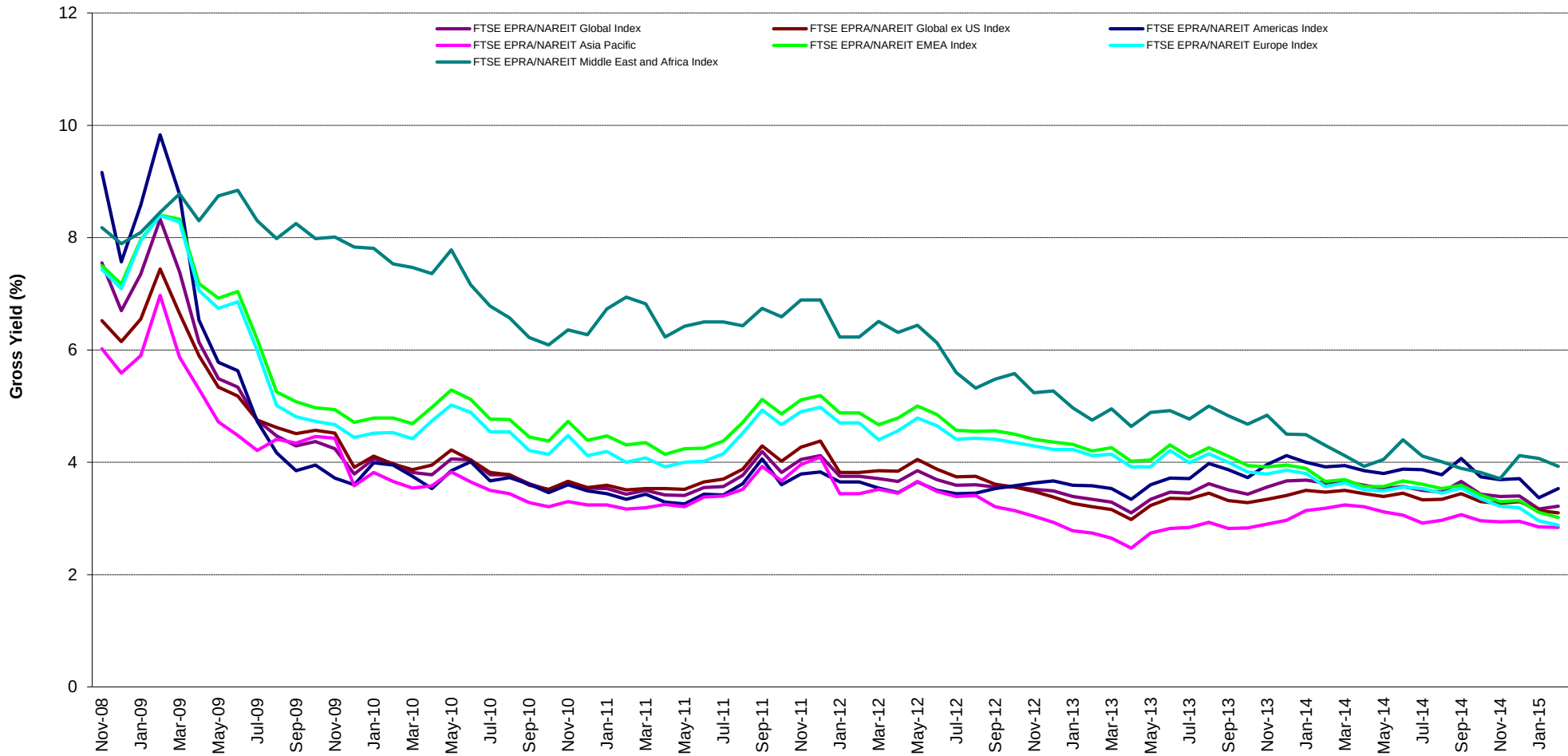
Global Markets (Developed plus Emerging)

Section 2.1

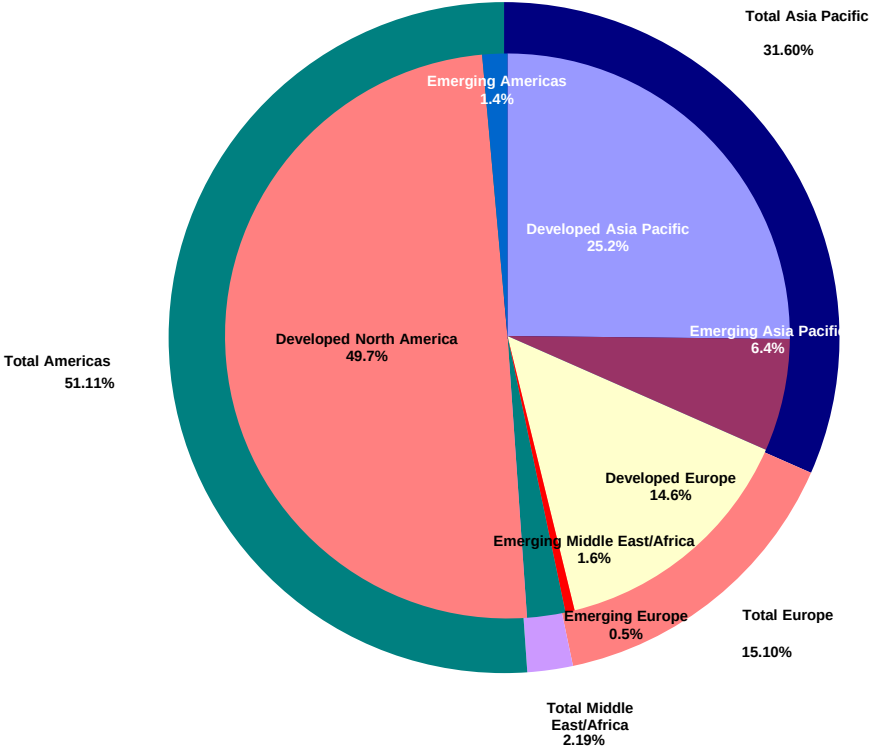
FTSE EPRA/NAREIT Global Index Series

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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	2,644.26	1,300,725.69	100.00	3.22	-NA-	9.27	17.06	18.92	42.42	12.50	0.46	12.50	-NA-	11.60
Global ex US Index	EUR	2,454.29	691,551.77	53.17	3.10	-NA-	8.15	13.58	16.10	35.69	13.81	3.77	13.81	-NA-	11.77
Asia Pacific	EUR	2,480.48	410,656.40	31.57	2.84	-NA-	9.07	13.53	15.75	36.82	12.10	3.03	12.10	-NA-	14.04
EMEA Index	EUR	2,619.71	225,945.17	17.37	3.02	-NA-	7.55	17.84	25.67	38.68	18.96	5.66	18.96	-NA-	11.66
Europe Index	EUR	2,523.71	196,259.59	15.09	2.88	-NA-	6.88	17.82	26.14	37.79	19.54	5.70	19.54	-NA-	12.13
Middle East and Africa Index	EUR	3,985.42	29,685.58	2.28	3.93	-NA-	16.71	19.23	22.46	45.28	15.17	5.41	15.17	-NA-	19.49
Americas Index	EUR	2,771.32	664,124.12	51.06	3.53	-NA-	10.22	19.67	18.92	47.38	10.68	-2.69	10.68	-NA-	13.99
Global Index	USD	2,338.81	1,458,958.97	100.00	3.22	-NA-	7.44	12.56	12.14	15.66	4.28	-0.15	4.28	-NA-	12.10
Global ex US Index	USD	2,170.68	775,679.04	53.17	3.10	-NA-	6.35	9.21	9.48	10.20	5.50	3.14	5.50	-NA-	13.80
Asia Pacific	USD	2,194.05	460,612.75	31.57	2.84	-NA-	7.25	9.16	9.15	11.11	3.91	2.41	3.91	-NA-	15.77
EMEA Index	USD	2,316.42	253,431.40	17.37	3.02	-NA-	5.75	13.30	18.51	12.63	10.27	5.03	10.27	-NA-	13.57
Europe Index	USD	2,231.39	220,134.57	15.09	2.88	-NA-	5.09	13.28	18.94	11.90	10.81	5.06	10.81	-NA-	13.99
Middle East and Africa Index	USD	3,526.12	33,296.83	2.28	3.93	-NA-	14.77	14.64	15.47	17.99	6.76	4.77	6.76	-NA-	20.48
Americas Index	USD	2,451.34	744,914.81	51.06	3.53	-NA-	8.38	15.07	12.14	19.69	2.60	-3.28	2.60	-NA-	12.99
Global Index	GBP	2,439.00	944,065.59	100.00	3.22	-NA-	9.81	12.22	13.39	25.42	5.22	-2.96	5.22	-NA-	11.80
Global ex US Index	GBP	2,263.67	501,927.68	53.17	3.10	-NA-	8.68	8.88	10.69	19.50	6.44	0.24	6.44	-NA-	11.92
Asia Pacific	GBP	2,288.04	298,054.06	31.57	2.84	-NA-	9.61	8.83	10.36	20.49	4.84	-0.47	4.84	-NA-	14.13
EMEA Index	GBP	2,415.65	163,990.81	17.37	3.02	-NA-	8.07	12.96	19.82	22.13	11.25	2.07	11.25	-NA-	11.97
Europe Index	GBP	2,326.98	142,445.04	15.09	2.88	-NA-	7.40	12.94	20.26	21.35	11.80	2.11	11.80	-NA-	12.40
Middle East and Africa Index	GBP	3,677.18	21,545.77	2.28	3.93	-NA-	17.29	14.30	16.76	27.95	7.72	1.82	7.72	-NA-	19.75
Americas Index	GBP	2,556.35	482,020.72	51.06	3.53	-NA-	10.76	14.72	13.38	29.79	3.52	-6.00	3.52	-NA-	14.18

* -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

			Free Float	Free Float											
Gross Total Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
		Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global Index	JPY	2,731.60	174,411,249.66	100.00	3.22	-NA-	8.49	19.44	27.71	35.47	3.98	1.62	3.98	-NA-	15.07
Global ex US Index	JPY	2,535.24	92,728,551.20	53.17	3.10	-NA-	7.38	15.88	24.67	29.07	5.19	4.97	5.19	-NA-	17.23
Asia Pacific	JPY	2,562.53	55,063,951.39	31.57	2.84	-NA-	8.29	15.83	24.30	30.14	3.61	4.23	3.61	-NA-	19.09
EMEA Index	JPY	2,705.45	30,296,456.71	17.37	3.02	-NA-	6.77	20.23	34.96	31.91	9.94	6.89	9.94	-NA-	16.76
Europe Index	JPY	2,606.14	26,315,987.11	15.09	2.88	-NA-	6.11	20.20	35.45	31.07	10.49	6.92	10.49	-NA-	17.03
Middle East and Africa Index	JPY	4,118.32	3,980,469.61	2.28	3.93	-NA-	15.88	21.65	31.50	38.19	6.45	6.63	6.45	-NA-	23.36
Americas Index	JPY	2,863.03	89,050,841.56	51.06	3.53	-NA-	9.43	22.10	27.70	40.18	2.30	-1.57	2.30	-NA-	14.92
Global Index	AUD	1,955.20	1,863,888.81	100.00	3.22	-NA-	7.51	15.63	24.86	32.22	9.02	-0.66	9.02	-NA-	8.71
Global ex US Index	AUD	1,814.65	990,966.52	53.17	3.10	-NA-	6.41	12.19	21.89	25.98	10.30	2.62	10.30	-NA-	8.20
Asia Pacific	AUD	1,834.19	588,454.49	31.57	2.84	-NA-	7.31	12.14	21.53	27.02	8.64	1.89	8.64	-NA-	9.97
EMEA Index	AUD	1,936.48	323,770.55	17.37	3.02	-NA-	5.81	16.40	31.95	28.76	15.28	4.49	15.28	-NA-	11.78
Europe Index	AUD	1,865.40	281,232.28	15.09	2.88	-NA-	5.15	16.37	32.43	27.93	15.85	4.53	15.85	-NA-	12.83
Middle East and Africa Index	AUD	2,947.77	42,538.27	2.28	3.93	-NA-	14.84	17.77	28.57	34.88	11.62	4.24	11.62	-NA-	17.09
Americas Index	AUD	2,049.28	951,663.77	51.06	3.53	-NA-	8.44	18.21	24.86	36.83	7.26	-3.77	7.26	-NA-	12.21

* -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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	2,532.47	1,300,725.69	100.00	2.58	-NA-	-NA-	16.30	18.11	41.40	12.41	0.40	12.41	-NA-	11.62
Global ex US Index	EUR	2,401.54	691,551.77	53.17	2.73	-NA-	-NA-	13.19	15.67	35.15	13.75	3.73	13.75	-NA-	11.77
Asia Pacific	EUR	2,465.40	410,656.40	31.57	2.65	-NA-	-NA-	13.41	15.60	36.52	12.04	2.98	12.04	-NA-	14.04
EMEA Index	EUR	2,506.33	225,945.17	17.37	2.49	-NA-	-NA-	17.03	24.77	37.88	18.93	5.66	18.93	-NA-	11.68
Europe Index	EUR	2,409.55	196,259.59	15.09	2.35	-NA-	-NA-	16.96	25.20	36.99	19.52	5.70	19.52	-NA-	12.14
Middle East and Africa Index	EUR	3,878.86	29,685.58	2.28	3.43	-NA-	-NA-	18.79	21.72	44.51	15.12	5.36	15.12	-NA-	19.49
Americas Index	EUR	2,572.13	664,124.12	51.06	2.58	-NA-	-NA-	18.41	17.65	45.76	10.56	-2.76	10.56	-NA-	14.02
Global Index	USD	2,239.97	1,458,958.97	100.00	2.58	-NA-	-NA-	11.83	11.38	14.83	4.20	-0.20	4.20	-NA-	12.11
Global ex US Index	USD	2,124.08	775,679.04	53.17	2.73	-NA-	-NA-	8.84	9.07	9.76	5.44	3.10	5.44	-NA-	13.81
Asia Pacific	USD	2,180.70	460,612.75	31.57	2.65	-NA-	-NA-	9.04	9.00	10.87	3.85	2.36	3.85	-NA-	15.77
EMEA Index	USD	2,216.36	253,431.40	17.37	2.49	-NA-	-NA-	12.52	17.65	11.97	10.24	5.02	10.24	-NA-	13.61
Europe Index	USD	2,130.67	220,134.57	15.09	2.35	-NA-	-NA-	12.45	18.06	11.25	10.79	5.06	10.79	-NA-	14.02
Middle East and Africa Index	USD	3,431.80	33,296.83	2.28	3.43	-NA-	-NA-	14.22	14.78	17.35	6.71	4.73	6.71	-NA-	20.49
Americas Index	USD	2,275.15	744,914.81	51.06	2.58	-NA-	-NA-	13.85	10.94	18.38	2.48	-3.34	2.48	-NA-	13.01
Global Index	GBP	2,335.92	944,065.59	100.00	2.58	-NA-	-NA-	11.49	12.61	24.52	5.13	-3.01	5.13	-NA-	11.83
Global ex US Index	GBP	2,215.08	501,927.68	53.17	2.73	-NA-	-NA-	8.51	10.28	19.02	6.38	0.20	6.38	-NA-	11.93
Asia Pacific	GBP	2,274.12	298,054.06	31.57	2.65	-NA-	-NA-	8.72	10.21	20.23	4.78	-0.52	4.78	-NA-	14.14
EMEA Index	GBP	2,311.31	163,990.81	17.37	2.49	-NA-	-NA-	12.18	18.96	21.42	11.23	2.07	11.23	-NA-	12.00
Europe Index	GBP	2,221.95	142,445.04	15.09	2.35	-NA-	-NA-	12.12	19.37	20.64	11.78	2.11	11.78	-NA-	12.42
Middle East and Africa Index	GBP	3,578.82	21,545.77	2.28	3.43	-NA-	-NA-	13.88	16.05	27.26	7.67	1.78	7.67	-NA-	19.76
Americas Index	GBP	2,372.62	482,020.72	51.06	2.58	-NA-	-NA-	13.51	12.17	28.37	3.40	-6.06	3.40	-NA-	14.21

* -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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	2,616.16	174,411,249.66	100.00	2.58	-NA-	-NA-	18.66	26.84	34.50	3.89	1.57	3.89	-NA-	15.08
Global ex US Index	JPY	2,480.81	92,728,551.20	53.17	2.73	-NA-	-NA-	15.49	24.21	28.56	5.13	4.93	5.13	-NA-	17.25
Asia Pacific	JPY	2,546.94	55,063,951.39	31.57	2.65	-NA-	-NA-	15.71	24.14	29.86	3.55	4.17	3.55	-NA-	19.10
EMEA Index	JPY	2,588.59	30,296,456.71	17.37	2.49	-NA-	-NA-	19.40	33.98	31.15	9.92	6.88	9.92	-NA-	16.82
Europe Index	JPY	2,488.50	26,315,987.11	15.09	2.35	-NA-	-NA-	19.33	34.45	30.30	10.46	6.92	10.46	-NA-	17.07
Middle East and Africa Index	JPY	4,008.16	3,980,469.61	2.28	3.43	-NA-	-NA-	21.20	30.71	37.45	6.40	6.58	6.40	-NA-	23.36
Americas Index	JPY	2,657.26	89,050,841.56	51.06	2.58	-NA-	-NA-	20.81	26.34	38.65	2.19	-1.63	2.19	-NA-	14.92
Global Index	AUD	1,872.57	1,863,888.81	100.00	2.58	-NA-	-NA-	14.88	24.01	31.27	8.94	-0.71	8.94	-NA-	8.73
Global ex US Index	AUD	1,775.69	990,966.52	53.17	2.73	-NA-	-NA-	11.81	21.44	25.48	10.24	2.57	10.24	-NA-	8.21
Asia Pacific	AUD	1,823.03	588,454.49	31.57	2.65	-NA-	-NA-	12.02	21.37	26.75	8.58	1.83	8.58	-NA-	9.98
EMEA Index	AUD	1,852.84	323,770.55	17.37	2.49	-NA-	-NA-	15.59	31.00	28.01	15.25	4.49	15.25	-NA-	11.77
Europe Index	AUD	1,781.20	281,232.28	15.09	2.35	-NA-	-NA-	15.52	31.45	27.18	15.82	4.53	15.82	-NA-	12.80
Middle East and Africa Index	AUD	2,868.92	42,538.27	2.28	3.43	-NA-	-NA-	17.34	27.80	34.16	11.57	4.19	11.57	-NA-	17.11
Americas Index	AUD	1,901.99	951,663.77	51.06	2.58	-NA-	-NA-	16.96	23.52	35.33	7.15	-3.84	7.15	-NA-	12.23

* -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															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	2,065.76	1,300,725.69	100.00	0.00	-NA-	5.07	12.86	14.68	37.32	12.12	0.25	12.12	-NA-	11.71
Global ex US Index	EUR	1,927.58	691,551.77	53.17	0.00	-NA-	4.23	9.51	12.00	30.91	13.45	3.57	13.45	-NA-	11.87
Asia Pacific	EUR	1,993.54	410,656.40	31.57	0.00	-NA-	5.38	9.86	12.11	32.47	11.74	2.79	11.74	-NA-	14.10
EMEA Index	EUR	1,971.19	225,945.17	17.37	0.00	-NA-	3.18	12.79	20.45	33.61	18.71	5.60	18.71	-NA-	11.77
Europe Index	EUR	1,922.26	196,259.59	15.09	0.00	-NA-	2.73	12.96	21.02	32.86	19.31	5.68	19.31	-NA-	12.19
Middle East and Africa Index	EUR	2,696.11	29,685.58	2.28	0.00	-NA-	9.24	12.54	16.47	39.28	14.82	5.10	14.82	-NA-	19.58
Americas Index	EUR	2,137.35	664,124.12	51.06	0.00	-NA-	5.61	15.29	14.52	41.76	10.26	-2.92	10.26	-NA-	14.07
Global Index	USD	1,827.23	1,458,958.97	100.00	0.00	-NA-	3.31	8.51	8.14	11.52	3.93	-0.36	3.93	-NA-	12.16
Global ex US Index	USD	1,705.01	775,679.04	53.17	0.00	-NA-	2.49	5.29	5.61	6.32	5.17	2.94	5.17	-NA-	13.86
Asia Pacific	USD	1,763.37	460,612.75	31.57	0.00	-NA-	3.62	5.64	5.71	7.58	3.58	2.17	3.58	-NA-	15.75
EMEA Index	USD	1,743.48	253,431.40	17.37	0.00	-NA-	1.45	8.45	13.58	8.51	10.04	4.97	10.04	-NA-	13.75
Europe Index	USD	1,700.20	220,134.57	15.09	0.00	-NA-	1.01	8.62	14.11	7.90	10.60	5.04	10.60	-NA-	14.12
Middle East and Africa Index	USD	2,384.83	33,296.83	2.28	0.00	-NA-	7.42	8.22	9.83	13.11	6.44	4.47	6.44	-NA-	20.61
Americas Index	USD	1,890.58	744,914.81	51.06	0.00	-NA-	3.84	10.86	7.99	15.12	2.20	-3.51	2.20	-NA-	13.05
Global Index	GBP	1,905.51	944,065.59	100.00	0.00	-NA-	5.58	8.19	9.35	20.93	4.86	-3.16	4.86	-NA-	11.93
Global ex US Index	GBP	1,778.05	501,927.68	53.17	0.00	-NA-	4.74	4.98	6.78	15.29	6.11	0.05	6.11	-NA-	12.04
Asia Pacific	GBP	1,838.91	298,054.06	31.57	0.00	-NA-	5.90	5.32	6.89	16.66	4.50	-0.71	4.50	-NA-	14.20
EMEA Index	GBP	1,818.17	163,990.81	17.37	0.00	-NA-	3.69	8.13	14.84	17.67	11.02	2.01	11.02	-NA-	12.13
Europe Index	GBP	1,773.03	142,445.04	15.09	0.00	-NA-	3.23	8.29	15.38	17.01	11.59	2.08	11.59	-NA-	12.50
Middle East and Africa Index	GBP	2,486.99	21,545.77	2.28	0.00	-NA-	9.78	7.89	11.05	22.66	7.39	1.53	7.39	-NA-	19.90
Americas Index	GBP	1,971.57	482,020.72	51.06	0.00	-NA-	6.13	10.53	9.18	24.84	3.12	-6.22	3.12	-NA-	14.28

* -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

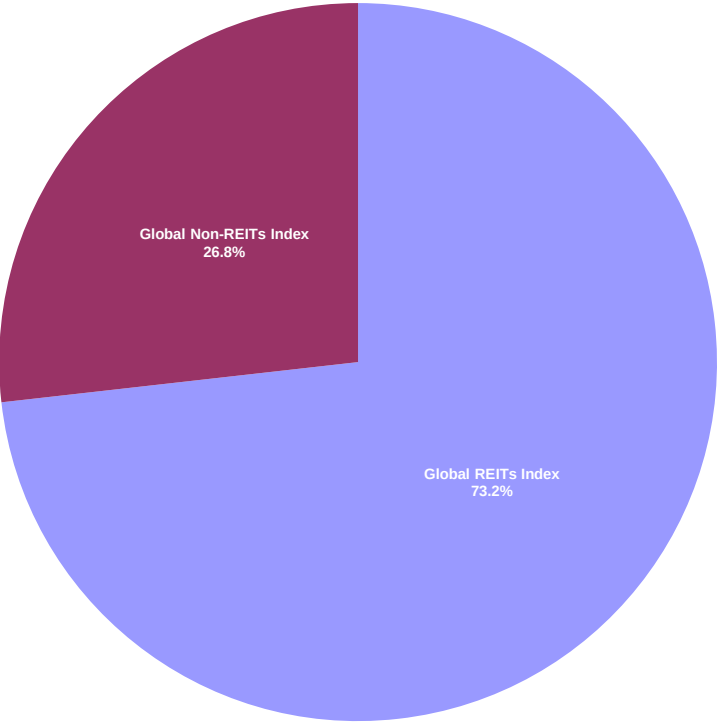
Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global Index	JPY	2,134.11	174,411,249.66	100.00	0.00	-NA-	4.32	15.15	23.16	30.62	3.63	1.41	3.63	-NA-	15.12
Global ex US Index	JPY	1,991.35	92,728,551.20	53.17	0.00	-NA-	3.48	11.73	20.27	24.52	4.86	4.77	4.86	-NA-	17.30
Asia Pacific	JPY	2,059.52	55,063,951.39	31.57	0.00	-NA-	4.62	12.09	20.39	26.00	3.27	3.98	3.27	-NA-	19.06
EMEA Index	JPY	2,036.29	30,296,456.71	17.37	0.00	-NA-	2.44	15.08	29.35	27.09	9.72	6.83	9.72	-NA-	17.00
Europe Index	JPY	1,985.74	26,315,987.11	15.09	0.00	-NA-	1.99	15.25	29.96	26.38	10.27	6.90	10.27	-NA-	17.24
Middle East and Africa Index	JPY	2,785.35	3,980,469.61	2.28	0.00	-NA-	8.46	14.83	25.08	32.49	6.12	6.32	6.12	-NA-	23.44
Americas Index	JPY	2,208.09	89,050,841.56	51.06	0.00	-NA-	4.85	17.63	22.98	34.84	1.91	-1.80	1.91	-NA-	14.93
Global Index	AUD	1,527.53	1,863,888.81	100.00	0.00	-NA-	3.37	11.48	20.41	27.49	8.66	-0.87	8.66	-NA-	8.82
Global ex US Index	AUD	1,425.35	990,966.52	53.17	0.00	-NA-	2.55	8.17	17.59	21.54	9.95	2.42	9.95	-NA-	8.32
Asia Pacific	AUD	1,474.15	588,454.49	31.57	0.00	-NA-	3.68	8.52	17.70	22.98	8.29	1.64	8.29	-NA-	10.04
EMEA Index	AUD	1,457.52	323,770.55	17.37	0.00	-NA-	1.51	11.41	26.46	24.05	15.04	4.43	15.04	-NA-	11.80
Europe Index	AUD	1,421.33	281,232.28	15.09	0.00	-NA-	1.07	11.58	27.06	23.35	15.63	4.50	15.63	-NA-	12.79
Middle East and Africa Index	AUD	1,993.67	42,538.27	2.28	0.00	-NA-	7.48	11.17	22.29	29.31	11.28	3.94	11.28	-NA-	17.20
Americas Index	AUD	1,580.49	951,663.77	51.06	0.00	-NA-	3.90	13.88	20.23	31.61	6.85	-4.00	6.85	-NA-	12.29

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

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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	2,755.70	952,289.43	73.21	3.59	-NA-	9.68	20.07	21.22	46.41	11.98	-1.15	11.98	-NA-	13.06
Global Non-REITs Index	EUR	2,371.53	348,436.26	26.79	2.22	-NA-	8.08	10.84	13.24	32.28	13.94	5.11	13.94	-NA-	13.15
Global ex US REITs Index	EUR	2,536.81	348,868.39	26.82	3.93	-NA-	7.76	16.82	19.27	39.30	13.75	2.40	13.75	-NA-	12.22
Global ex US Non-REITs Index	EUR	2,391.15	342,683.38	26.35	2.26	-NA-	8.25	10.82	13.15	32.09	13.87	5.19	13.87	-NA-	13.18
Americas REITs Index	EUR	2,919.87	645,482.76	49.62	3.51	-NA-	11.11	21.79	21.03	48.89	10.81	-2.83	10.81	-NA-	14.45
Americas Non-REITs Index	EUR	1,196.36	18,641.36	1.43	4.10	-NA-	-0.86	-6.26	-12.48	6.70	6.26	2.24	6.26	-NA-	19.32
Asia Pacific REITs Index	EUR	2,644.54	169,072.20	13.00	3.82	-NA-	7.50	17.39	18.83	42.58	11.93	1.91	11.93	-NA-	15.07
Asia Pacific Non-REITs Index	EUR	2,379.16	241,584.20	18.57	2.16	-NA-	10.42	11.30	13.79	32.96	12.22	3.84	12.22	-NA-	15.65
EMEA REITs Index	EUR	2,407.64	137,734.47	10.59	3.67	-NA-	8.09	17.47	25.96	40.16	17.85	3.40	17.85	-NA-	13.25
EMEA Non-REITs Index	EUR	3,230.65	88,210.70	6.78	2.01	-NA-	6.99	18.77	25.25	36.29	20.70	9.36	20.70	-NA-	11.43
Europe REITs Index	EUR	2,390.94	120,477.83	9.26	3.40	-NA-	8.08	17.60	26.47	37.38	17.90	3.53	17.90	-NA-	13.39
Europe Non-REITs Index	EUR	2,999.00	75,781.76	5.83	2.07	-NA-	4.89	18.47	25.21	38.20	22.22	9.30	22.22	-NA-	11.16
Middle East and Africa REITs Index	EUR	3,245.78	17,256.64	1.33	5.60	-NA-	11.03	14.31	11.65	63.56	17.51	2.51	17.51	-NA-	22.29
Middle East and Africa Non-REITs Index	EUR	4,226.62	12,428.94	0.96	1.61	-NA-	18.74	20.69	25.61	24.85	12.07	9.73	12.07	-NA-	27.78
Emerging REITs Index	EUR	2,546.83	31,783.16	23.12	5.24	-NA-	-NA-	8.91	8.88	45.08	13.25	0.54	13.25	-NA-	16.65
Emerging Non-REITs Index	EUR	2,573.66	105,702.41	76.88	3.08	-NA-	-NA-	6.73	8.04	31.57	11.37	5.21	11.37	-NA-	15.47
Emerging Asia Pacific Non-REITs Index	EUR	3,264.59	79,217.45	57.62	2.98	-NA-	-NA-	13.16	16.87	44.06	12.68	3.99	12.68	-NA-	19.32
Emerging Americas Non-REITs Index	EUR	990.67	10,844.30	7.89	6.09	-NA-	-NA-	-14.58	-23.26	-7.19	0.68	3.26	0.68	-NA-	24.16
Emerging EMEA REITs Index	EUR	2,732.97	19,678.37	14.31	5.36	-NA-	-NA-	9.93	12.31	63.18	17.07	1.54	17.07	-NA-	21.16
Emerging EMEA Non-REITs Index	EUR	3,474.19	15,640.67	11.38	1.53	-NA-	-NA-	16.02	19.49	13.88	13.02	13.30	13.02	-NA-	22.73
Emerging Europe REITs Index	EUR	2,585.68	2,421.73	1.76	3.70	-NA-	-NA-	0.82	6.34	55.79	14.06	-4.89	14.06	-NA-	32.19
Emerging Europe Non-REITs Index	EUR	486.14	4,432.67	3.22	1.29	-NA-	-NA-	-12.65	3.93	0.05	18.52	23.41	18.52	-NA-	25.03
Emerging Middle East and Africa REITs Index	EUR	3,245.78	17,256.64	12.55	5.60	-NA-	-NA-	14.31	11.65	63.56	17.51	2.51	17.51	-NA-	22.29
Emerging Middle East and Africa Non-REITs I	EUR	4,304.71	11,208.00	8.15	1.62	-NA-	-NA-	21.13	25.75	22.95	10.98	9.74	10.98	-NA-	29.88

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	2,437.32	1,068,135.44	73.21	3.59	-NA-	7.85	15.45	14.30	18.90	3.80	-1.74	3.80	-NA-	12.40
Global Non-REITs Index	USD	2,097.75	390,823.53	26.79	2.22	-NA-	6.27	6.57	6.79	7.43	5.61	4.47	5.61	-NA-	15.72
Global ex US REITs Index	USD	2,243.44	391,308.23	26.82	3.93	-NA-	5.96	12.33	12.47	13.13	5.44	1.78	5.44	-NA-	13.17
Global ex US Non-REITs Index	USD	2,115.10	384,370.82	26.35	2.26	-NA-	6.44	6.56	6.69	7.27	5.55	4.56	5.55	-NA-	15.76
Americas REITs Index	USD	2,582.73	724,005.73	49.62	3.51	-NA-	9.25	17.10	14.13	20.92	2.72	-3.41	2.72	-NA-	13.12
Americas Non-REITs Index	USD	1,058.25	20,909.08	1.43	4.10	-NA-	-2.52	-9.87	-17.47	-13.35	-1.50	1.62	-1.50	-NA-	22.53
Asia Pacific REITs Index	USD	2,339.17	189,639.84	13.00	3.82	-NA-	5.70	12.88	12.05	15.79	3.76	1.30	3.76	-NA-	15.36
Asia Pacific Non-REITs Index	USD	2,104.44	270,972.91	18.57	2.16	-NA-	8.57	7.02	7.30	7.98	4.02	3.21	4.02	-NA-	17.95
EMEA REITs Index	USD	2,128.64	154,489.87	10.59	3.67	-NA-	6.28	12.95	18.77	13.82	9.24	2.77	9.24	-NA-	15.04
EMEA Non-REITs Index	USD	2,857.99	98,941.53	6.78	2.01	-NA-	5.20	14.20	18.11	10.69	11.89	8.70	11.89	-NA-	13.26
Europe REITs Index	USD	2,113.88	135,133.96	9.26	3.40	-NA-	6.27	13.07	19.26	11.57	9.29	2.90	9.29	-NA-	15.20
Europe Non-REITs Index	USD	2,652.79	85,000.61	5.83	2.07	-NA-	3.14	13.91	18.07	12.24	13.29	8.64	13.29	-NA-	12.93
Middle East and Africa REITs Index	USD	2,869.95	19,355.91	1.33	5.60	-NA-	9.17	9.91	5.28	32.83	8.93	1.89	8.93	-NA-	22.80
Middle East and Africa Non-REITs Index	USD	3,740.12	13,940.92	0.96	1.61	-NA-	16.76	16.05	18.45	1.39	3.88	9.07	3.88	-NA-	28.61
Emerging REITs Index	USD	2,251.90	35,649.58	23.12	5.24	-NA-	-NA-	4.71	2.67	17.82	4.98	-0.07	4.98	-NA-	17.92
Emerging Non-REITs Index	USD	2,276.84	118,561.11	76.88	3.08	-NA-	-NA-	2.62	1.88	6.85	3.23	4.57	3.23	-NA-	17.41
Emerging Asia Pacific Non-REITs Index	USD	2,888.05	88,854.25	57.62	2.98	-NA-	-NA-	8.81	10.20	16.99	4.45	3.37	4.45	-NA-	19.88
Emerging Americas Non-REITs Index	USD	876.29	12,163.51	7.89	6.09	-NA-	-NA-	-17.87	-27.64	-24.63	-6.67	2.64	-6.67	-NA-	27.81
Emerging EMEA REITs Index	USD	2,416.85	22,072.24	14.31	5.36	-NA-	-NA-	5.70	5.91	32.52	8.52	0.92	8.52	-NA-	22.55
Emerging EMEA Non-REITs Index	USD	3,074.29	17,543.35	11.38	1.53	-NA-	-NA-	11.56	12.67	-7.52	4.76	12.62	4.76	-NA-	24.87
Emerging Europe REITs Index	USD	2,288.61	2,716.33	1.76	3.70	-NA-	-NA-	-3.05	0.28	26.52	5.72	-5.46	5.72	-NA-	33.56
Emerging Europe Non-REITs Index	USD	430.01	4,971.90	3.22	1.29	-NA-	-NA-	-16.01	-2.00	-18.75	9.87	22.67	9.87	-NA-	28.73
Emerging Middle East and Africa REITs Index	USD	2,869.95	19,355.91	12.55	5.60	-NA-	-NA-	9.91	5.28	32.83	8.93	1.89	8.93	-NA-	22.80
Emerging Middle East and Africa Non-REITs I	USD	3,809.32	12,571.45	8.15	1.62	-NA-	-NA-	16.47	18.58	-0.15	2.87	9.08	2.87	-NA-	30.74

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	2,541.73	691,170.85	73.21	3.59	-NA-	10.22	15.10	15.57	28.94	4.73	-4.51	4.73	-NA-	12.99
Global Non-REITs Index	GBP	2,187.61	252,894.74	26.79	2.22	-NA-	8.61	6.25	7.97	16.49	6.56	1.53	6.56	-NA-	13.75
Global ex US REITs Index	GBP	2,339.55	253,208.38	26.82	3.93	-NA-	8.29	11.99	13.72	22.68	6.39	-1.08	6.39	-NA-	11.68
Global ex US Non-REITs Index	GBP	2,205.71	248,719.31	26.35	2.26	-NA-	8.78	6.24	7.88	16.33	6.50	1.62	6.50	-NA-	13.78
Americas REITs Index	GBP	2,693.38	468,490.83	49.62	3.51	-NA-	11.65	16.75	15.39	31.12	3.64	-6.13	3.64	-NA-	14.54
Americas Non-REITs Index	GBP	1,103.58	13,529.88	1.43	4.10	-NA-	-0.37	-10.14	-16.56	-6.04	-0.62	-1.24	-0.62	-NA-	20.20
Asia Pacific REITs Index	GBP	2,439.38	122,712.46	13.00	3.82	-NA-	8.02	12.54	13.29	25.57	4.69	-1.55	4.69	-NA-	14.21
Asia Pacific Non-REITs Index	GBP	2,194.60	175,341.60	18.57	2.16	-NA-	10.96	6.70	8.50	17.10	4.96	0.31	4.96	-NA-	16.23
EMEA REITs Index	GBP	2,219.83	99,967.56	10.59	3.67	-NA-	8.62	12.61	20.09	23.43	10.22	-0.12	10.22	-NA-	13.59
EMEA Non-REITs Index	GBP	2,980.42	64,023.25	6.78	2.01	-NA-	7.52	13.86	19.42	20.03	12.89	5.64	12.89	-NA-	11.55
Europe REITs Index	GBP	2,204.43	87,442.71	9.26	3.40	-NA-	8.61	12.73	20.58	20.98	10.27	0.01	10.27	-NA-	13.69
Europe Non-REITs Index	GBP	2,766.43	55,002.34	5.83	2.07	-NA-	5.40	13.57	19.38	21.71	14.30	5.58	14.30	-NA-	11.29
Middle East and Africa REITs Index	GBP	2,992.89	12,524.85	1.33	5.60	-NA-	11.57	9.58	6.45	44.04	9.90	-0.98	9.90	-NA-	21.70
Middle East and Africa Non-REITs Index	GBP	3,900.34	9,020.92	0.96	1.61	-NA-	19.32	15.70	19.76	9.95	4.81	6.00	4.81	-NA-	27.92
Emerging REITs Index	GBP	2,348.37	23,068.19	23.12	5.24	-NA-	-NA-	4.40	3.81	27.77	5.92	-2.88	5.92	-NA-	16.64
Emerging Non-REITs Index	GBP	2,374.38	76,718.72	76.88	3.08	-NA-	-NA-	2.32	3.01	15.87	4.16	1.63	4.16	-NA-	17.08
Emerging Asia Pacific Non-REITs Index	GBP	3,011.78	57,495.95	57.62	2.98	-NA-	-NA-	8.48	11.43	26.87	5.38	0.46	5.38	-NA-	20.76
Emerging Americas Non-REITs Index	GBP	913.83	7,870.78	7.89	6.09	-NA-	-NA-	-18.12	-26.83	-18.26	-5.84	-0.25	-5.84	-NA-	25.35
Emerging EMEA REITs Index	GBP	2,520.38	14,282.54	14.31	5.36	-NA-	-NA-	5.38	7.08	43.71	9.49	-1.92	9.49	-NA-	21.09
Emerging EMEA Non-REITs Index	GBP	3,205.99	11,351.98	11.38	1.53	-NA-	-NA-	11.23	13.93	0.29	5.70	9.45	5.70	-NA-	23.21
Emerging Europe REITs Index	GBP	2,386.66	1,757.69	1.76	3.70	-NA-	-NA-	-3.34	1.39	37.20	6.67	-8.12	6.67	-NA-	32.86
Emerging Europe Non-REITs Index	GBP	448.44	3,217.23	3.22	1.29	-NA-	-NA-	-16.26	-0.91	-11.89	10.85	19.22	10.85	-NA-	25.87
Emerging Middle East and Africa REITs Index	GBP	2,992.89	12,524.85	12.55	5.60	-NA-	-NA-	9.58	6.45	44.04	9.90	-0.98	9.90	-NA-	21.70
Emerging Middle East and Africa Non-REITs I	GBP	3,972.50	8,134.75	8.15	1.62	-NA-	-NA-	16.13	19.89	8.28	3.79	6.01	3.79	-NA-	30.05

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Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	JPY	2,846.65	127,690,250.87	73.21	3.59	-NA-	8.89	22.51	30.17	39.27	3.49	0.00	3.49	-NA-	14.35
Global Non-REITs Index	JPY	2,450.05	46,720,998.79	26.79	2.22	-NA-	7.31	13.08	21.61	25.82	5.30	6.32	5.30	-NA-	19.87
Global ex US REITs Index	JPY	2,620.21	46,778,942.04	26.82	3.93	-NA-	6.99	19.19	28.08	32.51	5.14	3.58	5.14	-NA-	15.26
Global ex US Non-REITs Index	JPY	2,470.32	45,949,609.16	26.35	2.26	-NA-	7.47	13.07	21.50	25.64	5.24	6.41	5.24	-NA-	19.90
Americas REITs Index	JPY	3,016.49	86,551,265.40	49.62	3.51	-NA-	10.31	24.26	29.97	41.63	2.42	-1.70	2.42	-NA-	14.91
Americas Non-REITs Index	JPY	1,235.98	2,499,576.16	1.43	4.10	-NA-	-1.57	-4.36	-6.02	1.49	-1.79	3.42	-1.79	-NA-	24.50
Asia Pacific REITs Index	JPY	2,732.03	22,670,494.33	13.00	3.82	-NA-	6.73	19.78	27.60	35.63	3.45	3.09	3.45	-NA-	16.53
Asia Pacific Non-REITs Index	JPY	2,457.87	32,393,457.05	18.57	2.16	-NA-	9.63	13.56	22.20	26.48	3.72	5.04	3.72	-NA-	22.08
EMEA REITs Index	JPY	2,486.14	18,468,491.14	10.59	3.67	-NA-	7.31	19.85	35.26	33.32	8.92	4.59	8.92	-NA-	17.87
EMEA Non-REITs Index	JPY	3,337.97	11,827,965.58	6.78	2.01	-NA-	6.23	21.18	34.51	29.64	11.56	10.62	11.56	-NA-	16.79
Europe REITs Index	JPY	2,468.89	16,154,589.12	9.26	3.40	-NA-	7.30	19.98	35.81	30.67	8.97	4.72	8.97	-NA-	17.94
Europe Non-REITs Index	JPY	3,098.31	10,161,397.98	5.83	2.07	-NA-	4.14	20.88	34.46	31.46	12.96	10.56	12.96	-NA-	16.37
Middle East and Africa REITs Index	JPY	3,351.94	2,313,902.01	1.33	5.60	-NA-	10.23	16.62	19.90	55.57	8.61	3.69	8.61	-NA-	24.49
Middle East and Africa Non-REITs Index	JPY	4,368.25	1,666,567.59	0.96	1.61	-NA-	17.89	23.14	34.89	18.76	3.58	11.00	3.58	-NA-	31.33
Emerging REITs Index	JPY	2,630.09	4,261,729.02	23.12	5.24	-NA-	-NA-	11.11	16.92	38.00	4.67	1.70	4.67	-NA-	20.67
Emerging Non-REITs Index	JPY	2,659.23	14,173,387.88	76.88	3.08	-NA-	-NA-	8.90	16.02	25.15	2.93	6.42	2.93	-NA-	21.57
Emerging Asia Pacific Non-REITs Index	JPY	3,373.09	10,622,081.01	57.62	2.98	-NA-	-NA-	15.46	25.50	37.03	4.14	5.20	4.14	-NA-	24.03
Emerging Americas Non-REITs Index	JPY	1,023.46	1,454,086.83	7.89	6.09	-NA-	-NA-	-12.85	-17.59	-11.72	-6.95	4.46	-6.95	-NA-	29.62
Emerging EMEA REITs Index	JPY	2,822.75	2,638,626.00	14.31	5.36	-NA-	-NA-	12.16	20.61	55.22	8.20	2.71	8.20	-NA-	25.19
Emerging EMEA Non-REITs Index	JPY	3,590.60	2,097,220.03	11.38	1.53	-NA-	-NA-	18.38	28.32	8.32	4.46	14.61	4.46	-NA-	28.15
Emerging Europe REITs Index	JPY	2,672.98	324,723.99	1.76	3.70	-NA-	-NA-	2.87	14.20	48.18	5.42	-3.79	5.42	-NA-	35.95
Emerging Europe Non-REITs Index	JPY	502.23	594,366.14	3.22	1.29	-NA-	-NA-	-10.87	11.61	-4.83	9.55	24.84	9.55	-NA-	31.38
Emerging Middle East and Africa REITs Index	JPY	3,351.94	2,313,902.01	12.55	5.60	-NA-	-NA-	16.62	19.90	55.57	8.61	3.69	8.61	-NA-	24.49
Emerging Middle East and Africa Non-REITs I	JPY	4,449.07	1,502,853.89	8.15	1.62	-NA-	-NA-	23.59	35.04	16.95	2.57	11.02	2.57	-NA-	33.36

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Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	AUD	2,037.55	952,289.43	73.21	3.59	-NA-	7.91	18.60	27.27	35.93	8.52	-2.25	8.52	-NA-	-NA-
Global Non-REITs Index	AUD	1,753.68	348,436.26	26.79	2.22	-NA-	6.34	9.48	18.90	22.81	10.42	3.94	10.42	-NA-	-NA-
Global ex US REITs Index	AUD	1,875.47	348,868.39	26.82	3.93	-NA-	6.02	15.39	25.23	29.33	10.24	1.26	10.24	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,768.18	342,683.38	26.35	2.26	-NA-	6.50	9.47	18.79	22.64	10.35	4.03	10.35	-NA-	-NA-
Americas REITs Index	AUD	2,159.12	645,482.76	49.62	3.51	-NA-	9.32	20.30	27.07	38.23	7.39	-3.91	7.39	-NA-	-NA-
Americas Non-REITs Index	AUD	884.68	18,641.36	1.43	4.10	-NA-	-2.46	-10.02	-8.11	-0.94	2.98	1.10	2.98	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,955.51	169,072.20	13.00	3.82	-NA-	5.76	15.96	24.76	32.38	8.47	0.78	8.47	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,759.28	241,584.20	18.57	2.16	-NA-	8.64	9.94	19.48	23.45	8.76	2.68	8.76	-NA-	-NA-
EMEA REITs Index	AUD	1,779.51	137,734.47	10.59	3.67	-NA-	6.34	16.03	32.24	30.12	14.21	2.25	14.21	-NA-	-NA-
EMEA Non-REITs Index	AUD	2,389.22	88,210.70	6.78	2.01	-NA-	5.27	17.32	31.51	26.54	16.98	8.14	16.98	-NA-	-NA-
Europe REITs Index	AUD	1,767.16	120,477.83	9.26	3.40	-NA-	6.33	16.16	32.78	27.54	14.26	2.38	14.26	-NA-	-NA-
Europe Non-REITs Index	AUD	2,217.68	75,781.76	5.83	2.07	-NA-	3.20	17.02	31.47	28.31	18.44	8.08	18.44	-NA-	-NA-
Middle East and Africa REITs Index	AUD	2,399.22	17,256.64	1.33	5.60	-NA-	9.24	12.90	17.22	51.85	13.88	1.37	13.88	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	3,126.67	12,428.94	0.96	1.61	-NA-	16.83	19.21	31.88	15.92	8.61	8.52	8.61	-NA-	-NA-
Emerging REITs Index	AUD	1,882.55	45,544.02	23.12	5.24	-NA-	-NA-	7.57	14.32	34.70	9.75	-0.58	9.75	12.41	-NA-
Emerging Non-REITs Index	AUD	1,903.40	151,467.40	76.88	3.08	-NA-	-NA-	5.42	13.43	22.15	7.93	4.04	7.93	13.36	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,414.36	113,515.49	57.62	2.98	-NA-	-NA-	11.78	22.70	33.75	9.20	2.84	9.20	17.81	-NA-
Emerging Americas Non-REITs Index	AUD	732.56	15,539.46	7.89	6.09	-NA-	-NA-	-15.63	-19.43	-13.83	-2.43	2.11	-2.43	21.21	-NA-
Emerging EMEA REITs Index	AUD	2,020.44	28,198.33	14.31	5.36	-NA-	-NA-	8.58	17.92	51.50	13.46	0.41	13.46	17.20	-NA-
Emerging EMEA Non-REITs Index	AUD	2,570.05	22,412.46	11.38	1.53	-NA-	-NA-	14.61	25.45	5.73	9.53	12.04	9.53	22.32	-NA-
Emerging Europe REITs Index	AUD	1,913.24	3,470.24	1.76	3.70	-NA-	-NA-	-0.41	11.65	44.64	10.53	-5.94	10.53	29.69	-NA-
Emerging Europe Non-REITs Index	AUD	359.48	6,351.84	3.22	1.29	-NA-	-NA-	-13.71	9.12	-7.11	14.86	22.04	14.86	25.77	-NA-
Emerging Middle East and Africa REITs Index	AUD	2,399.22	24,728.08	12.55	5.60	-NA-	-NA-	12.90	17.22	51.85	13.88	1.37	13.88	18.29	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,184.52	16,060.62	8.15	1.62	-NA-	-NA-	19.65	32.02	14.15	7.55	8.53	7.55	29.16	-NA-

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Version: February 2015

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-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global REITs Index	EUR	2,597.90	952,289.43	73.21	2.79	-NA-	-NA-	19.03	20.15	45.10	11.86	-1.22	11.86	-NA-	13.08
Global Non-REITs Index	EUR	2,342.30	348,436.26	26.79	2.02	-NA-	-NA-	10.61	12.98	31.95	13.93	5.11	13.93	-NA-	13.16
Global ex US REITs Index	EUR	2,454.34	348,868.39	26.82	3.40	-NA-	-NA-	16.22	18.65	38.55	13.63	2.32	13.63	-NA-	12.23
Global ex US Non-REITs Index	EUR	2,361.41	342,683.38	26.35	2.05	-NA-	-NA-	10.59	12.88	31.76	13.87	5.19	13.87	-NA-	13.19
Americas REITs Index	EUR	2,696.37	645,482.76	49.62	2.55	-NA-	-NA-	20.42	19.68	47.23	10.69	-2.89	10.69	-NA-	14.47
Americas Non-REITs Index	EUR	1,174.45	18,641.36	1.43	3.66	-NA-	-NA-	-6.52	-12.78	6.15	6.25	2.23	6.25	-NA-	19.30
Asia Pacific REITs Index	EUR	2,622.70	169,072.20	13.00	3.49	-NA-	-NA-	17.23	18.61	42.12	11.78	1.78	11.78	-NA-	15.07
Asia Pacific Non-REITs Index	EUR	2,367.30	241,584.20	18.57	2.05	-NA-	-NA-	11.21	13.68	32.79	12.22	3.84	12.22	-NA-	15.65
EMEA REITs Index	EUR	2,299.01	137,734.47	10.59	3.08	-NA-	-NA-	16.62	25.01	39.32	17.80	3.39	17.80	-NA-	13.25
EMEA Non-REITs Index	EUR	3,100.98	88,210.70	6.78	1.57	-NA-	-NA-	18.03	24.39	35.54	20.70	9.36	20.70	-NA-	11.46
Europe REITs Index	EUR	2,283.93	120,477.83	9.26	2.84	-NA-	-NA-	16.75	25.56	36.64	17.86	3.53	17.86	-NA-	13.37
Europe Non-REITs Index	EUR	2,859.98	75,781.76	5.83	1.57	-NA-	-NA-	17.58	24.24	37.28	22.22	9.30	22.22	-NA-	11.21
Middle East and Africa REITs Index	EUR	3,119.66	17,256.64	1.33	4.77	-NA-	-NA-	13.63	10.56	61.85	17.42	2.43	17.42	-NA-	22.28
Middle East and Africa Non-REITs Index	EUR	4,142.93	12,428.94	0.96	1.57	-NA-	-NA-	20.41	25.14	24.81	12.07	9.73	12.07	-NA-	27.79
Emerging REITs Index	EUR	2,468.35	31,783.16	23.12	4.67	-NA-	-NA-	8.46	8.18	44.11	13.18	0.48	13.18	-NA-	16.69
Emerging Non-REITs Index	EUR	2,539.36	105,702.41	76.88	2.86	-NA-	-NA-	6.50	7.72	31.13	11.37	5.21	11.37	-NA-	15.48
Emerging Asia Pacific Non-REITs Index	EUR	3,214.32	79,217.45	57.62	2.75	-NA-	-NA-	12.86	16.51	43.53	12.68	3.99	12.68	-NA-	19.34
Emerging Americas Non-REITs Index	EUR	985.73	10,844.30	7.89	5.56	-NA-	-NA-	-14.67	-23.39	-7.63	0.68	3.26	0.68	-NA-	24.14
Emerging EMEA REITs Index	EUR	2,635.09	19,678.37	14.31	4.57	-NA-	-NA-	9.35	11.37	61.55	17.00	1.47	17.00	-NA-	21.19
Emerging EMEA Non-REITs Index	EUR	3,404.05	15,640.67	11.38	1.51	-NA-	-NA-	15.72	18.97	13.79	13.02	13.30	13.02	-NA-	22.76
Emerging Europe REITs Index	EUR	2,512.52	2,421.73	1.76	3.14	-NA-	-NA-	0.42	5.83	54.79	14.06	-4.89	14.06	-NA-	32.20
Emerging Europe Non-REITs Index	EUR	478.59	4,432.67	3.22	1.23	-NA-	-NA-	-12.92	3.39	-0.21	18.52	23.41	18.52	-NA-	24.95
Emerging Middle East and Africa REITs Index	EUR	3,119.66	17,256.64	12.55	4.77	-NA-	-NA-	13.63	10.56	61.85	17.42	2.43	17.42	-NA-	22.28
Emerging Middle East and Africa Non-REITs I	EUR	4,222.38	11,208.00	8.15	1.62	-NA-	-NA-	20.87	25.29	22.95	10.98	9.74	10.98	-NA-	29.90

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

Version: February 2015

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

Net Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	2,297.81	1,068,135.44	73.21	2.79	-NA-	-NA-	14.45	13.30	17.84	3.69	-1.81	3.69	-NA-	12.43
Global Non-REITs Index	USD	2,071.88	390,823.53	26.79	2.02	-NA-	-NA-	6.35	6.53	7.16	5.61	4.47	5.61	-NA-	15.72
Global ex US REITs Index	USD	2,170.64	391,308.23	26.82	3.40	-NA-	-NA-	11.75	11.89	12.52	5.33	1.70	5.33	-NA-	13.21
Global ex US Non-REITs Index	USD	2,088.79	384,370.82	26.35	2.05	-NA-	-NA-	6.34	6.44	7.00	5.55	4.56	5.55	-NA-	15.76
Americas REITs Index	USD	2,385.05	724,005.73	49.62	2.55	-NA-	-NA-	15.78	12.85	19.57	2.60	-3.48	2.60	-NA-	13.14
Americas Non-REITs Index	USD	1,038.87	20,909.08	1.43	3.66	-NA-	-NA-	-10.12	-17.75	-13.79	-1.51	1.61	-1.51	-NA-	22.52
Asia Pacific REITs Index	USD	2,319.85	189,639.84	13.00	3.49	-NA-	-NA-	12.72	11.85	15.41	3.61	1.17	3.61	-NA-	15.36
Asia Pacific Non-REITs Index	USD	2,093.95	270,972.91	18.57	2.05	-NA-	-NA-	6.93	7.19	7.84	4.02	3.21	4.02	-NA-	17.96
EMEA REITs Index	USD	2,032.88	154,489.87	10.59	3.08	-NA-	-NA-	12.13	17.88	13.14	9.20	2.76	9.20	-NA-	15.10
EMEA Non-REITs Index	USD	2,743.25	98,941.53	6.78	1.57	-NA-	-NA-	13.49	17.30	10.08	11.89	8.70	11.89	-NA-	13.25
Europe REITs Index	USD	2,019.55	135,133.96	9.26	2.84	-NA-	-NA-	12.26	18.40	10.96	9.25	2.90	9.25	-NA-	15.24
Europe Non-REITs Index	USD	2,529.80	85,000.61	5.83	1.57	-NA-	-NA-	13.06	17.15	11.49	13.29	8.64	13.29	-NA-	12.92
Middle East and Africa REITs Index	USD	2,758.46	19,355.91	1.33	4.77	-NA-	-NA-	9.26	4.25	31.44	8.85	1.81	8.85	-NA-	22.80
Middle East and Africa Non-REITs Index	USD	3,666.00	13,940.92	0.96	1.57	-NA-	-NA-	15.78	18.00	1.36	3.88	9.07	3.88	-NA-	28.61
Emerging REITs Index	USD	2,182.52	35,649.58	23.12	4.67	-NA-	-NA-	4.28	2.01	17.03	4.91	-0.13	4.91	-NA-	17.97
Emerging Non-REITs Index	USD	2,246.48	118,561.11	76.88	2.86	-NA-	-NA-	2.40	1.57	6.50	3.23	4.57	3.23	-NA-	17.42
Emerging Asia Pacific Non-REITs Index	USD	2,843.55	88,854.25	57.62	2.75	-NA-	-NA-	8.52	9.87	16.56	4.45	3.36	4.45	-NA-	19.90
Emerging Americas Non-REITs Index	USD	871.92	12,163.51	7.89	5.56	-NA-	-NA-	-17.95	-27.75	-24.98	-6.67	2.64	-6.67	-NA-	27.80
Emerging EMEA REITs Index	USD	2,330.29	22,072.24	14.31	4.57	-NA-	-NA-	5.14	5.02	31.20	8.45	0.86	8.45	-NA-	22.59
Emerging EMEA Non-REITs Index	USD	3,012.18	17,543.35	11.38	1.51	-NA-	-NA-	11.27	12.19	-7.59	4.76	12.62	4.76	-NA-	24.88
Emerging Europe REITs Index	USD	2,223.64	2,716.33	1.76	3.14	-NA-	-NA-	-3.44	-0.20	25.70	5.72	-5.46	5.72	-NA-	33.58
Emerging Europe Non-REITs Index	USD	423.33	4,971.90	3.22	1.23	-NA-	-NA-	-16.27	-2.51	-18.96	9.87	22.67	9.87	-NA-	28.65
Emerging Middle East and Africa REITs Index	USD	2,758.46	19,355.91	12.55	4.77	-NA-	-NA-	9.26	4.25	31.44	8.85	1.81	8.85	-NA-	22.80
Emerging Middle East and Africa Non-REITs I	USD	3,736.40	12,571.45	8.15	1.62	-NA-	-NA-	16.22	18.14	-0.15	2.87	9.08	2.87	-NA-	30.75

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Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vity (%)	Vity (%)
Global REITs Index	GBP	2,396.24	691,170.85	73.21	2.79	-NA-	-NA-	14.10	14.56	27.78	4.61	-4.58	4.61	-NA-	13.01
Global Non-REITs Index	GBP	2,160.64	252,894.74	26.79	2.02	-NA-	-NA-	6.04	7.72	16.20	6.56	1.53	6.56	-NA-	13.76
Global ex US REITs Index	GBP	2,263.63	253,208.38	26.82	3.40	-NA-	-NA-	11.42	13.13	22.02	6.28	-1.16	6.28	-NA-	11.70
Global ex US Non-REITs Index	GBP	2,178.27	248,719.31	26.35	2.05	-NA-	-NA-	6.02	7.62	16.03	6.49	1.62	6.49	-NA-	13.79
Americas REITs Index	GBP	2,487.22	468,490.83	49.62	2.55	-NA-	-NA-	15.44	14.11	29.66	3.52	-6.20	3.52	-NA-	14.57
Americas Non-REITs Index	GBP	1,083.37	13,529.88	1.43	3.66	-NA-	-NA-	-10.39	-16.84	-6.51	-0.63	-1.25	-0.63	-NA-	20.19
Asia Pacific REITs Index	GBP	2,419.23	122,712.46	13.00	3.49	-NA-	-NA-	12.39	13.09	25.16	4.54	-1.68	4.54	-NA-	14.22
Asia Pacific Non-REITs Index	GBP	2,183.65	175,341.60	18.57	2.05	-NA-	-NA-	6.61	8.38	16.94	4.96	0.30	4.96	-NA-	16.23
EMEA REITs Index	GBP	2,119.97	99,967.56	10.59	3.08	-NA-	-NA-	11.79	19.19	22.69	10.18	-0.13	10.18	-NA-	13.60
EMEA Non-REITs Index	GBP	2,860.76	64,023.25	6.78	1.57	-NA-	-NA-	13.15	18.60	19.37	12.89	5.64	12.89	-NA-	11.59
Europe REITs Index	GBP	2,106.07	87,442.71	9.26	2.84	-NA-	-NA-	11.92	19.71	20.33	10.23	0.01	10.23	-NA-	13.69
Europe Non-REITs Index	GBP	2,638.17	55,002.34	5.83	1.57	-NA-	-NA-	12.72	18.45	20.90	14.30	5.58	14.30	-NA-	11.35
Middle East and Africa REITs Index	GBP	2,876.63	12,524.85	1.33	4.77	-NA-	-NA-	8.93	5.41	42.54	9.82	-1.05	9.82	-NA-	21.71
Middle East and Africa Non-REITs Index	GBP	3,823.05	9,020.92	0.96	1.57	-NA-	-NA-	15.43	19.31	9.91	4.81	6.00	4.81	-NA-	27.93
Emerging REITs Index	GBP	2,276.02	23,068.19	23.12	4.67	-NA-	-NA-	3.97	3.15	26.91	5.85	-2.94	5.85	-NA-	16.69
Emerging Non-REITs Index	GBP	2,342.72	76,718.72	76.88	2.86	-NA-	-NA-	2.10	2.70	15.48	4.16	1.63	4.16	-NA-	17.10
Emerging Asia Pacific Non-REITs Index	GBP	2,965.36	57,495.95	57.62	2.75	-NA-	-NA-	8.20	11.09	26.40	5.38	0.46	5.38	-NA-	20.77
Emerging Americas Non-REITs Index	GBP	909.27	7,870.78	7.89	5.56	-NA-	-NA-	-18.20	-26.95	-18.65	-5.84	-0.25	-5.84	-NA-	25.34
Emerging EMEA REITs Index	GBP	2,430.12	14,282.54	14.31	4.57	-NA-	-NA-	4.83	6.19	42.27	9.42	-1.98	9.42	-NA-	21.13
Emerging EMEA Non-REITs Index	GBP	3,141.22	11,351.98	11.38	1.51	-NA-	-NA-	10.94	13.43	0.21	5.70	9.45	5.70	-NA-	23.23
Emerging Europe REITs Index	GBP	2,318.90	1,757.69	1.76	3.14	-NA-	-NA-	-3.73	0.90	36.31	6.67	-8.12	6.67	-NA-	32.87
Emerging Europe Non-REITs Index	GBP	441.47	3,217.23	3.22	1.23	-NA-	-NA-	-16.52	-1.42	-12.12	10.85	19.22	10.85	-NA-	25.77
Emerging Middle East and Africa REITs Index	GBP	2,876.63	12,524.85	12.55	4.77	-NA-	-NA-	8.93	5.41	42.54	9.82	-1.05	9.82	-NA-	21.71
Emerging Middle East and Africa Non-REITs I	GBP	3,896.46	8,134.75	8.15	1.62	-NA-	-NA-	15.87	19.45	8.28	3.79	6.01	3.79	-NA-	30.06

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Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs Index	JPY	2,683.71	127,690,250.87	73.21	2.79	-NA-	-NA-	21.44	29.03	38.02	3.38	-0.08	3.38	-NA-	14.36
Global Non-REITs Index	JPY	2,419.84	46,720,998.79	26.79	2.02	-NA-	-NA-	12.85	21.32	25.51	5.30	6.32	5.30	-NA-	19.87
Global ex US REITs Index	JPY	2,535.18	46,778,942.04	26.82	3.40	-NA-	-NA-	18.58	27.42	31.79	5.02	3.50	5.02	-NA-	15.30
Global ex US Non-REITs Index	JPY	2,439.59	45,949,609.16	26.35	2.05	-NA-	-NA-	12.84	21.22	25.33	5.24	6.41	5.24	-NA-	19.91
Americas REITs Index	JPY	2,785.60	86,551,265.40	49.62	2.55	-NA-	-NA-	22.86	28.52	40.05	2.30	-1.77	2.30	-NA-	14.90
Americas Non-REITs Index	JPY	1,213.34	2,499,576.16	1.43	3.66	-NA-	-NA-	-4.63	-6.33	0.97	-1.80	3.41	-1.80	-NA-	24.49
Asia Pacific REITs Index	JPY	2,709.46	22,670,494.33	13.00	3.49	-NA-	-NA-	19.61	27.38	35.18	3.31	2.96	3.31	-NA-	16.53
Asia Pacific Non-REITs Index	JPY	2,445.61	32,393,457.05	18.57	2.05	-NA-	-NA-	13.46	22.07	26.31	3.72	5.04	3.72	-NA-	22.09
EMEA REITs Index	JPY	2,374.30	18,468,491.14	10.59	3.08	-NA-	-NA-	18.98	34.25	32.52	8.88	4.58	8.88	-NA-	17.94
EMEA Non-REITs Index	JPY	3,203.96	11,827,965.58	6.78	1.57	-NA-	-NA-	20.42	33.58	28.93	11.56	10.62	11.56	-NA-	16.81
Europe REITs Index	JPY	2,358.73	16,154,589.12	9.26	2.84	-NA-	-NA-	19.12	34.83	29.97	8.93	4.72	8.93	-NA-	17.99
Europe Non-REITs Index	JPY	2,954.66	10,161,397.98	5.83	1.57	-NA-	-NA-	19.97	33.42	30.58	12.96	10.56	12.96	-NA-	16.40
Middle East and Africa REITs Index	JPY	3,221.73	2,313,902.01	1.33	4.77	-NA-	-NA-	15.94	18.72	53.95	8.53	3.62	8.53	-NA-	24.48
Middle East and Africa Non-REITs Index	JPY	4,281.68	1,666,567.59	0.96	1.57	-NA-	-NA-	22.85	34.38	18.72	3.58	11.00	3.58	-NA-	31.35
Emerging REITs Index	JPY	2,549.06	4,261,729.02	23.12	4.67	-NA-	-NA-	10.65	16.17	37.07	4.60	1.64	4.60	-NA-	20.72
Emerging Non-REITs Index	JPY	2,623.77	14,173,387.88	76.88	2.86	-NA-	-NA-	8.66	15.67	24.73	2.93	6.42	2.93	-NA-	21.59
Emerging Asia Pacific Non-REITs Index	JPY	3,321.11	10,622,081.01	57.62	2.75	-NA-	-NA-	15.15	25.12	36.52	4.14	5.19	4.14	-NA-	24.05
Emerging Americas Non-REITs Index	JPY	1,018.35	1,454,086.83	7.89	5.56	-NA-	-NA-	-12.94	-17.73	-12.14	-6.95	4.46	-6.95	-NA-	29.61
Emerging EMEA REITs Index	JPY	2,721.65	2,638,626.00	14.31	4.57	-NA-	-NA-	11.57	19.60	53.67	8.13	2.64	8.13	-NA-	25.22
Emerging EMEA Non-REITs Index	JPY	3,518.06	2,097,220.03	11.38	1.51	-NA-	-NA-	18.07	27.76	8.24	4.46	14.61	4.46	-NA-	28.17
Emerging Europe REITs Index	JPY	2,597.09	324,723.99	1.76	3.14	-NA-	-NA-	2.46	13.65	47.23	5.42	-3.79	5.42	-NA-	35.98
Emerging Europe Non-REITs Index	JPY	494.43	594,366.14	3.22	1.23	-NA-	-NA-	-11.15	11.03	-5.08	9.55	24.84	9.55	-NA-	31.29
Emerging Middle East and Africa REITs Index	JPY	3,221.73	2,313,902.01	12.55	4.77	-NA-	-NA-	15.94	18.72	53.95	8.53	3.62	8.53	-NA-	24.48
Emerging Middle East and Africa Non-REITs I	JPY	4,363.90	1,502,853.89	8.15	1.62	-NA-	-NA-	23.32	34.54	16.95	2.57	11.02	2.57	-NA-	33.38

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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 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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD		
Global REITs Index	AUD	1,920.92	1,364,593.34	73.21	2.79	-NA-	-NA-	17.57	26.15	34.71	8.40	-2.32	8.40	-NA-	-NA-
Global Non-REITs Index	AUD	1,732.05	499,295.47	26.79	2.02	-NA-	-NA-	9.26	18.62	22.50	10.41	3.94	10.41	-NA-	-NA-
Global ex US REITs Index	AUD	1,814.61	499,914.69	26.82	3.40	-NA-	-NA-	14.80	24.58	28.63	10.12	1.18	10.12	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,746.19	491,051.82	26.35	2.05	-NA-	-NA-	9.24	18.51	22.33	10.35	4.03	10.35	-NA-	-NA-
Americas REITs Index	AUD	1,993.86	924,951.43	49.62	2.55	-NA-	-NA-	18.94	25.65	36.69	7.27	-3.97	7.27	-NA-	-NA-
Americas Non-REITs Index	AUD	868.47	26,712.34	1.43	3.66	-NA-	-NA-	-7.67	-8.42	-1.44	2.97	1.10	2.97	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,939.35	242,273.83	13.00	3.49	-NA-	-NA-	15.80	24.54	31.94	8.32	0.65	8.32	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,750.50	346,180.66	18.57	2.05	-NA-	-NA-	9.84	19.35	23.28	8.76	2.68	8.76	-NA-	-NA-
EMEA REITs Index	AUD	1,699.45	197,368.08	10.59	3.08	-NA-	-NA-	15.18	31.26	29.34	14.17	2.24	14.17	-NA-	-NA-
EMEA Non-REITs Index	AUD	2,293.30	126,402.47	6.78	1.57	-NA-	-NA-	16.58	30.60	25.84	16.98	8.14	16.98	-NA-	-NA-
Europe REITs Index	AUD	1,688.31	172,640.00	9.26	2.84	-NA-	-NA-	15.32	31.82	26.85	14.22	2.38	14.22	-NA-	-NA-
Europe Non-REITs Index	AUD	2,114.86	108,592.28	5.83	1.57	-NA-	-NA-	16.15	30.44	27.45	18.44	8.08	18.44	-NA-	-NA-
Middle East and Africa REITs Index	AUD	2,306.02	24,728.08	1.33	4.77	-NA-	-NA-	12.24	16.08	50.27	13.80	1.29	13.80	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	3,064.71	17,810.19	0.96	1.57	-NA-	-NA-	18.94	31.38	15.87	8.61	8.52	8.61	-NA-	-NA-
Emerging REITs Index	AUD	1,824.55	45,544.02	23.12	4.67	-NA-	-NA-	7.13	13.58	33.79	9.68	-0.64	9.68	12.48	-NA-
Emerging Non-REITs Index	AUD	1,878.02	151,467.40	76.88	2.86	-NA-	-NA-	5.20	13.09	21.75	7.93	4.04	7.93	13.39	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,377.15	113,515.49	57.62	2.75	-NA-	-NA-	11.48	22.33	33.25	9.20	2.84	9.20	17.83	-NA-
Emerging Americas Non-REITs Index	AUD	728.91	15,539.46	7.89	5.56	-NA-	-NA-	-15.71	-19.56	-14.24	-2.43	2.11	-2.43	21.20	-NA-
Emerging EMEA REITs Index	AUD	1,948.08	28,198.33	14.31	4.57	-NA-	-NA-	8.01	16.93	49.99	13.38	0.34	13.38	17.26	-NA-
Emerging EMEA Non-REITs Index	AUD	2,518.13	22,412.46	11.38	1.51	-NA-	-NA-	14.31	24.91	5.65	9.53	12.04	9.53	22.35	-NA-
Emerging Europe REITs Index	AUD	1,858.92	3,470.24	1.76	3.14	-NA-	-NA-	-0.81	11.11	43.71	10.53	-5.94	10.53	29.69	-NA-
Emerging Europe Non-REITs Index	AUD	353.90	6,351.84	3.22	1.23	-NA-	-NA-	-13.98	8.55	-7.35	14.86	22.04	14.86	25.69	-NA-
Emerging Middle East and Africa REITs Index	AUD	2,306.02	24,728.08	12.55	4.77	-NA-	-NA-	12.24	16.08	50.27	13.80	1.29	13.80	18.33	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,123.56	16,060.62	8.15	1.62	-NA-	-NA-	19.39	31.54	14.15	7.55	8.53	7.55	29.18	-NA-

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

Version: February 2015

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

Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	2,048.50	952,289.43	100.00	0.00	-NA-	4.53	15.04	16.28	40.59	11.48	-1.42	11.48	-NA-	13.16
Global Non-REITs Index	EUR	2,038.56	348,436.26	36.59	0.00	-NA-	5.64	8.24	10.52	28.99	13.90	5.08	13.90	-NA-	13.28
Global ex US REITs Index	EUR	1,789.65	348,868.39	36.63	0.00	-NA-	2.03	10.94	13.54	33.02	13.09	2.04	13.09	-NA-	12.33
Global ex US Non-REITs Index	EUR	2,051.33	342,683.38	35.99	0.00	-NA-	5.77	8.19	10.40	28.78	13.83	5.16	13.83	-NA-	13.31
Americas REITs Index	EUR	2,226.66	645,482.76	67.78	0.00	-NA-	6.20	17.18	16.49	43.28	10.38	-3.06	10.38	-NA-	14.53
Americas Non-REITs Index	EUR	1,027.12	18,641.36	1.96	0.00	-NA-	-2.83	-8.66	-15.23	1.62	6.21	2.21	6.21	-NA-	19.39
Asia Pacific REITs Index	EUR	1,834.07	169,072.20	17.75	0.00	-NA-	1.47	11.41	13.15	36.35	11.10	1.36	11.10	-NA-	15.15
Asia Pacific Non-REITs Index	EUR	2,075.87	241,584.20	25.37	0.00	-NA-	8.20	8.96	11.37	29.87	12.19	3.81	12.19	-NA-	15.73
EMEA REITs Index	EUR	1,755.90	137,734.47	14.46	0.00	-NA-	3.04	11.82	19.96	33.92	17.49	3.32	17.49	-NA-	13.27
EMEA Non-REITs Index	EUR	2,567.73	88,210.70	9.26	0.00	-NA-	3.38	14.72	21.16	33.05	20.65	9.32	20.65	-NA-	11.64
Europe REITs Index	EUR	1,759.51	120,477.83	12.65	0.00	-NA-	3.16	12.11	20.67	31.70	17.57	3.51	17.57	-NA-	13.33
Europe Non-REITs Index	EUR	2,470.54	75,781.76	7.96	0.00	-NA-	1.83	14.94	21.32	34.62	22.16	9.25	22.16	-NA-	11.38
Middle East and Africa REITs Index	EUR	1,939.76	17,256.64	1.81	0.00	-NA-	2.51	5.59	3.71	52.52	16.90	2.00	16.90	-NA-	22.45
Middle East and Africa Non-REITs Index	EUR	3,017.44	12,428.94	1.31	0.00	-NA-	11.76	15.04	21.09	23.10	12.07	9.73	12.07	-NA-	27.85
Emerging REITs Index	EUR	1,653.15	31,783.16	23.12	0.00	-NA-	-NA-	2.23	2.81	36.64	12.58	0.03	12.58	-NA-	16.93
Emerging Non-REITs Index	EUR	2,167.99	105,702.41	76.88	0.00	-NA-	-NA-	3.80	4.83	27.10	11.35	5.19	11.35	-NA-	15.70
Emerging Asia Pacific Non-REITs Index	EUR	2,825.42	79,217.45	57.62	0.00	-NA-	-NA-	10.42	13.68	39.12	12.65	3.97	12.65	-NA-	19.53
Emerging Americas Non-REITs Index	EUR	867.50	10,844.30	7.89	0.00	-NA-	-NA-	-16.67	-25.66	-12.29	0.68	3.26	0.68	-NA-	24.29
Emerging EMEA REITs Index	EUR	1,755.78	19,678.37	14.31	0.00	-NA-	-NA-	2.93	5.69	52.62	16.54	1.10	16.54	-NA-	21.40
Emerging EMEA Non-REITs Index	EUR	2,499.15	15,640.67	11.38	0.00	-NA-	-NA-	10.54	14.95	12.35	13.02	13.30	13.02	-NA-	22.93
Emerging Europe REITs Index	EUR	2,140.50	2,421.73	1.76	0.00	-NA-	-NA-	-1.83	3.00	49.33	14.06	-4.89	14.06	-NA-	32.30
Emerging Europe Non-REITs Index	EUR	441.04	4,432.67	3.22	0.00	-NA-	-NA-	-14.33	0.61	-1.43	18.52	23.41	18.52	-NA-	24.62
Emerging Middle East and Africa REITs Index	EUR	1,939.76	17,256.64	12.55	0.00	-NA-	-NA-	5.59	3.71	52.52	16.90	2.00	16.90	-NA-	22.45
Emerging Middle East and Africa Non-REITs I	EUR	3,045.79	11,208.00	8.15	0.00	-NA-	-NA-	15.25	21.12	21.27	10.98	9.74	10.98	-NA-	29.97

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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 Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global REITs Index	USD	1,811.99	1,068,135.44	100.00	0.00	-NA-	2.78	10.61	9.65	14.17	3.34	-2.01	3.34	-NA-	12.47
Global Non-REITs Index	USD	1,803.20	390,823.53	36.59	0.00	-NA-	3.88	4.07	4.21	4.76	5.58	4.44	5.58	-NA-	15.80
Global ex US REITs Index	USD	1,583.03	391,308.23	36.63	0.00	-NA-	0.32	6.67	7.07	8.03	4.83	1.42	4.83	-NA-	13.24
Global ex US Non-REITs Index	USD	1,814.49	384,370.82	35.99	0.00	-NA-	4.00	4.03	4.11	4.59	5.51	4.53	5.51	-NA-	15.84
Americas REITs Index	USD	1,969.58	724,005.73	67.78	0.00	-NA-	4.43	12.67	9.84	16.36	2.31	-3.65	2.31	-NA-	13.17
Americas Non-REITs Index	USD	908.53	20,909.08	1.96	0.00	-NA-	-4.45	-12.17	-20.06	-17.47	-1.55	1.60	-1.55	-NA-	22.61
Asia Pacific REITs Index	USD	1,622.32	189,639.84	17.75	0.00	-NA-	-0.22	7.12	6.69	10.73	2.99	0.75	2.99	-NA-	15.24
Asia Pacific Non-REITs Index	USD	1,836.20	270,972.91	25.37	0.00	-NA-	6.40	4.76	5.01	5.47	3.99	3.18	3.99	-NA-	18.01
EMEA REITs Index	USD	1,553.18	154,489.87	14.46	0.00	-NA-	1.32	7.52	13.12	8.76	8.90	2.70	8.90	-NA-	15.26
EMEA Non-REITs Index	USD	2,271.28	98,941.53	9.26	0.00	-NA-	1.65	10.31	14.25	8.05	11.84	8.66	11.84	-NA-	13.32
Europe REITs Index	USD	1,556.37	135,133.96	12.65	0.00	-NA-	1.44	7.80	13.79	6.95	8.98	2.89	8.98	-NA-	15.34
Europe Non-REITs Index	USD	2,185.30	85,000.61	7.96	0.00	-NA-	0.13	10.52	14.41	9.32	13.23	8.59	13.23	-NA-	12.96
Middle East and Africa REITs Index	USD	1,715.80	19,355.91	1.81	0.00	-NA-	0.80	1.53	-2.20	23.86	8.36	1.39	8.36	-NA-	23.00
Middle East and Africa Non-REITs Index	USD	2,669.06	13,940.92	1.31	0.00	-NA-	9.90	10.61	14.19	-0.03	3.88	9.07	3.88	-NA-	28.66
Emerging REITs Index	USD	1,462.28	35,649.58	23.12	0.00	-NA-	-NA-	-1.71	-3.05	10.97	4.35	-0.57	4.35	-NA-	18.29
Emerging Non-REITs Index	USD	1,917.68	118,561.11	76.88	0.00	-NA-	-NA-	-0.20	-1.15	3.22	3.21	4.56	3.21	-NA-	17.61
Emerging Asia Pacific Non-REITs Index	USD	2,499.21	88,854.25	57.62	0.00	-NA-	-NA-	6.17	7.19	12.98	4.42	3.34	4.42	-NA-	20.08
Emerging Americas Non-REITs Index	USD	767.34	12,163.51	7.89	0.00	-NA-	-NA-	-19.88	-29.90	-28.77	-6.67	2.64	-6.67	-NA-	27.96
Emerging EMEA REITs Index	USD	1,553.07	22,072.24	14.31	0.00	-NA-	-NA-	-1.03	-0.33	23.94	8.03	0.49	8.03	-NA-	22.86
Emerging EMEA Non-REITs Index	USD	2,210.61	17,543.35	11.38	0.00	-NA-	-NA-	6.29	8.40	-8.76	4.76	12.62	4.76	-NA-	25.00
Emerging Europe REITs Index	USD	1,893.37	2,716.33	1.76	0.00	-NA-	-NA-	-5.61	-2.88	21.27	5.72	-5.46	5.72	-NA-	33.80
Emerging Europe Non-REITs Index	USD	390.12	4,971.90	3.22	0.00	-NA-	-NA-	-17.63	-5.13	-19.95	9.87	22.67	9.87	-NA-	28.28
Emerging Middle East and Africa REITs Index	USD	1,715.80	19,355.91	12.55	0.00	-NA-	-NA-	1.53	-2.20	23.86	8.36	1.39	8.36	-NA-	23.00
Emerging Middle East and Africa Non-REITs Index	USD	2,694.14	12,571.45	8.15	0.00	-NA-	-NA-	10.82	14.21	-1.52	2.87	9.08	2.87	-NA-	30.82

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Version: February 2015

FTSE EPRA/NAREIT Global 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	36M	
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)	
Global REITs Index	GBP	1,889.61	691,170.85	100.00	0.00	-NA-	5.04	10.28	10.86	23.81	4.27	-4.77	4.27	-NA-	13.10	
Global Non-REITs Index	GBP	1,880.44	252,894.74	36.59	0.00	-NA-	6.16	3.76	5.37	13.60	6.52	1.50	6.52	-NA-	13.89	
Global ex US REITs Index	GBP	1,650.84	253,208.38	36.63	0.00	-NA-	2.53	6.35	8.26	17.15	5.77	-1.43	5.77	-NA-	11.81	
Global ex US Non-REITs Index	GBP	1,892.23	248,719.31	35.99	0.00	-NA-	6.29	3.72	5.26	13.41	6.46	1.59	6.46	-NA-	13.92	
Americas REITs Index	GBP	2,053.96	468,490.83	67.78	0.00	-NA-	6.72	12.34	11.06	26.18	3.23	-6.36	3.23	-NA-	14.64	
Americas Non-REITs Index	GBP	947.45	13,529.88	1.96	0.00	-NA-	-2.35	-12.43	-19.18	-10.50	-0.67	-1.26	-0.67	-NA-	20.33	
Asia Pacific REITs Index	GBP	1,691.82	122,712.46	17.75	0.00	-NA-	1.97	6.80	7.88	20.08	3.91	-2.09	3.91	-NA-	14.28	
Asia Pacific Non-REITs Index	GBP	1,914.86	175,341.60	25.37	0.00	-NA-	8.74	4.45	6.18	14.38	4.93	0.28	4.93	-NA-	16.31	
EMEA REITs Index	GBP	1,619.71	99,967.56	14.46	0.00	-NA-	3.55	7.20	14.38	17.94	9.88	-0.19	9.88	-NA-	13.67	
EMEA Non-REITs Index	GBP	2,368.57	64,023.25	9.26	0.00	-NA-	3.89	9.98	15.52	17.17	12.84	5.60	12.84	-NA-	11.79	
Europe REITs Index	GBP	1,623.04	87,442.71	12.65	0.00	-NA-	3.67	7.48	15.05	15.98	9.96	-0.01	9.96	-NA-	13.69	
Europe Non-REITs Index	GBP	2,278.92	55,002.34	7.96	0.00	-NA-	2.33	10.19	15.68	18.55	14.25	5.54	14.25	-NA-	11.53	
Middle East and Africa REITs Index	GBP	1,789.30	12,524.85	1.81	0.00	-NA-	3.02	1.23	-1.12	34.32	9.33	-1.47	9.33	-NA-	21.97	
Middle East and Africa Non-REITs Index	GBP	2,783.40	9,020.92	1.31	0.00	-NA-	12.31	10.28	15.46	8.41	4.81	6.00	4.81	-NA-	28.00	
Emerging REITs Index	GBP	1,524.92	23,068.19	23.12	0.00	-NA-	-NA-	-2.00	-1.98	20.33	5.29	-3.37	5.29	-NA-	17.02	
Emerging Non-REITs Index	GBP	1,999.83	76,718.72	76.88	0.00	-NA-	-NA-	-0.50	-0.05	11.93	4.14	1.61	4.14	-NA-	17.31	
Emerging Asia Pacific Non-REITs Index	GBP	2,606.27	57,495.95	57.62	0.00	-NA-	-NA-	5.85	8.38	22.52	5.35	0.43	5.35	-NA-	20.96	
Emerging Americas Non-REITs Index	GBP	800.21	7,870.78	7.89	0.00	-NA-	-NA-	-20.12	-29.12	-22.76	-5.84	-0.25	-5.84	-NA-	25.55	
Emerging EMEA REITs Index	GBP	1,619.60	14,282.54	14.31	0.00	-NA-	-NA-	-1.33	0.77	34.41	8.99	-2.34	8.99	-NA-	21.42	
Emerging EMEA Non-REITs Index	GBP	2,305.31	11,351.98	11.38	0.00	-NA-	-NA-	5.97	9.60	-1.06	5.70	9.45	5.70	-NA-	23.36	
Emerging Europe REITs Index	GBP	1,974.48	1,757.69	1.76	0.00	-NA-	-NA-	-5.89	-1.80	31.51	6.67	-8.12	6.67	-NA-	33.00	
Emerging Europe Non-REITs Index	GBP	406.83	3,217.23	3.22	0.00	-NA-	-NA-	-17.87	-4.07	-13.19	10.85	19.22	10.85	-NA-	25.32	
Emerging Middle East and Africa REITs Index	GBP	1,789.30	12,524.85	12.55	0.00	-NA-	-NA-	1.23	-1.12	34.32	9.33	-1.47	9.33	-NA-	21.97	
Emerging Middle East and Africa Non-REITs I	GBP	2,809.55	8,134.75	8.15	0.00	-NA-	-NA-	10.49	15.48	6.80	3.79	6.01	3.79	-NA-	30.15	

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

Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	JPY	2,116.31	127,690,250.87	100.00	0.00	-NA-	3.78	17.37	24.87	33.73	3.04	-0.28	3.04	-NA-	14.38
Global Non-REITs Index	JPY	2,106.04	46,720,998.79	36.59	0.00	-NA-	4.89	10.43	18.68	22.70	5.27	6.29	5.27	-NA-	19.96
Global ex US REITs Index	JPY	1,848.89	46,778,942.04	36.63	0.00	-NA-	1.30	13.19	21.93	26.53	4.52	3.22	4.52	-NA-	15.34
Global ex US Non-REITs Index	JPY	2,119.23	45,949,609.16	35.99	0.00	-NA-	5.01	10.39	18.56	22.50	5.20	6.38	5.20	-NA-	20.00
Americas REITs Index	JPY	2,300.36	86,551,265.40	67.78	0.00	-NA-	5.44	19.56	25.09	36.29	2.02	-1.94	2.02	-NA-	14.90
Americas Non-REITs Index	JPY	1,061.11	2,499,576.16	1.96	0.00	-NA-	-3.52	-6.80	-8.97	-3.34	-1.84	3.40	-1.84	-NA-	24.66
Asia Pacific REITs Index	JPY	1,894.78	22,670,494.33	17.75	0.00	-NA-	0.75	13.67	21.51	29.70	2.69	2.53	2.69	-NA-	16.37
Asia Pacific Non-REITs Index	JPY	2,144.58	32,393,457.05	25.37	0.00	-NA-	7.43	11.17	19.59	23.54	3.69	5.01	3.69	-NA-	22.14
EMEA REITs Index	JPY	1,814.02	18,468,491.14	14.46	0.00	-NA-	2.30	14.09	28.83	27.39	8.58	4.52	8.58	-NA-	18.15
EMEA Non-REITs Index	JPY	2,652.72	11,827,965.58	9.26	0.00	-NA-	2.64	17.05	30.11	26.56	11.51	10.58	11.51	-NA-	16.93
Europe REITs Index	JPY	1,817.75	16,154,589.12	12.65	0.00	-NA-	2.42	14.39	29.59	25.27	8.66	4.71	8.66	-NA-	18.18
Europe Non-REITs Index	JPY	2,552.31	10,161,397.98	7.96	0.00	-NA-	1.10	17.27	30.29	28.05	12.90	10.51	12.90	-NA-	16.48
Middle East and Africa REITs Index	JPY	2,003.96	2,313,902.01	1.81	0.00	-NA-	1.78	7.73	11.38	45.07	8.04	3.18	8.04	-NA-	24.60
Middle East and Africa Non-REITs Index	JPY	3,117.31	1,666,567.59	1.31	0.00	-NA-	10.97	17.37	30.04	17.09	3.58	11.00	3.58	-NA-	31.43
Emerging REITs Index	JPY	1,707.86	4,261,729.02	23.12	0.00	-NA-	-NA-	4.30	10.40	29.97	4.05	1.19	4.05	-NA-	20.99
Emerging Non-REITs Index	JPY	2,239.75	14,173,387.88	76.88	0.00	-NA-	-NA-	5.90	12.58	20.90	2.91	6.41	2.91	-NA-	21.83
Emerging Asia Pacific Non-REITs Index	JPY	2,918.94	10,622,081.01	57.62	0.00	-NA-	-NA-	12.66	22.07	32.33	4.11	5.17	4.11	-NA-	24.27
Emerging Americas Non-REITs Index	JPY	896.21	1,454,086.83	7.89	0.00	-NA-	-NA-	-14.98	-20.17	-16.57	-6.95	4.46	-6.95	-NA-	29.86
Emerging EMEA REITs Index	JPY	1,813.90	2,638,626.00	14.31	0.00	-NA-	-NA-	5.02	13.50	45.17	7.71	2.27	7.71	-NA-	25.43
Emerging EMEA Non-REITs Index	JPY	2,581.87	2,097,220.03	11.38	0.00	-NA-	-NA-	12.78	23.45	6.87	4.46	14.61	4.46	-NA-	28.29
Emerging Europe REITs Index	JPY	2,211.35	324,723.99	1.76	0.00	-NA-	-NA-	0.16	10.61	42.04	5.42	-3.79	5.42	-NA-	36.25
Emerging Europe Non-REITs Index	JPY	455.64	594,366.14	3.22	0.00	-NA-	-NA-	-12.59	8.04	-6.24	9.55	24.84	9.55	-NA-	30.89
Emerging Middle East and Africa REITs Index	JPY	2,003.96	2,313,902.01	12.55	0.00	-NA-	-NA-	7.73	11.38	45.07	8.04	3.18	8.04	-NA-	24.60
Emerging Middle East and Africa Non-REITs I	JPY	3,146.60	1,502,853.89	8.15	0.00	-NA-	-NA-	17.59	30.07	15.35	2.57	11.02	2.57	-NA-	33.48

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

Version: February 2015

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

Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	AUD	1,514.79	1,364,593.34	100.00	0.00	-NA-	2.84	13.63	22.08	30.52	8.04	-2.51	8.04	-NA-	-NA-
Global Non-REITs Index	AUD	1,507.44	499,295.47	36.59	0.00	-NA-	3.94	6.91	16.04	19.76	10.38	3.91	10.38	-NA-	-NA-
Global ex US REITs Index	AUD	1,323.38	499,914.69	36.63	0.00	-NA-	0.38	9.58	19.21	23.50	9.59	0.90	9.59	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,516.88	491,051.82	35.99	0.00	-NA-	4.06	6.87	15.91	19.56	10.31	3.99	10.31	-NA-	-NA-
Americas REITs Index	AUD	1,646.54	924,951.43	67.78	0.00	-NA-	4.49	15.75	22.30	33.02	6.97	-4.14	6.97	-NA-	-NA-
Americas Non-REITs Index	AUD	759.52	26,712.34	1.96	0.00	-NA-	-4.40	-9.77	-11.00	-5.65	2.93	1.08	2.93	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,356.23	242,273.83	17.75	0.00	-NA-	-0.16	10.04	18.80	26.59	7.67	0.24	7.67	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,535.03	346,180.66	25.37	0.00	-NA-	6.46	7.62	16.93	20.58	8.72	2.65	8.72	-NA-	-NA-
EMEA REITs Index	AUD	1,298.43	197,368.08	14.46	0.00	-NA-	1.38	10.45	25.95	24.33	13.86	2.18	13.86	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,898.74	126,402.47	9.26	0.00	-NA-	1.71	13.31	27.21	23.53	16.93	8.10	16.93	-NA-	-NA-
Europe REITs Index	AUD	1,301.09	172,640.00	12.65	0.00	-NA-	1.50	10.74	26.70	22.27	13.94	2.36	13.94	-NA-	-NA-
Europe Non-REITs Index	AUD	1,826.87	108,592.28	7.96	0.00	-NA-	0.19	13.53	27.38	24.98	18.38	8.04	18.38	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,434.38	24,728.08	1.81	0.00	-NA-	0.86	4.30	8.89	41.60	13.28	0.87	13.28	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,231.28	17,810.19	1.31	0.00	-NA-	9.96	13.63	27.14	14.29	8.61	8.52	8.61	-NA-	-NA-
Emerging REITs Index	AUD	1,222.44	45,544.02	23.12	0.00	-NA-	-NA-	0.98	7.94	26.86	9.10	-1.08	9.10	12.85	-NA-
Emerging Non-REITs Index	AUD	1,603.15	151,467.40	76.88	0.00	-NA-	-NA-	2.53	10.06	18.00	7.91	4.02	7.91	13.65	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,089.29	113,515.49	57.62	0.00	-NA-	-NA-	9.06	19.35	29.16	9.17	2.81	9.17	18.07	-NA-
Emerging Americas Non-REITs Index	AUD	641.48	15,539.46	7.89	0.00	-NA-	-NA-	-17.69	-21.95	-18.57	-2.43	2.11	-2.43	21.38	-NA-
Emerging EMEA REITs Index	AUD	1,298.33	28,198.33	14.31	0.00	-NA-	-NA-	1.67	10.97	41.70	12.94	-0.02	12.94	17.55	-NA-
Emerging EMEA Non-REITs Index	AUD	1,848.03	22,412.46	11.38	0.00	-NA-	-NA-	9.19	20.69	4.31	9.53	12.04	9.53	22.50	-NA-
Emerging Europe REITs Index	AUD	1,582.82	3,470.24	1.76	0.00	-NA-	-NA-	-3.03	8.14	38.64	10.53	-5.94	10.53	29.81	-NA-
Emerging Europe Non-REITs Index	AUD	326.13	6,351.84	3.22	0.00	-NA-	-NA-	-15.38	5.64	-8.49	14.86	22.04	14.86	25.37	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,434.38	24,728.08	12.55	0.00	-NA-	-NA-	4.30	8.89	41.60	13.28	0.87	13.28	18.61	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,252.25	16,060.62	8.15	0.00	-NA-	-NA-	13.84	27.17	12.59	7.55	8.53	7.55	29.25	-NA-

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

Version: February 2015

Part III

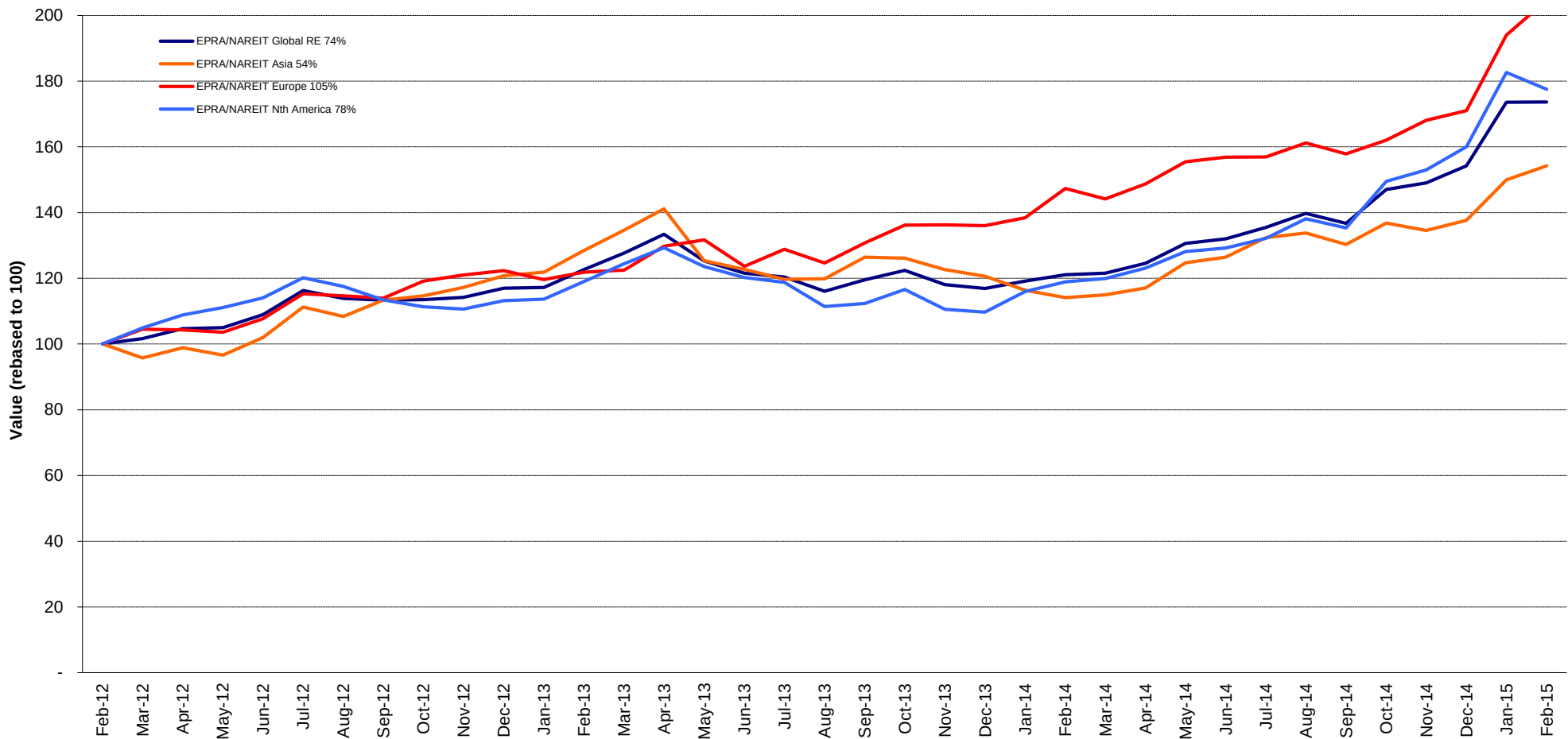
Developed Markets

Section 3.1

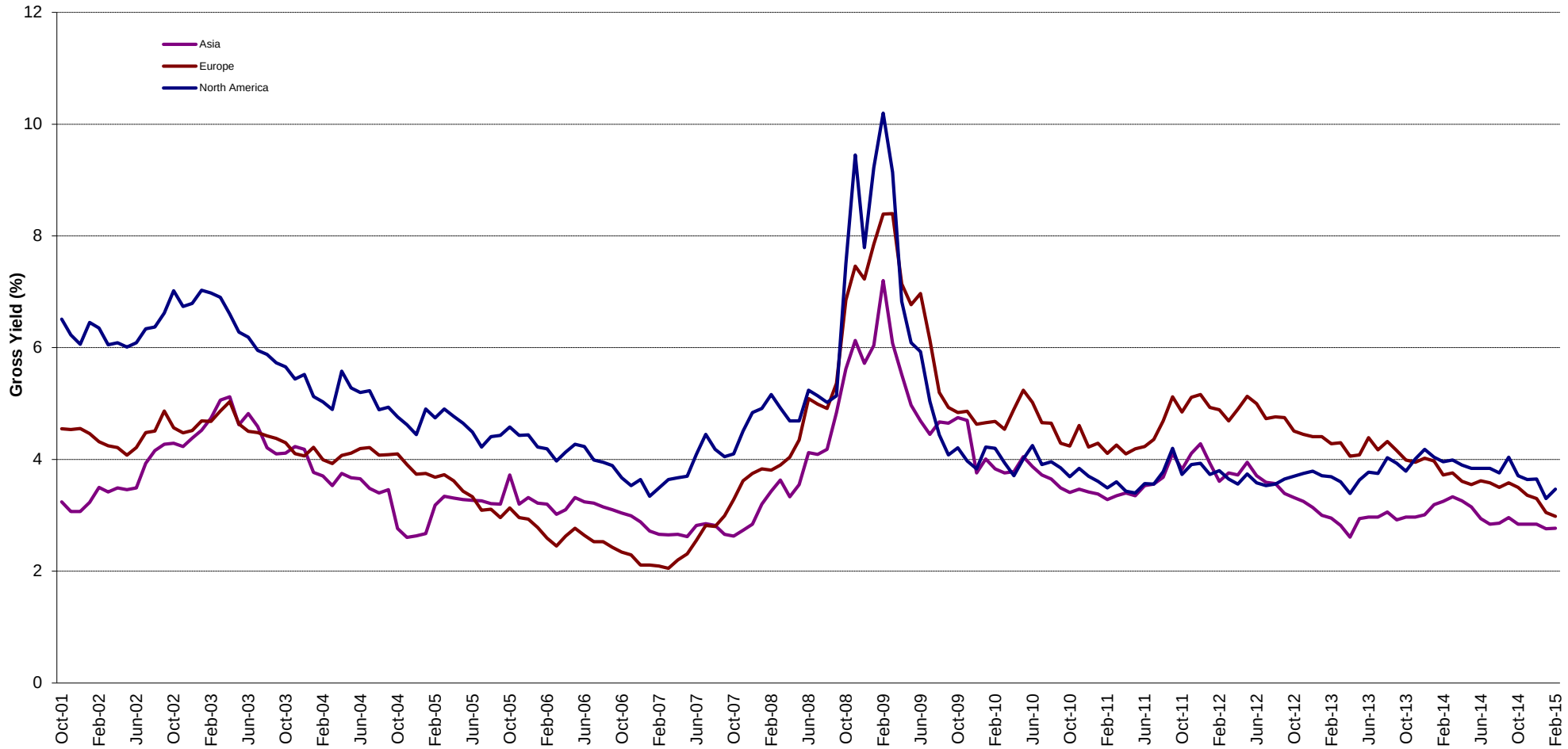
FTSE EPRA/NAREIT Developed Real Estate Index Series

FTSE EPRA/NAREIT Developed Index Series

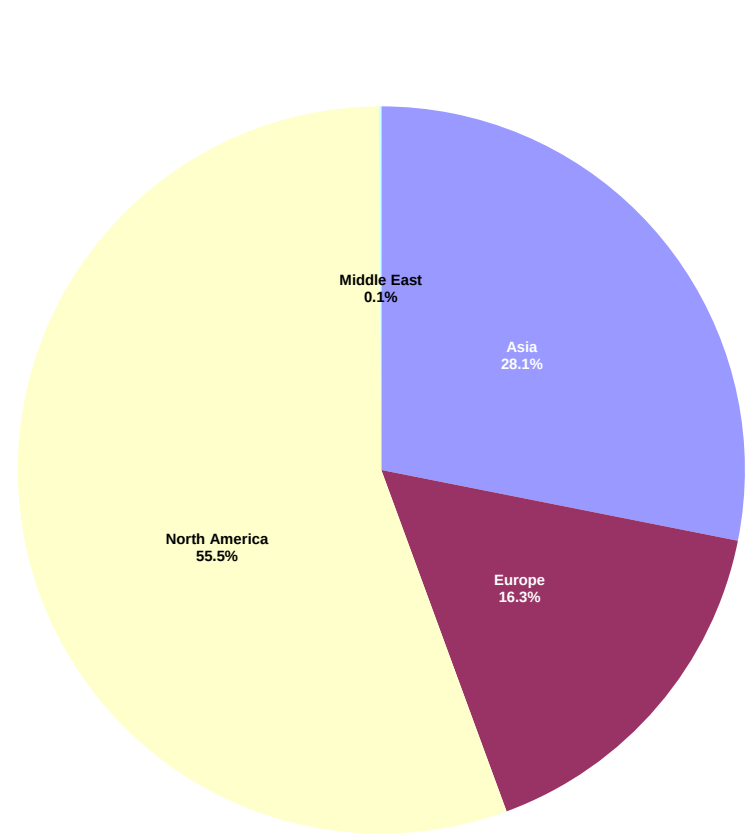
Graph 5: EPRA/NAREIT Developed v Developed Asia, Developed Europe & Developed North America - Total Return (EUR) Rolling 36 Months Performance



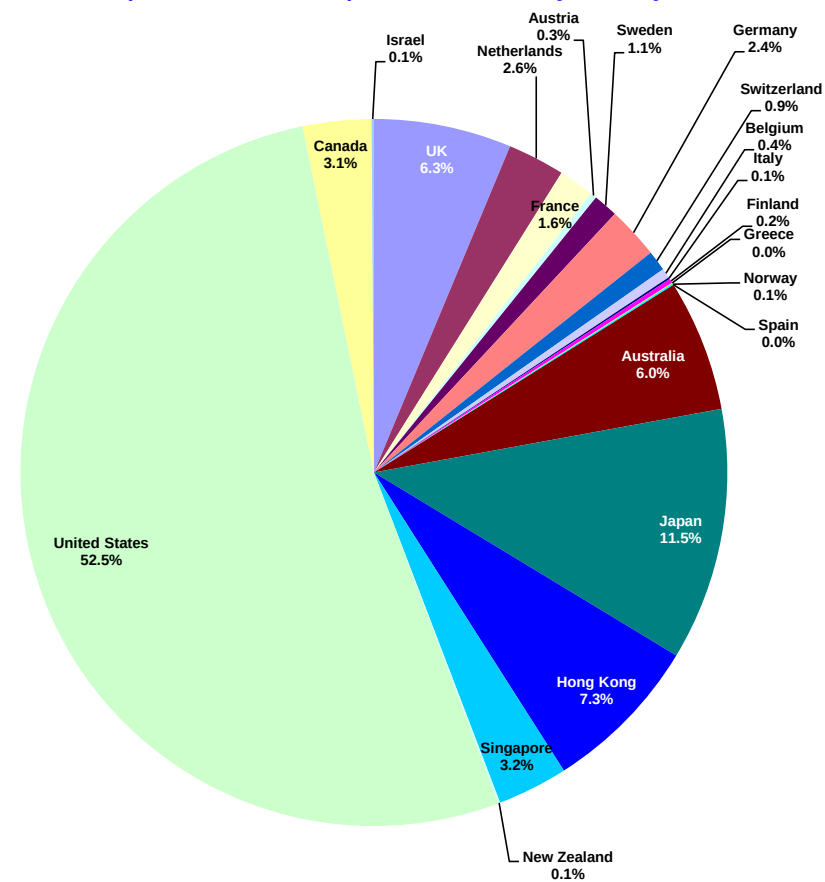
Graph 6: Dividend Yields



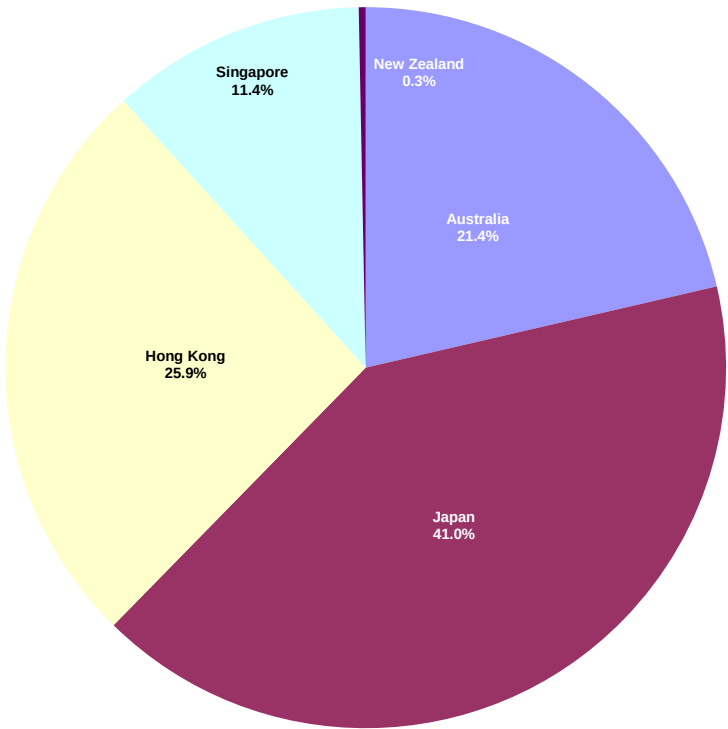
Graph 7: Global Developed - Regional Breakdown by Market Cap



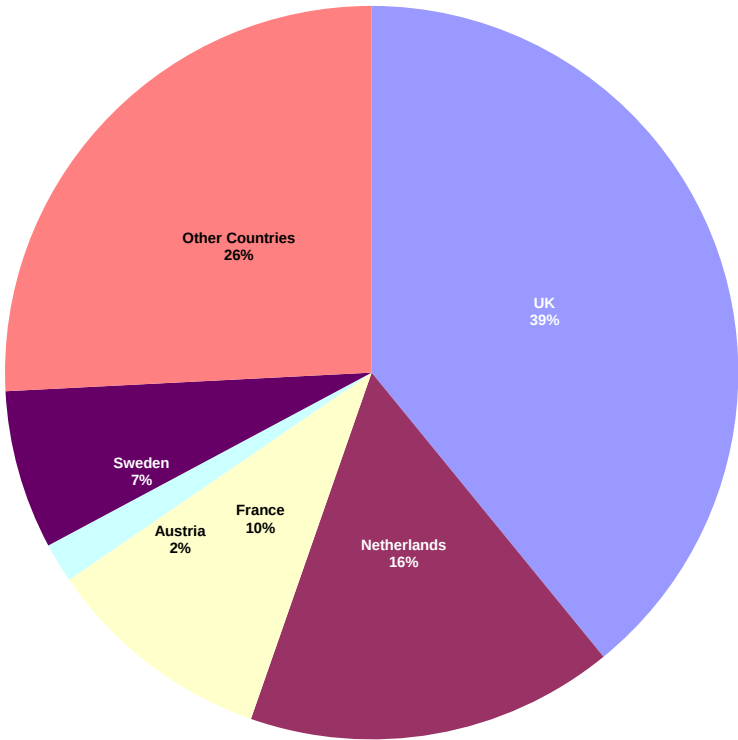
Graph 8: Global Developed - Breakdown by Country



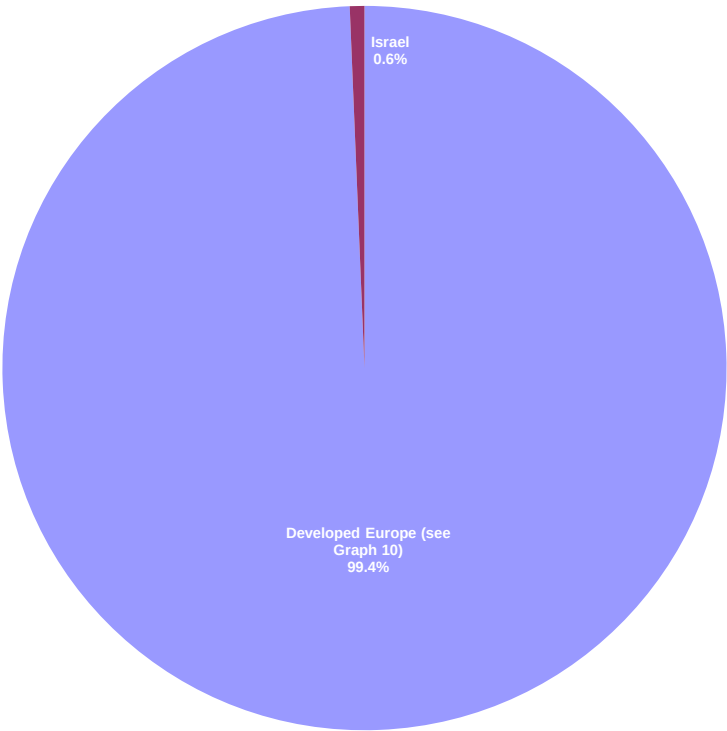
Graph 9: Asia Developed - Country Breakdown by Market Cap



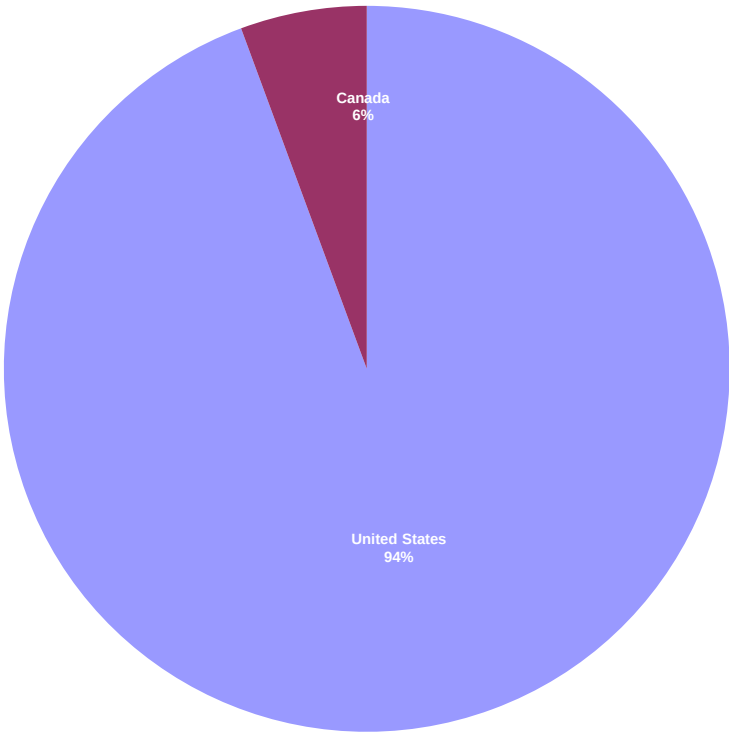
Graph 10: Europe Developed - Country Breakdown by Market Cap



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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	4,128.25	1,163,240.12	100.00	3.18	10.61	9.46	18.20	20.20	43.38	12.58	0.05	12.58	18.41	11.90
Asia	EUR	2,769.62	327,082.62	28.12	2.77	8.21	8.79	13.50	15.53	35.15	12.00	2.81	12.00	19.01	14.58
Europe	EUR	4,183.97	189,405.19	16.28	2.91	10.48	7.05	18.59	26.96	38.92	19.64	5.50	19.64	19.15	12.08
North America	EUR	5,677.61	645,531.36	55.49	3.47	13.33	10.92	21.65	21.09	49.28	10.92	-2.78	10.92	23.56	14.41
Global ex Asia	EUR	5,092.98	836,157.50	71.88	3.34	12.24	9.73	20.74	22.27	46.90	12.81	-1.00	12.81	21.15	13.01
Global ex Europe	EUR	4,053.62	973,834.92	83.72	3.24	10.58	10.07	18.18	19.13	44.17	11.30	-0.96	11.30	19.15	12.59
Global ex North America	EUR	3,382.55	517,708.75	44.51	2.82	9.23	8.16	15.11	19.03	36.71	14.71	3.80	14.71	17.25	12.20
Global ex United States	EUR	3,457.80	554,066.20	47.63	2.98	9.37	8.25	14.99	17.87	35.99	14.33	3.69	14.33	17.05	11.95
Global ex Japan	EUR	2,399.78	1,029,286.21	88.48	3.38	-NA-	9.49	18.54	20.43	46.59	12.79	-0.68	12.79	19.17	12.35
Global Dividend+	EUR	3,588.91	1,017,934.11	87.51	3.51	-NA-	-NA-	18.97	20.06	46.17	12.50	-0.92	12.50	-NA-	12.52
Global	USD	4,444.85	1,304,748.28	100.00	3.18	9.73	7.63	13.65	13.34	16.44	4.36	-0.56	4.36	21.24	12.13
Asia	USD	3,073.11	366,872.22	28.12	2.77	7.51	6.98	9.13	8.94	9.76	3.82	2.19	3.82	22.51	16.43
Europe	USD	4,659.26	212,446.33	16.28	2.91	9.79	5.26	14.02	19.72	12.82	10.90	4.86	10.90	23.27	13.70
North America	USD	6,078.62	724,060.25	55.49	3.47	12.40	9.07	16.97	14.18	21.23	2.82	-3.37	2.82	24.97	13.10
Global ex Asia	USD	5,485.97	937,876.06	71.88	3.34	11.34	7.90	16.09	15.30	19.30	4.57	-1.59	4.57	23.30	12.24
Global ex Europe	USD	4,379.86	1,092,301.94	83.72	3.24	9.72	8.23	13.64	12.33	17.08	3.17	-1.55	3.17	21.61	12.56
Global ex North America	USD	3,667.41	580,688.02	44.51	2.82	8.39	6.35	10.68	12.24	11.02	6.33	3.17	6.33	21.22	14.18
Global ex United States	USD	3,869.52	621,468.35	47.63	2.98	8.70	6.49	10.56	11.15	10.44	5.97	3.06	5.97	20.94	13.85
Global ex Japan	USD	2,060.11	1,154,498.87	88.48	3.38	-NA-	7.66	13.98	13.56	19.05	4.55	-1.28	4.55	21.96	12.18
Global ex Australia	USD	2,188.96	1,226,316.86	93.99	3.13	-NA-	-NA-	16.84	13.56	16.28	4.20	-0.85	4.20	-NA-	11.88
Global ex Australia Hedged	USD	2,354.11	1,226,316.86	93.99	0.00	-NA-	8.94	15.30	16.73	22.51	5.15	-0.78	5.15	-NA-	11.11
Global Dividend+	USD	3,325.07	1,141,765.79	87.51	3.51	-NA-	8.44	14.40	13.22	18.71	4.28	-1.52	4.28	21.37	12.19

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

Version: February 2015

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	4,635.27	844,278.68	100.00	3.18	9.84	10.03	13.31	14.60	26.27	5.29	-3.36	5.29	19.24	11.86
Asia	GBP	3,204.76	237,396.28	28.12	2.77	7.61	9.36	8.81	10.15	19.02	4.75	-0.69	4.75	19.42	14.28
Europe	GBP	4,858.86	137,470.13	16.28	2.91	9.94	7.60	13.68	21.05	22.34	11.89	1.91	11.89	20.58	12.22
North America	GBP	6,339.02	468,526.11	55.49	3.47	12.50	11.50	16.62	15.45	31.47	3.74	-6.09	3.74	24.45	14.48
Global ex Asia	GBP	5,720.98	606,882.40	71.88	3.34	11.47	10.30	15.75	16.58	29.37	5.51	-4.36	5.51	22.19	13.10
Global ex Europe	GBP	4,567.49	706,808.56	83.72	3.24	9.82	10.64	13.30	13.58	26.96	4.09	-4.33	4.09	19.84	12.53
Global ex North America	GBP	3,824.52	375,752.57	44.51	2.82	8.51	8.72	10.35	13.48	20.39	7.29	0.27	7.29	17.99	11.94
Global ex United States	GBP	4,035.29	402,140.77	47.63	2.98	8.83	8.86	10.23	12.39	19.76	6.92	0.16	6.92	17.74	11.62
Global ex Japan	GBP	2,148.37	747,055.05	88.48	3.38	-NA-	10.06	13.63	14.82	29.10	5.49	-4.06	5.49	20.15	12.56
Global Dividend+	GBP	3,856.59	738,815.71	87.51	3.51	-NA-	10.85	14.05	14.47	28.73	5.22	-4.29	5.22	19.85	12.57
Global	JPY	5,191.34	155,976,132.76	100.00	3.18	10.89	9.11	20.60	29.08	36.39	4.05	1.20	4.05	23.70	14.82
Asia	JPY	3,589.23	43,857,739.00	28.12	2.77	8.64	8.45	15.80	24.07	28.55	3.51	4.00	3.51	25.08	19.32
Europe	JPY	5,441.76	25,396,896.98	16.28	2.91	10.95	6.71	20.99	36.34	32.14	10.58	6.72	10.58	25.23	16.68
North America	JPY	7,099.49	86,557,783.08	55.49	3.47	13.58	10.57	24.11	30.03	42.00	2.52	-1.66	2.52	26.89	14.91
Global ex Asia	JPY	6,407.31	112,118,393.76	71.88	3.34	12.52	9.38	23.19	31.31	39.73	4.27	0.15	4.27	25.30	14.43
Global ex Europe	JPY	5,115.44	130,579,235.79	83.72	3.24	10.88	9.72	20.58	27.93	37.13	2.87	0.19	2.87	24.13	15.10
Global ex North America	JPY	4,283.34	69,418,349.68	44.51	2.82	9.54	7.81	17.44	27.82	30.03	6.02	5.00	6.02	23.74	17.28
Global ex United States	JPY	4,519.39	74,293,434.31	47.63	2.98	9.85	7.93	17.32	26.58	29.36	5.66	4.89	5.66	23.50	16.94
Global ex Japan	JPY	2,406.10	138,014,567.98	88.48	3.38	-NA-	9.14	20.94	29.32	39.44	4.25	0.47	4.25	24.32	14.57
Global Dividend+	JPY	3,587.18	136,492,391.60	87.51	3.51	-NA-	-NA-	21.39	28.93	39.04	3.98	0.23	3.98	-NA-	14.46

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

Version: February 2015

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	AUD	3,715.82	1,666,877.39	100.00	3.18	-NA-	-NA-	16.75	26.20	33.12	9.11	-1.07	9.11	-NA-	9.16
Asia	AUD	2,569.07	468,696.54	28.12	2.77	-NA-	-NA-	12.11	21.30	25.48	8.54	1.67	8.54	-NA-	10.42
Europe	AUD	3,895.06	271,410.20	16.28	2.91	-NA-	-NA-	17.14	33.30	28.97	15.94	4.33	15.94	-NA-	12.78
North America	AUD	5,081.62	925,021.08	55.49	3.47	-NA-	-NA-	20.16	27.13	38.60	7.50	-3.86	7.50	-NA-	12.78
Global ex Asia	AUD	4,586.17	1,198,180.85	71.88	3.34	-NA-	-NA-	19.26	28.38	36.38	9.33	-2.09	9.33	-NA-	11.74
Global ex Europe	AUD	3,661.49	1,395,467.19	83.72	3.24	-NA-	-NA-	16.74	25.07	33.85	7.86	-2.06	7.86	-NA-	9.46
Global ex North America	AUD	3,065.89	741,856.31	44.51	2.82	-NA-	-NA-	13.70	24.97	26.92	11.17	2.64	11.17	-NA-	8.76
Global ex United States	AUD	3,234.85	793,955.10	47.63	2.98	-NA-	-NA-	13.58	23.76	26.26	10.79	2.54	10.79	-NA-	8.39
Global ex Japan	AUD	1,722.22	1,474,926.70	88.48	3.38	-NA-	-NA-	17.08	26.44	36.10	9.31	-1.78	9.31	-NA-	10.11
Global Dividend+	AUD	3,238.00	1,458,659.59	87.51	3.51	-NA-	-NA-	17.52	26.06	35.71	9.03	-2.02	9.03	-NA-	9.88
Global ex Australia Hedged	AUD	2,575.16	1,566,677.56	93.99	0.00	-NA-	9.92	17.71	19.36	25.65	5.87	-0.60	5.87	-NA-	11.35
Global Hedged	AUD	2,415.47	1,666,877.39	6.01	0.00	-NA-	9.22	17.45	19.60	26.23	6.21	-0.35	6.21	-NA-	11.10

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Net Total Return	Index Description	Curr	Close Value Feb-15													
	Global	EUR	3,867.87	1,163,240.12	100.00	2.50	-NA-	8.75	17.38	19.33	42.30	12.49	-0.01	12.49	18.44	11.92
	Asia	EUR	2,756.24	327,082.62	28.12	2.58	-NA-	8.74	13.41	15.42	34.90	11.92	2.74	11.92	19.01	14.57
	Europe	EUR	2,479.68	189,405.19	16.28	2.36	-NA-	6.34	17.71	26.00	38.09	19.61	5.50	19.61	19.11	12.08
	North America	EUR	5,072.11	645,531.36	55.49	2.51	-NA-	9.68	20.29	19.74	47.61	10.80	-2.85	10.80	23.61	14.44
	Global ex Asia	EUR	4,609.70	836,157.50	71.88	2.47	-NA-	8.64	19.50	21.01	45.42	12.71	-1.05	12.71	21.18	13.03
	Global ex Europe	EUR	3,797.87	973,834.92	83.72	2.53	-NA-	9.36	17.37	18.27	43.04	11.19	-1.03	11.19	19.19	12.60
	Global ex North America	EUR	3,302.05	517,708.75	44.51	2.50	-NA-	7.90	14.79	18.68	36.27	14.65	3.75	14.65	17.26	12.21
	Global ex US	EUR	3,347.28	554,066.20	47.63	2.59	-NA-	7.95	14.57	17.43	35.46	14.25	3.64	14.25	17.08	11.95
	Global ex Japan	EUR	1,577.62	1,029,286.21	88.48	0.00	-NA-	5.00	13.98	15.82	41.04	12.38	-0.90	12.38	19.15	12.47
	Global	USD	4,164.57	1,304,748.28	100.00	2.50	-NA-	6.93	12.86	12.52	15.56	4.27	-0.61	4.27	21.24	12.14
	Asia	USD	3,058.25	366,872.22	28.12	2.58	-NA-	6.93	9.05	8.83	9.55	3.74	2.12	3.74	22.51	16.43
	Europe	USD	2,209.16	212,446.33	16.28	2.36	-NA-	4.56	13.18	18.82	12.14	10.87	4.86	10.87	23.25	13.73
	North America	USD	5,430.33	724,060.25	55.49	2.51	-NA-	7.85	15.66	12.91	19.87	2.70	-3.44	2.70	24.96	13.11
	Global ex Asia	USD	4,965.53	937,876.06	71.88	2.47	-NA-	6.83	14.90	14.11	18.10	4.48	-1.64	4.48	23.29	12.25
	Global ex Europe	USD	4,103.52	1,092,301.94	83.72	2.53	-NA-	7.53	12.85	11.52	16.16	3.06	-1.62	3.06	21.62	12.57
	Global ex North America	USD	3,580.26	580,688.02	44.51	2.50	-NA-	6.10	10.38	11.91	10.66	6.28	3.13	6.28	21.22	14.19
	Global ex US	USD	3,745.84	621,468.35	47.63	2.59	-NA-	6.14	10.16	10.73	10.01	5.91	3.02	5.91	20.94	13.86
	Global ex Japan	USD	1,917.43	1,154,498.87	88.48	2.64	-NA-	6.89	13.11	12.66	18.07	4.46	-1.34	4.46	21.95	12.20

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

Version: February 2015

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	4,342.98	844,278.68	100.00	2.50	-NA-	9.31	12.52	13.77	25.32	5.20	-3.41	5.20	19.27	11.88
Asia	GBP	3,189.27	237,396.28	28.12	2.58	-NA-	9.31	8.72	10.04	18.80	4.67	-0.75	4.67	19.44	14.29
Europe	GBP	2,303.80	137,470.13	16.28	2.36	-NA-	6.89	12.84	20.13	21.61	11.87	1.91	11.87	20.57	12.24
North America	GBP	5,662.96	468,526.11	55.49	2.51	-NA-	10.25	15.32	14.16	29.99	3.63	-6.15	3.63	24.47	14.51
Global ex Asia	GBP	5,178.25	606,882.40	71.88	2.47	-NA-	9.20	14.55	15.38	28.07	5.41	-4.41	5.41	22.21	13.12
Global ex Europe	GBP	4,279.31	706,808.56	83.72	2.53	-NA-	9.92	12.51	12.76	25.97	3.99	-4.39	3.99	19.86	12.56
Global ex North America	GBP	3,733.63	375,752.57	44.51	2.50	-NA-	8.46	10.05	13.15	20.01	7.23	0.23	7.23	18.01	11.96
Global ex US	GBP	3,906.32	402,140.77	47.63	2.59	-NA-	8.50	9.83	11.96	19.29	6.85	0.12	6.85	17.76	11.63
Global ex Japan	GBP	1,999.57	747,055.05	88.48	2.64	-NA-	9.27	12.77	13.91	28.04	5.39	-4.11	5.39	20.14	12.59
Global	JPY	4,863.99	155,976,132.76	100.00	2.50	-NA-	8.40	19.76	28.14	35.35	3.96	1.15	3.96	23.71	14.82
Asia	JPY	3,571.87	43,857,739.00	28.12	2.58	-NA-	8.40	15.71	23.94	28.32	3.44	3.93	3.44	25.09	19.32
Europe	JPY	2,580.18	25,396,896.98	16.28	2.36	-NA-	6.00	20.10	35.31	31.35	10.55	6.72	10.55	25.22	16.73
North America	JPY	6,342.32	86,557,783.08	55.49	2.51	-NA-	9.33	22.73	28.58	40.40	2.40	-1.73	2.40	26.90	14.90
Global ex Asia	JPY	5,799.47	112,118,393.76	71.88	2.47	-NA-	8.30	21.92	29.95	38.33	4.17	0.10	4.17	25.30	14.44
Global ex Europe	JPY	4,792.68	130,579,235.79	83.72	2.53	-NA-	9.01	19.75	27.00	36.06	2.76	0.12	2.76	24.15	15.10
Global ex North America	JPY	4,181.55	69,418,349.68	44.51	2.50	-NA-	7.56	17.12	27.45	29.62	5.97	4.95	5.97	23.75	17.31
Global ex US	JPY	4,374.94	74,293,434.31	47.63	2.59	-NA-	7.60	16.89	26.10	28.85	5.60	4.84	5.60	23.51	16.95
Global ex Japan	JPY	2,239.45	138,014,567.98	88.48	2.64	-NA-	8.36	20.02	28.30	38.29	4.15	0.41	4.15	24.31	14.58

* -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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	3,481.51	1,666,877.39	100.00	2.50	-NA-	-NA-	15.94	25.28	32.11	9.01	-1.12	9.01	-NA-	9.17
Asia	AUD	2,556.64	468,696.54	28.12	2.58	-NA-	-NA-	12.02	21.18	25.24	8.46	1.60	8.46	-NA-	10.43
Europe	AUD	1,846.82	271,410.20	16.28	2.36	-NA-	-NA-	16.27	32.29	28.20	15.92	4.33	15.92	-NA-	12.75
North America	AUD	4,539.65	925,021.08	55.49	2.51	-NA-	-NA-	18.82	25.72	37.04	7.38	-3.93	7.38	-NA-	12.80
Global ex Asia	AUD	4,151.09	1,198,180.85	71.88	2.47	-NA-	-NA-	18.03	27.06	35.01	9.23	-2.15	9.23	-NA-	11.75
Global ex Europe	AUD	3,430.47	1,395,467.19	83.72	2.53	-NA-	-NA-	15.93	24.17	32.80	7.75	-2.12	7.75	-NA-	9.48
Global ex North America	AUD	2,993.03	741,856.31	44.51	2.50	-NA-	-NA-	13.39	24.61	26.51	11.11	2.60	11.11	-NA-	8.77
Global ex US	AUD	3,131.46	793,955.10	47.63	2.59	-NA-	-NA-	13.17	23.29	25.76	10.72	2.49	10.72	-NA-	8.40
Global ex Japan	AUD	1,132.26	1,474,926.70	88.48	0.00	-NA-	-NA-	12.58	21.60	30.94	8.91	-2.00	8.91	-NA-	10.21

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

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,173.36	1,163,240.12	100.00	0.00	5.90	5.25	13.88	15.87	38.31	12.18	-0.17	12.18	18.39	11.99
Asia	EUR	1,628.42	327,082.62	28.12	0.00	4.53	5.06	9.72	11.81	30.91	11.56	2.51	11.56	19.03	14.60
Europe	EUR	2,309.21	189,405.19	16.28	0.00	6.23	2.86	13.65	21.76	33.87	19.40	5.47	19.40	19.02	12.14
North America	EUR	2,734.39	645,531.36	55.49	0.00	7.39	6.27	17.09	16.56	43.69	10.50	-3.01	10.50	23.56	14.50
Global ex Asia	EUR	2,543.92	836,157.50	71.88	0.00	6.86	5.23	16.10	17.63	41.42	12.43	-1.18	12.43	21.06	13.06
Global ex Europe	EUR	2,124.06	973,834.92	83.72	0.00	5.79	5.83	13.97	14.92	39.09	10.87	-1.21	10.87	19.18	12.69
Global ex North America	EUR	1,944.34	517,708.75	44.51	0.00	5.36	4.30	11.01	14.91	32.22	14.35	3.60	14.35	17.23	12.27
Global ex United States	EUR	1,954.05	554,066.20	47.63	0.00	5.40	4.24	10.74	13.63	31.32	13.92	3.47	13.92	17.03	12.01
Global ex Japan	EUR	1,577.62	1,029,286.21	88.48	0.00	-NA-	5.00	13.98	15.82	41.04	12.38	-0.90	12.38	19.15	12.47
Global Dividend+	EUR	2,447.27	1,017,934.11	87.51	0.00	-NA-	-NA-	14.14	15.28	40.43	12.06	-1.16	12.06	-NA-	12.64
Global	USD	2,349.49	1,304,748.28	100.00	0.00	5.08	3.49	9.50	9.26	12.32	3.99	-0.77	3.99	21.21	12.17
Asia	USD	1,805.29	366,872.22	28.12	0.00	3.85	3.30	5.50	5.43	6.32	3.41	1.89	3.41	22.50	16.36
Europe	USD	2,572.19	212,446.33	16.28	0.00	5.57	1.15	9.28	14.81	8.71	10.68	4.84	10.68	23.20	13.85
North America	USD	2,927.03	724,060.25	55.49	0.00	6.50	4.49	12.58	9.92	16.69	2.43	-3.60	2.43	24.92	13.15
Global ex Asia	USD	2,739.17	937,876.06	71.88	0.00	6.01	3.47	11.63	10.93	14.85	4.22	-1.78	4.22	23.20	12.28
Global ex Europe	USD	2,294.34	1,092,301.94	83.72	0.00	4.97	4.07	9.58	8.36	12.96	2.77	-1.80	2.77	21.61	12.59
Global ex North America	USD	2,108.15	580,688.02	44.51	0.00	4.55	2.56	6.74	8.36	7.37	5.99	2.97	5.99	21.20	14.20
Global ex United States	USD	2,186.71	621,468.35	47.63	0.00	4.77	2.54	6.48	7.15	6.65	5.60	2.85	5.60	20.92	13.86
Global ex Japan	USD	1,354.40	1,154,498.87	88.48	0.00	-NA-	3.24	9.59	9.21	14.54	4.17	-1.49	4.17	21.92	12.26
Global ex Australia	USD	1,513.62	1,226,316.86	93.99	0.00	-NA-	-NA-	9.81	9.61	12.28	3.86	-1.03	3.86	-NA-	11.92
Global ex Australia Hedged	USD	1,628.32	1,226,316.86	93.99	0.00	-NA-	5.00	11.27	12.69	18.31	4.81	-0.96	4.81	-NA-	11.16
Global Dividend+	USD	2,267.36	1,141,765.79	87.51	0.00	-NA-	3.67	9.75	8.70	14.05	3.87	-1.76	3.87	21.34	12.26

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

Version: February 2015

FTSE EPRA/NAREIT Developed 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	36 M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global	GBP	2,450.14	844,278.68	100.00	0.00	5.19	5.79	9.17	10.47	21.80	4.92	-3.57	4.92	19.18	11.96
Asia	GBP	1,882.62	237,396.28	28.12	0.00	3.95	5.60	5.19	6.60	15.29	4.34	-0.97	4.34	19.38	14.31
Europe	GBP	2,682.38	137,470.13	16.28	0.00	5.71	3.40	8.95	16.09	17.89	11.67	1.89	11.67	20.55	12.34
North America	GBP	3,052.42	468,526.11	55.49	0.00	6.60	6.82	12.24	11.14	26.54	3.34	-6.31	3.34	24.37	14.58
Global ex Asia	GBP	2,856.51	606,882.40	71.88	0.00	6.13	5.77	11.30	12.16	24.55	5.15	-4.54	5.15	22.08	13.18
Global ex Europe	GBP	2,392.63	706,808.56	83.72	0.00	5.06	6.38	9.25	9.57	22.49	3.69	-4.57	3.69	19.79	12.64
Global ex North America	GBP	2,198.47	375,752.57	44.51	0.00	4.67	4.84	6.42	9.56	16.44	6.94	0.07	6.94	17.96	12.04
Global ex United States	GBP	2,280.39	402,140.77	47.63	0.00	4.88	4.82	6.16	8.34	15.65	6.55	-0.05	6.55	17.71	11.70
Global ex Japan	GBP	1,412.42	747,055.05	88.48	0.00	-NA-	5.54	9.26	10.42	24.21	5.11	-4.27	5.11	20.09	12.70
Global Dividend+	GBP	2,629.80	738,815.71	87.51	0.00	-NA-	5.98	9.42	9.91	23.67	4.80	-4.52	4.80	19.79	12.71
Global	JPY	2,744.08	155,976,132.76	100.00	0.00	6.19	4.91	16.19	24.43	31.56	3.68	0.98	3.68	23.64	14.83
Asia	JPY	2,108.47	43,857,739.00	28.12	0.00	4.95	4.72	11.95	20.07	24.52	3.11	3.70	3.11	25.03	19.23
Europe	JPY	3,004.18	25,396,896.98	16.28	0.00	6.68	2.54	15.96	30.75	27.33	10.35	6.69	10.35	25.18	16.92
North America	JPY	3,418.61	86,557,783.08	55.49	0.00	7.62	5.93	19.46	25.18	36.68	2.13	-1.89	2.13	26.83	14.90
Global ex Asia	JPY	3,199.20	112,118,393.76	71.88	0.00	7.13	4.90	18.45	26.33	34.52	3.91	-0.04	3.91	25.20	14.46
Global ex Europe	JPY	2,679.66	130,579,235.79	83.72	0.00	6.07	5.50	16.28	23.41	32.31	2.47	-0.07	2.47	24.10	15.08
Global ex North America	JPY	2,462.21	69,418,349.68	44.51	0.00	5.66	3.97	13.26	23.40	25.76	5.68	4.80	5.68	23.70	17.32
Global ex United States	JPY	2,553.96	74,293,434.31	47.63	0.00	5.87	3.93	12.98	22.03	24.92	5.29	4.67	5.29	23.46	16.96
Global ex Japan	JPY	1,581.87	138,014,567.98	88.48	0.00	-NA-	4.66	16.29	24.37	34.16	3.87	0.25	3.87	24.26	14.61
Global Dividend+	JPY	2,446.09	136,492,391.60	87.51	0.00	-NA-	-NA-	16.45	23.80	33.58	3.57	-0.02	3.57	-NA-	14.50

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

Version: February 2015

FTSE EPRA/NAREIT Developed 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	36 M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global	AUD	1,964.13	1,666,877.39	100.00	0.00	-NA-	-NA-	12.48	21.65	28.41	8.72	-1.28	8.72	-NA-	9.23
Asia	AUD	1,509.19	468,696.54	28.12	0.00	-NA-	-NA-	8.38	17.39	21.54	8.11	1.37	8.11	-NA-	10.42
Europe	AUD	2,150.31	271,410.20	16.28	0.00	-NA-	-NA-	12.26	27.84	24.28	15.71	4.30	15.71	-NA-	12.74
North America	AUD	2,446.94	925,021.08	55.49	0.00	-NA-	-NA-	15.65	22.38	33.41	7.08	-4.09	7.08	-NA-	12.86
Global ex Asia	AUD	2,289.89	1,198,180.85	71.88	0.00	-NA-	-NA-	14.68	23.51	31.30	8.95	-2.28	8.95	-NA-	11.76
Global ex Europe	AUD	1,918.03	1,395,467.19	83.72	0.00	-NA-	-NA-	12.57	20.66	29.14	7.44	-2.31	7.44	-NA-	9.56
Global ex North America	AUD	1,762.38	741,856.31	44.51	0.00	-NA-	-NA-	9.65	20.65	22.75	10.82	2.45	10.82	-NA-	8.82
Global ex United States	AUD	1,828.05	793,955.10	47.63	0.00	-NA-	-NA-	9.38	19.31	21.92	10.40	2.32	10.40	-NA-	8.44
Global ex Japan	AUD	1,132.26	1,474,926.70	88.48	0.00	-NA-	-NA-	12.58	21.60	30.94	8.91	-2.00	8.91	-NA-	10.21
Global Dividend+	AUD	2,207.98	1,458,659.59	87.51	0.00	-NA-	-NA-	12.74	21.03	30.38	8.59	-2.26	8.59	-NA-	9.99
Global ex Australia Hedged	AUD	1,780.32	1,566,677.56	93.99	0.00	-NA-	5.94	13.58	15.19	21.31	5.52	-0.77	5.52	-NA-	11.42
Global Hedged	AUD	1,631.32	1,666,877.39	100.00	0.00	-NA-	5.02	13.15	15.27	21.75	5.83	-0.56	5.83	-NA-	11.18

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

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Index Description	Curr	Close Value Feb-15	12 Mths	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Feb-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
			Estimated										
			Div Yld (%) Feb-15										
Gross Total Return													
Global	Local	4147.80	3.18	9.74	7.85	15.28	17.54	23.59	5.54	-0.56	5.54	19.47	10.96
Global ex Asia	Local	5330.62	3.34	11.50	8.23	16.97	17.07	24.40	5.80	-1.83	5.80	22.09	11.83
Global ex Europe	Local	4095.21	3.24	9.61	8.10	14.93	16.15	21.90	3.79	-1.42	3.79	20.36	11.64
Global ex North America	Local	3274.90	2.82	8.36	7.42	14.05	20.49	25.61	8.57	3.33	8.57	18.09	11.68
Global ex UK	Local	4757.65	-NA-	11.69	8.23	15.18	17.08	23.86	5.30	-0.70	5.30	19.67	11.16
Asia	Local	2685.85	2.77	7.18	7.49	12.28	17.60	21.51	4.90	2.84	4.90	20.30	14.62
Europe	Local	4571.03	2.91	10.52	7.49	17.41	26.00	33.40	15.67	4.19	15.67	19.02	11.40
Europe ex UK	Local	5660.77	3.11	12.40	9.82	17.68	26.17	43.18	20.00	5.95	20.00	18.69	12.42
Nordic	Local	7518.13	-NA-	13.69	11.11	24.39	32.76	46.42	22.52	11.62	22.52	25.57	13.95
North America	Local	6001.41	3.47	12.34	9.02	17.19	14.85	22.09	3.25	-3.45	3.25	24.58	12.97
Price Return													
Global	Local	2198.73	0.00	5.11	3.70	11.07	13.31	19.22	5.16	-0.77	5.16	19.44	11.01
Global ex Europe	Local	2147.27	0.00	4.87	3.94	10.83	12.06	17.61	3.39	-1.67	3.39	20.36	11.67
Global ex Asia	Local	2672.94	0.00	6.18	3.79	12.47	12.62	19.75	5.44	-2.02	5.44	21.99	11.89
Global ex North America	Local	1889.71	0.00	4.54	3.59	10.00	16.33	21.49	8.22	3.13	8.22	18.07	11.74
Global ex UK	Local	2487.73	0.00	6.89	4.02	10.95	12.85	19.43	4.91	-0.92	4.91	19.64	11.21
Asia	Local	1581.33	0.00	3.55	3.80	8.56	13.84	17.73	4.50	2.55	4.50	20.29	14.56
Europe	Local	2513.14	0.00	6.26	3.28	12.51	20.81	28.51	15.43	4.17	15.43	18.92	11.46
Europe ex UK	Local	2890.00	0.00	7.74	5.12	12.28	20.42	37.22	19.78	5.95	19.78	18.61	12.52
Nordic	Local	4125.09	0.00	10.16	6.80	20.15	28.45	42.30	22.52	11.62	22.52	25.55	14.56
North America	Local	2889.76	0.00	6.44	4.44	12.80	10.56	17.52	2.85	-3.68	2.85	24.53	13.03

** 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 320.

* -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	Estimated	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
		Feb-15	Div Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global Real Estate **	Local	4147.80	3.18	9.74	7.85	15.28	17.54	23.59	5.54	-0.56	5.54	19.47	10.96
Global FTSE	Local	380.32	2.83	8.28	7.63	12.67	15.72	15.28	4.93	5.78	4.93	14.14	8.78
Global JP Morgan Bonds	Local	521.68	-NA-	5.49	4.16	4.50	4.20	7.71	1.29	-0.99	1.29	3.05	2.87

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 320.

* -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) 27-Feb	Free Float Global (%) Weight 27-Feb
Simon Property Group *	US	53,343.65	4.59
Mitsubishi Estate	JP	26,359.68	2.27
Public Storage *	US	25,498.52	2.19
Unibail-Rodamco *	NL	25,046.34	2.15
Equity Residential Props *	US	24,475.20	2.10
Mitsui Fudosan	JP	23,250.75	2.00
Health Care REIT *	US	22,526.59	1.94
Sun Hung Kai Props	HK	21,541.51	1.85
Ventas *	US	21,242.48	1.83
Avalonbay Communities *	US	19,688.80	1.69
Prologis *	US	18,971.27	1.63
Boston Properties *	US	18,576.88	1.60
HCP *	US	17,298.36	1.49
Vornado Realty Trust *	US	16,435.49	1.41
Host Hotels & Resorts *	US	14,156.21	1.22
Scentre *	AU	13,946.22	1.20
Land Securities *	UK	13,613.77	1.17
Sumitomo Realty & Dev	JP	13,282.67	1.14
Westfield Corp. *	AU	13,230.67	1.14
General Growth Properties *	US	13,027.46	1.12
		415,512.53	35.72 (**)

Country Breakdown

Country Index	Number of Constituents 27-Feb	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Global Weight 27-Feb
EPRA/NAREIT North America	146	645,531.36	55.55%
EPRA/NAREIT Asia	77	327,082.62	28.15%
EPRA/NAREIT Europe	87	189,405.19	16.30%
EPRA/NAREIT Global	311	1,162,019.17	100.00%
Global Ex Europe	224	973,834.92	83.81%
Global Ex Asia	234	836,157.50	71.96%
Global Ex Nth America	165	517,708.75	44.55%

(**) The Top 20 Constituents represent 35.72% 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-15	Dividend Return Feb-15	Total Return Feb-15	
Klovern A	Rental	Diversified	SE	27.75	0.00	27.75	▲
Klovern B	Rental	Diversified	SE	26.06	0.00	26.06	▲
Fastighets AB Balder B	Rental	Diversified	SE	23.27	0.00	23.27	▲
Hulic	Rental	Diversified	JP	21.04	0.00	21.04	▲
Dios Fastigheter AB	Rental	Diversified	SWED	18.88	0.00	18.88	▲
Conwert Immobilien	Non-Rental	Diversified	AT	18.83	0.00	18.83	▲
Hemfosa Fastigheter AB	Rental	Diversified	SWED	18.82	0.00	18.82	▲
Aeon Mall Co Ltd	Rental	Retail	JP	17.83	0.56	18.39	▲
Mitsubishi Estate	Non-Rental	Diversified	JP	17.20	0.00	17.20	▲
Intervest Offices *	Rental	Office	BE	16.88	0.00	16.88	▲
St Modwen Properties	Non-Rental	Diversified	UK	15.97	0.00	15.97	▲
IGD *	Rental	Retail	IT	15.91	0.00	15.91	▲
BUWOG - Bauen und Wohnen GmbH	Non-Rental	Residential	AT	14.90	0.00	14.90	▲
Campus Crest Communities *	Rental	Residential	US	13.06	0.00	13.06	▲
Merlin Properties Socimi SA	Rental	Diversified	SP	12.99	0.00	12.99	▲
Hufvudstaden A	Rental	Diversified	SE	12.63	0.00	12.63	▲
Unite Group	Rental	Residential	UK	12.27	0.00	12.27	▲
Deutsche Annington Immobilien AG	Rental	Residential	DE	11.93	0.00	11.93	▲
Fabege	Rental	Office	SE	11.84	0.00	11.84	▲
Grivalia Properties *	Rental	Diversified	GR	11.39	0.00	11.39	▲

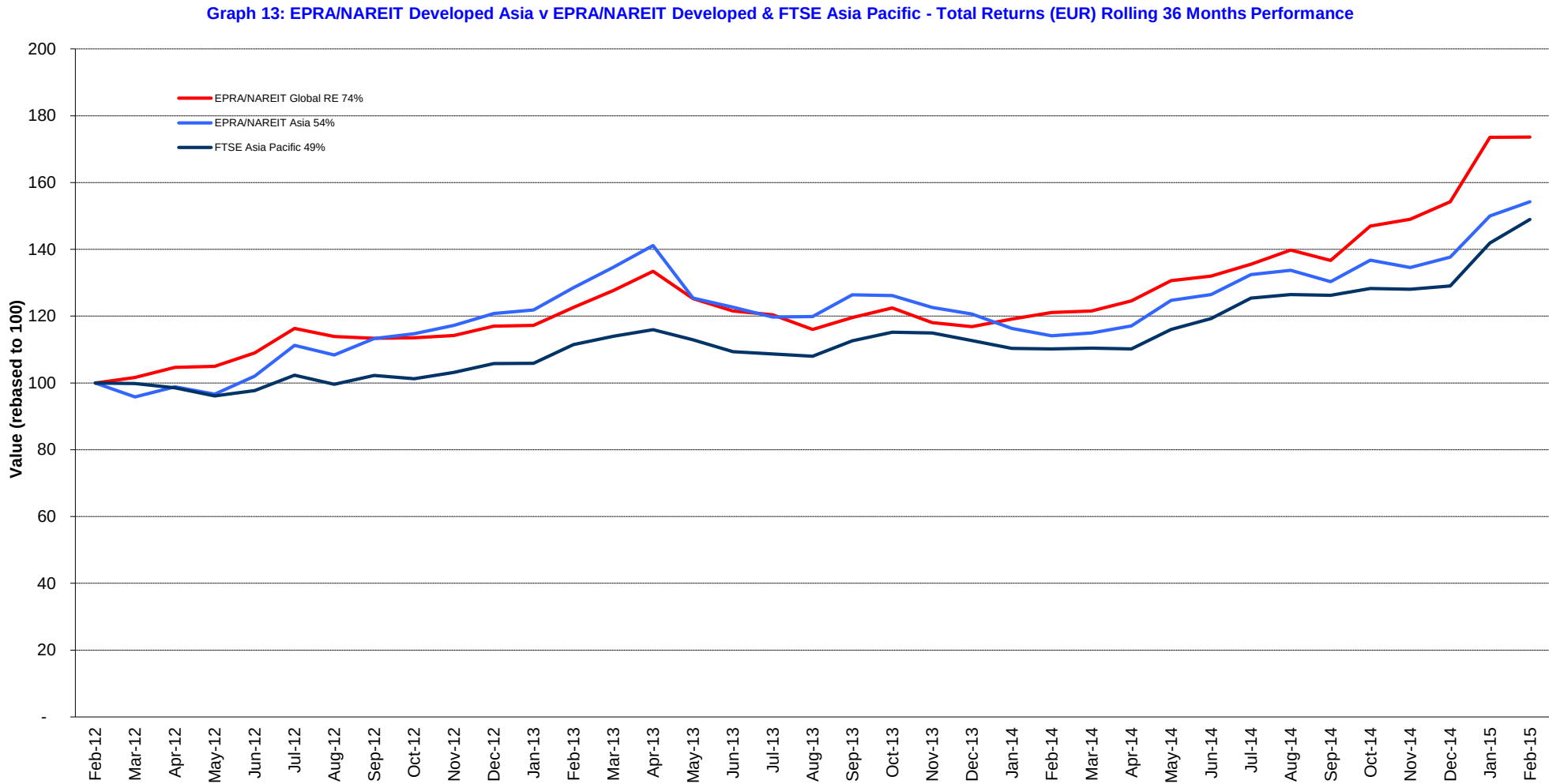
EPRA/NAREIT Global Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-15	Dividend Return Feb-15	Total Return Feb-15	
Physicians Realty Trust	Rental	Health Care	US	-6.75	0.00	-6.75	▼
Chatham Lodging Trust	Rental	Lodging/Resorts	US	-6.78	0.00	-6.78	▼
Rouse Properties *	Rental	Retail	US	-7.05	0.00	-7.05	▼
Investors Real Estate *	Rental	Diversified	US	-7.15	0.00	-7.15	▼
Kite Realty Group Trust *	Rental	Retail	US	-7.33	0.00	-7.33	▼
Realty Income *	Rental	Retail	US	-7.83	0.35	-7.48	▼
American Assets Trust Inc. *	Rental	Diversified	US	-7.57	0.00	-7.57	▼
Liberty Property Trust *	Rental	Industrial/Office Mixe	US	-7.64	0.00	-7.64	▼
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	-8.26	0.00	-8.26	▼
Aviv REIT *	Rental	Health Care	US	-8.52	0.00	-8.52	▼
Mid-America Apartment *	Rental	Residential	US	-8.64	0.00	-8.64	▼
Omega Healthcare Investors *	Rental	Health Care	US	-8.66	0.00	-8.66	▼
Digital Realty Trust *	Rental	Diversified	US	-8.99	0.00	-8.99	▼
BioMed Realty Trust *	Rental	Office	US	-9.04	0.00	-9.04	▼
HCP *	Rental	Health Care	US	-10.43	1.19	-9.23	▼
Tanger Factory Outlet *	Rental	Retail	US	-9.91	0.00	-9.91	▼
Wharf Holdings	Non-Rental	Diversified	HK	-10.24	0.00	-10.24	▼
Retail Properties of America *	Rental	Retail	US	-10.51	0.00	-10.51	▼
Taubman Centers *	Rental	Retail	US	-11.73	0.00	-11.73	▼
DuPont Fabros Technology *	Rental	Specialty	US	-15.97	0.00	-15.97	▼

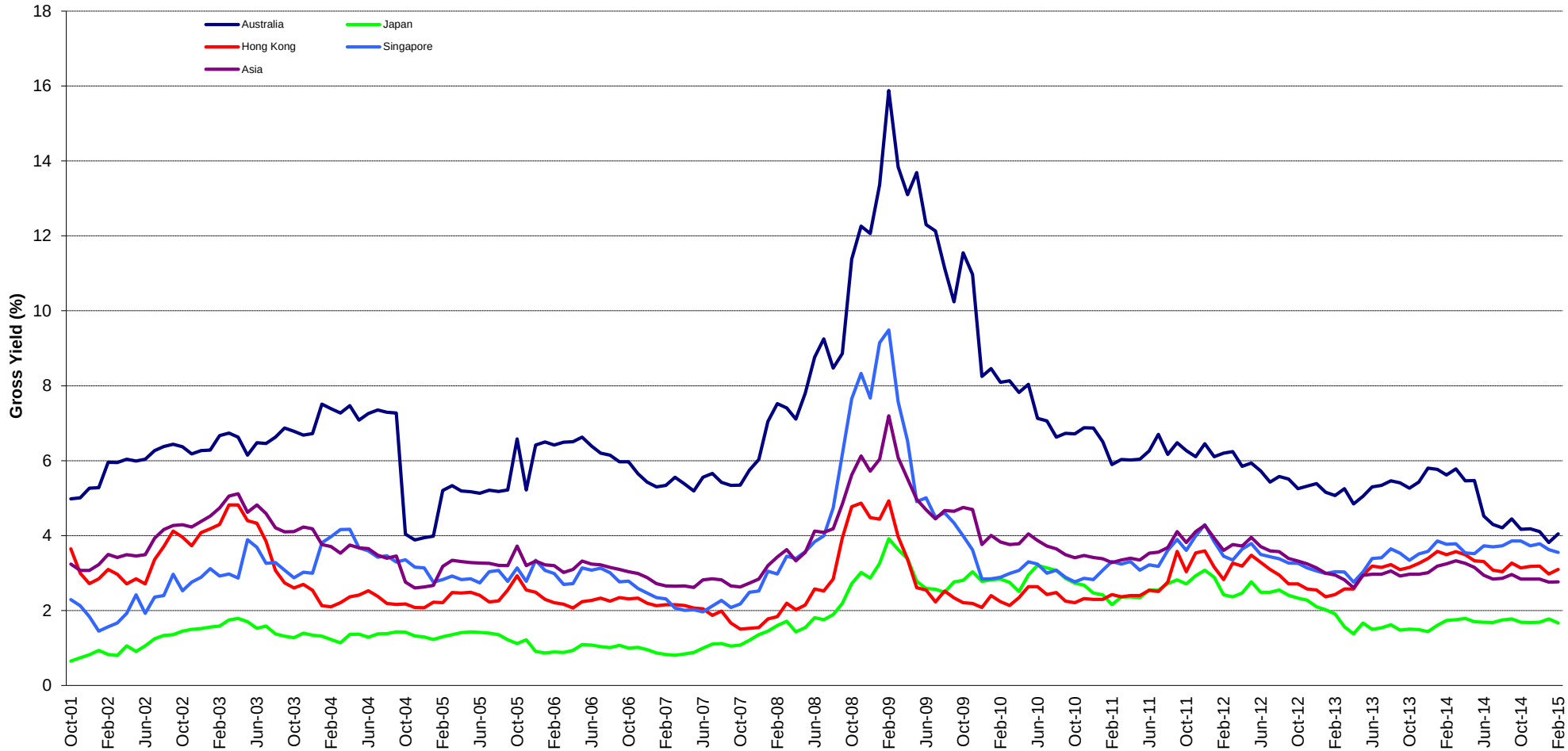
Section 3.2

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
25 February 2015	Daiwahouse Residential Investment Corporation (Japan): 2 for 1 stock split. New number of shares: 747,740

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 February 2015	CDL Hospitality Trusts *	Rental	Lodging/Resorts	SGD	0.057	0.00	27-Feb	Dividend
25 February 2015	Nippon Accommodations Fund *	Rental	Residential	JPY	7750.000	0.00	March	Dividend
25 February 2015	Aeon Mall Co Ltd	Rental	Retail	JPY	11.000	0.76	March	Semi-Annual
25 February 2015	Japan Retail Fund *	Rental	Retail	JPY	4170.000	11.90	March	Semi-Annual
25 February 2015	ORIX JREIT *	Rental	Diversified	JPY	2580.000	17.82	March	Semi-Annual
26 February 2015	Sino Land	Non-Rental	Diversified	HKD	0.120	3.15	9-Apr	Semi-Annual

** Based on previous period figures

*** Estimated

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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 2015	GPT Group *	Rental	Diversified	AUD	0.073 ***	4.87	April	Quarterly
18 March 2015	Hongkong Land Hldgs	Rental	Office	USD	0.09 ***	1.99	April	Semi-Annual
19 March 2015	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.8 ***	2.06	April	Semi-Annual
25 March 2015	Goodman Group *	Non-Rental	Industrial	AUD	0.085 ***	4.27	April	Dividend
25 March 2015	Investa Office Fund *	Rental	Office	AUD	0.027 ***	2.69	April	Quarterly
25 March 2015	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	11.66	April	Quarterly
27 March 2015	Nomura Real Estate Holdings	Non-Rental	Diversified	JPY	20.000	0.00	April	Dividend
27 March 2015	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	0.61	April	Semi-Annual
27 March 2015	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	0.57	April	Semi-Annual
27 March 2015	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	0.44	April	Semi-Annual
27 March 2015	NTT Urban Development	Non-Rental	Office	JPY	8.000	89.80	April	Semi-Annual
27 March 2015	Japan Real Estate *	Rental	Office	JPY	7650.000	7.90	April	Semi-Annual
27 March 2015	Mori Trust Sogo REIT *	Rental	Diversified	JPY	3800.000	14.45	April	Semi-Annual
28 March 2015	Hang Lung Properties	Rental	Diversified	HKD	0.15 ***	3.00	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		Free Float		Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Asia															
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
																					Annualised	(%)
Scentre *	Rental	Retail	REIT	3.86	13,946	1.20	4.26	2.64	-NA-	-NA-	-NA-	-NA-	-NA-	10.29	1.58	0.00	1.58	10.29	-NA-	-NA-	11,572	74
Westfield Corp. *	Rental	Retail	REIT	9.81	13,231	1.14	4.05	3.27	-NA-	8.72	16.16	26.33	56.92	8.76	-0.51	0.00	-0.51	8.76	18.61	13.75	-NA-	-NA-
Stockland Trust Group *	Non-Rental	Diversified	REIT	4.69	7,547	0.65	2.31	5.12	6.64	3.17	8.10	20.38	30.83	13.83	7.08	0.00	7.08	13.83	22.99	16.14	8,355	99
Goodman Group *	Non-Rental	Industrial	REIT	6.24	7,460	0.64	2.28	3.44	-NA-	-8.72	17.79	24.95	32.16	9.67	1.79	0.00	1.79	9.67	-NA-	15.99	6,227	74
GPT Group *	Rental	Diversified	REIT	4.70	5,795	0.50	1.77	4.51	-1.36	-9.75	13.73	18.57	29.17	8.05	3.98	0.00	3.98	8.05	32.37	13.69	6,222	96
Mirvac Group *	Non-Rental	Diversified	REIT	2.08	5,317	0.46	1.63	4.38	-NA-	-1.58	10.78	25.83	25.55	16.85	7.77	0.00	7.77	16.85	34.56	14.90	6,129	103
Dexus Property Group *	Rental	Industrial/Office	REIT	7.90	4,992	0.43	1.53	4.91	-NA-	1.27	10.49	14.44	23.55	13.34	2.46	0.00	2.46	13.34	22.91	16.50	5,283	94
Novion Property Group *	Rental	Retail	REIT	2.46	3,834	0.33	1.17	5.57	8.38	9.02	10.93	18.15	35.33	16.04	6.03	0.00	48.00	16.04	15.40	14.55	4,052	94
Federation Centres *	Rental	Retail	REIT	2.98	2,968	0.26	0.91	5.57	-NA-	-NA-	-NA-	-NA-	31.88	3.83	-1.65	0.00	-1.65	3.83	-NA-	-NA-	-NA-	-NA-
Investa Office Fund *	Rental	Office	REIT	4.02	1,688	0.15	0.52	4.68	-NA-	0.82	14.50	23.29	34.48	10.44	4.15	0.00	4.15	10.44	36.67	12.62	2,001	106
Cromwell Property Group *	Rental	Office	REIT	1.17	1,178	0.10	0.36	6.62	-NA-	-NA-	-NA-	-NA-	18.18	13.59	10.38	0.00	10.38	13.59	-NA-	-NA-	1,099	83
BWP Trust *	Rental	Retail	REIT	2.98	987	0.08	0.30	5.22	-NA-	11.12	15.60	24.71	34.87	6.81	4.56	0.00	4.56	6.81	18.20	15.41	1,044	94
Charter Hall Retail REIT *	Rental	Retail	REIT	4.56	982	0.08	0.30	6.00	-NA-	-5.98	9.86	13.24	26.67	10.68	3.87	0.00	3.87	10.68	52.09	14.61	-NA-	-NA-
Australia Total					69,925	6.01	21.38	4.05														
Kiwi Property Group *	Rental	Diversified	REIT	1.32	1,010	0.09	0.31	4.90	6.48	6.45	10.46	13.83	19.73	6.05	-0.38	0.00	-0.38	6.05	13.59	11.93	-NA-	-NA-
New Zealand Total					1,010	0.09	0.31	4.90														

* -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 27-Feb	Free Float	Free Float	Free Float	Div Yld (%) 27-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-15	Dividend Feb-15	Total Rtn (%) Feb-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Mkt Cap 27-Feb	Global Wght (%) 27-Feb	Asia Wght (%) 27-Feb														3 month Annualised USD (m)	
Sun Hung Kai Props	Non-Rental	Diversified	Non-REIT	121.60	21,542	1.85	6.59	2.75	5.91	7.29	4.65	2.68	23.41	2.79	-3.95	0.00	-3.95	2.79	30.16	23.44	15,777	65
Link REIT *	Rental	Retail	REIT	49.50	12,999	1.12	3.97	3.54	-NA-	-NA-	23.25	22.34	39.68	1.96	-5.71	0.00	-5.71	1.96	-NA-	18.68	9,430	65
Wharf Holdings	Non-Rental	Diversified	Non-REIT	56.55	9,840	0.85	3.01	3.09	-NA-	-NA-	-NA-	-NA-	7.66	0.98	-10.24	0.00	-10.24	0.98	-NA-	-NA-	708	6
Hongkong Land Hldgs	Rental	Office	Non-REIT	7.55	7,901	0.68	2.42	2.38	8.57	12.92	12.74	13.38	23.29	11.69	1.89	0.00	1.89	11.69	28.28	16.50	2,820	32
Henderson Land Dev	Non-Rental	Diversified	Non-REIT	53.00	6,904	0.59	2.11	1.91	4.02	7.73	6.06	11.74	36.75	-2.39	-4.33	0.00	-4.33	-2.39	30.29	22.24	4,958	64
Hang Lung Properties	Rental	Diversified	Non-REIT	22.00	5,645	0.49	1.73	3.41	7.91	8.82	-3.15	-6.46	5.57	1.15	-3.72	0.00	-3.72	1.15	32.53	22.37	3,196	50
New World Development	Non-Rental	Diversified	Non-REIT	9.15	5,270	0.45	1.61	4.51	0.23	6.30	-2.28	0.05	-1.92	2.58	-1.19	0.00	-1.19	2.58	42.90	33.31	5,035	85
Sino Land	Non-Rental	Diversified	Non-REIT	12.68	4,338	0.37	1.33	3.94	6.00	10.33	2.46	1.00	20.91	2.24	-2.46	0.92	-1.54	2.24	42.07	24.87	2,158	44
Swire Properties	Rental	Diversified	Non-REIT	25.75	3,463	0.30	1.06	2.41	-NA-	-NA-	-NA-	-NA-	27.70	12.45	3.21	0.00	3.21	12.45	-NA-	-NA-	-NA-	-NA-
Hysan Development	Rental	Diversified	Non-REIT	37.20	2,679	0.23	0.82	3.17	5.93	10.28	14.61	5.20	18.46	7.36	-0.93	0.00	-0.93	7.36	30.65	22.26	1,115	37
Kerry Properties	Non-Rental	Diversified	Non-REIT	25.90	1,914	0.16	0.59	3.28	-NA-	6.04	-3.96	-8.15	4.49	-7.99	-5.82	0.00	-5.82	-7.99	38.48	24.43	1,581	74
Fortune Real Estate Investment Trust *	Rental	Retail	REIT	8.80	1,308	0.11	0.40	4.74	-NA-	-NA-	-NA-	-NA-	46.18	12.24	1.38	0.00	1.38	12.24	-NA-	-NA-	133	9
Champion REIT *	Rental	Diversified	REIT	3.84	1,026	0.09	0.31	5.57	-NA-	-NA-	7.05	9.02	16.50	6.67	1.05	0.00	1.05	6.67	-NA-	16.61	442	38
Hong Kong Total					84,829	7.29	25.94	3.10														

* -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 Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Asia Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr QTD	Feb-15	Feb-15	Feb-15	YTD					
Mitsubishi Estate	Non-Rental	Diversified	Non-REIT	2794	26,360	2.27	8.06	0.43	5.76	8.63	15.39	24.39	16.75	9.31	17.20	0.00	17.20	9.31	36.13	37.06	36,088	122
Mitsui Fudosan	Non-Rental	Diversified	Non-REIT	3287	23,251	2.00	7.11	0.67	6.56	10.29	17.76	29.55	9.30	0.97	9.53	0.00	9.53	0.97	34.38	32.57	35,156	135
Sumitomo Realty & Dev	Non-Rental	Diversified	Non-REIT	4111	13,283	1.14	4.06	0.49	11.13	12.33	21.69	30.06	0.93	-0.50	8.61	0.00	8.61	-0.50	42.45	36.99	24,103	162
Nippon Building Fund *	Rental	Office	REIT	600000	6,066	0.52	1.85	2.64	-NA-	7.86	13.72	20.82	7.05	-0.66	3.45	0.00	3.45	-0.66	24.94	28.51	5,020	74
Japan Real Estate *	Rental	Office	REIT	596000	5,563	0.48	1.70	2.56	-NA-	7.43	13.99	23.31	10.92	2.76	4.01	0.00	4.01	2.76	23.22	27.26	5,162	83
Japan Retail Fund *	Rental	Retail	REIT	256500	4,649	0.40	1.42	3.25	-NA-	8.52	22.86	32.07	31.87	2.63	0.51	1.63	2.14	2.63	27.14	24.15	4,686	90
United Urban Investment *	Rental	Diversified	REIT	194200	3,621	0.31	1.11	2.94	-NA-	13.20	23.94	32.51	26.69	2.81	2.91	0.00	2.91	2.81	30.61	24.08	3,556	88
Nippon Prologis REIT *	Rental	Industrial	REIT	276000	2,979	0.26	0.91	2.54	-NA-	-NA-	-NA-	-NA-	26.88	5.91	-0.50	0.00	-0.50	5.91	-NA-	-NA-	3,517	105
Hulic	Rental	Diversified	Non-REIT	1306	2,878	0.25	0.88	0.80	-NA-	-NA-	-NA-	-NA-	11.53	7.84	21.04	0.00	21.04	7.84	-NA-	-NA-	4,775	148
Advance Residence Investment *	Rental	Residential	REIT	299300	2,844	0.24	0.87	3.25	-NA-	-NA-	-NA-	-NA-	41.71	-5.16	-0.73	0.00	-0.73	-5.16	-NA-	-NA-	-NA-	-NA-
Tokyo Tatemono	Non-Rental	Office	Non-REIT	890	2,731	0.23	0.83	0.67	3.20	3.21	24.06	39.99	8.84	1.02	11.25	0.00	11.25	1.02	49.90	46.16	8,625	282
ORIX JREIT *	Rental	Diversified	REIT	171200	2,708	0.23	0.83	3.03	-NA-	12.04	23.65	36.80	36.95	2.95	-3.06	1.46	-1.60	2.95	31.79	31.19	2,808	92
Japan Prime Realty Inv. *	Rental	Office	REIT	429500	2,537	0.22	0.78	2.91	-NA-	6.62	20.42	29.95	27.08	2.75	4.25	0.00	4.25	2.75	30.88	30.92	1,732	61
Aeon Mall Co Ltd	Rental	Retail	Non-REIT	2313	2,019	0.17	0.62	0.95	-NA-	3.70	10.43	12.93	-17.05	8.40	17.83	0.56	18.39	8.40	34.29	30.32	4,757	210
Frontier Real Estate Investment *	Rental	Retail	REIT	563000	1,978	0.17	0.60	3.54	-NA-	-NA-	-NA-	-NA-	1.99	2.36	4.84	0.00	4.84	2.36	-NA-	-NA-	1,132	51
GLP J-REIT *	Rental	Industrial	REIT	131000	1,976	0.17	0.60	3.37	-NA-	-NA-	-NA-	-NA-	22.20	-1.95	-2.09	0.00	-2.09	-1.95	-NA-	-NA-	2,327	105
Activia Properties *	Rental	Diversified	REIT	1060000	1,957	0.17	0.60	3.02	-NA-	-NA-	-NA-	-NA-	24.34	1.34	0.66	0.00	0.66	1.34	-NA-	-NA-	-NA-	-NA-
Mori Trust Sogo REIT *	Rental	Diversified	REIT	257800	1,903	0.16	0.58	2.72	-NA-	11.89	22.41	33.44	65.76	6.97	5.14	0.00	5.14	6.97	26.83	29.38	1,532	72
Nomura Real Estate Holdings	Non-Rental	Diversified	Non-REIT	2112	1,889	0.16	0.58	1.89	-NA-	-NA-	-NA-	-NA-	3.02	1.64	5.81	0.00	5.81	1.64	-NA-	-NA-	3,765	178
Nomura Real Estate Master Fund *	Rental	Diversified	REIT	146900	1,824	0.16	0.56	3.32	-NA-	-NA-	-NA-	-NA-	38.58	-5.59	-0.54	0.00	-0.54	-5.59	-NA-	-NA-	1,949	95
Kenedix Office Investment Corporation *	Rental	Office	REIT	681000	1,820	0.16	0.56	2.89	-NA-	-NA-	26.24	38.11	38.67	0.59	-2.58	0.00	-2.58	0.59	-NA-	30.38	2,540	124
Japan Hotel REIT Investment *	Rental	Lodging/Resorts	REIT	79400	1,653	0.14	0.51	2.71	-NA-	-NA-	-NA-	-NA-	59.12	3.12	2.32	0.00	2.32	3.12	-NA-	-NA-	2,359	127
Mori Hills REIT Investment *	Rental	Office	REIT	169200	1,635	0.14	0.50	2.62	-NA-	-NA-	-NA-	-NA-	22.70	-1.86	1.56	0.00	1.56	-1.86	-NA-	-NA-	1,355	74
Nomura Real Estate Office Fund *	Rental	Office	REIT	596000	1,573	0.14	0.48	3.45	-NA-	0.75	6.78	12.13	43.35	0.17	-0.83	0.00	-0.83	0.17	26.63	30.18	2,664	151
Nippon Accommodations Fund *	Rental	Residential	REIT	457000	1,512	0.13	0.46	3.28	-NA-	-NA-	-NA-	-NA-	34.49	-2.05	-6.06	1.59	-4.47	-2.05	-NA-	-NA-	1,325	78
Japan Logistics Fund *	Rental	Industrial	REIT	243300	1,506	0.13	0.46	3.14	-NA-	-NA-	-NA-	-NA-	6.90	-9.72	-3.57	0.00	-3.57	-9.72	-NA-	-NA-	1,303	77
Daiwahouse Residential Invest *	Rental	Residential	REIT	269500	1,307	0.11	0.40	3.05	-NA-	-NA-	-NA-	-NA-	28.95	-7.07	-2.53	0.00	-2.53	-7.07	-NA-	-NA-	828	56
Industrial & Infrastructure Fund Investment *	Rental	Industrial	REIT	587000	1,304	0.11	0.40	2.85	-NA-	-NA-	-NA-	-NA-	34.79	5.77	-1.18	0.00	-1.18	5.77	-NA-	-NA-	-NA-	-NA-
Japan Excellent *	Rental	Office	REIT	156700	1,276	0.11	0.39	3.18	-NA-	-NA-	-NA-	-NA-	21.47	-2.37	3.57	0.00	3.57	-2.37	-NA-	-NA-	887	62
Daiwa Office Investment	Rental	Office	REIT	684000	1,260	0.11	0.39	2.32	-NA-	-NA-	-NA-	-NA-	36.53	1.63	0.15	0.00	0.15	1.63	-NA-	-NA-	1,465	104
Premier Investment Co. *	Rental	Diversified	REIT	666000	1,245	0.11	0.38	3.04	-NA-	2.45	21.27	35.03	73.73	12.88	5.88	0.00	5.88	12.88	37.37	28.89	2,640	189
Daiwa House REIT Investment	Rental	Industrial	REIT	575000	1,095	0.09	0.33	2.86	-NA-	-NA-	-NA-	-NA-	235.47	-4.17	0.70	0.00	0.70	-4.17	-NA-	-NA-	798	65

* -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 Price	Free Float	Free Float	Free Float	Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price	Dividend	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity
					EUR (m)	Wght (%)	Asia														3 month Annualised USD (m)	
Tokyu REIT *	Rental	Diversified	REIT	157800	1,080	0.09	0.33	3.18	-NA-	13.60	24.17	32.88	30.87	-2.02	1.15	0.00	1.15	-2.02	38.34	30.43	935	77
Fukuoka REIT	Rental	Diversified	REIT	227000	1,040	0.09	0.32	2.92	-NA-	-NA-	-NA-	-NA-	-45.50	1.84	-4.46	0.00	-4.46	1.84	-NA-	-NA-	799	69
NTT Urban Development	Non-Rental	Office	Non-REIT	1225	992	0.09	0.30	1.31	-NA-	36.33	51.49	70.81	41.51	0.16	7.36	0.00	7.36	0.16	200.77	98.26	2,283	205
Top REIT *	Rental	Diversified	REIT	512000	641	0.06	0.20	4.29	-NA-	-NA-	-NA-	-NA-	13.90	-5.01	1.39	0.00	1.39	-5.01	-NA-	-NA-	1,014	141
Japan Total					133,954	11.52	40.95	1.67														
Capitaland	Non-Rental	Diversified	Non-REIT	3.59	5,970	0.51	1.83	2.23	2.52	7.83	0.84	7.50	28.77	8.46	3.16	0.00	3.16	8.46	32.22	21.98	6,384	95
Global Logistic Properties	Rental	Industrial	Non-REIT	2.59	5,088	0.44	1.56	1.74	-NA-	-NA-	-NA-	-NA-	-6.89	4.44	2.37	0.00	2.37	4.44	-NA-	-NA-	-NA-	-NA-
City Developments	Non-Rental	Diversified	Non-REIT	10.23	3,963	0.34	1.21	0.78	-NA-	-NA-	-NA-	-NA-	10.67	-0.39	1.79	0.00	1.79	-0.39	-NA-	-NA-	1,497	34
CapitaMall Trust *	Rental	Retail	REIT	2.11	3,585	0.31	1.10	5.14	-NA-	6.78	8.01	10.31	16.76	4.83	0.96	0.00	0.96	4.83	22.68	14.56	4,258	106
Ascendas REIT *	Rental	Industrial	REIT	2.47	3,185	0.27	0.97	5.83	-NA-	6.73	10.07	11.53	19.38	3.78	0.41	0.00	0.41	3.78	23.93	16.98	3,961	111
Suntec REIT *	Rental	Diversified	REIT	1.96	3,062	0.26	0.94	4.81	-NA-	8.59	13.37	22.07	23.06	1.06	3.99	0.00	3.99	1.06	30.17	17.25	2,715	79
UOL Group	Non-Rental	Diversified	Non-REIT	7.85	2,335	0.20	0.71	1.91	-NA-	-NA-	-NA-	-NA-	31.72	12.79	8.73	0.00	8.73	12.79	-NA-	-NA-	-NA-	-NA-
CapitaCommercial Trust *	Rental	Office	REIT	1.77	2,263	0.19	0.69	4.79	-NA-	8.17	14.92	19.29	26.25	2.99	-0.28	0.00	-0.28	2.99	30.93	15.60	2,864	113
Keppel Land	Non-Rental	Diversified	Non-REIT	4.54	2,114	0.18	0.65	2.86	3.80	13.57	9.55	13.42	45.48	32.75	0.00	0.00	0.00	32.75	49.48	29.57	3,867	163
Keppel REIT *	Rental	Office	REIT	1.24	1,418	0.12	0.43	5.83	-NA-	-NA-	-NA-	-NA-	5.53	1.64	0.40	0.00	0.40	1.64	-NA-	-NA-	1,116	70
Mapletree Commercial Trust *	Rental	Diversified	REIT	1.56	1,308	0.11	0.40	5.10	-NA-	-NA-	-NA-	-NA-	35.50	12.11	2.97	0.00	2.97	12.11	-NA-	-NA-	-NA-	-NA-
Mapletree Industrial Trust *	Rental	Industrial	REIT	1.55	1,188	0.10	0.36	6.66	-NA-	-NA-	-NA-	-NA-	22.07	5.84	0.98	0.00	0.98	5.84	-NA-	-NA-	646	48
Mapletree Logistics Trust *	Rental	Industrial	REIT	1.23	1,154	0.10	0.35	6.13	-NA-	-NA-	15.26	17.11	26.13	5.38	2.50	0.00	2.50	5.38	-NA-	13.73	720	56
CDL Hospitality Trusts *	Rental	Lodging/Resorts	REIT	1.77	730	0.06	0.22	6.21	-NA-	-NA-	-NA-	-NA-	15.33	5.02	-1.67	3.19	1.52	5.02	-NA-	-NA-	406	50
Singapore Total					37,364	3.21	11.42	3.55														

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

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Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Asia	EUR	2,769.62	327,082.62	100.00	2.77	8.21	8.79	13.50	15.53	35.15	12.00	2.81	12.00	19.01	14.58
Pure Asia	EUR	2,902.76	304,836.23	93.20	2.75	8.46	9.45	13.24	15.64	33.76	12.00	2.84	12.00	19.65	14.91
Asia ex Australia	EUR	2,716.13	257,157.58	78.62	2.43	-NA-	10.66	12.64	15.08	32.31	11.12	2.26	11.12	20.35	15.15
Asia Dividend+	EUR	3,594.14	239,614.40	73.26	3.51	-NA-	-NA-	14.02	15.61	43.51	12.20	0.70	12.20	-NA-	14.44
Australia	EUR	2,647.59	69,925.04	21.38	4.05	9.84	4.34	16.30	17.06	46.14	15.30	4.86	15.30	22.03	17.25
Pure Australia	EUR	1,997.14	54,024.59	16.52	4.18	8.30	1.74	15.87	16.68	41.31	15.67	5.51	15.67	25.54	17.87
Japan	EUR	3,189.08	133,953.91	40.95	1.67	5.70	9.56	16.04	19.53	22.58	10.98	5.99	10.98	24.79	22.09
Hong Kong	EUR	2,763.96	84,829.14	25.94	3.10	9.36	11.98	10.77	12.71	48.06	11.17	-3.17	11.17	24.95	17.79
Singapore	EUR	2,218.91	37,364.10	11.42	3.55	3.70	12.01	11.96	14.11	36.14	11.54	2.31	11.54	23.52	14.93
New Zealand	EUR	2,871.54	1,010.43	0.31	4.90	-NA-	10.27	18.65	18.11	36.78	10.77	4.50	10.77	18.03	13.93
Asia	USD	3,073.11	366,872.22	100.00	2.77	7.51	6.98	9.13	8.94	9.76	3.82	2.19	3.82	22.51	16.43
Pure Asia	USD	3,220.75	341,919.56	93.20	2.75	7.76	7.63	8.88	9.05	8.63	3.82	2.22	3.82	23.14	16.80
Asia ex Australia	USD	2,331.76	288,440.80	78.62	2.43	-NA-	8.81	8.31	8.52	7.45	3.01	1.64	3.01	23.64	17.16
Asia Dividend+	USD	3,329.91	268,763.49	73.26	3.51	-NA-	7.65	9.63	9.02	16.54	4.00	0.09	4.00	22.09	15.45
Australia	USD	2,962.84	78,431.42	21.38	4.05	9.18	2.59	11.83	10.39	18.68	6.88	4.23	6.88	24.91	18.27
Pure Australia	USD	2,234.94	60,596.68	16.52	4.18	7.65	0.04	11.41	10.03	14.76	7.22	4.87	7.22	28.60	18.89
Japan	USD	3,568.80	150,249.40	40.95	1.67	5.06	7.73	11.58	12.71	-0.45	2.87	5.35	2.87	26.25	23.76
Hong Kong	USD	3,093.06	95,148.61	25.94	3.10	8.70	10.11	6.51	6.29	20.24	3.05	-3.75	3.05	28.16	18.56
Singapore	USD	2,483.11	41,909.44	11.42	3.55	3.07	10.14	7.66	7.60	10.56	3.39	1.69	3.39	28.48	16.87
New Zealand	USD	2,369.59	1,133.35	0.31	4.90	-NA-	8.43	14.09	11.37	11.08	2.68	3.87	2.68	21.38	14.94
Asia	GBP	3,204.76	237,396.28	100.00	2.77	7.61	9.36	8.81	10.15	19.02	4.75	-0.69	4.75	19.42	14.28
Pure Asia	GBP	3,358.72	221,249.88	93.20	2.75	7.88	10.02	8.55	10.26	17.79	4.75	-0.66	4.75	20.14	14.64
Asia ex Australia	GBP	2,431.65	186,644.75	78.62	2.43	-NA-	11.23	7.98	9.72	16.52	3.93	-1.22	3.93	20.76	14.98
Asia Dividend+	GBP	3,862.20	173,911.93	73.26	3.51	-NA-	10.05	9.30	10.23	26.38	4.93	-2.73	4.93	19.40	14.37
Australia	GBP	3,089.77	50,751.53	21.38	4.05	9.30	4.88	11.50	11.61	28.70	7.83	1.29	7.83	22.59	16.75
Pure Australia	GBP	2,330.69	39,211.00	16.52	4.18	7.77	2.27	11.08	11.25	24.44	8.19	1.92	8.19	26.75	17.32
Japan	GBP	3,721.69	97,223.63	40.95	1.67	5.18	10.12	11.25	13.96	7.96	3.79	2.39	3.79	24.35	21.15
Hong Kong	GBP	3,225.57	61,568.92	25.94	3.10	8.82	12.56	6.19	7.47	30.39	3.97	-6.46	3.97	25.70	18.44
Singapore	GBP	2,589.49	27,118.83	11.42	3.55	3.19	12.59	7.33	8.80	19.90	4.32	-1.17	4.32	24.83	15.45
New Zealand	GBP	2,943.60	733.37	0.31	4.90	-NA-	10.84	13.75	12.61	20.46	3.60	0.95	3.60	18.95	14.14

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

Version: February 2015

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Asia	JPY	3,589.23	43,857,739.00	100.00	2.77	8.64	8.45	15.80	24.07	28.55	3.51	4.00	3.51	25.08	19.32
Pure Asia	JPY	3,761.65	40,874,774.10	93.20	2.75	8.90	9.11	15.53	24.19	27.23	3.51	4.03	3.51	25.61	19.69
Asia ex Australia	JPY	2,723.37	34,481,654.86	78.62	2.43	-NA-	10.31	14.92	23.58	25.85	2.70	3.44	2.70	26.18	20.49
Asia Dividend+	JPY	3,592.40	32,129,331.66	73.26	3.51	-NA-	-NA-	16.33	24.16	36.50	3.70	1.86	3.70	-NA-	17.65
Australia	JPY	3,460.43	9,376,084.14	21.38	4.05	10.33	4.00	18.66	25.71	39.01	6.56	6.07	6.56	26.84	19.17
Pure Australia	JPY	2,610.29	7,244,029.84	16.52	4.18	8.78	1.42	18.22	25.30	34.41	6.91	6.73	6.91	29.89	19.51
Japan	JPY	4,192.03	17,961,564.79	40.95	1.67	6.77	9.21	18.40	28.36	16.60	2.57	7.22	2.57	28.50	26.93
Hong Kong	JPY	3,612.53	11,374,540.12	25.94	3.10	9.84	11.63	13.01	21.04	40.84	2.75	-2.05	2.75	30.33	21.32
Singapore	JPY	2,900.14	5,010,063.85	11.42	3.55	4.16	11.65	14.23	22.54	29.50	3.09	3.49	3.09	30.34	19.92
New Zealand	JPY	2,764.45	135,486.10	0.31	4.90	-NA-	9.92	21.06	26.84	30.10	2.38	5.71	2.38	23.97	17.23
Australia	AUD	2,510.41	100,199.83	21.38	4.05	9.20	2.73	14.88	22.91	35.68	11.74	3.69	11.74	18.27	11.64
Australia Hedged	USD	1,051.55	78,431.42	6.01	0.00	-NA-	0.50	11.37	19.84	32.08	10.95	3.53	10.95	-NA-	11.46
Pure Australia	AUD	1,892.49	77,415.11	16.52	4.18	7.67	0.17	14.45	22.51	31.19	12.10	4.34	12.10	22.17	12.16
Hong Kong	HKD	3,106.15	737,920.26	25.94	3.10	8.76	10.05	6.48	6.29	20.16	3.05	-3.73	3.05	28.11	18.47
Singapore	SGD	2,036.30	57,001.03	11.42	3.55	3.07	8.20	6.95	10.76	18.72	6.12	2.22	6.12	24.77	14.15
New Zealand	NZD	2,261.66	1,497.65	0.31	4.90	-NA-	8.03	12.27	15.46	23.34	6.05	-0.38	6.05	13.36	11.87
Asia 33	EUR	1,838.59	241,427.44	73.81	2.72	-NA-	-NA-	14.01	16.47	35.68	12.70	4.16	12.70	18.69	-NA-
Asia 33	USD	2,057.60	270,809.16	73.81	2.72	-NA-	-NA-	9.74	9.62	10.98	4.01	3.03	4.01	21.60	-NA-
Asia 33	GBP	2,155.37	176,021.55	73.81	2.72	-NA-	-NA-	9.58	10.88	20.72	5.28	0.92	5.28	18.98	-NA-
Asia 33	JPY	2,397.64	32,299,408.66	73.81	2.72	-NA-	-NA-	16.28	24.94	30.13	3.74	4.42	3.74	24.34	-NA-
Asia 33	HKD	2,045.07	2,099,556.35	73.81	2.72	-NA-	-NA-	9.72	9.62	10.87	3.99	3.05	3.99	21.51	-NA-
Asia 33	AUD	1,722.65	346,480.50	105.93	2.72	-NA-	-NA-	12.63	22.11	27.23	9.03	2.40	9.03	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	2,569.07	468,696.54	100.00	2.77	-NA-	-NA-	12.11	21.30	25.48	8.54	1.67	8.54	-NA-	10.42
Pure Asia	AUD	2,692.48	436,818.35	93.20	2.75	-NA-	-NA-	11.85	21.42	24.18	8.54	1.70	8.54	-NA-	10.98
Asia ex Australia	AUD	1,949.31	368,496.70	78.62	2.43	-NA-	-NA-	11.26	20.82	22.83	7.69	1.13	7.69	-NA-	11.95
Asia Dividend+	AUD	3,242.71	343,358.02	73.26	3.51	-NA-	-NA-	12.62	21.39	33.24	8.73	-0.42	8.73	-NA-	9.82
Australia	AUD	2,510.41	100,199.83	21.38	4.05	-NA-	-NA-	14.88	22.91	35.68	11.74	3.69	11.74	-NA-	11.64
Pure Australia	AUD	1,892.49	77,415.11	16.52	4.18	-NA-	-NA-	14.45	22.51	31.19	12.10	4.34	12.10	-NA-	12.16
Japan	AUD	2,983.45	191,950.69	40.95	1.67	-NA-	-NA-	14.62	25.50	13.81	7.55	4.81	7.55	-NA-	19.57
Hong Kong	AUD	2,585.74	121,556.83	25.94	3.10	-NA-	-NA-	9.41	18.34	37.46	7.73	-4.25	7.73	-NA-	15.65
Singapore	AUD	2,075.84	53,541.28	11.42	3.55	-NA-	-NA-	10.59	19.81	26.40	8.09	1.17	8.09	-NA-	12.31
New Zealand	AUD	2,373.02	1,447.91	0.31	4.90	-NA-	-NA-	17.20	24.01	26.99	7.35	3.34	7.35	-NA-	12.96

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

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Asia	EUR	2,756.24	327,082.62	100.00	2.58	-NA-	8.74	13.41	15.42	34.90	11.92	2.74	11.92	19.01	14.57
Pure Asia	EUR	2,887.16	304,836.23	93.20	2.58	-NA-	9.39	13.14	15.53	33.53	11.94	2.79	11.94	19.65	14.91
Asia ex Australia	EUR	2,701.99	257,157.58	78.62	2.29	-NA-	10.60	12.55	14.97	32.12	11.10	2.24	11.10	20.35	15.15
Australia	EUR	2,638.09	69,925.04	21.38	3.62	-NA-	4.30	16.22	16.92	45.64	15.01	4.60	15.01	30.47	17.23
Pure Australia	EUR	1,990.92	54,024.59	16.52	3.88	-NA-	1.70	15.80	16.56	40.88	15.44	5.29	15.44	25.53	17.85
Hong Kong	EUR	2,763.96	84,829.14	25.94	3.10	-NA-	11.98	10.77	12.71	48.06	11.17	-3.17	11.17	30.44	17.79
Japan	EUR	3,140.00	133,953.91	40.95	1.41	-NA-	9.39	15.82	19.29	22.25	10.93	5.96	10.93	28.10	22.08
New Zealand	EUR	2,157.32	1,010.43	0.31	4.90	-NA-	7.16	18.73	18.11	36.78	10.77	4.50	10.77	20.35	13.93
Singapore	EUR	2,258.37	37,364.10	11.42	3.54	-NA-	12.21	11.96	14.11	36.14	11.54	2.31	11.54	29.52	14.93
Asia	USD	3,058.25	366,872.22	100.00	2.58	-NA-	6.93	9.05	8.83	9.55	3.74	2.12	3.74	22.51	16.43
Pure Asia	USD	3,203.43	341,919.56	93.20	2.58	-NA-	7.57	8.79	8.94	8.44	3.76	2.17	3.76	23.14	16.80
Asia ex Australia	USD	2,319.62	288,440.80	78.62	2.29	-NA-	8.76	8.22	8.41	7.29	2.98	1.63	2.98	23.64	17.16
Australia	USD	2,952.21	78,431.42	21.38	3.62	-NA-	2.56	11.75	10.25	18.28	6.61	3.97	6.61	24.91	18.25
Pure Australia	USD	2,227.98	60,596.68	16.52	3.88	-NA-	0.01	11.35	9.91	14.41	7.01	4.66	7.01	28.60	18.87
Hong Kong	USD	3,093.06	95,148.61	25.94	3.10	-NA-	10.11	6.51	6.29	20.24	3.05	-3.75	3.05	28.16	18.56
Japan	USD	3,513.88	150,249.40	40.95	1.41	-NA-	7.56	11.37	12.49	-0.72	2.83	5.32	2.83	26.21	23.76
New Zealand	USD	2,414.19	1,133.35	0.31	4.90	-NA-	8.63	14.17	11.37	11.08	2.68	3.87	2.68	21.07	14.94
Singapore	USD	2,527.28	41,909.44	11.42	3.54	-NA-	10.33	7.66	7.60	10.56	3.39	1.69	3.39	28.42	16.87
Asia	GBP	3,189.27	237,396.28	100.00	2.58	-NA-	9.31	8.72	10.04	18.80	4.67	-0.75	4.67	19.44	14.29
Pure Asia	GBP	3,340.66	221,249.88	93.20	2.58	-NA-	9.96	8.46	10.15	17.59	4.69	-0.71	4.69	20.13	14.65
Asia ex Australia	GBP	2,418.99	186,644.75	78.62	2.29	-NA-	11.18	7.90	9.62	16.35	3.90	-1.23	3.90	20.76	14.98
Australia	GBP	3,078.68	50,751.53	21.38	3.62	-NA-	4.84	11.42	11.48	28.26	7.57	1.04	7.57	22.61	16.75
Pure Australia	GBP	2,323.43	39,211.00	16.52	3.88	-NA-	2.23	11.01	11.13	24.07	7.97	1.71	7.97	26.74	17.32
Hong Kong	GBP	3,225.57	61,568.92	25.94	3.10	-NA-	12.56	6.19	7.47	30.39	3.97	-6.46	3.97	25.71	18.44
Japan	GBP	3,664.41	97,223.63	40.95	1.41	-NA-	9.95	11.03	13.74	7.66	3.75	2.35	3.75	24.27	21.15
New Zealand	GBP	2,517.61	733.37	0.31	4.90	-NA-	9.12	13.82	12.61	20.46	3.60	0.95	3.60	18.96	14.14
Singapore	GBP	2,635.54	27,118.83	11.42	3.54	-NA-	12.79	7.33	8.80	19.90	4.32	-1.17	4.32	24.81	15.45

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Mkt Cap Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Asia	JPY	3,571.87	43,857,739.00	100.00	2.58	-NA-	8.40	15.71	23.94	28.32	3.44	3.93	3.44	25.09	19.32
Pure Asia	JPY	3,741.43	40,874,774.10	93.20	2.58	-NA-	9.05	15.44	24.06	27.01	3.46	3.98	3.46	25.62	19.69
Asia ex Australia	JPY	2,709.18	34,481,654.86	78.62	2.29	-NA-	10.25	14.83	23.46	25.67	2.68	3.43	2.68	26.18	20.49
Australia	JPY	3,448.02	9,376,084.14	21.38	3.62	-NA-	3.97	18.58	25.56	38.54	6.30	5.81	6.30	27.48	19.15
Pure Australia	JPY	2,602.16	7,244,029.84	16.52	3.88	-NA-	1.38	18.15	25.17	34.01	6.69	6.51	6.69	29.90	19.49
Hong Kong	JPY	3,612.53	11,374,540.12	25.94	3.10	-NA-	11.63	13.01	21.04	40.84	2.75	-2.05	2.75	30.45	21.32
Japan	JPY	4,127.50	17,961,564.79	40.95	1.41	-NA-	9.04	18.17	28.11	16.28	2.53	7.18	2.53	28.48	26.92
New Zealand	JPY	2,819.64	135,486.10	0.31	4.90	-NA-	10.14	21.14	26.84	30.10	2.38	5.71	2.38	24.17	17.23
Singapore	JPY	2,951.72	5,010,063.85	11.42	3.54	-NA-	11.85	14.23	22.54	29.50	3.09	3.49	3.09	30.44	19.92
Australia	AUD	2,501.41	100,199.83	21.38	3.62	-NA-	2.69	14.80	22.76	35.22	11.46	3.44	11.46	18.33	11.62
Pure Australia	AUD	1,886.59	77,415.11	16.52	3.88	-NA-	0.14	14.38	22.38	30.80	11.87	4.13	11.87	22.22	12.14
Hong Kong	HKD	3,106.15	737,920.26	25.94	3.10	-NA-	10.05	6.48	6.29	20.16	3.05	-3.73	3.05	28.11	18.47
New Zealand	NZD	2,304.25	1,497.65	0.31	4.90	-NA-	8.23	12.34	15.46	23.34	6.05	-0.38	6.05	13.55	11.87
Singapore	SGD	2,072.50	57,001.03	11.42	3.54	-NA-	8.39	6.95	10.76	18.72	6.12	2.22	6.12	24.70	14.15

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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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	2,556.64	468,696.54	100.00	2.58	-NA-	-NA-	12.02	21.18	25.24	8.46	1.60	8.46	-NA-	10.43
Pure Asia	AUD	2,678.01	436,818.35	93.20	2.58	-NA-	-NA-	11.76	21.30	23.97	8.48	1.65	8.48	-NA-	10.99
Asia ex Australia	AUD	1,939.16	368,496.70	78.62	2.29	-NA-	-NA-	11.17	20.71	22.66	7.67	1.11	7.67	-NA-	11.95
Australia	AUD	2,501.41	100,199.83	21.38	3.62	-NA-	-NA-	14.80	22.76	35.22	11.46	3.44	11.46	-NA-	11.62
Pure Australia	AUD	1,886.59	77,415.11	16.52	3.88	-NA-	-NA-	14.38	22.38	30.80	11.87	4.13	11.87	-NA-	12.14
Hong Kong	AUD	2,585.74	121,556.83	25.94	3.10	-NA-	-NA-	9.41	18.34	37.46	7.73	-4.25	7.73	-NA-	15.65
Japan	AUD	2,937.54	191,950.69	40.95	1.41	-NA-	-NA-	14.41	25.25	13.50	7.50	4.78	7.50	-NA-	19.56
New Zealand	AUD	2,018.22	1,447.91	0.31	4.90	-NA-	-NA-	17.28	24.01	26.99	7.35	3.34	7.35	-NA-	12.96
Singapore	AUD	2,112.76	53,541.28	11.42	3.54	-NA-	-NA-	10.59	19.81	26.40	8.09	1.17	8.09	-NA-	12.31

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

Version: February 2015

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Asia	EUR	1,628.42	327,082.62	100.00	0.00	4.53	5.06	9.72	11.81	30.91	11.56	2.51	11.56	19.03	14.60
Pure Asia	EUR	1,762.98	304,836.23	93.20	0.00	4.95	6.01	9.59	11.99	29.59	11.62	2.60	11.62	19.62	14.96
Asia ex Australia	EUR	2,112.68	257,157.58	78.62	0.00	-NA-	7.92	9.62	12.05	28.87	10.83	2.11	10.83	20.34	15.17
Asia Dividend+	EUR	2,432.88	239,614.40	73.26	0.00	-NA-	-NA-	9.32	10.92	37.69	11.61	0.30	11.61	-NA-	14.60
Australia	EUR	1,013.14	69,925.04	21.38	0.00	2.96	-2.03	9.89	10.84	38.71	14.35	3.99	14.35	21.99	17.44
Pure Australia	EUR	756.73	54,024.59	16.52	0.00	1.47	-4.57	9.17	10.14	33.76	14.90	4.80	14.90	25.66	18.26
Japan	EUR	2,491.26	133,953.91	40.95	0.00	4.25	7.44	13.51	17.17	20.42	10.65	5.78	10.65	24.75	21.93
Hong Kong	EUR	1,793.63	84,829.14	25.94	0.00	6.11	8.80	7.47	9.21	42.99	11.08	-3.25	11.08	24.93	17.93
Singapore	EUR	1,357.36	37,364.10	11.42	0.00	0.68	8.10	8.18	10.18	31.40	10.87	2.24	10.87	23.22	14.64
New Zealand	EUR	1,500.54	1,010.43	0.31	0.00	-NA-	3.34	11.41	11.51	29.63	10.77	4.50	10.77	17.82	14.33
Asia	USD	1,805.29	366,872.22	100.00	0.00	3.85	3.30	5.50	5.43	6.32	3.41	1.89	3.41	22.50	16.36
Pure Asia	USD	1,954.45	341,919.56	93.20	0.00	4.27	4.24	5.37	5.61	5.24	3.46	1.98	3.46	23.09	16.76
Asia ex Australia	USD	1,813.76	288,440.80	78.62	0.00	-NA-	6.12	5.40	5.66	4.66	2.73	1.50	2.73	23.61	17.17
Asia Dividend+	USD	2,254.02	268,763.49	73.26	0.00	-NA-	2.86	5.11	4.59	11.82	3.46	-0.30	3.46	22.13	15.49
Australia	USD	1,133.77	78,431.42	21.38	0.00	2.34	-3.66	5.66	4.52	12.64	5.99	3.37	5.99	24.83	18.17
Pure Australia	USD	846.83	60,596.68	16.52	0.00	0.86	-6.17	4.97	3.86	8.63	6.50	4.17	6.50	28.59	18.98
Japan	USD	2,787.90	150,249.40	40.95	0.00	3.62	5.64	9.14	10.49	-2.21	2.57	5.14	2.57	26.19	23.59
Hong Kong	USD	2,007.19	95,148.61	25.94	0.00	5.47	6.99	3.34	2.98	16.13	2.96	-3.83	2.96	28.14	18.66
Singapore	USD	1,518.98	41,909.44	11.42	0.00	0.07	6.29	4.02	3.89	6.71	2.77	1.62	2.77	28.24	16.70
New Zealand	USD	1,238.24	1,133.35	0.31	0.00	-NA-	1.61	7.13	5.15	5.27	2.68	3.87	2.68	21.33	15.64
Asia	GBP	1,882.62	237,396.28	100.00	0.00	3.95	5.60	5.19	6.60	15.29	4.34	-0.97	4.34	19.38	14.31
Pure Asia	GBP	2,038.18	221,249.88	93.20	0.00	4.38	6.55	5.05	6.78	14.13	4.39	-0.89	4.39	20.06	14.69
Asia ex Australia	GBP	1,891.46	186,644.75	78.62	0.00	-NA-	8.48	5.08	6.83	13.49	3.65	-1.36	3.65	20.73	15.00
Asia Dividend+	GBP	2,614.33	173,911.93	73.26	0.00	-NA-	5.15	4.80	5.75	21.26	4.39	-3.11	4.39	19.40	14.52
Australia	GBP	1,182.34	50,751.53	21.38	0.00	2.46	-1.52	5.34	5.68	22.15	6.94	0.46	6.94	22.39	16.98
Pure Australia	GBP	883.11	39,211.00	16.52	0.00	0.97	-4.08	4.66	5.02	17.80	7.46	1.23	7.46	26.69	17.75
Japan	GBP	2,907.33	97,223.63	40.95	0.00	3.73	7.99	8.81	11.71	6.05	3.49	2.18	3.49	24.27	21.00
Hong Kong	GBP	2,093.18	61,568.92	25.94	0.00	5.59	9.37	3.03	4.12	25.93	3.88	-6.54	3.88	25.64	18.55
Singapore	GBP	1,584.05	27,118.83	11.42	0.00	0.19	8.66	3.71	5.05	15.72	3.69	-1.24	3.69	24.69	15.17
New Zealand	GBP	1,538.19	733.37	0.31	0.00	-NA-	3.87	6.81	6.32	14.16	3.60	0.95	3.60	18.98	14.48

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

Version: February 2015

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Asia	JPY	2,108.47	43,857,739.00	100.00	0.00	4.95	4.72	11.95	20.07	24.52	3.11	3.70	3.11	25.03	19.23
Pure Asia	JPY	2,282.69	40,874,774.10	93.20	0.00	5.37	5.67	11.81	20.27	23.27	3.16	3.79	3.16	25.52	19.64
Asia ex Australia	JPY	2,118.37	34,481,654.86	78.62	0.00	-NA-	7.58	11.84	20.33	22.58	2.43	3.30	2.43	26.14	20.48
Asia Dividend+	JPY	2,431.70	32,129,331.66	73.26	0.00	-NA-	-NA-	11.54	19.11	30.97	3.16	1.46	3.16	-NA-	17.63
Australia	JPY	1,324.19	9,376,084.14	21.38	0.00	3.42	-2.34	12.12	19.03	31.94	5.69	5.20	5.69	26.70	19.01
Pure Australia	JPY	989.06	7,244,029.84	16.52	0.00	1.92	-4.88	11.39	18.28	27.23	6.19	6.01	6.19	29.81	19.52
Japan	JPY	3,280.83	17,961,564.79	40.95	0.00	5.31	7.10	15.81	25.82	14.54	2.27	7.00	2.27	28.42	26.76
Hong Kong	JPY	2,344.29	11,374,540.12	25.94	0.00	6.58	8.46	9.65	17.27	36.01	2.66	-2.13	2.66	30.27	21.30
Singapore	JPY	1,774.08	5,010,063.85	11.42	0.00	1.13	7.76	10.37	18.32	24.99	2.47	3.42	2.47	30.20	19.95
New Zealand	JPY	1,444.57	135,486.10	0.31	0.00	-NA-	3.01	13.67	19.75	23.30	2.38	5.71	2.38	23.80	17.43
Australia	AUD	960.56	100,199.83	21.38	0.00	2.37	-3.53	8.54	16.37	28.78	10.82	2.84	10.82	18.15	11.77
Australia Hedged	USD	559.37	78,431.42	21.38	0.00	-NA-	-5.64	5.20	13.49	25.38	10.03	2.67	10.03	-NA-	11.57
Pure Australia	AUD	717.37	77,415.11	16.52	0.00	0.88	-6.03	7.84	15.64	24.19	11.35	3.63	11.35	22.30	12.49
Hong Kong	HKD	2,016.24	737,920.26	25.94	0.00	5.53	6.93	3.32	2.98	16.04	2.97	-3.81	2.97	28.09	18.57
Singapore	SGD	1,247.96	57,001.03	11.42	0.00	0.08	4.42	3.33	6.95	14.58	5.48	2.15	5.48	24.54	13.97
New Zealand	NZD	1,181.87	1,497.65	0.31	0.00	-NA-	1.24	5.42	9.02	16.89	6.05	-0.38	6.05	13.26	11.79
Asia 33	EUR	1,285.18	241,427.44	73.81	0.00	-NA-	-NA-	10.06	12.65	31.47	12.28	3.86	12.28	-NA-	-NA-
Asia 33	USD	1,438.27	270,809.16	73.81	0.00	-NA-	-NA-	5.95	6.02	7.54	3.62	2.73	3.62	-NA-	-NA-
Asia 33	GBP	1,506.61	176,021.55	73.81	0.00	-NA-	-NA-	5.79	7.24	16.97	4.89	0.62	4.89	-NA-	-NA-
Asia 33	JPY	1,675.95	32,299,408.66	73.81	0.00	-NA-	-NA-	12.26	20.83	26.10	3.36	4.12	3.36	24.30	-NA-
Asia 33	HKD	1,429.50	2,099,556.35	73.81	0.00	-NA-	-NA-	5.92	6.01	7.43	3.60	2.75	3.60	-NA-	-NA-
Asia 33	AUD	1,204.13	346,480.50	23.89	0.00	-NA-	-NA-	8.74	18.10	23.28	8.62	2.10	8.62	-NA-	-NA-

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

Version: February 2015

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		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Asia	AUD	1,509.19	468,696.54	100.00	0.00	-NA-	-NA-	8.38	17.39	21.54	8.11	1.37	8.11	-NA-	10.42
Pure Asia	AUD	1,633.88	436,818.35	93.20	0.00	-NA-	-NA-	8.24	17.58	20.32	8.17	1.46	8.17	-NA-	11.00
Asia ex Australia	AUD	1,516.27	368,496.70	78.62	0.00	-NA-	-NA-	8.27	17.64	19.65	7.40	0.98	7.40	-NA-	11.98
Asia Dividend+	AUD	2,195.00	343,358.02	73.26	0.00	-NA-	-NA-	7.98	16.45	27.83	8.16	-0.81	8.16	-NA-	9.96
Australia	AUD	960.56	100,199.83	21.38	0.00	-NA-	-NA-	8.54	16.37	28.78	10.82	2.84	10.82	-NA-	11.77
Pure Australia	AUD	717.37	77,415.11	16.52	0.00	-NA-	-NA-	7.84	15.64	24.19	11.35	3.63	11.35	-NA-	12.49
Japan	AUD	2,330.63	191,950.69	40.95	0.00	-NA-	-NA-	12.12	23.02	11.80	7.24	4.60	7.24	-NA-	19.40
Hong Kong	AUD	1,677.98	121,556.83	25.94	0.00	-NA-	-NA-	6.16	14.66	32.76	7.64	-4.33	7.64	-NA-	15.75
Singapore	AUD	1,269.84	53,541.28	11.42	0.00	-NA-	-NA-	6.86	15.68	21.99	7.44	1.11	7.44	-NA-	12.05
New Zealand	AUD	1,240.03	1,447.91	0.31	0.00	-NA-	-NA-	10.05	17.08	20.35	7.35	3.34	7.35	-NA-	12.71

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

Version: February 2015

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

			12 Mths Estimated										
Gross Total Return			Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36M
Index Description	Curr	Close Value 27-Feb	27-Feb	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	27-Feb	YTD	Vlty (%)	Vlty (%)
Asia Real Estate **	Local	2,685.85	2.77	7.18	7.49	12.28	17.60	21.51	4.90	2.84	4.90	20.30	14.62
Asia FTSE	Local	390.54	3.06	-NA-	7.40	10.61	15.53	20.02	6.92	4.85	6.92	16.04	10.25
Japan Real Estate **	JPY	4,192.03	1.67	6.77	9.21	18.40	28.36	16.60	2.57	7.22	2.57	28.50	26.93
Japan FTSE	JPY	141.77	2.53	2.26	4.64	13.52	24.91	28.85	8.49	7.97	8.49	19.23	18.15
Japan JP Morgan Bonds	JPY	272.96	-NA-	3.06	2.13	2.54	2.61	2.98	-0.65	-0.65	-0.65	1.90	1.80
Australia Real Estate **	AUD	2,510.41	4.05	9.20	2.73	14.88	22.91	35.68	11.74	3.69	11.74	18.27	11.64
Australia FTSE	AUD	1,572.03	4.90	10.50	8.46	9.76	17.24	14.70	10.49	7.17	10.49	13.94	10.93
Australia JP Morgan Bonds	AUD	1,003.58	-NA-	7.57	6.70	7.37	6.73	12.24	2.29	0.18	2.29	3.95	3.80
Hong Kong Real Estate **	HKD	3,106.15	3.10	8.76	10.05	6.48	6.29	20.16	3.05	-3.73	3.05	28.11	18.47
Hong Kong FTSE	HKD	2,325.55	2.79	8.32	11.32	9.20	8.93	8.72	4.39	-0.40	4.39	21.87	12.88
Hong Kong JP Morgan Bonds	HKD	176.27	-NA-	-NA-	3.13	1.92	0.70	3.13	1.50	-0.63	1.50	3.41	2.81
Singapore Real Estate **	SGD	2,036.30	3.55	3.07	8.20	6.95	10.76	18.72	6.12	2.22	6.12	24.77	14.15
Singapore FTSE	SGD	676.95	3.74	4.48	8.49	6.66	7.36	12.40	0.66	0.41	0.66	19.93	10.06
Singapore JP Morgan Bonds	SGD	172.34	-NA-	-NA-	3.17	2.72	1.03	3.03	0.40	-1.94	0.40	3.49	3.63
New Zealand Real Estate **	NZD	2,261.66	4.90	-NA-	8.03	12.27	15.46	23.34	6.05	-0.38	6.05	13.36	11.87
New Zealand FTSE	NZD	290.34	-NA-	-NA-	4.44	11.34	16.27	12.16	4.46	1.87	4.46	12.75	9.32
New Zealand JP Morgan Bonds	NZD	402.79	-NA-	7.34	6.82	6.57	5.10	9.50	2.36	-0.21	2.36	3.67	3.50

** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 320.

* -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) 27-Feb	Free Float Asia (%) Weight 27-Feb
Mitsubishi Estate	Non-Rental	Diversified	JP	26,360	8.06
Mitsui Fudosan	Non-Rental	Diversified	JP	23,251	7.11
Sun Hung Kai Props	Non-Rental	Diversified	HK	21,542	6.59
Scentre *	Rental	Retail	AU	13,946	4.26
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	13,283	4.06
Westfield Corp. *	Rental	Retail	AU	13,231	4.05
Link REIT *	Rental	Retail	HK	12,999	3.97
Wharf Holdings	Non-Rental	Diversified	HK	9,840	3.01
Hongkong Land Hldgs	Rental	Office	HK	7,901	2.42
Stockland Trust Group *	Non-Rental	Diversified	AU	7,547	2.31
Goodman Group *	Non-Rental	Industrial	AU	7,460	2.28
Henderson Land Dev	Non-Rental	Diversified	HK	6,904	2.11
Nippon Building Fund *	Rental	Office	JP	6,066	1.85
Capitaland	Non-Rental	Diversified	SG	5,970	1.83
GPT Group *	Rental	Diversified	AU	5,795	1.77
Hang Lung Properties	Rental	Diversified	HK	5,645	1.73
Japan Real Estate *	Rental	Office	JP	5,563	1.70
Mirvac Group *	Non-Rental	Diversified	AU	5,317	1.63
New World Development	Non-Rental	Diversified	HK	5,270	1.61
Global Logistic Properties	Rental	Industrial	SG	5,088	1.56
				208,976.04	63.89 (**)

Country Breakdown:

Country Index	Number of Constituents 27-Feb	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Asia (%) Weight 27-Feb
EPRA/NAREIT Australia	13	69,925	21.38%
EPRA/NAREIT Japan	36	133,954	40.95%
EPRA/NAREIT Hong Kong	13	84,829	25.94%
EPRA/NAREIT Singapore	14	37,364	11.42%
EPRA/NAREIT New Zealand	1	1,010	0.31%
EPRA/NAREIT Asia	77	327,083	100.00%

(**) The Top 20 Constituents represent 63.89% of the market capitalisation of the Developed Asia Index.

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

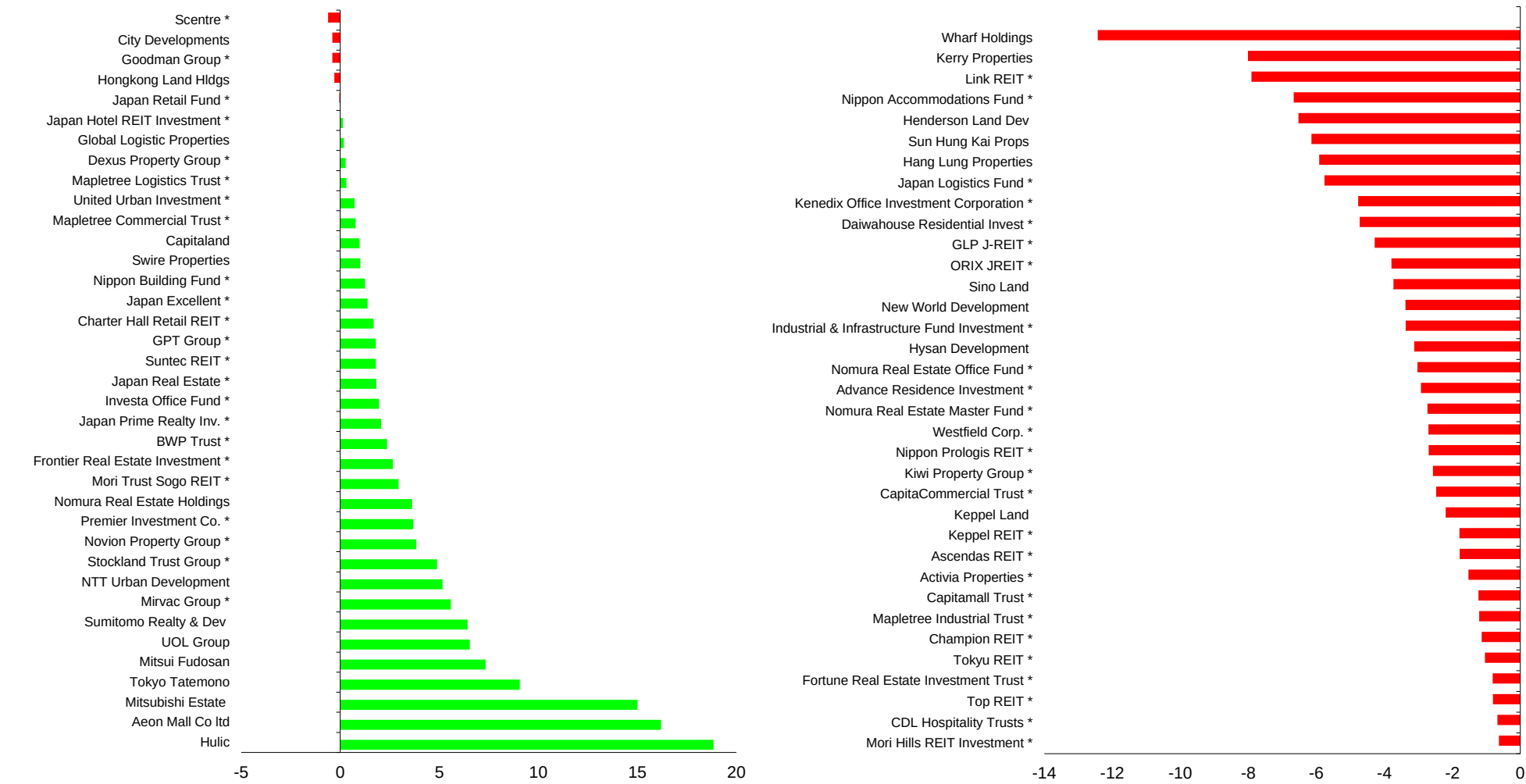
EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-15	Dividend Return Feb-15	Total Return Feb-15	
Hulic	Rental	Diversified	JP	21.04	0.00	21.04	▲
Aeon Mall Co Ltd	Rental	Retail	JP	17.83	0.56	18.39	▲
Mitsubishi Estate	Non-Rental	Diversified	JP	17.20	0.00	17.20	▲
Tokyo Tatemono	Non-Rental	Office	JP	11.25	0.00	11.25	▲
Cromwell Property Group *	Rental	Office	AU	10.38	0.00	10.38	▲
Mitsui Fudosan	Non-Rental	Diversified	JP	9.53	0.00	9.53	▲
UOL Group	Non-Rental	Diversified	SG	8.73	0.00	8.73	▲
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	8.61	0.00	8.61	▲
Mirvac Group *	Non-Rental	Diversified	AU	7.77	0.00	7.77	▲
NTT Urban Development	Non-Rental	Office	JP	7.36	0.00	7.36	▲
Stockland Trust Group *	Non-Rental	Diversified	AU	7.08	0.00	7.08	▲
Novion Property Group *	Rental	Retail	AU	6.03	0.00	6.03	▲
Premier Investment Co. *	Rental	Diversified	JP	5.88	0.00	5.88	▲
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	5.81	0.00	5.81	▲
Mori Trust Sogo REIT *	Rental	Diversified	JP	5.14	0.00	5.14	▲
Frontier Real Estate Investment *	Rental	Retail	JP	4.84	0.00	4.84	▲
BWP Trust *	Rental	Retail	AU	4.56	0.00	4.56	▲
Japan Prime Realty Inv. *	Rental	Office	JP	4.25	0.00	4.25	▲
Investa Office Fund *	Rental	Office	AU	4.15	0.00	4.15	▲
Japan Real Estate *	Rental	Office	JP	4.01	0.00	4.01	▲

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-15	Dividend Return Feb-15	Total Return Feb-15	
Advance Residence Investment *	Rental	Residential	JP	-0.73	0.00	-0.73	▼
Nomura Real Estate Office Fund *	Rental	Office	JP	-0.83	0.00	-0.83	▼
Hysan Development	Rental	Diversified	HK	-0.93	0.00	-0.93	▼
Industrial & Infrastructure Fund Investment	Rental	Industrial	JP	-1.18	0.00	-1.18	▼
New World Development	Non-Rental	Diversified	HK	-1.19	0.00	-1.19	▼
Sino Land	Non-Rental	Diversified	HK	-2.46	0.92	-1.54	▼
ORIX JREIT *	Rental	Diversified	JP	-3.06	1.46	-1.60	▼
Federation Centres *	Rental	Retail	AU	-1.65	0.00	-1.65	▼
GLP J-REIT *	Rental	Industrial	JP	-2.09	0.00	-2.09	▼
Daiwahouse Residential Invest *	Rental	Residential	JP	-2.53	0.00	-2.53	▼
Kenedix Office Investment Corporation *	Rental	Office	JP	-2.58	0.00	-2.58	▼
Japan Logistics Fund *	Rental	Industrial	JP	-3.57	0.00	-3.57	▼
Hang Lung Properties	Rental	Diversified	HK	-3.72	0.00	-3.72	▼
Sun Hung Kai Props	Non-Rental	Diversified	HK	-3.95	0.00	-3.95	▼
Henderson Land Dev	Non-Rental	Diversified	HK	-4.33	0.00	-4.33	▼
Fukuoka REIT	Rental	Diversified	JP	-4.46	0.00	-4.46	▼
Nippon Accommodations Fund *	Rental	Residential	JP	-6.06	1.59	-4.47	▼
Link REIT *	Rental	Retail	HK	-5.71	0.00	-5.71	▼
Kerry Properties	Non-Rental	Diversified	HK	-5.82	0.00	-5.82	▼
Wharf Holdings	Non-Rental	Diversified	HK	-10.24	0.00	-10.24	▼

FTSE EPRA/NAREIT Developed Asia Index Series

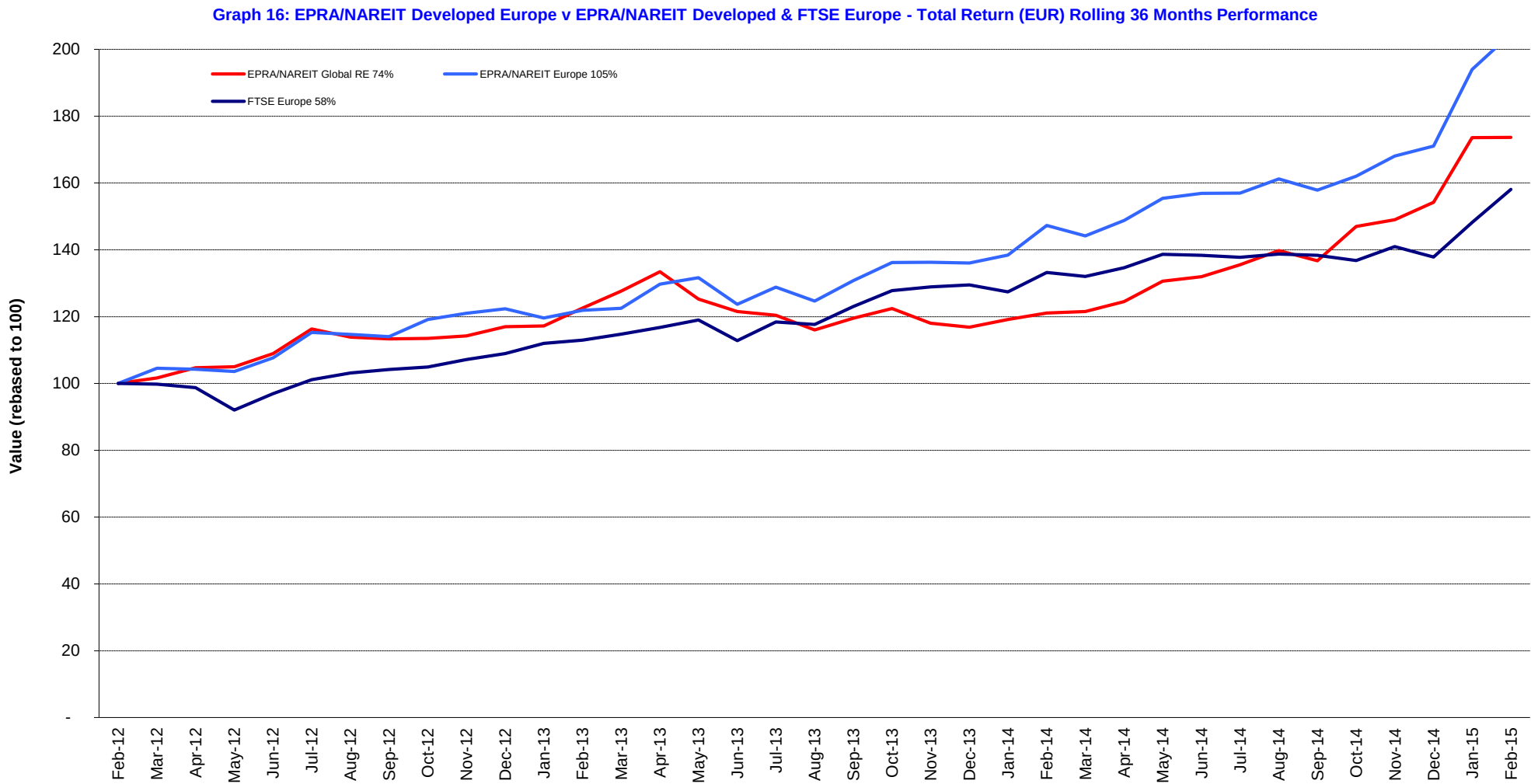


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Section 3.3

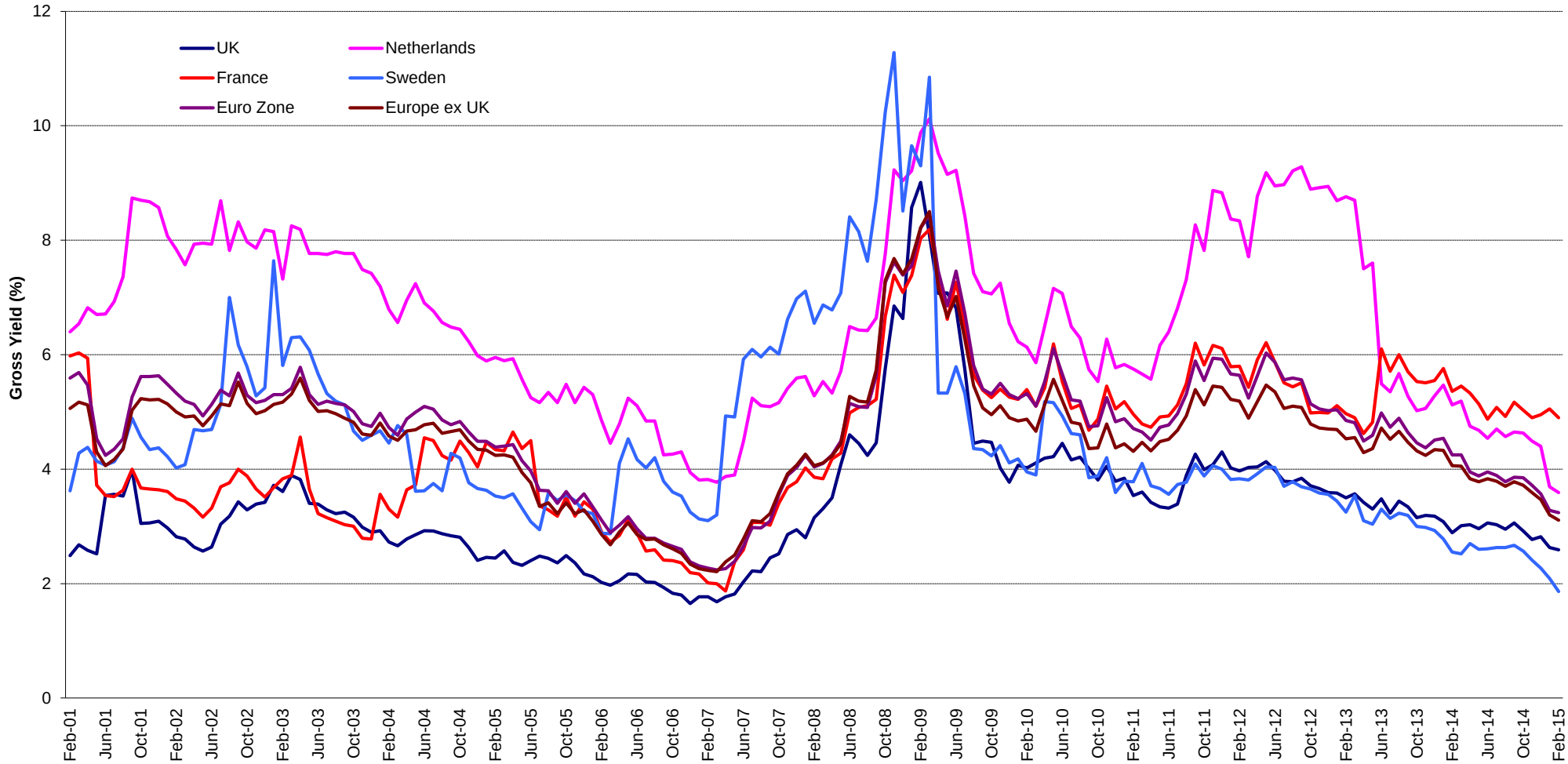
FTSE EPRA/NAREIT Developed Europe and EMEA Index Series

FTSE EPRA/NAREIT Developed Europe Index Series



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Graph 17: Dividend Yields



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

Ex Date	Description
04 February 2015	Picton Property Income (UK): New number of shares: 488,701,567
10 February 2015	Norwegian Property (Norway): New free float percentage: 45% (was 50%)
20 February 2015	Deutsche Annington Immobilien AG (Germany): Weighting change following Gagfah acquisition. New free float percentage: 88% (was 84%)
20 February 2015	Deutsche Annington Immobilien AG (Germany): Share chage following Gagfah acquisition. New bnumber of shares: 348,748,337
20 February 2015	Gagfah (Germany): Deleted following a take-over by Deutsche Annington

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 2015	Daejan Holdings	Rental	Diversified	GBP	0.389	0.89	6-Mar	Annual
5 February 2015	Standard Life Inv Prop	Rental	Diversified	GBP	0.012	8.22	20-Feb	Quarterly
5 February 2015	Schroder Real Estate Investment Trust	Rental	Diversified	GBP	0.006	9.74	27-Feb	Quarterly
12 February 2015	F&C Commercial Prop	Rental	Diversified	GBP	0.005	3.83	27-Feb	Quarterly
12 February 2015	Picton Property	Rental	Diversified	GBP	0.008	7.95	27-Feb	Quarterly
19 February 2015	UK Commercial Property Trust	Rental	Diversified	GBP	0.009	4.42	27-Feb	Dividend
26 February 2015	Primary Health Prop.*	Rental	Health Care	GBP	0.111	4.76	26-Feb	Semi-Annual

** Based on previous period figures

*** Estimated

Version: February 2015

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 Europe Index Series - Dividends: March

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 March 2015	Development Securities	Non-Rental	Retail	GBP	0.009	3.18	7-Apr	Semi-Annual
5 March 2015	St Modwen Properties	Non-Rental	Diversified	GBP	0.003	2.68	2-Apr	Semi-Annual
12 March 2015	F&C UK Real Estate Investment	Rental	Diversified	GBP	0.013	7.13	31-Mar	Quarterly
12 March 2015	Hammerson *	Rental	Retail	GBP	0.116	4.42	24-Apr	Dividend
12 March 2015	Land Securities *	Rental	Diversified	GBP	0.079	5.18	10-Apr	Quarterly
12 March 2015	Safestore Holdings *	Rental	Self Storage	GBP	0.053	0.00	8-Apr	Dividend
14 March 2015	Citycon OYJ	Rental	Retail	EUR	0.04 ***	1.26	April	Annual
17 March 2015	Sponda	Rental	Diversified	EUR	0.190	11.18	25-Mar	Annual
18 March 2015	Grivalia Properties *	Rental	Diversified	EUR	0.16 ***	3.52	April	Semi-Annual
20 March 2015	Castellum	Rental	Diversified	SEK	4.600	2.10	26-Mar	Annual
24 March 2015	Unibail-Rodamco *	Rental	Retail	EUR	4.800	2.74	26-Mar	Quarterly
26 March 2015	British Land *	Rental	Diversified	GBP	0.069	4.30	6-May	Quarterly
26 March 2015	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	3.83	April	Quarterly
27 March 2015	Fabege	Rental	Office	SEK	3.250	3.16	2-Apr	Annual
27 March 2015	Hufvudstaden A	Rental	Diversified	SEK	2.900	1.43	2-Apr	Annual
30 March 2015	Technopolis	Rental	Office	EUR	0.150	3.41	9-Apr	Annual
31 March 2015	NSI NV *	Rental	Diversified	EUR	0.34 ***	32.48	April	Quarterly
31 March 2015	Wereldhave *	Rental	Retail	EUR	4.65 ***	7.57	April	Annual

** Based on previous period figures

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price	Free Float Mkt Cap	Free Float Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD				
CA Immobilien Anlage	Rental	Diversified	Non-REIT	18.23	1,495	0.13	0.79	2.19	2.17	-0.67	21.23	34.55	37.44	17.61	1.53	0.00	1.53	17.61	39.93	21.31	1,227	82
BUWOG - Bauen und Wohnen GmbH	Non-Rental	Residential	Non-REIT	19.90	1,011	0.09	0.53	3.47	-NA-	-NA-	-NA-	-NA-	-NA-	21.49	14.90	0.00	14.90	21.49	-NA-	-NA-	36	4
Conwert Immobilien	Non-Rental	Diversified	Non-REIT	12.24	750	0.06	0.40	0.82	-NA-	-0.23	10.05	13.85	24.77	25.44	18.83	0.00	18.83	25.44	35.03	22.39	772	103
Austria Total					3,256	0.28	1.72	2.50														
Cofinimmo *	Rental	Diversified	REIT	110.50	1,910	0.16	1.01	5.43	4.85	3.78	7.44	12.69	33.85	15.14	2.08	0.00	2.08	15.14	13.93	10.82	1,108	58
Befimmo *	Rental	Office	REIT	64.60	1,092	0.09	0.58	5.25	-NA-	3.05	4.95	14.58	25.77	7.29	-4.42	0.00	-4.42	7.29	19.06	15.30	550	50
Warehouses De Pauw *	Rental	Industrial	REIT	73.60	988	0.08	0.52	4.42	-NA-	10.94	21.44	27.71	39.96	17.42	8.24	0.00	8.24	17.42	18.47	12.89	-NA-	-NA-
Aedifica	Rental	Diversified	REIT	60.45	551	0.05	0.29	3.14	-NA-	-NA-	11.05	12.35	14.38	8.82	2.16	0.00	2.16	8.82	-NA-	11.65	184	33
Wereldhave Belgium *	Rental	Retail	REIT	106.75	230	0.02	0.12	3.75	-NA-	8.46	17.25	21.87	30.06	6.91	5.07	0.00	5.07	6.91	17.57	13.40	61	27
Leasinvest Real Estate *	Rental	Diversified	REIT	96.23	190	0.02	0.10	4.68	-NA-	9.15	14.07	18.98	34.49	5.04	3.72	0.00	3.72	5.04	17.26	14.98	41	22
Intervest Offices *	Rental	Office	REIT	27.00	184	0.02	0.10	5.67	-NA-	6.35	9.77	17.18	30.16	20.00	16.88	0.00	16.88	20.00	20.06	18.69	54	30
Belgium Total					5,146	0.44	2.72	4.86														
Sponda	Rental	Diversified	Non-REIT	4.47	1,076	0.09	0.57	4.03	-NA-	5.46	13.90	16.39	18.07	23.54	9.61	0.00	9.61	23.54	35.73	19.44	448	42
Citycon OYJ	Rental	Retail	Non-REIT	3.16	826	0.07	0.44	0.94	11.35	9.16	10.60	18.71	18.67	22.64	5.26	0.00	5.26	22.64	29.04	19.14	354	43
Technopolis	Rental	Office	Non-REIT	4.40	418	0.04	0.22	2.27	-NA-	7.19	11.57	12.53	-5.17	18.92	9.45	0.00	9.45	18.92	30.77	22.86	196	47
Finland Total					2,320	0.20	1.23	2.61														
Gecina *	Rental	Diversified	REIT	117.45	4,022	0.35	2.12	3.92	9.78	6.81	12.16	20.55	17.87	13.48	1.12	0.00	1.12	13.48	38.48	16.66	2,544	63
Klepierre *	Rental	Retail	REIT	43.69	7,720	0.66	4.08	5.63	14.65	10.53	13.58	27.23	39.68	24.83	4.50	0.00	4.50	24.83	30.89	19.08	7,183	93
Fonciere Des Regions *	Rental	Diversified	REIT	92.40	3,112	0.27	1.64	4.55	13.92	8.97	10.10	24.49	42.27	20.31	1.55	0.00	1.55	20.31	29.74	21.00	2,423	78
Icade	Rental	Diversified	REIT	80.09	2,828	0.24	1.49	4.58	-NA-	-NA-	7.04	13.84	17.28	20.62	3.53	0.00	3.53	20.62	-NA-	18.65	1,761	62
Mercialys *	Rental	Retail	REIT	22.01	911	0.08	0.48	5.36	-NA-	-NA-	13.04	19.44	40.60	19.37	2.71	0.00	2.71	19.37	-NA-	17.20	908	100
ANF-Immobilier S.A. *	Rental	Diversified	REIT	24.63	175	0.02	0.09	4.26	4.45	6.86	3.50	6.83	7.00	21.93	8.31	0.00	8.31	21.93	29.76	18.43	43	24
Affine *	Rental	Diversified	REIT	18.89	109	0.01	0.06	4.76	4.37	3.71	9.87	15.24	32.37	24.52	2.50	0.00	2.50	24.52	30.58	19.24	75	68
France Total					18,876	1.62	9.97	4.90														

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

Version: February 2015

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															
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)														Annualised	(%)
Deutsche Annington	Rental	Residential	Non-REIT	34.48	10,580	0.91	5.59	2.03	-NA-	-NA-	-NA-	-NA-	75.27	22.62	11.93	0.00	11.93	22.62	-NA-	-NA-	13,961	132
Deutsche Wohnen	Rental	Residential	Non-REIT	24.64	7,051	0.61	3.72	0.81	-NA-	9.17	29.90	36.77	64.85	25.82	6.92	0.00	6.92	25.82	62.67	19.05	-NA-	-NA-
LEG Immobilien AG	Rental	Residential	Non-REIT	73.49	4,194	0.36	2.21	2.35	-NA-	-NA-	-NA-	-NA-	56.03	18.55	8.18	0.00	8.18	18.55	-NA-	-NA-	-NA-	-NA-
Deutsche Euroshop	Rental	Retail	Non-REIT	45.63	2,092	0.18	1.10	2.74	-NA-	11.59	17.58	23.91	43.99	26.05	11.10	0.00	11.10	26.05	18.18	14.30	1,786	85
TAG Immobilien	Non-Rental	Residential	Non-REIT	12.02	1,350	0.12	0.71	2.91	-NA-	5.95	25.18	27.81	35.27	24.95	4.39	0.00	4.39	24.95	35.42	17.98	-NA-	-NA-
Alstria Office *	Rental	Office	REIT	12.33	836	0.07	0.44	4.06	-NA-	-NA-	12.67	17.80	27.42	19.66	8.64	0.00	8.64	19.66	-NA-	14.88	730	87
TLG Immobilien	Rental	Diversified	Non-REIT	14.73	497	0.04	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	18.12	6.70	0.00	6.70	18.12	-NA-	-NA-	254	51
Hamborner REIT AG *	Rental	Diversified	REIT	9.45	430	0.04	0.23	4.23	-NA-	1.48	4.54	12.77	28.56	16.41	3.03	0.00	3.03	16.41	18.22	10.72	323	75
DIC Asset	Rental	Diversified	Non-REIT	9.70	333	0.03	0.18	3.61	-NA-	6.23	8.01	19.31	47.02	30.97	4.67	0.00	4.67	30.97	56.95	26.42	-NA-	-NA-
DO Deutsche Office AG	Rental	Office	Non-REIT	3.97	258	0.02	0.14	0.00	-NA-	-NA-	-NA-	-1.20	33.22	35.63	11.30	0.00	11.30	35.63	-NA-	39.14	-NA-	-NA-
Germany Total					27,619	2.37	14.59	1.93														
Grivalia Propertiees REIC	Rental	Diversified	REIT	8.80	341	0.03	0.18	1.14	-NA-	-NA-	10.93	41.84	13.53	17.72	11.39	0.00	11.39	17.72	-NA-	46.64	195	57
Greece Total					341	0.03	0.18	1.14														
Beni Stabili *	Rental	Office	REIT	0.73	780	0.07	0.41	2.67	-NA-	2.01	5.21	25.31	21.67	26.10	10.66	0.00	10.66	26.10	34.05	28.71	665	85
IGD *	Rental	Retail	REIT	0.85	256	0.02	0.13	3.66	-NA-	0.97	1.22	21.54	8.54	31.01	15.91	0.00	15.91	31.01	-NA-	31.17	350	137
Italy Total					1,036	0.09	0.55	2.92														
Unibail-Rodamco *	Rental	Retail	REIT	257.60	25,046	2.15	13.22	3.45	16.25	14.34	18.00	24.21	36.98	21.02	3.00	0.00	3.00	21.02	21.53	18.47	26,622	106
Wereldhave *	Rental	Retail	REIT	61.44	2,152	0.18	1.14	3.32	6.77	4.23	7.25	13.99	18.92	7.79	-3.68	0.00	-3.68	7.79	21.19	20.13	3,853	179
Eurocommercial Props *	Rental	Retail	REIT	41.57	1,689	0.15	0.89	4.67	9.30	8.19	11.86	18.91	27.48	18.20	5.24	0.00	5.24	18.20	20.20	14.87	1,248	74
Vastned Retail *	Rental	Retail	REIT	46.60	887	0.08	0.47	5.06	4.86	4.66	6.02	17.87	33.76	24.42	6.03	0.00	6.03	24.42	26.30	19.82	603	68
NSI NV *	Rental	Diversified	REIT	4.28	557	0.05	0.29	5.14	-NA-	-1.35	-10.89	-13.28	0.27	16.24	8.11	0.00	8.11	16.24	21.68	24.12	287	52
Netherlands Total					30,331	2.61	16.01	3.59														
Entra ASA	Rental	Office	Non-REIT	85.25	622	0.05	0.33	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	11.44	2.40	0.00	2.40	11.44	-NA-	-NA-	437	70
Norwegian Property ASA	Rental	Office	Non-REIT	10.70	309	0.03	0.16	0.00	-NA-	-NA-	-0.35	10.22	46.58	5.94	2.88	0.00	2.88	5.94	-NA-	18.91	648	210
Norway Total					931	0.08	0.49	0.00														

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

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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															
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)			Annualised	(%)
Castellum	Rental	Diversified	Non-REIT	142.80	2,503	0.22	1.32	2.98	-NA-	11.68	17.99	21.10	30.94	16.95	9.68	0.00	9.68	16.95	24.84	13.47	2,303	92
Fabege	Rental	Office	Non-REIT	126.60	1,791	0.15	0.95	2.37	11.65	10.53	24.88	31.60	45.45	25.84	11.84	0.00	11.84	25.84	33.71	17.74	1,338	75
Wallenstam AB	Rental	Diversified	Non-REIT	148.30	1,585	0.14	0.92	1.35	-NA-	-NA-	-NA-	31.20	41.08	14.34	8.17	0.00	8.17	14.34	-NA-	15.12	563	35
Fastighets AB Balder B *	Rental	Diversified	Non-REIT	147.80	1,457	0.13	0.77	0.00	-NA-	31.09	56.32	65.17	79.15	34.06	23.27	0.00	23.27	34.06	41.53	23.71	1,097	75
Hufvudstaden A	Rental	Diversified	Non-REIT	122.20	1,448	0.12	0.76	2.25	8.37	12.09	18.51	20.96	29.82	20.28	12.63	0.00	12.63	20.28	22.60	15.24	864	60
Kungsleden	Rental	Diversified	Non-REIT	68.50	1,333	0.11	0.70	1.37	-NA-	11.53	10.85	16.22	33.43	21.24	7.87	0.00	7.87	21.24	40.67	26.90	1,088	82
Wihlborgs Fastigheter	Rental	Diversified	Non-REIT	176.00	1,243	0.11	0.66	2.41	-NA-	-NA-	22.88	27.13	40.82	23.29	8.64	0.00	8.64	23.29	-NA-	14.11	850	68
Hemfosa Fastigheter AB	Rental	Diversified	Non-REIT	211.50	891	0.08	0.47	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	28.18	18.82	0.00	18.82	28.18	-NA-	-NA-	-NA-	-NA-
Klovern B	Rental	Diversified	Non-REIT	10.40	417	0.04	0.22	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	36.84	26.06	0.00	26.06	36.84	-NA-	-NA-	-NA-	-NA-
Dios Fastigheter AB	Rental	Diversified	Non-REIT	74.00	372	0.03	0.20	3.11	-NA-	-NA-	-NA-	-NA-	44.39	28.14	18.88	0.00	18.88	28.14	-NA-	-NA-	-NA-	-NA-
Klovern A	Rental	Diversified	Non-REIT	11.05	44	0.00	0.02	27.15	-NA-	22.17	35.41	49.87	92.81	34.76	27.75	0.00	27.75	34.76	39.54	32.73	-NA-	-NA-
Sweden Total					13,085	1.12	6.99	1.86														
Swiss Prime Site	Rental	Diversified	Non-REIT	86.80	4,494	0.39	2.37	4.15	-NA-	7.91	10.21	9.03	22.33	18.90	8.77	0.00	8.77	18.90	14.81	11.33	4,300	96
PSP Swiss Property	Rental	Office	Non-REIT	99.00	3,705	0.32	1.96	3.28	-NA-	9.49	10.48	9.21	25.38	15.38	4.27	0.00	4.27	15.38	16.47	10.99	2,726	74
Allreal	Non-Rental	Office	Non-REIT	146.20	1,315	0.11	0.69	3.76	-NA-	5.88	6.49	2.18	23.33	6.64	1.18	0.00	1.18	6.64	10.95	7.96	598	45
Mobimo	Rental	Diversified	Non-REIT	225.00	1,303	0.11	0.69	4.22	-NA-	-NA-	-NA-	1.21	14.74	12.95	5.93	0.00	5.93	12.95	-NA-	9.05	711	55
Switzerland Total					10,817	0.93	5.71	3.81														
Merlin Properties Socimi SA	Rental	Diversified	REIT	12.00	1,501	0.13	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	19.64	12.99	0.00	12.99	19.64	-NA-	-NA-	2,600	173
Inmobiliaria Colonial S.A.	Rental	Office	Non-REIT	0.66	1,098	0.09	0.58	0.00	-NA-	-NA-	-NA-	-NA-	58.98	19.74	9.17	0.00	9.17	19.74	-NA-	-NA-	-NA-	-NA-
Spain Total					2,599	0.22	1.37	0.00														
Azrieli Group	Rental	Diversified	Non-REIT	150.10	1,221	0.10	0.70	1.54	-NA-	-NA-	-NA-	21.24	33.57	16.99	10.69	0.00	10.69	16.99	-NA-	15.96	76,524	6,268
Israel Total					1,221	0.10	0.70	1.54														

* 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	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)			- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	Feb-15	Feb-15	Feb-15	YTD			Annualised	(%)
Land Securities *	Rental	Diversified	REIT	12.56	13,614	1.17	7.19	2.49	7.01	3.13	17.19	26.14	19.26	8.56	-1.41	0.00	-1.41	8.56	25.54	15.29	8,905	65
British Land *	Rental	Diversified	REIT	8.29	11,547	0.99	6.10	3.30	7.21	4.30	16.98	24.59	22.79	7.52	-0.12	0.00	-0.12	7.52	22.99	14.51	8,923	77
Hammerson *	Rental	Retail	REIT	6.76	7,299	0.63	3.85	2.90	8.17	3.95	14.78	23.07	20.99	11.65	-1.89	0.00	-1.89	11.65	26.98	15.78	5,909	81
INTU Properties	Rental	Retail	REIT	3.54	4,471	0.38	2.36	4.13	6.45	-1.15	3.39	6.56	14.33	5.84	-3.15	0.00	-3.15	5.84	26.55	19.16	3,615	81
SEGRO *	Rental	Industrial	REIT	4.31	4,399	0.38	2.32	3.44	3.17	-3.90	9.70	26.57	24.92	16.26	4.39	0.00	4.39	16.26	31.39	16.00	2,185	50
Derwent London *	Rental	Office	REIT	33.50	4,265	0.37	2.25	1.13	15.05	12.43	22.15	27.03	22.39	11.00	2.92	0.00	2.92	11.00	25.01	12.59	2,480	58
Capital & Counties Properties	Rental	Retail	Non-REIT	4.05	4,049	0.35	2.14	0.37	-NA-	-NA-	-NA-	29.10	7.91	10.94	5.15	0.00	5.15	10.94	-NA-	18.12	2,131	53
Great Portland Estates *	Rental	Diversified	REIT	8.01	3,793	0.33	2.00	1.11	10.13	13.60	24.46	32.59	24.95	8.47	1.91	0.00	1.91	8.47	22.76	11.45	1,955	52
Shaftesbury *	Rental	Diversified	REIT	8.13	3,110	0.27	1.64	1.61	14.64	12.70	18.17	19.88	24.34	4.88	4.43	0.00	4.43	4.88	24.77	11.90	1,759	57
Unite Group	Rental	Residential	Non-REIT	5.50	1,524	0.13	0.80	0.98	-NA-	6.64	14.37	45.36	24.95	18.28	12.27	0.00	12.27	18.28	54.21	19.16	589	39
Workspace Group *	Rental	Office	REIT	8.60	1,374	0.12	0.73	1.28	7.21	-6.17	33.68	58.09	46.88	12.93	8.86	0.00	8.86	12.93	41.37	17.76	-NA-	-NA-
LondonMetric Property	Rental	Diversified	REIT	1.61	1,299	0.11	0.69	4.34	-NA-	-NA-	10.19	17.80	18.96	5.77	1.19	0.00	1.19	5.77	-NA-	15.68	797	61
Big Yellow Group *	Rental	Self Storage	REIT	6.32	1,240	0.11	0.65	2.97	-NA-	13.27	16.62	32.00	12.42	3.95	3.44	0.00	3.44	3.95	31.80	18.29	511	41
Grainger Plc	Non-Rental	Residential	Non-REIT	2.11	1,192	0.10	0.63	1.19	12.64	1.66	11.83	26.01	-12.34	12.02	8.61	0.00	8.61	12.02	49.68	25.52	585	49
St Modwen Properties	Non-Rental	Diversified	Non-REIT	4.85	1,178	0.10	0.62	0.85	13.92	3.97	21.02	44.92	24.11	25.71	15.97	0.00	15.97	25.71	45.47	26.88	709	60
Hansteen Holdings	Rental	Industrial	REIT	1.18	1,115	0.10	0.59	4.25	-NA-	-NA-	12.20	21.11	10.02	9.67	4.61	0.00	4.61	9.67	-NA-	14.89	945	85
F&C Commercial Prop	Rental	Diversified	Non-REIT	1.44	1,045	0.09	0.55	4.18	-NA-	-NA-	14.23	18.42	31.81	6.09	3.01	0.36	3.37	6.09	-NA-	6.61	-NA-	-NA-
Safestore Holdings	Rental	Self Storage	REIT	2.80	798	0.07	0.42	2.16	-NA-	-NA-	17.23	35.82	20.32	20.69	4.09	0.00	4.09	20.69	-NA-	29.16	423	53
Redefine International	Rental	Diversified	REIT	56.20	672	0.06	0.36	5.69	-NA-	-NA-	-NA-	-NA-	10.20	3.12	3.40	0.00	3.40	3.12	-NA-	-NA-	204	30
Quintain Estates	Non-Rental	Diversified	Non-REIT	0.96	647	0.06	0.34	0.00	-NA-	-5.78	9.49	32.25	-7.69	0.79	-0.26	0.00	-0.26	0.79	126.25	29.81	252	39
Primary Health Prop. *	Rental	Health Care	REIT	3.85	563	0.05	0.30	5.13	-NA-	5.90	10.33	11.42	16.70	7.06	2.53	2.96	5.49	7.06	23.10	9.49	140	25
Helical Bar	Non-Rental	Diversified	Non-REIT	4.00	547	0.05	0.29	1.71	12.82	7.07	6.64	31.12	9.90	4.51	4.85	0.00	4.85	4.51	25.95	23.74	231	42
UK Commercial Property Trust	Rental	Diversified	Non-REIT	0.89	543	0.05	0.29	4.13	-NA-	-NA-	6.52	11.74	16.19	2.12	-0.67	1.03	0.36	2.12	-NA-	8.04	437	81
Picton Property	Rental	Diversified	Non-REIT	0.72	481	0.04	0.25	4.20	-NA-	-NA-	9.90	22.26	28.26	11.15	2.88	1.08	3.96	11.15	-NA-	15.48	214	44
Invista Foundation Prop	Rental	Diversified	Non-REIT	0.61	436	0.04	0.23	4.07	-NA-	-0.97	11.31	22.74	18.05	3.56	1.67	1.03	2.70	3.56	34.90	14.53	184	42
Development Securities	Non-Rental	Retail	Non-REIT	2.52	432	0.04	0.23	2.23	4.32	-4.06	-0.48	16.97	0.67	13.29	4.36	0.00	4.36	13.29	36.56	39.69	56	13
Medicx Fund	Rental	Health Care	Non-REIT	0.85	412	0.04	0.22	6.89	-NA-	-NA-	3.53	4.95	1.81	1.81	1.81	0.00	1.81	1.81	-NA-	11.36	314	76
Daejan Holdings	Rental	Diversified	Non-REIT	59.95	404	0.03	0.21	1.37	9.53	8.93	20.82	29.89	21.48	8.62	9.50	0.71	10.21	8.62	25.56	20.07	81	20
F&C UK Real Estate Investment	Rental	Diversified	Non-REIT	1.01	321	0.03	0.17	4.95	-NA-	3.31	11.88	16.62	26.92	7.45	7.16	0.00	7.16	7.45	23.88	13.73	134	42
Standard Life Inv Prop	Rental	Diversified	Non-REIT	0.82	277	0.02	0.15	5.65	-NA-	2.01	11.84	15.83	18.25	6.60	0.92	1.42	2.34	6.60	27.30	9.00	213	77
United Kingdom Total					73,048	6.28	38.57	2.59														

* -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	EJ38554507
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	EJ38528725
ICADE	ICADFP	3.375	9/29/2023		NR	AT MATURITY	EUR	BGN	300,000,000.000		BBB+	103.723	103.259	N	FR0011577188	EJ38523023

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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
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	FR0011442979	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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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
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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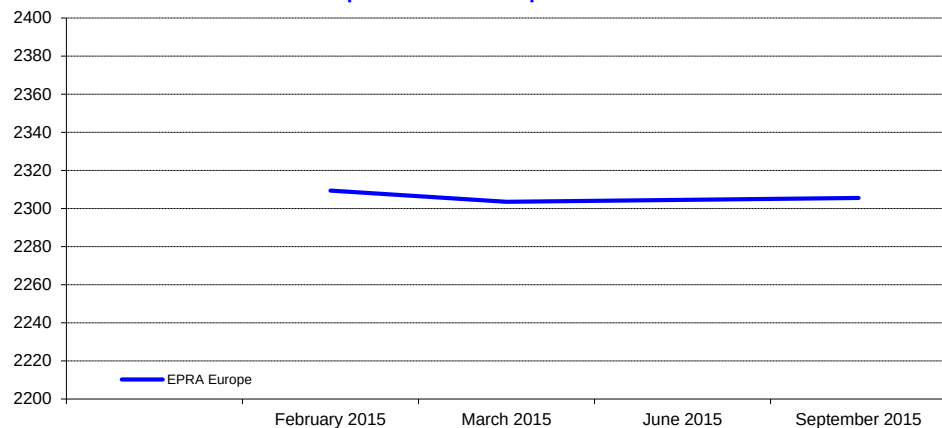
Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
INTU Jersey Ltd	INTULN	2.5	10/4/2018			CONVERTIBLE	GBP	BGN	300,000,000.000			109.877	109.146	N	XS0834486796	EJ3741794
Intu SGS Finance PLC	INTULN	3.875	3/17/2023	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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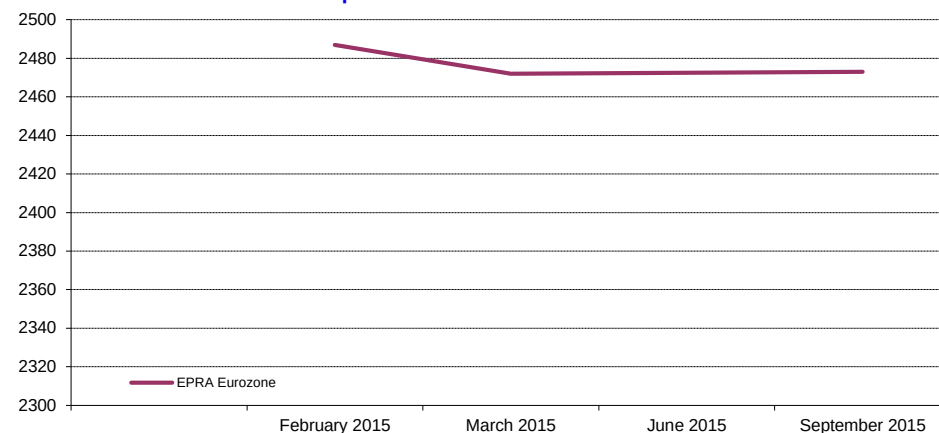
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FTSE EPRA/NAREIT Developed Europe Index Series - Futures

Graph 18: EPRA Europe Future



Graph 19: EPRA Eurozone Future



Bloomberg

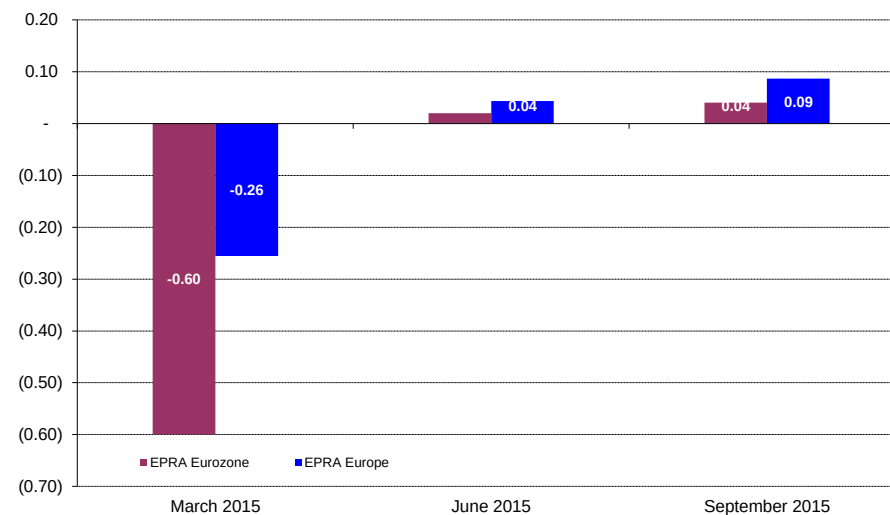
Code	Settlement	Underlying	Open	Close
Future	Date	Index	Interest	Value
Contract				Feb-15
RIEH5	March 2015	EPRA Europe	8,232	2,303.50
RIEM5	June 2015	EPRA Europe	-	2,304.50
RIEU5	September 2015	EPRA Europe	-	2,305.50
REIH5	March 2015	EPRA Eurozone	116	2,472.00
REIM5	June 2015	EPRA Eurozone	-	2,472.50
REIU5	September 2015	EPRA Eurozone	-	2,473.00

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Europe	EUR	4,183.97	189,405.19	100.00	2.91	10.48	7.05	18.59	26.96	38.92	19.64	5.50	19.64	19.15	12.08
Euro Zone	EUR	4,982.58	91,524.46	48.32	3.24	11.77	8.57	15.32	24.93	41.21	20.08	5.11	20.08	19.59	13.95
Europe ex UK	EUR	5,598.32	116,357.03	61.43	3.11	12.27	9.44	16.41	23.78	40.73	21.38	5.71	21.38	18.97	13.04
Europe Liquid 40	EUR	4,060.68	157,231.60	83.01	2.99	10.32	6.93	18.64	26.67	39.81	19.56	4.62	19.56	19.71	12.77
Europe Liquid 40 ex UK	EUR	6,243.17	99,384.32	52.47	3.24	10.60	10.09	16.60	23.87	41.03	21.25	5.01	21.25	19.24	13.50
Europe ex UK Dividend+	EUR	4,684.28	108,947.81	57.52	3.30	-NA-	10.78	15.93	23.11	39.66	21.40	5.34	21.40	18.77	13.38
Europe (UK Restricted)	EUR	4,056.95	157,517.96	83.16	2.98	-NA-	7.83	17.89	25.95	39.43	20.20	5.57	20.20	18.90	12.31
Euro Zone Capped	EUR	4,336.65	65,708.33	34.69	3.17	-NA-	-NA-	13.49	23.86	39.84	19.60	5.53	19.60	-NA-	13.08
Europe Capped	EUR	4,079.34	183,423.42	96.84	2.89	-NA-	-NA-	18.50	27.03	38.78	19.60	5.58	19.60	-NA-	11.87
Europe ex UK Capped	EUR	5,208.95	101,928.60	53.82	3.06	-NA-	-NA-	15.62	23.20	40.55	21.43	6.10	21.43	-NA-	12.49
Europe Liquid 40 Capped	EUR	3,885.87	147,595.69	77.93	2.96	-NA-	-NA-	18.45	26.70	39.72	19.47	4.73	19.47	-NA-	12.47
Europe Liquid 40 ex UK Capped	EUR	5,625.26	77,699.92	41.02	3.15	-NA-	-NA-	15.51	23.05	40.69	21.09	5.38	21.09	-NA-	12.72
UK	EUR	2,749.05	73,048.16	38.57	2.59	7.77	3.24	22.10	32.06	36.22	16.91	5.14	16.91	23.15	12.02
Netherlands	EUR	4,169.16	30,331.13	16.01	3.59	9.84	6.66	7.64	16.57	39.34	19.81	2.79	19.81	19.67	16.39
France	EUR	8,328.62	18,876.01	9.97	4.90	15.59	12.97	16.19	23.30	30.70	19.90	3.06	19.90	21.23	17.62
Austria	EUR	936.24	3,255.85	1.72	2.27	-NA-	-3.89	18.48	29.09	38.90	20.54	9.13	20.54	37.18	18.42
Sweden	EUR	11,790.84	13,084.59	6.91	1.86	16.16	15.39	25.24	28.18	38.18	24.15	12.31	24.15	27.01	16.41
Germany	EUR	1,526.10	27,619.44	14.58	1.93	3.37	5.53	20.51	32.35	62.14	21.15	8.09	21.15	27.21	13.23
Switzerland	EUR	4,988.25	10,817.18	5.71	3.81	12.82	13.43	18.95	15.35	41.93	30.44	3.40	30.44	15.85	16.82
Belgium	EUR	3,377.10	5,145.65	2.72	4.86	8.05	7.37	11.49	18.18	33.59	12.41	2.38	12.41	13.41	9.59
Italy	EUR	2,040.59	1,036.03	0.55	2.92	6.35	-3.47	4.29	25.60	17.02	27.28	11.91	27.28	33.77	27.85
Finland	EUR	5,538.74	2,320.38	1.23	2.61	10.25	7.14	12.94	17.51	14.37	22.36	7.99	22.36	28.03	17.65
Greece	EUR	763.01	341.27	0.18	1.14	-NA-	-1.45	5.34	44.75	13.89	17.97	11.39	17.97	41.07	46.69
Norway	EUR	173.43	930.80	0.49	0.00	-4.94	-16.80	-0.51	6.97	47.81	16.06	4.88	16.06	-NA-	21.45
Spain	EUR	29.35	2,598.71	1.37	0.00	-13.12	-38.02	-NA-	-17.74	-NA-	19.68	11.34	19.68	-NA-	-NA-
Developed EMEA	EUR	2,597.18	190,626.14	100.00	2.90	-NA-	-NA-	-NA-	26.96	38.95	19.66	5.52	19.66	-NA-	-NA-
Israel	EUR	1,647.11	1,220.95	100.00	1.54	-NA-	-NA-	-NA-	27.08	44.43	23.17	9.64	23.17	-NA-	-NA-

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

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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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vity (%)	Vity (%)
Europe	USD	4,659.26	212,446.33	100.00	2.91	9.79	5.26	14.02	19.72	12.82	10.90	4.86	10.90	23.27	13.70
Euro Zone	USD	5,507.13	102,658.41	48.32	3.24	11.02	6.74	10.87	17.81	14.68	11.30	4.48	11.30	24.57	15.78
Europe ex UK	USD	6,230.96	130,511.86	61.43	3.11	11.56	7.60	11.92	16.72	14.29	12.51	5.08	12.51	23.90	14.55
Europe Liquid 40	USD	3,617.14	176,358.82	83.01	2.99	-NA-	5.14	14.07	19.44	13.54	10.83	3.99	10.83	23.65	14.11
Europe Liquid 40 ex UK	USD	5,559.41	111,474.42	52.47	3.24	-NA-	8.25	12.10	16.81	14.53	12.39	4.37	12.39	23.98	14.83
Europe ex UK Dividend+	USD	4,336.74	122,201.32	57.52	3.30	-NA-	8.92	11.46	16.09	13.42	12.53	4.71	12.53	23.72	14.78
Europe (UK Restricted)	USD	1,761.37	176,680.02	83.16	2.98	-NA-	6.02	13.35	18.77	13.23	11.42	4.93	11.42	23.29	13.90
Euro Zone Capped	USD	4,794.88	73,701.75	34.69	3.17	-NA-	-NA-	9.12	16.80	13.56	10.87	4.89	10.87	-NA-	15.08
Europe Capped	USD	4,543.59	205,736.88	96.84	2.89	-NA-	-NA-	13.94	19.78	12.70	10.86	4.95	10.86	-NA-	13.49
Europe ex UK Capped	USD	5,799.73	114,328.22	53.82	3.06	-NA-	-NA-	11.17	16.17	14.14	12.56	5.47	12.56	-NA-	14.01
Europe Liquid 40 Capped	USD	3,462.63	165,550.71	77.93	2.96	-NA-	-NA-	13.89	19.47	13.47	10.74	4.10	10.74	-NA-	13.79
Europe Liquid 40 ex UK Capped	USD	5,012.42	87,152.11	41.02	3.15	-NA-	-NA-	11.06	16.03	14.25	12.24	4.74	12.24	-NA-	14.06
UK	USD	3,076.38	81,934.47	38.57	2.59	7.12	1.52	17.40	24.53	10.63	8.37	4.50	8.37	25.55	13.62
Netherlands	USD	4,534.54	34,020.91	16.01	3.59	9.02	4.88	3.51	9.93	13.16	11.05	2.17	11.05	24.63	18.64
France	USD	9,271.25	21,172.27	9.97	4.90	14.86	11.07	11.70	16.27	6.14	11.14	2.44	11.14	26.00	19.47
Austria	USD	1,197.66	3,651.92	1.72	2.27	-NA-	-5.50	13.92	21.73	12.80	11.73	8.48	11.73	40.30	21.46
Sweden	USD	13,194.78	14,676.33	6.91	1.86	15.46	13.46	20.42	20.87	12.22	15.08	11.64	15.08	31.28	17.63
Germany	USD	1,701.57	30,979.34	14.58	1.93	2.73	3.77	15.88	24.81	31.68	12.30	7.44	12.30	32.82	12.64
Switzerland	USD	5,582.20	12,133.09	5.71	3.81	12.14	11.53	14.38	8.77	15.26	20.91	2.77	20.91	19.37	15.06
Belgium	USD	3,754.61	5,771.62	2.72	4.86	7.36	5.55	7.20	11.44	8.49	4.20	1.76	4.20	17.57	12.17
Italy	USD	2,272.86	1,162.06	0.55	2.92	5.68	-5.09	0.26	18.44	-4.97	17.98	11.24	17.98	37.95	31.24
Finland	USD	6,173.90	2,602.65	1.23	2.61	9.56	5.36	8.60	10.81	-7.12	13.42	7.34	13.42	32.59	19.72
Greece	USD	697.08	382.78	0.18	1.14	-NA-	-3.09	1.29	36.49	-7.51	9.35	10.72	9.35	44.01	50.65
Norway	USD	194.08	1,044.04	0.49	0.00	-5.52	-16.81	-4.33	0.87	20.04	7.58	4.25	7.58	-NA-	20.75
Spain	USD	29.99	2,914.84	1.37	0.00	-14.03	-39.58	-NA-	-24.67	-NA-	10.94	10.67	10.94	-NA-	-NA-
Developed EMEA	USD	2,296.34	213,815.81	100.00	2.90	-NA-	-NA-	-NA-	19.72	12.85	10.92	4.89	10.92	-NA-	-NA-
Israel	USD	1,843.23	1,369.47	100.00	1.54	-NA-	-NA-	-NA-	19.84	17.30	14.17	8.98	14.17	-NA-	-NA-

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

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Europe	GBP	4,858.86	137,470.13	100.00	2.91	9.94	7.60	13.68	21.05	22.34	11.89	1.91	11.89	20.58	12.22
Euro Zone	GBP	5,743.05	66,428.37	48.32	3.24	11.19	9.12	10.54	19.11	24.36	12.30	1.54	12.30	22.19	14.50
Europe ex UK	GBP	6,497.89	84,451.83	61.43	3.11	11.70	10.00	11.59	18.01	23.94	13.52	2.12	13.52	21.72	13.32
Europe Liquid 40	GBP	3,772.10	114,118.56	83.01	2.99	-NA-	7.48	13.73	20.77	23.13	11.82	1.06	11.82	20.98	12.87
Europe Liquid 40 ex UK	GBP	5,797.58	72,133.05	52.47	3.24	-NA-	10.66	11.76	18.10	24.20	13.40	1.43	13.40	21.82	13.76
Europe ex UK Dividend+	GBP	5,029.98	79,074.23	57.52	3.30	-NA-	11.34	11.13	17.38	22.99	13.54	1.76	13.54	21.68	13.64
Europe (UK Restricted)	GBP	1,836.82	114,326.40	83.16	2.98	-NA-	8.38	13.01	20.09	22.79	12.42	1.98	12.42	20.74	12.50
Euro Zone Capped	GBP	5,000.28	47,691.05	34.69	3.17	-NA-	-NA-	8.79	18.09	23.15	11.86	1.94	11.86	-NA-	13.82
Europe Capped	GBP	4,738.23	133,128.56	96.84	2.89	-NA-	-NA-	13.60	21.11	22.22	11.85	1.99	11.85	-NA-	12.02
Europe ex UK Capped	GBP	6,048.18	73,979.69	53.82	3.06	-NA-	-NA-	10.84	17.46	23.77	13.57	2.50	13.57	-NA-	12.82
Europe Liquid 40 Capped	GBP	3,610.97	107,124.83	77.93	2.96	-NA-	-NA-	13.55	20.80	23.04	11.73	1.17	11.73	-NA-	12.57
Europe Liquid 40 ex UK Capped	GBP	5,227.15	56,394.53	41.02	3.15	-NA-	-NA-	10.73	17.32	23.90	13.25	1.79	13.25	-NA-	13.05
UK	GBP	3,224.44	53,018.29	38.57	2.59	7.32	3.78	17.05	25.91	19.97	9.34	1.56	9.34	22.54	11.84
Netherlands	GBP	4,728.79	22,014.31	16.01	3.59	9.14	7.21	3.20	11.15	22.71	12.05	-0.71	12.05	22.39	17.49
France	GBP	9,668.42	13,700.19	9.97	4.90	14.99	13.54	11.37	17.56	15.10	12.14	-0.44	12.14	23.79	18.11
Austria	GBP	1,248.97	2,363.09	1.72	2.27	-NA-	-3.39	13.58	23.08	22.32	12.73	5.42	12.73	37.51	19.29
Sweden	GBP	13,760.03	9,496.79	6.91	1.86	15.58	15.99	20.06	22.21	21.69	16.11	8.49	16.11	31.10	16.75
Germany	GBP	1,774.46	20,046.17	14.58	1.93	2.84	6.08	15.53	26.19	42.79	13.30	4.41	13.30	32.47	12.81
Switzerland	GBP	5,821.34	7,851.10	5.71	3.81	12.26	14.02	14.03	9.98	24.99	21.99	-0.12	21.99	18.31	15.07
Belgium	GBP	3,915.45	3,734.71	2.72	4.86	7.48	7.90	6.88	12.67	17.65	5.13	-1.10	5.13	16.26	11.09
Italy	GBP	2,370.23	751.95	0.55	2.92	5.80	-2.98	-0.04	19.75	3.06	19.03	8.10	19.03	35.38	29.46
Finland	GBP	6,438.39	1,684.13	1.23	2.61	9.68	7.70	8.27	12.04	0.72	14.44	4.32	14.44	30.77	17.88
Greece	GBP	726.95	247.69	0.18	1.14	-NA-	-0.93	0.98	38.01	0.30	10.33	7.60	10.33	41.43	48.22
Norway	GBP	202.39	675.58	0.49	0.00	-5.41	-NA-	-4.62	1.99	30.17	8.54	1.32	8.54	-NA-	21.60
Spain	GBP	31.27	1,886.14	1.37	0.00	-13.94	-38.24	-NA-	-23.83	-NA-	11.94	7.56	11.94	-NA-	-NA-
Developed EMEA	GBP	2,394.71	138,356.29	100.00	2.90	-NA-	-NA-	-NA-	21.05	22.37	11.91	1.94	11.91	-NA-	-NA-
Israel	GBP	1,922.20	886.16	100.00	1.54	-NA-	-NA-	-NA-	21.17	27.20	15.19	5.91	15.19	-NA-	-NA-

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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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	JPY	5,441.76	25,396,896.98	100.00	2.91	10.95	6.71	20.99	36.34	32.14	10.58	6.72	10.58	25.23	16.68
Euro Zone	JPY	6,432.02	12,272,299.05	48.32	3.24	12.19	8.21	17.65	34.16	34.32	10.98	6.33	10.98	26.21	18.91
Europe ex UK	JPY	7,277.42	15,602,040.73	61.43	3.11	12.74	9.08	18.76	32.92	33.86	12.18	6.94	12.18	25.48	17.61
Europe Liquid 40	JPY	4,224.62	21,082,815.09	83.01	2.99	-NA-	6.59	21.04	36.02	32.99	10.50	5.83	10.50	25.55	16.89
Europe Liquid 40 ex UK	JPY	6,493.09	13,326,209.58	52.47	3.24	-NA-	9.74	18.95	33.02	34.15	12.06	6.22	12.06	25.56	17.81
Europe ex UK Dividend+	JPY	4,678.60	14,608,556.40	57.52	3.30	-NA-	10.42	18.27	32.20	32.85	12.21	6.56	12.21	25.16	17.70
Europe (UK Restricted)	JPY	2,057.18	21,121,213.32	83.16	2.98	-NA-	7.48	20.28	35.26	32.63	11.09	6.79	11.09	25.15	16.92
Euro Zone Capped	JPY	5,600.15	8,810,675.75	34.69	3.17	-NA-	-NA-	15.79	33.01	33.01	10.54	6.75	10.54	-NA-	18.35
Europe Capped	JPY	5,306.66	24,594,815.20	96.84	2.89	-NA-	-NA-	20.90	36.41	32.01	10.54	6.80	10.54	-NA-	16.47
Europe ex UK Capped	JPY	6,773.76	13,667,366.75	53.82	3.06	-NA-	-NA-	17.97	32.30	33.69	12.23	7.33	12.23	-NA-	17.13
Europe Liquid 40 Capped	JPY	4,044.16	19,790,759.48	77.93	2.96	-NA-	-NA-	20.85	36.06	32.90	10.42	5.94	10.42	-NA-	16.55
Europe Liquid 40 ex UK Capped	JPY	5,854.23	10,418,599.42	41.02	3.15	-NA-	-NA-	17.85	32.14	33.82	11.91	6.60	11.91	-NA-	17.11
UK	JPY	3,593.04	9,794,856.24	38.57	2.59	8.25	2.92	24.58	41.82	29.57	8.06	6.35	8.06	27.83	16.18
Netherlands	JPY	5,296.09	4,067,029.86	16.01	3.59	10.17	6.32	9.83	25.19	32.54	10.73	3.98	10.73	26.42	21.91
France	JPY	10,828.31	2,531,039.53	9.97	4.90	16.07	12.59	18.53	32.41	24.32	10.82	4.25	10.82	27.12	21.80
Austria	JPY	1,398.80	436,569.24	1.72	2.27	-NA-	-4.20	20.88	38.63	32.12	11.41	10.40	11.41	42.09	25.45
Sweden	JPY	15,410.77	1,754,482.15	6.91	1.86	16.67	15.02	27.78	37.65	31.44	14.75	13.61	14.75	32.25	20.12
Germany	JPY	1,987.33	3,703,425.71	14.58	1.93	3.81	5.20	22.96	42.13	54.23	11.97	9.34	11.97	33.14	15.81
Switzerland	JPY	6,519.70	1,450,450.23	5.71	3.81	13.32	13.07	21.37	23.87	35.00	20.56	4.59	20.56	19.77	16.47
Belgium	JPY	4,385.18	689,968.17	2.72	4.86	8.49	7.00	13.75	26.91	27.07	3.89	3.56	3.89	19.83	16.29
Italy	JPY	2,654.58	138,918.30	0.55	2.92	6.80	-3.78	6.38	34.88	11.31	17.63	13.20	17.63	39.51	33.94
Finland	JPY	7,210.78	311,133.74	1.23	2.61	10.71	6.81	15.23	26.19	8.79	13.09	9.24	13.09	33.54	21.42
Greece	JPY	814.16	45,759.94	0.18	1.14	-NA-	-1.76	7.47	55.44	8.33	9.04	12.68	9.04	46.36	52.25
Norway	JPY	226.67	124,809.30	0.49	0.00	-4.52	-NA-	1.51	14.87	40.59	7.27	6.10	7.27	-NA-	22.59
Spain	JPY	35.02	348,454.57	1.37	0.00	-13.13	-38.75	-NA-	-14.21	-NA-	10.62	12.63	10.62	-NA-	-NA-
Developed EMEA	JPY	2,682.00	25,560,610.68	100.00	2.90	-NA-	-NA-	-NA-	36.34	32.17	10.60	6.75	10.60	-NA-	-NA-
Israel	JPY	2,152.80	163,713.71	100.00	1.54	-NA-	-NA-	-NA-	36.47	37.38	13.84	10.91	13.84	-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		
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	3,895.06	271,410.20	100.00	2.91	-NA-	-NA-	17.14	33.30	28.97	15.94	4.33	15.94	-NA-	12.78
Euro Zone	AUD	4,603.86	131,150.95	48.32	3.24	-NA-	-NA-	13.90	31.17	31.11	16.37	3.95	16.37	-NA-	14.61
Europe ex UK	AUD	5,208.97	166,735.05	61.43	3.11	-NA-	-NA-	14.97	29.96	30.66	17.63	4.54	17.63	-NA-	13.36
Europe Liquid 40	AUD	3,023.86	225,306.70	83.01	2.99	-NA-	-NA-	17.18	32.99	29.80	15.87	3.46	15.87	-NA-	13.21
Europe Liquid 40 ex UK	AUD	4,647.57	142,413.82	52.47	3.24	-NA-	-NA-	15.16	30.06	30.94	17.50	3.84	17.50	-NA-	13.71
Europe ex UK Dividend+	AUD	4,223.18	156,117.94	57.52	3.30	-NA-	-NA-	14.50	29.26	29.66	17.65	4.17	17.65	-NA-	13.66
Europe (UK Restricted)	AUD	1,472.47	225,717.05	83.16	2.98	-NA-	-NA-	16.44	32.24	29.45	16.48	4.40	16.48	-NA-	12.90
Euro Zone Capped	AUD	4,008.43	94,157.46	34.69	3.17	-NA-	-NA-	12.09	30.04	29.83	15.91	4.36	15.91	-NA-	14.27
Europe Capped	AUD	3,798.36	262,838.56	96.84	2.89	-NA-	-NA-	17.05	33.37	28.85	15.90	4.41	15.90	-NA-	12.68
Europe ex UK Capped	AUD	4,848.46	146,059.68	53.82	3.06	-NA-	-NA-	14.20	29.35	30.49	17.68	4.93	17.68	-NA-	13.04
Europe Liquid 40 Capped	AUD	2,894.70	211,498.83	77.93	2.96	-NA-	-NA-	17.00	33.02	29.72	15.78	3.56	15.78	-NA-	13.05
Europe Liquid 40 ex UK Capped	AUD	4,190.29	111,340.93	41.02	3.15	-NA-	-NA-	14.09	29.19	30.62	17.35	4.21	17.35	-NA-	13.21
UK	AUD	2,571.80	104,675.15	38.57	2.59	-NA-	-NA-	20.61	38.66	26.47	13.30	3.97	13.30	-NA-	13.20
Netherlands	AUD	3,790.79	43,463.32	16.01	3.59	-NA-	-NA-	6.33	22.39	29.36	16.11	1.65	16.11	-NA-	17.46
France	AUD	7,750.59	27,048.58	9.97	4.90	-NA-	-NA-	14.75	29.45	21.34	16.20	1.92	16.20	-NA-	17.91
Austria	AUD	1,001.22	4,665.50	1.72	2.27	-NA-	-NA-	17.03	35.54	28.96	16.81	7.92	16.81	-NA-	20.65
Sweden	AUD	11,030.59	18,749.71	6.91	1.86	-NA-	-NA-	23.71	34.58	28.29	20.32	11.06	20.32	-NA-	15.79
Germany	AUD	1,422.48	39,577.57	14.58	1.93	-NA-	-NA-	19.04	38.96	50.54	17.40	6.89	17.40	-NA-	13.99
Switzerland	AUD	4,666.62	15,500.59	5.71	3.81	-NA-	-NA-	17.50	21.11	31.77	26.41	2.25	26.41	-NA-	15.90
Belgium	AUD	3,138.78	7,373.51	2.72	4.86	-NA-	-NA-	10.12	24.08	24.03	8.94	1.24	8.94	-NA-	11.40
Italy	AUD	1,900.07	1,484.58	0.55	2.92	-NA-	-NA-	2.99	31.87	8.64	23.34	10.67	23.34	-NA-	28.95
Finland	AUD	5,161.27	3,325.01	1.23	2.61	-NA-	-NA-	11.56	23.38	6.18	18.58	6.79	18.58	-NA-	17.85
Greece	AUD	582.75	489.02	0.18	1.14	-NA-	-NA-	4.05	51.97	5.74	14.33	10.16	14.33	-NA-	44.70
Norway	AUD	162.25	1,333.81	0.49	0.00	-NA-	-NA-	-1.72	12.31	37.23	12.47	3.72	12.47	-NA-	20.91
Spain	AUD	25.07	3,723.85	1.37	0.00	-NA-	-NA-	-NA-	-16.12	-NA-	15.99	10.11	15.99	-NA-	-NA-
Developed EMEA	AUD	1,919.70	273,159.77	100.00	2.90	-NA-	-NA-	-NA-	33.30	29.01	15.96	4.35	15.96	-NA-	-NA-
Israel	AUD	1,540.91	1,749.57	100.00	1.54	-NA-	-NA-	-NA-	33.43	34.09	19.36	8.42	19.36	-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		
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	3,321.83	11,502.17	0.05	3.81	11.03	9.32	11.57	10.64	24.06	15.35	5.90	15.35	13.46	9.71
Sweden	SEK	12,959.57	122,411.62	0.48	1.86	16.45	15.77	24.33	30.84	46.12	22.62	12.56	22.62	26.26	14.55
Norway	NOK	238.47	7,966.26	0.03	0.00	-3.19	-15.20	0.68	12.11	52.88	9.48	2.63	9.48	48.85	19.08

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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	10 Yrs	36 M
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vity (%)	Vity (%)
Europe	EUR	2,479.68	189,405.19	100.00	2.36	-NA-	6.34	17.71	26.00	38.09	19.61	5.50	19.61	19.11	12.08
Euro Zone	EUR	2,744.94	91,524.46	48.32	2.35	-NA-	7.40	13.96	23.42	39.89	20.02	5.11	20.02	19.56	13.95
Europe ex UK	EUR	5,017.87	116,357.03	61.43	2.22	-NA-	8.25	15.04	22.27	39.33	21.33	5.71	21.33	18.94	13.05
Europe Liquid 40	EUR	3,772.36	157,231.60	83.01	2.40	-NA-	6.24	17.72	25.67	38.93	19.53	4.62	19.53	19.66	12.76
Europe Liquid 40 ex UK	EUR	5,516.94	99,384.32	52.47	2.31	-NA-	8.92	15.18	22.33	39.59	21.20	5.01	21.20	19.20	13.50
Europe (UK Restricted)	EUR	4,056.95	157,517.96	83.16	2.32	-NA-	7.83	17.89	25.95	39.43	20.20	5.57	20.20	18.90	12.31
Euro Zone Capped	EUR	3,906.01	65,708.33	34.69	2.32	-NA-	-NA-	12.43	22.38	38.46	19.55	5.53	19.55	-NA-	13.08
Europe Liquid 40 Capped	EUR	3,646.57	147,595.69	96.84	2.4	-NA-	-NA-	17.74	25.75	38.84	19.43	4.73	19.43	-NA-	12.46
Europe Capped	EUR	3,829.21	183,423.42	53.82	2.36	-NA-	-NA-	17.70	26.11	37.96	19.57	5.58	19.57	-NA-	11.87
Europe ex UK Capped	EUR	4,680.30	101,928.60	77.93	2.19	-NA-	-NA-	14.36	21.71	39.07	21.38	6.10	21.38	-NA-	12.50
Europe Liquid 40 ex UK Capped	EUR	5,039.04	77,699.92	41.02	2.26	-NA-	-NA-	14.41	21.51	39.13	21.03	5.38	21.03	-NA-	12.72
Developed Europe Ex UK Dividend+ Net of Tax	EUR	4,195.01	108,947.81	57.52	-NA-	-NA-	-NA-	-NA-	21.54	38.18	21.35	5.34	21.35	-NA-	-NA-
UK	EUR	1,818.66	73,048.16	38.57	2.59	-NA-	3.24	22.10	32.06	36.22	16.91	5.14	16.91	23.15	12.02
Netherlands	EUR	3,760.57	30,331.13	16.01	2.62	-NA-	5.56	6.61	15.43	38.27	19.76	2.79	19.76	19.74	16.34
France	EUR	7,332.09	18,876.01	9.97	3.43	-NA-	11.54	14.40	21.20	28.47	19.66	3.06	19.66	21.22	17.52
Austria	EUR	903.36	3,255.85	1.72	1.70	-NA-	-4.23	17.77	28.07	37.87	20.54	9.13	20.54	37.19	18.57
Sweden	EUR	10,365.50	13,084.59	6.91	1.30	-NA-	13.91	23.84	26.90	36.97	24.15	12.31	24.15	31.26	16.58
Germany	EUR	1,407.42	27,619.44	14.58	1.42	-NA-	4.68	19.60	31.45	61.12	21.15	8.09	21.15	27.23	13.31
Switzerland	EUR	4,479.98	10,817.18	5.71	2.48	-NA-	12.22	17.40	13.61	39.70	30.44	3.40	30.44	23.73	16.64
Belgium	EUR	2,860.15	5,145.65	2.72	3.66	-NA-	5.60	9.67	16.26	31.60	12.41	2.38	12.41	13.38	9.52
Italy	EUR	1,895.28	1,036.03	0.55	2.16	-NA-	-4.18	3.26	24.26	16.11	27.28	11.91	27.28	33.86	28.09
Finland	EUR	4,992.92	2,320.38	1.23	1.83	-NA-	6.04	11.80	16.24	13.27	22.36	7.99	22.36	27.96	17.81
Greece	EUR	731.83	341.27	0.18	1.02	-NA-	-1.86	4.54	43.31	13.49	17.81	11.39	17.81	40.99	46.78
Norway	EUR	164.52	930.80	0.49	0.00	-NA-	-NA-	-0.78	6.56	47.81	16.06	4.88	16.06	-NA-	21.57
Spain	EUR	174.88	2,598.71	1.37	0.00	-NA-	-25.91	-NA-	-17.74	-NA-	19.68	11.34	19.68	-NA-	-NA-
Developed EMEA	EUR	2,478.25	190,626.14	100.00	2.36	-NA-	-NA-	-NA-	26.01	38.13	19.63	5.52	19.63	-NA-	-NA-
Israel	EUR	1,615.20	1,220.95	100.00	1.15	-NA-	-NA-	-NA-	26.43	43.73	23.17	9.64	23.17	-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	10 Yrs	36 M
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vity (%)	Vity (%)
Europe	USD	2,209.16	212,446.33	100.00	2.36	-NA-	4.56	13.18	18.82	12.14	10.87	4.86	10.87	23.25	13.73
Euro Zone	USD	2,444.63	102,658.41	48.32	2.35	-NA-	5.60	9.56	16.38	13.61	11.25	4.48	11.25	24.57	15.86
Europe ex UK	USD	5,589.23	130,511.86	61.43	2.22	-NA-	6.44	10.60	15.30	13.15	12.47	5.08	12.47	23.90	14.60
Europe Liquid 40	USD	3,355.31	176,358.82	83.01	2.40	-NA-	4.45	13.18	18.50	12.83	10.79	3.99	10.79	23.64	14.13
Europe Liquid 40 ex UK	USD	4,902.94	111,474.42	52.47	2.31	-NA-	7.07	10.73	15.35	13.36	12.34	4.37	12.34	24.01	14.88
Europe (UK Restricted)	USD	1,761.37	176,680.02	83.16	2.32	-NA-	6.02	13.35	18.77	13.23	11.42	4.93	11.42	23.29	13.90
Euro Zone Capped	USD	4,319.31	73,701.75	34.69	2.32	-NA-	-NA-	8.10	15.40	12.45	10.82	4.89	10.82	-NA-	15.10
Europe Liquid 40 Capped	USD	3,249.26	165,550.71	96.84	2.40	-NA-	-NA-	13.21	18.58	12.75	10.71	4.10	10.71	-NA-	13.78
Europe Capped	USD	4,265.13	205,736.88	53.82	2.36	-NA-	-NA-	13.17	18.92	12.04	10.83	4.95	10.83	-NA-	13.50
Europe ex UK Capped	USD	5,211.19	114,328.22	77.93	2.19	-NA-	-NA-	9.95	14.77	12.94	12.51	5.47	12.51	-NA-	14.02
Europe Liquid 40 ex UK Capped	USD	4,489.45	87,152.11	41.02	2.26	-NA-	-NA-	10.01	14.58	12.99	12.19	4.74	12.19	-NA-	14.06
Developed Europe Ex UK Dividend+ Net of Tax	USD	3,884.52	122,201.32	57.52	-NA-	-NA-	-NA-	-NA-	14.61	12.22	12.49	4.71	12.49	-NA-	-NA-
UK	USD	1,620.98	81,934.47	38.57	2.59	-NA-	1.52	17.40	24.53	10.63	8.37	4.50	8.37	25.55	13.62
Netherlands	USD	4,090.13	34,020.91	16.01	2.62	-NA-	3.80	2.51	8.85	12.29	11.01	2.17	11.01	24.63	18.57
France	USD	8,164.69	21,172.27	9.97	3.43	-NA-	9.66	9.98	14.29	4.33	10.92	2.44	10.92	26.02	19.51
Austria	USD	1,155.64	3,651.92	1.72	1.70	-NA-	-5.83	13.24	20.77	11.97	11.73	8.48	11.73	40.31	21.62
Sweden	USD	11,599.72	14,676.33	6.91	1.30	-NA-	12.01	19.08	19.66	11.23	15.08	11.64	15.08	31.19	17.78
Germany	USD	1,569.10	30,979.34	14.58	1.42	-NA-	2.93	15.00	23.96	30.84	12.30	7.44	12.30	32.79	12.70
Switzerland	USD	5,013.41	12,133.09	5.71	2.48	-NA-	10.34	12.89	7.13	13.46	20.91	2.77	20.91	19.29	14.73
Belgium	USD	3,181.82	5,771.62	2.72	3.66	-NA-	3.82	5.45	9.63	6.88	4.20	1.76	4.20	17.60	12.28
Italy	USD	2,111.40	1,162.06	0.55	2.16	-NA-	-5.78	-0.72	17.17	-5.71	17.98	11.24	17.98	38.05	31.53
Finland	USD	5,565.01	2,602.65	1.23	1.83	-NA-	4.27	7.50	9.61	-8.02	13.42	7.34	13.42	32.51	19.89
Greece	USD	668.50	382.78	0.18	1.02	-NA-	-3.49	0.52	35.14	-7.83	9.21	10.72	9.21	43.89	50.74
Norway	USD	184.11	1,044.04	0.49	0.00	-NA-	-NA-	-4.60	0.48	20.04	7.58	4.25	7.58	-NA-	20.85
Spain	USD	157.45	2,914.84	1.37	0.00	-NA-	-28.69	-NA-	-24.67	-NA-	10.94	10.67	10.94	-NA-	-NA-
Developed EMEA	USD	2,191.41	213,815.81	100.00	2.36	-NA-	-NA-	-NA-	18.82	12.17	10.89	4.89	10.89	-NA-	-NA-
Israel	USD	1,807.52	1,369.47	100.00	1.15	-NA-	-NA-	-NA-	19.22	16.73	14.17	8.98	14.17	-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	10 Yrs	36 M
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vity (%)	Vity (%)
Europe	GBP	2,303.80	137,470.13	100.00	2.31	-NA-	6.89	12.84	20.13	21.61	11.87	1.91	11.87	20.57	12.24
Euro Zone	GBP	2,549.36	66,428.37	48.32	2.35	-NA-	7.95	9.23	17.67	23.20	12.25	1.54	12.25	22.20	14.51
Europe ex UK	GBP	5,828.67	84,451.83	61.43	2.22	-NA-	8.81	10.27	16.58	22.70	13.48	2.12	13.48	21.74	13.35
Europe Liquid 40	GBP	3,499.04	114,118.56	83.01	2.40	-NA-	6.77	12.84	19.82	22.35	11.79	1.06	11.79	20.99	12.88
Europe Liquid 40 ex UK	GBP	5,112.97	72,133.05	52.47	2.31	-NA-	9.45	10.40	16.63	22.93	13.35	1.43	13.35	21.86	13.79
Europe (UK Restricted)	GBP	1,836.82	114,326.40	83.16	2.32	-NA-	8.38	13.01	20.09	22.79	12.42	1.98	12.42	20.74	12.50
Euro Zone Capped	GBP	4,504.34	47,691.05	34.69	2.32	-NA-	-NA-	7.78	16.69	21.94	11.81	1.94	11.81	-NA-	13.84
Europe Liquid 40 Capped	GBP	3,388.46	107,124.83	96.84	2.40	-NA-	-NA-	12.87	19.90	22.27	11.70	1.17	11.70	-NA-	12.57
Europe Capped	GBP	4,447.84	133,128.56	53.82	2.36	-NA-	-NA-	12.83	20.24	21.50	11.83	1.99	11.83	-NA-	12.04
Europe ex UK Capped	GBP	5,434.43	73,979.69	77.93	2.19	-NA-	-NA-	9.62	16.04	22.47	13.52	2.50	13.52	-NA-	12.86
Europe Liquid 40 ex UK Capped	GBP	4,681.78	56,394.53	41.02	2.26	-NA-	-NA-	9.68	15.85	22.53	13.19	1.79	13.19	-NA-	13.09
Developed Europe Ex UK Dividend+ Net of Tax	GBP	4,505.47	79,074.23	57.52	-NA-	-NA-	-NA-	-NA-	15.88	21.69	13.50	1.76	13.50	-NA-	-NA-
UK	GBP	1,690.42	53,018.29	38.57	2.59	-NA-	3.77	17.05	25.91	19.97	9.34	1.56	9.34	22.54	11.84
Netherlands	GBP	4,265.34	22,014.31	16.01	2.62	-NA-	6.11	2.20	10.06	21.77	12.01	-0.71	12.01	22.50	17.46
France	GBP	8,514.46	13,700.19	9.97	3.43	-NA-	12.10	9.65	15.56	13.14	11.91	-0.44	11.91	23.86	18.04
Austria	GBP	1,205.15	2,363.09	1.72	1.70	-NA-	-3.74	12.90	22.11	21.42	12.73	5.42	12.73	37.52	19.42
Sweden	GBP	12,096.64	9,496.79	6.91	1.30	-NA-	14.50	18.72	20.99	20.62	16.11	8.49	16.11	31.08	16.94
Germany	GBP	1,636.32	20,046.17	14.58	1.42	-NA-	5.22	14.65	25.33	41.89	13.30	4.41	13.30	32.48	12.90
Switzerland	GBP	5,228.18	7,851.10	5.71	2.48	-NA-	12.80	12.55	8.32	23.03	21.99	-0.12	21.99	18.36	14.93
Belgium	GBP	3,318.13	3,734.71	2.72	3.66	-NA-	6.12	5.13	10.85	15.90	5.13	-1.10	5.13	16.24	11.04
Italy	GBP	2,201.85	751.95	0.55	2.16	-NA-	-3.69	-1.02	18.47	2.25	19.03	8.10	19.03	35.48	29.69
Finland	GBP	5,803.41	1,684.13	1.23	1.83	-NA-	6.59	7.18	10.83	-0.25	14.44	4.32	14.44	30.67	18.06
Greece	GBP	697.14	247.69	0.18	1.02	-NA-	-1.35	0.22	36.64	-0.05	10.19	7.60	10.19	41.36	48.32
Norway	GBP	192.00	675.58	0.49	0.00	-NA-	-NA-	-4.89	1.60	30.17	8.54	1.32	8.54	-NA-	21.72
Spain	GBP	164.20	1,886.14	1.37	0.00	-NA-	-27.10	-NA-	-23.83	-NA-	11.94	7.56	11.94	-NA-	-NA-
Developed EMEA	GBP	2,285.28	138,356.29	100.00	2.36	-NA-	-NA-	-NA-	20.14	21.64	11.89	1.94	11.89	-NA-	-NA-
Israel	GBP	1,884.95	886.16	100.00	1.15	-NA-	-NA-	-NA-	20.54	26.58	15.19	5.91	15.19	-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	10 Yrs	36 M
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlity (%)	Vlity (%)
Europe	JPY	2,580.18	25,396,896.98	100.00	-NA-	-NA-	6.00	20.10	35.31	31.35	10.55	6.72	10.55	25.22	16.73
Euro Zone	JPY	2,855.19	12,272,299.05	48.32	2.35	-NA-	7.06	16.26	32.53	33.06	10.93	6.33	10.93	26.23	19.01
Europe ex UK	JPY	6,527.91	15,602,040.73	61.43	2.22	-NA-	7.90	17.36	31.31	32.53	12.14	6.94	12.14	25.48	17.70
Europe Liquid 40	JPY	3,918.81	21,082,815.09	83.01	2.40	-NA-	5.88	20.10	34.95	32.15	10.47	5.83	10.47	25.55	16.93
Europe Liquid 40 ex UK	JPY	5,726.36	13,326,209.58	52.47	2.31	-NA-	8.54	17.50	31.36	32.78	12.01	6.22	12.01	25.59	17.89
Europe (UK Restricted)	JPY	2,057.18	21,121,213.32	83.16	2.32	-NA-	7.48	20.28	35.26	32.63	11.09	6.79	11.09	25.15	16.92
Euro Zone Capped	JPY	5,044.71	8,810,675.75	34.69	2.32	-NA-	-NA-	14.71	31.43	31.71	10.49	6.75	10.49	-NA-	18.40
Europe Liquid 40 Capped	JPY	3,794.96	19,790,759.48	96.84	2.40	-NA-	-NA-	20.12	35.04	32.06	10.38	5.94	10.38	-NA-	16.58
Europe Capped	JPY	4,981.44	24,594,815.20	53.82	2.36	-NA-	-NA-	20.09	35.42	31.23	10.51	6.80	10.51	-NA-	16.51
Europe ex UK Capped	JPY	6,086.38	13,667,366.75	77.93	2.19	-NA-	-NA-	16.67	30.70	32.28	12.18	7.33	12.18	-NA-	17.18
Europe Liquid 40 ex UK Capped	JPY	5,243.43	10,418,599.42	41.02	2.26	-NA-	-NA-	16.73	30.49	32.34	11.86	6.60	11.86	-NA-	17.15
Developed Europe Ex UK Dividend+ Net of Tax	JPY	4,190.73	14,608,556.40	57.52	-NA-	-NA-	-NA-	-NA-	30.52	31.44	12.16	6.56	12.16	-NA-	-NA-
UK	JPY	1,893.21	9,794,856.24	38.57	2.59	-NA-	2.91	24.58	41.82	29.57	8.06	6.35	8.06	27.82	16.18
Netherlands	JPY	4,777.04	4,067,029.86	16.01	2.62	-NA-	5.23	8.77	23.96	31.53	10.69	3.98	10.69	26.68	21.87
France	JPY	9,535.91	2,531,039.53	9.97	3.43	-NA-	11.17	16.70	30.16	22.20	10.59	4.25	10.59	27.34	21.91
Austria	JPY	1,349.72	436,569.24	1.72	1.70	-NA-	-4.54	20.16	37.53	31.14	11.41	10.40	11.41	42.24	25.58
Sweden	JPY	13,547.83	1,754,482.15	6.91	1.30	-NA-	13.55	26.35	36.27	30.29	14.75	13.61	14.75	32.15	20.26
Germany	JPY	1,832.62	3,703,425.71	14.58	1.42	-NA-	4.35	22.03	41.16	53.25	11.97	9.34	11.97	33.52	15.90
Switzerland	JPY	5,855.39	1,450,450.23	5.71	2.48	-NA-	11.86	19.78	22.00	32.89	20.56	4.59	20.56	20.07	16.27
Belgium	JPY	3,716.19	689,968.17	2.72	3.66	-NA-	5.24	11.89	24.85	25.18	3.89	3.56	3.89	19.72	16.38
Italy	JPY	2,466.00	138,918.30	0.55	2.16	-NA-	-4.49	5.34	33.43	10.44	17.63	13.20	17.63	39.46	34.21
Finland	JPY	6,499.63	311,133.74	1.23	1.83	-NA-	5.70	14.07	24.83	7.74	13.09	9.24	13.09	33.69	21.57
Greece	JPY	780.78	45,759.94	0.18	1.02	-NA-	-2.17	6.66	53.90	7.96	8.89	12.68	8.89	46.26	52.35
Norway	JPY	215.03	124,809.30	0.49	0.00	-NA-	-NA-	1.23	14.43	40.59	7.27	6.10	7.27	-NA-	22.70
Spain	JPY	183.89	348,454.57	1.37	0.00	-NA-	-27.71	-NA-	-14.21	-NA-	10.62	12.63	10.62	-NA-	-NA-
Developed EMEA	JPY	2,559.44	25,560,610.68	100.00	2.36	-NA-	-NA-	-NA-	35.31	31.39	10.57	6.75	10.57	-NA-	-NA-
Israel	JPY	2,111.08	163,713.71	100.00	1.15	-NA-	-NA-	-NA-	35.77	36.72	13.84	10.91	13.84	-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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	1,846.82	271,410.20	100.00	2.36	-NA-	-NA-	16.27	32.29	28.20	15.92	4.33	15.92	-NA-	12.75
Euro Zone	AUD	2,043.67	131,150.95	48.32	2.35	-NA-	-NA-	12.55	29.58	29.88	16.31	3.95	16.31	-NA-	14.55
Europe ex UK	AUD	4,672.49	166,735.05	61.43	2.22	-NA-	-NA-	13.62	28.38	29.36	17.58	4.54	17.58	-NA-	13.32
Europe Liquid 40	AUD	2,804.97	225,306.70	83.01	2.40	-NA-	-NA-	16.27	31.94	28.99	15.83	3.46	15.83	-NA-	13.17
Europe Liquid 40 ex UK	AUD	4,098.77	142,413.82	52.47	2.31	-NA-	-NA-	13.76	28.43	29.60	17.45	3.84	17.45	-NA-	13.65
Europe (UK Restricted)	AUD	1,472.47	225,717.05	83.16	2.32	-NA-	-NA-	16.44	32.24	29.45	16.48	4.40	16.48	-NA-	12.90
Euro Zone Capped	AUD	3,610.86	94,157.46	34.69	2.32	-NA-	-NA-	11.05	28.49	28.55	15.86	4.36	15.86	-NA-	14.24
Europe Capped	AUD	2,716.33	211,498.83	96.84	2.40	-NA-	-NA-	16.29	32.03	28.90	15.74	3.56	15.74	-NA-	13.01
Europe ex UK Capped	AUD	3,565.57	262,838.56	53.82	2.36	-NA-	-NA-	16.26	32.40	28.08	15.87	4.41	15.87	-NA-	12.66
Europe Liquid 40 Capped	AUD	4,356.46	146,059.68	77.93	2.19	-NA-	-NA-	12.95	27.78	29.11	17.63	4.93	17.63	-NA-	13.02
Europe Liquid 40 ex UK Capped	AUD	3,753.10	111,340.93	41.02	2.26	-NA-	-NA-	13.01	27.58	29.17	17.29	4.21	17.29	-NA-	13.18
Developed Europe Ex UK Dividend+ Net of Tax	AUD	3,782.80	156,117.94	57.52	-NA-	-NA-	-NA-	-NA-	27.61	28.29	17.60	4.17	17.60	-NA-	-NA-
UK	AUD	1,355.11	104,675.15	38.57	2.59	-NA-	-NA-	20.61	38.66	26.47	13.30	3.97	13.30	-NA-	13.20
Netherlands	AUD	3,419.27	43,463.32	16.01	2.62	-NA-	-NA-	5.31	21.19	28.38	16.06	1.65	16.06	-NA-	17.40
France	AUD	6,825.53	27,048.58	9.97	3.43	-NA-	-NA-	12.98	27.25	19.28	15.96	1.92	15.96	-NA-	17.74
Austria	AUD	966.09	4,665.50	1.72	1.70	-NA-	-NA-	16.33	34.47	28.00	16.81	7.92	16.81	-NA-	20.75
Sweden	AUD	9,697.15	18,749.71	6.91	1.30	-NA-	-NA-	22.33	33.23	27.16	20.32	11.06	20.32	-NA-	15.99
Germany	AUD	1,311.74	39,577.57	14.58	1.42	-NA-	-NA-	18.13	38.02	49.58	17.40	6.89	17.40	-NA-	14.07
Switzerland	AUD	4,191.12	15,500.59	5.71	2.48	-NA-	-NA-	15.97	19.28	29.70	26.41	2.25	26.41	-NA-	15.69
Belgium	AUD	2,659.94	7,373.51	2.72	3.66	-NA-	-NA-	8.32	22.07	22.18	8.94	1.24	8.94	-NA-	11.24
Italy	AUD	1,765.10	1,484.58	0.55	2.16	-NA-	-NA-	1.99	30.46	7.80	23.34	10.67	23.34	-NA-	29.13
Finland	AUD	4,652.25	3,325.01	1.23	1.83	-NA-	-NA-	10.44	22.04	5.16	18.58	6.79	18.58	-NA-	18.06
Greece	AUD	558.86	489.02	0.18	1.02	-NA-	-NA-	3.26	50.47	5.37	14.17	10.16	14.17	-NA-	44.74
Norway	AUD	153.92	1,333.81	0.49	0.00	-NA-	-NA-	-2.00	11.88	37.23	12.47	3.72	12.47	-NA-	21.02
Spain	AUD	131.63	3,723.85	1.37	0.00	-NA-	-NA-	-NA-	-16.12	-NA-	15.99	10.11	15.99	-NA-	-NA-
Developed EMEA	AUD	1,831.98	273,159.77	100.00	2.36	-NA-	-NA-	-NA-	32.30	28.24	15.94	4.35	15.94	-NA-	-NA-
Israel	AUD	1,511.05	1,749.57	100.00	1.15	-NA-	-NA-	-NA-	32.74	33.45	19.36	8.42	19.36	-NA-	-NA-

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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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	2,983.70	11,502.17	5.71	2.48	-NA-	8.15	10.12	8.97	22.11	15.35	5.90	15.35	13.39	9.29
Sweden	SEK	11,391.03	122,411.62	6.91	1.30	-NA-	14.29	22.93	29.53	44.84	22.62	12.56	22.62	26.21	14.71
Norway	NKK	226.24	7,966.26	0.49	0.00	-NA-	-NA-	0.40	11.68	52.88	9.48	2.63	9.48	-NA-	19.20

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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
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD		
Europe	EUR	2,309.21	189,405.19	100.00	0.00	6.23	2.86	13.65	21.76	33.87	19.40	5.47	19.40	19.02	12.14
Euro Zone	EUR	2,474.81	91,524.46	48.32	0.00	6.54	3.72	9.72	18.93	35.20	19.83	5.11	19.83	19.51	14.04
Europe ex UK	EUR	2,863.77	116,357.03	61.43	0.00	7.62	4.76	11.10	18.17	34.95	21.18	5.71	21.18	18.89	13.18
Europe Liquid 40	EUR	2,182.34	157,231.60	83.01	0.00	5.93	2.73	13.59	21.39	34.59	19.32	4.62	19.32	19.55	12.78
Europe Liquid 40 ex UK	EUR	3,047.08	99,384.32	52.47	0.00	7.96	5.33	11.10	18.11	35.00	21.02	5.01	21.02	19.16	13.59
Europe ex UK Dividend+	EUR	2,999.29	108,947.81	57.52	0.00	-NA-	5.61	10.31	17.24	33.53	21.19	5.34	21.19	18.74	13.49
Europe (UK Restricted)	EUR	2,258.20	157,517.96	83.16	0.00	-NA-	3.48	12.82	20.62	34.17	19.97	5.55	19.97	18.77	12.39
Euro Zone Capped	EUR	2,157.00	65,708.33	34.69	0.00	-NA-	-NA-	8.06	17.94	34.16	19.36	5.53	19.36	-NA-	13.23
Europe Capped	EUR	2,256.58	183,423.42	96.84	0.00	-NA-	-NA-	13.63	21.88	33.80	19.35	5.55	19.35	-NA-	11.93
Europe ex UK Capped	EUR	2,672.90	101,928.60	53.82	0.00	-NA-	-NA-	10.44	17.67	34.87	21.20	6.10	21.20	-NA-	12.65
Europe Liquid 40 Capped	EUR	2,095.99	147,595.69	77.93	0.00	-NA-	-NA-	13.49	21.49	34.59	19.21	4.73	19.21	-NA-	12.47
Europe Liquid 40 ex UK Capped	EUR	2,762.44	77,699.92	41.02	0.00	-NA-	-NA-	10.15	17.38	34.76	20.84	5.38	20.84	-NA-	12.87
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,999.29	108,947.81	57.52	0.00	-NA-	-NA-	-NA-	17.24	33.53	21.19	5.34	21.19	-NA-	-NA-
UK	EUR	1,653.41	73,048.16	38.57	0.00	3.94	-0.27	17.83	27.61	32.21	16.61	5.07	16.61	23.22	12.08
Netherlands	EUR	1,573.41	30,331.13	16.01	0.00	2.92	0.32	0.98	9.23	32.46	19.51	2.79	19.51	19.80	16.59
France	EUR	4,270.76	18,876.01	9.97	0.00	10.19	7.74	9.97	16.49	23.46	19.10	3.06	19.10	21.19	17.51
Austria	EUR	812.22	3,255.85	1.72	0.00	-NA-	-5.25	15.68	25.09	34.85	20.54	9.13	20.54	37.24	19.07
Sweden	EUR	6,184.38	13,084.59	6.91	0.00	12.12	10.56	20.65	23.96	34.20	24.15	12.31	24.15	27.14	17.05
Germany	EUR	912.08	27,619.44	14.58	0.00	0.25	2.08	17.08	28.98	58.28	21.15	8.09	21.15	27.22	13.60
Switzerland	EUR	3,183.70	10,817.18	5.71	0.00	9.81	10.01	14.60	10.48	35.69	30.44	3.40	30.44	15.89	16.64
Belgium	EUR	1,272.63	5,145.65	2.72	0.00	1.74	0.51	4.42	10.76	25.85	12.41	2.38	12.41	13.59	9.90
Italy	EUR	1,253.84	1,036.03	0.55	0.00	2.73	-6.67	-0.24	19.10	12.56	27.28	11.91	27.28	34.03	29.30
Finland	EUR	3,015.65	2,320.38	1.23	0.00	6.74	3.35	9.12	13.35	10.76	22.36	7.99	22.36	27.99	18.39
Greece	EUR	544.35	341.27	0.18	0.00	-NA-	-4.55	0.87	38.33	10.00	16.40	11.39	16.40	41.34	47.36
Norway	EUR	140.96	930.80	0.49	0.00	-5.97	-18.41	-1.60	5.36	47.81	16.06	4.88	16.06	-NA-	21.94
Spain	EUR	22.26	2,598.71	1.37	0.00	-14.65	-38.59	-NA-	-17.74	-NA-	19.68	11.34	19.68	-NA-	-NA-
Developed EMEA	EUR	1,973.92	190,626.14	100.00	0.00	-NA-	-NA-	-NA-	21.78	33.92	19.42	5.50	19.42	-NA-	-NA-
Israel	EUR	1,518.00	1,220.95	100.00	0.00	-NA-	-NA-	-NA-	24.49	41.68	23.17	9.64	23.17	-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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe	USD	2,572.19	212,446.33	100.00	0.00	5.57	1.15	9.28	14.81	8.71	10.68	4.84	10.68	23.20	13.85
Euro Zone	USD	2,756.64	102,658.41	48.32	0.00	5.87	1.99	5.49	12.14	9.80	11.07	4.48	11.07	24.64	16.13
Europe ex UK	USD	3,189.89	130,511.86	61.43	0.00	6.95	3.01	6.82	11.43	9.60	12.32	5.08	12.32	23.93	14.83
Europe Liquid 40	USD	1,944.62	176,358.82	83.01	0.00	-NA-	1.02	9.22	14.46	9.30	10.60	3.99	10.60	23.58	14.23
Europe Liquid 40 ex UK	USD	2,715.18	111,474.42	52.47	0.00	-NA-	3.58	6.82	11.37	9.64	12.18	4.37	12.18	24.03	15.09
Europe ex UK Dividend+	USD	2,778.79	122,201.32	57.52	0.00	-NA-	3.84	6.07	10.56	8.44	12.34	4.71	12.34	23.79	15.05
Europe (UK Restricted)	USD	1,167.92	176,680.02	83.16	0.00	-NA-	1.76	8.48	13.74	8.96	11.21	4.91	11.21	23.25	14.09
Euro Zone Capped	USD	2,402.67	73,701.75	34.69	0.00	-NA-	-NA-	3.90	11.22	8.96	10.64	4.89	10.64	-NA-	15.28
Europe Capped	USD	2,513.76	205,736.88	96.84	0.00	-NA-	-NA-	9.25	14.93	8.66	10.63	4.92	10.63	-NA-	13.58
Europe ex UK Capped	USD	2,977.64	114,328.22	53.82	0.00	-NA-	-NA-	6.19	10.96	9.53	12.35	5.47	12.35	-NA-	14.17
Europe Liquid 40 Capped	USD	1,868.06	165,550.71	77.93	0.00	-NA-	-NA-	9.12	14.56	9.30	10.50	4.10	10.50	-NA-	13.81
Europe Liquid 40 ex UK Capped	USD	2,462.32	87,152.11	41.02	0.00	-NA-	-NA-	5.92	10.69	9.44	12.01	4.74	12.01	-NA-	14.19
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,778.79	122,201.32	57.52	0.00	-NA-	-NA-	-NA-	10.56	8.44	12.34	4.71	12.34	-NA-	-NA-
UK	USD	1,850.29	81,934.47	38.57	0.00	3.31	-1.93	13.30	20.33	7.37	8.09	4.43	8.09	25.59	13.65
Netherlands	USD	1,752.60	34,020.91	16.01	0.00	2.28	-1.35	-2.90	3.00	7.57	10.78	2.17	10.78	24.64	18.68
France	USD	4,757.14	21,172.27	9.97	0.00	9.50	5.95	5.74	9.85	0.26	10.39	2.44	10.39	26.21	19.78
Austria	USD	1,039.19	3,651.92	1.72	0.00	-NA-	-6.83	11.23	17.96	9.51	11.73	8.48	11.73	40.39	22.15
Sweden	USD	6,920.76	14,676.33	6.91	0.00	11.45	8.72	16.01	16.89	8.99	15.08	11.64	15.08	31.31	18.19
Germany	USD	1,015.97	30,979.34	14.58	0.00	-0.38	0.37	12.58	21.62	28.54	12.30	7.44	12.30	32.76	12.94
Switzerland	USD	3,562.79	12,133.09	5.71	0.00	9.14	8.18	10.19	4.18	10.20	20.91	2.77	20.91	19.26	14.48
Belgium	USD	1,417.57	5,771.62	2.72	0.00	1.10	-1.17	0.40	4.45	2.21	4.20	1.76	4.20	18.00	12.99
Italy	USD	1,396.64	1,162.06	0.55	0.00	2.08	-8.23	-4.08	12.31	-8.59	17.98	11.24	17.98	38.27	32.85
Finland	USD	3,359.11	2,602.65	1.23	0.00	6.07	1.63	4.93	6.89	-10.05	13.42	7.34	13.42	32.47	20.45
Greece	USD	496.78	382.78	0.18	0.00	-NA-	-6.14	-3.01	30.44	-10.67	7.90	10.72	7.90	44.22	51.33
Norway	USD	157.75	1,044.04	0.49	0.00	-6.54	-18.42	-5.38	-0.65	20.04	7.58	4.25	7.58	-NA-	21.18
Spain	USD	22.71	2,914.84	1.37	0.00	-15.56	-40.14	-NA-	-24.67	-NA-	10.94	10.67	10.94	-NA-	-NA-
Developed EMEA	USD	1,745.88	213,815.81	100.00	0.00	-NA-	-NA-	-NA-	14.83	8.76	10.70	4.86	10.70	-NA-	-NA-
Israel	USD	1,698.75	1,369.47	100.00	0.00	-NA-	-NA-	-NA-	17.39	15.06	14.17	8.98	14.17	-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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe	GBP	2,682.38	137,470.13	100.00	0.00	5.71	3.40	8.95	16.09	17.89	11.67	1.89	11.67	20.55	12.34
Euro Zone	GBP	2,874.73	66,428.37	48.32	0.00	6.03	4.26	5.18	13.39	19.07	12.07	1.54	12.07	22.31	14.65
Europe ex UK	GBP	3,326.55	84,451.83	61.43	0.00	7.08	5.30	6.50	12.67	18.85	13.33	2.12	13.33	21.83	13.55
Europe Liquid 40	GBP	2,027.92	114,118.56	83.01	0.00	-NA-	3.26	8.89	15.73	18.53	11.59	1.06	11.59	20.95	12.94
Europe Liquid 40 ex UK	GBP	2,831.50	72,133.05	52.47	0.00	-NA-	5.88	6.50	12.61	18.89	13.19	1.43	13.19	21.96	13.95
Europe ex UK Dividend+	GBP	3,222.99	79,074.23	57.52	0.00	-NA-	6.15	5.75	11.78	17.60	13.35	1.76	13.35	21.84	13.84
Europe (UK Restricted)	GBP	1,217.96	114,326.40	83.16	0.00	-NA-	4.02	8.16	15.00	18.16	12.20	1.96	12.20	20.74	12.66
Euro Zone Capped	GBP	2,505.60	47,691.05	34.69	0.00	-NA-	-NA-	3.59	12.45	18.15	11.63	1.94	11.63	-NA-	14.04
Europe Capped	GBP	2,621.45	133,128.56	96.84	0.00	-NA-	-NA-	8.93	16.20	17.84	11.62	1.97	11.62	-NA-	12.14
Europe ex UK Capped	GBP	3,105.20	73,979.69	53.82	0.00	-NA-	-NA-	5.87	12.19	18.77	13.35	2.50	13.35	-NA-	13.08
Europe Liquid 40 Capped	GBP	1,948.09	107,124.83	77.93	0.00	-NA-	-NA-	8.80	15.83	18.53	11.49	1.17	11.49	-NA-	12.64
Europe Liquid 40 ex UK Capped	GBP	2,567.80	56,394.53	41.02	0.00	-NA-	-NA-	5.60	11.92	18.68	13.02	1.79	13.02	-NA-	13.31
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,222.99	79,074.23	57.52	0.00	-NA-	-NA-	-NA-	11.78	17.60	13.35	1.76	13.35	-NA-	-NA-
UK	GBP	1,939.39	53,018.29	38.57	0.00	3.50	0.25	12.96	21.67	16.43	9.06	1.50	9.06	22.58	11.89
Netherlands	GBP	1,827.68	22,014.31	16.01	0.00	2.39	0.84	-3.19	4.14	16.65	11.77	-0.71	11.77	22.72	17.79
France	GBP	4,960.93	13,700.19	9.97	0.00	9.62	8.30	5.42	11.07	8.72	11.38	-0.44	11.38	24.01	18.10
Austria	GBP	1,083.71	2,363.09	1.72	0.00	-NA-	-4.76	10.90	19.27	18.75	12.73	5.42	12.73	37.59	19.86
Sweden	GBP	7,217.23	9,496.79	6.91	0.00	11.57	11.13	15.66	18.19	18.19	16.11	8.49	16.11	31.24	17.46
Germany	GBP	1,059.49	20,046.17	14.58	0.00	-0.27	2.61	12.24	22.97	39.40	13.30	4.41	13.30	32.39	13.20
Switzerland	GBP	3,715.41	7,851.10	5.71	0.00	9.26	10.58	9.86	5.33	19.50	21.99	-0.12	21.99	18.50	15.03
Belgium	GBP	1,478.30	3,734.71	2.72	0.00	1.21	1.03	0.10	5.61	10.83	5.13	-1.10	5.13	16.42	11.40
Italy	GBP	1,456.47	751.95	0.55	0.00	2.20	-6.19	-4.37	13.56	-0.87	19.03	8.10	19.03	35.70	30.82
Finland	GBP	3,503.01	1,684.13	1.23	0.00	6.19	3.89	4.61	8.07	-2.46	14.44	4.32	14.44	30.61	18.67
Greece	GBP	518.06	247.69	0.18	0.00	-NA-	-4.06	-3.30	31.88	-3.13	8.87	7.60	8.87	41.68	48.91
Norway	GBP	164.50	675.58	0.49	0.00	-6.44	-NA-	-5.67	0.45	30.17	8.54	1.32	8.54	-NA-	22.13
Spain	GBP	23.68	1,886.14	1.37	0.00	-15.47	-38.81	-NA-	-23.83	-NA-	11.94	7.56	11.94	-NA-	-NA-
Developed EMEA	GBP	1,820.68	138,356.29	100.00	0.00	-NA-	-NA-	-NA-	16.11	17.94	11.69	1.91	11.69	-NA-	-NA-
Israel	GBP	1,771.52	886.16	100.00	0.00	-NA-	-NA-	-NA-	18.70	24.77	15.19	5.91	15.19	-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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vity (%)	Vity (%)
Europe	JPY	3,004.18	25,396,896.98	100.00	0.00	6.68	2.54	15.96	30.75	27.33	10.35	6.69	10.35	25.18	16.92
Euro Zone	JPY	3,219.60	12,272,299.05	48.32	0.00	6.98	3.39	11.94	27.71	28.60	10.75	6.33	10.75	26.33	19.36
Europe ex UK	JPY	3,725.62	15,602,040.73	61.43	0.00	8.07	4.43	13.35	26.90	28.37	12.00	6.94	12.00	25.54	18.01
Europe Liquid 40	JPY	2,271.21	21,082,815.09	83.01	0.00	-NA-	2.41	15.89	30.35	28.02	10.28	5.83	10.28	25.49	17.11
Europe Liquid 40 ex UK	JPY	3,171.18	13,326,209.58	52.47	0.00	-NA-	5.00	13.35	26.83	28.42	11.85	6.22	11.85	25.63	18.19
Europe ex UK Dividend+	JPY	2,997.84	14,608,556.40	57.52	0.00	-NA-	4.44	12.55	25.90	27.01	12.01	6.56	12.01	25.26	18.09
Europe (UK Restricted)	JPY	1,364.07	21,121,213.32	83.16	0.00	-NA-	3.15	15.11	29.53	27.62	10.88	6.77	10.88	25.13	17.21
Euro Zone Capped	JPY	2,806.19	8,810,675.75	34.69	0.00	-NA-	-NA-	10.25	26.66	27.62	10.31	6.75	10.31	-NA-	18.65
Europe Capped	JPY	2,935.94	24,594,815.20	96.84	0.00	-NA-	-NA-	15.93	30.88	27.27	10.31	6.78	10.31	-NA-	16.66
Europe ex UK Capped	JPY	3,477.72	13,667,366.75	53.82	0.00	-NA-	-NA-	12.68	26.36	28.29	12.02	7.33	12.02	-NA-	17.43
Europe Liquid 40 Capped	JPY	2,181.79	19,790,759.48	77.93	0.00	-NA-	-NA-	15.79	30.47	28.02	10.18	5.94	10.18	-NA-	16.70
Europe Liquid 40 ex UK Capped	JPY	2,875.86	10,418,599.42	41.02	0.00	-NA-	-NA-	12.39	26.06	28.19	11.69	6.60	11.69	-NA-	17.38
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,997.84	14,608,556.40	57.52	0.00	-NA-	-NA-	-NA-	25.90	27.01	12.01	6.56	12.01	-NA-	-NA-
UK	JPY	2,161.03	9,794,856.24	38.57	0.00	4.40	-0.58	20.22	37.04	25.76	7.78	6.28	7.78	27.83	16.22
Netherlands	JPY	2,046.95	4,067,029.86	16.01	0.00	3.36	0.01	3.03	17.30	26.00	10.45	3.98	10.45	26.53	22.07
France	JPY	5,556.08	2,531,039.53	9.97	0.00	10.66	7.40	12.20	25.10	17.43	10.07	4.25	10.07	27.39	22.31
Austria	JPY	1,213.72	436,569.24	1.72	0.00	-NA-	-5.55	18.03	34.33	28.27	11.41	10.40	11.41	42.15	26.02
Sweden	JPY	8,083.06	1,754,482.15	6.91	0.00	12.62	10.21	23.10	33.12	27.65	14.75	13.61	14.75	32.16	20.68
Germany	JPY	1,186.60	3,703,425.71	14.58	0.00	0.67	1.75	19.46	38.51	50.56	11.97	9.34	11.97	33.12	16.22
Switzerland	JPY	4,161.14	1,450,450.23	5.71	0.00	10.29	9.67	16.92	18.64	29.07	20.56	4.59	20.56	19.74	16.24
Belgium	JPY	1,655.65	689,968.17	2.72	0.00	2.16	0.19	6.54	18.95	19.71	3.89	3.56	3.89	20.14	16.93
Italy	JPY	1,631.19	138,918.30	0.55	0.00	3.16	-6.97	1.78	27.90	7.06	17.63	13.20	17.63	39.80	35.48
Finland	JPY	3,923.26	311,133.74	1.23	0.00	7.19	3.02	11.34	21.73	5.35	13.09	9.24	13.09	33.32	22.07
Greece	JPY	580.21	45,759.94	0.18	0.00	-NA-	-4.85	2.92	48.54	4.63	7.58	12.68	7.58	46.54	52.96
Norway	JPY	184.24	124,809.30	0.49	0.00	-5.55	-NA-	0.40	13.14	40.59	7.27	6.10	7.27	-NA-	23.06
Spain	JPY	26.52	348,454.57	1.37	0.00	-14.67	-39.32	-NA-	-14.21	-NA-	10.62	12.63	10.62	-NA-	-NA-
Developed EMEA	JPY	2,039.10	25,560,610.68	100.00	0.00	-NA-	-NA-	-NA-	30.77	27.38	10.38	6.72	10.38	-NA-	-NA-
Israel	JPY	1,984.05	163,713.71	100.00	0.00	-NA-	-NA-	-NA-	33.69	34.77	13.84	10.91	13.84	-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		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Europe	AUD	2,150.31	271,410.20	100.00	0.00	-NA-	-NA-	12.26	27.84	24.28	15.71	4.30	15.71	-NA-	12.74
Euro Zone	AUD	2,304.50	131,150.95	48.32	0.00	-NA-	-NA-	8.37	24.86	25.52	16.12	3.95	16.12	-NA-	14.53
Europe ex UK	AUD	2,666.69	166,735.05	61.43	0.00	-NA-	-NA-	9.73	24.07	25.29	17.43	4.54	17.43	-NA-	13.35
Europe Liquid 40	AUD	1,625.67	225,306.70	83.01	0.00	-NA-	-NA-	12.20	27.45	24.95	15.63	3.46	15.63	-NA-	13.11
Europe Liquid 40 ex UK	AUD	2,269.84	142,413.82	52.47	0.00	-NA-	-NA-	9.74	24.00	25.34	17.28	3.84	17.28	-NA-	13.65
Europe ex UK Dividend+	AUD	2,706.02	156,117.94	57.52	0.00	-NA-	-NA-	8.96	23.10	23.97	17.45	4.17	17.45	-NA-	13.62
Europe (UK Restricted)	AUD	976.36	225,717.05	83.16	0.00	-NA-	-NA-	11.44	26.64	24.56	16.26	4.38	16.26	-NA-	12.87
Euro Zone Capped	AUD	2,008.59	94,157.46	34.69	0.00	-NA-	-NA-	6.74	23.83	24.56	15.67	4.36	15.67	-NA-	14.29
Europe Capped	AUD	2,101.46	262,838.56	96.84	0.00	-NA-	-NA-	12.24	27.96	24.23	15.66	4.38	15.66	-NA-	12.67
Europe ex UK Capped	AUD	2,489.25	146,059.68	53.82	0.00	-NA-	-NA-	9.09	23.54	25.21	17.46	4.93	17.46	-NA-	13.10
Europe Liquid 40 Capped	AUD	1,561.66	211,498.83	77.93	0.00	-NA-	-NA-	12.10	27.56	24.95	15.53	3.56	15.53	-NA-	12.98
Europe Liquid 40 ex UK Capped	AUD	2,058.46	111,340.93	41.02	0.00	-NA-	-NA-	8.81	23.24	25.12	17.11	4.21	17.11	-NA-	13.26
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,706.02	156,117.94	57.52	0.00	-NA-	-NA-	-NA-	23.10	23.97	17.45	4.17	17.45	-NA-	-NA-
UK	AUD	1,546.81	104,675.15	38.57	0.00	-NA-	-NA-	16.39	33.98	22.74	13.01	3.90	13.01	-NA-	13.25
Netherlands	AUD	1,465.15	43,463.32	16.01	0.00	-NA-	-NA-	-0.25	14.68	22.98	15.82	1.65	15.82	-NA-	17.61
France	AUD	3,976.88	27,048.58	9.97	0.00	-NA-	-NA-	8.62	22.31	14.62	15.42	1.92	15.42	-NA-	17.58
Austria	AUD	868.74	4,665.50	1.72	0.00	-NA-	-NA-	14.27	31.34	25.19	16.81	7.92	16.81	-NA-	21.14
Sweden	AUD	5,785.62	18,749.71	6.91	0.00	-NA-	-NA-	19.17	30.15	24.59	20.32	11.06	20.32	-NA-	16.56
Germany	AUD	849.33	39,577.57	14.58	0.00	-NA-	-NA-	15.65	35.42	46.95	17.40	6.89	17.40	-NA-	14.36
Switzerland	AUD	2,978.43	15,500.59	5.71	0.00	-NA-	-NA-	13.20	15.99	25.98	26.41	2.25	26.41	-NA-	15.63
Belgium	AUD	1,185.07	7,373.51	2.72	0.00	-NA-	-NA-	3.14	16.29	16.84	8.94	1.24	8.94	-NA-	11.24
Italy	AUD	1,167.56	1,484.58	0.55	0.00	-NA-	-NA-	-1.47	25.05	4.50	23.34	10.67	23.34	-NA-	30.11
Finland	AUD	2,808.16	3,325.01	1.23	0.00	-NA-	-NA-	7.79	19.01	2.83	18.58	6.79	18.58	-NA-	18.73
Greece	AUD	415.30	489.02	0.18	0.00	-NA-	-NA-	-0.36	45.23	2.13	12.81	10.16	12.81	-NA-	45.21
Norway	AUD	131.87	1,333.81	0.49	0.00	-NA-	-NA-	-2.80	10.62	37.23	12.47	3.72	12.47	-NA-	21.40
Spain	AUD	18.99	3,723.85	1.37	0.00	-NA-	-NA-	-NA-	-16.12	-NA-	15.99	10.11	15.99	-NA-	-NA-
Developed EMEA	AUD	1,459.53	273,159.77	100.00	0.00	-NA-	-NA-	-NA-	27.86	24.33	15.73	4.33	15.73	-NA-	-NA-
Israel	AUD	1,420.12	1,749.57	100.00	0.00	-NA-	-NA-	-NA-	30.71	31.54	19.36	8.42	19.36	-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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	2,121.24	11,502.17	5.71	0.00	8.07	6.04	7.50	5.96	18.61	15.35	5.90	15.35	13.54	9.09
Sweden	SEK	6,794.64	122,411.62	6.91	0.00	12.41	10.92	19.77	26.54	41.91	22.62	12.56	22.62	26.45	15.17
Norway	NOK	193.86	7,966.26	0.49	0.00	-4.23	-16.84	-0.42	10.42	52.88	9.48	2.63	9.48	48.83	19.62

* -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	10 Yrs	36M
Index Description	Curr	Close Value 27-Feb	Yld (%) 27-Feb	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe Real Estate **	Local	4,571.03	2.91	10.52	7.49	17.41	26.00	33.40	15.67	4.19	15.67	19.02	11.40
Europe FTSE	Local	330.31	3.50	8.65	6.90	10.33	14.12	12.07	10.17	6.07	10.17	15.11	10.45
Europe JP Morgan Bonds	Local	693.26	-NA-	6.87	5.63	6.76	7.61	13.36	2.60	-0.38	2.60	3.99	3.78
UK Real Estate **	GBP	3,224.44	2.59	7.32	3.78	17.05	25.91	19.97	9.34	1.56	9.34	22.54	11.84
UK FTSE	GBP	1,201.91	3.62	7.97	7.35	9.15	9.53	5.72	6.47	3.51	6.47	13.91	10.78
UK JP Morgan Bonds	GBP	822.43	-NA-	7.27	6.19	7.23	4.62	12.37	0.81	-4.42	0.81	6.08	6.79
Netherlands Real Estate **	EUR	4,169.16	3.59	9.84	6.66	7.64	16.57	39.34	19.81	2.79	19.81	19.67	16.39
Netherlands FTSE	EUR	1,175.05	-NA-	7.44	6.45	11.31	19.09	26.75	15.75	7.43	15.75	19.09	12.23
Netherlands JP Morgan Bonds	EUR	553.34	-NA-	6.33	5.35	6.06	5.69	11.78	2.31	-0.10	2.31	4.42	4.82
France Real Estate **	EUR	8,328.62	4.90	15.59	12.97	16.19	23.30	30.70	19.90	3.06	19.90	21.23	17.62
France FTSE	EUR	1,027.22	3.41	8.96	6.88	11.68	18.01	16.35	15.73	7.21	15.73	16.56	12.30
France JP Morgan Bonds	EUR	696.34	-NA-	6.52	5.45	6.35	7.47	12.63	2.60	0.08	2.60	4.47	4.73
Sweden Real Estate **	SEK	12,959.57	1.86	16.45	15.77	24.33	30.84	46.12	22.62	12.56	22.62	26.26	14.55
Sweden FTSE	SEK	3,437.66	4.48	12.71	11.75	16.97	20.53	29.54	16.79	7.88	16.79	19.23	11.82
Sweden JP Morgan Bonds	SEK	808.33	-NA-	6.91	4.91	5.20	4.46	11.73	1.53	-0.48	1.53	4.43	4.42
Switzerland Real Estate **	CHF	3,321.83	3.81	11.03	9.32	11.57	10.64	24.06	15.35	5.90	15.35	13.46	9.71
Switzerland FTSE	CHF	847.98	2.69	8.77	7.11	9.34	16.85	8.74	0.51	7.81	0.51	13.06	10.19
Germany Real Estate **	EUR	1,526.10	1.93	0.00	5.53	20.51	32.35	62.14	21.15	8.09	21.15	27.21	13.23
Germany FTSE	EUR	770.42	3.15	-13.12	10.06	15.64	18.75	18.23	16.44	6.62	16.44	18.47	12.58
Germany JP Morgan Bonds	EUR	503.06	-NA-	11.53	5.06	5.61	4.76	10.32	2.13	-0.17	2.13	4.25	4.24
Austria Real Estate **	EUR	936.24	2.27	0.00	0.00	18.48	29.09	38.90	20.54	9.13	20.54	37.18	18.42
Austria FTSE	EUR	461.71	2.00	3.37	-1.21	1.94	5.08	-5.24	15.42	16.46	15.42	26.57	17.72
Austria JP Morgan Bonds	EUR	269.39	-NA-	8.26	5.73	6.91	7.77	12.93	2.39	-0.17	2.39	4.67	4.55

** 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 320.

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

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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		
Index Description	Curr	Close Value 27-Feb	Yld (%) 27-Feb	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	
Italy Real Estate **	EUR	2,040.59	2.92	6.35	-3.47	4.29	25.60	17.02	27.28	11.91	27.28	33.77	27.85	
Italy FTSE	EUR	338.58	3.22	7.55	0.53	5.23	14.18	13.87	16.77	8.71	16.77	20.22	19.49	
Italy JP Morgan Bonds	EUR	1,109.58	-NA-	8.03	5.99	7.83	12.23	16.48	4.56	2.16	4.56	6.13	6.12	
Belgium Real Estate **	EUR	3,377.10	4.86	8.05	7.37	11.49	18.18	33.59	12.41	2.38	12.41	13.41	9.59	
Belgium FTSE	EUR	1,384.34	3.87	9.60	7.84	19.17	30.48	38.44	18.56	5.90	18.56	19.19	12.47	
Belgium JP Morgan Bonds	EUR	678.00	-NA-	6.83	5.88	7.40	9.75	15.27	3.44	0.27	3.44	4.98	4.53	
Finland Real Estate **	EUR	5,538.74	2.61	10.25	7.14	12.94	17.51	14.37	22.36	7.99	22.36	28.03	17.65	
Finland FTSE	EUR	1,597.31	4.62	11.30	6.35	11.28	22.56	26.89	14.00	5.09	14.00	22.61	16.12	
Finland JP Morgan Bonds	EUR	443.21	-NA-	6.56	5.14	5.64	5.53	10.16	1.94	0.05	1.94	3.64	4.12	
Greece Real Estate **	EUR	763.01	1.14	-NA-	-1.45	5.34	44.75	13.89	17.97	11.39	17.97	41.07	46.69	
Greece FTSE	EUR	76.70	0.24	-NA-	-15.80	-22.11	-3.81	-54.07	-14.15	20.50	-14.15	36.07	41.78	
Greece JP Morgan Bonds	EUR	-	-NA-	-NA-	-100.00	-100.00	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Norway Real Estate **	NOK	173.43	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Norway FTSE	NOK	1,526.54	5.06	13.70	9.59	11.39	9.94	9.24	8.39	3.93	8.39	22.34	12.94	
Norway JP Morgan Bonds	NOK	-	-NA-	6.82	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	

**** Please note: Local Currency Real Estate indices are unofficial series calculated in-house by EPRA for research purposes only. A disclaimer applies to these values, please refer to page 320.**

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

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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) 27-Feb	Free Float Europe (%) Weight 27-Feb
Unibail-Rodamco *	Rental	Retail	NL	25,046	13.22
Land Securities *	Rental	Diversified	UK	13,614	7.19
British Land *	Rental	Diversified	UK	11,547	6.10
Deutsche Annington	Rental	Residential	DE	10,580	5.59
Klepierre *	Rental	Retail	FR	7,720	4.08
Hammerson *	Rental	Retail	UK	7,299	3.85
Deutsche Wohnen	Rental	Residential	DE	7,051	3.72
Swiss Prime Site	Rental	Diversified	CH	4,494	2.37
INTU Properties	Rental	Retail	UK	4,471	2.36
SEGRO *	Rental	Industrial	UK	4,399	2.32
Derwent London *	Rental	Office	UK	4,265	2.25
LEG Immobilien AG	Rental	Residential	DE	4,194	1.82
Capital & Counties Properties	Rental	Retail	UK	4,049	2.14
Gecina *	Rental	Diversified	FR	4,022	1.62
Great Portland Estates *	Rental	Diversified	UK	3,793	2.00
PSP Swiss Property	Rental	Office	CH	3,705	1.81
Fonciere Des Regions *	Rental	Diversified	FR	3,112	1.64
Shaftesbury *	Rental	Diversified	UK	3,110	1.58
Icade	Rental	Diversified	FR	2,828	1.49
Castellum	Rental	Diversified	SE	2,503	1.32
				131,804.41	68.48 (**)

Country Breakdown:

Country Index	Number of Constituents 27-Feb	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Europe (%) Weight 27-Feb
EPRA/NAREIT UK	30	73,048	39.10%
EPRA/NAREIT Netherlands	5	30,331	16.24%
EPRA/NAREIT France	7	18,876	10.10%
EPRA/NAREIT Austria	3	3,256	1.74%
EPRA/NAREIT Sweden	11	13,085	7.00%
EPRA/NAREIT Germany	10	27,619	14.79%
EPRA/NAREIT Switzerland	4	10,817	5.79%
EPRA/NAREIT Belgium	7	5,146	2.75%
EPRA/NAREIT Italy	2	1,036	0.55%
EPRA/NAREIT Finland	3	2,320	1.24%
EPRA/NAREIT Greece	1	341	0.18%
EPRA/NAREIT Norway	2	931	0.50%
EPRA/NAREIT Europe Index	87	186,806	100.00%
EPRA/NAREIT Euro Zone	40	91,524	48.99%
EPRA/NAREIT Ex-UK	57	116,357	62.29%
EPRA/NAREIT Europe Liquid 40	38	157,232	84.17%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	99,384	53.20%

(**) The Top 20 Constituents represent 68.48% 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:

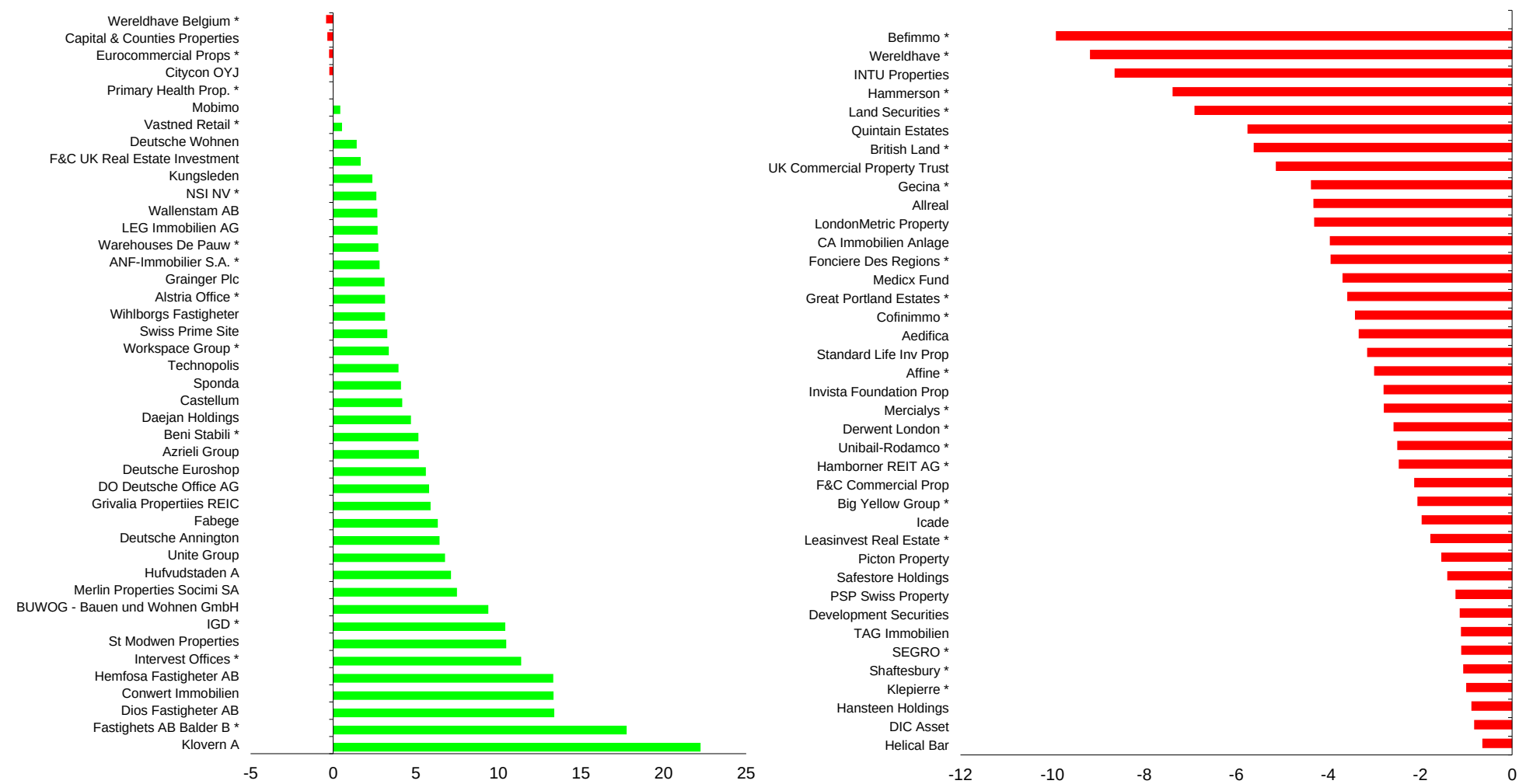
Stock	Investment		Country	Price	Dividend	Total	
				Return	Return	Return	
	Focus	Sector		27-Feb	27-Feb	27-Feb	
Klovern A	Rental	Diversified	SE	27.75	0.00	27.75	▲
Klovern B	Rental	Diversified	SE	26.06	0.00	26.06	▲
Fastighets AB Balder B *	Rental	Diversified	SE	23.27	0.00	23.27	▲
Dios Fastigheter AB	Rental	Diversified	SE	18.88	0.00	18.88	▲
Conwert Immobilien	Non-Rental	Diversified	AT	18.83	0.00	18.83	▲
Hemfosa Fastigheter AB	Rental	Diversified	SE	18.82	0.00	18.82	▲
Intervest Offices *	Rental	Office	BE	16.88	0.00	16.88	▲
St Modwen Properties	Non-Rental	Diversified	UK	15.97	0.00	15.97	▲
IGD *	Rental	Retail	IT	15.91	0.00	15.91	▲
BUWOG - Bauen und Wohnen GmbH	Non-Rental	Residential	AT	14.90	0.00	14.90	▲
Merlin Properties Socimi SA	Rental	Diversified	ES	12.99	0.00	12.99	▲
Hufvudstaden A	Rental	Diversified	SE	12.63	0.00	12.63	▲
Unite Group	Rental	Residential	UK	12.27	0.00	12.27	▲
Deutsche Annington	Rental	Residential	DE	11.93	0.00	11.93	▲
Fabege	Rental	Office	SE	11.84	0.00	11.84	▲
Grivalia Propertieis REIC	Rental	Diversified	GR	11.39	0.00	11.39	▲
DO Deutsche Office AG	Rental	Office	DE	11.30	0.00	11.30	▲
Deutsche Euroshop	Rental	Retail	DE	11.10	0.00	11.10	▲
Azieli Group	Rental	Diversified	ISR	10.69	0.00	10.69	▲
Beni Stabili *	Rental	Office	IT	10.66	0.00	10.66	▲

Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total	
				Return	Return	Return	
	Focus	Sector		27-Feb	27-Feb	27-Feb	
Affine *	Rental	Diversified	FR	2.50	0.00	2.50	▲
Entra ASA	Rental	Office	NK	2.40	0.00	2.40	▲
Standard Life Inv Prop	Rental	Diversified	UK	0.92	1.42	2.34	▲
Aedifica	Rental	Diversified	BE	2.16	0.00	2.16	▲
Cofinimmo *	Rental	Diversified	BE	2.08	0.00	2.08	▲
Great Portland Estates *	Rental	Diversified	UK	1.91	0.00	1.91	▲
Medicx Fund	Rental	Health Care	UK	1.81	0.00	1.81	▲
Fonciere Des Regions *	Rental	Diversified	FR	1.55	0.00	1.55	▲
CA Immobilien Anlage	Rental	Diversified	AT	1.53	0.00	1.53	▲
LondonMetric Property	Rental	Diversified	UK	1.19	0.00	1.19	▲
Allreal	Non-Rental	Office	CH	1.18	0.00	1.18	▲
Gecina *	Rental	Diversified	FR	1.12	0.00	1.12	▲
UK Commercial Property Trust	Rental	Diversified	UK	-0.67	1.03	0.36	▲
British Land *	Rental	Diversified	UK	-0.12	0.00	-0.12	▼
Quintain Estates	Non-Rental	Diversified	UK	-0.26	0.00	-0.26	▼
Land Securities *	Rental	Diversified	UK	-1.41	0.00	-1.41	▼
Hammerson *	Rental	Retail	UK	-1.89	0.00	-1.89	▼
INTU Properties	Rental	Retail	UK	-3.15	0.00	-3.15	▼
Wereldhave *	Rental	Retail	NL	-3.68	0.00	-3.68	▼
Befimmo *	Rental	Office	BE	-4.42	0.00	-4.42	▼

FTSE EPRA/NAREIT Developed Europe Index Series

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

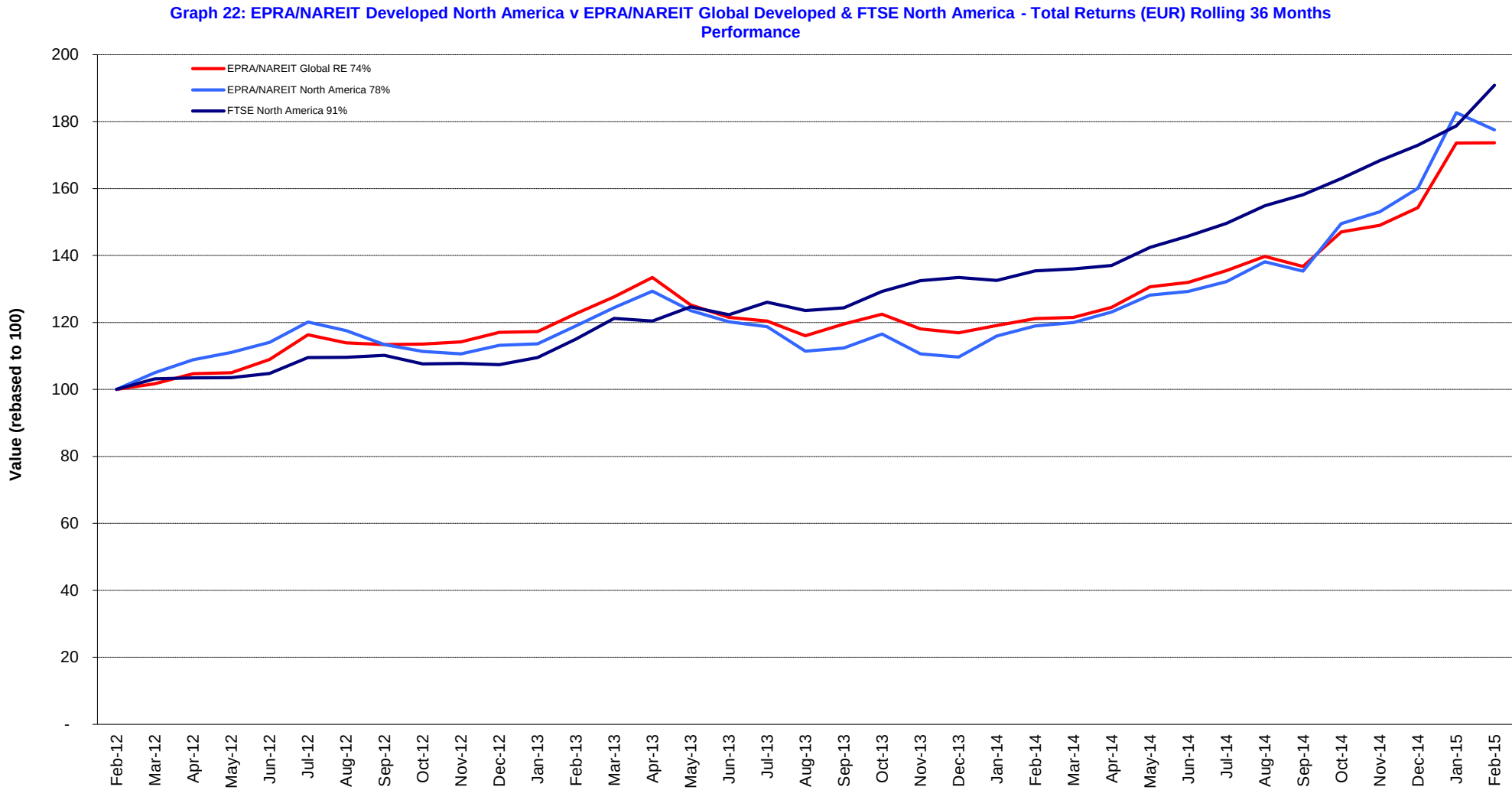


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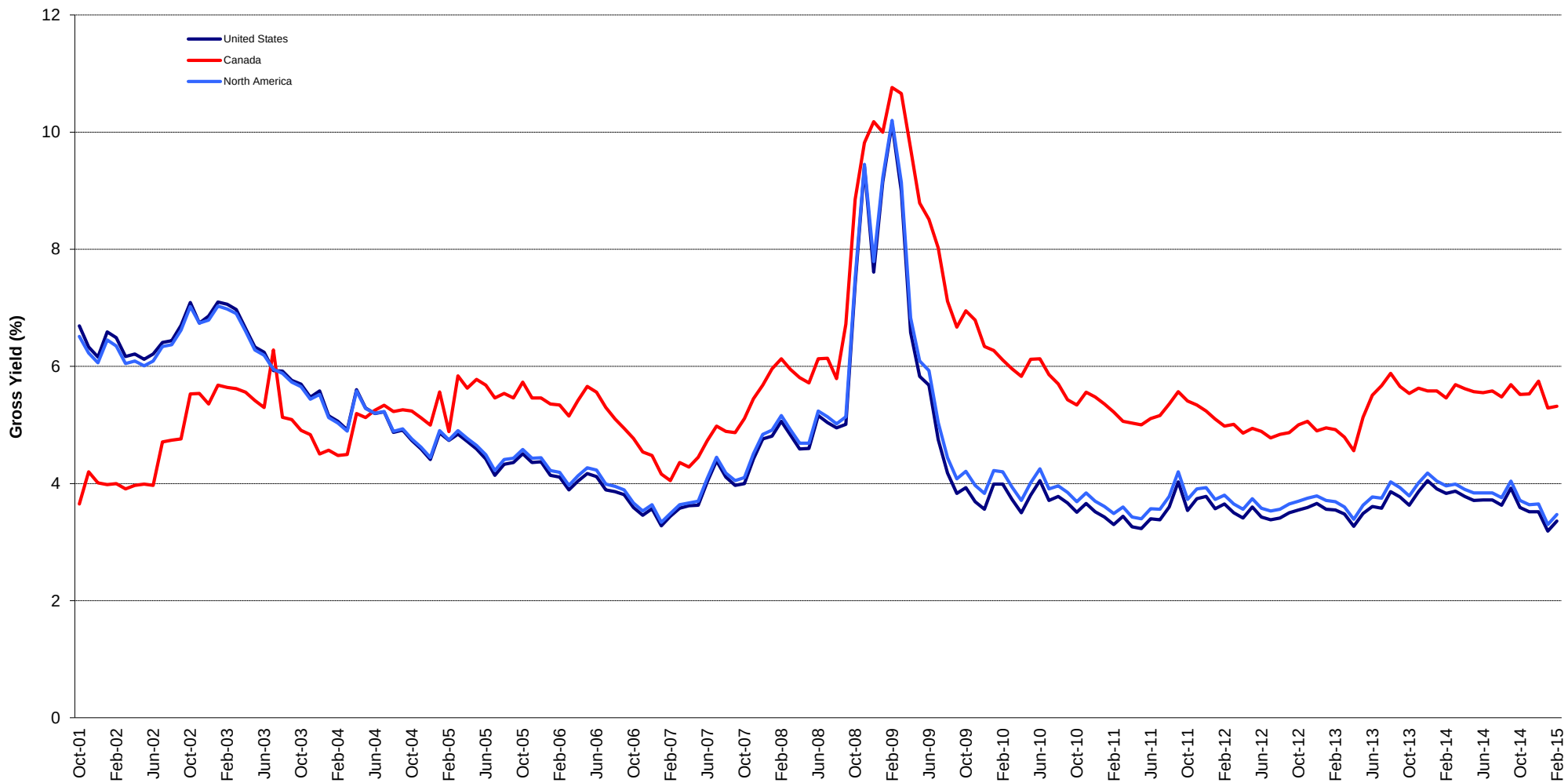
Section 3.4

FTSE EPRA/NAREIT Developed North America Index Series

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 2015	Chatham Lodging Trust (USA): New number of shares: 38,257,169
11 February 2015	Ashford Hospitality Trust (USA): New number of shares: 99,078,718
11 February 2015	Ashford Hospitality Trust (USA): New free float percentage: 96% (was 79%)
11 February 2015	Select Income REIT (USA): New number of shares: 88,359,750
11 February 2015	Select Income REIT (USA): New free float percentage: 76% (was 63%)
11 February 2015	Senior Housing Properties Trust (USA): New number of shares: 230,922,879

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 February 2015	Cousins Properties *	Rental	Office	USD	0.080	12.67	23-Feb	Quarterly
5 February 2015	American Campus Communities *	Rental	Residential	USD	0.380	3.27	20-Feb	Quarterly
5 February 2015	HCP *	Rental	Health Care	USD	0.565	0.00	24-Feb	Dividend
6 February 2015	Cedar Realty Trust *	Rental	Retail	USD	0.050	12.03	20-Feb	Quarterly
6 February 2015	First Potomac Realty Trust *	Rental	Industrial/Office Mi:	USD	0.150	11.38	17-Feb	Quarterly
6 February 2015	Health Care REIT *	Rental	Health Care	USD	0.825	3.50	20-Feb	Quarterly
11 February 2015	Apartment Investment *	Rental	Residential	USD	0.280	6.37	27-Feb	Quarterly
11 February 2015	Sabra Health Care REIT *	Rental	Health Care	USD	0.390	0.00	27-Feb	Dividend
11 February 2015	Simon Property Group *	Rental	Retail	USD	1.400	1.89	27-Feb	Quarterly
12 February 2015	Duke Realty Corp *	Rental	Industrial/Office Mi:	USD	0.170	9.04	27-Feb	Quarterly
12 February 2015	Home Props of New York *	Rental	Residential	USD	0.760	3.97	27-Feb	Quarterly
12 February 2015	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	5.40	27-Feb	Quarterly
12 February 2015	H & R Real Estate *	Rental	Diversified	CAD	0.113	5.96	27-Feb	Monthly
13 February 2015	Highwoods Properties *	Rental	Office	USD	0.425	3.73	10-Mar	Quarterly
17 February 2015	LTC Properties *	Rental	Health Care	USD	0.170	3.50	27-Feb	Monthly
18 February 2015	The Macerich Company *	Rental	Retail	USD	0.650	3.83	6-Mar	Quarterly
19 February 2015	Regency Centers *	Rental	Retail	USD	0.485	4.42	5-Mar	Quarterly
25 February 2015	Allied Properties REIT *	Rental	Office	CAD	0.122	3.23	16-Mar	Monthly
25 February 2015	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	13-Mar	Dividend
25 February 2015	Boardwalk REIT *	Rental	Residential	CAD	0.170	3.04	16-Mar	Monthly
25 February 2015	Canadian Apartment Props *	Rental	Residential	CAD	0.098	3.81	16-Mar	Monthly
25 February 2015	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	13-Mar	Dividend
25 February 2015	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.045	6.20	16-Mar	Monthly
25 February 2015	Cominar REIT *	Rental	Diversified	CAD	0.123	7.16	16-Mar	Monthly
25 February 2015	Calloway REIT *	Rental	Retail	CAD	0.133	5.09	16-Mar	Monthly
25 February 2015	Dream Office REIT *	Rental	Office	CAD	0.187	0.00	16-Mar	Dividend
25 February 2015	EPR Properties *	Rental	Diversified	USD	0.303	5.51	16-Mar	Quarterly
25 February 2015	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.033	17.95	16-Mar	Monthly
25 February 2015	Killam Properties	Rental	Residential	CAD	0.050	0.00	16-Mar	Dividend
25 February 2015	Morguard REIT *	Rental	Diversified	CAD	0.080	5.07	13-Mar	Monthly
25 February 2015	Northern Property REIT *	Rental	Residential	CAD	0.136	5.74	16-Mar	Monthly
25 February 2015	Piedmont Office Realty Trust Cl A *	Rental	Office	USD	0.210	0.00	20-Mar	Dividend
25 February 2015	Canadian REIT *	Rental	Diversified	CAD	0.146	2.88	13-Mar	Monthly
25 February 2015	Riocan Real Estate *	Rental	Retail	CAD	0.118	4.65	6-Mar	Monthly
26 February 2015	Inland Real Estate Corp *	Rental	Retail	USD	0.048	9.16	17-Mar	Monthly
26 February 2015	Realty Income *	Rental	Retail	USD	0.189	3.06	16-Mar	Dividend

** Based on previous period figures

*** Estimated

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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 2015	Pennsylvania Real Estate *	Rental	Retail	USD	0.210	10.01	16-Mar	Quarterly

** Based on previous period figures
*** Estimated

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 2015	Ventas *	Rental	Health Care	USD	0.579	2.75	31-Mar	Quarterly
5 March 2015	Weingarten Realty *	Rental	Retail	USD	0.345	5.80	16-Mar	Quarterly
9 March 2015	Parkway Properties *	Rental	Office	USD	0.188	12.92	25-Mar	Quarterly
10 March 2015	DDR Corp. *	Rental	Retail	USD	0.173	11.92	7-Apr	Quarterly
11 March 2015	American Assets Trust Inc. *	Rental	Diversified	USD	0.233	0.00	27-Mar	Dividend
12 March 2015	Equity One Inc *	Rental	Retail	USD	0.3 ***	4.48	April	Quarterly
12 March 2015	Extra Space Storage *	Rental	Self Storage	USD	0.470	1.52	31-Mar	Quarterly
12 March 2015	Investors Real Estate *	Rental	Diversified	USD	0.130	8.81	4-Jan	Quarterly
12 March 2015	Public Storage *	Rental	Self Storage	USD	1.400	1.12	31-Mar	Quarterly
12 March 2015	PS Business Parks *	Rental	Industrial/Office Mi	USD	0.500	2.12	31-Mar	Quarterly
12 March 2015	Washington Real Estate *	Rental	Diversified	USD	0.300	6.07	31-Mar	Quarterly
13 March 2015	Digital Realty Trust *	Rental	Diversified	USD	0.31 ***	1.90	April	Quarterly
13 March 2015	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	2.51	April	Quarterly
13 March 2015	H & R Real Estate *	Rental	Diversified	CAD	0.113	5.96	31-Mar	Monthly
13 March 2015	Universal Health Realty *	Rental	Health Care	USD	0.58 ***	5.31	April	Quarterly
18 March 2015	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	5.18	April	Dividend
18 March 2015	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	3.30	April	Quarterly
18 March 2015	Federal Realty Inv *	Rental	Retail	USD	0.870	1.77	15-Apr	Quarterly
18 March 2015	Ramco-Gershenson *	Rental	Retail	USD	0.4625 ***	8.65	April	Quarterly
19 March 2015	LTC Properties *	Rental	Health Care	USD	0.170	3.50	31-Mar	Monthly
25 March 2015	First Capital Realty	Rental	Retail	CAD	0.215	0.00	9-Apr	Dividend
25 March 2015	Getty Realty *	Rental	Retail	USD	0.465 ***	10.37	April	Quarterly
26 March 2015	DuPont Fabros Technology *	Rental	Specialty	USD	0.1875 ***	1.80	April	Dividend
26 March 2015	Equity Lifestyle Properties *	Rental	Residential	USD	0.2 ***	1.49	April	Quarterly
27 March 2015	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	6.09	April	Quarterly
27 March 2015	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	5.92	April	Dividend
27 March 2015	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	2.46	April	Quarterly
27 March 2015	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	3.23	April	Monthly
27 March 2015	Avalonbay Communities *	Rental	Residential	USD	1.250	2.12	15-Apr	Quarterly
27 March 2015	Boardwalk REIT *	Rental	Residential	CAD	0.170	3.04	15-Apr	Monthly
27 March 2015	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	6.03	April	Quarterly
27 March 2015	Boston Properties *	Rental	Office	USD	0.68 ***	1.98	April	Quarterly
27 March 2015	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	3.81	April	Monthly
27 March 2015	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	10.01	April	Quarterly
27 March 2015	Chesapeake Lodging Trust *	Rental	Lodging/Resorts	USD	0.350	0.00	15-Apr	Dividend

** 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
27 March 2015	Camden Property Trust *	Rental	Residential	USD	0.700	3.85	17-Apr	Quarterly
27 March 2015	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.06167 ***	6.20	April	Monthly
27 March 2015	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	7.16	April	Monthly
27 March 2015	Calloway REIT *	Rental	Retail	CAD	0.129 ***	5.09	April	Monthly
27 March 2015	Douglas Emmett *	Rental	Office	USD	0.1875 ***	1.95	April	Dividend
27 March 2015	EPR Properties *	Rental	Diversified	USD	0.84 ***	5.51	April	Quarterly
27 March 2015	Essex Property Trust *	Rental	Residential	USD	1.02 ***	1.83	April	Quarterly
27 March 2015	Extendicare Inc.	Rental	Health Care	CAD	0.0925 ***	16.02	April	Monthly
27 March 2015	First Industrial Realty *	Rental	Industrial	USD	0.128	11.33	20-Apr	Quarterly
27 March 2015	Winthrop Realty Trust *	Rental	Diversified	USD	0.065 ***	3.23	April	Quarterly
27 March 2015	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.200	3.10	15-Apr	Quarterly
27 March 2015	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	13.41	April	Dividend
27 March 2015	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	17.95	April	Monthly
27 March 2015	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	9.16	April	Monthly
27 March 2015	Kilroy Realty *	Rental	Office	USD	0.58 ***	3.14	April	Quarterly
27 March 2015	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	4.62	April	Monthly
27 March 2015	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	10.80	April	Quarterly
27 March 2015	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	5.07	April	Monthly
27 March 2015	National Health Investors *	Rental	Health Care	USD	0.850	0.00	8-May	Dividend
27 March 2015	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.74	April	Monthly
27 March 2015	Corporate Office Props *	Rental	Office	USD	0.34 ***	4.85	April	Quarterly
27 March 2015	Post Properties *	Rental	Residential	USD	0.400	2.73	15-Apr	Quarterly
27 March 2015	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	2.88	April	Monthly
27 March 2015	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	4.65	April	Monthly
27 March 2015	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.050	10.32	15-Apr	Quarterly
27 March 2015	SL Green Realty *	Rental	Office	USD	0.7875 ***	1.86	April	Dividend
27 March 2015	Taubman Centers *	Rental	Retail	USD	0.415 ***	2.29	April	Quarterly
28 March 2015	Alexandria Real Estate *	Rental	Office	USD	0.78 ***	3.32	April	Quarterly
28 March 2015	Liberty Property Trust *	Rental	Industrial/Office Mi:	USD	0.625 ***	6.31	April	Quarterly
28 March 2015	Realty Income *	Rental	Retail	USD	0.137375 ***	3.06	April	Dividend
31 March 2015	DCT Industrial Trust *	Rental	Industrial	USD	0.280	1.55	15-Apr	Quarterly

** Based on previous period figures

*** Estimated

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 27-Feb	Free	Free	Free	Div	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-15	Dividend Feb-15	Total Rtn (%) Feb-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)
					Float	Float	Float														3 month	
					EUR (m)	Wght (%)	Wght (%)														Annualised	
																						USD (m)
Riocan Real Estate *	Rental	Retail	REIT	29.27	6,540	0.56	1.01	4.82	13.13	8.72	13.72	7.27	16.83	11.63	-0.58	0.40	-0.18	11.63	16.88	13.26	7,357	100
H & R Real Estate *	Rental	Diversified	REIT	24.18	4,727	0.41	0.73	5.58	-NA-	6.59	12.71	5.85	14.79	12.31	-0.98	0.46	-0.52	12.31	22.39	12.46	7,006	132
Canadian REIT *	Rental	Diversified	REIT	46.80	2,409	0.21	0.37	3.74	10.98	12.43	14.17	10.56	11.30	2.84	-2.94	0.30	-2.64	2.84	15.60	11.84	1,787	66
Calloway REIT *	Rental	Retail	REIT	30.42	2,245	0.19	0.35	5.26	-NA-	8.94	13.22	8.77	22.72	12.41	-4.13	0.42	-3.71	12.41	23.32	14.60	2,120	84
Canadian Apartment Props *	Rental	Residential	REIT	28.31	2,232	0.19	0.35	4.17	-NA-	10.09	18.87	11.27	34.81	13.44	-0.56	0.35	-0.22	13.44	17.19	13.96	2,268	91
Cominar REIT *	Rental	Diversified	REIT	19.72	2,221	0.19	0.34	7.45	-NA-	6.14	7.15	1.57	16.87	7.28	1.60	0.63	2.23	7.28	16.13	11.65	3,319	133
Allied Properties REIT *	Rental	Office	REIT	40.59	2,162	0.19	0.33	3.59	-NA-	13.91	19.91	18.92	25.42	9.06	1.48	0.30	1.78	9.06	18.16	10.82	2,511	104
Dream Office REIT *	Rental	Office	REIT	27.41	2,037	0.18	0.32	8.17	-NA-	6.12	8.88	-0.31	0.41	10.47	0.92	0.69	1.61	10.47	24.13	11.79	-NA-	-NA-
Boardwalk REIT *	Rental	Residential	REIT	59.25	1,680	0.14	0.26	3.44	22.69	15.18	12.53	6.19	5.26	-3.17	-3.39	0.28	-3.11	-3.17	20.22	12.30	3,650	194
Chartwell Seniors Housing REIT *	Rental	Health Care	REIT	12.80	1,576	0.14	0.24	4.22	-NA-	3.13	15.23	16.29	29.14	8.23	1.27	0.36	1.62	8.23	24.62	12.21	-NA-	-NA-
Granite Real Estate *	Rental	Industrial	REIT	45.32	1,518	0.13	0.24	5.08	-NA-	-NA-	-NA-	-NA-	18.33	9.84	1.61	0.00	1.61	9.84	-NA-	-NA-	-NA-	-NA-
Artis Real Estate Investment	Rental	Diversified	REIT	15.36	1,481	0.13	0.23	7.03	-NA-	12.14	12.92	5.39	4.91	9.59	-1.22	0.58	-0.64	9.59	35.23	14.49	1,936	117
First Capital Realty	Rental	Retail	Non-REIT	19.64	1,211	0.10	0.19	4.38	-NA-	7.03	12.94	7.69	16.58	5.25	0.61	0.00	0.61	5.25	13.93	10.40	1,852	136
Crombie Real Estate Investment Trust *	Rental	Retail	REIT	13.43	741	0.06	0.11	6.63	-NA-	-NA-	9.42	5.21	10.28	5.10	-0.30	0.55	0.25	5.10	-NA-	9.71	1,437	173
Pure Industrial Real Estate Trust	Rental	Industrial	REIT	5.07	686	0.06	0.11	6.15	-NA-	-NA-	-NA-	-NA-	6.29	14.19	4.75	0.00	4.75	14.19	-NA-	-NA-	673	88
Dream Global REIT	Rental	Industrial/Office	REIT	9.50	642	0.06	0.10	8.42	-NA-	-NA-	-NA-	-NA-	2.81	10.85	6.15	0.00	6.15	10.85	-NA-	-NA-	-NA-	-NA-
Northern Property REIT*	Rental	Residential	REIT	25.78	588	0.05	0.09	6.32	-NA-	8.18	9.20	-2.24	-6.75	9.60	4.58	0.55	5.14	9.60	17.64	14.76	-NA-	-NA-
Morguard REIT *	Rental	Diversified	REIT	17.75	437	0.04	0.07	5.41	-NA-	9.60	11.65	8.17	12.30	-1.38	-3.85	0.43	-3.41	-1.38	21.66	13.25	-NA-	-NA-
Extendicare Inc.	Rental	Health Care	Non-REIT	6.93	433	0.04	0.07	6.93	2.84	0.89	-1.56	-4.73	-3.21	6.29	1.61	0.00	1.61	6.29	38.13	30.14	-NA-	-NA-
Killam Properties	Rental	Residential	Non-REIT	10.88	401	0.03	0.06	5.51	-NA-	2.50	10.81	0.01	10.81	7.02	-2.07	0.45	-1.62	7.02	21.16	15.50	390	87
Innvest REIT *	Rental	Lodging/Resorts	REIT	5.92	393	0.03	0.06	6.75	-NA-	0.82	7.49	9.28	19.59	0.11	-5.28	0.53	-4.75	0.11	30.39	21.95	-NA-	-NA-
Canada Total					36,357	3.13	5.63	5.32														
Simon Property Group *	Rental	Retail	REIT	190.36	53,344	4.59	8.26	2.94	12.78	14.87	23.26	16.83	27.98	5.30	-4.18	0.70	-3.47	5.30	29.43	15.23	65,900	110
Public Storage *	Rental	Self Storage	REIT	197.22	25,499	2.19	3.95	2.84	15.08	15.59	21.79	16.84	20.90	6.69	-1.80	0.00	-1.80	6.69	22.84	16.44	30,741	107
Equity Residential Props *	Rental	Residential	REIT	77.03	24,475	2.10	3.79	2.60	11.06	11.31	19.11	13.49	36.02	7.22	-0.75	0.00	-0.75	7.22	25.75	15.49	36,490	133
Health Care REIT *	Rental	Health Care	REIT	77.11	22,527	1.94	3.49	4.28	9.05	11.66	16.58	16.28	35.38	2.99	-5.91	1.01	-4.90	2.99	21.62	18.76	49,270	195
Ventas *	Rental	Health Care	REIT	74.47	21,242	1.83	3.29	4.53	8.72	14.11	14.78	14.37	25.64	4.16	-6.69	0.00	-6.69	4.16	31.36	19.85	54,910	230
Avalonbay Communities *	Rental	Residential	REIT	168.34	19,689	1.69	3.05	2.76	13.42	11.76	18.40	12.03	35.02	3.03	-2.69	0.00	-2.69	3.03	25.77	15.26	34,039	154
Prologis *	Rental	Industrial	REIT	42.71	18,971	1.63	2.94	3.09	-NA-	3.10	12.77	8.26	3.69	-0.74	-5.38	0.00	-5.38	-0.74	35.08	17.88	-NA-	-NA-
Boston Properties *	Rental	Office	REIT	137.41	18,577	1.60	2.88	1.89	-NA-	12.39	18.45	14.86	29.41	6.78	-1.00	0.00	-1.00	6.78	27.19	13.41	28,987	139

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

Version: February 2015

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

Index Constituents	Investment Focus	Sector	REIT Status	Price 27-Feb	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover		
					Local	Float	Float														Float	3 month	Annual
					EUR (m)	Global	Nth Am														Rtn (%)	Rtn (%)	Rtn (%)
HCP *	Rental	Health Care	REIT	42.36	17,298	1.49	2.68	5.34	8.19	8.79	12.55	6.83	13.53	-2.51	-10.43	1.19	-9.23	-2.51	29.86	18.73	36,290	187	
Vornado Realty Trust *	Rental	Diversified	REIT	110.04	16,435	1.41	2.55	2.29	12.73	9.04	16.11	17.61	28.57	3.81	-0.36	0.00	-0.36	3.81	30.06	13.31	22,732	123	
Host Hotels & Resorts *	Rental	Lodging/Resorts	REIT	21.00	14,156	1.22	2.19	3.81	5.40	4.76	14.32	12.90	11.56	-11.65	-8.26	0.00	-8.26	-11.65	44.44	18.04	34,654	218	
General Growth Properties	Rental	Retail	REIT	29.01	13,027	1.12	2.02	2.34	9.31	1.63	25.19	23.49	35.38	3.13	-3.88	0.00	-3.88	3.13	94.74	19.89	29,852	204	
Essex Property Trust *	Rental	Residential	REIT	222.43	12,590	1.08	1.95	2.34	15.52	13.90	23.46	19.36	36.83	7.66	-1.60	0.00	-1.60	7.66	24.05	17.97	20,302	144	
The Macerich Company *	Rental	Retail	REIT	83.65	11,779	1.01	1.82	3.11	10.02	7.29	21.37	18.66	42.26	1.07	-2.74	0.76	-1.99	1.07	69.63	16.70	21,674	164	
SL Green Realty *	Rental	Office	REIT	126.93	10,922	0.94	1.69	1.89	-NA-	9.86	21.18	20.24	30.50	6.65	0.74	0.00	0.74	6.65	45.62	15.37	20,254	165	
Realty Income *	Rental	Retail	REIT	50.06	9,882	0.85	1.53	4.53	11.09	11.08	16.31	15.13	17.67	5.72	-7.83	0.35	-7.48	5.72	22.07	22.63	28,685	259	
Kimco Realty *	Rental	Retail	REIT	26.28	9,631	0.83	1.49	3.65	8.82	3.51	17.14	16.51	23.25	4.53	-4.95	0.00	-4.95	4.53	39.54	18.75	21,725	201	
Federal Realty Inv *	Rental	Retail	REIT	142.03	8,575	0.74	1.33	2.45	11.56	13.00	17.95	16.83	31.34	6.42	-1.21	0.00	-1.21	6.42	23.51	13.91	11,327	118	
American Realty Capital Prop *	Rental	Retail	REIT	9.81	8,089	0.70	1.25	0.00	-NA-	-NA-	-NA-	-NA-	-33.22	8.40	5.88	0.00	5.88	8.40	-NA-	-NA-	33,829	373	
Digital Realty Trust *	Rental	Diversified	REIT	66.38	8,010	0.69	1.24	5.00	-NA-	19.71	9.45	1.84	30.23	0.12	-8.99	0.00	-8.99	0.12	26.25	21.46	18,058	201	
UDR Inc. *	Rental	Residential	REIT	31.94	7,268	0.62	1.13	3.26	7.21	7.51	16.76	11.63	27.78	4.48	-3.97	0.00	-3.97	4.48	28.66	16.20	13,522	166	
Duke Realty Corp *	Rental	Industrial/Office	REIT	21.36	6,497	0.56	1.01	3.18	6.70	0.71	17.24	18.73	30.18	6.58	-2.15	0.78	-1.37	6.58	40.71	17.88	12,795	176	
Extra Space Storage *	Rental	Self Storage	REIT	65.78	6,384	0.55	0.99	2.86	-NA-	18.57	44.73	38.70	38.62	12.18	-0.33	0.00	-0.33	12.18	29.60	19.03	13,341	186	
Alexandria Real Estate *	Rental	Office	REIT	95.91	6,108	0.53	0.95	3.09	-NA-	6.13	11.89	13.29	37.38	8.08	-1.65	0.00	-1.65	8.08	33.38	16.65	9,758	142	
Camden Property Trust *	Rental	Residential	REIT	72.79	5,607	0.48	0.87	3.63	9.01	7.68	16.20	9.25	14.08	-1.42	-5.53	0.00	-5.53	-1.42	30.21	17.66	14,570	232	
Kilroy Realty *	Rental	Office	REIT	73.97	5,546	0.48	0.86	1.89	-NA-	8.11	23.53	21.41	31.64	7.09	-0.24	0.00	-0.24	7.09	28.63	16.03	9,151	147	
Regency Centers *	Rental	Retail	REIT	65.63	5,456	0.47	0.85	2.96	9.71	5.45	16.52	18.26	32.08	3.66	-4.27	0.71	-3.57	3.66	31.06	16.43	11,658	190	
W. P. Carey Inc.	Rental	Diversified	REIT	68.58	5,375	0.46	0.83	5.54	-NA-	7.54	21.64	14.02	7.97	-2.17	-4.50	0.00	-4.50	-2.17	22.13	19.04	7,464	124	
Developers Diversified *	Rental	Retail	REIT	18.94	5,156	0.44	0.80	3.27	6.81	-1.53	14.86	13.64	18.62	3.16	-3.37	0.00	-3.37	3.16	51.48	14.71	-NA-	-NA-	
Liberty Property Trust *	Rental	Industrial/Office	REIT	37.22	4,901	0.42	0.76	5.10	6.72	2.79	7.47	6.54	-2.72	-1.09	-7.64	0.00	-7.64	-1.09	28.20	19.32	7,810	142	
Apartment Investment *	Rental	Residential	REIT	37.68	4,889	0.42	0.76	2.97	8.72	5.39	19.83	17.48	28.74	2.18	-5.47	0.70	-4.77	2.18	37.75	16.27	13,520	247	
Mid-America Apartment *	Rental	Residential	REIT	72.47	4,862	0.42	0.75	4.25	8.02	10.07	10.59	9.07	11.52	-1.93	-8.64	0.00	-8.64	-1.93	24.49	16.30	8,657	159	
National Retail Properties *	Rental	Retail	REIT	40.24	4,679	0.40	0.72	4.17	8.91	11.33	17.80	19.15	16.76	3.28	-6.07	0.00	-6.07	3.28	24.17	21.01	12,391	236	
Senior Housing Prop *	Rental	Health Care	REIT	22.35	4,601	0.40	0.71	6.98	-NA-	7.45	7.58	8.07	7.22	2.85	-4.04	0.00	-4.04	2.85	26.94	18.11	13,623	264	
Omega Healthcare Investors *	Rental	Health Care	REIT	40.06	4,551	0.39	0.71	5.29	5.67	16.74	20.74	30.96	31.79	3.89	-8.66	0.00	-8.66	3.89	24.90	21.94	15,534	304	
Spirit Realty Capital *	Rental	Diversified	REIT	12.25	4,181	0.36	0.65	5.55	-NA-	-NA-	-NA-	-NA-	12.18	3.03	-4.74	0.00	-4.74	3.03	-NA-	-NA-	-NA-	-NA-	
Hospitality Properties *	Rental	Lodging/Resorts	REIT	30.81	4,109	0.35	0.64	6.36	-NA-	2.62	12.28	13.87	23.66	0.97	-5.46	0.00	-5.46	0.97	31.50	21.00	6,837	148	
Taubman Centers *	Rental	Retail	REIT	72.34	4,107	0.35	0.64	2.99	12.90	12.81	17.80	6.68	13.23	-5.34	-11.73	0.00	-11.73	-5.34	31.35	16.71	9,772	212	
BioMed Realty Trust *	Rental	Office	REIT	22.24	3,915	0.34	0.61	4.68	-NA-	4.04	11.86	11.87	15.71	3.25	-9.04	0.00	-9.04	3.25	37.57	18.32	10,383	236	
American Campus Communities *	Rental	Residential	REIT	41.27	3,850	0.33	0.60	3.68	-NA-	10.05	11.62	3.18	14.81	0.70	-6.12	0.86	-5.25	0.70	22.15	16.60	10,362	240	

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

Version: February 2015

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

Index Constituents	Investment Focus	Sector	REIT Status	Free Float		Free Float		Free Float		Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Feb-15	Dividend Feb-15	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)																
				Local	Global	Global	Nth Am	Total	Total																Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
				Price 27-Feb	EUR (m) 27-Feb	Wght (%) 27-Feb	Wght (%) 27-Feb	Yld (%) 27-Feb	Rtn (%) - 20 Yrs *																Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD	Vity (%)	Vity (%)	USD (m)	(%)			
RLJ Lodging Trust *	Rental	Lodging/Resorts	REIT	31.81	3,746	0.32	0.58	3.77	-NA-	-NA-	-NA-	25.16	27.55	-5.13	-6.63	0.00	-6.63	-5.13	-NA-	16.07	7,993	190																		
Highwoods Properties *	Rental	Office	REIT	45.61	3,711	0.32	0.57	3.73	7.12	9.20	13.07	16.26	24.33	3.96	-2.96	0.90	-2.05	3.96	26.53	15.97	8,965	215																		
Equity Lifestyle Properties *	Rental	Residential	REIT	53.87	3,667	0.32	0.57	2.41	12.48	14.34	19.79	20.88	37.88	4.50	-1.57	0.00	-1.57	4.50	21.70	18.26	4,668	113																		
LaSalle Hotel Properties *	Rental	Lodging/Resorts	REIT	38.92	3,607	0.31	0.56	3.85	-NA-	5.02	17.16	16.49	29.87	-3.83	-3.81	0.00	-3.81	-3.83	49.64	19.13	11,512	284																		
Weingarten Realty *	Rental	Retail	REIT	36.22	3,553	0.31	0.55	3.59	7.27	3.56	15.83	17.62	24.98	3.72	-3.36	0.00	-3.36	3.72	39.21	18.07	8,428	211																		
Douglas Emmett	Rental	Office	REIT	28.87	3,456	0.30	0.54	2.91	-NA-	-NA-	17.79	14.05	10.99	1.65	1.37	0.00	1.37	1.65	-NA-	15.94	7,117	184																		
Brixmor Property Group	Rental	Retail	REIT	25.40	3,425	0.29	0.53	3.54	-NA-	-NA-	-NA-	-NA-	15.04	2.25	-6.27	0.00	-6.27	2.25	-NA-	-NA-	10,108	263																		
Forest City Enterprises	Rental	Diversified	Non-REIT	25.25	3,396	0.29	0.53	0.00	10.25	-1.82	16.04	19.98	29.62	18.54	3.06	0.00	3.06	18.54	62.34	21.53	7,287	191																		
Home Props of New York *	Rental	Residential	REIT	66.77	3,384	0.29	0.52	4.55	9.41	8.63	11.65	8.94	17.05	2.94	-5.29	1.08	-4.21	2.94	25.46	16.32	5,903	156																		
CubeSmart *	Rental	Self Storage	REIT	23.20	3,369	0.29	0.52	2.76	-NA-	-NA-	30.74	29.38	36.55	5.12	-5.84	0.00	-5.84	5.12	45.15	20.68	8,038	213																		
Retail Properties of America *	Rental	Retail	REIT	15.83	3,339	0.29	0.52	4.19	-NA-	-NA-	-NA-	-NA-	13.56	-5.15	-10.51	0.00	-10.51	-5.15	-NA-	-NA-	-NA-	-NA-																		
Sunstone Hotel Investors *	Rental	Lodging/Resorts	REIT	17.45	3,196	0.27	0.50	1.15	-NA-	1.25	15.13	26.27	32.97	5.69	2.35	0.00	2.35	5.69	53.37	17.90	8,466	236																		
Strategic Hotels & Resorts	Rental	Lodging/Resorts	REIT	13.12	3,128	0.27	0.48	0.00	-NA-	-2.22	37.19	28.18	31.33	-0.83	-2.24	0.00	-2.24	-0.83	64.77	20.44	7,469	213																		
Entertainment Props *	Rental	Diversified	REIT	61.01	3,109	0.27	0.48	5.95	-NA-	8.21	14.74	15.78	19.97	6.91	-6.23	0.46	-5.76	6.91	35.19	19.08	-NA-	-NA-																		
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	REIT	48.58	3,073	0.26	0.48	1.89	-NA-	-NA-	-NA-	33.38	49.61	6.47	4.61	0.00	4.61	6.47	-NA-	19.16	6,075	176																		
Healthcare Trust Of America Inc *	Rental	Health Care	REIT	27.75	3,055	0.26	0.47	4.18	-NA-	-NA-	-NA-	-NA-	23.55	3.01	-5.80	0.00	-5.80	3.01	-NA-	-NA-	-NA-	-NA-																		
Equity Commonwealth REIT *	Rental	Office	REIT	26.45	3,039	0.26	0.47	3.78	-0.24	-3.46	2.45	15.89	-2.58	3.04	0.38	0.00	0.38	3.04	38.34	38.12	-NA-	-NA-																		
CBL & Associates Props *	Rental	Retail	REIT	20.02	3,033	0.26	0.47	5.29	7.23	-0.45	15.86	9.43	19.65	3.09	-2.91	0.00	-2.91	3.09	89.36	18.90	8,037	236																		
Tanger Factory *	Rental	Retail	REIT	35.45	3,029	0.26	0.47	2.71	11.81	14.81	14.10	9.22	6.12	-3.44	-9.91	0.00	-9.91	-3.44	19.54	15.13	6,454	190																		
WP Glimcher *	Rental	Retail	REIT	17.33	2,843	0.24	0.44	3.69	-NA-	-NA-	-NA-	-NA-	-NA-	0.64	-1.98	0.00	-1.98	0.64	-NA-	-NA-	-NA-	-NA-																		
DCT Industrial Trust *	Rental	Industrial	REIT	36.08	2,833	0.24	0.44	3.10	-NA-	-NA-	14.06	18.22	16.32	1.18	-4.45	0.00	-4.45	1.18	-NA-	17.89	-NA-	-NA-																		
Sun Communities *	Rental	Residential	REIT	67.59	2,777	0.24	0.43	3.85	8.45	10.31	33.24	22.39	53.80	11.79	-0.21	0.00	-0.21	11.79	32.74	19.90	5,181	166																		
Sovran Self Storage *	Rental	Self Storage	REIT	92.02	2,769	0.24	0.43	3.26	-NA-	-NA-	10.86	26.47	27.67	28.14	6.36	-2.88	0.00	-2.88	6.36	27.70	20.89	4,984	160																	
Post Properties *	Rental	Residential	REIT	56.87	2,748	0.24	0.43	2.81	6.15	8.12	26.64	11.81	21.22	-3.23	-6.39	0.00	-6.39	-3.23	30.21	13.88	5,958	193																		
Ryman Hospitality Properties	Rental	Lodging/Resorts	REIT	60.10	2,572	0.22	0.40	3.66	-NA-	-NA-	-NA-	-NA-	42.45	13.96	9.47	0.00	9.47	13.96	-NA-	-NA-	6,031	209																		
Brandywine Realty Trust *	Rental	Office	REIT	15.85	2,529	0.22	0.39	3.79	6.40	-1.27	10.84	17.75	12.29	0.13	-4.58	0.00	-4.58	0.13	55.19	18.00	5,994	211																		
Piedmont Office Realty Trust Cl A	Rental	Office	REIT	18.33	2,521	0.22	0.39	4.58	-NA-	-NA-	6.20	5.58	9.61	-1.59	-6.14	1.08	-5.07	-1.59	-NA-	15.68	4,709	167																		
Diamondrock Hospitality *	Rental	Lodging/Resorts	REIT	14.48	2,519	0.22	0.39	2.83	-NA-	-NA-	12.31	16.26	18.80	-2.62	-0.34	0.00	-0.34	-2.62	-NA-	18.40	6,975	247																		
Healthcare Realty Trust *	Rental	Health Care	REIT	28.54	2,480	0.21	0.38	4.20	6.77	3.41	10.44	15.49	22.82	5.56	-5.15	1.00	-4.15	5.56	26.77	18.34	5,161	186																		
Corporate Office Props *	Rental	Office	REIT	29.40	2,425	0.21	0.38	3.74	11.41	4.90	-0.35	10.38	15.39	3.63	-2.00	0.00	-2.00	3.63	25.48	18.17	6,360	234																		
Paramount Group	Rental	Office	Non-REIT	18.35	2,357	0.20	0.37	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.29	-5.17	0.00	-5.17	-1.29	-NA-	-NA-	6,400	242																		
American Homes 4 Rent *	Rental	Residential	REIT	16.69	2,238	0.19	0.35	1.20	-NA-	-NA-	-NA-	-NA-	1.89	-2.00	0.00	0.00	0.00	-2.00	-NA-	-NA-	3,479	139																		

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

Version: February 2015

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 27-Feb	Free	Free	Free	Div Yld (%) 27-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-15	Dividend Feb-15	Total Rtn (%) Feb-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)
					Float	Float	Float														3 month	
					Global Wght (%) 27-Feb	Nth Am Wght (%) 27-Feb	Global Wght (%) 27-Feb														Annualised USD (m)	
Lexington Corporate *	Rental	Diversified	REIT	10.83	2,233	0.19	0.35	6.28	7.95	1.71	18.19	14.07	2.32	-1.37	-5.08	0.00	-5.08	-1.37	39.96	18.49	4,248	170
National Health Inv *	Rental	Health Care	REIT	71.18	2,155	0.19	0.33	4.33	7.81	13.40	19.55	19.68	21.60	1.74	-4.79	0.00	-4.79	1.74	23.41	20.93	4,637	192
First Industrial Realty *	Rental	Industrial	REIT	21.28	2,086	0.18	0.32	1.93	5.60	-2.29	31.97	23.25	13.27	3.50	-2.07	0.00	-2.07	3.50	48.76	19.91	3,061	131
Kite Realty Group Trust *	Rental	Retail	REIT	28.32	2,073	0.18	0.32	3.67	-NA-	-5.75	12.69	14.46	17.19	-0.56	-7.33	0.00	-7.33	-0.56	38.79	16.68	-NA-	-NA-
Cousins Properties *	Rental	Office	REIT	10.73	2,030	0.17	0.31	2.98	6.28	-2.19	10.95	15.88	-3.81	-5.34	-2.81	0.72	-2.08	-5.34	34.67	17.27	6,609	290
Acadia Realty Trust *	Rental	Retail	REIT	34.16	1,955	0.17	0.30	2.81	7.33	10.89	18.26	20.69	34.79	6.65	-5.61	0.00	-5.61	6.65	25.70	16.96	3,655	167
DuPont Fabros Technology *	Rental	Specialty	REIT	31.31	1,833	0.16	0.28	5.37	-NA-	-NA-	14.16	17.59	25.00	-5.81	-15.97	0.00	-15.97	-5.81	-NA-	25.85	6,857	334
Hudson Pacific Properties	Rental	Office	REIT	31.96	1,827	0.16	0.28	1.56	-NA-	-NA-	-NA-	-NA-	40.11	6.32	-1.21	0.00	-1.21	6.32	-NA-	-NA-	-NA-	-NA-
Urban Edge Properties	Rental	Retail	REIT	23.94	1,788	0.15	0.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	0.84	0.00	0.84	-NA-	-NA-	-NA-	2,787	139
Eastgroup Properties *	Rental	Industrial	REIT	63.00	1,776	0.15	0.28	3.62	11.12	8.01	15.62	13.27	6.04	-0.51	-2.54	0.00	-2.54	-0.51	23.34	16.89	3,159	159
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	REIT	35.56	1,740	0.15	0.27	3.37	-NA-	-NA-	-NA-	30.23	42.26	-4.43	-3.16	0.00	-3.16	-4.43	-NA-	18.45	2,757	141
Chambers Street Properties *	Rental	Industrial/Office	REIT	8.19	1,727	0.15	0.27	6.23	-NA-	-NA-	-NA-	-NA-	3.54	1.61	-3.08	0.00	-3.08	1.61	-NA-	-NA-	2,114	109
Washington Real Estate *	Rental	Diversified	REIT	28.34	1,684	0.14	0.26	4.23	6.36	4.27	5.24	3.15	18.65	2.46	-1.29	0.00	-1.29	2.46	23.50	16.18	2,317	123
Sabra Health Care REIT *	Rental	Health Care	REIT	32.69	1,579	0.14	0.24	4.77	-NA-	11.55	17.98	36.60	18.86	8.92	-0.03	1.19	1.16	8.92	35.81	28.42	5,065	286
New York REIT Inc. *	Rental	Office	REIT	10.39	1,514	0.13	0.23	3.69	-NA-	-NA-	-NA-	-NA-	-NA-	-1.89	-0.38	0.00	-0.38	-1.89	-NA-	-NA-	2,811	166
PS Business Parks *	Rental	Industrial/Office	REIT	83.18	1,497	0.13	0.23	2.40	10.24	9.59	14.39	13.93	5.54	4.58	-1.11	0.00	-1.11	4.58	22.29	14.45	2,251	134
Mack-Cali Realty *	Rental	Office	REIT	18.81	1,492	0.13	0.23	3.19	6.86	-1.43	-4.74	-7.40	-12.09	-0.52	-3.59	0.00	-3.59	-0.52	30.00	15.78	3,525	211
Equity One Inc *	Rental	Retail	REIT	26.78	1,478	0.13	0.23	3.29	-NA-	6.06	11.31	15.94	20.17	5.60	-1.69	0.00	-1.69	5.60	24.39	16.67	3,843	232
Select Income REIT *	Rental	Industrial/Office	REIT	24.69	1,478	0.13	0.23	7.78	-NA-	-NA-	-NA-	-NA-	-15.30	1.15	-0.72	0.00	-0.72	1.15	-NA-	-NA-	4,217	254
Government Properties *	Rental	Office	REIT	23.39	1,466	0.13	0.23	7.35	-NA-	-NA-	-0.14	0.09	-6.10	1.65	2.59	0.00	2.59	1.65	-NA-	13.86	3,670	223
Education Realty Trust *	Rental	Residential	REIT	35.06	1,454	0.12	0.23	4.11	-NA-	-2.06	17.83	5.84	26.44	-3.20	1.33	0.00	1.33	-3.20	32.79	15.16	-NA-	-NA-
STAG Industrial	Rental	Industrial	REIT	24.95	1,433	0.12	0.22	5.41	-NA-	-NA-	-NA-	-NA-	7.04	1.84	-4.77	0.00	-4.77	1.84	-NA-	-NA-	-NA-	-NA-
Retail Opportunity Investment Corp. *	Rental	Retail	REIT	16.75	1,388	0.12	0.22	3.82	-NA-	-NA-	13.78	16.86	18.34	-0.24	-5.21	0.00	-5.21	-0.24	-NA-	13.62	-NA-	-NA-
LTC Properties *	Rental	Health Care	REIT	44.63	1,383	0.12	0.21	4.57	9.12	13.03	15.56	17.80	23.86	4.17	-4.88	0.36	-4.52	4.17	24.21	21.93	1,994	129
American Assets Trust Inc.	Rental	Diversified	REIT	41.02	1,372	0.12	0.21	2.27	-NA-	-NA-	-NA-	26.77	27.44	3.04	-7.57	0.00	-7.57	3.04	-NA-	18.37	1,623	105
Pennsylvania Real Estate *	Rental	Retail	REIT	22.78	1,329	0.11	0.21	3.69	4.87	-1.24	20.95	22.73	24.68	-2.00	-4.81	0.88	-3.93	-2.00	60.14	22.70	3,737	251
Empire State Realty Trust *	Rental	Office	REIT	17.70	1,281	0.11	0.20	1.92	-NA-	-NA-	-NA-	-NA-	15.54	0.68	-2.75	0.00	-2.75	0.68	-NA-	-NA-	-NA-	-NA-
Ramco-Gershenson *	Rental	Retail	REIT	18.72	1,276	0.11	0.20	4.27	4.97	0.73	17.57	23.92	17.93	-0.11	-4.34	0.00	-4.34	-0.11	43.28	16.52	2,597	181
Parkway Properties *	Rental	Office	REIT	17.61	1,256	0.11	0.19	4.26	8.58	-3.77	4.47	25.10	0.64	-4.24	-3.77	0.00	-3.77	-4.24	37.87	20.24	3,731	265
Associated Estates Realty	Rental	Residential	REIT	23.95	1,228	0.11	0.19	3.51	1.99	11.58	17.56	21.01	45.91	3.19	-3.85	0.00	-3.85	3.19	33.08	20.73	3,045	221
Felcor Lodging Trust *	Rental	Lodging/Resorts	REIT	10.77	1,195	0.10	0.19	1.49	1.47	1.03	23.63	41.55	24.80	-0.09	7.59	0.00	7.59	-0.09	66.03	26.65	1,818	136

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

Version: February 2015

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															
				27-Feb	EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
									- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD			Annualised	(%)
Hersha Hospitality Trust	Rental	Lodging/Resorts	REIT	6.71	1,030	0.09	0.16	4.17	-NA-	-2.44	13.88	14.34	25.27	-4.55	0.45	0.00	0.45	-4.55	45.74	19.57	3,759	325
Franklin Street Properties	Rental	Office	REIT	12.63	993	0.09	0.15	6.02	-NA-	-NA-	4.35	13.09	6.95	4.48	-1.94	0.00	-1.94	4.48	-NA-	16.80	1,109	100
Summit Hotel Properties	Rental	Lodging/Resorts	REIT	13.13	958	0.08	0.15	3.58	-NA-	-NA-	-NA-	-NA-	42.10	5.55	2.42	0.00	2.42	5.55	-NA-	-NA-	2,787	259
Chatham Lodging Trust	Rental	Lodging/Resorts	REIT	29.02	950	0.08	0.15	4.14	-NA-	-NA-	-NA-	-NA-	39.05	0.17	-6.78	0.00	-6.78	0.17	-NA-	-NA-	2,886	271
Physicians Realty Trust	Rental	Health Care	REIT	16.45	944	0.08	0.15	5.47	-NA-	-NA-	-NA-	-NA-	22.85	-0.90	-6.75	0.00	-6.75	-0.90	-NA-	-NA-	2,997	283
Ashford Hospitality *	Rental	Lodging/Resorts	REIT	10.65	903	0.08	0.14	4.51	-NA-	9.27	29.34	31.52	6.54	1.62	1.24	0.00	1.24	1.62	54.95	24.91	1,946	192
Aviv REIT *	Rental	Health Care	REIT	35.98	817	0.07	0.13	4.00	-NA-	-NA-	-NA-	-NA-	41.88	4.35	-8.52	0.00	-8.52	4.35	-NA-	-NA-	2,059	225
Inland Real Estate Corp *	Rental	Retail	REIT	10.70	816	0.07	0.13	5.33	-NA-	1.16	10.04	12.70	5.23	-1.42	-5.98	0.42	-5.56	-1.42	24.75	14.89	1,041	114
Alexander's Inc. *	Rental	Diversified	REIT	440.41	798	0.07	0.12	3.18	11.88	7.61	11.26	7.93	20.20	1.54	-5.05	0.00	-5.05	1.54	35.40	25.96	334	37
Investors Real Estate *	Rental	Diversified	REIT	7.66	783	0.07	0.12	6.79	-NA-	3.53	3.54	7.01	-5.35	-6.24	-7.15	0.00	-7.15	-6.24	16.55	15.97	1,016	116
Excel Trust *	Rental	Retail	REIT	13.70	709	0.06	0.11	5.11	-NA-	-NA-	-NA-	-NA-	9.34	2.32	-2.42	0.00	-2.42	2.32	-NA-	-NA-	956	120
Saul Centers *	Rental	Retail	REIT	53.87	639	0.05	0.10	2.97	8.91	7.30	11.43	15.51	19.37	-5.11	-5.64	0.00	-5.64	-5.11	27.27	14.96	447	62
First Potomac Realty Trust *	Rental	Industrial/Office	REIT	11.95	626	0.05	0.10	5.02	-NA-	-0.46	2.33	1.29	-2.21	-2.10	-6.64	1.17	-5.47	-2.10	29.01	20.77	494	70
Universal Health Realty *	Rental	Health Care	REIT	50.83	583	0.05	0.09	5.00	9.05	9.79	13.51	15.97	26.78	5.63	-5.40	0.00	-5.40	5.63	22.56	21.30	568	87
Rouse Properties *	Rental	Retail	REIT	17.28	560	0.05	0.09	3.94	-NA-	-NA-	-NA-	8.37	-4.06	-5.78	-7.05	0.00	-7.05	-5.78	-NA-	28.83	1,434	228
Urstadt Biddle Class A *	Rental	Retail	REIT	22.72	529	0.05	0.08	4.49	-NA-	6.88	11.72	10.96	22.32	3.84	-3.32	0.00	-3.32	3.84	22.28	15.22	553	93
Cedar Shopping Centers *	Rental	Retail	REIT	7.48	528	0.05	0.08	2.67	2.75	-1.02	5.79	19.04	24.07	2.59	-6.03	0.63	-5.40	2.59	55.40	21.36	781	132
Silver Bay Realty Trust	Rental	Residential	REIT	16.16	511	0.04	0.08	1.49	-NA-	-NA-	-NA-	-NA-	3.13	-2.42	3.72	0.00	3.72	-2.42	-NA-	-NA-	1,212	211
Agree Realty Corp *	Rental	Retail	REIT	32.83	493	0.04	0.08	5.48	7.73	6.47	13.46	16.82	13.92	5.60	-5.23	0.00	-5.23	5.60	32.33	20.75	1,290	233
Winthrop Realty Trust	Rental	Diversified	REIT	16.10	465	0.04	0.07	4.04	-0.22	1.71	13.08	21.17	61.32	3.27	0.63	0.00	0.63	3.27	31.40	20.88	892	171
Campus Crest Communities	Rental	Residential	REIT	7.79	448	0.04	0.07	4.62	-NA-	-NA-	-NA-	-3.50	0.06	6.57	13.06	0.00	13.06	6.57	-NA-	25.70	977	194
Getty Realty *	Rental	Retail	REIT	18.04	403	0.03	0.06	4.88	7.95	2.13	1.55	6.38	-0.07	-0.93	-2.64	0.00	-2.64	-0.93	30.12	19.28	403	89
United States Total				609,173.92		52.37	94.37	3.36														

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	5,677.61	645,531.36	100.00	3.47	13.33	10.92	21.65	21.09	49.28	10.92	-2.78	10.92	23.56	14.41
United States	EUR	5,366.32	609,173.92	94.37	3.36	12.96	10.86	22.26	22.45	50.94	11.04	-3.06	11.04	24.40	14.94
United States Dividend+	EUR	3,720.99	580,282.92	89.89	3.46	-NA-	-NA-	22.71	22.09	50.74	10.95	-3.23	10.95	-NA-	15.23
Canada	EUR	6,539.04	36,357.45	5.63	5.32	12.68	11.12	14.30	6.50	26.37	9.10	2.17	9.10	18.94	11.76
North America	USD	6,078.62	724,060.25	100.00	3.47	12.40	9.07	16.97	14.18	21.23	2.82	-3.37	2.82	24.97	13.10
United States	USD	6,005.29	683,279.92	94.37	3.36	12.28	9.01	17.56	15.46	22.58	2.93	-3.65	2.93	25.76	13.50
United States Dividend+	USD	3,447.44	650,874.34	89.89	3.46	-NA-	9.15	17.99	15.13	22.42	2.84	-3.82	2.84	25.91	13.67
Canada	USD	7,317.65	40,780.33	5.63	5.32	12.12	9.27	9.91	0.43	2.63	1.13	1.55	1.13	20.88	12.94
North America	GBP	6,339.02	468,526.11	100.00	3.47	12.50	11.50	16.62	15.45	31.47	3.74	-6.09	3.74	24.45	14.48
United States	GBP	6,262.55	442,137.91	94.37	3.36	12.41	11.44	17.21	16.74	32.93	3.85	-6.36	3.85	25.36	15.08
United States Dividend+	GBP	3,998.52	421,168.85	89.89	3.46	-NA-	11.58	17.63	16.41	32.75	3.76	-6.53	3.76	25.63	15.32
Canada	GBP	7,631.13	26,388.20	5.63	5.32	12.69	11.70	9.58	1.54	11.29	2.03	-1.31	2.03	18.68	11.09
North America	JPY	7,099.49	86,557,783.08	100.00	3.47	13.58	10.57	24.11	30.03	42.00	2.52	-1.66	2.52	26.89	14.91
United States	JPY	7,013.85	81,682,698.46	94.37	3.36	13.46	10.51	24.74	31.49	43.57	2.63	-1.94	2.63	27.57	15.21
United States Dividend+	JPY	3,719.19	77,808,773.05	89.89	3.46	-NA-	-NA-	25.20	31.11	43.39	2.54	-2.11	2.54	-NA-	15.31
Canada	JPY	8,546.61	4,875,084.63	5.63	5.32	12.28	10.77	16.62	14.37	20.21	0.83	3.35	0.83	23.75	15.63
North America	AUD	5,081.62	925,021.08	100.00	3.47	-NA-	-NA-	20.16	27.13	38.60	7.50	-3.86	7.50	-NA-	12.78
United States	AUD	5,020.31	872,922.29	94.37	3.36	-NA-	-NA-	20.77	28.56	40.13	7.61	-4.14	7.61	-NA-	13.51
United States Dividend+	AUD	3,357.16	831,522.63	89.89	3.46	-NA-	-NA-	21.20	28.19	39.95	7.52	-4.31	7.52	-NA-	13.72
Canada	AUD	6,117.42	52,098.79	5.63	5.32	-NA-	-NA-	12.90	11.82	17.33	5.73	1.03	5.73	-NA-	7.98
Canada	CAD	6,317.21	50,920.36	5.63	5.32	11.67	9.44	13.63	8.69	15.77	9.02	0.00	9.02	15.60	9.89

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

Version: February 2015

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

Net Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
North America	EUR	5,072.11	645,531.36	100.00	2.51	-NA-	9.68	20.29	19.74	47.61	10.80	-2.85	10.80	23.61	14.44
United States	EUR	4,807.71	609,173.92	94.37	2.42	-NA-	9.65	20.92	21.10	49.27	10.92	-3.13	10.92	30.53	14.97
Canada	EUR	5,645.17	36,357.45	5.63	3.99	-NA-	9.52	12.78	5.10	24.63	8.86	2.05	8.86	26.49	11.76
North America	USD	5,430.33	724,060.25	100.00	2.51	-NA-	7.85	15.66	12.91	19.87	2.70	-3.44	2.70	24.96	13.11
United States	USD	5,380.17	683,279.92	94.37	2.42	-NA-	7.82	16.27	14.20	21.23	2.82	-3.71	2.82	25.75	13.51
Canada	USD	6,317.35	40,780.33	5.63	3.99	-NA-	7.69	8.44	-0.90	1.21	0.91	1.44	0.91	20.85	12.94
North America	GBP	5,662.96	468,526.11	100.00	2.51	-NA-	10.25	15.32	14.16	29.99	3.63	-6.15	3.63	24.47	14.51
United States	GBP	5,610.65	442,137.91	94.37	2.42	-NA-	10.22	15.92	15.47	31.46	3.74	-6.42	3.74	25.38	15.11
Canada	GBP	6,587.97	26,388.20	5.63	3.99	-NA-	10.08	8.11	0.20	9.76	1.81	-1.42	1.81	18.68	11.09
North America	JPY	6,342.32	86,557,783.08	100.00	2.51	-NA-	9.33	22.73	28.58	40.40	2.40	-1.73	2.40	26.90	14.90
United States	JPY	6,283.74	81,682,698.46	94.37	2.42	-NA-	9.30	23.38	30.05	41.99	2.52	-2.01	2.52	27.93	15.20
Canada	JPY	7,378.31	4,875,084.63	5.63	3.99	-NA-	9.17	15.07	12.86	18.55	0.61	3.24	0.61	24.13	15.62
North America	AUD	4,539.65	925,021.08	100.00	2.51	-NA-	-NA-	18.82	25.72	37.04	7.38	-3.93	7.38	-NA-	12.80
United States	AUD	4,497.72	872,922.29	94.37	2.42	-NA-	-NA-	19.44	27.15	38.59	7.49	-4.21	7.49	-NA-	13.53
Canada	AUD	5,281.18	52,098.79	5.63	3.99	-NA-	-NA-	11.40	10.34	15.71	5.50	0.92	5.50	-NA-	7.98
Canada	CAD	5,454.10	50,920.36	5.63	2.22	-NA-	7.85	12.11	7.26	14.17	8.78	-0.10	8.78	15.58	9.89

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

Version: February 2015

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
North America	EUR	2,734.39	645,531.36	100.00	0.00	7.39	6.27	17.09	16.56	43.69	10.50	-3.01	10.50	23.56	14.50
United States	EUR	2,611.28	609,173.92	94.37	0.00	7.08	6.36	17.86	18.03	45.45	10.64	-3.28	10.64	24.38	15.03
United States Dividend+	EUR	1,874.92	580,282.92	89.89	0.00	-NA-	-NA-	18.06	17.55	45.12	10.54	-3.46	10.54	-NA-	15.32
Canada	EUR	2,883.53	36,357.45	5.63	0.00	7.67	4.84	8.33	0.99	19.54	8.16	1.72	8.16	18.89	11.75
North America	USD	2,927.03	724,060.25	100.00	0.00	6.50	4.49	12.58	9.92	16.69	2.43	-3.60	2.43	24.92	13.15
United States	USD	2,922.21	683,279.92	94.37	0.00	6.43	4.58	13.32	11.30	18.13	2.56	-3.86	2.56	25.71	13.55
United States Dividend+	USD	2,091.58	650,874.34	89.89	0.00	-NA-	4.51	13.52	10.84	17.85	2.46	-4.04	2.46	25.86	13.73
Canada	USD	3,226.87	40,780.33	5.63	0.00	7.13	3.09	4.16	-4.77	-2.92	0.26	1.11	0.26	20.83	12.94
North America	GBP	3,052.42	468,526.11	100.00	0.00	6.60	6.82	12.24	11.14	26.54	3.34	-6.31	3.34	24.37	14.58
United States	GBP	3,047.39	442,137.91	94.37	0.00	6.55	6.91	12.98	12.53	28.10	3.48	-6.57	3.48	25.27	15.18
United States Dividend+	GBP	1,868.58	421,168.85	89.89	0.00	-NA-	6.83	13.18	12.07	27.80	3.38	-6.74	3.38	25.53	15.43
Canada	GBP	3,365.11	26,388.20	5.63	0.00	7.68	5.38	3.85	-3.71	5.28	1.15	-1.74	1.15	18.60	11.10
North America	JPY	3,418.61	86,557,783.08	100.00	0.00	7.62	5.93	19.46	25.18	36.68	2.13	-1.89	2.13	26.83	14.90
United States	JPY	3,412.98	81,682,698.46	94.37	0.00	7.55	6.02	20.25	26.75	38.36	2.26	-2.16	2.26	27.50	15.20
United States Dividend+	JPY	2,331.01	77,808,773.05	89.89	0.00	-NA-	-NA-	20.45	26.23	38.04	2.16	-2.34	2.16	-NA-	15.31
Canada	JPY	3,768.81	4,875,084.63	5.63	0.00	7.29	4.50	10.52	8.45	13.71	-0.04	2.90	-0.04	23.69	15.60
North America	AUD	2,446.94	925,021.08	100.00	2.00	-NA-	-NA-	15.65	22.38	33.41	7.08	-4.09	7.08	-NA-	12.86
United States	AUD	2,442.91	872,922.29	94.37	3.00	-NA-	-NA-	16.41	23.92	35.04	7.22	-4.35	7.22	-NA-	13.59
United States Dividend+	AUD	2,323.78	831,522.63	89.89	4.00	-NA-	-NA-	16.61	23.41	34.73	7.12	-4.53	7.12	-NA-	13.80
Canada	AUD	2,697.60	52,098.79	5.63	5.00	-NA-	-NA-	7.00	6.03	10.98	4.82	0.59	4.82	-NA-	7.99
Canada	CAD	2,785.78	50,920.36	5.63	0.00	6.70	3.25	7.69	3.06	9.51	8.08	-0.43	8.08	15.59	9.90

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

Version: February 2015

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

Index Description	Curr	Close Value 27-Feb	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs Vlty (%)	36M Vlty (%)
			Yld (%) 27-Feb	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD		
North America Real Estate **	Local	6,001.41	3.47	12.34	9.02	17.19	14.85	22.09	3.25	-3.45	3.25	24.58	12.97
North America FTSE	Local	402.29	2.33	-NA-	8.20	15.57	17.39	15.29	2.17	6.03	2.17	14.37	9.17
United States Real Estate **	USD	6,005.29	3.36	12.28	9.01	17.56	15.46	22.58	2.93	-3.65	2.93	25.76	13.50
United States FTSE	USD	1,668.72	2.27	-NA-	8.27	16.16	17.88	15.15	2.77	5.82	2.77	14.54	9.30
United States JP Morgan Bonds	USD	563.92	-NA-	5.85	4.65	3.89	2.02	5.20	1.10	-1.76	1.10	4.49	3.66
Canada Real Estate **	CAD	6,317.21	5.32	11.67	9.44	13.63	8.69	15.77	9.02	0.00	9.02	15.60	9.89
Canada FTSE	CAD	1,110.33	3.13	-NA-	7.80	8.02	9.99	12.48	4.60	4.26	4.60	13.97	8.61
Canada JP Morgan Bonds	CAD	757.09	-NA-	6.81	5.27	5.19	3.89	9.40	4.06	-0.44	4.06	4.08	4.06

**** 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 320.**

* -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
				27-Feb	27-Feb
Simon Property Group *	Rental	Retail	US	53,344	8.26
Public Storage *	Rental	Self Storage	US	25,499	3.95
Equity Residential Props *	Rental	Residential	US	24,475	3.79
Health Care REIT *	Rental	Health Care	US	22,527	3.49
Ventas *	Rental	Health Care	US	21,242	3.29
Avalonbay Communities *	Rental	Residential	US	19,689	3.05
Prologis	Rental	Industrial	US	18,971	2.94
Boston Properties *	Rental	Office	US	18,577	2.88
HCP *	Rental	Health Care	US	17,298	2.68
Vornado Realty Trust *	Rental	Diversified	US	16,435	2.55
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	14,156	2.19
General Growth Properties	Rental	Retail	US	13,027	2.02
Essex Property Trust *	Rental	Residential	US	12,590	1.95
The Macerich Company *	Rental	Retail	US	11,779	1.82
SL Green Realty *	Rental	Office	US	10,922	1.69
Realty Income *	Rental	Retail	US	9,882	1.53
Kimco Realty *	Rental	Retail	US	9,631	1.49
Federal Realty Inv *	Rental	Retail	US	8,575	1.33
American Realty Capital Prop *	Rental	Retail	US	8,089	1.25
Digital Realty Trust *	Rental	Diversified	US	8,010	1.24
				344,718.83	53.40 (**)

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
EPRA/NAREIT United States	125	609,174	94.37%
EPRA/NAREIT Canada	21	36,357	5.63%
EPRA/NAREIT North America	146	645,531	100.00%

(**) The Top 20 Constituents represent 53.40% 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

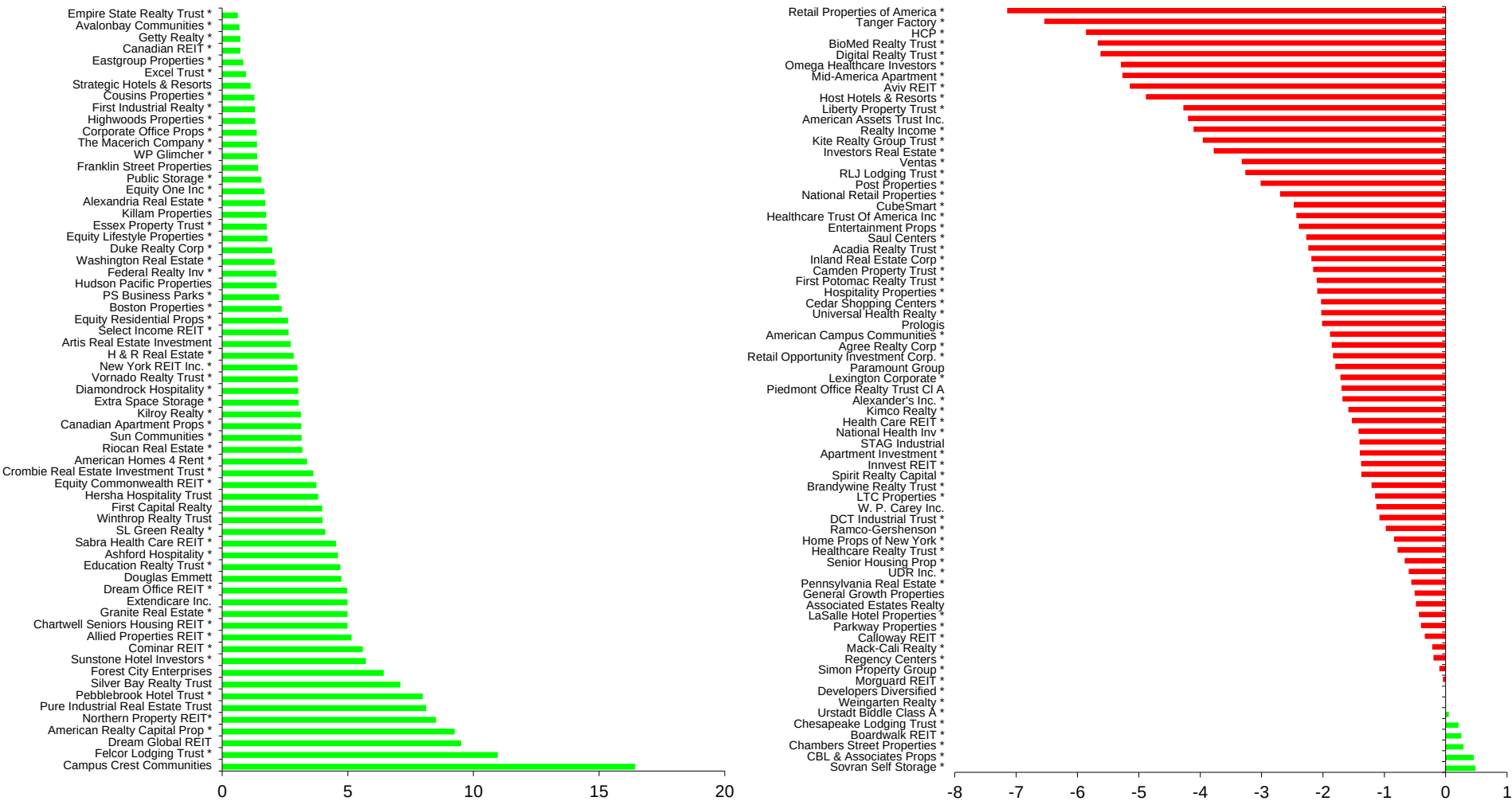
Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-15	Dividend Return Feb-15	Total Return Feb-15	
Campus Crest Communities	Rental	Residential	US	13.06	0.00	13.06	▲
Ryman Hospitality Properties	Rental	Lodging/Resorts	US	9.47	0.00	9.47	▲
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	7.59	0.00	7.59	▲
Dream Global REIT	Rental	Industrial/Office Mixed	CA	6.15	0.00	6.15	▲
American Realty Capital Prop *	Rental	Retail	US	5.88	0.00	5.88	▲
Northern Property REIT*	Rental	Residential	CA	4.58	0.55	5.14	▲
Pure Industrial Real Estate Trust	Rental	Industrial	CA	4.75	0.00	4.75	▲
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	4.61	0.00	4.61	▲
Silver Bay Realty Trust	Rental	Residential	US	3.72	0.00	3.72	▲
Forest City Enterprises	Rental	Diversified	US	3.06	0.00	3.06	▲
Government Properties *	Rental	Office	US	2.59	0.00	2.59	▲
Summit Hotel Properties	Rental	Lodging/Resorts	US	2.42	0.00	2.42	▲
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	2.35	0.00	2.35	▲
Cominar REIT *	Rental	Diversified	CA	1.60	0.63	2.23	▲
Allied Properties REIT *	Rental	Office	CA	1.48	0.30	1.78	▲
Chartwell Seniors Housing REIT *	Rental	Health Care	CA	1.27	0.36	1.62	▲
Granite Real Estate *	Rental	Industrial	CA	1.61	0.00	1.61	▲
Extendicare Inc.	Rental	Health Care	CA	1.61	0.00	1.61	▲
Dream Office REIT *	Rental	Office	CA	0.92	0.69	1.61	▲
Douglas Emmett	Rental	Office	US	1.37	0.00	1.37	▲

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Feb-15	Dividend Return Feb-15	Total Return Feb-15	
Ventas *	Rental	Health Care	US	-6.69	0.00	-6.69	▼
Physicians Realty Trust	Rental	Health Care	US	-6.75	0.00	-6.75	▼
Chatham Lodging Trust	Rental	Lodging/Resorts	US	-6.78	0.00	-6.78	▼
Rouse Properties *	Rental	Retail	US	-7.05	0.00	-7.05	▼
Investors Real Estate *	Rental	Diversified	US	-7.15	0.00	-7.15	▼
Kite Realty Group Trust *	Rental	Retail	US	-7.33	0.00	-7.33	▼
Realty Income *	Rental	Retail	US	-7.83	0.35	-7.48	▼
American Assets Trust Inc.	Rental	Diversified	US	-7.57	0.00	-7.57	▼
Liberty Property Trust *	Rental	Industrial/Office Mixed	US	-7.64	0.00	-7.64	▼
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	-8.26	0.00	-8.26	▼
Aviv REIT *	Rental	Health Care	US	-8.52	0.00	-8.52	▼
Mid-America Apartment *	Rental	Residential	US	-8.64	0.00	-8.64	▼
Omega Healthcare Investors *	Rental	Health Care	US	-8.66	0.00	-8.66	▼
Digital Realty Trust *	Rental	Diversified	US	-8.99	0.00	-8.99	▼
BioMed Realty Trust *	Rental	Office	US	-9.04	0.00	-9.04	▼
HCP *	Rental	Health Care	US	-10.43	1.19	-9.23	▼
Tanger Factory *	Rental	Retail	US	-9.91	0.00	-9.91	▼
Retail Properties of America *	Rental	Retail	US	-10.51	0.00	-10.51	▼
Taubman Centers *	Rental	Retail	US	-11.73	0.00	-11.73	▼
DuPont Fabros Technology *	Rental	Specialty	US	-15.97	0.00	-15.97	▼

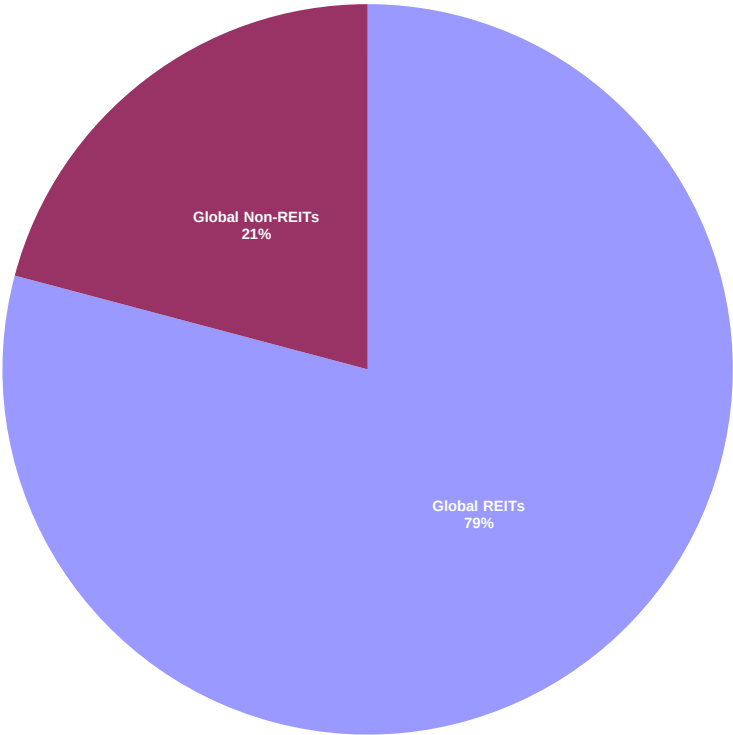
Graph 24: Total Return Performance relative to Regional Developed Index - North America



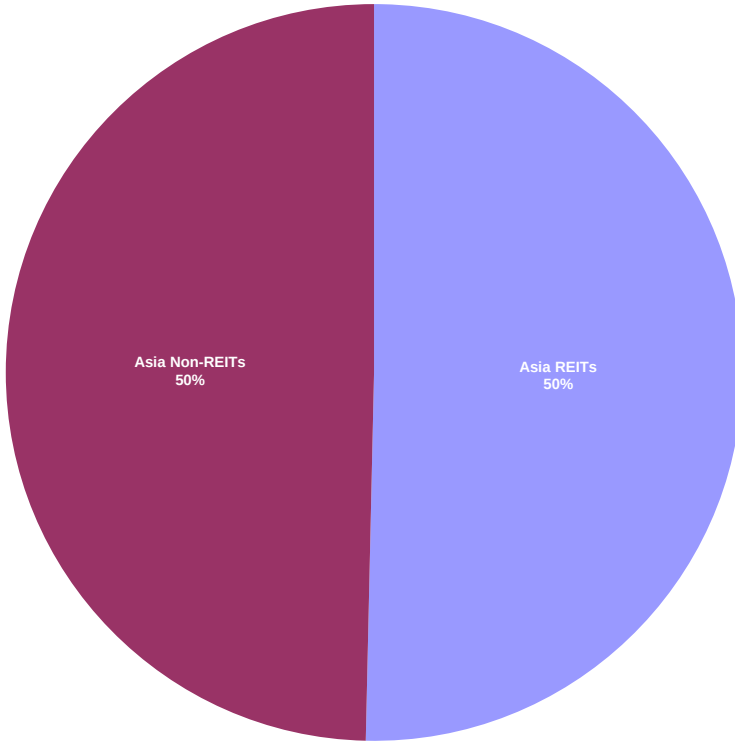
Section 3.5

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

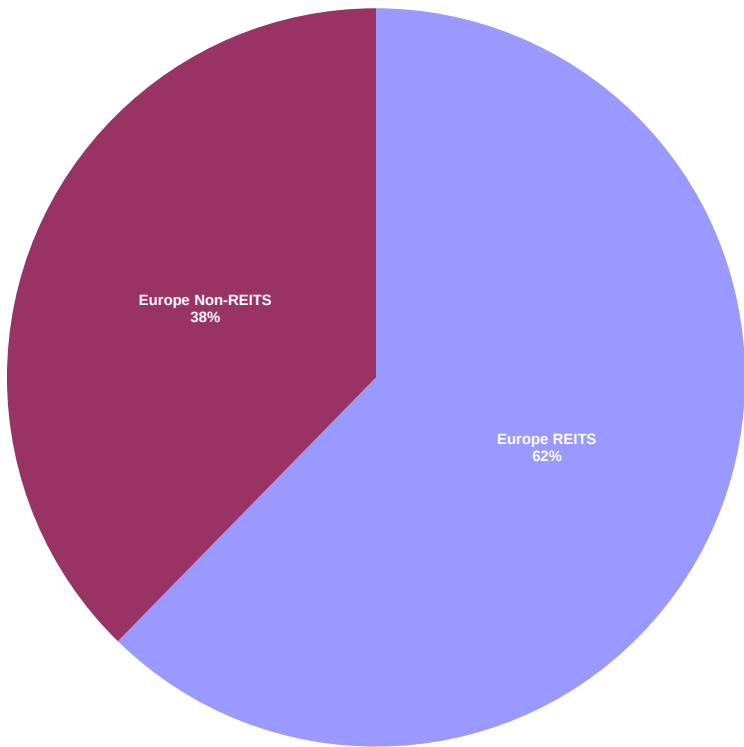
Graph 25: Developed Market Cap Breakdown REIT/Non-REIT



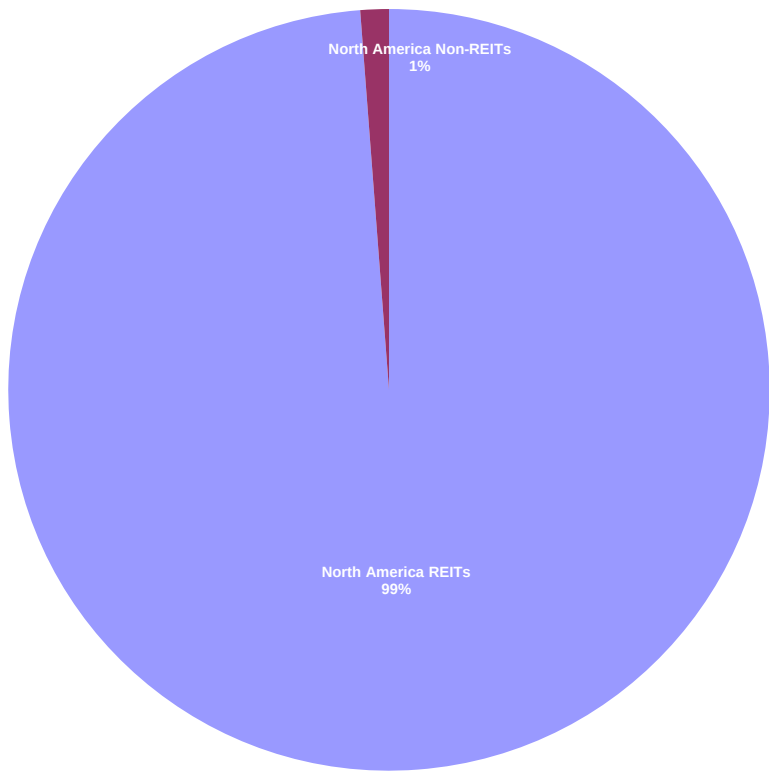
Graph 26: Developed Asia Market Cap Breakdown REIT/Non-REIT



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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	1,744.76	920,506.27	79.13	3.53	-NA-	-NA-	20.26	21.48	46.47	11.93	-1.21	11.93	-NA-	13.10
Global Non-REITs	EUR	1,505.81	242,733.85	20.87	1.85	-NA-	-NA-	12.60	15.68	32.60	15.09	5.06	15.09	-NA-	13.92
Global ex Asia REITs	EUR	1,761.32	755,790.41	90.39	3.48	-NA-	-NA-	20.98	22.04	47.30	11.93	-1.86	11.93	-NA-	13.56
Global ex Asia Non-REITs	EUR	1,284.29	80,367.10	9.61	2.04	-NA-	-NA-	18.48	24.51	41.79	21.67	7.76	21.67	-NA-	10.64
Global ex Europe REITs	EUR	1,846.55	802,450.17	82.40	3.56	-NA-	-NA-	20.81	20.76	47.96	11.10	-1.89	11.10	-NA-	13.79
Global ex Europe Non-REITs	EUR	1,503.84	171,384.76	17.60	1.74	-NA-	-NA-	10.67	12.56	28.73	12.24	3.66	12.24	-NA-	16.18
Global ex US REITs	EUR	1,347.27	317,085.23	57.23	3.80	-NA-	-NA-	17.14	19.74	38.79	13.81	2.59	13.81	-NA-	12.17
Global ex US Non-REITs	EUR	1,279.06	236,980.97	42.77	1.89	-NA-	-NA-	12.60	15.57	32.36	15.02	5.18	15.02	-NA-	13.98
Asia REITs	EUR	1,671.54	164,715.86	50.36	3.78	-NA-	-NA-	17.47	19.01	42.86	11.95	1.90	11.95	-NA-	15.18
Asia Non-REITs	EUR	1,518.17	162,366.75	49.64	1.76	-NA-	-NA-	10.53	12.49	28.15	12.05	3.76	12.05	-NA-	16.82
Australia REITs Index	EUR	1,117.84	69,925.04	100.00	4.05	-NA-	-NA-	16.51	17.32	46.17	15.30	4.86	15.30	-NA-	-NA-
Hong Kong REITs Index	EUR	3,418.52	15,333.97	18.08	3.78	-NA-	-NA-	28.69	30.71	75.40	11.40	-3.98	11.40	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,683.02	69,495.17	81.92	2.95	-NA-	-NA-	-NA-	10.33	43.33	11.12	-2.99	11.12	-NA-	-NA-
Japan REITs Index	EUR	1,514.44	60,552.81	45.20	2.96	-NA-	-NA-	15.96	18.95	33.53	9.17	0.22	9.17	-NA-	-NA-
Japan Non-REITs Index	EUR	1,083.43	73,401.10	54.80	0.60	-NA-	-NA-	15.64	18.88	15.06	12.53	11.30	12.53	-NA-	-NA-
New Zealand REITs Index	EUR	1,978.55	1,010.43	100.00	4.90	-NA-	-NA-	18.65	18.11	36.78	10.77	4.50	10.77	-NA-	-NA-
Singapore REITs Index	EUR	2,146.33	17,893.61	47.89	5.42	-NA-	-NA-	17.46	18.45	38.98	9.41	1.52	9.41	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,501.87	19,470.49	52.11	1.84	-NA-	-NA-	8.78	10.98	33.73	13.58	3.04	13.58	-NA-	-NA-

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

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

Gross Total Return			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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	EUR	1,478.56	118,056.10	62.33	3.39	-NA-	-NA-	18.00	26.92	37.01	17.99	3.71	17.99	-NA-	13.26
Europe Non-REITS	EUR	1,265.90	71,349.09	37.67	2.12	-NA-	-NA-	19.76	26.73	42.07	22.44	8.54	22.44	-NA-	11.08
Austria Non-REITs Index	EUR	559.55	3,255.85	100.00	2.27	-NA-	-NA-	18.48	29.09	38.90	20.54	9.13	20.54	-NA-	-NA-
Belgium REITs Index	EUR	1,773.59	5,145.65	100.00	4.86	-NA-	-NA-	11.49	18.18	33.59	12.41	2.38	12.41	-NA-	-NA-
Finland Non-REITs Index	EUR	1,366.38	2,320.38	100.00	2.61	-NA-	-NA-	12.94	17.51	14.37	22.36	7.99	22.36	-NA-	-NA-
France REITs Index	EUR	2,263.47	18,876.01	100.00	4.90	-NA-	-NA-	16.19	23.30	30.70	19.90	3.06	19.90	-NA-	-NA-
Germany REITs Index	EUR	1,208.52	1,265.68	4.58	4.12	-NA-	-NA-	12.82	16.03	29.78	18.54	6.67	18.54	-NA-	-NA-
Germany Non-REITs Index	EUR	1,068.64	26,353.75	95.42	1.82	-NA-	-NA-	21.57	34.39	64.46	21.26	8.15	21.26	-NA-	-NA-
Greece REITs Index	EUR	1,251.82	341.27	100.00	1.14	-NA-	-NA-	13.32	44.75	13.89	17.97	11.39	17.97	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	940.46	1,036.03	100.00	2.92	-NA-	-NA-	7.85	25.60	17.02	27.28	11.91	27.28	-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	1,406.24	30,331.13	100.00	3.59	-NA-	-NA-	7.62	16.57	39.34	19.81	2.79	19.81	-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	174.39	930.80	100.00	0.00	-NA-	-NA-	-0.51	6.97	47.81	16.06	4.88	16.06	-NA-	-NA-
Sweden Non-REITs Index	EUR	2,409.76	13,084.59	100.00	1.86	-NA-	-NA-	25.24	28.18	38.18	24.15	12.31	24.15	-NA-	-NA-
Switzerland Non-REITs Index	EUR	2,476.21	10,817.18	100.00	3.81	-NA-	-NA-	18.95	15.35	41.93	30.44	3.40	30.44	-NA-	-NA-
Spain Non-REITs Spain	EUR	79.02	1,097.99	1.37	0.00	-NA-	-NA-	-NA-	-17.56	-NA-	19.74	9.17	19.74	-NA-	-NA-
UK REITs	EUR	595.99	59,559.61	81.53	2.77	-NA-	-NA-	22.34	31.68	38.68	16.59	4.07	16.59	-NA-	12.72
UK Non-REITs	EUR	488.28	13,488.55	18.47	1.80	-NA-	-NA-	20.64	33.74	25.92	18.35	10.13	18.35	-NA-	11.78
Israel Non-REITs	EUR	1,845.00	1,220.95	100.00	1.54	-NA-	-NA-	-NA-	27.08	44.43	23.17	9.64	23.17	-NA-	-NA-
Canada REITs Index	EUR	1,940.39	34,313.26	5.32	5.33	-NA-	-NA-	14.77	6.10	26.55	9.28	2.14	9.28	-NA-	-NA-
Canada Non-REITs Index	EUR	1,072.43	2,044.18	0.32	5.14	-NA-	-NA-	13.09	8.95	23.94	6.15	2.67	6.15	-NA-	-NA-
United States REITs Index	EUR	1,595.88	603,421.04	93.48	3.39	-NA-	-NA-	22.42	22.44	50.94	10.97	-3.09	10.97	-NA-	-NA-
United States Non-REITs Index	EUR	923.20	5,752.88	0.89	0.00	-NA-	-NA-	11.93	23.94	47.54	18.16	0.13	18.16	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	USD	1,647.14	1,032,485.86	79.13	3.53	-NA-	-NA-	15.64	14.55	18.95	3.76	-1.80	3.76	-NA-	12.41
Global Non-REITs	USD	1,421.57	272,262.42	20.87	1.85	-NA-	-NA-	8.27	9.08	7.69	6.68	4.43	6.68	-NA-	16.47
Global ex Asia REITs	USD	1,662.68	847,732.31	90.39	3.48	-NA-	-NA-	16.32	15.08	19.62	3.75	-2.45	3.75	-NA-	12.66
Global ex Asia Non-REITs	USD	1,212.50	90,143.75	9.61	2.04	-NA-	-NA-	13.92	17.40	15.15	12.78	7.11	12.78	-NA-	11.63
Global ex Europe REITs	USD	1,743.40	900,068.23	82.40	3.56	-NA-	-NA-	16.16	13.87	20.16	2.98	-2.48	2.98	-NA-	12.76
Global ex Europe Non-REITs	USD	1,419.70	192,233.71	17.60	1.74	-NA-	-NA-	6.41	6.14	4.54	4.04	3.04	4.04	-NA-	18.77
Global ex US REITs	USD	1,507.69	355,658.65	57.23	3.80	-NA-	-NA-	12.64	12.91	12.71	5.49	1.97	5.49	-NA-	13.12
Global ex US Non-REITs	USD	1,431.36	265,809.71	42.77	1.89	-NA-	-NA-	8.27	8.97	7.49	6.62	4.55	6.62	-NA-	16.53
Asia REITs	USD	1,578.35	184,753.55	50.36	3.78	-NA-	-NA-	12.96	12.22	16.02	3.77	1.28	3.77	-NA-	15.50
Asia Non-REITs	USD	1,433.22	182,118.67	49.64	1.76	-NA-	-NA-	6.28	6.08	4.07	3.86	3.13	3.86	-NA-	19.47
Australia REITs Index	USD	1,250.95	78,431.42	100.00	4.05	-NA-	-NA-	12.03	10.63	18.71	6.88	4.23	6.88	-NA-	-NA-
Hong Kong REITs Index	USD	3,825.56	17,199.35	18.08	3.78	-NA-	-NA-	23.74	23.26	42.44	3.26	-4.56	3.26	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,883.42	77,949.26	81.92	2.95	-NA-	-NA-	-NA-	4.04	16.40	3.00	-3.57	3.00	-NA-	-NA-
Japan REITs Index	USD	1,694.76	67,919.06	45.20	2.96	-NA-	-NA-	11.50	12.17	8.44	1.20	-0.38	1.20	-NA-	-NA-
Japan Non-REITs Index	USD	1,212.43	82,330.34	54.80	0.60	-NA-	-NA-	11.19	12.10	-6.56	4.31	10.63	4.31	-NA-	-NA-
New Zealand REITs Index	USD	2,214.13	1,133.35	100.00	4.90	-NA-	-NA-	14.09	11.37	11.08	2.68	3.87	2.68	-NA-	-NA-
Singapore REITs Index	USD	2,401.90	20,070.37	47.89	5.42	-NA-	-NA-	12.94	11.69	12.87	1.41	0.91	1.41	-NA-	-NA-
Singapore Non-REITs Index	USD	1,680.70	21,839.07	52.11	1.84	-NA-	-NA-	4.59	4.65	8.60	5.28	2.42	5.28	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	915.10	132,417.63	62.33	3.39	-NA-	-NA-	8.12	14.16	6.67	9.05	3.08	9.05	-NA-	15.19
Europe Non-REITS	USD	909.78	80,028.71	37.67	2.12	-NA-	-NA-	11.70	15.82	12.22	13.44	7.83	13.44	-NA-	12.19
Austria Non-REITs Index	USD	528.19	3,651.92	100.00	2.27	-NA-	-NA-	13.92	21.73	12.80	11.73	8.48	11.73	-NA-	-NA-
Belgium REITs Index	USD	1,670.67	5,771.62	100.00	4.86	-NA-	-NA-	7.20	11.44	8.49	4.20	1.76	4.20	-NA-	-NA-
Finland Non-REITs Index	USD	1,290.50	2,602.65	100.00	2.61	-NA-	-NA-	8.60	10.81	-7.12	13.42	7.34	13.42	-NA-	-NA-
France REITs Index	USD	2,134.01	21,172.27	100.00	4.90	-NA-	-NA-	11.70	16.27	6.14	11.14	2.44	11.14	-NA-	-NA-
Germany REITs Index	USD	1,141.97	1,419.66	4.58	4.12	-NA-	-NA-	8.48	9.41	5.39	9.88	6.02	9.88	-NA-	-NA-
Germany Non-REITs Index	USD	1,009.29	29,559.69	95.42	1.82	-NA-	-NA-	16.90	26.72	33.56	12.40	7.50	12.40	-NA-	-NA-
Greece REITs Index	USD	1,184.74	382.78	100.00	1.14	-NA-	-NA-	8.96	36.49	-7.51	9.35	10.72	9.35	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	886.75	1,162.06	100.00	2.92	-NA-	-NA-	3.68	18.44	-4.97	17.98	11.24	17.98	-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	1,328.00	34,020.91	100.00	3.59	-NA-	-NA-	3.49	9.93	13.16	11.05	2.17	11.05	-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	195.16	1,044.04	100.00	0.00	-NA-	-NA-	-4.33	0.87	20.04	7.58	4.25	7.58	-NA-	-NA-
Sweden Non-REITs Index	USD	2,696.69	14,676.33	100.00	1.86	-NA-	-NA-	20.43	20.87	12.22	15.08	11.64	15.08	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,771.05	12,133.09	100.00	3.81	-NA-	-NA-	14.38	8.77	15.26	20.91	2.77	20.91	-NA-	-NA-
Spain Non-REITs Spain	USD	68.34	1,231.56	1.37	0.00	-NA-	-NA-	-NA-	-24.50	-NA-	11.00	8.51	11.00	-NA-	-NA-
UK REITs	USD	666.95	66,805.04	81.53	2.77	-NA-	-NA-	17.64	24.17	12.62	8.07	3.44	8.07	-NA-	13.97
UK Non-REITs	USD	546.42	15,129.43	18.47	1.80	-NA-	-NA-	16.00	26.12	2.26	9.70	9.46	9.70	-NA-	14.69
Israel Non-REITs	USD	1,637.73	1,369.47	100.00	1.54	-NA-	-NA-	-NA-	19.84	17.30	14.17	8.98	14.17	-NA-	-NA-
Canada REITs Index	USD	2,171.43	38,487.47	5.32	5.33	-NA-	-NA-	10.36	0.05	2.77	1.29	1.52	1.29	-NA-	-NA-
Canada Non-REITs Index	USD	1,200.12	2,292.86	0.32	5.14	-NA-	-NA-	8.74	2.73	0.65	-1.61	2.05	-1.61	-NA-	-NA-
United States REITs Index	USD	1,785.90	676,827.21	93.48	3.39	-NA-	-NA-	17.71	15.45	22.58	2.87	-3.68	2.87	-NA-	-NA-
United States Non-REITs Index	USD	1,033.12	6,452.71	0.89	0.00	-NA-	-NA-	7.63	16.87	19.82	9.53	-0.48	9.53	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global REITs	GBP	1,717.71	668,102.66	79.13	3.53	-NA-	-NA-	15.29	15.82	28.99	4.69	-4.57	4.69	-NA-	13.02
Global Non-REITs	GBP	1,482.47	176,176.02	20.87	1.85	-NA-	-NA-	7.94	10.29	16.78	7.64	1.49	7.64	-NA-	13.90
Global ex Asia REITs	GBP	1,733.90	548,552.03	90.39	3.48	-NA-	-NA-	15.97	16.36	29.72	4.68	-5.20	4.68	-NA-	13.68
Global ex Asia Non-REITs	GBP	1,264.44	58,330.37	9.61	2.04	-NA-	-NA-	13.58	18.71	24.87	13.79	4.10	13.79	-NA-	10.23
Global ex Europe REITs	GBP	1,818.09	582,417.65	82.40	3.56	-NA-	-NA-	15.82	15.14	30.31	3.90	-5.23	3.90	-NA-	13.66
Global ex Europe Non-REITs	GBP	1,480.52	124,390.91	17.60	1.74	-NA-	-NA-	6.09	7.32	13.36	4.97	0.14	4.97	-NA-	16.25
Global ex US REITs	GBP	1,572.28	230,140.19	57.23	3.80	-NA-	-NA-	12.30	14.16	22.22	6.44	-0.90	6.44	-NA-	11.55
Global ex US Non-REITs	GBP	1,492.68	172,000.59	42.77	1.89	-NA-	-NA-	7.95	10.18	16.57	7.57	1.61	7.57	-NA-	13.95
Asia REITs	GBP	1,645.96	119,550.63	50.36	3.78	-NA-	-NA-	12.62	13.47	25.81	4.70	-1.57	4.70	-NA-	14.32
Asia Non-REITs	GBP	1,494.62	117,845.65	49.64	1.76	-NA-	-NA-	5.96	7.26	12.86	4.79	0.23	4.79	-NA-	16.94
Australia REITs Index	GBP	1,304.53	50,751.53	100.00	4.05	-NA-	-NA-	11.69	11.86	28.73	7.83	1.29	7.83	-NA-	-NA-
Hong Kong REITs Index	GBP	3,989.44	11,129.38	18.08	3.78	-NA-	-NA-	23.36	24.62	54.47	4.18	-7.25	4.18	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,964.10	50,439.53	81.92	2.95	-NA-	-NA-	-NA-	5.20	26.22	3.92	-6.29	3.92	-NA-	-NA-
Japan REITs Index	GBP	1,767.37	43,949.18	45.20	2.96	-NA-	-NA-	11.16	13.41	17.59	2.10	-3.18	2.10	-NA-	-NA-
Japan Non-REITs Index	GBP	1,264.37	53,274.45	54.80	0.60	-NA-	-NA-	10.86	13.35	1.33	5.25	7.52	5.25	-NA-	-NA-
New Zealand REITs Index	GBP	2,308.99	733.37	100.00	4.90	-NA-	-NA-	13.75	12.61	20.46	3.60	0.95	3.60	-NA-	-NA-
Singapore REITs Index	GBP	2,504.79	12,987.17	47.89	5.42	-NA-	-NA-	12.60	12.93	22.40	2.32	-1.93	2.32	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,752.70	14,131.66	52.11	1.84	-NA-	-NA-	4.28	5.81	17.77	6.22	-0.46	6.22	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	1,454.95	85,685.02	62.33	3.39	-NA-	-NA-	13.11	21.01	20.66	10.35	0.19	10.35	-NA-	13.53
Europe Non-REITS	GBP	1,246.31	51,785.11	37.67	2.12	-NA-	-NA-	14.81	20.83	25.11	14.51	4.85	14.51	-NA-	10.89
Austria Non-REITs Index	GBP	550.82	2,363.09	100.00	2.27	-NA-	-NA-	13.58	23.08	22.32	12.73	5.42	12.73	-NA-	-NA-
Belgium REITs Index	GBP	1,742.24	3,734.71	100.00	4.86	-NA-	-NA-	6.88	12.67	17.65	5.13	-1.10	5.13	-NA-	-NA-
Finland Non-REITs Index	GBP	1,345.78	1,684.13	100.00	2.61	-NA-	-NA-	8.27	12.04	0.72	14.44	4.32	14.44	-NA-	-NA-
France REITs Index	GBP	2,225.43	13,700.19	100.00	4.90	-NA-	-NA-	11.37	17.56	15.10	12.14	-0.44	12.14	-NA-	-NA-
Germany REITs Index	GBP	1,190.89	918.63	4.58	4.12	-NA-	-NA-	8.15	10.63	14.29	10.86	3.04	10.86	-NA-	-NA-
Germany Non-REITs Index	GBP	1,052.53	19,127.53	95.42	1.82	-NA-	-NA-	16.55	28.13	44.83	13.41	4.47	13.41	-NA-	-NA-
Greece REITs Index	GBP	1,235.50	247.69	100.00	1.14	-NA-	-NA-	8.63	38.01	0.30	10.33	7.60	10.33	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	924.74	751.95	100.00	2.92	-NA-	-NA-	3.37	19.75	3.06	19.03	8.10	19.03	-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	1,384.89	22,014.31	100.00	3.59	-NA-	-NA-	3.18	11.15	22.71	12.05	-0.71	12.05	-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	203.52	675.58	100.00	0.00	-NA-	-NA-	-4.62	1.99	30.17	8.54	1.32	8.54	-NA-	-NA-
Sweden Non-REITs Index	GBP	2,812.21	9,496.79	100.00	1.86	-NA-	-NA-	20.06	22.21	21.69	16.11	8.49	16.11	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,889.76	7,851.10	100.00	3.81	-NA-	-NA-	14.03	9.98	24.99	21.99	-0.12	21.99	-NA-	-NA-
Spain Non-REITs Spain	GBP	71.27	796.92	1.37	0.00	-NA-	-NA-	-NA-	-23.67	-NA-	11.99	5.45	11.99	-NA-	-NA-
UK REITs	GBP	844.69	43,228.32	81.53	2.77	-NA-	-NA-	17.28	25.55	22.13	9.04	0.53	9.04	-NA-	12.36
UK Non-REITs	GBP	692.14	9,789.98	18.47	1.80	-NA-	-NA-	15.66	27.52	10.89	10.69	6.38	10.69	-NA-	12.47
Israel Non-REITs	GBP	1,458.00	886.16	100.00	1.54	-NA-	-NA-	-NA-	21.17	27.20	15.19	5.91	15.19	-NA-	-NA-
Canada REITs Index	GBP	2,264.45	24,904.54	5.32	5.33	-NA-	-NA-	10.03	1.16	11.45	2.20	-1.34	2.20	-NA-	-NA-
Canada Non-REITs Index	GBP	1,251.54	1,483.67	0.32	5.14	-NA-	-NA-	8.41	3.88	9.15	-0.72	-0.82	-0.72	-NA-	-NA-
United States REITs Index	GBP	1,862.41	437,962.48	93.48	3.39	-NA-	-NA-	17.36	16.74	32.93	3.79	-6.39	3.79	-NA-	-NA-
United States Non-REITs Index	GBP	1,077.38	4,175.43	0.89	0.00	-NA-	-NA-	7.31	18.17	29.93	10.51	-3.28	10.51	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global REITs	JPY	1,923.77	123,428,521.85	79.13	3.53	-NA-	-NA-	22.70	30.45	39.32	3.45	-0.06	3.45	-NA-	14.31
Global Non-REITs	JPY	1,660.32	32,547,610.91	20.87	1.85	-NA-	-NA-	14.88	24.22	26.13	6.37	6.27	6.37	-NA-	20.29
Global ex Asia REITs	JPY	1,941.91	101,342,158.89	90.39	3.48	-NA-	-NA-	23.43	31.05	40.11	3.45	-0.72	3.45	-NA-	14.69
Global ex Asia Non-REITs	JPY	1,416.13	10,776,234.87	9.61	2.04	-NA-	-NA-	20.88	33.70	34.87	12.45	9.01	12.45	-NA-	15.08
Global ex Europe REITs	JPY	2,036.20	107,598,656.72	82.40	3.56	-NA-	-NA-	23.26	29.68	40.74	2.68	-0.75	2.68	-NA-	14.44
Global ex Europe Non-REITs	JPY	1,658.14	22,980,579.07	17.60	1.74	-NA-	-NA-	12.92	20.87	22.44	3.73	4.86	3.73	-NA-	22.47
Global ex US REITs	JPY	1,760.90	42,517,213.02	57.23	3.80	-NA-	-NA-	19.52	28.58	32.01	5.18	3.78	5.18	-NA-	15.13
Global ex US Non-REITs	JPY	1,671.75	31,776,221.29	42.77	1.89	-NA-	-NA-	14.89	24.10	25.90	6.31	6.40	6.31	-NA-	20.34
Asia REITs	JPY	1,843.43	22,086,362.96	50.36	3.78	-NA-	-NA-	19.86	27.80	35.88	3.47	3.08	3.47	-NA-	16.63
Asia Non-REITs	JPY	1,673.92	21,771,376.04	49.64	1.76	-NA-	-NA-	12.77	20.80	21.90	3.56	4.96	3.56	-NA-	23.16
Australia REITs Index	JPY	1,461.04	9,376,084.14	100.00	4.05	-NA-	-NA-	18.87	25.99	39.04	6.56	6.07	6.56	-NA-	-NA-
Hong Kong REITs Index	JPY	4,468.04	2,056,096.35	18.08	3.78	-NA-	-NA-	31.30	40.37	66.84	2.96	-2.87	2.96	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	2,199.73	9,318,443.77	81.92	2.95	-NA-	-NA-	-NA-	18.49	36.33	2.70	-1.87	2.70	-NA-	-NA-
Japan REITs Index	JPY	1,701.19	8,119,384.47	45.20	2.96	-NA-	-NA-	18.31	27.74	27.01	0.90	1.38	0.90	-NA-	-NA-
Japan Non-REITs Index	JPY	1,216.92	9,842,180.32	54.80	0.60	-NA-	-NA-	17.98	27.66	9.45	4.01	12.59	4.01	-NA-	-NA-
New Zealand REITs Index	JPY	2,585.99	135,486.10	100.00	4.90	-NA-	-NA-	21.06	26.84	30.10	2.38	5.71	2.38	-NA-	-NA-
Singapore REITs Index	JPY	2,805.28	2,399,311.90	47.89	5.42	-NA-	-NA-	19.84	27.20	32.20	1.12	2.69	1.12	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,962.96	2,610,751.95	52.11	1.84	-NA-	-NA-	10.98	19.18	27.20	4.97	4.23	4.97	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	JPY	1,629.50	15,829,865.13	62.33	3.39	-NA-	-NA-	20.38	36.29	30.32	9.05	4.92	9.05	-NA-	17.78
Europe Non-REITS	JPY	1,395.82	9,567,031.84	37.67	2.12	-NA-	-NA-	22.19	36.10	35.13	13.16	9.79	13.16	-NA-	15.45
Austria Non-REITs Index	JPY	616.90	436,569.24	100.00	2.27	-NA-	-NA-	20.88	38.63	32.12	11.41	10.40	11.41	-NA-	-NA-
Belgium REITs Index	JPY	1,951.25	689,968.17	100.00	4.86	-NA-	-NA-	13.75	26.91	27.07	3.89	3.56	3.89	-NA-	-NA-
Finland Non-REITs Index	JPY	1,507.23	311,133.74	100.00	2.61	-NA-	-NA-	15.23	26.19	8.79	13.09	9.24	13.09	-NA-	-NA-
France REITs Index	JPY	2,492.41	2,531,039.53	100.00	4.90	-NA-	-NA-	18.53	32.41	24.32	10.82	4.25	10.82	-NA-	-NA-
Germany REITs Index	JPY	1,333.76	169,712.70	4.58	4.12	-NA-	-NA-	15.11	24.60	23.44	9.56	7.90	9.56	-NA-	-NA-
Germany Non-REITs Index	JPY	1,178.80	3,533,713.00	95.42	1.82	-NA-	-NA-	24.05	44.31	56.43	12.07	9.40	12.07	-NA-	-NA-
Greece REITs Index	JPY	1,383.71	45,759.94	100.00	1.14	-NA-	-NA-	15.62	55.44	8.33	9.04	12.68	9.04	-NA-	-NA-
Greece Non-REITs Index	JPY	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	JPY	1,035.67	138,918.30	100.00	2.92	-NA-	-NA-	10.02	34.88	11.31	17.63	13.20	17.63	-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	1,551.03	4,067,029.86	100.00	3.59	-NA-	-NA-	9.81	25.19	32.54	10.73	3.98	10.73	-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	227.93	124,809.30	100.00	0.00	-NA-	-NA-	1.51	14.87	40.59	7.27	6.10	7.27	-NA-	-NA-
Sweden Non-REITs Index	JPY	3,149.59	1,754,482.15	100.00	1.86	-NA-	-NA-	27.78	37.65	31.44	14.75	13.61	14.75	-NA-	-NA-
Switzerland Non-REITs Index	JPY	3,236.43	1,450,450.23	100.00	3.81	-NA-	-NA-	21.37	23.87	35.00	20.56	4.59	20.56	-NA-	-NA-
Spain Non-REITs Spain	JPY	79.82	147,226.55	1.37	0.00	-NA-	-NA-	-NA-	-14.02	-NA-	10.67	10.43	10.67	-NA-	-NA-
UK REITs	JPY	778.97	7,986,208.61	81.53	2.77	-NA-	-NA-	24.83	41.41	31.91	7.76	5.27	7.76	-NA-	16.20
UK Non-REITs	JPY	638.19	1,808,647.63	18.47	1.80	-NA-	-NA-	23.09	43.62	19.77	9.38	11.40	9.38	-NA-	18.34
Israel Non-REITs	JPY	1,980.31	163,713.71	100.00	1.54	-NA-	-NA-	-NA-	36.47	37.38	13.84	10.91	13.84	-NA-	-NA-
Canada REITs Index	JPY	2,536.11	4,600,984.93	5.32	5.33	-NA-	-NA-	17.10	13.94	20.38	1.00	3.32	1.00	-NA-	-NA-
Canada Non-REITs Index	JPY	1,401.68	274,099.70	0.32	5.14	-NA-	-NA-	15.38	17.00	17.89	-1.89	3.86	-1.89	-NA-	-NA-
United States REITs Index	JPY	2,085.83	80,911,308.83	93.48	3.39	-NA-	-NA-	24.90	31.48	43.58	2.57	-1.97	2.57	-NA-	-NA-
United States Non-REITs Index	JPY	1,206.63	771,389.63	0.89	0.00	-NA-	-NA-	14.21	33.10	40.34	9.21	1.28	9.21	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	AUD	1,376.98	1,319,049.32	79.13	3.53	-NA-	-NA-	18.79	27.54	35.98	8.48	-2.30	8.48	-NA-	10.65
Global Non-REITs	AUD	1,188.41	347,828.07	20.87	1.85	-NA-	-NA-	11.22	21.45	23.11	11.54	3.89	11.54	-NA-	11.85
Global ex Asia REITs	AUD	1,389.97	1,083,017.96	90.39	3.48	-NA-	-NA-	19.50	28.13	36.75	8.47	-2.95	8.47	-NA-	12.21
Global ex Asia Non-REITs	AUD	1,013.62	115,162.89	9.61	2.04	-NA-	-NA-	17.03	30.72	31.64	17.91	6.56	17.91	-NA-	10.88
Global ex Europe REITs	AUD	1,457.45	1,149,879.57	82.40	3.56	-NA-	-NA-	19.33	26.79	37.37	7.66	-2.98	7.66	-NA-	11.03
Global ex Europe Non-REITs	AUD	1,186.85	245,587.62	17.60	1.74	-NA-	-NA-	9.32	18.18	19.51	8.77	2.51	8.77	-NA-	13.98
Global ex US REITs	AUD	1,260.40	454,370.68	57.23	3.80	-NA-	-NA-	15.71	25.72	28.85	10.29	1.45	10.29	-NA-	7.76
Global ex US Non-REITs	AUD	1,196.59	339,584.42	42.77	1.89	-NA-	-NA-	11.22	21.34	22.89	11.47	4.02	11.47	-NA-	11.91
Asia REITs	AUD	1,319.47	236,031.36	50.36	3.78	-NA-	-NA-	16.04	24.95	32.63	8.49	0.77	8.49	-NA-	9.09
Asia Non-REITs	AUD	1,198.15	232,665.18	49.64	1.76	-NA-	-NA-	9.18	18.11	18.98	8.58	2.61	8.58	-NA-	14.67
Australia REITs Index	AUD	1,166.84	100,199.83	100.00	4.05	-NA-	-NA-	15.08	23.18	35.71	11.74	3.69	11.74	-NA-	-NA-
Hong Kong REITs Index	AUD	3,198.10	21,972.98	18.08	3.78	-NA-	-NA-	27.11	37.24	62.84	7.95	-5.05	7.95	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,574.50	99,583.85	81.92	2.95	-NA-	-NA-	-NA-	15.84	33.07	7.68	-4.07	7.68	-NA-	-NA-
Japan REITs Index	AUD	1,416.79	86,769.80	45.20	2.96	-NA-	-NA-	14.54	24.89	23.97	5.80	-0.89	5.80	-NA-	-NA-
Japan Non-REITs Index	AUD	1,013.57	105,180.89	54.80	0.60	-NA-	-NA-	14.22	24.82	6.83	9.06	10.07	9.06	-NA-	-NA-
New Zealand REITs Index	AUD	1,850.97	1,447.91	100.00	4.90	-NA-	-NA-	17.20	24.01	26.99	7.35	3.34	7.35	-NA-	-NA-
Singapore REITs Index	AUD	2,007.94	25,640.84	47.89	5.42	-NA-	-NA-	16.02	24.36	29.04	6.03	0.39	6.03	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,405.03	27,900.44	52.11	1.84	-NA-	-NA-	7.45	16.52	24.16	10.07	1.90	10.07	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	AUD	1,166.35	169,169.76	62.33	3.39	-NA-	-NA-	16.55	33.25	27.20	14.34	2.56	14.34	-NA-	13.96
Europe Non-REITS	AUD	999.09	102,240.44	37.67	2.12	-NA-	-NA-	18.29	33.06	31.90	18.66	7.33	18.66	-NA-	11.66
Austria Non-REITs Index	AUD	441.56	4,665.50	38.75	2.27	-NA-	-NA-	17.03	35.54	28.96	16.81	7.92	16.81	-NA-	-NA-
Belgium REITs Index	AUD	1,396.65	7,373.51	100.00	4.86	-NA-	-NA-	10.12	24.08	24.03	8.94	1.24	8.94	-NA-	-NA-
Finland Non-REITs Index	AUD	1,078.83	3,325.01	100.00	2.61	-NA-	-NA-	11.56	23.38	6.18	18.58	6.79	18.58	-NA-	-NA-
France REITs Index	AUD	1,783.99	27,048.58	100.00	4.90	-NA-	-NA-	14.75	29.45	21.34	16.20	1.92	16.20	-NA-	-NA-
Germany REITs Index	AUD	954.66	1,813.68	4.58	4.12	-NA-	-NA-	11.44	21.82	20.49	14.87	5.48	14.87	-NA-	-NA-
Germany Non-REITs Index	AUD	843.75	37,763.90	95.42	1.82	-NA-	-NA-	20.09	41.10	52.69	17.51	6.95	17.51	-NA-	-NA-
Greece REITs Index	AUD	990.42	489.02	100.00	1.14	-NA-	-NA-	11.93	51.97	5.74	14.33	10.16	14.33	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs	AUD	741.31	1,484.58	0.78	2.92	-NA-	-NA-	6.51	31.87	8.64	23.34	10.67	23.34	-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	1,110.19	43,463.32	100.00	3.59	-NA-	-NA-	6.31	22.39	29.36	16.11	1.65	16.11	-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	163.15	1,333.81	100.00	0.00	-NA-	-NA-	-1.72	12.31	37.23	12.47	3.72	12.47	-NA-	-NA-
Sweden Non-REITs Index	AUD	2,254.38	18,749.71	100.00	1.86	-NA-	-NA-	23.71	34.58	28.29	20.32	11.06	20.32	-NA-	-NA-
Switzerland Non-REITs Index	AUD	2,316.55	15,500.59	100.00	3.81	-NA-	-NA-	17.50	21.11	31.77	26.41	2.25	26.41	-NA-	-NA-
Spain Non-REITs Spain	AUD	57.13	1,573.37	1.37	0.00	-NA-	-NA-	-NA-	-15.94	-NA-	16.04	7.95	16.04	-NA-	-NA-
UK REITs	AUD	557.56	85,346.59	81.53	2.77	-NA-	-NA-	20.85	38.25	28.75	12.99	2.91	12.99	-NA-	13.51
UK Non-REITs	AUD	456.80	19,328.56	18.47	1.80	-NA-	-NA-	19.17	40.42	16.91	14.69	8.90	14.69	-NA-	14.47
Israel Non-REITs	AUD	1,320.54	1,749.57	100.00	1.54	-NA-	-NA-	-NA-	33.43	34.09	19.36	8.42	19.36	-NA-	-NA-
Canada REITs Index	AUD	1,815.27	49,169.56	94.38	5.33	-NA-	-NA-	13.37	11.39	17.49	5.90	1.00	5.90	-NA-	-NA-
Canada Non-REITs Index	AUD	1,003.28	2,929.23	5.62	5.14	-NA-	-NA-	11.70	14.39	15.07	2.87	1.53	2.87	-NA-	-NA-
United States REITs Index	AUD	1,492.98	864,678.65	99.06	3.39	-NA-	-NA-	20.92	28.55	40.14	7.55	-4.17	7.55	-NA-	-NA-
United States Non-REITs Index	AUD	863.67	8,243.65	0.94	0.00	-NA-	-NA-	10.56	30.13	36.98	14.51	-0.99	14.51	-NA-	-NA-

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

Version: February 2015

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

Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	EUR	1,147.97	920,506.27	79.13	0.00	-NA-	-NA-	15.25	16.56	40.73	11.45	-1.47	11.45	-NA-	13.20
Global Non-REITs	EUR	1,242.08	242,733.85	20.87	0.00	-NA-	-NA-	10.14	13.17	29.80	15.05	5.02	15.05	-NA-	14.00
Global ex Asia REITs	EUR	1,187.66	755,790.41	90.39	0.00	-NA-	-NA-	16.21	17.31	41.65	11.52	-2.06	11.52	-NA-	13.61
Global ex Asia Non-REITs	EUR	993.58	80,367.10	9.61	0.00	-NA-	-NA-	15.07	20.76	38.04	21.60	7.71	21.60	-NA-	10.83
Global ex Europe REITs	EUR	1,213.87	802,450.17	82.40	0.00	-NA-	-NA-	15.88	15.96	42.23	10.59	-2.18	10.59	-NA-	13.91
Global ex Europe Non-REITs	EUR	1,264.19	171,384.76	17.60	0.00	-NA-	-NA-	8.44	10.36	26.24	12.20	3.63	12.20	-NA-	16.24
Global ex US REITs	EUR	831.75	317,085.23	57.23	0.00	-NA-	-NA-	11.28	14.03	32.69	13.14	2.24	13.14	-NA-	12.26
Global ex US Non-REITs	EUR	1,050.71	236,980.97	42.77	0.00	-NA-	-NA-	10.10	13.03	29.53	14.97	5.14	14.97	-NA-	14.06
Asia REITs	EUR	1,002.76	164,715.86	50.36	0.00	-NA-	-NA-	11.48	13.33	36.67	11.12	1.34	11.12	-NA-	15.26
Asia Non-REITs	EUR	1,277.87	162,366.75	49.64	0.00	-NA-	-NA-	8.34	10.35	25.68	12.01	3.73	12.01	-NA-	16.89
Australia REITs Index	EUR	636.77	69,925.04	21.38	0.00	-NA-	-NA-	10.07	11.09	38.76	14.35	3.99	14.35	-NA-	-NA-
Hong Kong REITs Index	EUR	2,258.70	15,333.97	4.69	0.00	-NA-	-NA-	23.13	25.36	68.19	11.18	-4.17	11.18	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,316.75	69,495.17	21.25	0.00	-NA-	-NA-	-NA-	7.07	38.63	11.05	-3.05	11.05	-NA-	-NA-
Japan REITs Index	EUR	1,006.50	60,552.81	18.51	0.00	-NA-	-NA-	10.83	14.25	29.19	8.49	-0.22	8.49	-NA-	-NA-
Japan Non-REITs Index	EUR	997.92	73,401.10	22.44	0.00	-NA-	-NA-	14.50	17.95	14.32	12.52	11.29	12.52	-NA-	-NA-
New Zealand REITs Index	EUR	1,100.03	1,010.43	100.00	0.00	-NA-	-NA-	11.41	11.51	29.63	10.77	4.50	10.77	-NA-	-NA-
Singapore REITs Index	EUR	1,255.59	17,893.61	47.89	0.00	-NA-	-NA-	10.95	12.00	31.77	8.06	1.38	8.06	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,274.69	19,470.49	52.11	0.00	-NA-	-NA-	6.82	8.91	31.21	13.58	3.04	13.58	-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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	EUR	1,072.91	118,056.10	62.33	0.00	-NA-	-NA-	12.45	21.06	31.35	17.64	3.70	17.64	-NA-	13.19
Europe Non-REITS	EUR	1,183.44	71,349.09	37.67	0.00	-NA-	-NA-	16.17	22.82	38.19	22.38	8.49	22.38	-NA-	11.31
Austria Non-REITs Index	EUR	485.43	3,255.85	100.00	0.00	-NA-	-NA-	15.68	25.09	34.85	20.54	9.13	20.54	-NA-	-NA-
Belgium REITs Index	EUR	980.26	5,145.65	100.00	0.00	-NA-	-NA-	4.42	10.76	25.85	12.41	2.38	12.41	-NA-	-NA-
Finland Non-REITs Index	EUR	1,012.63	2,320.38	100.00	0.00	-NA-	-NA-	9.12	13.35	10.76	22.36	7.99	22.36	-NA-	-NA-
France REITs Index	EUR	1,451.78	18,876.01	100.00	0.00	-NA-	-NA-	9.97	16.49	23.46	19.10	3.06	19.10	-NA-	-NA-
Germany REITs Index	EUR	786.74	1,265.68	4.58	0.00	-NA-	-NA-	7.24	10.28	23.31	18.54	6.67	18.54	-NA-	-NA-
Germany Non-REITs Index	EUR	806.03	26,353.75	95.42	0.00	-NA-	-NA-	18.47	31.40	60.89	21.26	8.15	21.26	-NA-	-NA-
Greece REITs Index	EUR	776.83	341.27	100.00	0.00	-NA-	-NA-	7.22	38.33	10.00	16.40	11.39	16.40	-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	640.08	1,036.03	100.00	0.00	-NA-	-NA-	2.68	19.10	12.56	27.28	11.91	27.28	-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	802.02	30,331.13	100.00	0.00	-NA-	-NA-	0.79	9.23	32.46	19.51	2.79	19.51	-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	140.78	930.80	100.00	0.00	-NA-	-NA-	-1.60	5.36	47.81	16.06	4.88	16.06	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,630.53	13,084.59	100.00	0.00	-NA-	-NA-	20.65	23.96	34.20	24.15	12.31	24.15	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,832.55	10,817.18	100.00	0.00	-NA-	-NA-	14.60	10.48	35.69	30.44	3.40	30.44	-NA-	-NA-
Spain Non-REITs	EUR	71.94	1,097.99	1.37	0.00	-NA-	-NA-	-NA-	-17.56	-NA-	19.74	9.17	19.74	-NA-	-NA-
UK REITs	EUR	435.69	59,559.61	81.53	0.00	-NA-	-NA-	17.81	26.97	34.28	16.30	4.04	16.30	-NA-	12.75
UK Non-REITs	EUR	381.56	13,488.55	18.47	0.00	-NA-	-NA-	17.65	30.53	23.42	18.02	9.85	18.02	-NA-	11.80
Israel Non-REITs	EUR	1,549.27	1,220.95	100.00	0.00	-NA-	-NA-	-NA-	24.49	41.68	23.17	9.64	23.17	-NA-	-NA-
Canada REITs Index	EUR	1,098.20	34,313.26	94.38	0.00	-NA-	-NA-	8.46	0.43	19.68	8.31	1.68	8.31	-NA-	-NA-
Canada Non-REITs Index	EUR	740.04	2,044.18	5.62	0.00	-NA-	-NA-	8.44	4.21	17.54	5.70	2.45	5.70	-NA-	-NA-
United States REITs Index	EUR	1,095.95	603,421.04	99.06	0.00	-NA-	-NA-	17.97	18.00	45.42	10.57	-3.31	10.57	-NA-	-NA-
United States Non-REITs Index	EUR	905.97	5,752.88	0.94	0.00	-NA-	-NA-	11.89	23.94	47.54	18.16	0.13	18.16	-NA-	-NA-

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Version: February 2015

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

Price Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	USD	1,083.76	1,032,485.86	79.13	0.00	-NA-	-NA-	10.81	9.92	14.29	3.31	-2.06	3.31	-NA-	12.46
Global Non-REITs	USD	1,172.61	272,262.42	20.87	0.00	-NA-	-NA-	5.90	6.72	5.41	6.64	4.39	6.64	-NA-	16.51
Global ex Asia REITs	USD	1,121.23	847,732.31	90.39	0.00	-NA-	-NA-	11.74	10.62	15.04	3.37	-2.65	3.37	-NA-	12.72
Global ex Asia Non-REITs	USD	938.01	90,143.75	9.61	0.00	-NA-	-NA-	10.64	13.87	12.10	12.72	7.06	12.72	-NA-	11.66
Global ex Europe REITs	USD	1,145.97	900,068.23	82.40	0.00	-NA-	-NA-	11.42	9.35	15.51	2.51	-2.77	2.51	-NA-	12.80
Global ex Europe Non-REITs	USD	1,193.49	192,233.71	17.60	0.00	-NA-	-NA-	4.27	4.07	2.52	4.00	3.00	4.00	-NA-	18.82
Global ex US REITs	USD	930.78	355,658.65	57.23	0.00	-NA-	-NA-	7.00	7.53	7.76	4.88	1.63	4.88	-NA-	13.16
Global ex US Non-REITs	USD	1,175.82	265,809.71	42.77	0.00	-NA-	-NA-	5.87	6.59	5.19	6.57	4.51	6.57	-NA-	16.57
Asia REITs	USD	946.68	184,753.55	50.36	0.00	-NA-	-NA-	7.20	6.86	10.99	3.01	0.73	3.01	-NA-	15.37
Asia Non-REITs	USD	1,206.40	182,118.67	49.64	0.00	-NA-	-NA-	4.17	4.06	2.07	3.83	3.10	3.83	-NA-	19.52
Australia REITs Index	USD	712.59	78,431.42	23.98	0.00	-NA-	-NA-	5.84	4.75	12.69	5.99	3.37	5.99	-NA-	-NA-
Hong Kong REITs Index	USD	2,527.64	17,199.35	5.26	0.00	-NA-	-NA-	18.39	18.21	36.59	3.06	-4.74	3.06	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,473.54	77,949.26	23.83	0.00	-NA-	-NA-	-NA-	0.97	12.58	2.94	-3.63	2.94	-NA-	-NA-
Japan REITs Index	USD	1,126.35	67,919.06	20.77	0.00	-NA-	-NA-	6.56	7.74	4.91	0.56	-0.82	0.56	-NA-	-NA-
Japan Non-REITs Index	USD	1,116.75	82,330.34	25.17	0.00	-NA-	-NA-	10.10	11.22	-7.16	4.30	10.62	4.30	-NA-	-NA-
New Zealand REITs Index	USD	1,231.01	1,133.35	100.00	0.00	-NA-	-NA-	7.13	5.15	5.27	2.68	3.87	2.68	-NA-	-NA-
Singapore REITs Index	USD	1,405.09	20,070.37	47.89	0.00	-NA-	-NA-	6.68	5.62	7.02	0.17	0.77	0.17	-NA-	-NA-
Singapore Non-REITs Index	USD	1,426.46	21,839.07	52.11	0.00	-NA-	-NA-	2.71	2.70	6.55	5.28	2.42	5.28	-NA-	-NA-

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

Version: February 2015

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

Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	1,395.19	132,417.63	62.33	0.00	-NA-	-NA-	13.45	19.68	11.26	9.37	3.09	9.37	-NA-	15.04
Europe Non-REITS	USD	1,195.11	80,028.71	37.67	0.00	-NA-	-NA-	15.15	19.51	15.37	13.49	7.88	13.49	-NA-	12.13
Austria Non-REITs Index	USD	458.28	3,651.92	100.00	0.00	-NA-	-NA-	11.23	17.96	9.51	11.73	8.48	11.73	-NA-	-NA-
Belgium REITs Index	USD	925.44	5,771.62	100.00	0.00	-NA-	-NA-	0.40	4.45	2.21	4.20	1.76	4.20	-NA-	-NA-
Finland Non-REITs Index	USD	956.00	2,602.65	100.00	0.00	-NA-	-NA-	4.93	6.89	-10.05	13.42	7.34	13.42	-NA-	-NA-
France REITs Index	USD	1,370.58	21,172.27	100.00	0.00	-NA-	-NA-	5.74	9.85	0.26	10.39	2.44	10.39	-NA-	-NA-
Germany REITs Index	USD	742.73	1,419.66	4.58	0.00	-NA-	-NA-	3.11	3.99	0.15	9.88	6.02	9.88	-NA-	-NA-
Germany Non-REITs Index	USD	760.95	29,559.69	95.42	0.00	-NA-	-NA-	13.92	23.91	30.66	12.40	7.50	12.40	-NA-	-NA-
Greece REITs Index	USD	733.38	382.78	100.00	0.00	-NA-	-NA-	3.10	30.44	-10.67	7.90	10.72	7.90	-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	604.28	1,162.06	100.00	0.00	-NA-	-NA-	-1.27	12.31	-8.59	17.98	11.24	17.98	-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	757.16	34,020.91	100.00	0.00	-NA-	-NA-	-3.09	3.00	7.57	10.78	2.17	10.78	-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	157.54	1,044.04	100.00	0.00	-NA-	-NA-	-5.38	-0.65	20.04	7.58	4.25	7.58	-NA-	-NA-
Sweden Non-REITs Index	USD	1,824.68	14,676.33	100.00	0.00	-NA-	-NA-	16.01	16.89	8.99	15.08	11.64	15.08	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,050.75	12,133.09	100.00	0.00	-NA-	-NA-	10.19	4.18	10.20	20.91	2.77	20.91	-NA-	-NA-
Spain Non-REITs	USD	62.21	1,231.56	1.37	0.00	-NA-	-NA-	-NA-	-24.50	-NA-	11.00	8.51	11.00	-NA-	-NA-
UK REITs	USD	487.57	66,805.04	81.53	0.00	-NA-	-NA-	13.28	19.72	9.05	7.80	3.42	7.80	-NA-	13.97
UK Non-REITs	USD	426.99	15,129.43	18.47	0.00	-NA-	-NA-	13.12	23.09	0.23	9.40	9.19	9.40	-NA-	14.70
Israel Non-REITs	USD	1,375.23	1,369.47	100.00	0.00	-NA-	-NA-	-NA-	17.39	15.06	14.17	8.98	14.17	-NA-	-NA-
Canada REITs Index	USD	1,228.96	38,487.47	94.38	0.00	-NA-	-NA-	4.28	-5.29	-2.80	0.40	1.06	0.40	-NA-	-NA-
Canada Non-REITs Index	USD	828.16	2,292.86	5.62	0.00	-NA-	-NA-	4.27	-1.73	-4.54	-2.02	1.83	-2.02	-NA-	-NA-
United States REITs Index	USD	1,226.45	676,827.21	99.06	0.00	-NA-	-NA-	13.43	11.27	18.10	2.50	-3.89	2.50	-NA-	-NA-
United States Non-REITs Index	USD	1,013.84	6,452.71	0.94	0.00	-NA-	-NA-	7.59	16.87	19.82	9.53	-0.48	9.53	-NA-	-NA-

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

Version: February 2015

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global REITs	GBP	1,130.19	668,102.66	79.13	0.00	-NA-	-NA-	10.48	11.14	23.94	4.23	-4.82	4.23	-NA-	13.13
Global Non-REITs	GBP	1,222.84	176,176.02	20.87	0.00	-NA-	-NA-	5.58	7.90	14.31	7.60	1.45	7.60	-NA-	13.99
Global ex Asia REITs	GBP	1,169.27	548,552.03	90.39	0.00	-NA-	-NA-	11.40	11.85	24.75	4.30	-5.39	4.30	-NA-	13.75
Global ex Asia Non-REITs	GBP	978.20	58,330.37	9.61	0.00	-NA-	-NA-	10.31	15.13	21.56	13.73	4.05	13.73	-NA-	10.48
Global ex Europe REITs	GBP	1,195.07	582,417.65	82.40	0.00	-NA-	-NA-	11.09	10.56	25.26	3.43	-5.51	3.43	-NA-	13.79
Global ex Europe Non-REITs	GBP	1,244.62	124,390.91	17.60	0.00	-NA-	-NA-	3.96	5.22	11.17	4.93	0.10	4.93	-NA-	16.31
Global ex US REITs	GBP	970.66	230,140.19	57.23	0.00	-NA-	-NA-	6.68	8.72	16.85	5.81	-1.23	5.81	-NA-	11.66
Global ex US Non-REITs	GBP	1,226.19	172,000.59	42.77	0.00	-NA-	-NA-	5.55	7.77	14.07	7.53	1.57	7.53	-NA-	14.04
Asia REITs	GBP	987.23	119,550.63	50.36	0.00	-NA-	-NA-	6.87	8.05	20.36	3.93	-2.11	3.93	-NA-	14.38
Asia Non-REITs	GBP	1,258.08	117,845.65	49.64	0.00	-NA-	-NA-	3.86	5.21	10.68	4.76	0.20	4.76	-NA-	17.02
Australia REITs Index	GBP	743.12	50,751.53	15.52	0.00	-NA-	-NA-	5.52	5.91	22.20	6.94	0.46	6.94	-NA-	-NA-
Hong Kong REITs Index	GBP	2,635.92	11,129.38	3.40	0.00	-NA-	-NA-	18.04	19.52	48.12	3.98	-7.43	3.98	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,536.66	50,439.53	15.42	0.00	-NA-	-NA-	-NA-	2.09	22.08	3.86	-6.34	3.86	-NA-	-NA-
Japan REITs Index	GBP	1,174.60	43,949.18	13.44	0.00	-NA-	-NA-	6.24	8.93	13.77	1.47	-3.61	1.47	-NA-	-NA-
Japan Non-REITs Index	GBP	1,164.59	53,274.45	16.29	0.00	-NA-	-NA-	9.77	12.45	0.68	5.23	7.50	5.23	-NA-	-NA-
New Zealand REITs Index	GBP	1,283.74	733.37	100.00	0.00	-NA-	-NA-	6.81	6.32	14.16	3.60	0.95	3.60	-NA-	-NA-
Singapore REITs Index	GBP	1,465.28	12,987.17	47.89	0.00	-NA-	-NA-	6.36	6.79	16.05	1.06	-2.06	1.06	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,487.57	14,131.66	52.11	0.00	-NA-	-NA-	2.40	3.84	15.55	6.22	-0.46	6.22	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	979.66	85,685.02	62.33	0.00	-NA-	-NA-	7.80	15.42	15.67	10.03	0.18	10.03	-NA-	13.52
Europe Non-REITS	GBP	1,080.58	51,785.11	37.67	0.00	-NA-	-NA-	11.36	17.11	21.70	14.45	4.80	14.45	-NA-	11.20
Austria Non-REITs Index	GBP	477.91	2,363.09	100.00	0.00	-NA-	-NA-	10.90	19.27	18.75	12.73	5.42	12.73	-NA-	-NA-
Belgium REITs Index	GBP	965.08	3,734.71	100.00	0.00	-NA-	-NA-	0.10	5.61	10.83	5.13	-1.10	5.13	-NA-	-NA-
Finland Non-REITs Index	GBP	996.95	1,684.13	100.00	0.00	-NA-	-NA-	4.61	8.07	-2.46	14.44	4.32	14.44	-NA-	-NA-
France REITs Index	GBP	1,429.30	13,700.19	100.00	0.00	-NA-	-NA-	5.42	11.07	8.72	11.38	-0.44	11.38	-NA-	-NA-
Germany REITs Index	GBP	774.55	918.63	4.58	0.00	-NA-	-NA-	2.80	5.14	8.60	10.86	3.04	10.86	-NA-	-NA-
Germany Non-REITs Index	GBP	793.55	19,127.53	95.42	0.00	-NA-	-NA-	13.57	25.28	41.69	13.41	4.47	13.41	-NA-	-NA-
Greece REITs Index	GBP	764.80	247.69	100.00	0.00	-NA-	-NA-	2.79	31.88	-3.13	8.87	7.60	8.87	-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	630.16	751.95	100.00	0.00	-NA-	-NA-	-1.57	13.56	-0.87	19.03	8.10	19.03	-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	789.60	22,014.31	100.00	0.00	-NA-	-NA-	-3.38	4.14	16.65	11.77	-0.71	11.77	-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	164.29	675.58	100.00	0.00	-NA-	-NA-	-5.67	0.45	30.17	8.54	1.32	8.54	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,902.84	9,496.79	100.00	0.00	-NA-	-NA-	15.66	18.19	18.19	16.11	8.49	16.11	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,138.60	7,851.10	100.00	0.00	-NA-	-NA-	9.86	5.33	19.50	21.99	-0.12	21.99	-NA-	-NA-
Spain Non-REITs	GBP	64.88	796.92	1.37	0.00	-NA-	-NA-	-NA-	-23.67	-NA-	11.99	5.45	11.99	-NA-	-NA-
UK REITs	GBP	617.47	43,228.32	81.53	0.00	-NA-	-NA-	12.94	21.05	18.26	8.77	0.50	8.77	-NA-	12.38
UK Non-REITs	GBP	540.75	9,789.98	18.47	0.00	-NA-	-NA-	12.78	24.45	8.69	10.38	6.12	10.38	-NA-	12.48
Israel Non-REITs	GBP	1,224.31	886.16	100.00	0.00	-NA-	-NA-	-NA-	18.70	24.77	15.19	5.91	15.19	-NA-	-NA-
Canada REITs Index	GBP	1,281.61	24,904.54	94.38	0.00	-NA-	-NA-	3.97	-4.24	5.40	1.30	-1.78	1.30	-NA-	-NA-
Canada Non-REITs Index	GBP	863.64	1,483.67	5.62	0.00	-NA-	-NA-	3.96	-0.64	3.51	-1.14	-1.03	-1.14	-NA-	-NA-
United States REITs Index	GBP	1,278.99	437,962.48	99.06	0.00	-NA-	-NA-	13.09	12.50	28.07	3.42	-6.60	3.42	-NA-	-NA-
United States Non-REITs Index	GBP	1,057.28	4,175.43	0.94	0.00	-NA-	-NA-	7.27	18.17	29.93	10.51	-3.28	10.51	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	JPY	1,265.78	123,428,521.85	79.13	0.00	-NA-	-NA-	17.59	25.17	33.86	3.00	-0.33	3.00	-NA-	14.34
Global Non-REITs	JPY	1,369.54	32,547,610.91	20.87	0.00	-NA-	-NA-	12.37	21.53	23.46	6.33	6.24	6.33	-NA-	20.32
Global ex Asia REITs	JPY	1,309.54	101,342,158.89	90.39	0.00	-NA-	-NA-	18.56	25.98	34.74	3.07	-0.92	3.07	-NA-	14.72
Global ex Asia Non-REITs	JPY	1,095.55	10,776,234.87	9.61	0.00	-NA-	-NA-	17.40	29.68	31.30	12.39	8.96	12.39	-NA-	15.19
Global ex Europe REITs	JPY	1,338.44	107,598,656.72	82.40	0.00	-NA-	-NA-	18.23	24.53	35.29	2.21	-1.05	2.21	-NA-	14.42
Global ex Europe Non-REITs	JPY	1,393.93	22,980,579.07	17.60	0.00	-NA-	-NA-	10.64	18.51	20.08	3.70	4.83	3.70	-NA-	22.49
Global ex US REITs	JPY	1,087.10	42,517,213.02	57.23	0.00	-NA-	-NA-	13.53	22.46	26.21	4.57	3.43	4.57	-NA-	15.20
Global ex US Non-REITs	JPY	1,373.29	31,776,221.29	42.77	0.00	-NA-	-NA-	12.34	21.38	23.21	6.26	6.36	6.26	-NA-	20.37
Asia REITs	JPY	1,105.67	22,086,362.96	50.36	0.00	-NA-	-NA-	13.75	21.70	30.00	2.71	2.51	2.71	-NA-	16.46
Asia Non-REITs	JPY	1,409.01	21,771,376.04	49.64	0.00	-NA-	-NA-	10.54	18.50	19.55	3.53	4.93	3.53	-NA-	23.18
Australia REITs Index	JPY	832.27	9,376,084.14	2866.58	0.00	-NA-	-NA-	12.31	19.29	31.99	5.69	5.20	5.69	-NA-	-NA-
Hong Kong REITs Index	JPY	2,952.14	2,056,096.35	628.62	0.00	-NA-	-NA-	25.63	34.62	59.98	2.76	-3.06	2.76	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,721.01	9,318,443.77	2848.96	0.00	-NA-	-NA-	-NA-	14.99	31.86	2.64	-1.92	2.64	-NA-	-NA-
Japan REITs Index	JPY	1,130.51	8,119,384.47	2482.37	0.00	-NA-	-NA-	13.07	22.69	22.88	0.27	0.94	0.27	-NA-	-NA-
Japan Non-REITs Index	JPY	1,120.87	9,842,180.32	3009.08	0.00	-NA-	-NA-	16.83	26.66	8.74	3.99	12.57	3.99	-NA-	-NA-
New Zealand REITs Index	JPY	1,437.75	135,486.10	100.00	0.00	-NA-	-NA-	13.67	19.75	23.30	2.38	5.71	2.38	-NA-	-NA-
Singapore REITs Index	JPY	1,641.07	2,399,311.90	47.89	0.00	-NA-	-NA-	13.20	20.28	25.34	-0.13	2.56	-0.13	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,666.03	2,610,751.95	52.11	0.00	-NA-	-NA-	8.99	16.96	24.80	4.97	4.23	4.97	-NA-	-NA-

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

Price Return	Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Europe REITS	JPY	1,471.50	15,829,865.13	62.33	0.00	-NA-	-NA-	14.73	30.00	24.94	8.73	4.90	8.73	-NA-	18.02
	Europe Non-REITS	JPY	1,623.09	9,567,031.84	37.67	0.00	-NA-	-NA-	18.52	31.90	31.44	13.11	9.74	13.11	-NA-	15.62
	Austria Non-REITs Index	JPY	535.25	436,569.24	100.00	0.00	-NA-	-NA-	18.03	34.33	28.27	11.41	10.40	11.41	-NA-	-NA-
	Belgium REITs Index	JPY	1,080.86	689,968.17	100.00	0.00	-NA-	-NA-	6.54	18.95	19.71	3.89	3.56	3.89	-NA-	-NA-
	Finland Non-REITs Index	JPY	1,116.55	311,133.74	100.00	0.00	-NA-	-NA-	11.34	21.73	5.35	13.09	9.24	13.09	-NA-	-NA-
	France REITs Index	JPY	1,600.77	2,531,039.53	100.00	0.00	-NA-	-NA-	12.20	25.10	17.43	10.07	4.25	10.07	-NA-	-NA-
	Germany REITs Index	JPY	867.47	169,712.70	4.58	0.00	-NA-	-NA-	9.41	18.42	17.30	9.56	7.90	9.56	-NA-	-NA-
	Germany Non-REITs Index	JPY	888.75	3,533,713.00	95.42	0.00	-NA-	-NA-	20.88	41.11	53.04	12.07	9.40	12.07	-NA-	-NA-
	Greece REITs Index	JPY	856.55	45,759.94	100.00	0.00	-NA-	-NA-	9.40	48.54	4.63	7.58	12.68	7.58	-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	705.76	138,918.30	100.00	0.00	-NA-	-NA-	4.76	27.90	7.06	17.63	13.20	17.63	-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	884.32	4,067,029.86	100.00	0.00	-NA-	-NA-	2.83	17.30	26.00	10.45	3.98	10.45	-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	184.00	124,809.30	100.00	0.00	-NA-	-NA-	0.40	13.14	40.59	7.27	6.10	7.27	-NA-	-NA-
	Sweden Non-REITs Index	JPY	2,131.12	1,754,482.15	100.00	0.00	-NA-	-NA-	23.10	33.12	27.65	14.75	13.61	14.75	-NA-	-NA-
	Switzerland Non-REITs Index	JPY	2,395.16	1,450,450.23	100.00	0.00	-NA-	-NA-	16.92	18.64	29.07	20.56	4.59	20.56	-NA-	-NA-
	Spain Non-REITs	JPY	72.66	147,226.55	1.37	0.00	-NA-	-NA-	-NA-	-14.02	-NA-	10.67	10.43	10.67	-NA-	-NA-
	UK REITs	JPY	569.45	7,986,208.61	81.53	0.00	-NA-	-NA-	20.20	36.34	27.73	7.49	5.25	7.49	-NA-	16.22
	UK Non-REITs	JPY	498.70	1,808,647.63	18.47	0.00	-NA-	-NA-	20.03	40.17	17.40	9.08	11.12	9.08	-NA-	18.30
	Israel Non-REITs	JPY	1,662.90	163,713.71	100.00	0.00	-NA-	-NA-	-NA-	33.69	34.77	13.84	10.91	13.84	-NA-	-NA-
	Canada REITs Index	JPY	1,435.36	4,600,984.93	94.38	0.00	-NA-	-NA-	10.66	7.85	13.84	0.10	2.85	0.10	-NA-	-NA-
	Canada Non-REITs Index	JPY	967.25	274,099.70	5.62	0.00	-NA-	-NA-	10.65	11.91	11.80	-2.31	3.64	-2.31	-NA-	-NA-
	United States REITs Index	JPY	1,432.42	80,911,308.83	99.06	0.00	-NA-	-NA-	20.36	26.71	38.33	2.20	-2.19	2.20	-NA-	-NA-
	United States Non-REITs Index	JPY	1,184.12	771,389.63	0.94	0.00	-NA-	-NA-	14.16	33.10	40.34	9.21	1.28	9.21	-NA-	-NA-

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

Version: February 2015

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global REITs	AUD	906.01	1,319,049.32	79.13	0.00	-NA-	-NA-	13.84	22.38	30.66	8.00	-2.56	8.00	-NA-	10.72
Global Non-REITs	AUD	980.28	347,828.07	20.87	0.00	-NA-	-NA-	8.79	18.82	20.50	11.49	3.85	11.49	-NA-	11.94
Global ex Asia REITs	AUD	937.33	1,083,017.96	64.97	0.00	-NA-	-NA-	14.78	23.17	31.52	8.07	-3.15	8.07	-NA-	12.23
Global ex Asia Non-REITs	AUD	784.16	115,162.89	6.91	0.00	-NA-	-NA-	13.66	26.78	28.15	17.84	6.52	17.84	-NA-	11.05
Global ex Europe REITs	AUD	958.01	1,149,879.57	68.98	0.00	-NA-	-NA-	14.46	21.75	32.05	7.17	-3.27	7.17	-NA-	11.14
Global ex Europe Non-REITs	AUD	997.73	245,587.62	14.73	0.00	-NA-	-NA-	7.11	15.87	17.20	8.73	2.48	8.73	-NA-	14.04
Global ex US REITs	AUD	778.12	454,370.68	27.26	0.00	-NA-	-NA-	9.91	19.73	23.19	9.64	1.11	9.64	-NA-	7.83
Global ex US Non-REITs	AUD	982.97	339,584.42	20.37	0.00	-NA-	-NA-	8.76	18.68	20.25	11.42	3.98	11.42	-NA-	11.99
Asia REITs	AUD	791.41	236,031.36	50.36	0.00	-NA-	-NA-	10.12	18.98	26.88	7.69	0.21	7.69	-NA-	9.13
Asia Non-REITs	AUD	1,008.53	232,665.18	49.64	0.00	-NA-	-NA-	7.01	15.86	16.69	8.55	2.58	8.55	-NA-	14.74
Australia REITs Index	AUD	665.16	100,199.83	100.00	0.00	-NA-	-NA-	8.73	16.63	28.83	10.82	2.84	10.82	-NA-	-NA-
Hong Kong REITs Index	AUD	2,113.06	21,972.98	18.08	0.00	-NA-	-NA-	21.62	31.62	56.15	7.75	-5.23	7.75	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,231.85	99,583.85	81.92	0.00	-NA-	-NA-	-NA-	12.42	28.70	7.62	-4.12	7.62	-NA-	-NA-
Japan REITs Index	AUD	941.61	86,769.80	45.20	0.00	-NA-	-NA-	9.47	19.96	19.94	5.14	-1.32	5.14	-NA-	-NA-
Japan Non-REITs Index	AUD	933.58	105,180.89	54.80	0.00	-NA-	-NA-	13.10	23.84	6.14	9.04	10.05	9.04	-NA-	-NA-
New Zealand REITs Index	AUD	1,029.10	1,447.91	100.00	0.00	-NA-	-NA-	10.05	17.08	20.35	7.35	3.34	7.35	-NA-	-NA-
Singapore REITs Index	AUD	1,174.63	25,640.84	47.89	0.00	-NA-	-NA-	9.59	17.59	22.34	4.72	0.26	4.72	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,192.50	27,900.44	52.11	0.00	-NA-	-NA-	5.51	14.35	21.81	10.07	1.90	10.07	-NA-	-NA-

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	AUD	1,072.91	169,169.76	62.33	0.00	-NA-	-NA-	11.07	27.10	21.94	14.01	2.55	14.01	-NA-	13.77
Europe Non-REITS	AUD	1,183.44	102,240.44	37.67	0.00	-NA-	-NA-	14.75	28.96	28.30	18.60	7.28	18.60	-NA-	11.89
Austria Non-REITs Index	AUD	383.12	4,665.50	100.00	0.00	-NA-	-NA-	14.27	31.34	25.19	16.81	7.92	16.81	-NA-	-NA-
Belgium REITs Index	AUD	773.65	7,373.51	100.00	0.00	-NA-	-NA-	3.14	16.29	16.84	8.94	1.24	8.94	-NA-	-NA-
France REITs Index	AUD	1,145.78	27,048.58	100.00	0.00	-NA-	-NA-	8.62	22.31	14.62	15.42	1.92	15.42	-NA-	-NA-
Finland Non-REITs Index	AUD	799.20	3,325.01	100.00	0.00	-NA-	-NA-	7.79	19.01	2.83	18.58	6.79	18.58	-NA-	-NA-
Germany REITs Index	AUD	620.91	1,813.68	4.58	0.00	-NA-	-NA-	5.92	15.78	14.49	14.87	5.48	14.87	-NA-	-NA-
Germany Non-REITs Index	AUD	636.14	37,763.90	95.42	0.00	-NA-	-NA-	17.02	37.96	49.37	17.51	6.95	17.51	-NA-	-NA-
Greece REITs Index	AUD	613.09	489.02	0.26	0.00	-NA-	-NA-	5.91	45.23	2.13	12.81	10.16	12.81	-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	505.16	1,484.58	0.78	0.00	-NA-	-NA-	1.42	25.05	4.50	23.34	10.67	23.34	-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	632.97	43,463.32	100.00	0.00	-NA-	-NA-	-0.45	14.68	22.98	15.82	1.65	15.82	-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	131.70	1,333.81	100.00	0.00	-NA-	-NA-	-2.80	10.62	37.23	12.47	3.72	12.47	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,525.40	18,749.71	100.00	0.00	-NA-	-NA-	19.17	30.15	24.59	20.32	11.06	20.32	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,714.39	15,500.59	100.00	0.00	-NA-	-NA-	13.20	15.99	25.98	26.41	2.25	26.41	-NA-	-NA-
Spain Non-REITs	AUD	52.01	1,573.37	1.37	0.00	-NA-	-NA-	-NA-	-15.94	-NA-	16.04	7.95	16.04	-NA-	-NA-
UK REITs	AUD	407.60	85,346.59	81.53	0.00	-NA-	-NA-	16.37	33.30	24.67	12.70	2.89	12.70	-NA-	13.55
UK Non-REITs	AUD	356.95	19,328.56	18.47	0.00	-NA-	-NA-	16.21	37.05	14.59	14.37	8.63	14.37	-NA-	14.44
Israel Non-REITs	AUD	1,108.88	1,749.57	100.00	0.00	-NA-	-NA-	-NA-	30.71	31.54	19.36	8.42	19.36	-NA-	-NA-
Canada REITs Index	AUD	1,027.39	49,169.56	94.38	0.00	-NA-	-NA-	7.13	5.45	11.12	4.96	0.55	4.96	-NA-	-NA-
Canada Non-REITs Index	AUD	692.33	2,929.23	5.62	0.00	-NA-	-NA-	7.12	9.42	9.13	2.43	1.31	2.43	-NA-	-NA-
United States REITs Index	AUD	1,025.29	864,678.65	99.06	0.00	-NA-	-NA-	16.52	23.89	35.01	7.16	-4.39	7.16	-NA-	-NA-
United States Non-REITs Index	AUD	847.56	8,243.65	0.94	0.00	-NA-	-NA-	10.52	30.13	36.98	14.51	-0.99	14.51	-NA-	-NA-

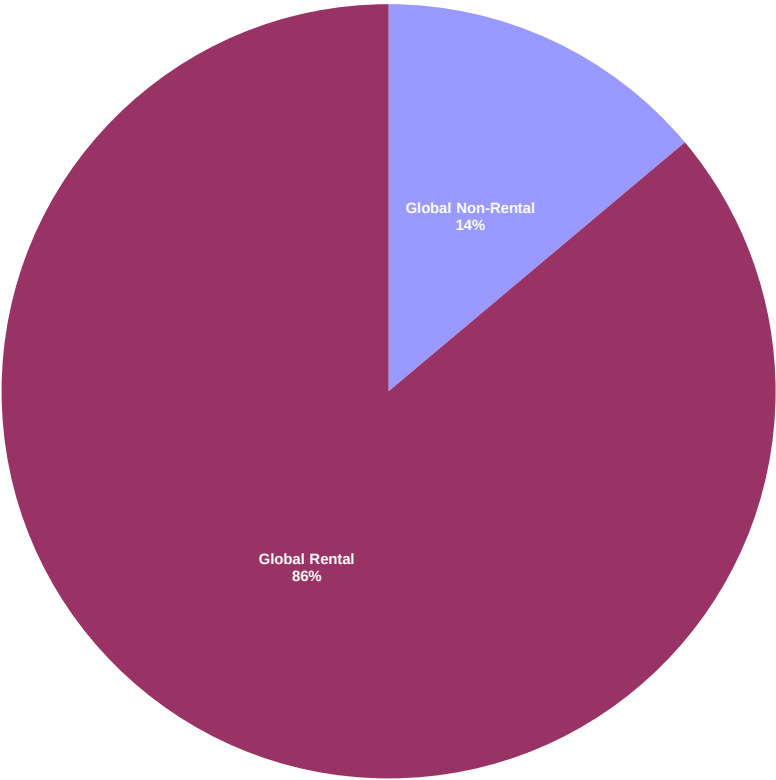
* -20, -10, -5 & -3 Years Total Returns are annualised

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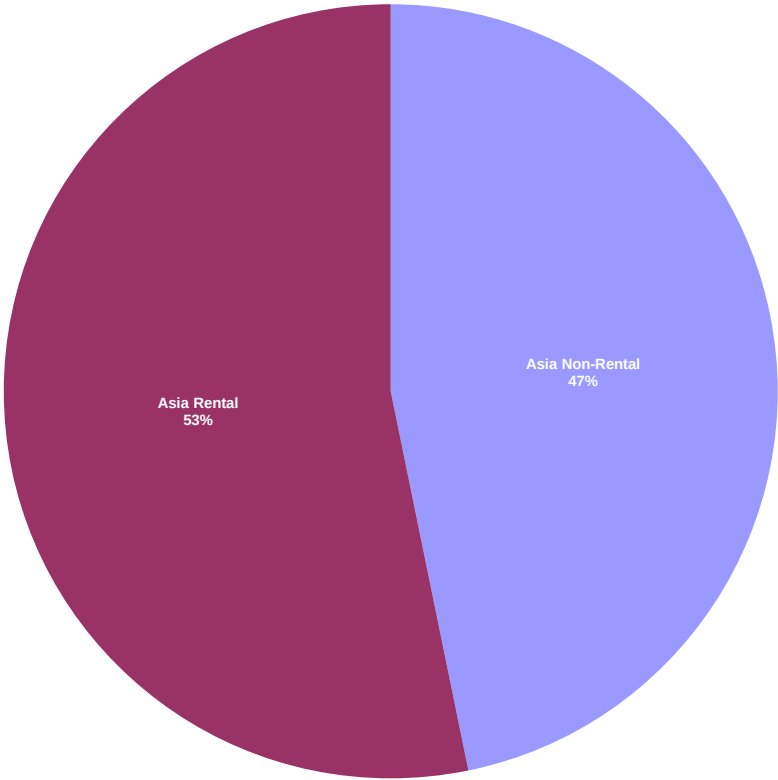
Section 3.6

FTSE EPRA/NAREIT Developed Investment Focus Index Series

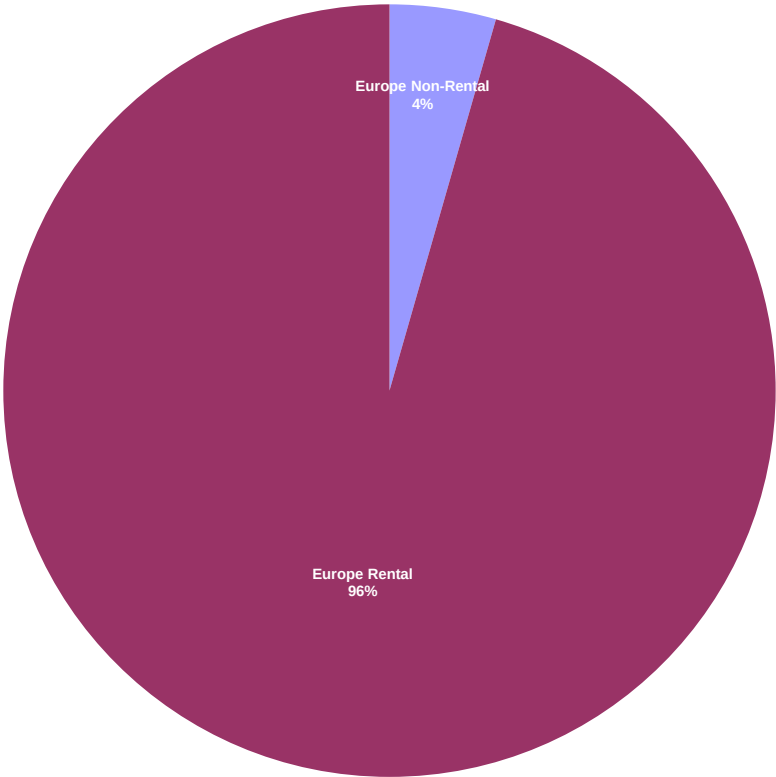
Graph 29: Developed Investment Focus Market Cap Breakdown



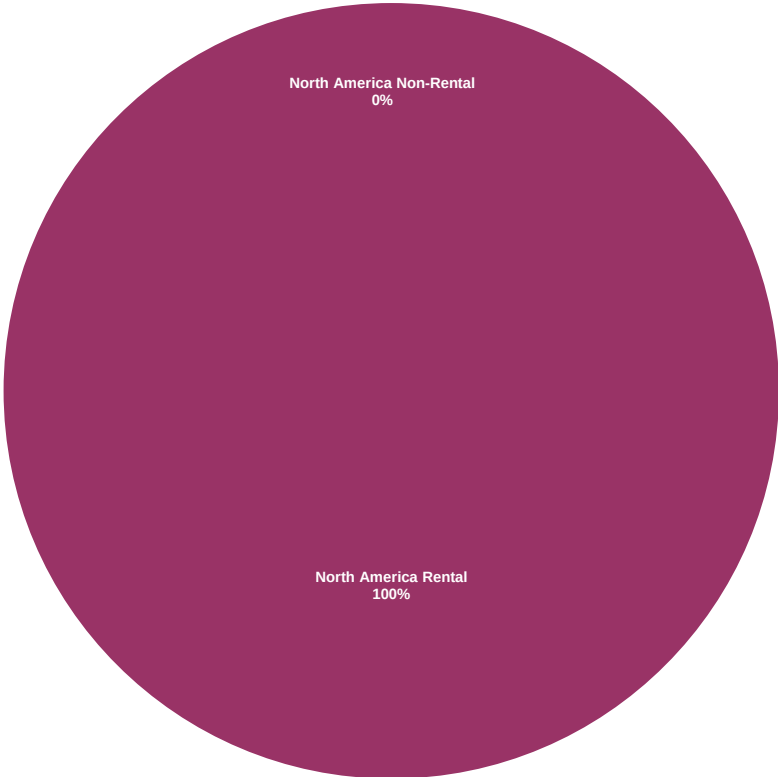
Graph 30: Developed Asia Investment Focus Market Cap Breakdown



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-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	EUR	1,493.02	161,438.31	13.88	1.99	-NA-	-NA-	11.01	14.02	29.26	12.47	4.40	12.47	-NA-	-NA-
Global Rental	EUR	1,949.99	1,001,801.81	86.12	3.37	-NA-	-NA-	20.19	21.40	45.98	12.60	-0.62	12.60	-NA-	-NA-
Asia Non-Rental	EUR	1,612.11	153,016.57	46.78	1.99	-NA-	-NA-	10.76	13.58	29.33	12.01	4.15	12.01	-NA-	-NA-
Asia Rental	EUR	1,744.18	174,066.05	53.22	3.46	-NA-	-NA-	17.25	17.55	40.77	11.99	1.67	11.99	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,636.89	132,692.92	51.60	1.64	-NA-	-NA-	10.49	13.01	27.75	11.33	3.81	11.33	-NA-	-NA-
Asia ex Australia Rental	EUR	2,350.99	124,464.66	48.40	3.27	-NA-	-NA-	17.41	18.36	37.59	10.91	0.67	10.91	-NA-	-NA-
Australia Non-Rental	EUR	1,084.51	20,323.65	29.06	4.31	-NA-	-NA-	12.54	18.17	39.79	16.62	6.43	16.62	-NA-	-NA-
Australia Rental	EUR	1,295.17	49,601.39	70.94	3.94	-NA-	-NA-	17.18	16.64	48.99	14.77	4.24	14.77	-NA-	-NA-
Hong Kong Non-Rental	EUR	2,197.06	49,806.57	58.71	3.01	-NA-	-NA-	8.41	10.62	42.76	9.13	-4.36	9.13	-NA-	-NA-
Hong Kong Rental	EUR	3,290.12	35,022.57	41.29	3.22	-NA-	-NA-	19.95	19.19	57.21	14.21	-1.44	14.21	-NA-	-NA-
Japan Non-Rental	EUR	1,335.91	68,504.20	51.14	0.58	-NA-	-NA-	15.75	19.14	15.87	12.23	10.82	12.23	-NA-	-NA-
Japan Rental	EUR	1,751.81	65,449.70	48.86	2.80	-NA-	-NA-	15.60	18.27	30.76	9.71	1.39	9.71	-NA-	-NA-
Europe Non-Rental	EUR	897.61	8,421.74	4.45	2.06	-NA-	-NA-	13.23	24.05	26.45	21.72	9.27	21.72	-NA-	-NA-
Europe Rental	EUR	1,659.49	180,983.45	95.55	2.95	-NA-	-NA-	18.83	27.09	39.59	19.55	5.33	19.55	-NA-	-NA-
UK Non-Rental	EUR	756.34	3,996.67	5.47	1.08	-NA-	-NA-	16.46	37.02	14.81	20.43	11.87	20.43	-NA-	-NA-
UK Rental	EUR	1,158.50	69,051.49	94.53	2.68	-NA-	-NA-	22.30	31.66	37.71	16.72	4.77	16.72	-NA-	-NA-
North America Non-Rental	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	2,175.82	645,531.36	100.00	3.47	-NA-	-NA-	21.75	21.09	49.28	10.92	-2.78	10.92	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	2,172.00	609,173.92	100.00	3.36	-NA-	-NA-	22.38	22.45	50.94	11.04	-3.06	11.04	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	USD	1,419.71	181,077.28	13.88	1.99	-NA-	-NA-	6.74	7.52	4.97	4.26	3.78	4.26	-NA-	-NA-
Global Rental	USD	1,854.22	1,123,671.00	86.12	3.37	-NA-	-NA-	15.57	14.47	18.55	4.37	-1.22	4.37	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	158,281.25	12.91	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	1,068,035.61	87.09	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,330.39	158,281.25	12.91	1.66	-NA-	-NA-	10.41	7.06	3.75	3.73	3.49	3.73	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	1,821.14	1,068,035.61	87.09	3.34	-NA-	-NA-	20.02	14.78	18.42	4.27	-1.46	4.27	-NA-	-NA-
Asia Non-Rental	USD	1,533.02	171,631.04	46.78	1.99	-NA-	-NA-	6.50	7.10	5.03	3.82	3.52	3.82	-NA-	-NA-
Asia Rental	USD	1,658.69	195,241.18	53.22	3.46	-NA-	-NA-	12.74	10.84	14.32	3.81	1.06	3.81	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,556.49	148,835.01	51.60	1.64	-NA-	-NA-	6.23	6.57	3.74	3.20	3.18	3.20	-NA-	-NA-
Asia ex Australia Rental	USD	2,235.64	139,605.79	48.40	3.27	-NA-	-NA-	12.89	11.61	11.74	2.80	0.06	2.80	-NA-	-NA-
Australia Non-Rental	USD	1,032.16	22,796.03	29.06	4.31	-NA-	-NA-	8.22	11.43	13.52	8.10	5.79	8.10	-NA-	-NA-
Australia Rental	USD	1,231.72	55,635.39	70.94	3.94	-NA-	-NA-	12.67	9.99	21.00	6.39	3.61	6.39	-NA-	-NA-
Hong Kong Non-Rental	USD	2,089.07	55,865.54	58.71	3.01	-NA-	-NA-	4.24	4.31	15.93	1.15	-4.93	1.15	-NA-	-NA-
Hong Kong Rental	USD	3,128.14	39,283.07	41.29	3.22	-NA-	-NA-	15.33	12.39	27.68	5.87	-2.03	5.87	-NA-	-NA-
Japan Non-Rental	USD	1,270.47	76,837.74	51.14	0.58	-NA-	-NA-	11.30	12.34	-5.90	4.03	10.15	4.03	-NA-	-NA-
Japan Rental	USD	1,666.08	73,411.66	48.86	2.80	-NA-	-NA-	11.16	11.52	6.20	1.70	0.78	1.70	-NA-	-NA-
Europe Non-Rental	USD	853.69	9,446.24	4.45	2.06	-NA-	-NA-	8.88	16.98	2.70	12.83	8.61	12.83	-NA-	-NA-
Europe Rental	USD	1,577.48	203,000.09	95.55	2.95	-NA-	-NA-	14.26	19.84	13.36	10.81	4.70	10.81	-NA-	-NA-
UK Non-Rental	USD	719.06	4,482.86	5.47	1.08	-NA-	-NA-	11.98	29.20	-6.76	11.63	11.20	11.63	-NA-	-NA-
UK Rental	USD	1,101.86	77,451.61	94.53	2.68	-NA-	-NA-	17.60	24.15	11.84	8.19	4.14	8.19	-NA-	-NA-
North America Non-Rental	USD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	2,069.11	724,060.25	100.00	3.47	-NA-	-NA-	17.07	14.18	21.23	2.82	-3.37	2.82	-NA-	-NA-
United States Non-Rental	USD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	2,065.48	683,279.92	100.00	3.36	-NA-	-NA-	17.67	15.47	22.58	2.93	-3.65	2.93	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	GBP	1,480.53	117,171.79	12.91	1.99	-NA-	-NA-	6.42	8.71	13.84	5.19	0.85	5.19	-NA-	-NA-
Global Rental	GBP	1,933.65	727,106.90	87.09	3.37	-NA-	-NA-	15.22	15.74	28.56	5.31	-4.00	5.31	-NA-	-NA-
Asia Non-Rental	GBP	1,598.70	111,059.30	46.78	1.99	-NA-	-NA-	6.18	8.29	13.89	4.75	0.61	4.75	-NA-	-NA-
Asia Rental	GBP	1,729.75	126,336.99	53.22	3.46	-NA-	-NA-	12.40	12.07	23.97	4.74	-1.79	4.74	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,623.16	96,308.41	51.60	1.64	-NA-	-NA-	5.92	7.75	12.50	4.12	0.28	4.12	-NA-	-NA-
Asia ex Australia Rental	GBP	2,331.41	90,336.34	48.40	3.27	-NA-	-NA-	12.55	12.85	21.17	3.72	-2.76	3.72	-NA-	-NA-
Australia Non-Rental	GBP	1,076.38	14,750.89	29.06	4.31	-NA-	-NA-	7.89	12.67	23.10	9.07	2.81	9.07	-NA-	-NA-
Australia Rental	GBP	1,284.48	36,000.64	70.94	3.94	-NA-	-NA-	12.34	11.21	31.21	7.34	0.69	7.34	-NA-	-NA-
Hong Kong Non-Rental	GBP	2,178.56	36,149.57	58.71	3.01	-NA-	-NA-	3.93	5.47	25.72	2.06	-7.61	2.06	-NA-	-NA-
Hong Kong Rental	GBP	3,262.15	25,419.35	41.29	3.22	-NA-	-NA-	14.99	13.64	38.45	6.81	-4.79	6.81	-NA-	-NA-
Japan Non-Rental	GBP	1,324.90	49,720.29	51.14	0.58	-NA-	-NA-	10.97	13.59	2.04	4.96	7.05	4.96	-NA-	-NA-
Japan Rental	GBP	1,737.45	47,503.34	48.86	2.80	-NA-	-NA-	10.83	12.76	15.16	2.61	-2.05	2.61	-NA-	-NA-
Europe Non-Rental	GBP	890.26	6,112.49	4.45	2.06	-NA-	-NA-	8.55	18.28	11.36	13.84	5.56	13.84	-NA-	-NA-
Europe Rental	GBP	1,645.06	131,357.64	95.55	2.95	-NA-	-NA-	13.91	21.17	22.93	11.80	1.75	11.80	-NA-	-NA-
UK Non-Rental	GBP	749.86	2,900.78	5.47	1.08	-NA-	-NA-	11.64	30.64	1.11	12.63	8.07	12.63	-NA-	-NA-
UK Rental	GBP	1,149.06	50,117.51	94.53	2.68	-NA-	-NA-	17.25	25.53	21.28	9.16	1.21	9.16	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	2,157.75	468,526.11	100.00	3.47	-NA-	-NA-	16.72	15.45	31.47	3.74	-6.09	3.74	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	2,153.96	442,137.91	100.00	3.36	-NA-	-NA-	17.32	16.75	32.93	3.85	-6.36	3.85	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	JPY	1,658.15	21,646,883.14	0.00	1.99	-NA-	-NA-	13.26	22.44	22.95	3.95	5.61	3.95	-NA-	-NA-
Global Rental	JPY	2,165.63	134,329,249.63	0.00	3.37	-NA-	-NA-	22.63	30.36	38.86	4.07	0.53	4.07	-NA-	-NA-
Asia Non-Rental	JPY	1,790.49	20,517,632.14	46.78	1.99	-NA-	-NA-	13.00	21.97	23.01	3.52	5.35	3.52	-NA-	-NA-
Asia Rental	JPY	1,937.26	23,340,106.86	53.22	3.46	-NA-	-NA-	19.63	26.23	33.90	3.51	2.85	3.51	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,817.89	17,792,481.17	51.60	1.64	-NA-	-NA-	12.73	21.36	21.51	2.90	5.01	2.90	-NA-	-NA-
Asia ex Australia Rental	JPY	2,611.10	16,689,173.69	48.40	3.27	-NA-	-NA-	19.79	27.11	30.87	2.50	1.83	2.50	-NA-	-NA-
Australia Non-Rental	JPY	1,205.51	2,725,150.97	29.06	4.31	-NA-	-NA-	14.83	26.90	32.96	7.79	7.66	7.79	-NA-	-NA-
Australia Rental	JPY	1,438.58	6,650,933.18	70.94	3.94	-NA-	-NA-	19.56	25.25	41.72	6.08	5.44	6.08	-NA-	-NA-
Hong Kong Non-Rental	JPY	2,439.92	6,678,445.99	58.71	3.01	-NA-	-NA-	10.61	18.79	35.79	0.86	-3.25	0.86	-NA-	-NA-
Hong Kong Rental	JPY	3,653.50	4,696,094.13	41.29	3.22	-NA-	-NA-	22.38	27.99	49.54	5.56	-0.29	5.56	-NA-	-NA-
Japan Non-Rental	JPY	1,483.84	9,185,567.78	51.14	0.58	-NA-	-NA-	18.10	27.94	10.22	3.73	12.10	3.73	-NA-	-NA-
Japan Rental	JPY	1,945.89	8,775,997.01	48.86	2.80	-NA-	-NA-	17.95	27.00	24.38	1.40	2.57	1.40	-NA-	-NA-
Europe Non-Rental	JPY	997.07	1,129,251.00	4.45	2.06	-NA-	-NA-	15.53	33.22	20.28	12.50	10.54	12.50	-NA-	-NA-
Europe Rental	JPY	1,842.41	24,267,645.98	95.55	2.95	-NA-	-NA-	21.24	36.47	32.77	10.49	6.55	10.49	-NA-	-NA-
UK Non-Rental	JPY	839.82	535,903.95	5.47	1.08	-NA-	-NA-	18.82	47.14	9.21	11.31	13.17	11.31	-NA-	-NA-
UK Rental	JPY	1,286.91	9,258,952.29	94.53	2.68	-NA-	-NA-	24.79	41.38	30.99	7.87	5.98	7.87	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	2,416.61	86,557,783.08	100.00	3.47	-NA-	-NA-	24.22	30.04	42.00	2.52	-1.66	2.52	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	2,412.36	81,682,698.46	100.00	3.36	-NA-	-NA-	24.87	31.50	43.57	2.63	-1.94	2.63	-NA-	-NA-

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

Version: February 2015

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	AUD	1,186.85	231,334.75	13.88	1.99	-NA-	-NA-	9.65	19.71	20.01	9.00	3.24	9.00	-NA-	-NA-
Global Rental	AUD	1,550.09	1,435,542.64	86.12	3.37	-NA-	-NA-	18.72	27.46	35.53	9.12	-1.72	9.12	-NA-	-NA-
Asia Non-Rental	AUD	1,281.58	219,266.73	46.78	1.99	-NA-	-NA-	9.40	19.25	20.07	8.55	2.99	8.55	-NA-	-NA-
Asia Rental	AUD	1,386.64	249,429.81	53.22	3.46	-NA-	-NA-	15.81	23.41	30.69	8.53	0.54	8.53	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	1,301.19	190,143.74	51.60	1.64	-NA-	-NA-	9.13	18.66	18.60	7.89	2.66	7.89	-NA-	-NA-
Asia ex Australia Rental	AUD	1,868.95	178,352.97	48.40	3.27	-NA-	-NA-	15.97	24.27	27.74	7.48	-0.45	7.48	-NA-	-NA-
Australia Non-Rental	AUD	862.87	29,123.00	29.06	4.31	-NA-	-NA-	11.17	24.07	29.78	13.02	5.25	13.02	-NA-	-NA-
Australia Rental	AUD	1,029.69	71,076.84	70.94	3.94	-NA-	-NA-	15.75	22.46	38.33	11.23	3.08	11.23	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,746.42	71,370.86	58.71	3.01	-NA-	-NA-	7.08	16.14	32.54	5.75	-5.42	5.75	-NA-	-NA-
Hong Kong Rental	AUD	2,615.07	50,185.97	41.29	3.22	-NA-	-NA-	18.48	25.14	45.96	10.68	-2.53	10.68	-NA-	-NA-
Japan Non-Rental	AUD	1,062.09	98,163.83	51.14	0.58	-NA-	-NA-	14.33	25.09	7.58	8.76	9.58	8.76	-NA-	-NA-
Japan Rental	AUD	1,392.81	93,786.86	48.86	2.80	-NA-	-NA-	14.19	24.17	21.40	6.32	0.27	6.32	-NA-	-NA-
Europe Non-Rental	AUD	713.67	12,068.02	4.45	2.06	-NA-	-NA-	11.85	30.25	17.40	17.96	8.06	17.96	-NA-	-NA-
Europe Rental	AUD	1,318.74	259,342.18	95.55	2.95	-NA-	-NA-	17.37	33.43	29.59	15.85	4.16	15.85	-NA-	-NA-
UK Non-Rental	AUD	601.12	5,727.07	5.47	1.08	-NA-	-NA-	15.03	43.86	6.59	16.71	10.63	16.71	-NA-	-NA-
UK Rental	AUD	921.13	98,948.08	94.53	2.68	-NA-	-NA-	20.81	38.23	27.85	13.11	3.61	13.11	-NA-	-NA-
North America Non-Rental	AUD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	AUD	1,729.74	925,021.08	100.00	3.47	-NA-	-NA-	20.26	27.14	38.60	7.50	-3.86	7.50	-NA-	-NA-
United States Non-Rental	AUD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	AUD	1,726.70	872,922.29	100.00	3.36	-NA-	-NA-	20.88	28.56	40.13	7.61	-4.14	7.61	-NA-	-NA-

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

Version: February 2015

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	EUR	1,207.72	161,438.31	13.88	0.00	-NA-	-NA-	8.40	11.40	26.34	12.45	4.38	12.45	-NA-	-NA-
Global Rental	EUR	1,304.68	1,001,801.81	86.12	0.00	-NA-	-NA-	15.40	16.69	40.48	12.14	-0.87	12.14	-NA-	-NA-
Asia Non-Rental	EUR	1,318.45	153,016.57	46.78	0.00	-NA-	-NA-	8.17	10.98	26.43	11.98	4.12	11.98	-NA-	-NA-
Asia Rental	EUR	1,085.26	174,066.05	53.22	0.00	-NA-	-NA-	11.96	12.64	35.22	11.20	1.14	11.20	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,389.95	132,692.92	51.60	0.00	-NA-	-NA-	8.35	10.93	25.43	11.30	3.78	11.30	-NA-	18.37
Asia ex Australia Rental	EUR	1,595.44	124,464.66	48.40	0.00	-NA-	-NA-	12.69	13.97	32.83	10.33	0.40	10.33	-NA-	14.66
Australia Non-Rental	EUR	617.04	20,323.65	29.06	0.00	-NA-	-NA-	6.10	11.74	32.98	16.62	6.43	16.62	-NA-	-NA-
Australia Rental	EUR	727.71	49,601.39	70.94	0.00	-NA-	-NA-	10.78	10.45	41.26	13.44	3.03	13.44	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,718.01	49,806.57	58.71	0.00	-NA-	-NA-	5.27	7.19	37.89	9.04	-4.43	9.04	-NA-	-NA-
Hong Kong Rental	EUR	2,379.99	35,022.57	41.29	0.00	-NA-	-NA-	15.97	15.40	51.70	14.11	-1.52	14.11	-NA-	-NA-
Japan Non-Rental	EUR	1,230.64	68,504.20	51.14	0.00	-NA-	-NA-	14.62	18.21	15.14	12.23	10.82	12.23	-NA-	-NA-
Japan Rental	EUR	1,191.47	65,449.70	48.86	0.00	-NA-	-NA-	10.81	13.88	26.77	9.06	0.97	9.06	-NA-	-NA-
Europe Non-Rental	EUR	757.47	8,421.74	4.45	0.00	-NA-	-NA-	10.78	21.02	23.18	21.72	9.27	21.72	-NA-	-NA-
Europe Rental	EUR	1,136.24	180,983.45	95.55	0.00	-NA-	-NA-	13.78	21.78	34.44	19.29	5.30	19.29	-NA-	-NA-
UK Non-Rental	EUR	656.86	3,996.67	5.47	0.00	-NA-	-NA-	14.92	35.17	13.45	20.43	11.87	20.43	-NA-	-NA-
UK Rental	EUR	832.16	69,051.49	94.53	0.00	-NA-	-NA-	17.90	27.08	33.50	16.40	4.70	16.40	-NA-	-NA-
North America Non-Rental	EUR	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,474.97	645,531.36	100.00	0.00	-NA-	-NA-	17.19	16.57	43.69	10.50	-3.01	10.50	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,493.32	609,173.92	100.00	0.00	-NA-	-NA-	17.97	18.03	45.45	10.64	-3.28	10.64	-NA-	-NA-

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

Version: February 2015

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			
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M	
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)	
Global Non-Rental	USD	1,148.44	181,077.28	13.88	0.00	-NA-	-NA-	4.23	5.05	2.60	4.23	3.75	4.23	-NA-	-NA-	
Global Rental	USD	1,240.64	1,123,671.00	86.12	0.00	-NA-	-NA-	10.96	10.03	14.08	3.95	-1.46	3.95	-NA-	-NA-	
Asia Non-Rental	USD	1,253.73	171,631.04	46.78	0.00	-NA-	-NA-	4.01	4.65	2.67	3.80	3.49	3.80	-NA-	-NA-	
Asia Rental	USD	1,031.99	195,241.18	53.22	0.00	-NA-	-NA-	7.65	6.21	9.81	3.08	0.53	3.08	-NA-	-NA-	
Asia ex Australia Non-Rental	USD	1,321.72	148,835.01	51.60	0.00	-NA-	-NA-	4.18	4.61	1.86	3.17	3.15	3.17	-NA-	21.18	
Asia ex Australia Rental	USD	1,517.13	139,605.79	48.40	0.00	-NA-	-NA-	8.35	7.47	7.87	2.27	-0.20	2.27	-NA-	14.40	
Australia Non-Rental	USD	586.75	22,796.03	29.06	0.00	-NA-	-NA-	2.02	5.37	7.99	8.10	5.79	8.10	-NA-	-NA-	
Australia Rental	USD	691.98	55,635.39	70.94	0.00	-NA-	-NA-	6.52	4.16	14.72	5.15	2.41	5.15	-NA-	-NA-	
Hong Kong Non-Rental	USD	1,633.68	55,865.54	58.71	0.00	-NA-	-NA-	1.22	1.08	11.98	1.07	-5.01	1.07	-NA-	-NA-	
Hong Kong Rental	USD	2,263.16	39,283.07	41.29	0.00	-NA-	-NA-	11.51	8.82	23.19	5.78	-2.11	5.78	-NA-	-NA-	
Japan Non-Rental	USD	1,170.23	76,837.74	51.14	0.00	-NA-	-NA-	10.21	11.47	-6.50	4.03	10.15	4.03	-NA-	-NA-	
Japan Rental	USD	1,132.98	73,411.66	48.86	0.00	-NA-	-NA-	6.55	7.39	2.95	1.09	0.36	1.09	-NA-	-NA-	
Europe Non-Rental	USD	720.29	9,446.24	4.45	0.00	-NA-	-NA-	6.52	14.12	0.04	12.83	8.61	12.83	-NA-	-NA-	
Europe Rental	USD	1,080.47	203,000.09	95.55	0.00	-NA-	-NA-	9.40	14.84	9.18	10.58	4.67	10.58	-NA-	-NA-	
UK Non-Rental	USD	624.62	4,482.86	5.47	0.00	-NA-	-NA-	10.50	27.46	-7.87	11.63	11.20	11.63	-NA-	-NA-	
UK Rental	USD	791.31	77,451.61	94.53	0.00	-NA-	-NA-	13.36	19.83	8.42	7.90	4.07	7.90	-NA-	-NA-	
North America Non-Rental	USD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
North America Rental	USD	1,402.56	724,060.25	100.00	0.00	-NA-	-NA-	12.68	9.92	16.69	2.43	-3.60	2.43	-NA-	-NA-	
United States Non-Rental	USD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
United States Rental	USD	1,420.01	683,279.92	100.00	0.00	-NA-	-NA-	13.43	11.30	18.13	2.56	-3.86	2.56	-NA-	-NA-	

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

Version: February 2015

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	GBP	1,197.64	117,171.79	13.88	0.00	-NA-	-NA-	3.92	6.22	11.27	5.17	0.83	5.17	-NA-	-NA-
Global Rental	GBP	1,293.79	727,106.90	86.12	0.00	-NA-	-NA-	10.63	11.25	23.71	4.88	-4.24	4.88	-NA-	-NA-
Asia Non-Rental	GBP	1,307.44	111,059.30	46.78	0.00	-NA-	-NA-	3.69	5.81	11.34	4.73	0.58	4.73	-NA-	-NA-
Asia Rental	GBP	1,076.19	126,336.99	53.22	0.00	-NA-	-NA-	7.33	7.39	19.08	4.00	-2.30	4.00	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,378.35	96,308.41	51.60	0.00	-NA-	-NA-	3.87	5.77	10.46	4.09	0.25	4.09	-NA-	18.55
Asia ex Australia Rental	GBP	1,582.12	90,336.34	48.40	0.00	-NA-	-NA-	8.03	8.66	16.98	3.19	-3.01	3.19	-NA-	13.69
Australia Non-Rental	GBP	611.89	14,750.89	29.06	0.00	-NA-	-NA-	1.71	6.54	17.11	9.07	2.81	9.07	-NA-	-NA-
Australia Rental	GBP	721.63	36,000.64	70.94	0.00	-NA-	-NA-	6.20	5.31	24.40	6.10	-0.48	6.10	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,703.66	36,149.57	58.71	0.00	-NA-	-NA-	0.92	2.20	21.43	1.98	-7.68	1.98	-NA-	-NA-
Hong Kong Rental	GBP	2,360.11	25,419.35	41.29	0.00	-NA-	-NA-	11.18	10.03	33.59	6.72	-4.87	6.72	-NA-	-NA-
Japan Non-Rental	GBP	1,220.36	49,720.29	51.14	0.00	-NA-	-NA-	9.88	12.71	1.40	4.96	7.05	4.96	-NA-	-NA-
Japan Rental	GBP	1,181.52	47,503.34	48.86	0.00	-NA-	-NA-	6.23	8.58	11.64	2.00	-2.47	2.00	-NA-	-NA-
Europe Non-Rental	GBP	751.15	6,112.49	4.45	0.00	-NA-	-NA-	6.20	15.39	8.48	13.84	5.56	13.84	-NA-	-NA-
Europe Rental	GBP	1,126.75	131,357.64	95.55	0.00	-NA-	-NA-	9.07	16.11	18.40	11.57	1.72	11.57	-NA-	-NA-
UK Non-Rental	GBP	651.38	2,900.78	5.47	0.00	-NA-	-NA-	10.16	28.88	-0.09	12.63	8.07	12.63	-NA-	-NA-
UK Rental	GBP	825.21	50,117.51	94.53	0.00	-NA-	-NA-	13.02	21.16	17.57	8.86	1.14	8.86	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	1,462.65	468,526.11	100.00	0.00	-NA-	-NA-	12.34	11.14	26.54	3.34	-6.31	3.34	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	1,480.84	442,137.91	100.00	0.00	-NA-	-NA-	13.09	12.54	28.10	3.48	-6.57	3.48	-NA-	-NA-

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

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Non-Rental	JPY	1,341.31	21,646,883.14	13.88	0.00	-NA-	-NA-	10.60	19.63	20.18	3.93	5.59	3.93	-NA-	-NA-
Global Rental	JPY	1,449.00	134,329,249.63	86.12	0.00	-NA-	-NA-	17.74	25.31	33.62	3.65	0.28	3.65	-NA-	-NA-
Asia Non-Rental	JPY	1,464.29	20,517,632.14	46.78	0.00	-NA-	-NA-	10.36	19.18	20.26	3.49	5.33	3.49	-NA-	-NA-
Asia Rental	JPY	1,205.30	23,340,106.86	53.22	0.00	-NA-	-NA-	14.23	20.96	28.62	2.78	2.31	2.78	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,543.70	17,792,481.17	51.60	0.00	-NA-	-NA-	10.55	19.13	19.31	2.86	4.98	2.86	-NA-	24.86
Asia ex Australia Rental	JPY	1,771.92	16,689,173.69	48.40	0.00	-NA-	-NA-	14.98	22.39	26.35	1.97	1.56	1.97	-NA-	16.17
Australia Non-Rental	JPY	685.29	2,725,150.97	29.06	0.00	-NA-	-NA-	8.25	19.99	26.49	7.79	7.66	7.79	-NA-	-NA-
Australia Rental	JPY	808.20	6,650,933.18	70.94	0.00	-NA-	-NA-	13.02	18.61	34.37	4.85	4.22	4.85	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,908.04	6,678,445.99	58.71	0.00	-NA-	-NA-	7.41	15.11	31.16	0.78	-3.33	0.78	-NA-	-NA-
Hong Kong Rental	JPY	2,643.24	4,696,094.13	41.29	0.00	-NA-	-NA-	18.33	23.93	44.29	5.47	-0.38	5.47	-NA-	-NA-
Japan Non-Rental	JPY	1,366.76	9,185,567.78	51.14	0.00	-NA-	-NA-	16.95	26.94	9.52	3.73	12.10	3.73	-NA-	-NA-
Japan Rental	JPY	1,323.26	8,775,997.01	48.86	0.00	-NA-	-NA-	13.06	22.30	20.58	0.80	2.14	0.80	-NA-	-NA-
Europe Non-Rental	JPY	841.26	1,129,251.00	4.45	0.00	-NA-	-NA-	13.03	29.96	17.17	12.50	10.54	12.50	-NA-	-NA-
Europe Rental	JPY	1,261.93	24,267,645.98	95.55	0.00	-NA-	-NA-	16.09	30.78	27.88	10.26	6.52	10.26	-NA-	-NA-
UK Non-Rental	JPY	729.52	535,903.95	5.47	0.00	-NA-	-NA-	17.25	45.16	7.91	11.31	13.17	11.31	-NA-	-NA-
UK Rental	JPY	924.20	9,258,952.29	94.53	0.00	-NA-	-NA-	20.29	36.47	26.98	7.58	5.91	7.58	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,638.12	86,557,783.08	100.00	0.00	-NA-	-NA-	19.57	25.18	36.68	2.13	-1.89	2.13	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,658.50	81,682,698.46	100.00	0.00	-NA-	-NA-	20.37	26.75	38.36	2.26	-2.16	2.26	-NA-	-NA-

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

Version: February 2015

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			
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M	
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)	
Global Non-Rental	AUD	960.07	231,334.75	13.88	0.00	-NA-	-NA-	7.08	16.96	17.30	8.97	3.22	8.97	-NA-	-NA-	
Global Rental	AUD	1,037.15	1,435,542.64	86.12	0.00	-NA-	-NA-	13.99	22.51	30.42	8.68	-1.97	8.68	-NA-	-NA-	
Asia Non-Rental	AUD	1,048.10	219,266.73	46.78	0.00	-NA-	-NA-	6.84	16.52	17.38	8.52	2.96	8.52	-NA-	-NA-	
Asia Rental	AUD	862.72	249,429.81	53.22	0.00	-NA-	-NA-	10.59	18.26	25.54	7.77	0.01	7.77	-NA-	-NA-	
Asia ex Australia Non-Rental	AUD	1,104.94	190,143.74	51.60	0.00	-NA-	-NA-	7.02	16.47	16.45	7.86	2.62	7.86	-NA-	16.53	
Asia ex Australia Rental	AUD	1,268.29	178,352.97	48.40	0.00	-NA-	-NA-	11.31	19.66	23.32	6.92	-0.71	6.92	-NA-	10.13	
Australia Non-Rental	AUD	490.51	29,123.00	29.06	0.00	-NA-	-NA-	4.80	17.32	23.46	13.02	5.25	13.02	-NA-	-NA-	
Australia Rental	AUD	578.49	71,076.84	70.94	0.00	-NA-	-NA-	9.42	15.97	31.15	9.94	1.88	9.94	-NA-	-NA-	
Hong Kong Non-Rental	AUD	1,365.72	71,370.86	58.71	0.00	-NA-	-NA-	3.98	12.55	28.02	5.67	-5.49	5.67	-NA-	-NA-	
Hong Kong Rental	AUD	1,891.96	50,185.97	41.29	0.00	-NA-	-NA-	14.56	21.16	40.84	10.59	-2.61	10.59	-NA-	-NA-	
Japan Non-Rental	AUD	978.29	98,163.83	51.14	0.00	-NA-	-NA-	13.22	24.11	6.90	8.76	9.58	8.76	-NA-	-NA-	
Japan Rental	AUD	947.15	93,786.86	48.86	0.00	-NA-	-NA-	9.46	19.57	17.70	5.69	-0.15	5.69	-NA-	-NA-	
Europe Non-Rental	AUD	602.15	12,068.02	4.45	0.00	-NA-	-NA-	9.42	27.06	14.36	17.96	8.06	17.96	-NA-	-NA-	
Europe Rental	AUD	903.25	259,342.18	95.55	0.00	-NA-	-NA-	12.39	27.86	24.82	15.61	4.13	15.61	-NA-	-NA-	
UK Non-Rental	AUD	522.17	5,727.07	5.47	0.00	-NA-	-NA-	13.51	41.92	5.33	16.71	10.63	16.71	-NA-	-NA-	
UK Rental	AUD	661.52	98,948.08	94.53	0.00	-NA-	-NA-	16.46	33.42	23.94	12.80	3.54	12.80	-NA-	-NA-	
North America Non-Rental	AUD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
North America Rental	AUD	1,172.52	925,021.08	100.00	0.00	-NA-	-NA-	15.75	22.39	33.41	7.08	-4.09	7.08	-NA-	-NA-	
United States Non-Rental	AUD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
United States Rental	AUD	1,187.10	872,922.29	100.00	0.00	-NA-	-NA-	16.53	23.93	35.04	7.22	-4.35	7.22	-NA-	-NA-	

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

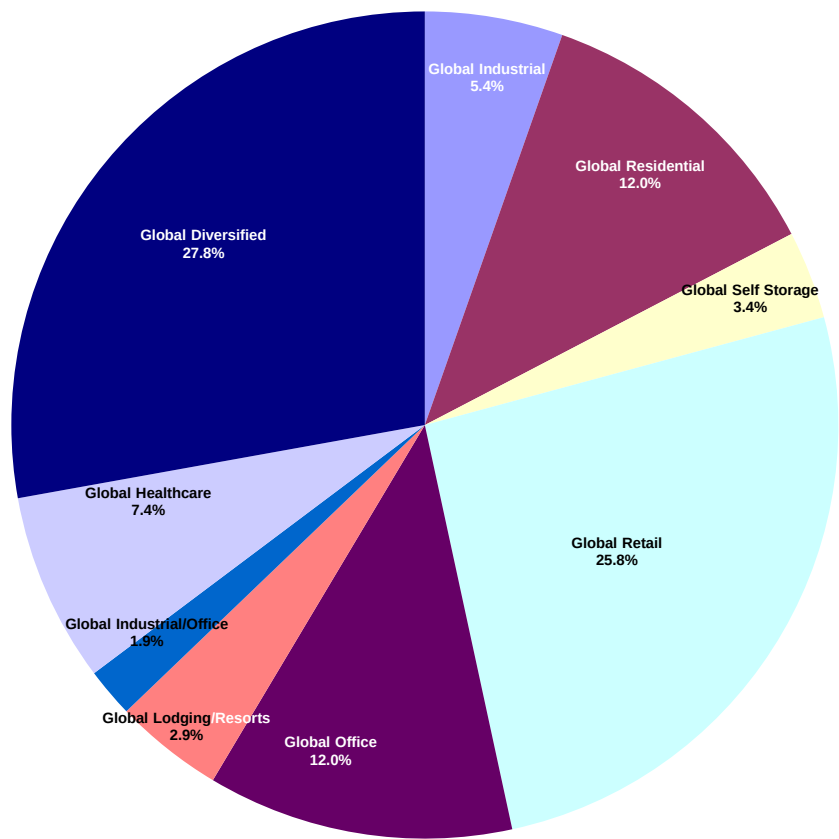
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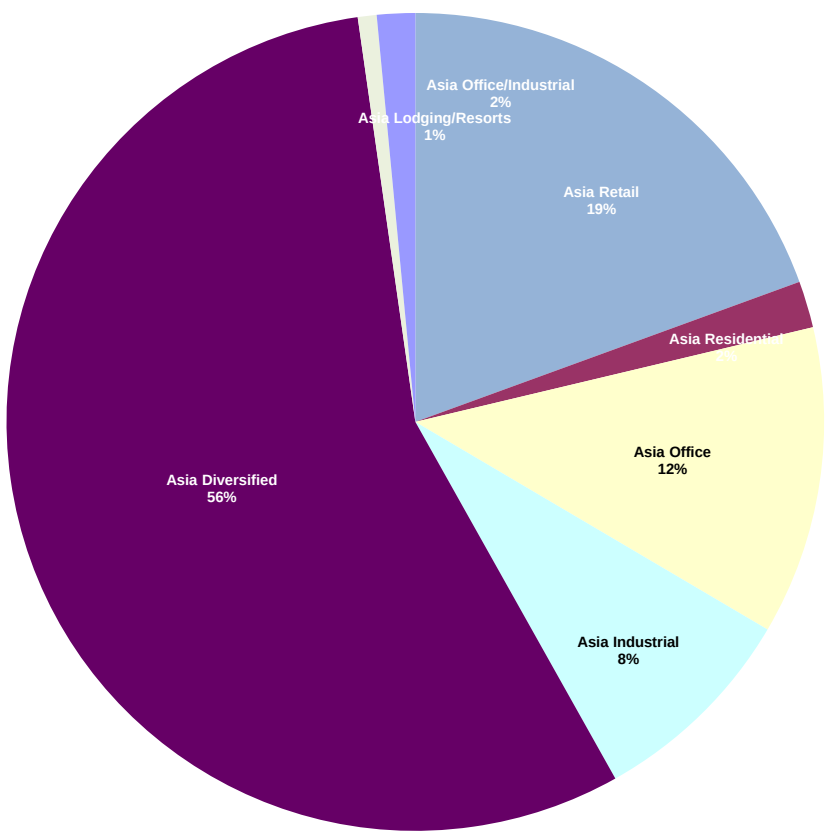
Section 3.7

FTSE EPRA/NAREIT Developed Sector Index Series

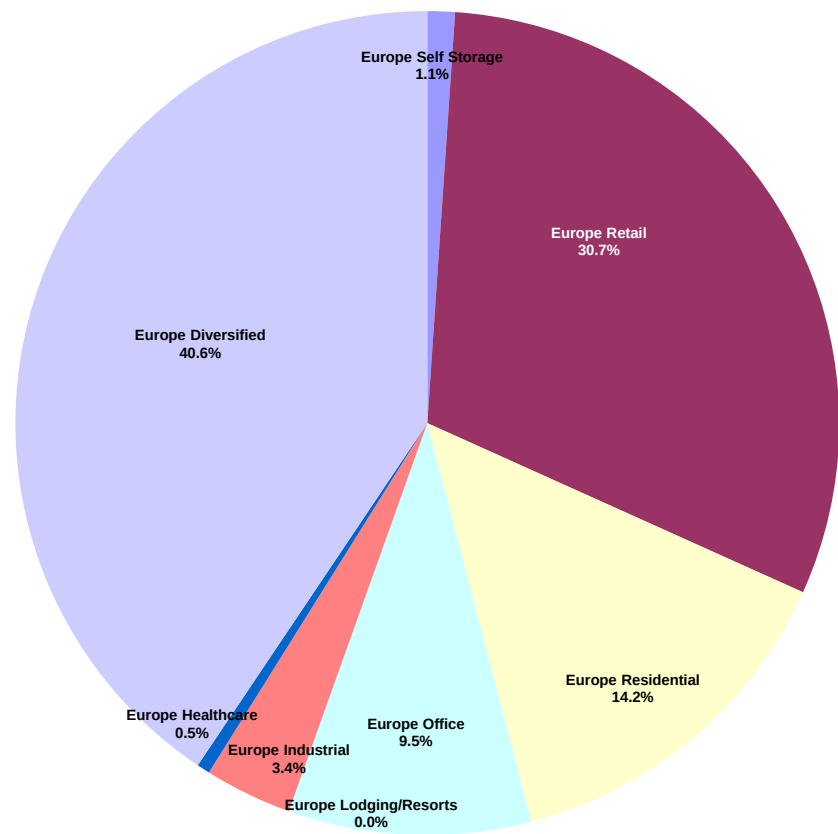
Graph 33: Sector Breakdown - Developed



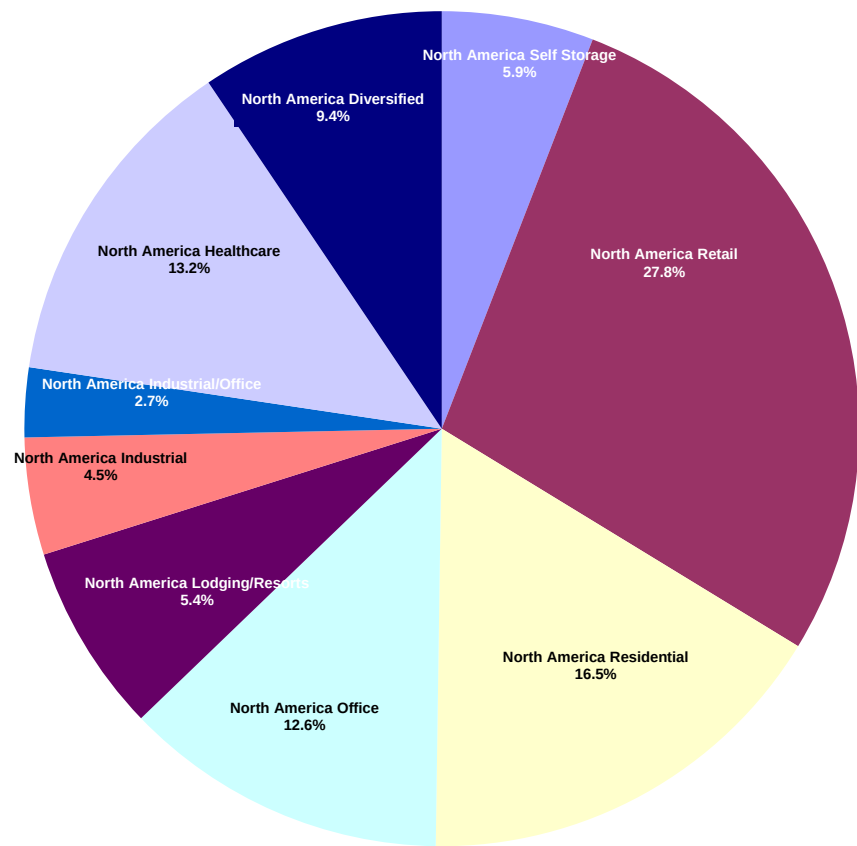
Graph 34: Sector Breakdown - Developed Asia



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-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Industrial	EUR	866.09	62,741.24	5.39	3.44	-NA-	-NA-	18.38	20.32	33.18	10.43	-0.60	10.43	-NA-	-NA-
Global Residential	EUR	2,510.50	139,150.21	11.96	2.77	-NA-	-NA-	20.61	20.28	57.75	13.15	-0.01	13.15	-NA-	-NA-
Global Self Storage	EUR	3,952.05	40,058.69	3.44	2.86	-NA-	-NA-	31.27	30.03	52.75	15.95	-1.01	15.95	-NA-	-NA-
Global Retail	EUR	1,894.19	300,194.42	25.81	3.33	-NA-	-NA-	21.06	22.04	46.91	13.56	-0.84	13.56	-NA-	-NA-
Global Office	EUR	1,974.33	139,109.79	11.96	2.84	-NA-	-NA-	17.41	19.82	39.88	13.20	0.97	13.20	-NA-	-NA-
Global Lodging/Resorts	EUR	1,471.98	49,658.35	4.27	3.41	-NA-	-NA-	21.33	26.59	52.82	4.50	-2.44	4.50	-NA-	-NA-
Global Industrial/Office	EUR	1,400.44	22,360.90	1.92	4.68	-NA-	-NA-	17.68	19.09	40.02	12.46	-1.25	12.46	-NA-	-NA-
Global Healthcare	EUR	3,214.42	86,197.87	7.41	4.80	-NA-	-NA-	20.41	21.46	52.91	10.30	-5.52	10.30	-NA-	-NA-
Global Diversified	EUR	1,575.05	323,768.65	27.83	2.79	-NA-	-NA-	14.16	16.90	34.89	13.17	2.89	13.17	-NA-	-NA-
Asia Retail	EUR	1,864.25	62,487.87	19.55	3.58	-NA-	-NA-	17.91	19.72	51.12	13.45	1.89	13.45	-NA-	-NA-
Asia Residential	EUR	3,695.13	5,663.44	1.77	3.21	-NA-	-NA-	11.03	19.79	45.31	3.36	-2.94	3.36	-NA-	-NA-
Asia Office	EUR	1,968.91	39,900.16	12.48	2.92	-NA-	-NA-	15.59	17.59	31.31	11.46	2.56	11.46	-NA-	-NA-
Asia Industrial	EUR	992.43	26,936.10	8.43	3.48	-NA-	-NA-	20.18	18.91	31.59	10.44	0.81	10.44	-NA-	-NA-
Asia Diversified	EUR	1,537.40	184,720.26	57.78	2.28	-NA-	-NA-	11.72	13.48	31.11	12.02	3.67	12.02	-NA-	-NA-
Asia Lodging/Resorts	EUR	807.29	2,382.52	0.74	3.78	-NA-	-NA-	-NA-	17.86	61.71	11.31	1.36	11.31	-NA-	-NA-
Asia Office/Industrial	EUR	1,719.42	40,058.69	12.44	0.00	-NA-	-NA-	31.77	15.79	33.18	22.81	8.11	7.79	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,631.33	166,062.18	65.18	2.01	-NA-	-NA-	11.33	13.11	30.13	11.55	3.26	11.55	-NA-	-NA-
Asia ex Australia Industrial	EUR	2,986.30	19,475.62	7.64	3.50	-NA-	-NA-	17.83	17.93	26.77	9.43	0.03	9.43	-NA-	-NA-
Asia ex Australia Office	EUR	1,934.34	37,034.37	14.54	2.72	-NA-	-NA-	14.90	17.85	30.75	11.18	2.17	11.18	-NA-	-NA-
Asia ex Australia Residential	EUR	3,667.87	5,663.44	2.22	3.21	-NA-	-NA-	11.03	19.79	45.31	3.36	-2.94	3.36	-NA-	-NA-
Asia ex Australia Retail	EUR	2,555.99	26,539.45	10.42	3.57	-NA-	-NA-	20.96	23.95	49.52	11.41	-0.76	11.41	-NA-	-NA-

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

Version: February 2015

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Europe Self Storage	EUR	2,474.82	2,038.13	1.08	2.66	-NA-	-NA-	23.75	42.43	32.79	17.53	7.34	17.53	-NA-	-NA-
Europe Retail	EUR	1,589.86	58,060.23	30.65	3.53	-NA-	-NA-	16.13	26.10	38.81	20.04	3.42	20.04	-NA-	-NA-
Europe Residential	EUR	1,057.92	26,901.78	14.20	1.76	-NA-	-NA-	24.50	38.25	59.67	21.02	8.82	21.02	-NA-	-NA-
Europe Office	EUR	2,099.08	18,046.79	9.53	2.28	-NA-	-NA-	18.64	22.34	37.10	21.80	5.67	21.80	-NA-	-NA-
Europe Industrial	EUR	704.81	6,502.11	3.43	3.73	-NA-	-NA-	17.61	33.63	39.23	21.96	8.13	21.96	-NA-	-NA-
Europe Healthcare	EUR	1,265.09	974.31	0.51	5.88	-NA-	-NA-	14.13	14.44	28.79	12.72	8.22	12.72	-NA-	-NA-
Europe Diversified	EUR	1,628.91	76,881.83	40.59	2.89	-NA-	-NA-	19.11	26.96	34.34	18.31	5.57	18.31	-NA-	-NA-
Eurozone Retail	EUR	2,302.13	41,808.27	45.68	3.89	-NA-	-NA-	13.75	25.20	40.48	21.07	3.55	21.07	-NA-	-NA-
Eurozone Residential	EUR	1,083.68	24,185.40	26.43	1.84	-NA-	-NA-	25.30	37.77	65.65	20.74	8.23	20.74	-NA-	-NA-
Eurozone Office	EUR	1,349.90	4,666.64	5.10	2.83	-NA-	-NA-	5.88	14.35	24.11	18.22	6.19	18.22	-NA-	-NA-
Eurozone Industrial	EUR	1,667.78	988.28	1.08	4.42	-NA-	-NA-	22.88	32.66	42.34	17.42	8.24	17.42	-NA-	-NA-
Eurozone Diversified	EUR	1,653.24	19,875.86	21.72	3.60	-NA-	-NA-	13.52	19.60	25.97	17.89	4.22	17.89	-NA-	-NA-
UK Self Storage	EUR	2,474.82	2,038.13	2.79	2.66	-NA-	-NA-	23.75	42.43	32.79	17.53	7.34	17.53	-NA-	-NA-
UK Retail	EUR	984.68	16,251.97	22.25	2.59	-NA-	-NA-	19.59	26.98	34.32	17.47	3.08	17.47	-NA-	-NA-
UK Residential	EUR	806.73	2,716.38	3.72	1.07	-NA-	-NA-	17.99	34.08	2.95	23.44	14.53	23.44	-NA-	-NA-
UK Industrial	EUR	560.74	5,513.83	7.55	3.60	-NA-	-NA-	16.50	33.84	39.04	22.81	8.11	22.81	-NA-	-NA-
UK Healthcare	EUR	1,265.09	974.31	1.33	5.88	-NA-	-NA-	14.13	14.44	28.79	12.72	8.22	12.72	-NA-	-NA-
UK Diversified	EUR	1,218.61	39,914.55	54.64	2.67	-NA-	-NA-	22.96	32.29	37.08	15.28	4.43	15.28	-NA-	-NA-
UK Office	EUR	2,145.34	5,638.99	7.72	1.17	-NA-	-NA-	30.52	38.93	42.88	19.20	7.98	19.20	-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 Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Gross Total Return		Close Value Feb-15													
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
North America Self Storage	EUR	4,085.99	38,020.56	5.89	2.87	-NA-	-NA-	31.77	29.52	53.92	15.87	-1.42	15.87	-NA-	-NA-
North America Retail	EUR	1,942.56	179,646.32	27.83	3.18	-NA-	-NA-	23.75	21.53	48.12	11.67	-3.03	11.67	-NA-	-NA-
North America Residential	EUR	2,681.51	106,584.99	16.51	3.00	-NA-	-NA-	23.42	19.39	57.09	11.78	-1.97	11.78	-NA-	-NA-
North America Office	EUR	1,828.02	81,162.83	12.57	2.92	-NA-	-NA-	18.07	20.17	46.08	12.29	-0.77	12.29	-NA-	-NA-
North America Lodging/Resorts	EUR	1,496.60	47,275.83	7.32	3.39	-NA-	-NA-	21.35	26.67	52.17	4.18	-2.63	4.18	-NA-	-NA-
North America Industrial	EUR	940.72	29,303.02	4.54	3.33	-NA-	-NA-	18.97	19.80	33.69	8.16	-3.57	8.16	-NA-	-NA-
North America Industrial/Office	EUR	1,381.50	17,368.64	2.69	4.61	-NA-	-NA-	17.36	18.55	38.12	11.19	-2.61	11.19	-NA-	-NA-
North America Healthcare	EUR	3,281.48	85,223.56	13.20	4.79	-NA-	-NA-	20.44	21.49	53.26	10.28	-5.66	10.28	-NA-	-NA-
North America Diversified	EUR	1,842.17	60,945.62	9.44	4.23	-NA-	-NA-	18.58	16.76	45.72	10.24	-2.61	10.24	-NA-	-NA-
United States Self Storage	EUR	4,085.99	38,020.56	6.24	2.87	-NA-	-NA-	31.77	29.52	53.92	15.87	-1.42	15.87	-NA-	-NA-
United States Retail	EUR	1,898.40	168,910.16	27.73	3.06	-NA-	-NA-	24.51	23.00	49.57	11.74	-3.29	11.74	-NA-	-NA-
United States Residential	EUR	2,642.66	101,684.35	16.69	2.94	-NA-	-NA-	23.87	20.34	58.99	12.06	-2.13	12.06	-NA-	-NA-
United States Office	EUR	1,858.68	76,963.73	12.63	2.77	-NA-	-NA-	18.29	21.09	47.55	12.43	-1.01	12.43	-NA-	-NA-
United States Lodging/Resorts	EUR	1,460.25	46,883.07	7.70	3.36	-NA-	-NA-	21.53	26.94	52.37	4.21	-2.62	4.21	-NA-	-NA-
United States Industrial	EUR	959.45	27,099.68	4.45	3.16	-NA-	-NA-	19.47	20.64	33.80	7.84	-4.22	7.84	-NA-	-NA-
United States Industrial/Office	EUR	1,417.55	16,726.56	2.75	4.47	-NA-	-NA-	17.97	19.58	38.84	11.14	-3.02	11.14	-NA-	-NA-
United States Healthcare	EUR	3,477.96	83,214.11	13.66	4.79	-NA-	-NA-	20.72	21.84	53.80	10.33	-5.87	10.33	-NA-	-NA-
United States Diversified	EUR	1,719.42	49,671.71	8.15	3.89	-NA-	-NA-	20.08	21.16	52.34	10.66	-3.50	10.66	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Industrial	USD	823.67	70,373.71	5.39	3.44	-NA-	-NA-	13.83	13.46	8.16	2.37	-1.20	2.37	-NA-	-NA-
Global Residential	USD	2,387.40	156,077.83	11.96	2.77	-NA-	-NA-	15.97	13.42	28.11	4.89	-0.61	4.89	-NA-	-NA-
Global Self Storage	USD	3,759.24	44,931.83	3.44	2.86	-NA-	-NA-	26.23	22.61	24.05	7.48	-1.60	7.48	-NA-	-NA-
Global Retail	USD	1,801.21	336,713.07	25.81	3.33	-NA-	-NA-	16.40	15.08	19.31	5.26	-1.44	5.26	-NA-	-NA-
Global Office	USD	1,877.48	156,032.50	11.96	2.84	-NA-	-NA-	12.89	12.99	13.60	4.93	0.36	4.93	-NA-	-NA-
Global Lodging/Resorts	USD	1,400.09	55,699.29	4.27	3.41	-NA-	-NA-	16.66	19.37	24.11	-3.13	-3.03	-3.13	-NA-	-NA-
Global Industrial/Office	USD	1,331.15	25,081.10	1.92	4.68	-NA-	-NA-	13.15	12.30	13.71	4.25	-1.84	4.25	-NA-	-NA-
Global Healthcare	USD	3,056.42	96,683.84	7.41	4.80	-NA-	-NA-	15.78	14.54	24.18	2.25	-6.09	2.25	-NA-	-NA-
Global Diversified	USD	1,497.52	363,155.11	27.83	2.79	-NA-	-NA-	9.77	10.23	9.55	4.90	2.27	4.90	-NA-	-NA-
Asia Retail	USD	1,772.56	70,089.52	19.55	3.58	-NA-	-NA-	13.37	12.90	22.73	5.16	1.28	5.16	-NA-	-NA-
Asia Residential	USD	3,513.97	6,352.40	1.77	3.21	-NA-	-NA-	6.76	12.96	18.00	-4.19	-3.53	-4.19	-NA-	-NA-
Asia Office	USD	1,872.72	44,754.02	12.48	2.92	-NA-	-NA-	11.15	10.88	6.64	3.32	1.94	3.32	-NA-	-NA-
Asia Industrial	USD	944.39	30,212.88	8.43	3.48	-NA-	-NA-	15.56	12.13	6.86	2.37	0.21	2.37	-NA-	-NA-
Asia Diversified	USD	1,461.96	207,191.48	57.78	2.28	-NA-	-NA-	7.42	7.00	6.47	3.84	3.05	3.84	-NA-	-NA-
Asia Lodging/Resorts	USD	691.82	2,672.36	0.74	3.78	-NA-	-NA-	-NA-	11.14	31.33	3.18	0.75	3.18	-NA-	-NA-
Asia Office/Industrial	USD	1,634.93	44,931.83	13.95	0.00	-NA-	-NA-	26.71	9.18	8.16	13.84	7.46	-0.08	-NA-	-NA-
Asia ex Australia Diversified	USD	1,551.17	186,263.64	65.18	2.01	-NA-	-NA-	7.04	6.66	5.68	3.40	2.64	3.40	-NA-	-NA-
Asia ex Australia Industrial	USD	2,865.78	21,844.83	7.64	3.50	-NA-	-NA-	13.51	11.20	2.95	1.44	-0.58	1.44	-NA-	-NA-
Asia ex Australia Office	USD	1,839.61	41,539.60	14.54	2.72	-NA-	-NA-	10.48	11.13	6.18	3.05	1.56	3.05	-NA-	-NA-
Asia ex Australia Residential	USD	3,488.04	6,352.40	2.22	3.21	-NA-	-NA-	6.76	12.96	18.00	-4.19	-3.53	-4.19	-NA-	-NA-
Asia ex Australia Retail	USD	2,430.04	29,767.97	10.42	3.57	-NA-	-NA-	16.31	16.88	21.43	3.27	-1.36	3.27	-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-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Europe Self Storage	USD	2,353.34	2,286.07	1.08	2.66	-NA-	-NA-	18.99	34.30	7.84	8.94	6.69	8.94	-NA-	-NA-
Europe Retail	USD	1,512.05	65,123.26	30.65	3.53	-NA-	-NA-	11.66	18.90	12.73	11.27	2.80	11.27	-NA-	-NA-
Europe Residential	USD	1,006.08	30,174.38	14.20	1.76	-NA-	-NA-	19.71	30.37	29.67	12.18	8.17	12.18	-NA-	-NA-
Europe Office	USD	1,995.44	20,242.19	9.53	2.28	-NA-	-NA-	14.08	15.36	11.34	12.91	5.03	12.91	-NA-	-NA-
Europe Industrial	USD	670.27	7,293.10	3.43	3.73	-NA-	-NA-	13.09	26.01	13.07	13.05	7.48	13.05	-NA-	-NA-
Europe Healthcare	USD	1,203.35	1,092.84	0.51	5.88	-NA-	-NA-	9.75	7.92	4.59	4.49	7.56	4.49	-NA-	-NA-
Europe Diversified	USD	1,547.97	86,234.50	40.59	2.89	-NA-	-NA-	14.52	19.72	9.10	9.67	4.93	9.67	-NA-	-NA-
Eurozone Retail	USD	2,189.46	46,894.24	45.68	3.89	-NA-	-NA-	9.38	18.06	14.09	12.23	2.93	12.23	-NA-	-NA-
Eurozone Residential	USD	1,030.54	27,127.55	26.43	1.84	-NA-	-NA-	20.48	29.91	34.52	11.92	7.58	11.92	-NA-	-NA-
Eurozone Office	USD	1,281.97	5,234.34	5.10	2.83	-NA-	-NA-	1.80	7.83	0.79	9.58	5.55	9.58	-NA-	-NA-
Eurozone Industrial	USD	1,584.36	1,108.51	1.08	4.42	-NA-	-NA-	18.16	25.09	15.59	8.84	7.58	8.84	-NA-	-NA-
Eurozone Diversified	USD	1,570.31	22,293.76	21.72	3.60	-NA-	-NA-	9.13	12.78	2.30	9.28	3.60	9.28	-NA-	-NA-
UK Self Storage	USD	2,353.34	2,286.07	2.79	2.66	-NA-	-NA-	18.99	34.30	7.84	8.94	6.69	8.94	-NA-	-NA-
UK Retail	USD	936.46	18,229.02	22.25	2.59	-NA-	-NA-	14.99	19.74	9.08	8.88	2.46	8.88	-NA-	-NA-
UK Residential	USD	767.47	3,046.83	3.72	1.07	-NA-	-NA-	13.44	26.43	-16.39	14.42	13.84	14.42	-NA-	-NA-
UK Industrial	USD	533.39	6,184.59	7.55	3.60	-NA-	-NA-	12.02	26.21	12.92	13.84	7.46	13.84	-NA-	-NA-
UK Healthcare	USD	1,203.35	1,092.84	1.33	5.88	-NA-	-NA-	9.75	7.92	4.59	4.49	7.56	4.49	-NA-	-NA-
UK Diversified	USD	1,158.94	44,770.16	54.64	2.67	-NA-	-NA-	18.23	24.74	11.33	6.86	3.80	6.86	-NA-	-NA-
UK Office	USD	1,703.49	6,324.97	7.72	1.17	-NA-	-NA-	23.25	28.90	14.58	10.35	7.33	10.35	-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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
North America Self Storage	USD	3,886.70	42,645.76	5.89	2.87	-NA-	-NA-	26.71	22.13	25.00	7.41	-2.01	7.41	-NA-	-NA-
North America Retail	USD	1,847.24	201,500.29	27.83	3.18	-NA-	-NA-	18.99	14.59	20.29	3.51	-3.61	3.51	-NA-	-NA-
North America Residential	USD	2,550.01	119,551.05	16.51	3	-NA-	-NA-	18.67	12.58	27.57	3.62	-2.56	3.62	-NA-	-NA-
North America Office	USD	1,738.29	91,036.29	12.57	2.92	-NA-	-NA-	13.53	13.32	18.63	4.09	-1.37	4.09	-NA-	-NA-
North America Lodging/Resorts	USD	1,423.50	53,026.93	7.32	3.39	-NA-	-NA-	16.69	19.45	23.58	-3.43	-3.21	-3.43	-NA-	-NA-
North America Industrial	USD	894.37	32,867.73	4.54	3.33	-NA-	-NA-	14.40	12.97	8.57	0.26	-4.15	0.26	-NA-	-NA-
North America Industrial/Office	USD	1,313.14	19,481.54	2.69	4.61	-NA-	-NA-	12.84	11.79	12.17	3.06	-3.20	3.06	-NA-	-NA-
North America Healthcare	USD	3,120.19	95,591.01	13.20	4.79	-NA-	-NA-	15.81	14.56	24.46	2.22	-6.22	2.22	-NA-	-NA-
North America Diversified	USD	1,751.71	68,359.65	9.44	4.23	-NA-	-NA-	14.02	10.10	18.34	2.19	-3.20	2.19	-NA-	-NA-
United States Self Storage	USD	3,886.70	42,645.76	6.24	2.87	-NA-	-NA-	26.71	22.13	25.00	7.41	-2.01	7.41	-NA-	-NA-
United States Retail	USD	1,805.26	189,458.08	27.73	3.06	-NA-	-NA-	19.72	15.98	21.47	3.58	-3.88	3.58	-NA-	-NA-
United States Residential	USD	2,513.06	114,054.25	16.69	2.94	-NA-	-NA-	19.11	13.48	29.11	3.88	-2.72	3.88	-NA-	-NA-
United States Office	USD	1,767.41	86,326.36	12.63	2.77	-NA-	-NA-	13.74	14.19	19.83	4.22	-1.61	4.22	-NA-	-NA-
United States Lodging/Resorts	USD	1,388.92	52,586.40	7.70	3.36	-NA-	-NA-	16.85	19.70	23.74	-3.40	-3.21	-3.40	-NA-	-NA-
United States Industrial	USD	912.19	30,396.36	4.45	3.16	-NA-	-NA-	14.87	13.76	8.66	-0.03	-4.80	-0.03	-NA-	-NA-
United States Industrial/Office	USD	1,347.42	18,761.35	2.75	4.47	-NA-	-NA-	13.43	12.76	12.75	3.03	-3.61	3.03	-NA-	-NA-
United States Healthcare	USD	3,307.03	93,337.11	13.66	4.79	-NA-	-NA-	16.08	14.90	24.91	2.27	-6.43	2.27	-NA-	-NA-
United States Diversified	USD	1,634.93	55,714.27	8.15	3.89	-NA-	-NA-	15.46	14.25	23.72	2.57	-4.08	2.57	-NA-	-NA-

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

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Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Industrial	GBP	858.95	45,537.53	5.39	3.44	-NA-	-NA-	13.49	14.72	17.29	3.28	-3.98	3.28	-NA-	-NA-
Global Residential	GBP	2,489.68	100,995.10	12.64	2.77	-NA-	-NA-	15.62	14.68	38.92	5.83	-3.41	5.83	-NA-	-NA-
Global Self Storage	GBP	3,920.28	29,074.56	3.89	2.86	-NA-	-NA-	25.85	23.97	34.52	8.45	-4.37	8.45	-NA-	-NA-
Global Retail	GBP	1,878.37	217,880.85	29.16	3.33	-NA-	-NA-	16.05	16.36	29.38	6.21	-4.21	6.21	-NA-	-NA-
Global Office	GBP	1,957.91	100,965.77	18.40	2.84	-NA-	-NA-	12.55	14.24	23.19	5.87	-2.46	5.87	-NA-	-NA-
Global Lodging/Resorts	GBP	1,460.07	36,041.99	6.19	3.41	-NA-	-NA-	16.31	20.69	34.58	-2.27	-5.76	-2.27	-NA-	-NA-
Global Industrial/Office	GBP	1,388.18	16,229.52	2.97	4.68	-NA-	-NA-	12.81	13.55	23.31	5.18	-4.60	5.18	-NA-	-NA-
Global Healthcare	GBP	3,187.36	62,562.34	9.62	4.8	-NA-	-NA-	15.44	15.81	34.66	3.16	-8.73	3.16	-NA-	-NA-
Global Diversified	GBP	1,561.68	234,991.01	39.05	2.79	-NA-	-NA-	9.44	11.45	18.79	5.84	-0.61	5.84	-NA-	-NA-
Asia Retail	GBP	1,848.50	45,353.64	19.55	3.58	-NA-	-NA-	13.03	14.15	33.09	6.11	-1.57	6.11	-NA-	-NA-
Asia Residential	GBP	3,664.50	4,110.52	2.20	3.21	-NA-	-NA-	6.44	14.21	27.97	-3.33	-6.24	-3.33	-NA-	-NA-
Asia Office	GBP	1,952.95	28,959.51	9.55	2.92	-NA-	-NA-	10.82	12.11	15.64	4.24	-0.93	4.24	-NA-	-NA-
Asia Industrial	GBP	984.85	19,550.20	6.78	3.48	-NA-	-NA-	15.22	13.37	15.88	3.29	-2.61	3.29	-NA-	-NA-
Asia Diversified	GBP	1,524.59	134,069.81	45.35	2.28	-NA-	-NA-	7.10	8.19	15.46	4.77	0.15	4.77	-NA-	-NA-
Asia Lodging/Resorts	GBP	721.46	1,729.23	0.74	3.78	-NA-	-NA-	-NA-	12.38	42.41	4.11	-2.08	4.11	-NA-	-NA-
Asia Office/Industrial	GBP	1,704.97	29,074.56	9.03	0	-NA-	-NA-	26.33	10.39	17.29	14.86	4.43	0.82	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,617.62	120,527.79	65.18	2.01	-NA-	-NA-	6.72	7.84	14.61	4.33	-0.25	4.33	-NA-	-NA-
Asia ex Australia Industrial	GBP	2,988.55	14,135.39	21.95	3.5	-NA-	-NA-	13.17	12.44	11.64	2.35	-3.38	2.35	-NA-	-NA-
Asia ex Australia Office	GBP	1,918.42	26,879.52	53.49	2.72	-NA-	-NA-	10.15	12.36	15.15	3.98	-1.30	3.98	-NA-	-NA-
Asia ex Australia Residential	GBP	3,637.47	4,110.52	16.54	3.21	-NA-	-NA-	6.44	14.21	27.97	-3.33	-6.24	-3.33	-NA-	-NA-
Asia ex Australia Retail	GBP	2,534.15	19,262.31	30.63	3.57	-NA-	-NA-	15.96	18.18	31.68	4.20	-4.13	4.20	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Europe Self Storage	GBP	2,454.15	1,479.27	1.08	2.66	-NA-	-NA-	18.64	35.79	16.95	9.92	3.69	9.92	-NA-	-NA-
Europe Retail	GBP	1,576.83	42,140.07	25.33	3.53	-NA-	-NA-	11.33	20.23	22.24	12.27	-0.10	12.27	-NA-	-NA-
Europe Residential	GBP	1,049.18	19,525.29	13.77	1.76	-NA-	-NA-	19.35	31.81	40.62	13.18	5.12	13.18	-NA-	-NA-
Europe Office	GBP	2,080.92	13,098.35	10.43	2.28	-NA-	-NA-	13.73	16.65	20.74	13.92	2.08	13.92	-NA-	-NA-
Europe Industrial	GBP	698.98	4,719.23	3.70	3.73	-NA-	-NA-	12.75	27.41	22.61	14.07	4.45	14.07	-NA-	-NA-
Europe Healthcare	GBP	1,254.90	707.16	0.58	5.88	-NA-	-NA-	9.42	9.12	13.42	5.43	4.54	5.43	-NA-	-NA-
Europe Diversified	GBP	1,614.28	55,800.76	45.65	2.89	-NA-	-NA-	14.18	21.05	18.30	10.65	1.98	10.65	-NA-	-NA-
Eurozone Retail	GBP	2,283.25	30,344.41	45.68	3.89	-NA-	-NA-	9.05	19.37	23.72	13.24	0.03	13.24	-NA-	-NA-
Eurozone Residential	GBP	1,074.69	17,553.74	48.65	1.84	-NA-	-NA-	20.12	31.35	45.88	12.92	4.55	12.92	-NA-	-NA-
Eurozone Office	GBP	1,336.89	3,387.05	18.28	2.83	-NA-	-NA-	1.49	9.02	9.30	10.56	2.58	10.56	-NA-	-NA-
Eurozone Industrial	GBP	1,652.23	717.29	4.32	4.42	-NA-	-NA-	17.81	26.48	25.35	9.82	4.55	9.82	-NA-	-NA-
Eurozone Diversified	GBP	1,637.59	14,425.88	52.08	3.6	-NA-	-NA-	8.81	14.04	10.93	10.26	0.68	10.26	-NA-	-NA-
UK Self Storage	GBP	2,454.15	1,479.27	2.79	2.66	-NA-	-NA-	18.64	35.79	16.95	9.92	3.69	9.92	-NA-	-NA-
UK Retail	GBP	976.58	11,795.66	22.89	2.59	-NA-	-NA-	14.64	21.07	18.29	9.86	-0.43	9.86	-NA-	-NA-
UK Residential	GBP	800.34	1,971.55	2.93	1.07	-NA-	-NA-	13.10	27.84	-9.33	15.45	10.63	15.45	-NA-	-NA-
UK Industrial	GBP	556.24	4,001.93	1.47	3.6	-NA-	-NA-	11.69	27.61	22.45	14.86	4.43	14.86	-NA-	-NA-
UK Healthcare	GBP	1,254.90	707.16	0.22	5.88	-NA-	-NA-	9.42	9.12	13.42	5.43	4.54	5.43	-NA-	-NA-
UK Diversified	GBP	1,208.59	28,969.95	8.01	2.67	-NA-	-NA-	17.88	26.13	20.72	7.81	0.88	7.81	-NA-	-NA-
UK Office	GBP	2,128.29	4,092.77	1.16	1.17	-NA-	-NA-	25.12	32.47	25.83	11.48	4.31	11.48	-NA-	-NA-

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

Version: February 2015

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
North America Self Storage	GBP	4,053.21	27,595.29	5.89	2.87	-NA-	-NA-	26.33	23.49	35.55	8.37	-4.77	8.37	-NA-	-NA-
North America Retail	GBP	1,926.38	130,387.14	29.57	3.18	-NA-	-NA-	18.63	15.87	30.44	4.44	-6.33	4.44	-NA-	-NA-
North America Residential	GBP	2,659.25	77,359.29	22.88	3	-NA-	-NA-	18.32	13.83	38.34	4.55	-5.31	4.55	-NA-	-NA-
North America Office	GBP	1,812.75	58,907.91	15.37	2.92	-NA-	-NA-	13.19	14.57	28.65	5.02	-4.14	5.02	-NA-	-NA-
North America Lodging/Resorts	GBP	1,484.48	34,312.76	8.62	3.39	-NA-	-NA-	16.34	20.77	34.01	-2.57	-5.94	-2.57	-NA-	-NA-
North America Industrial	GBP	932.68	21,268.11	5.07	3.33	-NA-	-NA-	14.05	14.22	17.74	1.16	-6.85	1.16	-NA-	-NA-
North America Industrial/Office	GBP	1,369.40	12,606.15	2.91	4.61	-NA-	-NA-	12.50	13.03	21.64	3.99	-5.92	3.99	-NA-	-NA-
North America Healthcare	GBP	3,253.85	61,855.19	14.07	4.79	-NA-	-NA-	15.46	15.83	34.97	3.14	-8.86	3.14	-NA-	-NA-
North America Diversified	GBP	1,826.75	44,234.28	11.34	4.23	-NA-	-NA-	13.68	11.32	28.33	3.11	-5.92	3.11	-NA-	-NA-
United States Self Storage	GBP	4,053.21	27,595.29	6.24	2.87	-NA-	-NA-	26.33	23.49	35.55	8.37	-4.77	8.37	-NA-	-NA-
United States Retail	GBP	1,882.60	122,594.85	29.57	3.06	-NA-	-NA-	19.36	17.27	31.72	4.50	-6.58	4.50	-NA-	-NA-
United States Residential	GBP	2,620.72	73,802.41	0.85	2.94	-NA-	-NA-	18.75	14.74	40.01	4.81	-5.46	4.81	-NA-	-NA-
United States Office	GBP	1,843.12	55,860.21	0.20	2.77	-NA-	-NA-	13.40	15.45	29.94	5.15	-4.38	5.15	-NA-	-NA-
United States Lodging/Resorts	GBP	1,448.42	34,027.69	0.12	3.36	-NA-	-NA-	16.50	21.03	34.19	-2.53	-5.94	-2.53	-NA-	-NA-
United States Industrial	GBP	951.26	19,668.93	0.06	3.16	-NA-	-NA-	14.53	15.02	17.83	0.86	-7.48	0.86	-NA-	-NA-
United States Industrial/Office	GBP	1,405.14	12,140.12	0.02	4.47	-NA-	-NA-	13.09	14.01	22.27	3.95	-6.32	3.95	-NA-	-NA-
United States Healthcare	GBP	3,448.70	60,396.73	0.07	4.79	-NA-	-NA-	15.73	16.17	35.45	3.19	-9.07	3.19	-NA-	-NA-
United States Diversified	GBP	1,704.97	36,051.68	0.04	3.89	-NA-	-NA-	15.11	15.51	34.16	3.49	-6.78	3.49	-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-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Industrial	JPY	962.00	8,412,824.75	5.39	3.44	-NA-	-NA-	20.79	29.21	26.68	2.07	0.55	2.07	-NA-	-NA-
Global Residential	JPY	2,788.36	18,658,324.45	12.64	2.77	-NA-	-NA-	23.06	29.17	50.05	4.58	1.15	4.58	-NA-	-NA-
Global Self Storage	JPY	4,390.58	5,371,375.61	3.89	2.86	-NA-	-NA-	33.94	39.63	45.29	7.17	0.14	7.17	-NA-	-NA-
Global Retail	JPY	2,103.71	40,252,363.99	29.16	3.33	-NA-	-NA-	23.52	31.05	39.74	4.96	0.31	4.96	-NA-	-NA-
Global Office	JPY	2,192.79	18,652,904.88	18.40	2.84	-NA-	-NA-	19.79	28.67	33.06	4.62	2.14	4.62	-NA-	-NA-
Global Lodging/Resorts	JPY	1,635.23	6,658,571.53	6.19	3.41	-NA-	-NA-	23.79	35.94	45.36	-3.42	-1.31	-3.42	-NA-	-NA-
Global Industrial/Office	JPY	1,554.71	2,998,319.95	2.97	4.68	-NA-	-NA-	20.06	27.89	33.19	3.94	-0.10	3.94	-NA-	-NA-
Global Healthcare	JPY	3,569.73	11,558,070.21	9.62	4.8	-NA-	-NA-	22.86	30.44	45.45	1.95	-4.42	1.95	-NA-	-NA-
Global Diversified	JPY	1,749.02	43,413,377.40	39.05	2.79	-NA-	-NA-	16.48	25.53	28.31	4.60	4.08	4.60	-NA-	-NA-
Asia Retail	JPY	2,070.25	8,378,851.62	19.55	3.58	-NA-	-NA-	20.30	28.57	43.75	4.86	3.07	4.86	-NA-	-NA-
Asia Residential	JPY	4,104.12	759,397.66	2.20	3.21	-NA-	-NA-	13.28	28.64	38.21	-4.47	-1.82	-4.47	-NA-	-NA-
Asia Office	JPY	2,187.23	5,350,119.21	9.55	2.92	-NA-	-NA-	17.94	26.28	24.90	3.02	3.75	3.02	-NA-	-NA-
Asia Industrial	JPY	1,103.00	3,611,798.45	6.78	3.48	-NA-	-NA-	22.63	27.69	25.17	2.07	1.98	2.07	-NA-	-NA-
Asia Diversified	JPY	1,707.48	24,768,705.95	45.35	2.28	-NA-	-NA-	13.98	21.86	24.71	3.53	4.87	3.53	-NA-	-NA-
Asia Lodging/Resorts	JPY	808.01	319,466.76	0.74	3.78	-NA-	-NA-	-NA-	26.57	53.82	2.88	2.54	2.88	-NA-	-NA-
Asia Office/Industrial	JPY	1,909.51	5,371,375.61	1667.66	0	-NA-	-NA-	34.45	24.34	26.68	13.51	9.36	-0.37	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,811.68	22,266,886.75	65.18	2.01	-NA-	-NA-	13.58	21.47	23.78	3.10	4.45	3.10	-NA-	-NA-
Asia ex Australia Industrial	JPY	3,347.07	2,611,439.75	21.95	3.5	-NA-	-NA-	20.44	26.64	20.58	1.14	1.18	1.14	-NA-	-NA-
Asia ex Australia Office	JPY	2,148.57	4,965,851.82	53.49	2.72	-NA-	-NA-	17.23	26.55	24.37	2.75	3.36	2.75	-NA-	-NA-
Asia ex Australia Residential	JPY	4,073.84	759,397.66	16.54	3.21	-NA-	-NA-	13.28	28.64	38.21	-4.47	-1.82	-4.47	-NA-	-NA-
Asia ex Australia Retail	JPY	2,838.16	3,558,612.12	30.63	3.57	-NA-	-NA-	23.42	33.10	42.22	2.97	0.39	2.97	-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-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Europe Self Storage	JPY	2,748.57	273,288.09	1.08	2.66	-NA-	-NA-	26.26	52.95	26.31	8.63	8.58	8.63	-NA-	-NA-
Europe Retail	JPY	1,765.99	7,785,160.26	25.33	3.53	-NA-	-NA-	18.49	35.41	32.03	10.95	4.62	10.95	-NA-	-NA-
Europe Residential	JPY	1,175.05	3,607,196.50	13.77	1.76	-NA-	-NA-	27.03	48.46	51.88	11.85	10.08	11.85	-NA-	-NA-
Europe Office	JPY	2,330.56	2,419,852.22	10.43	2.28	-NA-	-NA-	21.05	31.38	30.41	12.58	6.89	12.58	-NA-	-NA-
Europe Industrial	JPY	782.84	871,853.12	3.70	3.73	-NA-	-NA-	20.00	43.50	32.43	12.72	9.38	12.72	-NA-	-NA-
Europe Healthcare	JPY	1,405.44	130,643.50	0.58	5.88	-NA-	-NA-	16.46	22.90	22.50	4.18	9.47	4.18	-NA-	-NA-
Europe Diversified	JPY	1,807.94	10,308,903.29	45.65	2.89	-NA-	-NA-	21.52	36.34	27.78	9.35	6.79	9.35	-NA-	-NA-
Eurozone Retail	JPY	2,557.17	5,605,972.46	45.68	3.89	-NA-	-NA-	16.06	34.45	33.63	11.90	4.75	11.90	-NA-	-NA-
Eurozone Residential	JPY	1,203.62	3,242,963.52	48.65	1.84	-NA-	-NA-	27.84	47.94	57.56	11.59	9.48	11.59	-NA-	-NA-
Eurozone Office	JPY	1,497.27	625,739.16	18.28	2.83	-NA-	-NA-	8.02	22.80	18.06	9.26	7.42	9.26	-NA-	-NA-
Eurozone Industrial	JPY	1,850.45	132,516.52	4.32	4.42	-NA-	-NA-	25.38	42.46	35.39	8.53	9.49	8.53	-NA-	-NA-
Eurozone Diversified	JPY	1,834.04	2,665,107.39	52.08	3.6	-NA-	-NA-	15.80	28.44	19.82	8.96	5.43	8.96	-NA-	-NA-
UK Self Storage	JPY	2,748.57	273,288.09	2.79	2.66	-NA-	-NA-	26.26	52.95	26.31	8.63	8.58	8.63	-NA-	-NA-
UK Retail	JPY	1,093.73	2,179,187.80	22.89	2.59	-NA-	-NA-	22.02	36.36	27.76	8.57	4.27	8.57	-NA-	-NA-
UK Residential	JPY	896.36	364,232.98	2.93	1.07	-NA-	-NA-	20.38	43.98	-2.07	14.09	15.85	14.09	-NA-	-NA-
UK Industrial	JPY	622.97	739,336.60	1.47	3.6	-NA-	-NA-	18.87	43.73	32.25	13.51	9.36	13.51	-NA-	-NA-
UK Healthcare	JPY	1,405.44	130,643.50	0.22	5.88	-NA-	-NA-	16.46	22.90	22.50	4.18	9.47	4.18	-NA-	-NA-
UK Diversified	JPY	1,353.58	5,352,048.50	8.01	2.67	-NA-	-NA-	25.46	42.06	30.39	6.54	5.64	6.54	-NA-	-NA-
UK Office	JPY	2,383.61	756,118.78	1.16	1.17	-NA-	-NA-	33.17	49.20	35.91	10.16	9.23	10.16	-NA-	-NA-

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Index Description	Curr	Close Value Feb-15													
North America Self Storage	JPY	4,539.45	5,098,087.53	5.89	2.87	-NA-	-NA-	34.45	39.08	46.41	7.09	-0.28	7.09	-NA-	-NA-
North America Retail	JPY	2,157.48	24,088,352.11	29.57	3.18	-NA-	-NA-	26.26	30.50	40.89	3.21	-1.91	3.21	-NA-	-NA-
North America Residential	JPY	2,978.27	14,291,730.29	22.88	3	-NA-	-NA-	25.93	28.21	49.42	3.31	-0.84	3.31	-NA-	-NA-
North America Office	JPY	2,030.22	10,882,933.44	15.37	2.92	-NA-	-NA-	20.46	29.05	38.95	3.78	0.38	3.78	-NA-	-NA-
North America Lodging/Resorts	JPY	1,662.57	6,339,104.77	8.62	3.39	-NA-	-NA-	23.82	36.03	44.75	-3.71	-1.50	-3.71	-NA-	-NA-
North America Industrial	JPY	1,044.57	3,929,173.18	5.07	3.33	-NA-	-NA-	21.39	28.65	27.17	-0.03	-2.45	-0.03	-NA-	-NA-
North America Industrial/Office	JPY	1,533.68	2,328,920.59	2.91	4.61	-NA-	-NA-	19.74	27.31	31.38	2.76	-1.48	2.76	-NA-	-NA-
North America Healthcare	JPY	3,644.21	11,427,426.71	14.07	4.79	-NA-	-NA-	22.89	30.46	45.78	1.92	-4.56	1.92	-NA-	-NA-
North America Diversified	JPY	2,045.90	8,172,054.46	11.34	4.23	-NA-	-NA-	20.99	25.38	38.61	1.89	-1.49	1.89	-NA-	-NA-
United States Specialty	JPY	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Self Storage	JPY	4,539.45	5,098,087.53	6.24	2.87	-NA-	-NA-	34.45	39.08	46.41	7.09	-0.28	7.09	-NA-	-NA-
United States Retail	JPY	2,108.45	22,648,765.66	29.48	3.06	-NA-	-NA-	27.03	32.08	42.27	3.27	-2.17	3.27	-NA-	-NA-
United States Residential	JPY	2,935.12	13,634,615.04	25.04	2.94	-NA-	-NA-	26.38	29.23	51.23	3.57	-1.00	3.57	-NA-	-NA-
United States Office	JPY	2,064.24	10,319,885.14	25.18	2.77	-NA-	-NA-	20.69	30.04	40.35	3.91	0.13	3.91	-NA-	-NA-
United States Lodging/Resorts	JPY	1,622.18	6,286,440.65	9.98	3.36	-NA-	-NA-	23.99	36.32	44.94	-3.68	-1.50	-3.68	-NA-	-NA-
United States Industrial	JPY	1,065.38	3,633,732.69	6.18	3.16	-NA-	-NA-	21.89	29.55	27.27	-0.33	-3.12	-0.33	-NA-	-NA-
United States Industrial/Office	JPY	1,573.71	2,242,825.04	4.07	4.47	-NA-	-NA-	20.36	28.41	32.06	2.72	-1.90	2.72	-NA-	-NA-
United States Healthcare	JPY	3,862.43	11,157,984.22	21.09	4.79	-NA-	-NA-	23.18	30.85	46.30	1.97	-4.78	1.97	-NA-	-NA-
United States Diversified	JPY	1,909.51	6,660,362.49	15.95	3.89	-NA-	-NA-	22.52	30.11	44.91	2.27	-2.39	2.27	-NA-	-NA-

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

Version: February 2015

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Industrial	AUD	688.57	89,905.73	5.39	3.44	-NA-	-NA-	16.94	26.33	23.65	7.02	-1.70	7.02	-NA-	-NA-
Global Residential	AUD	1,995.83	199,396.78	11.96	2.77	-NA-	-NA-	19.13	26.29	46.46	9.66	-1.12	9.66	-NA-	-NA-
Global Self Storage	AUD	3,142.65	57,402.53	3.44	2.86	-NA-	-NA-	29.67	36.52	41.81	12.37	-2.11	12.37	-NA-	-NA-
Global Retail	AUD	1,505.77	430,166.81	25.81	3.33	-NA-	-NA-	19.58	28.13	36.40	10.05	-1.94	10.05	-NA-	-NA-
Global Office	AUD	1,569.54	199,338.87	11.96	2.84	-NA-	-NA-	15.97	25.80	29.87	9.70	-0.15	9.70	-NA-	-NA-
Global Lodging/Resorts	AUD	1,170.45	71,158.47	4.27	3.41	-NA-	-NA-	19.84	32.91	41.88	1.27	-3.53	1.27	-NA-	-NA-
Global Industrial/Office	AUD	1,112.82	32,042.29	1.92	4.68	-NA-	-NA-	16.24	25.04	30.00	8.99	-2.34	8.99	-NA-	-NA-
Global Healthcare	AUD	2,555.11	123,518.17	7.41	4.8	-NA-	-NA-	18.94	27.53	41.97	6.90	-6.56	6.90	-NA-	-NA-
Global Diversified	AUD	1,251.90	463,947.76	27.83	2.79	-NA-	-NA-	12.76	22.73	25.23	9.67	1.74	9.67	-NA-	-NA-
Asia Retail	AUD	1,481.83	89,542.66	19.55	3.58	-NA-	-NA-	16.47	25.70	40.31	9.95	0.76	9.95	-NA-	-NA-
Asia Residential	AUD	2,937.61	8,115.49	1.77	3.21	-NA-	-NA-	9.67	25.77	34.90	0.17	-4.02	0.17	-NA-	-NA-
Asia Office	AUD	1,565.56	57,175.37	12.48	2.92	-NA-	-NA-	14.18	23.46	21.91	8.02	1.42	8.02	-NA-	-NA-
Asia Industrial	AUD	789.49	38,598.37	8.43	3.48	-NA-	-NA-	18.72	24.84	22.17	7.03	-0.31	7.03	-NA-	-NA-
Asia Diversified	AUD	1,222.17	264,696.88	57.78	2.28	-NA-	-NA-	10.35	19.14	21.72	8.56	2.52	8.56	-NA-	-NA-
Asia Ex Lodging/Resorts	AUD	3,657.94	3,414.06	0.74	3.78	-NA-	-NA-	-NA-	23.75	50.14	7.87	0.24	7.87	-NA-	-NA-
Asia Office/Industrial	AUD	1,366.77	57,402.53	17.82	0	-NA-	-NA-	30.16	21.57	23.65	19.02	6.91	4.46	-NA-	-NA-
Asia ex Australia Diversified	AUD	1,296.75	237,960.57	65.18	2.01	-NA-	-NA-	9.96	18.76	20.82	8.10	2.11	8.10	-NA-	-NA-
Asia ex Australia Industrial	AUD	2,395.74	27,907.79	7.64	3.5	-NA-	-NA-	16.60	23.81	17.69	6.05	-1.08	6.05	-NA-	-NA-
Asia ex Australia Office	AUD	1,537.88	53,068.80	14.54	2.72	-NA-	-NA-	13.49	23.73	21.39	7.74	1.04	7.74	-NA-	-NA-
Asia ex Australia Residential	AUD	2,915.94	8,115.49	2.22	3.21	-NA-	-NA-	9.67	25.77	34.90	0.17	-4.02	0.17	-NA-	-NA-
Asia ex Australia Retail	AUD	2,031.47	38,029.99	10.42	3.57	-NA-	-NA-	19.48	30.13	38.82	7.97	-1.86	7.97	-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 Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Index Description	Curr	Close Value Feb-15														
Europe Self Storage	AUD	1,967.35	2,920.56	1.08	2.66	-NA-	-NA-	22.24	49.54	23.29	13.90	6.15	13.90	-NA-	-NA-	
Europe Retail	AUD	1,264.05	83,198.03	30.65	3.53	-NA-	-NA-	14.71	32.39	28.87	16.33	2.27	16.33	-NA-	-NA-	
Europe Residential	AUD	841.07	38,549.19	14.20	1.76	-NA-	-NA-	22.98	45.15	48.24	17.28	7.62	17.28	-NA-	-NA-	
Europe Office	AUD	1,668.15	25,860.35	9.53	2.28	-NA-	-NA-	17.19	28.45	27.29	18.04	4.50	18.04	-NA-	-NA-	
Europe Industrial	AUD	560.33	9,317.27	3.43	3.73	-NA-	-NA-	16.17	40.30	29.26	18.19	6.93	18.19	-NA-	-NA-	
Europe Healthcare	AUD	1,005.98	1,396.15	0.51	5.88	-NA-	-NA-	12.74	20.16	19.57	9.24	7.01	9.24	-NA-	-NA-	
Europe Diversified	AUD	1,294.07	110,168.64	40.59	2.89	-NA-	-NA-	17.64	33.30	24.72	14.66	4.39	14.66	-NA-	-NA-	
Eurozone Retail	AUD	1,830.35	59,909.61	45.68	3.89	-NA-	-NA-	12.36	31.45	30.43	17.33	2.40	17.33	-NA-	-NA-	
Eurozone Residential	AUD	861.51	34,656.73	26.43	1.84	-NA-	-NA-	23.77	44.65	53.79	17.01	7.03	17.01	-NA-	-NA-	
Eurozone Office	AUD	1,071.70	6,687.12	5.10	2.83	-NA-	-NA-	4.58	20.06	15.23	14.56	5.01	14.56	-NA-	-NA-	
Eurozone Industrial	AUD	1,324.50	1,416.17	1.08	4.42	-NA-	-NA-	21.38	39.28	32.15	13.79	7.03	13.79	-NA-	-NA-	
Eurozone Diversified	AUD	1,312.75	28,481.33	21.72	3.6	-NA-	-NA-	12.11	25.58	16.95	14.25	3.07	14.25	-NA-	-NA-	
UK Self Storage	AUD	1,967.35	2,920.56	2.79	2.66	-NA-	-NA-	22.24	49.54	23.29	13.90	6.15	13.90	-NA-	-NA-	
UK Retail	AUD	782.86	23,288.43	22.25	2.59	-NA-	-NA-	18.13	33.32	24.70	13.84	1.93	13.84	-NA-	-NA-	
UK Residential	AUD	641.59	3,892.47	3.72	1.07	-NA-	-NA-	16.54	40.77	-4.42	19.63	13.26	19.63	-NA-	-NA-	
UK Industrial	AUD	445.90	7,901.10	7.55	3.6	-NA-	-NA-	15.08	40.53	29.09	19.02	6.91	19.02	-NA-	-NA-	
UK Healthcare	AUD	1,005.98	1,396.15	1.33	5.88	-NA-	-NA-	12.74	20.16	19.57	9.24	7.01	9.24	-NA-	-NA-	
UK Diversified	AUD	968.85	57,195.99	54.64	2.67	-NA-	-NA-	21.46	38.89	27.27	11.72	3.27	11.72	-NA-	-NA-	
UK Office	AUD	1,706.12	8,080.45	7.72	1.17	-NA-	-NA-	28.92	45.87	32.65	15.51	6.78	15.51	-NA-	-NA-	

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

Version: February 2015

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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Feb-15	Feb-15	Feb-15										
North America Self Storage	AUD	3,249.21	54,481.97	5.89	2.87	-NA-	-NA-	30.16	35.98	42.91	12.29	-2.51	12.29	-NA-	-NA-
North America Retail	AUD	1,544.26	257,426.11	27.83	3.18	-NA-	-NA-	22.23	27.59	37.52	8.22	-4.10	8.22	-NA-	-NA-
North America Residential	AUD	2,131.76	152,732.10	16.51	3	-NA-	-NA-	21.91	25.35	45.84	8.33	-3.06	8.33	-NA-	-NA-
North America Office	AUD	1,453.18	116,303.15	12.57	2.92	-NA-	-NA-	16.62	26.17	35.62	8.82	-1.87	8.82	-NA-	-NA-
North America Lodging/Resorts	AUD	1,190.02	67,744.41	7.32	3.39	-NA-	-NA-	19.87	33.00	41.28	0.96	-3.71	0.96	-NA-	-NA-
North America Industrial	AUD	747.67	41,990.08	4.54	3.33	-NA-	-NA-	17.52	25.78	24.12	4.82	-4.64	4.82	-NA-	-NA-
North America Industrial/Office	AUD	1,097.76	24,888.58	2.69	4.61	-NA-	-NA-	15.92	24.47	28.24	7.75	-3.69	7.75	-NA-	-NA-
North America Healthcare	AUD	2,608.42	122,122.01	13.20	4.79	-NA-	-NA-	18.97	27.55	42.29	6.87	-6.70	6.87	-NA-	-NA-
North America Diversified	AUD	1,464.40	87,332.67	9.44	4.23	-NA-	-NA-	17.13	22.59	35.29	6.84	-3.69	6.84	-NA-	-NA-
United States Self Storage	AUD	3,249.21	54,481.97	6.24	2.87	-NA-	-NA-	30.16	35.98	42.91	12.29	-2.51	12.29	-NA-	-NA-
United States Retail	AUD	1,509.17	242,041.62	27.73	3.06	-NA-	-NA-	22.98	29.14	38.87	8.29	-4.37	8.29	-NA-	-NA-
United States Residential	AUD	2,100.88	145,709.67	16.69	2.94	-NA-	-NA-	22.35	26.35	47.60	8.60	-3.22	8.60	-NA-	-NA-
United States Office	AUD	1,477.52	110,286.00	12.63	2.77	-NA-	-NA-	16.84	27.14	36.99	8.96	-2.11	8.96	-NA-	-NA-
United States Lodging/Resorts	AUD	1,161.11	67,181.60	7.70	3.36	-NA-	-NA-	20.04	33.28	41.46	0.99	-3.71	0.99	-NA-	-NA-
United States Industrial	AUD	762.57	38,832.78	4.45	3.16	-NA-	-NA-	18.01	26.66	24.22	4.51	-5.29	4.51	-NA-	-NA-
United States Industrial/Office	AUD	1,126.42	23,968.50	2.75	4.47	-NA-	-NA-	16.52	25.55	28.90	7.71	-4.10	7.71	-NA-	-NA-
United States Healthcare	AUD	2,764.61	119,242.55	13.66	4.79	-NA-	-NA-	19.25	27.93	42.79	6.92	-6.91	6.92	-NA-	-NA-
United States Diversified	AUD	1,366.77	71,177.61	11.03	3.89	-NA-	-NA-	18.61	27.21	41.44	7.24	-4.58	7.24	-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		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Global Self Storage	EUR	2,950.31	40,058.69	3.44	0.00	-NA-	-NA-	27.13	25.88	47.85	15.89	-1.01	15.89	-NA-	-NA-
Global Retail	EUR	1,252.34	300,194.42	25.81	0.00	-NA-	-NA-	16.13	17.28	41.00	12.90	-1.27	12.90	-NA-	-NA-
Global Residential	EUR	1,819.10	139,150.21	11.96	0.00	-NA-	-NA-	16.80	16.44	52.90	12.86	-0.13	12.86	-NA-	-NA-
Global Office	EUR	1,384.52	139,109.79	11.96	0.00	-NA-	-NA-	13.26	15.73	35.51	12.96	0.89	12.96	-NA-	-NA-
Global Lodging/Resorts	EUR	1,071.86	49,658.35	4.27	0.00	-NA-	-NA-	18.04	22.60	47.78	4.27	-2.52	4.27	-NA-	-NA-
Global Industrial/Office	EUR	831.69	22,360.90	1.92	0.00	-NA-	-NA-	11.80	13.33	33.01	11.93	-1.57	11.93	-NA-	-NA-
Global Industrial	EUR	563.82	62,741.24	5.39	0.00	-NA-	-NA-	13.68	15.79	28.44	10.18	-0.70	10.18	-NA-	-NA-
Global Healthcare	EUR	1,903.94	86,197.87	7.41	0.00	-NA-	-NA-	14.33	15.52	45.30	9.37	-6.10	9.37	-NA-	-NA-
Global Diversified	EUR	1,166.60	323,768.65	27.83	0.00	-NA-	-NA-	10.38	13.09	30.76	12.96	2.82	12.96	-NA-	-NA-
Asia Retail	EUR	1,130.00	62,487.87	19.40	0.00	-NA-	-NA-	12.22	14.16	44.22	12.10	0.76	12.10	-NA-	-NA-
Asia Residential	EUR	2,913.20	5,663.44	1.76	0.00	-NA-	-NA-	7.16	14.69	40.20	1.67	-3.74	1.67	-NA-	-NA-
Asia Office	EUR	1,360.49	39,900.16	12.39	0.00	-NA-	-NA-	11.16	13.45	27.19	11.23	2.55	11.23	-NA-	-NA-
Asia Industrial	EUR	578.46	26,936.10	8.36	0.00	-NA-	-NA-	15.00	14.28	26.98	9.98	0.63	9.98	-NA-	-NA-
Asia Diversified	EUR	1,204.31	184,720.26	57.35	0.00	-NA-	-NA-	8.73	10.56	27.78	11.90	3.60	11.90	-NA-	-NA-
Asia Lodging/Resorts	EUR	586.80	2,382.52	0.73	0.00	-NA-	-NA-	-NA-	12.07	55.34	10.10	0.30	10.10	-NA-	-NA-
Asia Office/Industrial	EUR	1,719.42	40,058.69	100.00	0.00	-NA-	-NA-	31.77	15.79	33.18	22.81	8.11	7.79	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,349.35	166,062.18	65.18	0.00	-NA-	-NA-	8.86	10.68	27.30	11.41	3.18	11.41	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,809.99	19,475.62	7.64	0.00	-NA-	-NA-	13.04	13.48	22.51	8.81	-0.23	8.81	-NA-	-NA-
Asia ex Australia Office	EUR	1,395.28	37,034.37	14.54	0.00	-NA-	-NA-	10.79	13.96	26.97	10.93	2.17	10.93	-NA-	-NA-
Asia ex Australia Residential	EUR	2,893.78	5,663.44	2.22	0.00	-NA-	-NA-	7.16	14.69	40.20	1.67	-3.74	1.67	-NA-	-NA-
Asia ex Australia Retail	EUR	1,776.81	26,539.45	10.42	0.00	-NA-	-NA-	16.27	19.19	43.76	10.72	-1.19	10.72	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Index Description	Curr	Close Value Feb-15														
Europe Self Storage	EUR	1,996.42	2,038.13	1.08	0.00	-NA-	-NA-	19.76	37.43	28.61	17.53	7.34	17.53	-NA-	-NA-	
Europe Retail	EUR	1,090.71	58,060.23	30.65	0.00	-NA-	-NA-	11.01	20.60	32.62	19.65	3.42	19.65	-NA-	-NA-	
Europe Residential	EUR	869.07	26,901.78	14.20	0.00	-NA-	-NA-	22.07	35.88	56.86	21.02	8.82	21.02	-NA-	-NA-	
Europe Office	EUR	1,504.91	18,046.79	9.53	0.00	-NA-	-NA-	14.51	17.99	32.84	21.76	5.67	21.76	-NA-	-NA-	
Europe Industrial	EUR	464.06	6,502.11	3.43	0.00	-NA-	-NA-	11.94	26.55	33.01	21.96	8.13	21.96	-NA-	-NA-	
Europe Healthcare	EUR	776.49	974.31	0.51	0.00	-NA-	-NA-	7.67	6.78	19.24	10.23	5.82	10.23	-NA-	-NA-	
Europe Diversified	EUR	1,100.01	76,881.83	40.59	0.00	-NA-	-NA-	13.75	21.42	29.73	18.06	5.53	18.06	-NA-	-NA-	
Eurozone Retail	EUR	1,480.66	41,808.27	45.68	0.00	-NA-	-NA-	7.98	18.89	33.41	20.52	3.55	20.52	-NA-	-NA-	
Eurozone Residential	EUR	887.19	24,185.40	26.43	0.00	-NA-	-NA-	22.71	35.36	62.60	20.74	8.23	20.74	-NA-	-NA-	
Eurozone Office	EUR	834.44	4,666.64	5.10	0.00	-NA-	-NA-	0.40	8.75	19.85	18.22	6.19	18.22	-NA-	-NA-	
Eurozone Industrial	EUR	999.66	988.28	1.08	0.00	-NA-	-NA-	17.31	24.23	34.04	17.42	8.24	17.42	-NA-	-NA-	
Eurozone Diversified	EUR	1,073.75	19,875.86	21.72	0.00	-NA-	-NA-	7.40	12.94	20.05	17.87	4.22	17.87	-NA-	-NA-	
UK Self Storage	EUR	1,996.42	2,038.13	2.79	0.00	-NA-	-NA-	19.76	37.43	28.61	17.53	7.34	17.53	-NA-	-NA-	
UK Retail	EUR	749.41	16,251.97	22.25	0.00	-NA-	-NA-	15.75	23.12	30.57	17.47	3.08	17.47	-NA-	-NA-	
UK Residential	EUR	696.78	2,716.38	3.72	0.00	-NA-	-NA-	16.45	32.43	2.21	23.44	14.53	23.44	-NA-	-NA-	
UK Industrial	EUR	372.61	5,513.83	7.55	0.00	-NA-	-NA-	10.68	26.98	33.10	22.81	8.11	22.81	-NA-	-NA-	
UK Healthcare	EUR	776.49	974.31	1.33	0.00	-NA-	-NA-	7.67	6.78	19.24	10.23	5.82	10.23	-NA-	-NA-	
UK Diversified	EUR	841.68	39,914.55	54.64	0.00	-NA-	-NA-	18.28	27.50	32.87	14.82	4.37	14.82	-NA-	-NA-	
UK Office	EUR	1,791.43	5,638.99	7.72	0.00	-NA-	-NA-	28.18	36.70	41.09	19.05	7.98	19.05	-NA-	-NA-	

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

Version: February 2015

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
North America Self Storage	EUR	3,038.38	38,020.56	5.89	0.00	-NA-	-NA-	27.62	25.40	48.99	15.80	-1.42	15.80	-NA-	-NA-
North America Retail	EUR	1,320.79	179,646.32	27.83	0.00	-NA-	-NA-	19.20	17.19	42.63	11.16	-3.36	11.16	-NA-	-NA-
North America Residential	EUR	1,849.62	106,584.99	16.51	0.00	-NA-	-NA-	19.26	15.37	51.86	11.51	-2.09	11.51	-NA-	-NA-
North America Office	EUR	1,281.61	81,162.83	12.57	0.00	-NA-	-NA-	14.13	16.28	41.77	12.01	-0.89	12.01	-NA-	-NA-
North America Lodging/Resorts	EUR	1,091.61	47,275.83	7.32	0.00	-NA-	-NA-	18.15	22.76	47.24	3.99	-2.65	3.99	-NA-	-NA-
North America Industrial	EUR	638.61	29,303.02	4.54	0.00	-NA-	-NA-	14.76	15.75	29.08	8.05	-3.62	8.05	-NA-	-NA-
North America Industrial/Office	EUR	823.46	17,368.64	2.69	0.00	-NA-	-NA-	11.57	12.95	31.69	10.50	-3.02	10.50	-NA-	-NA-
North America Healthcare	EUR	1,939.52	85,223.56	13.20	0.00	-NA-	-NA-	14.37	15.56	45.69	9.36	-6.22	9.36	-NA-	-NA-
North America Diversified	EUR	1,229.04	60,945.62	9.44	0.00	-NA-	-NA-	13.54	11.58	39.27	9.83	-2.73	9.83	-NA-	-NA-
United States Self Storage	EUR	3,038.38	38,020.56	6.24	0.00	-NA-	-NA-	27.62	25.40	48.99	15.80	-1.42	15.80	-NA-	-NA-
United States Retail	EUR	1,317.87	168,910.16	27.73	0.00	-NA-	-NA-	20.18	18.80	44.19	11.25	-3.62	11.25	-NA-	-NA-
United States Residential	EUR	1,835.21	101,684.35	16.69	0.00	-NA-	-NA-	19.80	16.36	53.78	11.81	-2.24	11.81	-NA-	-NA-
United States Lodging/Resorts	EUR	1,080.58	46,883.07	7.70	0.00	-NA-	-NA-	18.44	23.10	47.48	4.04	-2.65	4.04	-NA-	-NA-
United States Industrial	EUR	655.79	27,099.68	4.45	0.00	-NA-	-NA-	15.37	16.77	29.43	7.79	-4.25	7.79	-NA-	-NA-
United States Industrial/Office	EUR	849.02	16,726.56	2.75	0.00	-NA-	-NA-	12.26	14.11	32.61	10.50	-3.42	10.50	-NA-	-NA-
United States Healthcare	EUR	2,075.51	83,214.11	13.66	0.00	-NA-	-NA-	14.70	15.94	46.21	9.41	-6.43	9.41	-NA-	-NA-
United States Diversified	EUR	1,208.04	49,671.71	8.15	0.00	-NA-	-NA-	15.58	16.31	46.19	10.38	-3.54	10.38	-NA-	-NA-
United States Office	EUR	1,305.83	76,963.73	12.63	0.00	-NA-	-NA-	14.41	17.23	43.35	12.19	-1.12	12.19	-NA-	-NA-

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

Version: February 2015

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Global Self Storage	USD	2,805.49	44,931.83	3.44	0.00	-NA-	-NA-	22.24	18.70	20.07	7.42	-1.60	7.42	-NA-	-NA-
Global Retail	USD	1,190.87	336,713.07	25.81	0.00	-NA-	-NA-	11.66	10.59	14.51	4.66	-1.86	4.66	-NA-	-NA-
Global Residential	USD	1,729.80	156,077.83	11.96	0.00	-NA-	-NA-	12.31	9.80	24.17	4.61	-0.73	4.61	-NA-	-NA-
Global Office	USD	1,190.87	336,713.07	11.96	0.00	-NA-	-NA-	11.66	10.59	14.51	4.66	-1.86	4.66	-NA-	-NA-
Global Lodging/Resorts	USD	1,019.24	55,699.29	4.27	0.00	-NA-	-NA-	13.50	15.61	20.02	-3.35	-3.10	-3.35	-NA-	-NA-
Global Industrial/Office	USD	790.86	25,081.10	1.92	0.00	-NA-	-NA-	7.50	6.86	8.02	3.75	-2.16	3.75	-NA-	-NA-
Global Industrial	USD	536.14	70,373.71	5.39	0.00	-NA-	-NA-	9.30	9.18	4.31	2.13	-1.30	2.13	-NA-	-NA-
Global Healthcare	USD	1,810.48	96,683.84	7.41	0.00	-NA-	-NA-	9.94	8.93	18.00	1.38	-6.66	1.38	-NA-	-NA-
Global Diversified	USD	1,109.33	363,155.11	27.83	0.00	-NA-	-NA-	6.14	6.64	6.19	4.71	2.20	4.71	-NA-	-NA-
Asia Retail	USD	1,074.53	70,089.52	19.40	0.00	-NA-	-NA-	7.90	7.65	17.12	3.91	0.15	3.91	-NA-	-NA-
Asia Residential	USD	2,770.20	6,352.40	1.76	0.00	-NA-	-NA-	3.04	8.15	13.86	-5.76	-4.32	-5.76	-NA-	-NA-
Asia Office	USD	1,293.71	44,754.02	12.39	0.00	-NA-	-NA-	6.89	6.98	3.30	3.10	1.93	3.10	-NA-	-NA-
Asia Industrial	USD	550.07	30,212.88	8.36	0.00	-NA-	-NA-	10.57	7.76	3.13	1.94	0.02	1.94	-NA-	-NA-
Asia Diversified	USD	1,145.19	207,191.48	57.35	0.00	-NA-	-NA-	4.55	4.25	3.77	3.72	2.98	3.72	-NA-	-NA-
Asia Lodging/Resorts	USD	502.83	2,672.36	0.73	0.00	-NA-	-NA-	-NA-	5.68	26.15	2.06	-0.31	2.06	-NA-	-NA-
Asia Office/Industrial	USD	1,634.93	44,931.83	100.00	0.00	-NA-	-NA-	26.71	9.18	8.16	13.84	7.46	-0.08	-NA-	-NA-
Asia ex Australia Diversified	USD	1,283.11	186,263.64	65.18	0.00	-NA-	-NA-	4.67	4.36	3.38	3.27	2.56	3.27	-NA-	-NA-
Asia ex Australia Industrial	USD	1,736.36	21,844.83	7.64	0.00	-NA-	-NA-	8.89	7.01	-0.51	0.86	-0.83	0.86	-NA-	-NA-
Asia ex Australia Office	USD	1,326.79	41,539.60	14.54	0.00	-NA-	-NA-	6.53	7.46	3.11	2.83	1.55	2.83	-NA-	-NA-
Asia ex Australia Residential	USD	2,751.73	6,352.40	2.22	0.00	-NA-	-NA-	3.04	8.15	13.86	-5.76	-4.32	-5.76	-NA-	-NA-
Asia ex Australia Retail	USD	1,689.59	29,767.97	10.42	0.00	-NA-	-NA-	11.80	12.40	16.75	2.64	-1.79	2.64	-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 Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Europe Self Storage	USD	1,898.42	2,286.07	1.08	0.00	-NA-	-NA-	15.15	29.59	4.44	8.94	6.69	8.94	-NA-	-NA-
Europe Retail	USD	1,037.17	65,123.26	30.65	0.00	-NA-	-NA-	6.74	13.73	7.71	10.91	2.80	10.91	-NA-	-NA-
Europe Residential	USD	826.41	30,174.38	14.20	0.00	-NA-	-NA-	17.37	28.13	27.39	12.18	8.17	12.18	-NA-	-NA-
Europe Office	USD	1,431.04	20,242.19	9.53	0.00	-NA-	-NA-	10.10	11.26	7.88	12.86	5.03	12.86	-NA-	-NA-
Europe Industrial	USD	441.28	7,293.10	3.43	0.00	-NA-	-NA-	7.63	19.33	8.02	13.05	7.48	13.05	-NA-	-NA-
Europe Healthcare	USD	738.38	1,092.84	0.51	0.00	-NA-	-NA-	3.53	0.69	-3.17	2.18	5.18	2.18	-NA-	-NA-
Europe Diversified	USD	1,046.02	86,234.50	40.59	0.00	-NA-	-NA-	9.38	14.49	5.35	9.44	4.90	9.44	-NA-	-NA-
Eurozone Retail	USD	1,407.98	46,894.24	45.68	0.00	-NA-	-NA-	3.83	12.11	8.34	11.72	2.93	11.72	-NA-	-NA-
Eurozone Residential	USD	843.64	27,127.55	26.43	0.00	-NA-	-NA-	17.99	27.64	32.05	11.92	7.58	11.92	-NA-	-NA-
Eurozone Office	USD	793.48	5,234.34	5.10	0.00	-NA-	-NA-	-3.46	2.54	-2.67	9.58	5.55	9.58	-NA-	-NA-
Eurozone Industrial	USD	950.59	1,108.51	1.08	0.00	-NA-	-NA-	12.80	17.14	8.85	8.84	7.58	8.84	-NA-	-NA-
Eurozone Diversified	USD	1,021.04	22,293.76	21.72	0.00	-NA-	-NA-	3.27	6.50	-2.51	9.26	3.60	9.26	-NA-	-NA-
UK Self Storage	USD	1,898.42	2,286.07	2.79	0.00	-NA-	-NA-	15.15	29.59	4.44	8.94	6.69	8.94	-NA-	-NA-
UK Retail	USD	712.62	18,229.02	22.25	0.00	-NA-	-NA-	11.30	16.10	6.04	8.88	2.46	8.88	-NA-	-NA-
UK Residential	USD	662.57	3,046.83	3.72	0.00	-NA-	-NA-	11.97	24.88	-16.99	14.42	13.84	14.42	-NA-	-NA-
UK Industrial	USD	354.32	6,184.59	7.55	0.00	-NA-	-NA-	6.43	19.74	8.09	13.84	7.46	13.84	-NA-	-NA-
UK Healthcare	USD	738.38	1,092.84	1.33	0.00	-NA-	-NA-	3.53	0.69	-3.17	2.18	5.18	2.18	-NA-	-NA-
UK Diversified	USD	800.36	44,770.16	54.64	0.00	-NA-	-NA-	13.73	20.22	7.90	6.44	3.74	6.44	-NA-	-NA-
UK Office	USD	1,703.49	6,324.97	7.72	0.00	-NA-	-NA-	23.25	28.90	14.58	10.35	7.33	10.35	-NA-	-NA-

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

Version: February 2015

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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
North America Self Storage	USD	2,889.24	42,645.76	5.89	0.00	-NA-	-NA-	22.71	18.25	21.00	7.34	-2.01	7.34	-NA-	-NA-
North America Retail	USD	1,255.96	201,500.29	27.83	0.00	-NA-	-NA-	14.61	10.51	15.83	3.04	-3.94	3.04	-NA-	-NA-
North America Residential	USD	1,758.83	119,551.05	16.51	0.00	-NA-	-NA-	14.67	8.79	23.33	3.36	-2.68	3.36	-NA-	-NA-
North America Office	USD	1,218.70	91,036.29	12.57	0.00	-NA-	-NA-	9.74	9.64	15.14	3.82	-1.49	3.82	-NA-	-NA-
North America Lodging/Resorts	USD	1,038.03	53,026.93	7.32	0.00	-NA-	-NA-	13.61	15.76	19.57	-3.61	-3.24	-3.61	-NA-	-NA-
North America Industrial	USD	607.27	32,867.73	4.54	0.00	-NA-	-NA-	10.34	9.15	4.83	0.15	-4.20	0.15	-NA-	-NA-
North America Industrial/Office	USD	783.03	19,481.54	2.69	0.00	-NA-	-NA-	7.28	6.51	6.95	2.43	-3.60	2.43	-NA-	-NA-
North America Healthcare	USD	1,844.32	95,591.01	13.20	0.00	-NA-	-NA-	9.97	8.97	18.31	1.37	-6.78	1.37	-NA-	-NA-
North America Diversified	USD	1,168.71	68,359.65	9.44	0.00	-NA-	-NA-	9.17	5.21	13.10	1.80	-3.31	1.80	-NA-	-NA-
United States Self Storage	USD	2,889.24	42,645.76	6.24	0.00	-NA-	-NA-	22.71	18.25	21.00	7.34	-2.01	7.34	-NA-	-NA-
United States Retail	USD	1,253.18	189,458.08	27.73	0.00	-NA-	-NA-	15.56	12.03	17.10	3.12	-4.20	3.12	-NA-	-NA-
United States Residential	USD	1,745.12	114,054.25	16.69	0.00	-NA-	-NA-	15.19	9.72	24.89	3.64	-2.82	3.64	-NA-	-NA-
United States Office	USD	1,241.73	86,326.36	7.70	0.00	-NA-	-NA-	10.01	10.54	16.41	3.99	-1.71	3.99	-NA-	-NA-
United States Lodging/Resorts	USD	1,027.54	52,586.40	4.45	0.00	-NA-	-NA-	13.88	16.08	19.77	-3.56	-3.24	-3.56	-NA-	-NA-
United States Industrial	USD	623.60	30,396.36	2.75	0.00	-NA-	-NA-	10.93	10.11	5.11	-0.08	-4.82	-0.08	-NA-	-NA-
United States Industrial/Office	USD	807.34	18,761.35	13.66	0.00	-NA-	-NA-	7.94	7.60	7.69	2.42	-4.00	2.42	-NA-	-NA-
United States Healthcare	USD	1,973.63	93,337.11	8.15	0.00	-NA-	-NA-	10.29	9.33	18.74	1.42	-6.99	1.42	-NA-	-NA-
United States Diversified	USD	1,148.74	55,714.27	12.63	0.00	-NA-	-NA-	11.14	9.67	18.72	2.32	-4.12	2.32	-NA-	-NA-

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

Version: February 2015

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		
Index Description	Curr	Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Self Storage	GBP	2,925.67	29,074.56	3.44	0.00	-NA-	-NA-	21.87	20.02	30.21	8.39	-4.37	8.39	-NA-	-NA-
Global Retail	GBP	1,241.88	217,880.85	25.81	0.00	-NA-	-NA-	11.33	11.82	24.18	5.59	-4.63	5.59	-NA-	-NA-
Global Residential	GBP	1,803.91	100,995.10	11.96	0.00	-NA-	-NA-	11.97	11.01	34.66	5.55	-3.53	5.55	-NA-	-NA-
Global Office	GBP	1,372.95	100,965.77	11.96	0.00	-NA-	-NA-	8.57	10.35	19.34	5.64	-2.54	5.64	-NA-	-NA-
Global Lodging/Resorts	GBP	1,062.91	36,041.99	4.27	0.00	-NA-	-NA-	13.16	16.89	30.15	-2.48	-5.83	-2.48	-NA-	-NA-
Global Industrial/Office	GBP	824.74	16,229.52	1.92	0.00	-NA-	-NA-	7.17	8.05	17.14	4.68	-4.91	4.68	-NA-	-NA-
Global Industrial	GBP	559.11	45,537.53	5.39	0.00	-NA-	-NA-	8.98	10.39	13.11	3.05	-4.08	3.05	-NA-	-NA-
Global Healthcare	GBP	1,888.04	62,562.34	7.41	0.00	-NA-	-NA-	9.61	10.14	27.96	2.29	-9.29	2.29	-NA-	-NA-
Global Diversified	GBP	1,156.85	234,991.01	27.83	0.00	-NA-	-NA-	5.82	7.83	15.16	5.65	-0.68	5.65	-NA-	-NA-
Asia Retail	GBP	1,120.56	45,353.64	19.40	0.00	-NA-	-NA-	7.58	8.85	27.01	4.85	-2.67	4.85	-NA-	-NA-
Asia Residential	GBP	2,888.87	4,110.52	1.76	0.00	-NA-	-NA-	2.73	9.35	23.47	-4.91	-7.01	-4.91	-NA-	-NA-
Asia Office	GBP	1,349.13	28,959.51	12.39	0.00	-NA-	-NA-	6.57	8.17	12.02	4.03	-0.93	4.03	-NA-	-NA-
Asia Industrial	GBP	573.63	19,550.20	8.36	0.00	-NA-	-NA-	10.24	8.96	11.83	2.86	-2.80	2.86	-NA-	-NA-
Asia Diversified	GBP	1,194.25	134,069.81	57.35	0.00	-NA-	-NA-	4.24	5.41	12.53	4.65	0.08	4.65	-NA-	-NA-
Asia Lodging/Resorts	GBP	524.37	1,729.23	0.73	0.00	-NA-	-NA-	-NA-	6.85	36.80	2.97	-3.11	2.97	-NA-	-NA-
Asia Office/Industrial	GBP	1,704.97	29,074.56	100.00	0.00	-NA-	-NA-	26.33	10.39	17.29	14.86	4.43	0.82	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,338.08	120,527.79	65.18	0.00	-NA-	-NA-	4.36	5.52	12.11	4.20	-0.33	4.20	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,810.74	14,135.39	7.64	0.00	-NA-	-NA-	8.56	8.20	7.89	1.76	-3.62	1.76	-NA-	-NA-
Asia ex Australia Office	GBP	1,383.63	26,879.52	14.54	0.00	-NA-	-NA-	6.21	8.65	11.81	3.75	-1.31	3.75	-NA-	-NA-
Asia ex Australia Residential	GBP	2,869.62	4,110.52	2.22	0.00	-NA-	-NA-	2.73	9.35	23.47	-4.91	-7.01	-4.91	-NA-	-NA-
Asia ex Australia Retail	GBP	1,761.97	19,262.31	10.42	0.00	-NA-	-NA-	11.46	13.65	26.61	3.56	-4.55	3.56	-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 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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Europe Self Storage	GBP	1,979.74	1,479.27	1.08	0.00	-NA-	-NA-	14.81	31.03	13.26	9.92	3.69	9.92	-NA-	-NA-
Europe Retail	GBP	1,081.60	42,140.07	30.65	0.00	-NA-	-NA-	6.42	14.99	16.80	11.90	-0.10	11.90	-NA-	-NA-
Europe Residential	GBP	861.81	19,525.29	14.20	0.00	-NA-	-NA-	17.02	29.56	38.15	13.18	5.12	13.18	-NA-	-NA-
Europe Office	GBP	1,492.35	13,098.35	9.53	0.00	-NA-	-NA-	9.77	12.49	16.98	13.87	2.08	13.87	-NA-	-NA-
Europe Industrial	GBP	460.18	4,719.23	3.43	0.00	-NA-	-NA-	7.31	20.66	17.14	14.07	4.45	14.07	-NA-	-NA-
Europe Healthcare	GBP	770.01	707.16	0.51	0.00	-NA-	-NA-	3.22	1.81	5.01	3.09	2.22	3.09	-NA-	-NA-
Europe Diversified	GBP	1,090.83	55,800.76	40.59	0.00	-NA-	-NA-	9.05	15.77	14.25	10.42	1.94	10.42	-NA-	-NA-
Eurozone Retail	GBP	1,468.29	30,344.41	45.68	0.00	-NA-	-NA-	3.52	13.35	17.49	12.72	0.03	12.72	-NA-	-NA-
Eurozone Residential	GBP	879.78	17,553.74	26.43	0.00	-NA-	-NA-	17.64	29.06	43.20	12.92	4.55	12.92	-NA-	-NA-
Eurozone Office	GBP	827.47	3,387.05	5.10	0.00	-NA-	-NA-	-3.75	3.68	5.55	10.56	2.58	10.56	-NA-	-NA-
Eurozone Industrial	GBP	991.31	717.29	1.08	0.00	-NA-	-NA-	12.46	18.44	18.04	9.82	4.55	9.82	-NA-	-NA-
Eurozone Diversified	GBP	1,064.78	14,425.88	21.72	0.00	-NA-	-NA-	2.96	7.68	5.72	10.24	0.68	10.24	-NA-	-NA-
UK Self Storage	GBP	1,979.74	1,479.27	2.79	0.00	-NA-	-NA-	14.81	31.03	13.26	9.92	3.69	9.92	-NA-	-NA-
UK Retail	GBP	743.15	11,795.66	22.25	0.00	-NA-	-NA-	10.97	17.39	14.99	9.86	-0.43	9.86	-NA-	-NA-
UK Residential	GBP	690.96	1,971.55	3.72	0.00	-NA-	-NA-	11.64	26.27	-9.99	15.45	10.63	15.45	-NA-	-NA-
UK Industrial	GBP	369.50	4,001.93	7.55	0.00	-NA-	-NA-	6.11	21.07	17.22	14.86	4.43	14.86	-NA-	-NA-
UK Healthcare	GBP	770.01	707.16	1.33	0.00	-NA-	-NA-	3.22	1.81	5.01	3.09	2.22	3.09	-NA-	-NA-
UK Diversified	GBP	834.65	28,969.95	54.64	0.00	-NA-	-NA-	13.39	21.56	17.01	7.39	0.82	7.39	-NA-	-NA-
UK Office	GBP	1,776.47	4,092.77	7.72	0.00	-NA-	-NA-	22.88	30.33	24.25	11.34	4.31	11.34	-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		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
North America Self Storage	GBP	3,013.01	27,595.29	5.89	0.00	-NA-	-NA-	22.34	19.56	31.21	8.30	-4.77	8.30	-NA-	-NA-
North America Retail	GBP	1,309.76	130,387.14	27.83	0.00	-NA-	-NA-	14.27	11.73	25.61	3.96	-6.64	3.96	-NA-	-NA-
North America Residential	GBP	1,834.18	77,359.29	16.51	0.00	-NA-	-NA-	14.33	10.00	33.74	4.29	-5.42	4.29	-NA-	-NA-
North America Office	GBP	1,270.91	58,907.91	12.57	0.00	-NA-	-NA-	9.41	10.86	24.86	4.75	-4.26	4.75	-NA-	-NA-
North America Lodging/Resorts	GBP	1,082.49	34,312.76	7.32	0.00	-NA-	-NA-	13.27	17.05	29.67	-2.74	-5.96	-2.74	-NA-	-NA-
North America Industrial	GBP	633.28	21,268.11	4.54	0.00	-NA-	-NA-	10.01	10.36	13.68	1.05	-6.90	1.05	-NA-	-NA-
North America Industrial/Office	GBP	816.58	12,606.15	2.69	0.00	-NA-	-NA-	6.96	7.69	15.98	3.35	-6.32	3.35	-NA-	-NA-
North America Healthcare	GBP	1,923.32	61,855.19	13.20	0.00	-NA-	-NA-	9.64	10.18	28.30	2.28	-9.41	2.28	-NA-	-NA-
North America Diversified	GBP	1,218.78	44,234.28	9.44	0.00	-NA-	-NA-	8.85	6.38	22.65	2.71	-6.04	2.71	-NA-	-NA-
United States Self Storage	GBP	3,013.01	27,595.29	6.24	0.00	-NA-	-NA-	22.34	19.56	31.21	8.30	-4.77	8.30	-NA-	-NA-
United States Retail	GBP	1,306.87	122,594.85	27.73	0.00	-NA-	-NA-	15.21	13.27	26.98	4.05	-6.90	4.05	-NA-	-NA-
United States Residential	GBP	1,819.88	73,802.41	16.69	0.00	-NA-	-NA-	14.85	10.94	35.43	4.57	-5.56	4.57	-NA-	-NA-
United States Lodging/Resorts	GBP	1,071.56	34,027.69	7.70	0.00	-NA-	-NA-	13.54	17.36	29.88	-2.70	-5.96	-2.70	-NA-	-NA-
United States Industrial	GBP	650.32	19,668.93	4.45	0.00	-NA-	-NA-	10.60	11.33	13.99	0.82	-7.50	0.82	-NA-	-NA-
United States Industrial/Office	GBP	841.93	12,140.12	2.75	0.00	-NA-	-NA-	7.62	8.80	16.78	3.34	-6.70	3.34	-NA-	-NA-
United States Healthcare	GBP	2,058.18	60,396.73	13.66	0.00	-NA-	-NA-	9.96	10.54	28.76	2.33	-9.61	2.33	-NA-	-NA-
United States Diversified	GBP	1,197.95	36,051.68	8.15	0.00	-NA-	-NA-	10.80	10.89	28.74	3.23	-6.82	3.23	-NA-	-NA-
United States Office	GBP	1,294.93	55,860.21	12.63	0.00	-NA-	-NA-	9.68	11.77	26.24	4.93	-4.48	4.93	-NA-	-NA-

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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	Total	
			Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	10 Yrs Vity (%)	36 M Vity (%)	
Global Self Storage	JPY	3,276.66	5,371,375.61	3.44	0.00	-NA-	-NA-	29.71	35.18	40.64	7.11	0.14	7.11	-NA-	-NA-	
Global Retail	JPY	1,390.87	40,252,363.99	25.81	0.00	-NA-	-NA-	18.49	25.94	34.12	4.35	-0.13	4.35	-NA-	-NA-	
Global Residential	JPY	2,020.31	18,658,324.45	11.96	0.00	-NA-	-NA-	19.17	25.04	45.44	4.31	1.02	4.31	-NA-	-NA-	
Global Office	JPY	1,537.66	18,652,904.88	11.96	0.00	-NA-	-NA-	15.56	24.28	28.90	4.40	2.06	4.40	-NA-	-NA-	
Global Lodging/Resorts	JPY	1,190.42	6,658,571.53	4.27	0.00	-NA-	-NA-	20.44	31.66	40.57	-3.63	-1.39	-3.63	-NA-	-NA-	
Global Industrial/Office	JPY	923.69	2,998,319.95	1.92	0.00	-NA-	-NA-	14.06	21.70	26.52	3.45	-0.43	3.45	-NA-	-NA-	
Global Industrial	JPY	626.19	8,412,824.75	5.39	0.00	-NA-	-NA-	15.98	24.34	22.17	1.83	0.45	1.83	-NA-	-NA-	
Global Healthcare	JPY	2,114.54	11,558,070.21	7.41	0.00	-NA-	-NA-	16.65	24.05	38.21	1.08	-5.01	1.08	-NA-	-NA-	
Global Diversified	JPY	1,295.64	43,413,377.40	27.83	0.00	-NA-	-NA-	12.62	21.45	24.38	4.40	4.01	4.40	-NA-	-NA-	
Asia Retail	JPY	1,254.99	8,378,851.62	19.40	0.00	-NA-	-NA-	14.50	22.60	37.18	3.61	1.93	3.61	-NA-	-NA-	
Asia Residential	JPY	3,235.44	759,397.66	1.76	0.00	-NA-	-NA-	9.34	23.17	33.36	-6.03	-2.62	-6.03	-NA-	-NA-	
Asia Office	JPY	1,510.98	5,350,119.21	12.39	0.00	-NA-	-NA-	13.42	21.83	20.99	2.80	3.74	2.80	-NA-	-NA-	
Asia Industrial	JPY	642.45	3,611,798.45	8.36	0.00	-NA-	-NA-	17.33	22.72	20.79	1.65	1.79	1.65	-NA-	-NA-	
Asia Diversified	JPY	1,337.52	24,768,705.95	57.35	0.00	-NA-	-NA-	10.94	18.73	21.54	3.42	4.80	3.42	-NA-	-NA-	
Asia Lodging/Resorts	JPY	587.28	319,466.76	0.73	0.00	-NA-	-NA-	-NA-	20.35	47.76	1.76	1.46	1.76	-NA-	-NA-	
Asia Office/Industrial	JPY	1,909.51	5,371,375.61	100.00	0.00	-NA-	-NA-	34.45	24.34	26.68	13.51	9.36	-0.37	-NA-	-NA-	
Asia ex Australia Diversified	JPY	1,498.60	22,266,886.75	65.18	0.00	-NA-	-NA-	11.07	18.85	21.08	2.97	4.37	2.97	-NA-	-NA-	
Asia ex Australia Industrial	JPY	2,027.97	2,611,439.75	7.64	0.00	-NA-	-NA-	15.54	21.87	16.53	0.56	0.92	0.56	-NA-	-NA-	
Asia ex Australia Office	JPY	1,549.62	4,965,851.82	14.54	0.00	-NA-	-NA-	13.04	22.37	20.77	2.53	3.35	2.53	-NA-	-NA-	
Asia ex Australia Residential	JPY	3,213.87	759,397.66	2.22	0.00	-NA-	-NA-	9.34	23.17	33.36	-6.03	-2.62	-6.03	-NA-	-NA-	
Asia ex Australia Retail	JPY	1,973.35	3,558,612.12	10.42	0.00	-NA-	-NA-	18.63	28.00	36.75	2.34	-0.05	2.34	-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 Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Europe Self Storage	JPY	2,217.25	273,288.09	1.08	0.00	-NA-	-NA-	22.19	47.58	22.33	8.63	8.58	8.63	-NA-	-NA-
Europe Retail	JPY	1,211.35	7,785,160.26	30.65	0.00	-NA-	-NA-	13.26	29.51	26.15	10.58	4.62	10.58	-NA-	-NA-
Europe Residential	JPY	965.20	3,607,196.50	14.20	0.00	-NA-	-NA-	24.54	45.92	49.21	11.85	10.08	11.85	-NA-	-NA-
Europe Office	JPY	1,671.38	2,419,852.22	9.53	0.00	-NA-	-NA-	16.83	26.70	26.35	12.53	6.89	12.53	-NA-	-NA-
Europe Industrial	JPY	515.39	871,853.12	3.43	0.00	-NA-	-NA-	14.21	35.90	26.52	12.72	9.38	12.72	-NA-	-NA-
Europe Healthcare	JPY	862.38	130,643.50	0.51	0.00	-NA-	-NA-	9.85	14.67	13.42	1.88	7.05	1.88	-NA-	-NA-
Europe Diversified	JPY	1,221.69	10,308,903.29	40.59	0.00	-NA-	-NA-	16.06	30.39	23.40	9.12	6.75	9.12	-NA-	-NA-
Eurozone Retail	JPY	1,644.44	5,605,972.46	45.68	0.00	-NA-	-NA-	10.17	27.67	26.90	11.39	4.75	11.39	-NA-	-NA-
Eurozone Residential	JPY	985.32	3,242,963.52	26.43	0.00	-NA-	-NA-	25.20	45.36	54.66	11.59	9.48	11.59	-NA-	-NA-
Eurozone Office	JPY	926.74	625,739.16	5.10	0.00	-NA-	-NA-	2.44	16.78	14.00	9.26	7.42	9.26	-NA-	-NA-
Eurozone Industrial	JPY	1,110.23	132,516.52	1.08	0.00	-NA-	-NA-	19.69	33.41	27.50	8.53	9.49	8.53	-NA-	-NA-
Eurozone Diversified	JPY	1,192.52	2,665,107.39	21.72	0.00	-NA-	-NA-	9.58	21.29	14.19	8.94	5.43	8.94	-NA-	-NA-
UK Self Storage	JPY	2,217.25	273,288.09	2.79	0.00	-NA-	-NA-	22.19	47.58	22.33	8.63	8.58	8.63	-NA-	-NA-
UK Retail	JPY	832.30	2,179,187.80	22.25	0.00	-NA-	-NA-	18.10	32.22	24.20	8.57	4.27	8.57	-NA-	-NA-
UK Residential	JPY	773.85	364,232.98	3.72	0.00	-NA-	-NA-	18.81	42.22	-2.78	14.09	15.85	14.09	-NA-	-NA-
UK Industrial	JPY	413.82	739,336.60	7.55	0.00	-NA-	-NA-	12.93	36.36	26.61	13.51	9.36	13.51	-NA-	-NA-
UK Healthcare	JPY	862.38	130,643.50	1.33	0.00	-NA-	-NA-	9.85	14.67	13.42	1.88	7.05	1.88	-NA-	-NA-
UK Diversified	JPY	934.78	5,352,048.50	54.64	0.00	-NA-	-NA-	20.68	36.91	26.38	6.13	5.57	6.13	-NA-	-NA-
UK Office	JPY	1,989.58	756,118.78	7.72	0.00	-NA-	-NA-	30.78	46.80	34.20	10.03	9.23	10.03	-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 Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Index Description	Curr	Close Value Feb-15														
North America Self Storage	JPY	3,374.47	5,098,087.53	5.89	0.00	-NA-	-NA-	30.21	34.67	41.72	7.03	-0.28	7.03	-NA-	-NA-	
North America Retail	JPY	1,466.89	24,088,352.11	27.83	0.00	-NA-	-NA-	21.62	25.85	35.67	2.74	-2.24	2.74	-NA-	-NA-	
North America Residential	JPY	2,054.21	14,291,730.29	16.51	0.00	-NA-	-NA-	21.68	23.90	44.45	3.06	-0.96	3.06	-NA-	-NA-	
North America Office	JPY	1,423.37	10,882,933.44	12.57	0.00	-NA-	-NA-	16.45	24.87	34.86	3.52	0.25	3.52	-NA-	-NA-	
North America Lodging/Resorts	JPY	1,212.36	6,339,104.77	7.32	0.00	-NA-	-NA-	20.55	31.83	40.05	-3.89	-1.53	-3.89	-NA-	-NA-	
North America Industrial	JPY	709.25	3,929,173.18	4.54	0.00	-NA-	-NA-	17.09	24.30	22.78	-0.14	-2.51	-0.14	-NA-	-NA-	
North America Industrial/Office	JPY	914.54	2,328,920.59	2.69	0.00	-NA-	-NA-	13.84	21.30	25.27	2.13	-1.90	2.13	-NA-	-NA-	
North America Healthcare	JPY	2,154.06	11,427,426.71	13.20	0.00	-NA-	-NA-	16.69	24.10	38.58	1.07	-5.13	1.07	-NA-	-NA-	
North America Diversified	JPY	1,364.99	8,172,054.46	9.44	0.00	-NA-	-NA-	15.85	19.82	32.47	1.51	-1.60	1.51	-NA-	-NA-	
United States Self Storage	JPY	3,374.47	5,098,087.53	6.24	0.00	-NA-	-NA-	30.21	34.67	41.72	7.03	-0.28	7.03	-NA-	-NA-	
United States Retail	JPY	1,463.65	22,648,765.66	27.73	0.00	-NA-	-NA-	22.62	27.58	37.15	2.82	-2.50	2.82	-NA-	-NA-	
United States Residential	JPY	2,038.20	13,634,615.04	16.69	0.00	-NA-	-NA-	22.23	24.96	46.27	3.34	-1.10	3.34	-NA-	-NA-	
United States Lodging/Resorts	JPY	1,200.11	6,286,440.65	7.70	0.00	-NA-	-NA-	20.84	32.19	40.28	-3.85	-1.52	-3.85	-NA-	-NA-	
United States Industrial	JPY	728.33	3,633,732.69	4.45	0.00	-NA-	-NA-	17.71	25.40	23.12	-0.37	-3.14	-0.37	-NA-	-NA-	
United States Industrial/Office	JPY	942.93	2,242,825.04	2.75	0.00	-NA-	-NA-	14.54	22.54	26.14	2.13	-2.30	2.13	-NA-	-NA-	
United States Healthcare	JPY	2,305.09	11,157,984.22	13.66	0.00	-NA-	-NA-	17.03	24.51	39.07	1.12	-5.35	1.12	-NA-	-NA-	
United States Diversified	JPY	1,341.67	6,660,362.49	8.15	0.00	-NA-	-NA-	17.93	24.90	39.05	2.02	-2.42	2.02	-NA-	-NA-	
United States Office	JPY	1,450.27	10,319,885.14	12.63	0.00	-NA-	-NA-	16.73	25.89	36.35	3.69	0.03	3.69	-NA-	-NA-	

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Self Storage	AUD	2,345.34	57,402.53	3.44	0.00	-NA-	-NA-	25.58	32.16	37.27	12.31	-2.11	12.31	-NA-	-NA-
Global Retail	AUD	995.54	430,166.81	25.81	0.00	-NA-	-NA-	14.71	23.13	30.91	9.42	-2.36	9.42	-NA-	-NA-
Global Residential	AUD	1,446.08	199,396.78	11.96	0.00	-NA-	-NA-	15.37	22.25	41.96	9.37	-1.24	9.37	-NA-	-NA-
Global Office	AUD	1,100.62	199,338.87	11.96	0.00	-NA-	-NA-	11.87	21.51	25.81	9.47	-0.23	9.47	-NA-	-NA-
Global Lodging/Resorts	AUD	852.07	71,158.47	4.27	0.00	-NA-	-NA-	16.60	28.72	37.20	1.05	-3.60	1.05	-NA-	-NA-
Global Industrial/Office	AUD	661.15	32,042.29	1.92	0.00	-NA-	-NA-	10.43	18.99	23.49	8.47	-2.66	8.47	-NA-	-NA-
Global Industrial	AUD	448.21	89,905.73	5.39	0.00	-NA-	-NA-	12.28	21.57	19.24	6.78	-1.81	6.78	-NA-	-NA-
Global Healthcare	AUD	1,513.53	123,518.17	7.41	0.00	-NA-	-NA-	12.94	21.29	34.90	5.99	-7.14	5.99	-NA-	-NA-
Global Diversified	AUD	927.38	463,947.76	27.83	0.00	-NA-	-NA-	9.03	18.74	21.40	9.47	1.67	9.47	-NA-	-NA-
Asia Retail	AUD	898.29	89,542.66	19.55	0.00	-NA-	-NA-	10.85	19.87	33.90	8.64	-0.36	8.64	-NA-	-NA-
Asia Residential	AUD	2,315.84	8,115.49	1.77	0.00	-NA-	-NA-	5.85	20.42	30.17	-1.47	-4.81	-1.47	-NA-	-NA-
Asia Office	AUD	1,081.52	57,175.37	12.48	0.00	-NA-	-NA-	9.80	19.11	18.09	7.79	1.41	7.79	-NA-	-NA-
Asia Industrial	AUD	459.85	38,598.37	8.43	0.00	-NA-	-NA-	13.59	19.98	17.89	6.58	-0.49	6.58	-NA-	-NA-
Asia Diversified	AUD	957.36	264,696.88	57.78	0.00	-NA-	-NA-	7.40	16.08	18.63	8.44	2.45	8.44	-NA-	-NA-
Asia Lodging/Resorts	AUD	420.36	3,414.06	0.73	0.00	-NA-	-NA-	-NA-	17.67	44.22	6.70	-0.82	6.70	-NA-	-NA-
Asia Office/Industrial	AUD	1,366.77	57,402.53	100.00	0.00	-NA-	-NA-	30.16	21.57	23.65	19.02	6.91	4.46	-NA-	-NA-
Asia ex Australia Diversified	AUD	1,072.66	237,960.57	65.18	0.00	-NA-	-NA-	7.53	16.20	18.18	7.97	2.03	7.97	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,451.56	27,907.79	7.64	0.00	-NA-	-NA-	11.86	19.15	13.74	5.44	-1.34	5.44	-NA-	-NA-
Asia ex Australia Office	AUD	1,109.17	53,068.80	14.54	0.00	-NA-	-NA-	9.44	19.65	17.88	7.50	1.03	7.50	-NA-	-NA-
Asia ex Australia Residential	AUD	2,300.40	8,115.49	2.22	0.00	-NA-	-NA-	5.85	20.42	30.17	-1.47	-4.81	-1.47	-NA-	-NA-
Asia ex Australia Retail	AUD	1,412.47	38,029.99	10.42	0.00	-NA-	-NA-	14.85	25.15	33.47	7.30	-2.29	7.30	-NA-	-NA-

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

Version: February 2015

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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
Europe Self Storage	AUD	1,587.04	2,920.56	1.08	0.00	-NA-	-NA-	18.30	44.29	19.40	13.90	6.15	13.90	-NA-	-NA-
Europe Retail	AUD	867.05	83,198.03	30.65	0.00	-NA-	-NA-	9.65	26.62	23.13	15.95	2.27	15.95	-NA-	-NA-
Europe Residential	AUD	690.86	38,549.19	14.20	0.00	-NA-	-NA-	20.57	42.67	45.64	17.28	7.62	17.28	-NA-	-NA-
Europe Office	AUD	1,196.32	25,860.35	9.53	0.00	-NA-	-NA-	13.11	23.88	23.33	18.00	4.50	18.00	-NA-	-NA-
Europe Industrial	AUD	368.90	9,317.27	3.43	0.00	-NA-	-NA-	10.57	32.87	23.49	18.19	6.93	18.19	-NA-	-NA-
Europe Healthcare	AUD	617.27	1,396.15	0.51	0.00	-NA-	-NA-	6.35	12.12	10.70	6.82	4.65	6.82	-NA-	-NA-
Europe Diversified	AUD	874.45	110,168.64	40.59	0.00	-NA-	-NA-	12.36	27.48	20.44	14.41	4.36	14.41	-NA-	-NA-
Eurozone Retail	AUD	1,177.04	59,909.61	45.68	0.00	-NA-	-NA-	6.66	24.82	23.86	16.80	2.40	16.80	-NA-	-NA-
Eurozone Residential	AUD	705.26	34,656.73	26.43	0.00	-NA-	-NA-	21.21	42.12	50.96	17.01	7.03	17.01	-NA-	-NA-
Eurozone Office	AUD	663.34	6,687.12	5.10	0.00	-NA-	-NA-	-0.83	14.17	11.27	14.56	5.01	14.56	-NA-	-NA-
Eurozone Industrial	AUD	794.67	1,416.17	1.08	0.00	-NA-	-NA-	15.88	30.43	24.44	13.79	7.03	13.79	-NA-	-NA-
Eurozone Diversified	AUD	853.57	28,481.33	21.72	0.00	-NA-	-NA-	6.09	18.58	11.46	14.23	3.07	14.23	-NA-	-NA-
UK Self Storage	AUD	1,587.04	2,920.56	2.79	0.00	-NA-	-NA-	18.30	44.29	19.40	13.90	6.15	13.90	-NA-	-NA-
UK Retail	AUD	595.74	23,288.43	22.25	0.00	-NA-	-NA-	14.34	29.27	21.22	13.84	1.93	13.84	-NA-	-NA-
UK Residential	AUD	553.90	3,892.47	3.72	0.00	-NA-	-NA-	15.03	39.05	-5.11	19.63	13.26	19.63	-NA-	-NA-
UK Industrial	AUD	296.20	7,901.10	7.55	0.00	-NA-	-NA-	9.33	33.32	23.57	19.02	6.91	19.02	-NA-	-NA-
UK Healthcare	AUD	617.27	1,396.15	1.33	0.00	-NA-	-NA-	6.35	12.12	10.70	6.82	4.65	6.82	-NA-	-NA-
UK Diversified	AUD	669.09	57,195.99	54.64	0.00	-NA-	-NA-	16.83	33.86	23.35	11.28	3.21	11.28	-NA-	-NA-
UK Office	AUD	1,424.09	8,080.45	7.72	0.00	-NA-	-NA-	26.61	43.52	30.99	15.37	6.78	15.37	-NA-	-NA-

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

Version: February 2015

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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
North America Self Storage	AUD	2,415.35	54,481.97	5.89	0.00	-NA-	-NA-	26.06	31.66	38.32	12.22	-2.51	12.22	-NA-	-NA-
North America Retail	AUD	1,049.96	257,426.11	27.83	0.00	-NA-	-NA-	17.74	23.04	32.42	7.73	-4.43	7.73	-NA-	-NA-
North America Residential	AUD	1,470.35	152,732.10	16.51	0.00	-NA-	-NA-	17.80	21.13	40.99	8.06	-3.18	8.06	-NA-	-NA-
North America Office	AUD	1,018.81	116,303.15	12.57	0.00	-NA-	-NA-	12.74	22.08	31.63	8.55	-2.00	8.55	-NA-	-NA-
North America Lodging/Resorts	AUD	867.77	67,744.41	7.32	0.00	-NA-	-NA-	16.71	28.89	36.70	0.78	-3.73	0.78	-NA-	-NA-
North America Industrial	AUD	507.66	41,990.08	4.54	0.00	-NA-	-NA-	13.35	21.53	19.84	4.71	-4.69	4.71	-NA-	-NA-
North America Industrial/Office	AUD	654.60	24,888.58	2.69	0.00	-NA-	-NA-	10.21	18.59	22.27	7.09	-4.09	7.09	-NA-	-NA-
North America Healthcare	AUD	1,541.81	122,122.01	13.20	0.00	-NA-	-NA-	12.97	21.33	35.26	5.98	-7.26	5.98	-NA-	-NA-
North America Diversified	AUD	977.02	87,332.67	9.44	0.00	-NA-	-NA-	12.15	17.15	29.30	6.43	-3.81	6.43	-NA-	-NA-
United States Self Storage	AUD	2,415.35	54,481.97	6.24	0.00	-NA-	-NA-	26.06	31.66	38.32	12.22	-2.51	12.22	-NA-	-NA-
United States Retail	AUD	1,047.64	242,041.62	27.73	0.00	-NA-	-NA-	18.71	24.73	33.87	7.81	-4.69	7.81	-NA-	-NA-
United States Residential	AUD	1,458.89	145,709.67	16.69	0.00	-NA-	-NA-	18.33	22.17	42.77	8.35	-3.32	8.35	-NA-	-NA-
United States Lodging/Resorts	AUD	859.00	67,181.60	7.70	0.00	-NA-	-NA-	16.99	29.24	36.92	0.82	-3.73	0.82	-NA-	-NA-
United States Industrial	AUD	521.32	38,832.78	4.45	0.00	-NA-	-NA-	13.96	22.60	20.17	4.46	-5.31	4.46	-NA-	-NA-
United States Industrial/Office	AUD	674.92	23,968.50	2.75	0.00	-NA-	-NA-	10.88	19.81	23.12	7.08	-4.49	7.08	-NA-	-NA-
United States Healthcare	AUD	1,649.92	119,242.55	13.66	0.00	-NA-	-NA-	13.30	21.73	35.74	6.03	-7.47	6.03	-NA-	-NA-
United States Diversified	AUD	960.33	71,177.61	8.15	0.00	-NA-	-NA-	14.17	22.11	35.72	6.97	-4.61	6.97	-NA-	-NA-
United States Office	AUD	1,038.07	110,286.00	12.63	0.00	-NA-	-NA-	13.01	23.08	33.09	8.72	-2.22	8.72	-NA-	-NA-

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

Version: February 2015

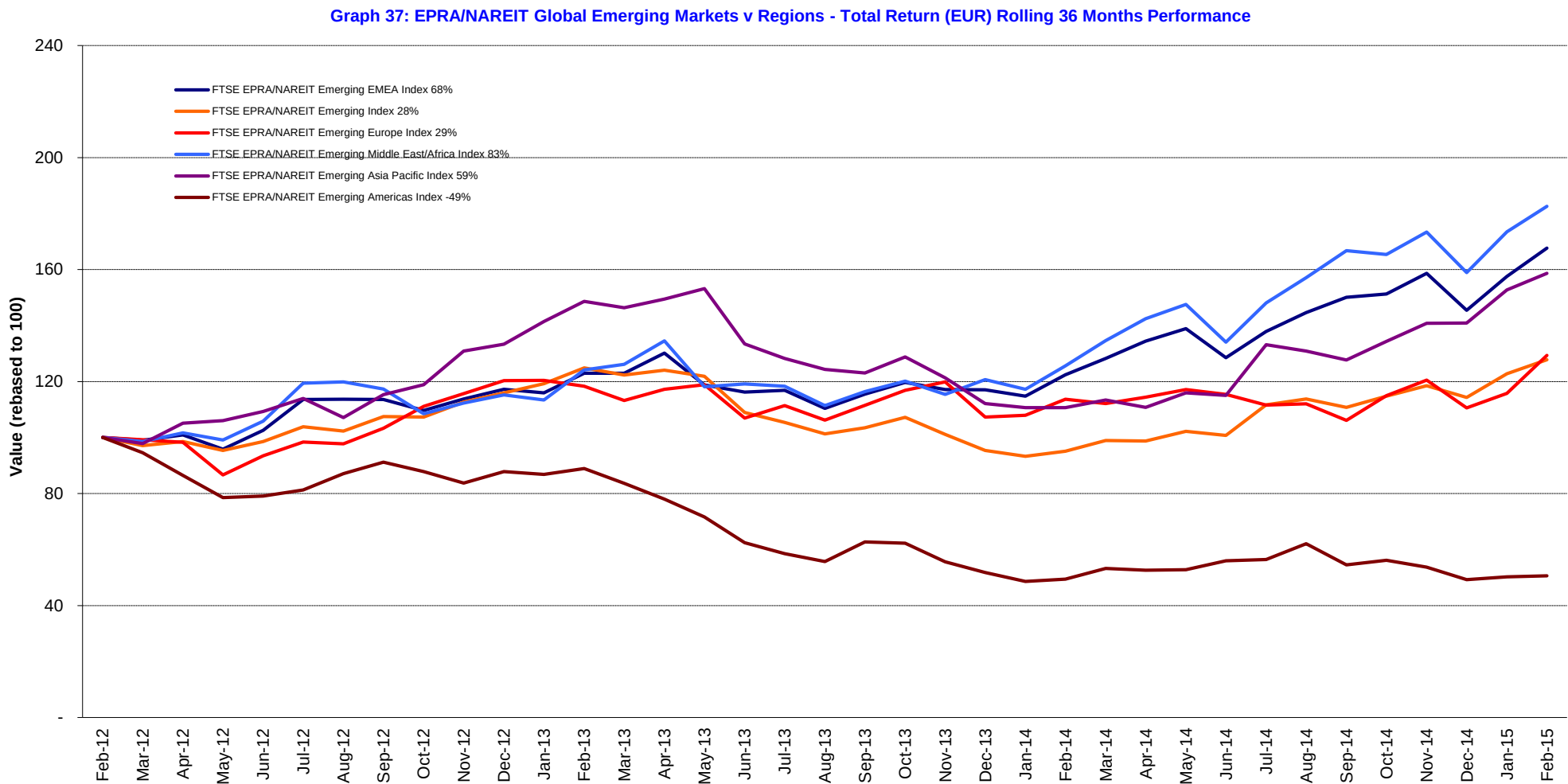
Part IV

Emerging Markets

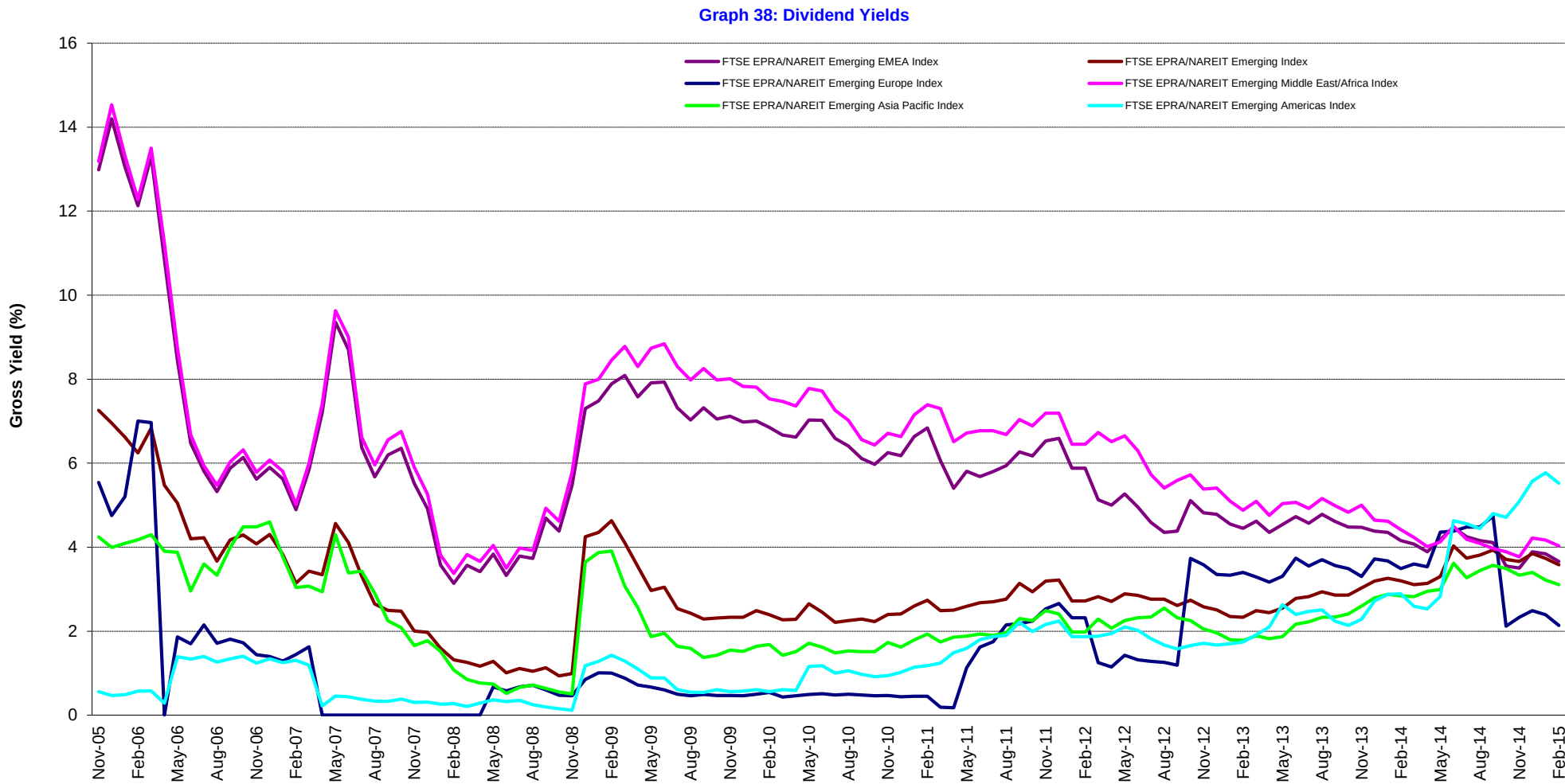
Section 4.1

FTSE EPRA/NAREIT Emerging Markets Index Series

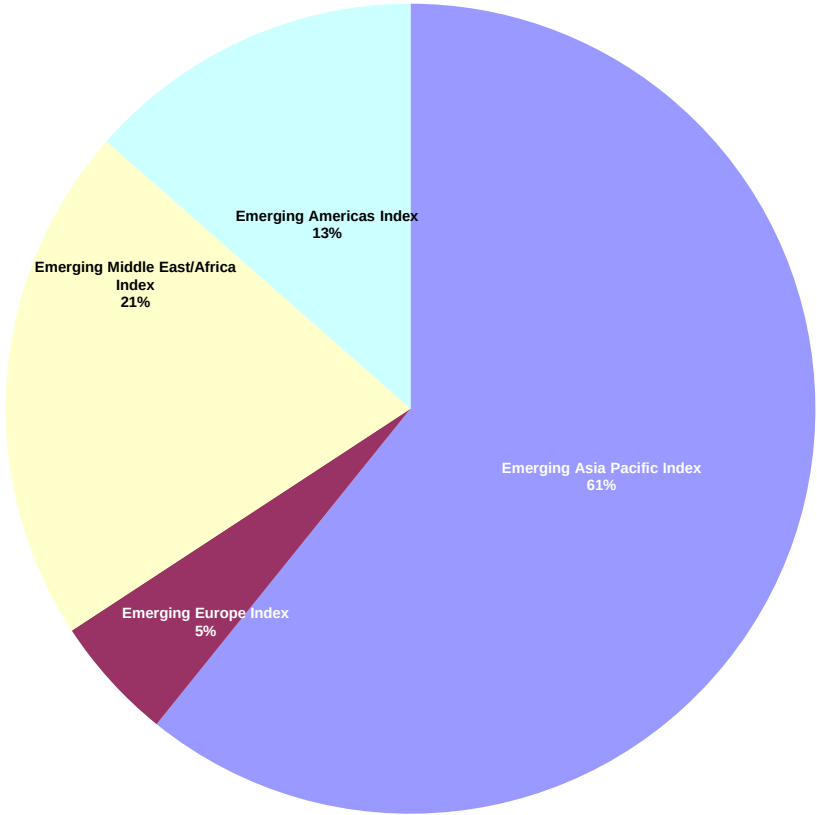
FTSE EPRA/NAREIT Global Emerging Markets Index Series



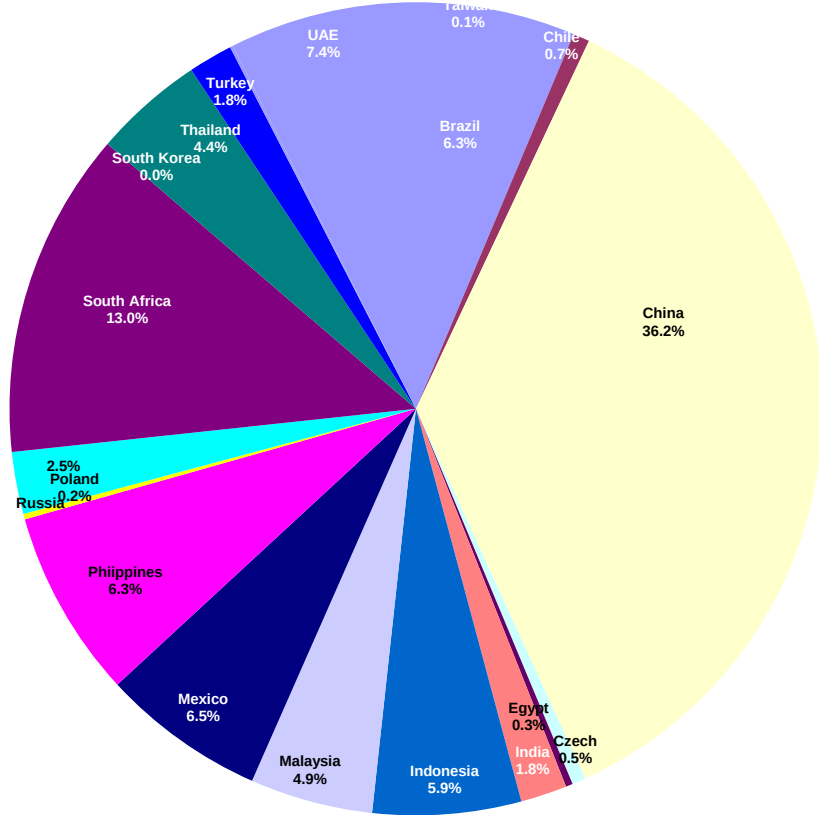
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Graph 39: Global Emerging - Regional Breakdown by Market Cap



Graph 40: Global Emerging - Breakdown by Country



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

Ex Date	Description
6 February 2015	Eastern & Oriental - Warrants (Malaysia): Deleted as part of the rights issue
10 February 2015	WHA (Thailand): 4 for 11 at THB 25.5. New number of shares: 1,314,406,908
10 February 2015	WHA - Warrants (Thailand): Number of shares: 116,836,170. Free float percentage: 26%
11 February 2015	Corporacion Inmobiliaria Vesta (Mexico): New number of shares: 631,726,123
11 February 2015	Corporacion Inmobiliaria Vesta (Mexico): New free float percentage: 86% (was 76%)
13 February 2015	Mah Sing Group (Malaysia): Deletion of rights line and call line with the shares amalgamated into the existing ordinary s
13 February 2015	Mah Sing Group - Dummy Call (Malaysia): Constituent deletion
13 February 2015	Mah Sing Group - Nil Paid Rights (Malaysia): Constituent deletion
17 February 2015	Vukile Property Fund (South Africa): Acquisition of stakes in Synergy Income Fund. New number of shares: 572,560,478

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		Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)															
				Local	Mkt Cap	Global	Regional	Div	Total																Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
				Price	EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)																Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)
27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15	Feb-15															
China Overseas Land & Inv (Red Chip)	Non-rental	Residential	Non-REIT	23.65	11,099	8.07	13.28	2.07	15.39	28.60	8.51	13.34	13.43	2.60	5.35	0.00	5.35	2.60	42.74	29.77	18,095	163																	
China Resources Land (Red Chip)	Non-rental	Residential	Non-REIT	20.60	4,945	3.60	5.92	1.95	-NA-	26.77	5.38	12.28	19.61	2.71	3.62	0.00	3.62	2.71	48.85	30.22	8,720	176																	
Shimao Property Holdings	Non-rental	Diversified	Non-REIT	16.46	2,361	1.72	2.83	6.74	-NA-	-NA-	4.93	17.60	5.51	-5.07	0.61	0.00	0.61	-5.07	-NA-	39.76	5,432	230																	
Evergrande Real Estate Group	Non-rental	Diversified	Non-REIT	3.42	2,331	1.70	2.79	15.55	-NA-	-NA-	2.38	-9.87	3.32	8.92	5.88	0.00	5.88	8.92	-NA-	35.43	3,266	140																	
Country Graden Holdings	Non-rental	Diversified	Non-REIT	3.09	2,024	1.47	2.42	6.32	-NA-	-NA-	3.77	-2.67	-23.13	-0.32	-0.32	0.00	-0.32	-0.32	-NA-	34.75	3,280	162																	
Sino-Ocean Land Holdings (Red Chip)	Non-rental	Diversified	Non-REIT	4.84	1,984	1.44	2.37	4.86	-NA-	-NA-	-6.74	2.38	17.48	9.75	-2.62	0.00	-2.62	9.75	-NA-	36.63	968	49																	
Longfor Properties Co. Ltd.	Non-rental	Diversified	Non-REIT	10.20	1,591	1.16	1.90	2.77	-NA-	-NA-	4.34	-2.69	-4.67	2.10	0.00	0.00	0.00	2.10	-NA-	25.98	1,115	70																	
New World China Land	Non-rental	Diversified	Non-REIT	5.08	1,514	1.10	1.81	1.38	-NA-	6.86	15.22	33.82	9.72	10.43	5.18	0.00	5.18	10.43	52.76	42.96	183	12																	
Dalian Wanda Commercial Properties (H)	Non-rental	Diversified	Non-REIT	0.47	1,465	1.07	1.75	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-0.94	0.00	-0.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-																
Sunac China Holdings (P Chip)	Non-rental	Diversified	Non-REIT	7.18	1,451	1.06	1.74	3.29	-NA-	-NA-	-NA-	38.54	74.70	-9.00	3.46	0.00	3.46	-9.00	-NA-	46.33	3,491	241																	
Mapletree Greater China Commercial Trust *	Non-rental	Diversified	REIT	1.04	1,234	0.90	1.48	6.02	-NA-	-NA-	-NA-	-NA-	23.81	9.47	1.96	0.00	1.96	9.47	-NA-	649	53																		
Yuexiu Property (Red Chip)	Non-rental	Diversified	Non-REIT	1.56	1,126	0.82	1.35	4.05	1.25	8.82	-2.79	2.63	3.99	4.70	3.31	0.00	3.31	4.70	56.79	29.77	1,326	118																	
Hui Xian Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.50	1,011	0.74	1.21	7.21	-NA-	-NA-	-NA-	-NA-	-7.41	0.57	0.57	0.00	0.57	0.57	-NA-	-NA-	309	31																	
Guangzhou R&F Properties (H)	Non-rental	Diversified	Non-REIT	9.02	1,002	0.73	1.20	6.86	-NA-	-NA-	-1.87	-2.74	-14.26	-4.95	2.38	0.00	2.38	-4.95	-NA-	42.77	2,746	274																	
Soho China	Non-rental	Diversified	Non-REIT	5.55	982	0.71	1.17	5.57	-NA-	-NA-	8.22	0.06	-3.57	1.28	2.97	0.00	2.97	1.28	-NA-	24.65	708	72																	
Franshion Properties China (Red Chip)	Non-rental	Diversified	Non-REIT	2.28	960	0.70	1.15	4.17	-NA-	-NA-	-1.90	3.27	-5.39	2.70	0.00	0.00	0.00	2.70	-NA-	25.83	709	74																	
Poly (Hong Kong) Investments (Red Chip)	Non-rental	Diversified	Non-REIT	3.78	792	0.58	0.95	5.90	7.71	9.06	-16.37	-8.60	6.48	18.50	5.59	0.00	5.59	18.50	66.36	39.08	2,858	361																	
Agile Property Holdings	Non-rental	Diversified	Non-REIT	4.61	745	0.54	0.89	9.16	-NA-	-NA-	-13.68	-23.11	-28.28	4.54	-2.54	0.00	-2.54	4.54	-NA-	33.42	2,074	278																	
Shui On Land	Non-rental	Diversified	Non-REIT	1.80	708	0.51	0.85	3.44	-NA-	-NA-	-12.11	-16.21	-14.86	-1.64	2.86	0.00	2.86	-1.64	-NA-	31.19	398	56																	
KWG Property Holding (P Chip)	Non-rental	Diversified	Non-REIT	5.04	671	0.49	0.80	7.12	-NA-	-NA-	-0.47	2.21	28.24	-5.08	1.41	0.00	1.41	-5.08	-NA-	45.02	1,439	215																	
Renhe Commercial Holdings (P Chip)	Non-rental	Retail	Non-REIT	0.35	638	0.46	0.76	0.00	-NA-	-NA-	-27.28	-26.99	-7.21	2.94	0.00	0.00	0.00	2.94	-NA-	72.82	467	73																	
Shenzhen Investment (Red Chip)	Non-rental	Diversified	Non-REIT	2.45	619	0.45	0.74	6.12	-NA-	7.47	-2.14	9.62	-5.77	9.87	9.38	0.00	9.38	9.87	62.19	37.74	617	100																	
Greentown China Holdings	Non-rental	Residential	Non-REIT	6.85	610	0.44	0.73	7.77	-NA-	-NA-	-7.83	5.10	-32.58	-11.04	1.03	0.00	1.03	-11.04	-NA-	67.23	1,597	262																	
China Merchants Prop (B)	Non-rental	Diversified	Non-REIT	20.50	504	0.37	0.60	2.43	15.23	22.34	13.52	30.79	86.48	3.02	5.29	0.00	5.29	3.02	46.25	45.42	1,446	287																	
K Wah International Holdings	Non-rental	Diversified	Non-REIT	3.93	477	0.35	0.57	3.82	8.46	4.99	7.96	11.70	-34.61	-4.38	-6.21	0.00	-6.21	-4.38	59.47	37.32	204	43																	
Beijing Capital Land (H)	Non-rental	Residential	Non-REIT	3.98	473	0.34	0.57	6.84	-NA-	4.97	7.60	19.20	25.16	35.37	11.80	0.00	11.80	35.37	64.47	41.28	532	112																	
Hopson Dev Hold	Non-rental	Residential	Non-REIT	6.41	465	0.34	0.56	0.00	-NA-	-NA-	-NA-	-NA-	-11.34	-9.72	-7.10	0.00	-7.10	-9.72	-NA-	-NA-	156	34																	
Yanlord Land Group	Non-rental	Diversified	Non-REIT	0.97	419	0.30	0.50	1.35	-NA-	-NA-	-11.62	-11.24	-13.84	-7.21	-4.46	0.00	-4.46	-7.21	-NA-	26.61	153	36																	
CIFI Holdings (Group) (P Chip)	Non-rental	Residential	Non-REIT	1.57	312	0.23	0.37	4.46	-NA-	-NA-	-NA-	-NA-	0.64	1.95	0.64	0.00	0.64	1.95	-NA-	-NA-	112	36																	
Mingfa Group (International)	Non-rental	Diversified	Non-REIT	2.62	293	0.21	0.35	0.00	-NA-	-NA-	3.12	-0.49	31.00	10.55	3.15	0.00	3.15	10.55	-NA-	32.11	72	24																	
Glorious Property Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.95	272	0.20	0.33	0.00	-NA-	-NA-	-20.91	-16.12	-18.10	-20.83	6.74	0.00	6.74	-20.83	-NA-	46.16	290	106																	
Shanghai Industrial Urban Development Group	Non-rental	Diversified	Non-REIT	1.45	217	0.16	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-8.23	12.40	16.94	0.00	16.94	12.40	-NA-	-NA-	210	97																	
C C Land Holdings	Non-rental	Diversified	Non-REIT	1.40	208	0.15	0.25	3.21	-NA-	-NA-	-NA-	-NA-	-17.65	3.70	4.48	0.00	4.48	3.70	-NA-	-NA-	58	28																	
Beijing North Star (H)	Non-rental	Diversified	Non-REIT	2.50	203	0.15	0.24	2.97	-NA-	3.65	1.54	15.08	38.12	1.21	2.04	0.00	2.04	1.21	54.07	28.98	251	124																	

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)	
					Mkt Cap	Global	Regional														3 month		
					EUR (m)	Wght (%)	Wght (%)														Annualised EUR (m)		
				27-Feb	27-Feb	27-Feb	27-Feb		- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD					
Road King Infrastructure	Non-rental	Diversified	Non-REIT	6.53	189	0.14	0.23	8.12	-NA-	-NA-	-NA-	-NA-	-4.53	-0.31	-1.51	0.00	-1.51	-0.31	-NA-	-NA-	37	20	
Wuzhou International Holdings	Non-rental	Diversified	Non-REIT	1.32	180	0.13	0.22	2.65	-NA-	-NA-	-NA-	-NA-	-2.94	-10.20	-2.22	0.00	-2.22	-10.20	-NA-	-NA-	260	144	
Powerlong Real Estate Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.11	177	0.13	0.21	0.00	-NA-	-NA-	-11.97	-11.10	-20.71	1.83	4.72	0.00	4.72	1.83	-NA-	43.39	57	32	
Greenland Hong Kong Holdings	Non-rental	Diversified	Non-REIT	5.00	177	0.13	0.21	1.00	-NA-	-NA-	-NA-	-NA-	18.20	62.34	65.02	0.00	65.02	62.34	-NA-	-NA-	709	400	
Redco Properties group *	Non-rental	Residential	REIT	3.80	175	0.13	0.21	1.63	-NA-	-NA-	-NA-	-NA-	31.03	1.88	2.43	0.00	2.43	1.88	-NA-	-NA-	167	96	
Fantasia Holdings Group Co. Ltd.	Non-rental	Residential	Non-REIT	0.85	163	0.12	0.20	7.86	-NA-	-NA-	-13.15	-4.63	-37.04	2.41	7.59	0.00	7.59	2.41	-NA-	38.72	150	92	
Sinolink Worldwide Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.60	139	0.10	0.17	0.00	-NA-	-3.43	-14.33	-7.17	-11.76	0.00	0.00	0.00	0.00	0.00	50.17	33.80	53	38	
Minmetals Land (Red Chip)	Non-rental	Diversified	Non-REIT	0.91	133	0.10	0.16	1.65	3.02	3.86	-11.75	-5.84	1.11	2.25	2.25	0.00	2.25	2.25	74.18	34.56	44	33	
China Total					47,039	34.21	56.28	4.14															
DLF	Non-rental	Diversified	Non-REIT	155.95	961	0.70	1.15	1.28	-NA-	-NA-	-11.31	-11.70	10.49	13.50	-8.21	0.00	-8.21	13.50	-NA-	53.49	6,631	690	
Unitech	Non-rental	Diversified	Non-REIT	21.65	425	0.31	0.51	0.00	18.32	23.95	-21.09	-12.53	89.91	30.42	16.09	0.00	16.09	30.42	96.98	72.34	5,752	1,354	
Ascendas India Trust	Non-rental	Office	Non-REIT	0.94	421	0.31	0.50	5.02	-NA-	-NA-	-0.63	5.74	31.47	14.63	9.94	0.00	9.94	14.63	-NA-	17.09	223	53	
Oberoi Realty	Non-rental	Diversified	Non-REIT	321.90	366	0.27	0.44	0.62	-NA-	-NA-	-NA-	-NA-	69.78	14.88	13.65	0.00	13.65	14.88	-NA-	-NA-	781	213	
Prestige Estates Projects Ltd	Non-rental	Diversified	Non-REIT	279.10	362	0.26	0.43	0.54	-NA-	-NA-	-NA-	38.66	111.12	16.56	1.45	0.00	1.45	16.56	-NA-	43.97	13,326	3,678	
India Total					2,535	1.84	3.03	1.49															
Lippo Karawaci	Non-rental	Diversified	Non-REIT	1180.00	1,559	1.13	1.87	1.19	-NA-	15.29	20.01	19.01	25.53	15.69	3.96	0.00	3.96	15.69	37.99	39.64	2,299	147	
Summarecon	Non-rental	Diversified	Non-REIT	1815.00	1,355	0.99	1.62	1.27	20.93	28.52	38.82	41.77	80.60	19.41	10.00	0.00	10.00	19.41	50.28	42.70	804	59	
Bumi Serpong Damai PT	Non-rental	Diversified	Non-REIT	2220.00	1,125	0.82	1.35	0.68	-NA-	-NA-	-NA-	-NA-	44.63	22.99	9.90	0.00	9.90	22.99	-NA-	-NA-	1,471	131	
Ciputra Develop	Non-rental	Diversified	Non-REIT	1485.00	1,087	0.79	1.30	1.28	7.51	24.03	34.01	32.39	52.31	18.80	3.13	0.00	3.13	18.80	59.78	49.27	459	42	
Pakuwon Jati	Non-rental	Diversified	Non-REIT	550.00	877	0.64	1.05	0.82	16.59	43.42	31.98	38.95	66.67	6.80	10.22	0.00	10.22	6.80	59.77	42.24	1,365	156	
Alam Sutera Realty	Non-rental	Diversified	Non-REIT	670.00	545	0.40	0.65	1.04	-NA-	-NA-	37.77	5.54	16.52	19.64	12.61	0.00	12.61	19.64	-NA-	46.15	1,600	294	
First Real Estate Investment Trust	Non-rental	Health Care	Non-REIT	1.36	426	0.31	0.51	5.92	-NA-	-NA-	17.81	18.86	30.14	8.37	3.42	0.00	3.42	8.37	-NA-	18.21	200	47	
Kawasan Industri Jababeka	Non-rental	Diversified	Non-REIT	362.00	389	0.28	0.47	0.10	-NA-	-NA-	-NA-	-NA-	64.73	22.71	19.08	0.00	19.08	22.71	-NA-	-NA-	426	109	
Agung Podomoro Land Tbk PT	Non-rental	Diversified	Non-REIT	459.00	227	0.17	0.27	1.31	-NA-	-NA-	-NA-	-NA-	11.55	97.84	37.01	2.91	0.00	2.91	37.01	-NA-	39.32	486	214
Intiland Development Tbk PT *	Non-rental	Diversified	REIT	590.00	215	0.16	0.00	1.36	-NA-	-NA-	-NA-	-NA-	28.20	66.20	-9.23	-4.84	0.00	-4.84	-9.23	-NA-	54.80	408	190
Ciputra Surya	Non-rental	Diversified	Non-REIT	3050.00	167	0.12	0.20	1.97	-NA-	14.81	37.64	43.60	51.74	3.04	1.67	0.00	1.67	3.04	57.62	59.38	45	27	
Ciputra Property	Non-rental	Diversified	Non-REIT	745.00	139	0.10	0.17	2.82	-NA-	-NA-	22.29	4.12	0.00	-11.83	-9.15	0.00	-9.15	-11.83	-NA-	47.84	74	53	
Indonesia Total					7,806	5.68	9.08	1.30															

* -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
				27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD			Annualised	
IOI Properties Group	Non-rental	Diversified	REIT	2.13	1,035	0.75	1.24	3.22	-NA-	-NA-	-NA-	-NA-	-15.77	-9.51	3.40	0.00	3.40	-9.51	-NA-	-NA-	381	37
KLCC Property Holdings	Rental	Diversified	Non-REIT	6.93	774	0.56	0.93	4.18	-NA-	13.60	17.26	27.34	12.68	3.28	0.43	0.00	0.43	3.28	18.14	21.58	-NA-	-NA-
SP Setia	Non-rental	Diversified	Non-REIT	3.49	722	0.52	0.86	3.15	13.48	9.71	6.57	-3.14	19.93	5.76	-0.85	0.00	-0.85	5.76	28.21	18.82	266	37
Mah Sing Group	Non-rental	Diversified	Non-REIT	2.03	626	0.46	0.75	2.77	-NA-	-NA-	-NA-	-NA-	9.60	0.38	8.59	0.00	8.59	0.38	-NA-	-NA-	235	37
Axis Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.69	420	0.31	0.50	4.21	-NA-	-NA-	-NA-	-NA-	19.03	1.93	3.07	0.00	3.07	1.93	-NA-	-NA-	157	37
CapitaMalls Malaysia Trust	Non-rental	Retail	Non-REIT	1.50	387	0.28	0.46	4.50	-NA-	-NA-	-NA-	1.61	2.04	4.90	4.17	0.00	4.17	4.90	-NA-	13.68	200	52
IJM Land Bhd	Non-rental	Diversified	Non-REIT	3.70	385	0.28	0.46	1.62	-NA-	14.87	12.81	20.27	40.15	10.45	3.64	0.00	3.64	10.45	62.95	31.51	321	83
Pavilion Real Estate Investment Trust *	Non-rental	Retail	REIT	1.50	334	0.24	0.40	4.01	-NA-	-NA-	-NA-	10.23	11.11	2.74	-3.23	0.00	-3.23	2.74	-NA-	14.82	80	24
IGB	Non-rental	Diversified	Non-REIT	2.91	260	0.19	0.31	2.15	-NA-	-NA-	-NA-	-NA-	12.36	11.92	10.23	0.00	10.23	11.92	-NA-	-NA-	132	51
UOA Development *	Non-rental	Diversified	REIT	2.17	253	0.18	0.30	5.99	-NA-	-NA-	-NA-	-NA-	7.96	2.84	3.33	0.00	3.33	2.84	-NA-	-NA-	95	37
KSL Holdings BHD	Non-rental	Diversified	Non-REIT	2.19	212	0.15	0.25	2.28	-NA-	-NA-	-NA-	-NA-	105.63	17.11	8.96	0.00	8.96	17.11	-NA-	-NA-	257	121
MKH Bhd	Non-rental	Diversified	Non-REIT	3.06	127	0.09	0.15	4.66	-NA-	-NA-	-NA-	-NA-	-NA-	15.91	12.09	0.00	12.09	15.91	-NA-	-NA-	75	59
Tropicana	Non-rental	Diversified	Non-REIT	1.04	95	0.07	0.11	11.71	-NA-	-NA-	-NA-	-NA-	-23.53	-1.89	-0.95	0.00	-0.95	-1.89	-NA-	-NA-	118	124
Glomac Bhd	Non-rental	Diversified	Non-REIT	1.00	90	0.07	0.11	4.90	-NA-	3.14	13.19	6.53	-7.41	2.04	1.01	0.00	1.01	2.04	35.29	30.40	12	14
Malaysia Total					5,720	4.16	6.84	3.63														
Ayala Land	Non-rental	Diversified	Non-REIT	36.25	4,131	3.00	4.94	1.14	8.14	16.76	26.61	21.05	18.85	7.57	0.42	0.00	0.42	7.57	31.73	23.38	2,743	66
SM Prime Hldgs	Rental	Diversified	Non-REIT	19.76	3,116	2.27	3.73	0.96	10.11	14.36	22.03	15.28	35.34	15.96	6.24	0.00	6.24	15.96	25.35	25.69	2,224	71
Megaworld Corporation	Non-rental	Diversified	Non-REIT	5.47	1,280	0.93	1.53	0.00	5.88	15.61	36.51	46.65	31.37	16.88	5.19	0.00	5.19	16.88	45.02	30.21	1,478	115
Robinson`s Land Corporation	Rental	Diversified	Non-REIT	28.00	933	0.68	1.12	1.29	13.24	27.47	18.99	21.53	34.29	5.66	0.72	0.00	0.72	5.66	43.32	22.18	442	47
Vista Land & Lifescapes *	Non-rental	Residential	REIT	7.15	494	0.36	0.59	1.66	-NA-	-NA-	30.93	23.43	32.41	-0.69	3.77	0.00	3.77	-0.69	-NA-	26.76	729	148
Filinvest Land	Non-rental	Diversified	Non-REIT	1.68	333	0.24	0.40	2.98	1.92	5.23	17.67	11.47	15.07	9.80	0.00	0.00	0.00	9.80	42.16	28.87	177	53
Philippines Total					10,286	7.48	12.31	1.04														

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

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Index Constituents	Investment Focus	Sector	REIT Status	Local Price 27-Feb	Free Float	Free Float	Free Float	Div Yld (%) 27-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-15	Dividend Rtn (%) Feb-15	Total Rtn (%) Feb-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Mkt Cap EUR (m)	Global Wght (%) 27-Feb	Regional Wght (%) 27-Feb														3 month Annualised EUR (m)	
Hung Poo Real Estate Development	Non-rental	Diversified	Non-REIT	26.80	157	0.11	0.19	3.59	-NA-	6.91	-4.11	-2.93	-6.13	5.30	13.80	0.00	13.80	5.30	49.66	27.19	62	39
Taiwan Total					157	0.11	0.19	3.59														
Central Pattana	Rental	Retail	Non-REIT	44.00	1,634	1.19	1.95	1.25	16.26	26.53	36.75	29.35	6.67	-3.30	-1.68	0.00	-1.68	-3.30	39.44	29.53	1,438	88
Land & Houses	Non-rental	Residential	Non-REIT	10.40	863	0.63	1.03	3.85	-NA-	1.96	13.57	15.49	11.83	14.92	13.04	0.00	13.04	14.92	38.31	27.49	1,865	216
Preuksa Real Estate	Non-rental	Residential	Non-REIT	32.00	584	0.42	0.70	2.66	-NA-	-NA-	14.39	32.27	63.27	11.30	-0.78	0.00	-0.78	11.30	-NA-	41.79	1,103	189
Quality Houses	Non-rental	Residential	Non-REIT	4.10	415	0.30	0.50	3.90	-NA-	-NA-	-NA-	-NA-	46.43	12.02	4.59	0.00	4.59	12.02	-NA-	-NA-	1,293	311
Supalai PCL	Non-rental	Residential	Non-REIT	23.60	391	0.28	0.47	3.18	7.85	25.58	31.54	19.23	33.33	-2.07	-3.28	0.00	-3.28	-2.07	39.07	30.99	1,624	415
WHA	Non-rental	Industrial	Non-REIT	36.00	339	0.25	0.41	1.38	-NA-	-NA-	-NA-	-NA-	32.59	24.27	5.80	0.00	5.80	24.27	-NA-	-NA-	974	287
LPN Development	Non-rental	Residential	Non-REIT	19.70	313	0.23	0.37	4.06	9.48	20.65	24.11	11.07	30.46	-10.45	-6.19	0.00	-6.19	-10.45	41.21	33.33	1,171	375
Sansiri	Non-rental	Residential	Non-REIT	2.00	293	0.21	0.35	3.75	-NA-	-NA-	-NA-	-NA-	10.61	17.65	10.50	0.00	10.50	17.65	-NA-	-NA-	1,918	654
Amata Corp	Non-rental	Industrial/Office	Non-REIT	18.60	268	0.20	0.32	2.42	-NA-	6.08	20.81	4.12	35.77	18.47	12.05	0.00	12.05	18.47	46.19	31.07	813	303
Ticon Industrial Connection Pcl	Non-rental	Industrial	Non-REIT	17.80	263	0.19	0.32	5.47	-NA-	-NA-	-NA-	-NA-	10.87	-1.66	0.00	0.00	0.00	-1.66	-NA-	-NA-	500	190
Property Perfect	Non-rental	Residential	Non-REIT	1.27	184	0.13	0.22	0.00	-NA-	23.38	71.55	11.70	44.32	9.48	0.00	0.00	0.00	9.48	156.29	51.16	270	147
AP Thailand	Non-rental	Residential	Non-REIT	6.95	180	0.13	0.22	3.53	-NA-	8.59	15.22	11.23	52.90	16.81	8.59	0.00	8.59	16.81	46.23	35.74	722	401
Siam Future Development PCL	Non-rental	Retail	Non-REIT	7.65	172	0.12	0.21	0.16	-NA-	9.69	27.27	15.04	53.68	22.40	13.33	0.00	13.33	22.40	49.73	47.12	659	384
SC Asset	Non-rental	Diversified	Non-REIT	3.92	140	0.10	0.17	3.06	-NA-	0.56	6.09	-30.33	27.27	13.29	7.10	0.00	7.10	13.29	59.71	56.92	205	147
Thailand Total					6,039	4.39	7.23	2.62														
Asia Total					79,581	57.88	94.97	2.23														

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

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					Mkt Cap EUR (m)	Global Wght (%) 27-Feb	Regional Wght (%) 27-Feb														3 month Annualised EUR (m)		
EUROPE																							
Globe Trade Centre	Non-rental	Diversified	Non-REIT	4.87	301	0.22	4.39	0.00	-NA-	-7.40	-25.21	-17.77	-33.92	-9.65	1.46	0.00	1.46	-9.65	37.95	35.02	172	57	
Poland Total					301	0.22	4.39	0.00															
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	Non-rental	Residential	REIT	3.13	2,150	1.56	31.37	3.93	-NA-	-NA-	-NA-	11.05	39.11	13.00	-2.49	0.00	-2.49	13.00	-NA-	30.32	10,350	481	
Is Gayrimenkul Yatirim Ortak *	Non-rental	Diversified	REIT	1.79	194	0.14	2.83	2.59	-NA-	5.23	10.93	14.99	40.94	26.06	-1.65	0.00	-1.65	26.06	37.90	28.92	845	435	
Dogus GE Gayrimenkul Yatirim Ortakligi *	Non-rental	Retail	REIT	4.56	77	0.06	1.13	0.00	-NA-	-NA-	-NA-	-NA-	-5.39	7.04	-5.39	0.00	-5.39	7.04	-NA-	-NA-	353	458	
Turkey Total					2,422	1.76	35.33	3.70	9.48	20.65	24.11	11.07	30.46	-10.45	-6.19	0.00	-6.19	-10.45	41.21	33.33	1,171	375	
Atrium European Real Estate	Non-rental	Retail	Non-REIT	4.41	738	0.54	10.76	5.45	-NA-	-NA-	-0.96	7.62	-0.07	7.75	6.71	0.00	6.71	7.75	-NA-	14.59	90	12	
Czech Total					738	0.54	10.76	0.00															
Immofinanz AG	Non-rental	Diversified	Non-REIT	2.73	2,605	1.89	38.00	0.00	0.97	-6.43	8.48	9.31	-6.51	30.35	34.73	0.00	34.73	30.35	59.23	29.48	2,156	83	
PIK Group	Non-rental	Diversified	Non-REIT	192.70	789	0.57	11.52	2.16	-NA-	-NA-	-NA-	-NA-	133.86	2.50	2.45	0.00	2.45	2.50	-NA-	-NA-	-NA-	-NA-	
Russia Total					3,394	2.47	49.51	0.00															
Europe Total					6,854	4.99	100.00	1.85															

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Price 27-Feb	Mkt Cap EUR (m) 27-Feb	Global Wght (%) 27-Feb	Regional Wght (%) 27-Feb															
Six Of October Development & Investment	Non-rental	Diversified	Non-REIT	13.36	378	0.27	1.33	0.00	-NA-	-NA-	-NA-	-NA-	58.86	-7.22	-13.19	0.00	-13.19	-7.22	-NA-	-NA-	597	158
Egypt Total					378	0.27	1.33	4.05														
Emaar Properties	Non-rental	Diversified	Non-REIT	7.55	6,430	4.68	22.59	1.81	-NA-	3.63	25.56	43.08	0.39	3.99	12.69	0.00	12.69	3.99	60.87	42.43	13,326	207
Aldar Properties PJSC	Non-rental	Diversified	Non-REIT	2.63	2,008	1.46	7.05	2.66	-NA-	-NA-	-5.52	29.64	-20.78	-0.75	10.97	0.00	10.97	-0.75	-NA-	49.60	4,490	224
Emaar Malls Group	Non-rental	Retail	Non-REIT	2.88	1,456	1.06	5.11	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	7.46	3.60	0.00	3.60	7.46	-NA-	-NA-	1,810	124
RAK Properties	Non-rental	Diversified	Non-REIT	0.77	183	0.13	0.64	6.49	-NA-	-NA-	8.59	22.39	-36.89	4.05	6.94	0.00	6.94	4.05	-NA-	51.55	650	355
Emirates REIT (CEIC) Limited	Non-rental	Diversified	REIT	1.22	160	0.12	0.56	7.38	-NA-	-NA-	-NA-	-NA-	-NA-	-6.15	3.39	0.00	3.39	-6.15	-NA-	-NA-	117	74
UAE Total					10,236	7.45	35.96	1.89														
Growthpoint Prop Ltd *	Rental	Diversified	REIT	29.68	4,869	3.54	17.11	5.43	4.11	15.77	17.28	13.89	26.30	7.97	1.30	0.00	1.30	7.97	19.97	20.36	319,821	6,568
Redefine Properties *	Rental	Diversified	REIT	11.84	3,250	2.36	11.42	6.30	-NA-	17.32	12.86	15.69	25.42	10.65	3.86	0.00	3.86	10.65	21.57	16.57	206,806	6,364
Hyprop Investments Ltd *	Rental	Retail	REIT	111.30	2,070	1.51	7.27	4.24	15.59	17.80	17.69	25.39	44.08	14.15	5.20	0.00	5.20	14.15	20.24	19.00	80,313	3,879
Capital Property Fund *	Rental	Diversified	REIT	14.12	1,674	1.22	5.88	5.91	9.15	15.93	15.23	17.03	42.77	6.33	-4.53	0.00	-4.53	6.33	20.73	17.05	-NA-	-NA-
Resilient Prop Inc Fd *	Rental	Diversified	REIT	93.75	1,567	1.14	5.51	3.78	-NA-	25.46	29.54	36.92	74.68	11.62	6.14	0.00	6.14	11.62	19.84	20.45	148,424	9,472
Vukile Property Fund *	Rental	Diversified	REIT	19.71	803	0.58	2.82	6.63	-NA-	13.92	12.35	9.06	22.96	9.50	-0.15	0.00	-0.15	9.50	21.28	19.10	28,417	3,539
SA Corporate Real Estate Fund *	Rental	Diversified	REIT	5.10	773	0.56	2.71	6.70	-NA-	9.32	15.33	17.66	33.16	6.69	-1.92	0.00	-1.92	6.69	20.04	15.03	28,204	3,650
Emira Property Fund *	Rental	Diversified	REIT	18.35	618	0.45	2.17	6.71	-NA-	13.67	12.18	14.84	35.03	5.95	-4.68	0.00	-4.68	5.95	18.68	15.11	44,952	7,272
Acucap Properties Limited *	Rental	Diversified	REIT	56.95	566	0.41	1.99	5.83	-NA-	13.38	12.50	12.17	43.09	9.84	1.70	0.00	1.70	9.84	19.70	20.30	43,315	7,659
Fountainhead Property Trust *	Rental	Retail	REIT	9.36	325	0.24	1.14	6.23	11.14	11.33	9.87	8.89	26.32	10.77	1.74	0.00	1.74	10.77	19.03	15.63	17,029	5,244
Arrowhead Properties (B) *	Rental	Diversified	REIT	9.90	293	0.21	1.03	6.73	-NA-	-NA-	-NA-	28.46	43.90	5.32	0.00	0.00	0.00	5.32	-NA-	19.43	14,443	4,934
Arrowhead Properties (A) *	Rental	Diversified	REIT	9.80	290	0.21	1.02	6.80	-NA-	-NA-	-NA-	16.96	42.24	4.81	-1.01	0.00	-1.01	4.81	-NA-	13.68	11,115	3,836
South Africa Total					17,097	12.44	60.06	5.58														
Middle East/Africa Total					27,711	20.16	97.35	3.84														
EMEA Total					34,565	25.14	100.00	3.04														

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

Version: February 2015

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	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)	3 month	Velocity
				27-Feb	EUR (m)	Wght (%)	Wght (%)	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD			EUR (m)	(%)
AMERICAS																						
BR Malls Participacoes S/A Ord	Rental	Retail	Non-REIT	16.91	2,265	1.65	12.18	2.77	-NA-	-NA-	8.26	-8.14	-5.85	2.92	11.03	0.00	11.03	2.92	-NA-	30.92	3,863	171
Multiplan Empreendimentos Imobiliaros S/A On Rental	Retail	Retail	Non-REIT	54.55	1,303	0.95	7.01	1.51	-NA-	-NA-	12.28	12.02	18.33	14.99	13.20	0.00	13.20	14.99	-NA-	21.70	4,549	349
Cyrela Brazil Realty S/A Empreendimentose e f	Non-rental	Residential	Non-REIT	11.58	967	0.70	5.20	3.64	-NA-	-NA-	-10.76	-11.63	-11.33	4.70	7.12	0.00	7.12	4.70	-NA-	21.32	2,146	222
BR Properties S/A Ord	Rental	Industrial/Office	Non-REIT	11.59	690	0.50	3.71	51.88	-NA-	-NA-	-NA-	-18.85	-31.82	13.07	30.08	0.00	30.08	13.07	-NA-	32.01	2,100	305
MRV Engenharia e Participacoes SA	Non-rental	Residential	Non-REIT	6.80	609	0.44	3.28	4.43	-NA-	-NA-	-10.49	-19.68	-16.26	-9.33	-1.59	0.00	-1.59	-9.33	-NA-	43.02	1,251	205
Iguatemi Empresa de Shopping Centers S/A Oi	Rental	Retail	Non-REIT	27.25	510	0.37	2.74	1.25	-NA-	-NA-	15.18	10.10	27.46	10.77	12.14	0.00	12.14	10.77	-NA-	23.41	1,102	216
Aliansce Shopping Centers SA	Rental	Retail	Non-REIT	16.30	404	0.29	2.17	1.95	-NA-	-NA-	10.45	1.22	-7.70	-0.49	1.24	0.00	1.24	-0.49	-NA-	23.34	501	124
Gafisa	Non-rental	Residential	Non-REIT	2.10	285	0.21	1.53	3.83	-NA-	-NA-	-29.13	-23.98	-36.36	-4.55	10.53	0.00	10.53	-4.55	-NA-	54.96	919	323
Even Construtora e Incorporadora SA ON	Non-rental	Residential	Non-REIT	4.59	280	0.20	1.51	6.29	-NA-	-NA-	-NA-	-13.59	-35.71	-15.63	6.00	0.00	6.00	-15.63	-NA-	27.58	982	350
EZ TEC Empreendimentos e Partipacoes	Non-rental	Residential	Non-REIT	17.70	275	0.20	1.48	5.36	-NA-	-NA-	-NA-	-3.97	-31.69	-19.55	7.27	0.00	7.27	-19.55	-NA-	29.61	806	293
PDG Realty S/A Empreendimentos e Participac	Non-rental	Residential	Non-REIT	0.47	194	0.14	1.04	0.00	-NA-	-NA-	-37.23	-56.16	-68.87	-45.35	-9.62	0.00	-9.62	-45.35	-NA-	46.11	708	365
Sao Carlos Empreendimentos e Participacoes	Rental	Office	Non-REIT	31.85	172	0.13	0.93	2.65	-NA-	-NA-	-NA-	-NA-	-13.80	-2.57	5.81	0.00	5.81	-2.57	-NA-	-NA-	28	16
Helbor Empreendimentos S.A.	Non-rental	Diversified	Non-REIT	3.99	151	0.11	0.81	12.64	-NA-	-NA-	10.21	-13.52	-42.01	-16.00	2.05	0.00	2.05	-16.00	-NA-	33.66	174	116
Sonae Sierra Brasil	Rental	Retail	Non-REIT	17.77	144	0.10	0.77	2.56	-NA-	-NA-	-NA-	-12.55	13.47	7.70	14.28	0.00	14.28	7.70	-NA-	28.06	91	63
Direcional Engenharia	Non-rental	Residential	Non-REIT	5.61	143	0.10	0.77	10.86	-NA-	-NA-	-NA-	-NA-	-45.53	-30.83	-13.69	0.00	-13.69	-30.83	-NA-	-NA-	-NA-	-NA-
Tecnisa S.A.	Rental	Diversified	Non-REIT	3.68	101	0.07	0.54	12.73	-NA-	-NA-	-14.71	-26.90	-51.19	-4.42	16.83	0.00	16.83	-4.42	-NA-	33.72	257	254
JHSF Participacoes SA	Non-rental	Diversified	Non-REIT	2.04	71	0.05	0.38	2.84	-NA-	-NA-	-6.34	-30.78	-53.10	-13.19	-5.12	0.00	-5.12	-13.19	-NA-	34.88	87	122
Rodobens Negocios Imobiliaros S/A Ord	Non-rental	Residential	Non-REIT	7.25	59	0.04	0.32	13.08	-NA-	-NA-	-12.61	-11.59	-31.92	-26.02	-26.77	0.00	-26.77	-26.02	-NA-	28.45	55	92
Rossi Residencial SA	Rental	Residential	Non-REIT	2.89	50	0.04	0.27	0.00	-NA-	-NA-	-NA-	-60.12	-66.20	-14.75	35.68	0.00	35.68	-14.75	-NA-	53.77	775	1,550
General Shopping Brasil	Non-rental	Retail	Non-REIT	6.45	42	0.03	0.22	0.00	-NA-	-NA-	-8.06	-18.35	-17.10	-11.40	7.68	0.00	7.68	-11.40	-NA-	42.27	40	96
Brazil Total					8,717	6.34	46.88	7.18														
Fibra Uno Administracion S.A. de C.V.	Non-rental	Diversified	Non-REIT	41.93	5,613	4.08	30.19	4.35	-NA-	-NA-	-NA-	-NA-	-0.10	-3.61	-7.23	0.00	-7.23	-3.61	-NA-	-NA-	3,701	66
Macquarie Mexico Real Estate Management S.	Non-rental	Industrial	REIT	25.72	1,245	0.91	6.70	6.90	-NA-	-NA-	-NA-	-NA-	11.78	4.68	4.21	0.00	4.21	4.68	-NA-	-NA-	838	67
Corporacion Inmobiliaria Vesta	Non-rental	Industrial	Non-REIT	28.71	930	0.68	5.00	1.53	-NA-	-NA-	-NA-	-NA-	18.05	-2.01	-0.93	0.00	-0.93	-2.01	-NA-	-NA-	1,043	112
Administradora Fibra Danhos S.A. de C.V. *	Rental	Diversified	REIT	36.45	457	0.33	2.46	3.07	-NA-	-NA-	-NA-	-NA-	43.67	1.25	2.45	0.00	2.45	1.25	-NA-	-NA-	260	57
Asesor de Activos Prisma S.A.P.I. de C.V.	Rental	Lodging/Resorts	Non-REIT	16.98	434	0.32	2.34	5.11	-NA-	-NA-	-NA-	-NA-	-NA-	7.81	4.24	0.00	4.24	7.81	-NA-	-NA-	111	26
Consortio Ara *	Non-rental	Residential	REIT	7.07	293	0.21	1.58	0.00	-NA-	-1.76	-3.65	19.34	41.12	8.94	9.44	0.00	9.44	8.94	35.43	26.87	201	68
Mexico Total					8,972	6.53	48.25	4.16														
Americas Total					18,593	13.52	100.00	5.67														
Emerging Markets Total					132,739.36	96.55	97.35	3.40														

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	2,589.77	137,485.57	100.00	3.58	-NA-	10.50	7.03	8.53	34.38	11.79	4.09	11.79	25.04	14.90
Emerging Asia Pacific Index	EUR	3,248.08	83,573.79	60.79	3.11	-NA-	14.86	13.14	16.64	43.38	12.59	3.91	12.59	27.91	18.87
Emerging EMEA Index	EUR	3,314.01	35,319.03	25.69	3.66	-NA-	13.97	14.80	18.80	36.99	15.25	6.42	15.25	23.86	16.76
Emerging Europe Index	EUR	1,225.81	6,854.40	4.99	2.14	-NA-	-10.78	-2.17	8.94	13.73	16.91	11.67	16.91	38.48	19.01
Emerging Middle East/Africa Index	EUR	4,007.54	28,464.63	20.70	4.03	-NA-	16.84	19.36	22.22	45.34	14.85	5.23	14.85	24.57	20.23
Emerging Americas Index	EUR	1,109.03	18,592.75	13.52	5.52	-NA-	0.07	-12.63	-20.32	2.32	2.79	0.60	2.79	35.40	22.12
Brazil Index	EUR	1,404.93	8,716.56	6.50	7.18	-NA-	-NA-	-NA-	-23.76	-11.71	-0.71	2.75	-0.71	-NA-	25.65
Chile Index	EUR	4,086.77	904.37	0.67	2.22	-NA-	-NA-	-NA-	23.85	-NA-	10.67	11.52	10.67	-NA-	-NA-
China Index	EUR	3,396.78	49,730.14	37.09	3.92	-NA-	-NA-	-NA-	16.37	36.96	9.50	3.57	9.50	-NA-	25.69
Egypt Index	EUR	1,897.05	377.59	0.28	0.00	-NA-	-NA-	-NA-	33.38	87.76	-6.21	-13.12	-6.21	-NA-	-NA-
India Index	EUR	850.30	2,535.15	1.89	1.49	-NA-	-NA-	-NA-	-5.50	74.85	27.73	3.15	27.73	-NA-	46.60
Indonesia Index	EUR	3,371.12	8,111.25	6.05	1.34	-NA-	-NA-	-NA-	13.03	56.49	19.63	5.44	19.63	-NA-	39.00
Malaysia Index	EUR	3,102.73	6,715.94	5.01	3.52	-NA-	-NA-	-NA-	6.72	24.19	8.25	4.37	8.25	-NA-	16.09
Mexico Index	EUR	215.34	8,971.82	6.69	4.24	-NA-	-NA-	-NA-	-37.11	19.60	5.84	-2.32	5.84	-NA-	40.60
Philippines Index	EUR	7,212.06	10,285.79	7.67	1.04	-NA-	-NA-	-NA-	27.92	60.12	20.99	3.51	20.99	-NA-	23.41
Poland Index	EUR	422.99	1,038.77	0.77	3.87	-NA-	-NA-	-NA-	-4.05	-9.68	3.22	5.41	3.22	-NA-	23.28
South Africa Index	EUR	4,014.10	17,850.86	13.31	5.35	-NA-	-NA-	-NA-	13.41	63.17	17.41	2.45	17.41	-NA-	24.18
Thailand Index	EUR	10,028.04	6,038.63	4.50	2.61	-NA-	-NA-	-NA-	26.07	55.00	16.64	5.00	16.64	-NA-	27.29
Turkey Index	EUR	2,860.89	2,421.73	1.81	3.70	-NA-	-NA-	-NA-	6.34	55.79	14.06	-4.89	14.06	-NA-	32.19
Taiwan Index	EUR	3,086.10	156.89	0.12	3.59	-NA-	-NA-	-NA-	6.10	15.95	14.32	14.89	14.32	-NA-	26.82
UAE Index	EUR	6,674.27	10,236.18	7.63	1.89	-NA-	-NA-	-NA-	52.29	22.81	11.53	11.39	11.53	-NA-	36.66

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	2,291.02	154,210.69	100.00	3.58	-NA-	9.66	2.91	2.34	9.13	3.62	3.46	3.62	27.78	16.85
Emerging Asia Pacific Index	USD	2,873.40	93,740.54	60.79	3.11	-NA-	13.98	8.79	9.99	16.44	4.37	3.29	4.37	30.13	19.42
Emerging EMEA Index	USD	2,932.13	39,615.59	25.69	3.66	-NA-	13.10	10.39	12.02	11.25	6.83	5.78	6.83	25.94	19.00
Emerging Europe Index	USD	1,084.42	7,688.24	4.99	2.14	-NA-	-11.47	-5.94	2.73	-7.64	8.37	11.00	8.37	41.14	23.31
Emerging Middle East/Africa Index	USD	3,545.74	31,927.36	20.70	4.03	-NA-	15.95	14.77	15.25	18.03	6.46	4.60	6.46	26.27	21.28
Emerging Americas Index	USD	980.99	20,854.56	13.52	5.52	-NA-	-0.70	-15.99	-24.86	-16.91	-4.72	0.00	-4.72	38.49	25.49
Brazil Index	USD	1,123.84	9,776.93	6.52	7.18	-NA-	-NA-	-NA-	-28.10	-28.30	-7.97	2.14	-7.97	-NA-	29.31
Chile Index	USD	3,455.65	1,014.38	0.68	2.22	-NA-	-NA-	-NA-	14.73	-NA-	2.59	10.85	2.59	-NA-	-NA-
China Index	USD	2,717.31	55,779.81	37.19	3.92	-NA-	-NA-	-NA-	9.73	11.23	1.50	2.95	1.50	-NA-	26.91
Egypt Index	USD	1,588.90	-	0.00	0.00	-NA-	-NA-	-NA-	27.71	59.65	-13.06	-13.65	-13.06	-NA-	-NA-
India Index	USD	680.16	2,843.56	1.90	1.49	-NA-	-NA-	-NA-	-10.89	42.00	18.40	2.53	18.40	-NA-	47.37
Indonesia Index	USD	2,696.71	9,097.99	6.07	1.34	-NA-	-NA-	-NA-	6.59	27.09	10.89	4.80	10.89	-NA-	37.49
Malaysia Index	USD	2,481.88	7,532.93	5.02	3.52	-NA-	-NA-	-NA-	0.64	0.86	0.34	3.74	0.34	-NA-	14.78
Mexico Index	USD	172.26	10,063.25	6.71	4.24	-NA-	-NA-	-NA-	-40.70	-2.87	-1.89	-2.91	-1.89	-NA-	41.48
Philippines Index	USD	5,769.15	11,537.05	7.69	1.04	-NA-	-NA-	-NA-	20.63	30.04	12.15	2.89	12.15	-NA-	22.46
Poland Index	USD	338.36	1,165.13	0.78	3.87	-NA-	-NA-	-NA-	-9.52	-26.65	-4.32	4.78	-4.32	-NA-	27.68
South Africa Index	USD	3,210.99	20,022.41	13.35	5.35	-NA-	-NA-	-NA-	6.94	32.51	8.83	1.84	8.83	-NA-	24.78
Thailand Index	USD	8,021.70	6,773.23	4.52	2.61	-NA-	-NA-	-NA-	18.88	25.88	8.12	4.37	8.12	-NA-	28.26
Turkey Index	USD	2,288.61	2,716.33	1.81	3.70	-NA-	-NA-	-NA-	0.28	26.52	5.72	-5.46	5.72	-NA-	33.56
Taiwan Index	USD	2,468.66	175.97	0.12	3.59	-NA-	-NA-	-NA-	0.05	-5.84	5.97	14.19	5.97	-NA-	29.40
UAE Index	USD	5,492.86	11,481.42	7.66	1.89	-NA-	-NA-	-NA-	43.61	-0.26	3.39	10.72	3.39	-NA-	37.68

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,389.17	99,786.91	100.00	3.58	-NA-	8.20	2.61	3.48	18.35	4.55	0.55	4.55	27.13	16.49
Emerging Asia Pacific Index	GBP	2,996.49	60,657.78	60.79	3.11	-NA-	12.47	8.47	11.21	26.27	5.30	0.38	5.30	29.95	20.28
Emerging EMEA Index	GBP	3,057.74	25,634.52	25.69	3.66	-NA-	11.60	10.06	13.26	20.64	7.79	2.80	7.79	26.00	17.51
Emerging Europe Index	GBP	1,130.87	4,974.92	4.99	2.14	-NA-	-12.64	-6.22	3.87	0.16	9.34	7.88	9.34	39.21	20.66
Emerging Middle East/Africa Index	GBP	3,697.64	20,659.61	20.70	4.03	-NA-	14.41	14.43	16.53	28.00	7.42	1.65	7.42	26.61	20.53
Emerging Americas Index	GBP	1,023.01	13,494.60	13.52	5.52	-NA-	-2.01	-16.25	-24.03	-9.89	-3.87	-2.82	-3.87	36.43	23.22
Brazil Index	GBP	1,296.22	6,326.47	6.52	7.18	-NA-	-NA-	-NA-	-27.31	-22.24	-7.14	-0.74	-7.14	-NA-	26.84
Chile Index	GBP	3,985.69	656.39	0.68	2.22	-NA-	-NA-	-NA-	16.00	-NA-	3.50	7.73	3.50	-NA-	-NA-
China Index	GBP	3,134.09	36,094.09	37.19	3.92	-NA-	-NA-	-NA-	10.95	20.61	2.41	0.05	2.41	-NA-	26.91
Egypt Index	GBP	1,832.61	-	0.00	0.00	-NA-	-NA-	-NA-	29.13	73.13	-12.28	-16.08	-12.28	-NA-	-NA-
India Index	GBP	784.49	1,840.01	1.90	1.49	-NA-	-NA-	-NA-	-9.90	53.98	19.46	-0.36	19.46	-NA-	47.37
Indonesia Index	GBP	3,110.34	5,887.14	6.07	1.34	-NA-	-NA-	-NA-	7.77	37.82	11.89	1.85	11.89	-NA-	40.07
Malaysia Index	GBP	2,862.55	4,874.42	5.02	3.52	-NA-	-NA-	-NA-	1.76	9.37	1.24	0.82	1.24	-NA-	15.44
Mexico Index	GBP	198.68	6,511.74	6.71	4.24	-NA-	-NA-	-NA-	-40.04	5.33	-1.02	-5.64	-1.02	-NA-	41.07
Philippines Index	GBP	6,654.03	7,465.42	7.69	1.04	-NA-	-NA-	-NA-	21.97	41.01	13.15	-0.01	13.15	-NA-	24.15
Poland Index	GBP	390.26	753.94	0.78	3.87	-NA-	-NA-	-NA-	-8.52	-20.46	-3.46	1.83	-3.46	-NA-	24.77
South Africa Index	GBP	3,703.49	12,956.14	13.35	5.35	-NA-	-NA-	-NA-	8.13	43.70	9.81	-1.03	9.81	-NA-	23.68
Thailand Index	GBP	9,252.08	4,382.83	4.52	2.61	-NA-	-NA-	-NA-	20.20	36.51	9.09	1.43	9.09	-NA-	28.33
Turkey Index	GBP	2,639.65	1,757.69	1.81	3.70	-NA-	-NA-	-NA-	1.39	37.20	6.67	-8.12	6.67	-NA-	32.86
Taiwan Index	GBP	2,847.30	113.87	0.12	3.59	-NA-	-NA-	-NA-	1.16	2.11	6.91	10.98	6.91	-NA-	27.75
UAE Index	GBP	6,335.37	7,429.41	7.66	1.89	-NA-	-NA-	-NA-	45.20	8.15	4.31	7.60	4.31	-NA-	38.69

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	JPY	2,675.79	18,435,116.89	100.00	3.58	-NA-	12.03	9.20	16.55	27.82	3.32	5.29	3.32	26.86	20.97
Emerging Asia Pacific Index	JPY	3,355.97	11,206,212.38	60.79	3.11	-NA-	16.44	15.44	25.26	36.38	4.06	5.12	4.06	29.45	23.56
Emerging EMEA Index	JPY	3,424.56	4,735,846.03	25.69	3.66	-NA-	15.54	17.13	27.57	30.30	6.52	7.65	6.52	26.17	22.39
Emerging Europe Index	JPY	1,266.54	919,090.13	4.99	2.14	-NA-	-9.55	-0.19	16.99	8.18	8.05	12.97	8.05	40.99	26.90
Emerging Middle East/Africa Index	JPY	4,141.23	3,816,755.90	20.70	4.03	-NA-	18.46	21.78	31.25	38.25	6.15	6.45	6.15	26.38	24.09
Emerging Americas Index	JPY	1,145.74	2,493,058.48	13.52	5.52	-NA-	1.45	-10.86	-14.43	-2.68	-5.00	1.77	-5.00	36.47	27.41
Brazil Index	JPY	1,265.48	1,168,783.48	6.52	7.18	-NA-	-NA-	-NA-	-18.12	-16.02	-8.24	3.94	-8.24	-NA-	30.98
Chile Index	JPY	3,891.17	121,264.24	0.68	2.22	-NA-	-NA-	-NA-	30.65	-NA-	2.29	12.81	2.29	-NA-	-NA-
China Index	JPY	3,059.77	6,668,197.00	37.19	3.92	-NA-	-NA-	-NA-	24.97	30.27	1.21	4.77	1.21	-NA-	31.26
Egypt Index	JPY	1,789.15	-	0.00	0.00	-NA-	-NA-	-NA-	45.44	87.00	-13.31	-12.12	-13.31	-NA-	-NA-
India Index	JPY	765.88	339,932.97	1.90	1.49	-NA-	-NA-	-NA-	1.48	66.32	18.05	4.34	18.05	-NA-	49.51
Indonesia Index	JPY	3,036.58	1,087,618.87	6.07	1.34	-NA-	-NA-	-NA-	21.38	48.86	10.57	6.66	10.57	-NA-	39.91
Malaysia Index	JPY	2,794.67	900,524.48	5.02	3.52	-NA-	-NA-	-NA-	14.61	18.13	0.05	5.58	0.05	-NA-	18.08
Mexico Index	JPY	193.97	1,203,010.76	6.71	4.24	-NA-	-NA-	-NA-	-32.47	13.76	-2.18	-1.19	-2.18	-NA-	43.41
Philippines Index	JPY	6,496.24	1,379,196.96	7.69	1.04	-NA-	-NA-	-NA-	37.37	52.31	11.82	4.71	11.82	-NA-	24.96
Poland Index	JPY	381.01	139,285.86	0.78	3.87	-NA-	-NA-	-NA-	3.04	-14.09	-4.60	6.63	-4.60	-NA-	29.85
South Africa Index	JPY	3,615.67	2,393,579.54	13.35	5.35	-NA-	-NA-	-NA-	21.79	55.20	8.51	3.64	8.51	-NA-	26.48
Thailand Index	JPY	9,032.68	809,705.47	4.52	2.61	-NA-	-NA-	-NA-	35.39	47.44	7.81	6.21	7.81	-NA-	30.28
Turkey Index	JPY	2,577.05	324,723.99	1.81	3.70	-NA-	-NA-	-NA-	14.20	48.18	5.42	-3.79	5.42	-NA-	35.95
Taiwan Index	JPY	2,779.78	21,036.63	0.12	3.59	-NA-	-NA-	-NA-	13.94	10.29	5.66	16.22	5.66	-NA-	34.39
UAE Index	JPY	6,185.13	1,372,545.78	7.66	1.89	-NA-	-NA-	-NA-	63.54	16.82	3.08	12.68	3.08	-NA-	41.31

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

Version: February 2015

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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Emerging Index	AUD	1,915.25	197,011.42	100.00	3.58	-NA-	5.74	5.72	13.95	24.76	8.34	2.93	8.34	26.35	12.47
Emerging Asia Pacific Index	AUD	2,402.11	119,757.95	60.79	3.11	-NA-	9.90	11.76	22.46	33.12	9.11	2.76	9.11	28.94	17.33
Emerging EMEA Index	AUD	2,451.20	50,610.79	25.69	3.66	-NA-	9.05	13.40	24.73	27.18	11.69	5.24	11.69	24.90	14.59
Emerging Europe Index	AUD	906.55	9,822.08	4.99	2.14	-NA-	-14.63	-3.37	14.38	5.59	13.29	10.43	13.29	40.58	19.26
Emerging Middle East/Africa Index	AUD	2,964.18	40,788.70	20.70	4.03	-NA-	11.80	17.90	28.32	34.94	11.31	4.06	11.31	25.39	17.76
Emerging Americas Index	AUD	820.09	26,642.68	13.52	5.52	-NA-	-4.25	-13.70	-16.34	-5.01	-0.39	-0.52	-0.39	35.96	19.19
Brazil Index	AUD	1,132.53	12,490.49	6.52	7.18	-NA-	-NA-	-NA-	-19.95	-18.03	-3.78	1.61	-3.78	22.69	-NA-
Chile Index	AUD	3,482.36	1,295.92	0.68	2.22	-NA-	-NA-	-NA-	27.74	-NA-	7.25	10.29	7.25	-NA-	-NA-
China Index	AUD	2,738.31	71,261.33	37.19	3.92	-NA-	-NA-	-NA-	22.18	27.15	6.12	2.42	6.12	25.54	-NA-
Egypt Index	AUD	1,601.18	-	0.00	0.00	-NA-	-NA-	-NA-	42.20	82.52	-9.10	-14.09	-9.10	-NA-	-NA-
India Index	AUD	685.42	3,632.78	1.90	1.49	-NA-	-NA-	-NA-	-0.78	62.33	23.78	2.01	23.78	43.96	-NA-
Indonesia Index	AUD	2,717.55	11,623.11	6.07	1.34	-NA-	-NA-	-NA-	18.68	45.29	15.94	4.27	15.94	37.56	-NA-
Malaysia Index	AUD	2,501.06	9,623.68	5.02	3.52	-NA-	-NA-	-NA-	12.05	15.30	4.91	3.21	4.91	14.48	-NA-
Mexico Index	AUD	173.59	12,856.27	6.71	4.24	-NA-	-NA-	-NA-	-33.97	11.04	2.57	-3.40	2.57	41.79	-NA-
Philippines Index	AUD	5,813.73	14,739.13	7.69	1.04	-NA-	-NA-	-NA-	34.31	48.66	17.25	2.36	17.25	20.80	-NA-
Poland Index	AUD	340.98	1,488.51	0.78	3.87	-NA-	-NA-	-NA-	0.74	-16.14	0.03	4.24	0.03	24.31	-NA-
South Africa Index	AUD	3,235.80	25,579.58	13.35	5.35	-NA-	-NA-	-NA-	19.07	51.49	13.78	1.32	13.78	20.59	-NA-
Thailand Index	AUD	8,083.69	8,653.12	4.52	2.61	-NA-	-NA-	-NA-	32.37	43.91	13.04	3.83	13.04	23.46	-NA-
Turkey Index	AUD	2,306.30	3,470.24	1.81	3.70	-NA-	-NA-	-NA-	11.65	44.64	10.53	-5.94	10.53	29.69	-NA-
Taiwan Index	AUD	2,487.74	224.81	0.12	3.59	-NA-	-NA-	-NA-	11.40	7.65	10.78	13.61	10.78	29.41	-NA-
UAE Index	AUD	5,535.31	14,668.05	7.66	1.89	-NA-	-NA-	-NA-	59.89	14.02	8.09	10.15	8.09	38.06	-NA-

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

Version: February 2015

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

Net Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	2,551.04	137,485.57	100.00	3.28	-NA-	10.34	6.78	8.16	33.84	11.77	4.07	11.77	25.03	14.92
Emerging Asia Pacific Index	EUR	3,197.49	83,573.79	60.79	2.91	-NA-	14.68	12.84	16.28	42.85	12.59	3.91	12.59	27.90	18.89
Emerging EMEA Index	EUR	3,228.94	35,319.03	25.69	3.21	-NA-	13.67	14.39	18.10	36.29	15.21	6.38	15.21	23.87	16.78
Emerging Europe Index	EUR	1,201.57	6,854.40	4.99	1.91	-NA-	-10.96	-2.54	8.36	13.29	16.91	11.67	16.91	38.46	18.95
Emerging Middle East/Africa Index	EUR	3,901.12	28,464.63	20.70	3.53	-NA-	16.53	18.93	21.48	44.56	14.80	5.19	14.80	24.57	20.24
Emerging Americas Index	EUR	1,104.63	18,592.75	13.52	5.02	-NA-	0.03	-12.70	-20.42	1.93	2.75	0.57	2.75	35.40	22.10
Brazil Index	EUR	1,432.01	8,716.56	6.52	6.63	-NA-	-NA-	-NA-	-23.87	-12.12	-0.71	2.75	-0.71	-NA-	25.63
Chile Index	EUR	4,098.45	904.37	0.68	1.44	-NA-	-NA-	-NA-	23.30	-NA-	10.67	11.52	10.67	-NA-	-NA-
China Index	EUR	3,420.80	49,730.14	37.19	3.70	-NA-	-NA-	-NA-	15.96	36.28	9.50	3.57	9.50	-NA-	25.70
Egypt Index	EUR	1,942.65	-	0.00	0.00	-NA-	-NA-	-NA-	33.38	87.76	-6.21	-13.12	-6.21	-NA-	-NA-
India Index	EUR	870.74	2,535.15	1.90	1.49	-NA-	-NA-	-NA-	-5.50	74.85	27.73	3.15	27.73	-NA-	46.60
Indonesia Index	EUR	3,415.67	8,111.25	6.07	1.14	-NA-	-NA-	-NA-	12.70	55.96	19.61	5.44	19.61	-NA-	38.99
Malaysia Index	EUR	3,177.34	6,715.94	5.02	3.62	-NA-	-NA-	-NA-	6.72	24.19	8.25	4.37	8.25	-NA-	16.09
Mexico Index	EUR	220.36	8,971.82	6.71	3.82	-NA-	-NA-	-NA-	-37.13	19.51	5.76	-2.39	5.76	-NA-	40.60
Philippines Index	EUR	7,179.36	10,285.79	7.69	0.73	-NA-	-NA-	-NA-	27.39	59.53	20.99	3.51	20.99	-NA-	23.42
Poland Index	EUR	425.63	1,038.77	0.78	3.87	-NA-	-NA-	-NA-	-4.61	-10.33	3.22	5.41	3.22	-NA-	23.26
South Africa Index	EUR	3,965.09	17,850.86	13.35	4.54	-NA-	-NA-	-NA-	12.40	61.60	17.33	2.38	17.33	-NA-	24.18
Thailand Index	EUR	9,996.44	6,038.63	4.52	2.35	-NA-	-NA-	-NA-	25.67	54.53	16.63	4.98	16.63	-NA-	27.29
Turkey Index	EUR	2,846.62	2,421.73	1.81	3.14	-NA-	-NA-	-NA-	5.83	54.79	14.06	-4.89	14.06	-NA-	32.20
Taiwan Index	EUR	2,948.80	156.89	0.12	2.87	-NA-	-NA-	-NA-	4.98	15.03	14.32	14.89	14.32	-NA-	26.36
UAE Index	EUR	6,807.66	10,236.18	7.66	1.89	-NA-	-NA-	-NA-	52.29	22.81	11.53	11.39	11.53	-NA-	36.66

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

Version: February 2015

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	10 Yrs	36M
Index Description	Curr	Close Value Feb-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vity (%)	Vity (%)
Emerging Index	USD	2,256.75	154,210.69	100.00	3.28	-NA-	9.49	2.67	2.00	8.69	3.61	3.44	3.61	27.77	16.86
Emerging Asia Pacific Index	USD	2,828.61	93,740.54	60.79	2.91	-NA-	13.80	8.50	9.65	16.01	4.36	3.29	4.36	30.12	19.44
Emerging EMEA Index	USD	2,856.83	39,615.59	25.69	3.21	-NA-	12.80	9.99	11.36	10.69	6.79	5.74	6.79	25.93	19.03
Emerging Europe Index	USD	1,062.96	7,688.24	4.99	1.91	-NA-	-11.64	-6.29	2.18	-8.00	8.37	11.00	8.37	41.12	23.26
Emerging Middle East/Africa Index	USD	3,451.55	31,927.36	20.70	3.53	-NA-	15.64	14.35	14.55	17.40	6.42	4.55	6.42	26.26	21.29
Emerging Americas Index	USD	977.09	20,854.56	13.52	5.02	-NA-	-0.74	-16.06	-24.96	-17.22	-4.75	-0.04	-4.75	38.49	25.48
Brazil Index	USD	1,118.62	9,776.93	6.52	6.63	-NA-	-NA-	-NA-	-28.22	-28.63	-7.97	2.14	-7.97	-NA-	29.30
Chile Index	USD	3,384.17	1,014.38	0.68	1.44	-NA-	-NA-	-NA-	14.22	-NA-	2.59	10.85	2.59	-NA-	-NA-
China Index	USD	2,672.18	55,779.81	37.19	3.70	-NA-	-NA-	-NA-	9.34	10.67	1.50	2.95	1.50	-NA-	26.92
Egypt Index	USD	1,588.90	-	0.00	0.00	-NA-	-NA-	-NA-	27.71	59.65	-13.06	-13.65	-13.06	-NA-	-NA-
India Index	USD	680.16	2,843.56	1.90	1.49	-NA-	-NA-	-NA-	-10.89	42.00	18.40	2.53	18.40	-NA-	47.37
Indonesia Index	USD	2,668.20	9,097.99	6.07	1.14	-NA-	-NA-	-NA-	6.27	26.65	10.87	4.80	10.87	-NA-	37.49
Malaysia Index	USD	2,481.91	7,532.93	5.02	3.62	-NA-	-NA-	-NA-	0.64	0.86	0.34	3.74	0.34	-NA-	14.78
Mexico Index	USD	172.13	10,063.25	6.71	3.82	-NA-	-NA-	-NA-	-40.71	-2.94	-1.96	-2.98	-1.96	-NA-	41.48
Philippines Index	USD	5,608.16	11,537.05	7.69	0.73	-NA-	-NA-	-NA-	20.13	29.56	12.15	2.89	12.15	-NA-	22.49
Poland Index	USD	332.48	1,165.13	0.78	3.87	-NA-	-NA-	-NA-	-10.05	-27.18	-4.32	4.78	-4.32	-NA-	27.65
South Africa Index	USD	3,097.34	20,022.41	13.35	4.54	-NA-	-NA-	-NA-	5.99	31.24	8.75	1.76	8.75	-NA-	24.78
Thailand Index	USD	7,808.73	6,773.23	4.52	2.35	-NA-	-NA-	-NA-	18.50	25.50	8.11	4.35	8.11	-NA-	28.27
Turkey Index	USD	2,223.64	2,716.33	1.81	3.14	-NA-	-NA-	-NA-	-0.20	25.70	5.72	-5.46	5.72	-NA-	33.58
Taiwan Index	USD	2,303.46	175.97	0.12	2.87	-NA-	-NA-	-NA-	-1.01	-6.58	5.97	14.19	5.97	-NA-	28.89
UAE Index	USD	5,471.11	11,481.42	7.66	1.89	-NA-	-NA-	-NA-	43.60	-0.26	3.39	10.72	3.39	-NA-	37.68

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

Version: February 2015

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,353.42	99,786.91	100.00	3.28	-NA-	8.04	2.36	3.13	17.86	4.54	0.53	4.54	27.12	16.51
Emerging Asia Pacific Index	GBP	2,949.79	60,657.78	60.79	2.91	-NA-	12.29	8.18	10.87	25.80	5.30	0.38	5.30	29.94	20.30
Emerging EMEA Index	GBP	2,979.22	25,634.52	25.69	3.21	-NA-	11.31	9.66	12.60	20.03	7.75	2.77	7.75	26.00	17.54
Emerging Europe Index	GBP	1,108.50	4,974.92	4.99	1.91	-NA-	-12.82	-6.57	3.31	-0.23	9.34	7.88	9.34	39.19	20.59
Emerging Middle East/Africa Index	GBP	3,599.41	20,659.61	20.70	3.53	-NA-	14.11	14.01	15.82	27.31	7.37	1.61	7.37	26.60	20.54
Emerging Americas Index	GBP	1,018.95	13,494.60	13.52	5.02	-NA-	-2.05	-16.31	-24.13	-10.23	-3.90	-2.85	-3.90	36.43	23.21
Brazil Index	GBP	1,290.20	6,326.47	6.52	6.63	-NA-	-NA-	-NA-	-27.42	-22.61	-7.14	-0.74	-7.14	-NA-	26.83
Chile Index	GBP	3,903.24	656.39	0.68	1.44	-NA-	-NA-	-NA-	15.48	-NA-	3.50	7.73	3.50	-NA-	-NA-
China Index	GBP	3,082.04	36,094.09	37.19	3.70	-NA-	-NA-	-NA-	10.56	20.02	2.41	0.05	2.41	-NA-	26.93
Egypt Index	GBP	1,832.61	-	0.00	0.00	-NA-	-NA-	-NA-	29.13	73.13	-12.28	-16.08	-12.28	-NA-	-NA-
India Index	GBP	784.49	1,840.01	1.90	1.49	-NA-	-NA-	-NA-	-9.90	53.98	19.46	-0.36	19.46	-NA-	47.37
Indonesia Index	GBP	3,077.46	5,887.14	6.07	1.14	-NA-	-NA-	-NA-	7.45	37.35	11.87	1.85	11.87	-NA-	40.07
Malaysia Index	GBP	2,862.59	4,874.42	5.02	3.62	-NA-	-NA-	-NA-	1.76	9.37	1.24	0.82	1.24	-NA-	15.44
Mexico Index	GBP	198.54	6,511.74	6.71	3.82	-NA-	-NA-	-NA-	-40.06	5.25	-1.09	-5.71	-1.09	-NA-	41.07
Philippines Index	GBP	6,468.34	7,465.42	7.69	0.73	-NA-	-NA-	-NA-	21.46	40.49	13.15	-0.01	13.15	-NA-	24.16
Poland Index	GBP	383.48	753.94	0.78	3.87	-NA-	-NA-	-NA-	-9.05	-21.03	-3.46	1.83	-3.46	-NA-	24.76
South Africa Index	GBP	3,572.41	12,956.14	13.35	4.54	-NA-	-NA-	-NA-	7.16	42.32	9.73	-1.10	9.73	-NA-	23.69
Thailand Index	GBP	9,006.44	4,382.83	4.52	2.35	-NA-	-NA-	-NA-	19.82	36.09	9.08	1.41	9.08	-NA-	28.33
Turkey Index	GBP	2,564.70	1,757.69	1.81	3.14	-NA-	-NA-	-NA-	0.90	36.31	6.67	-8.12	6.67	-NA-	32.87
Taiwan Index	GBP	2,656.77	113.87	0.12	2.87	-NA-	-NA-	-NA-	0.09	1.30	6.91	10.98	6.91	-NA-	27.23
UAE Index	GBP	6,310.27	7,429.41	7.66	1.89	-NA-	-NA-	-NA-	45.20	8.15	4.31	7.60	4.31	-NA-	38.69

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

Version: February 2015

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

Net Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	JPY	2,635.76	18,435,116.89	100.00	3.28	-NA-	11.86	8.94	16.16	27.30	3.31	5.28	3.31	26.85	20.99
Emerging Asia Pacific Index	JPY	3,303.67	11,206,212.38	60.79	2.91	-NA-	16.26	15.14	24.87	35.87	4.06	5.11	4.06	29.45	23.58
Emerging EMEA Index	JPY	3,336.62	4,735,846.03	25.69	3.21	-NA-	15.24	16.71	26.82	29.64	6.48	7.61	6.48	26.15	22.41
Emerging Europe Index	JPY	1,241.48	919,090.13	4.99	1.91	-NA-	-9.73	-0.56	16.36	7.76	8.05	12.97	8.05	40.96	26.85
Emerging Middle East/Africa Index	JPY	4,031.22	3,816,755.90	20.70	3.53	-NA-	18.14	21.34	30.45	37.51	6.11	6.40	6.11	26.37	24.10
Emerging Americas Index	JPY	1,141.19	2,493,058.48	13.52	5.02	-NA-	1.41	-10.93	-14.54	-3.04	-5.03	1.73	-5.03	36.47	27.40
Brazil Index	JPY	1,259.60	1,168,783.48	6.52	6.63	-NA-	-NA-	-NA-	-18.25	-16.41	-8.24	3.94	-8.24	-NA-	30.97
Chile Index	JPY	3,810.68	121,264.24	0.68	1.44	-NA-	-NA-	-NA-	30.07	-NA-	2.29	12.81	2.29	-NA-	-NA-
China Index	JPY	3,008.96	6,668,197.00	37.19	3.70	-NA-	-NA-	-NA-	24.52	29.63	1.21	4.77	1.21	-NA-	31.28
Egypt Index	JPY	1,789.15	-	0.00	0.00	-NA-	-NA-	-NA-	45.44	87.00	-13.31	-12.12	-13.31	-NA-	-NA-
India Index	JPY	765.88	339,932.97	1.90	1.49	-NA-	-NA-	-NA-	1.48	66.32	18.05	4.34	18.05	-NA-	49.51
Indonesia Index	JPY	3,004.48	1,087,618.87	6.07	1.14	-NA-	-NA-	-NA-	21.03	48.35	10.55	6.66	10.55	-NA-	39.91
Malaysia Index	JPY	2,794.70	900,524.48	5.02	3.62	-NA-	-NA-	-NA-	14.61	18.13	0.05	5.58	0.05	-NA-	18.08
Mexico Index	JPY	193.83	1,203,010.76	6.71	3.82	-NA-	-NA-	-NA-	-32.48	13.68	-2.25	-1.26	-2.25	-NA-	43.41
Philippines Index	JPY	6,314.95	1,379,196.96	7.69	0.73	-NA-	-NA-	-NA-	36.81	51.74	11.82	4.71	11.82	-NA-	25.00
Poland Index	JPY	374.38	139,285.86	0.78	3.87	-NA-	-NA-	-NA-	2.44	-14.71	-4.60	6.63	-4.60	-NA-	29.81
South Africa Index	JPY	3,487.69	2,393,579.54	13.35	4.54	-NA-	-NA-	-NA-	20.70	53.72	8.44	3.57	8.44	-NA-	26.48
Thailand Index	JPY	8,792.86	809,705.47	4.52	2.35	-NA-	-NA-	-NA-	34.95	46.99	7.79	6.20	7.79	-NA-	30.29
Turkey Index	JPY	2,503.88	324,723.99	1.81	3.14	-NA-	-NA-	-NA-	13.65	47.23	5.42	-3.79	5.42	-NA-	35.98
Taiwan Index	JPY	2,593.76	21,036.63	0.12	2.87	-NA-	-NA-	-NA-	12.73	9.42	5.66	16.22	5.66	-NA-	34.00
UAE Index	JPY	6,160.63	1,372,545.78	7.66	1.89	-NA-	-NA-	-NA-	63.54	16.82	3.08	12.68	3.08	-NA-	41.31

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

Version: February 2015

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

Net Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	AUD	1,886.60	197,011.42	100.00	3.28	-NA-	5.58	5.47	13.56	24.26	8.32	2.92	8.32	26.35	12.50
Emerging Asia Pacific Index	AUD	2,364.67	119,757.95	60.79	2.91	-NA-	9.73	11.46	22.09	32.62	9.11	2.76	9.11	28.94	17.35
Emerging EMEA Index	AUD	2,388.26	50,610.79	25.69	3.21	-NA-	8.77	12.99	23.99	26.54	11.65	5.20	11.65	24.91	14.63
Emerging Europe Index	AUD	888.62	9,822.08	4.99	1.91	-NA-	-14.80	-3.73	13.77	5.18	13.29	10.43	13.29	40.56	19.21
Emerging Middle East/Africa Index	AUD	2,885.44	40,788.70	20.70	3.53	-NA-	11.50	17.47	27.54	34.21	11.26	4.02	11.26	25.40	17.78
Emerging Americas Index	AUD	816.83	26,642.68	13.52	5.02	-NA-	-4.29	-13.77	-16.45	-5.36	-0.42	-0.55	-0.42	35.96	19.18
Brazil Index	AUD	1,127.26	12,490.49	6.52	6.63	-NA-	-NA-	-NA-	-20.07	-18.41	-3.78	1.61	-3.78	22.68	-NA-
Chile Index	AUD	3,410.32	1,295.92	0.68	1.44	-NA-	-NA-	-NA-	27.17	-NA-	7.25	10.29	7.25	-NA-	-NA-
China Index	AUD	2,692.83	71,261.33	37.19	3.70	-NA-	-NA-	-NA-	21.75	26.52	6.12	2.42	6.12	25.57	-NA-
Egypt Index	AUD	1,601.18	-	0.00	0.00	-NA-	-NA-	-NA-	42.20	82.52	-9.10	-14.09	-9.10	-NA-	-NA-
India Index	AUD	685.42	3,632.78	1.90	1.49	-NA-	-NA-	-NA-	-0.78	62.33	23.78	2.01	23.78	43.96	-NA-
Indonesia Index	AUD	2,688.82	11,623.11	6.07	1.14	-NA-	-NA-	-NA-	18.33	44.79	15.92	4.27	15.92	37.56	-NA-
Malaysia Index	AUD	2,501.09	9,623.68	5.02	3.62	-NA-	-NA-	-NA-	12.05	15.30	4.91	3.21	4.91	14.48	-NA-
Mexico Index	AUD	173.46	12,856.27	6.71	3.82	-NA-	-NA-	-NA-	-33.99	10.96	2.49	-3.47	2.49	41.79	-NA-
Philippines Index	AUD	5,651.50	14,739.13	7.69	0.73	-NA-	-NA-	-NA-	33.76	48.11	17.25	2.36	17.25	20.81	-NA-
Poland Index	AUD	335.05	1,488.51	0.78	3.87	-NA-	-NA-	-NA-	0.15	-16.75	0.03	4.24	0.03	24.30	-NA-
South Africa Index	AUD	3,121.27	25,579.58	13.35	4.54	-NA-	-NA-	-NA-	18.01	50.03	13.70	1.24	13.70	20.61	-NA-
Thailand Index	AUD	7,869.07	8,653.12	4.52	2.35	-NA-	-NA-	-NA-	31.94	43.47	13.02	3.82	13.02	23.46	-NA-
Turkey Index	AUD	2,240.82	3,470.24	1.81	3.14	-NA-	-NA-	-NA-	11.11	43.71	10.53	-5.94	10.53	29.69	-NA-
Taiwan Index	AUD	2,321.26	224.81	0.12	2.87	-NA-	-NA-	-NA-	10.22	6.80	10.78	13.61	10.78	28.86	-NA-
UAE Index	AUD	5,513.39	14,668.05	7.66	1.89	-NA-	-NA-	-NA-	59.89	14.02	8.09	10.15	8.09	38.06	-NA-

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

Version: February 2015

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-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Emerging Index	EUR	2,139.46	137,485.57	100.00	0.00	-NA-	7.19	3.79	4.96	29.08	11.62	3.95	11.62	24.95	15.10
Emerging Asia Pacific Index	EUR	2,799.16	83,573.79	60.79	0.00	-NA-	12.23	10.32	13.34	38.28	12.51	3.88	12.51	27.78	19.09
Emerging EMEA Index	EUR	2,298.55	35,319.03	25.69	0.00	-NA-	7.02	8.72	13.27	31.77	14.95	6.17	14.95	23.96	17.01
Emerging Europe Index	EUR	1,078.51	6,854.40	4.99	0.00	-NA-	-12.48	-4.47	5.27	10.99	16.91	11.67	16.91	38.13	18.74
Emerging Middle East/Africa Index	EUR	2,685.87	28,464.63	20.70	0.00	-NA-	9.26	12.46	16.10	39.21	14.49	4.92	14.49	24.67	20.36
Emerging Americas Index	EUR	969.97	18,592.75	13.52	0.00	-NA-	-1.46	-14.79	-22.84	-3.27	2.43	0.25	2.43	35.36	22.15
Brazil Index	EUR	1,213.16	8,716.56	6.52	7.18	-NA-	-NA-	-NA-	-26.27	-16.85	-0.71	2.75	-0.71	-NA-	25.78
Chile Index	EUR	3,582.14	904.37	0.68	2.22	-NA-	-NA-	-NA-	21.98	-NA-	10.67	11.52	10.67	-NA-	-NA-
China Index	EUR	2,874.00	49,730.14	37.19	3.92	-NA-	-NA-	-NA-	12.31	30.34	9.50	3.57	9.50	-NA-	25.91
Egypt Index	EUR	1,766.44	-	0.00	0.00	-NA-	-NA-	-NA-	33.38	87.76	-6.21	-13.12	-6.21	-NA-	-NA-
India Index	EUR	799.66	2,535.15	1.90	1.49	-NA-	-NA-	-NA-	-6.95	71.91	27.73	3.15	27.73	-NA-	46.54
Indonesia Index	EUR	3,190.69	8,111.25	6.07	1.34	-NA-	-NA-	-NA-	11.38	53.83	19.53	5.44	19.53	-NA-	38.99
Malaysia Index	EUR	2,613.97	6,715.94	5.02	3.52	-NA-	-NA-	-NA-	3.61	20.17	7.56	4.04	7.56	-NA-	16.09
Mexico Index	EUR	204.15	8,971.82	6.71	4.24	-NA-	-NA-	-NA-	-38.15	14.78	5.08	-3.02	5.08	-NA-	40.50
Philippines Index	EUR	6,565.68	10,285.79	7.69	1.04	-NA-	-NA-	-NA-	26.17	58.16	20.99	3.51	20.99	-NA-	23.44
Poland Index	EUR	385.82	1,038.77	0.78	3.87	-NA-	-NA-	-NA-	-6.95	-13.05	3.22	5.41	3.22	-NA-	23.19
South Africa Index	EUR	2,519.16	17,850.86	13.35	5.35	-NA-	-NA-	-NA-	6.16	53.04	16.85	1.97	16.85	-NA-	24.31
Thailand Index	EUR	7,668.40	6,038.63	4.52	2.61	-NA-	-NA-	-NA-	22.07	50.34	16.48	4.85	16.48	-NA-	27.36
Turkey Index	EUR	2,366.92	2,421.73	1.81	3.70	-NA-	-NA-	-NA-	3.00	49.33	14.06	-4.89	14.06	-NA-	32.30
Taiwan Index	EUR	2,230.66	156.89	0.12	3.59	-NA-	-NA-	-NA-	0.70	11.51	14.32	14.89	14.32	-NA-	25.07
UAE Index	EUR	5,686.30	10,236.18	7.66	1.89	-NA-	-NA-	-NA-	48.60	20.76	11.48	11.39	11.48	-NA-	36.82

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Version: February 2015

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

Price Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	1,892.45	154,210.69	100.00	0.00	-NA-	6.37	-0.21	-1.03	4.83	3.46	3.32	3.46	27.66	17.04
Emerging Asia Pacific Index	USD	2,475.98	93,740.54	60.79	0.00	-NA-	11.37	6.08	6.87	12.30	4.29	3.25	4.29	29.97	19.63
Emerging EMEA Index	USD	2,033.17	39,615.59	25.69	0.00	-NA-	6.19	4.53	6.81	7.01	6.55	5.53	6.55	25.94	19.24
Emerging Europe Index	USD	953.99	7,688.24	4.99	0.00	-NA-	-13.15	-8.15	-0.73	-9.86	8.37	11.00	8.37	40.73	23.06
Emerging Middle East/Africa Index	USD	2,375.77	31,927.36	20.70	0.00	-NA-	8.42	8.13	9.48	13.05	6.13	4.29	6.13	26.28	21.45
Emerging Americas Index	USD	857.98	20,854.56	13.52	0.00	-NA-	-2.22	-18.07	-27.24	-21.44	-5.06	-0.36	-5.06	38.47	25.54
Brazil Index	USD	970.44	9,776.93	6.52	7.18	-NA-	-NA-	-NA-	-30.48	-32.47	-7.97	2.14	-7.97	-NA-	29.45
Chile Index	USD	3,028.71	1,014.38	0.68	2.22	-NA-	-NA-	-NA-	13.00	-NA-	2.59	10.85	2.59	-NA-	-NA-
China Index	USD	2,298.99	55,779.81	37.19	3.92	-NA-	-NA-	-NA-	5.90	5.85	1.50	2.95	1.50	-NA-	27.11
Egypt Index	USD	1,479.51	-	0.00	0.00	-NA-	-NA-	-NA-	27.71	59.65	-13.06	-13.65	-13.06	-NA-	-NA-
India Index	USD	639.67	2,843.56	1.90	1.49	-NA-	-NA-	-NA-	-12.26	39.61	18.40	2.53	18.40	-NA-	47.33
Indonesia Index	USD	2,552.32	9,097.99	6.07	1.34	-NA-	-NA-	-NA-	5.03	24.93	10.80	4.80	10.80	-NA-	37.50
Malaysia Index	USD	2,090.98	7,532.93	5.02	3.52	-NA-	-NA-	-NA-	-2.30	-2.41	-0.30	3.42	-0.30	-NA-	14.71
Mexico Index	USD	163.30	10,063.25	6.71	4.24	-NA-	-NA-	-NA-	-41.67	-6.79	-2.59	-3.60	-2.59	-NA-	41.38
Philippines Index	USD	5,252.07	11,537.05	7.69	1.04	-NA-	-NA-	-NA-	18.97	28.44	12.15	2.89	12.15	-NA-	22.59
Poland Index	USD	308.63	1,165.13	0.78	3.87	-NA-	-NA-	-NA-	-12.25	-29.39	-4.32	4.78	-4.32	-NA-	27.54
South Africa Index	USD	2,015.15	20,022.41	13.35	5.35	-NA-	-NA-	-NA-	0.11	24.29	8.31	1.35	8.31	-NA-	24.92
Thailand Index	USD	6,134.16	6,773.23	4.52	2.61	-NA-	-NA-	-NA-	15.11	22.09	7.97	4.22	7.97	-NA-	28.34
Turkey Index	USD	1,893.37	2,716.33	1.81	3.70	-NA-	-NA-	-NA-	-2.88	21.27	5.72	-5.46	5.72	-NA-	33.80
Taiwan Index	USD	1,784.37	175.97	0.12	3.59	-NA-	-NA-	-NA-	-5.04	-9.44	5.97	14.19	5.97	-NA-	27.35
UAE Index	USD	4,679.53	11,481.42	7.66	1.89	-NA-	-NA-	-NA-	40.12	-1.93	3.33	10.72	3.33	-NA-	37.93

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

Version: February 2015

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-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD	Vlty (%)	Vlty (%)
Emerging Index	GBP	1,973.52	99,786.91	100.00	0.00	-NA-	4.96	-0.50	0.07	13.68	4.39	0.41	4.39	27.03	16.70
Emerging Asia Pacific Index	GBP	2,582.05	60,657.78	60.79	0.00	-NA-	9.90	5.76	8.06	21.78	5.23	0.34	5.23	29.83	20.50
Emerging EMEA Index	GBP	2,120.27	25,634.52	25.69	0.00	-NA-	4.79	4.22	8.00	16.04	7.51	2.56	7.51	25.98	17.77
Emerging Europe Index	GBP	994.86	4,974.92	4.99	0.00	-NA-	-14.30	-8.42	0.37	-2.25	9.34	7.88	9.34	38.84	20.29
Emerging Middle East/Africa Index	GBP	2,477.55	20,659.61	20.70	0.00	-NA-	6.98	7.81	10.69	22.60	7.08	1.35	7.08	26.59	20.70
Emerging Americas Index	GBP	894.74	13,494.60	13.52	0.00	-NA-	-3.52	-18.32	-26.43	-14.81	-4.21	-3.16	-4.21	36.43	23.31
Brazil Index	GBP	1,119.28	6,326.47	6.52	7.18	-NA-	-NA-	-NA-	-29.71	-26.77	-7.14	-0.74	-7.14	-NA-	27.04
Chile Index	GBP	3,493.26	656.39	0.68	2.22	-NA-	-NA-	-NA-	14.25	-NA-	3.50	7.73	3.50	-NA-	-NA-
China Index	GBP	2,651.61	36,094.09	37.19	3.92	-NA-	-NA-	-NA-	7.08	14.78	2.41	0.05	2.41	-NA-	27.14
Egypt Index	GBP	1,706.44	-	0.00	0.00	-NA-	-NA-	-NA-	29.13	73.13	-12.28	-16.08	-12.28	-NA-	-NA-
India Index	GBP	737.78	1,840.01	1.90	1.49	-NA-	-NA-	-NA-	-11.28	51.40	19.46	-0.36	19.46	-NA-	47.30
Indonesia Index	GBP	2,943.80	5,887.14	6.07	1.34	-NA-	-NA-	-NA-	6.19	35.47	11.79	1.85	11.79	-NA-	40.08
Malaysia Index	GBP	2,411.70	4,874.42	5.02	3.52	-NA-	-NA-	-NA-	-1.21	5.83	0.60	0.50	0.60	-NA-	15.49
Mexico Index	GBP	188.35	6,511.74	6.71	4.24	-NA-	-NA-	-NA-	-41.03	1.08	-1.72	-6.31	-1.72	-NA-	40.96
Philippines Index	GBP	6,057.64	7,465.42	7.69	1.04	-NA-	-NA-	-NA-	20.30	39.28	13.15	-0.01	13.15	-NA-	24.20
Poland Index	GBP	355.97	753.94	0.78	3.87	-NA-	-NA-	-NA-	-11.28	-23.43	-3.46	1.83	-3.46	-NA-	24.73
South Africa Index	GBP	2,324.23	12,956.14	13.35	5.35	-NA-	-NA-	-NA-	1.22	34.78	9.29	-1.50	9.29	-NA-	23.87
Thailand Index	GBP	7,075.03	4,382.83	4.52	2.61	-NA-	-NA-	-NA-	16.39	32.40	8.94	1.29	8.94	-NA-	28.39
Turkey Index	GBP	2,183.77	1,757.69	1.81	3.70	-NA-	-NA-	-NA-	-1.80	31.51	6.67	-8.12	6.67	-NA-	33.00
Taiwan Index	GBP	2,058.06	113.87	0.12	3.59	-NA-	-NA-	-NA-	-3.99	-1.79	6.91	10.98	6.91	-NA-	25.69
UAE Index	GBP	5,397.28	7,429.41	7.66	1.89	-NA-	-NA-	-NA-	41.68	6.35	4.26	7.60	4.26	-NA-	38.87

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

Version: February 2015

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

Price Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	JPY	2,210.28	18,435,116.89	100.00	0.00	-NA-	8.67	5.89	12.71	22.78	3.16	5.15	3.16	26.77	21.20
Emerging Asia Pacific Index	JPY	2,891.81	11,206,212.38	60.79	0.00	-NA-	13.78	12.56	21.71	31.54	3.99	5.08	3.99	29.33	23.81
Emerging EMEA Index	JPY	2,374.63	4,735,846.03	25.69	0.00	-NA-	8.49	10.92	21.64	25.34	6.24	7.39	6.24	26.14	22.57
Emerging Europe Index	JPY	1,114.21	919,090.13	4.99	0.00	-NA-	-11.27	-2.54	13.05	5.58	8.05	12.97	8.05	40.59	26.66
Emerging Middle East/Africa Index	JPY	2,774.77	3,816,755.90	20.70	0.00	-NA-	10.77	14.74	24.67	32.42	5.82	6.13	5.82	26.37	24.20
Emerging Americas Index	JPY	1,002.08	2,493,058.48	13.52	0.00	-NA-	-0.11	-13.06	-17.14	-7.99	-5.33	1.41	-5.33	36.46	27.53
Brazil Index	JPY	1,092.74	1,168,783.48	6.52	7.18	-NA-	-NA-	-NA-	-20.83	-20.91	-8.24	3.94	-8.24	-NA-	31.22
Chile Index	JPY	3,410.42	121,264.24	0.68	2.22	-NA-	-NA-	-NA-	28.68	-NA-	2.29	12.81	2.29	-NA-	-NA-
China Index	JPY	2,588.73	6,668,197.00	37.19	3.92	-NA-	-NA-	-NA-	20.60	23.98	1.21	4.77	1.21	-NA-	31.52
Egypt Index	JPY	1,665.97	-	0.00	0.00	-NA-	-NA-	-NA-	45.44	87.00	-13.31	-12.12	-13.31	-NA-	-NA-
India Index	JPY	720.28	339,932.97	1.90	1.49	-NA-	-NA-	-NA-	-0.08	63.52	18.05	4.34	18.05	-NA-	49.46
Indonesia Index	JPY	2,873.99	1,087,618.87	6.07	1.34	-NA-	-NA-	-NA-	19.61	46.32	10.48	6.66	10.48	-NA-	39.95
Malaysia Index	JPY	2,354.51	900,524.48	5.02	3.52	-NA-	-NA-	-NA-	11.27	14.30	-0.59	5.25	-0.59	-NA-	18.08
Mexico Index	JPY	183.88	1,203,010.76	6.71	4.24	-NA-	-NA-	-NA-	-33.58	9.17	-2.88	-1.89	-2.88	-NA-	43.30
Philippines Index	JPY	5,913.99	1,379,196.96	7.69	1.04	-NA-	-NA-	-NA-	35.49	50.44	11.82	4.71	11.82	-NA-	25.10
Poland Index	JPY	347.52	139,285.86	0.78	3.87	-NA-	-NA-	-NA-	-0.07	-17.30	-4.60	6.63	-4.60	-NA-	29.69
South Africa Index	JPY	2,269.12	2,393,579.54	13.35	5.35	-NA-	-NA-	-NA-	14.00	45.57	8.00	3.15	8.00	-NA-	26.55
Thailand Index	JPY	6,907.25	809,705.47	4.52	2.61	-NA-	-NA-	-NA-	31.09	43.00	7.66	6.06	7.66	-NA-	30.39
Turkey Index	JPY	2,131.99	324,723.99	1.81	3.70	-NA-	-NA-	-NA-	10.61	42.04	5.42	-3.79	5.42	-NA-	36.25
Taiwan Index	JPY	2,009.25	21,036.63	0.12	3.59	-NA-	-NA-	-NA-	8.14	6.07	5.66	16.22	5.66	-NA-	32.88
UAE Index	JPY	5,269.29	1,372,545.78	7.66	1.89	-NA-	-NA-	-NA-	59.58	14.87	3.03	12.68	3.03	-NA-	41.57

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

Version: February 2015

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

Price Return			Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Index Description	Curr	Close Value Feb-15													
Emerging Index	AUD	1,582.05	197,011.42	100.00	0.00	-NA-	2.57	2.52	10.20	19.84	8.17	2.79	8.17	26.27	12.74
Emerging Asia Pacific Index	AUD	2,069.88	119,757.95	60.79	0.00	-NA-	7.39	8.97	18.99	28.39	9.04	2.72	9.04	28.81	17.61
Emerging EMEA Index	AUD	1,699.70	50,610.79	25.69	0.00	-NA-	2.40	7.38	18.93	22.34	11.40	4.99	11.40	25.03	14.87
Emerging Europe Index	AUD	797.52	9,822.08	4.99	0.00	-NA-	-16.25	-5.64	10.53	3.05	13.29	10.43	13.29	40.22	19.02
Emerging Middle East/Africa Index	AUD	1,986.10	40,788.70	20.70	0.00	-NA-	4.55	11.08	21.89	29.24	10.95	3.75	10.95	25.53	17.91
Emerging Americas Index	AUD	717.26	26,642.68	13.52	0.00	-NA-	-5.72	-15.83	-18.99	-10.19	-0.74	-0.87	-0.74	35.91	19.24
Brazil Index	AUD	977.94	12,490.49	6.52	7.18	-NA-	-NA-	-NA-	-22.59	-22.80	-3.78	1.61	-3.78	22.85	-NA-
Chile Index	AUD	3,052.12	1,295.92	0.68	2.22	-NA-	-NA-	-NA-	25.81	-NA-	7.25	10.29	7.25	-NA-	-NA-
China Index	AUD	2,316.76	71,261.33	37.19	3.92	-NA-	-NA-	-NA-	17.91	21.01	6.12	2.42	6.12	25.83	-NA-
Egypt Index	AUD	1,490.94	-	0.00	0.00	-NA-	-NA-	-NA-	42.20	82.52	-9.10	-14.09	-9.10	-NA-	-NA-
India Index	AUD	644.61	3,632.78	1.90	1.49	-NA-	-NA-	-NA-	-2.31	59.61	23.78	2.01	23.78	43.87	-NA-
Indonesia Index	AUD	2,572.04	11,623.11	6.07	1.34	-NA-	-NA-	-NA-	16.94	42.82	15.84	4.27	15.84	37.57	-NA-
Malaysia Index	AUD	2,107.14	9,623.68	5.02	3.52	-NA-	-NA-	-NA-	8.78	11.56	4.24	2.89	4.24	14.58	-NA-
Mexico Index	AUD	164.56	12,856.27	6.71	4.24	-NA-	-NA-	-NA-	-35.06	6.56	1.84	-4.09	1.84	41.74	-NA-
Philippines Index	AUD	5,292.65	14,739.13	7.69	1.04	-NA-	-NA-	-NA-	32.47	46.83	17.25	2.36	17.25	20.82	-NA-
Poland Index	AUD	311.01	1,488.51	0.78	3.87	-NA-	-NA-	-NA-	-2.30	-19.28	0.03	4.24	0.03	24.27	-NA-
South Africa Index	AUD	2,030.72	25,579.58	13.35	5.35	-NA-	-NA-	-NA-	11.46	42.09	13.24	0.84	13.24	20.78	-NA-
Thailand Index	AUD	6,181.57	8,653.12	4.52	2.61	-NA-	-NA-	-NA-	28.17	39.58	12.88	3.69	12.88	23.50	-NA-
Turkey Index	AUD	1,908.00	3,470.24	1.81	3.70	-NA-	-NA-	-NA-	8.14	38.64	10.53	-5.94	10.53	29.81	-NA-
Taiwan Index	AUD	1,798.16	224.81	0.12	3.59	-NA-	-NA-	-NA-	5.73	3.53	10.78	13.61	10.78	27.16	-NA-
UAE Index	AUD	4,715.69	14,668.05	7.66	1.89	-NA-	-NA-	-NA-	56.02	12.12	8.03	10.15	8.03	38.21	-NA-

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

Version: February 2015

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Emerging (%) Weight 27-Feb
China Overseas Land & Inv (Red Chip)	CHN	11,098.86	8.07
Emaar Properties	UAE	6,429.71	4.68
Fibra Uno Administracion S.A. de C.V.	MEX	5,612.75	4.08
China Resources Land (Red Chip)	CHN	4,945.20	3.60
Growthpoint Prop Ltd *	SAF	4,869.50	3.54
Ayala Land	PHIL	4,130.95	3.00
Redefine Properties *	SAF	3,249.60	2.36
SM Prime Hldgs	PHIL	3,115.57	2.27
China Vanke (H)	CHN	2,690.79	1.96
Immofinanz AG	RUS	2,604.54	1.89
Shimao Property Holdings	CHN	2,360.97	1.72
Evergrande Real Estate Group	CHN	2,331.11	1.70
BR Malls Participacoes S/A Ord	BRAZ	2,265.26	1.65
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	2,150.32	1.56
Hyprop Investments Ltd *	SAF	2,070.18	1.51
Country Graden Holdings	CHN	2,024.21	1.47
Aldar Properties PJSC	UAE	2,007.87	1.46
Sino-Ocean Land Holdings (Red Chip)	CHN	1,984.19	1.44
Capital Property Fund *	SAF	1,674.17	1.22
Central Pattana	THAI	1,633.67	1.19
Total		69,249.43	50.37 (**)

Country Breakdown

Country Index	Number of Constituents 27-Feb	Free Float Mkt Cap (EUR m) 27-Feb	Free Float Emerging Markets Weight 27-Feb
Emerging Europe Index	7	6,854.40	4.99%
Emerging Middle East/Africa Index	19	28,464.63	20.70%
Total Emerging EMEA Index	26	35,319.03	25.69%
Emerging Asia Pacific Index	99	83,573.79	60.79%
Emerging Americas Index	27	18,592.75	13.52%
Total Emerging Index	152	137,485.57	100.00%

(**) The Top 20 Constituents represent 50.37% of the market capitalisation of the Emerging Markets Index.

Version: February 2015

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

Top 20 Performance

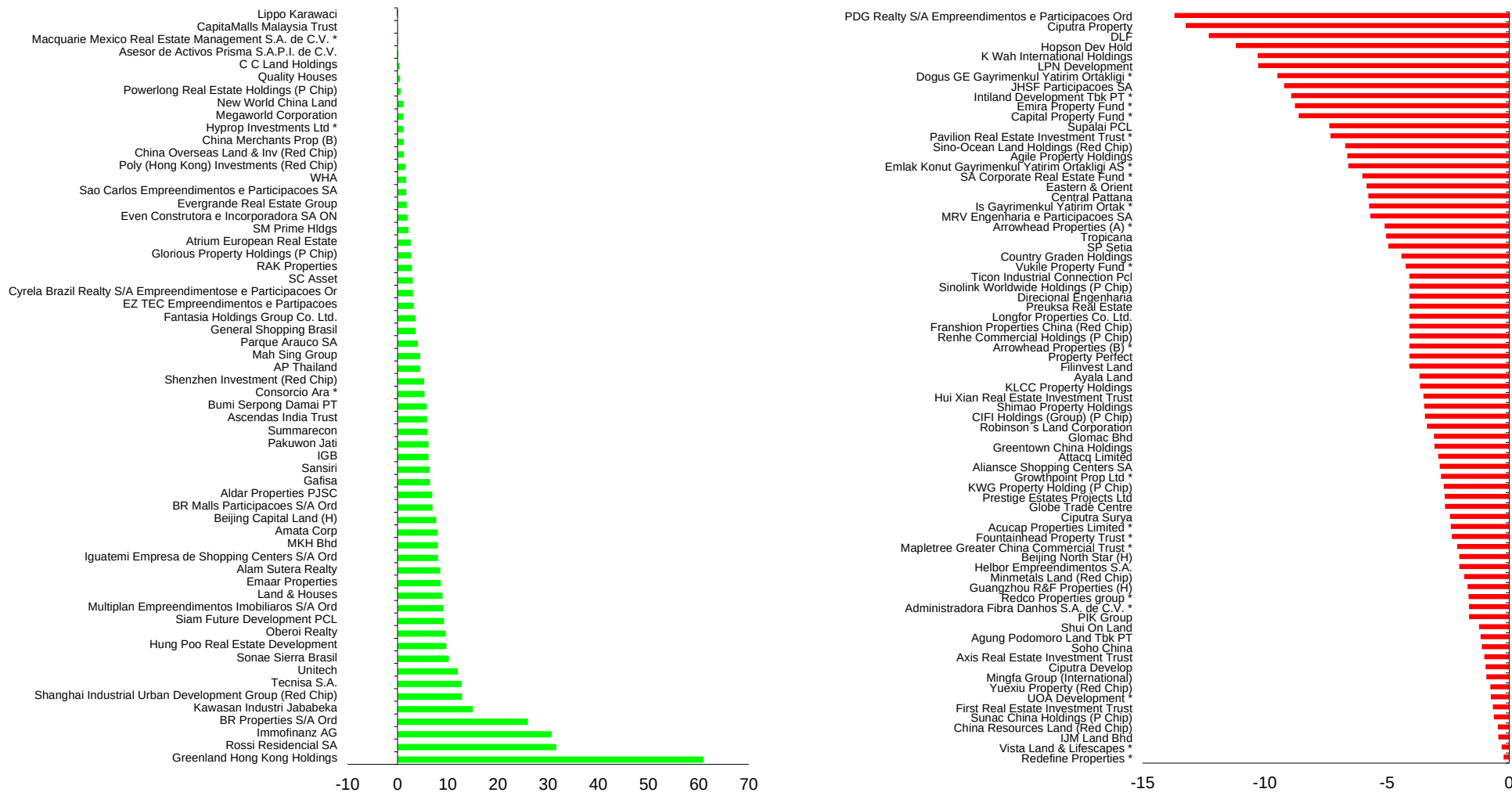
Stock	Country	Price Return Feb-15	Div Return Feb-15	Total Return Feb-15	
Greenland Hong Kong Holdings	CHN	65.02	0.00	65.02	▲
Rossi Residencial SA	BRAZ	35.68	0.00	35.68	▲
Immofinanz AG	RUS	34.73	0.00	34.73	▲
BR Properties S/A Ord	BRAZ	30.08	0.00	30.08	▲
Kawasan Industri Jababeka	INDO	19.08	0.00	19.08	▲
Shanghai Industrial Urban Development Group (Red Chip)	CHN	16.94	0.00	16.94	▲
Tecnisa S.A.	BRAZ	16.83	0.00	16.83	▲
Unitech	IDA	16.09	0.00	16.09	▲
Sonae Sierra Brasil	BRAZ	14.28	0.00	14.28	▲
Hung Poo Real Estate Development	TWN	13.80	0.00	13.80	▲
Oberoi Realty	IDA	13.65	0.00	13.65	▲
Siam Future Development PCL	THAI	13.33	0.00	13.33	▲
Multiplan Empreendimentos Imobiliaros S/A Ord	BRAZ	13.20	0.00	13.20	▲
Land & Houses	THAI	13.04	0.00	13.04	▲
Emaar Properties	UAE	12.69	0.00	12.69	▲
Alam Sutura Realty	INDO	12.61	0.00	12.61	▲
Iguatemi Empresa de Shopping Centers S/A Ord	BRAZ	12.14	0.00	12.14	▲
MKH Bhd	MAL	12.09	0.00	12.09	▲
Amata Corp	THAI	12.05	0.00	12.05	▲
Beijing Capital Land (H)	CHN	11.80	0.00	11.80	▲

Bottom 20 Performance

Stock	Country	Price Return Feb-15	Div Return Feb-15	Total Return Feb-15	
Agile Property Holdings	CHN	-2.54	0.00	-2.54	▼
Sino-Ocean Land Holdings (Red Chip)	CHN	-2.62	0.00	-2.62	▼
Pavilion Real Estate Investment Trust *	MAL	-3.23	0.00	-3.23	▼
Supalai PCL	THAI	-3.28	0.00	-3.28	▼
Yanlord Land Group	CHN	-4.46	0.00	-4.46	▼
Capital Property Fund *	SAF	-4.53	0.00	-4.53	▼
Emira Property Fund *	SAF	-4.68	0.00	-4.68	▼
Intiland Development Tbk PT *	INDO	-4.84	0.00	-4.84	▼
JHSF Participacoes SA	BRAZ	-5.12	0.00	-5.12	▼
Dogus GE Gayrimenkul Yatirim Ortakligi *	TUR	-5.39	0.00	-5.39	▼
LPN Development	THAI	-6.19	0.00	-6.19	▼
K Wah International Holdings	CHN	-6.21	0.00	-6.21	▼
Hopson Dev Hold	CHN	-7.10	0.00	-7.10	▼
Fibra Uno Administracion S.A. de C.V.	MEX	-7.23	0.00	-7.23	▼
DLF	IDA	-8.21	0.00	-8.21	▼
Ciputra Property	INDO	-9.15	0.00	-9.15	▼
PDG Realty S/A Empreendimentos e Participacoes Ord	BRAZ	-9.62	0.00	-9.62	▼
Six Of October Development & Investment	EGY	-13.19	0.00	-13.19	▼
Direcional Engenharia	BRAZ	-13.69	0.00	-13.69	▼
Rodobens Negocios Imobiliaros S/A Ord	BRAZ	-26.77	0.00	-26.77	▼

FTSE EPRA/NAREIT Global Emerging Markets Index Series

Graph 41: Total Return Performance relative to Emerging Market Index

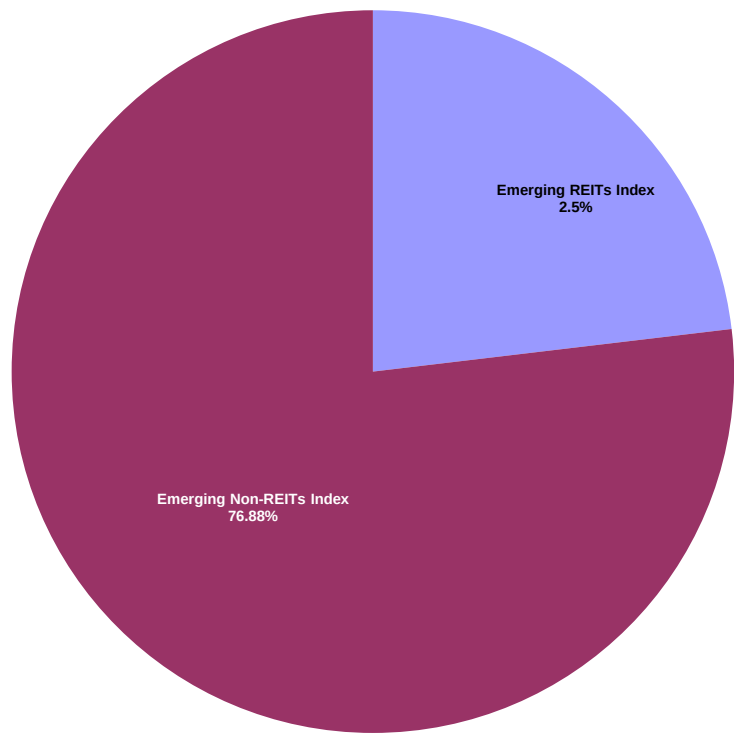


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Section 4.2

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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	2,546.83	31,783.16	23.12	5.24	-NA-	-NA-	8.91	8.88	45.08	13.25	0.54	13.25	-NA-	16.65
Emerging Non-REITs Index	EUR	2,573.66	105,702.41	76.88	3.08	-NA-	-NA-	6.73	8.04	31.57	11.37	5.21	11.37	-NA-	15.47
Emerging Asia Pacific Non-REITs Index	EUR	3,264.59	79,217.45	57.62	2.98	-NA-	-NA-	13.16	16.87	44.06	12.68	3.99	12.68	-NA-	19.32
Emerging Americas Non-REITs Index	EUR	990.67	10,844.30	7.89	6.09	-NA-	-NA-	-14.58	-23.26	-7.19	0.68	3.26	0.68	-NA-	24.16
Emerging EMEA REITs Index	EUR	2,732.97	19,678.37	14.31	5.36	-NA-	-NA-	9.93	12.31	63.18	17.07	1.54	17.07	-NA-	21.16
Emerging EMEA Non-REITs Index	EUR	3,474.19	15,640.67	11.38	1.53	-NA-	-NA-	16.02	19.49	13.88	13.02	13.30	13.02	-NA-	22.73
Emerging Europe REITs Index	EUR	2,585.68	2,421.73	1.76	3.70	-NA-	-NA-	0.82	6.34	55.79	14.06	-4.89	14.06	-NA-	32.19
Emerging Europe Non-REITs Index	EUR	486.14	4,432.67	3.22	1.29	-NA-	-NA-	-12.65	3.93	0.05	18.52	23.41	18.52	-NA-	25.03
Emerging Middle East and Africa REITs Index	EUR	3,245.78	17,256.64	12.55	5.60	-NA-	-NA-	14.31	11.65	63.56	17.51	2.51	17.51	-NA-	22.29
Emerging Middle East and Africa Non-REITs I	EUR	4,304.71	11,208.00	8.15	1.62	-NA-	-NA-	21.13	25.75	22.95	10.98	9.74	10.98	-NA-	29.88
Emerging REITs Index	USD	2,251.90	35,649.58	23.12	5.24	-NA-	-NA-	4.71	2.67	17.82	4.98	-0.07	4.98	-NA-	17.92
Emerging Non-REITs Index	USD	2,276.84	118,561.11	76.88	3.08	-NA-	-NA-	2.62	1.88	6.85	3.23	4.57	3.23	-NA-	17.41
Emerging Asia Pacific Non-REITs Index	USD	2,888.05	88,854.25	57.62	2.98	-NA-	-NA-	8.81	10.20	16.99	4.45	3.37	4.45	-NA-	19.88
Emerging Americas Non-REITs Index	USD	876.29	12,163.51	7.89	6.09	-NA-	-NA-	-17.87	-27.64	-24.63	-6.67	2.64	-6.67	-NA-	27.81
Emerging EMEA REITs Index	USD	2,416.85	22,072.24	14.31	5.36	-NA-	-NA-	5.70	5.91	32.52	8.52	0.92	8.52	-NA-	22.55
Emerging EMEA Non-REITs Index	USD	3,074.29	17,543.35	11.38	1.53	-NA-	-NA-	11.56	12.67	-7.52	4.76	12.62	4.76	-NA-	24.87
Emerging Europe REITs Index	USD	2,288.61	2,716.33	1.76	3.70	-NA-	-NA-	-3.05	0.28	26.52	5.72	-5.46	5.72	-NA-	33.56
Emerging Europe Non-REITs Index	USD	430.01	4,971.90	3.22	1.29	-NA-	-NA-	-16.01	-2.00	-18.75	9.87	22.67	9.87	-NA-	28.73
Emerging Middle East and Africa REITs Index	USD	2,869.95	19,355.91	12.55	5.60	-NA-	-NA-	9.91	5.28	32.83	8.93	1.89	8.93	-NA-	22.80
Emerging Middle East and Africa Non-REITs I	USD	3,809.32	12,571.45	8.15	1.62	-NA-	-NA-	16.47	18.58	-0.15	2.87	9.08	2.87	-NA-	30.74
Emerging REITs Index	GBP	2,348.37	23,068.19	23.12	5.24	-NA-	-NA-	4.40	3.81	27.77	5.92	-2.88	5.92	-NA-	16.64
Emerging Non-REITs Index	GBP	2,374.38	76,718.72	76.88	3.08	-NA-	-NA-	2.32	3.01	15.87	4.16	1.63	4.16	-NA-	17.08
Emerging Asia Pacific Non-REITs Index	GBP	3,011.78	57,495.95	57.62	2.98	-NA-	-NA-	8.48	11.43	26.87	5.38	0.46	5.38	-NA-	20.76
Emerging Americas Non-REITs Index	GBP	913.83	7,870.78	7.89	6.09	-NA-	-NA-	-18.12	-26.83	-18.26	-5.84	-0.25	-5.84	-NA-	25.35
Emerging EMEA REITs Index	GBP	2,520.38	14,282.54	14.31	5.36	-NA-	-NA-	5.38	7.08	43.71	9.49	-1.92	9.49	-NA-	21.09
Emerging EMEA Non-REITs Index	GBP	3,205.99	11,351.98	11.38	1.53	-NA-	-NA-	11.23	13.93	0.29	5.70	9.45	5.70	-NA-	23.21
Emerging Europe REITs Index	GBP	2,386.66	1,757.69	1.76	3.70	-NA-	-NA-	-3.34	1.39	37.20	6.67	-8.12	6.67	-NA-	32.86
Emerging Europe Non-REITs Index	GBP	448.44	3,217.23	3.22	1.29	-NA-	-NA-	-16.26	-0.91	-11.89	10.85	19.22	10.85	-NA-	25.87
Emerging Middle East and Africa REITs Index	GBP	2,992.89	12,524.85	12.55	5.60	-NA-	-NA-	9.58	6.45	44.04	9.90	-0.98	9.90	-NA-	21.70
Emerging Middle East and Africa Non-REITs I	GBP	3,972.50	8,134.75	8.15	1.62	-NA-	-NA-	16.13	19.89	8.28	3.79	6.01	3.79	-NA-	30.05

* -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

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	2,630.09	4,261,729.02	23.12	5.24	-NA-	-NA-	11.11	16.92	38.00	4.67	1.70	4.67	-NA-	20.67
Emerging Non-REITs Index	JPY	2,659.23	14,173,387.88	76.88	3.08	-NA-	-NA-	8.90	16.02	25.15	2.93	6.42	2.93	-NA-	21.57
Emerging Asia Pacific Non-REITs Index	JPY	3,373.09	10,622,081.01	57.62	2.98	-NA-	-NA-	15.46	25.50	37.03	4.14	5.20	4.14	-NA-	24.03
Emerging Americas Non-REITs Index	JPY	1,023.46	1,454,086.83	7.89	6.09	-NA-	-NA-	-12.85	-17.59	-11.72	-6.95	4.46	-6.95	-NA-	29.62
Emerging EMEA REITs Index	JPY	2,822.75	2,638,626.00	14.31	5.36	-NA-	-NA-	12.16	20.61	55.22	8.20	2.71	8.20	-NA-	25.19
Emerging EMEA Non-REITs Index	JPY	3,590.60	2,097,220.03	11.38	1.53	-NA-	-NA-	18.38	28.32	8.32	4.46	14.61	4.46	-NA-	28.15
Emerging Europe REITs Index	JPY	2,672.98	324,723.99	1.76	3.70	-NA-	-NA-	2.87	14.20	48.18	5.42	-3.79	5.42	-NA-	35.95
Emerging Europe Non-REITs Index	JPY	502.23	594,366.14	3.22	1.29	-NA-	-NA-	-10.87	11.61	-4.83	9.55	24.84	9.55	-NA-	31.38
Emerging Middle East and Africa REITs Index	JPY	3,351.94	2,313,902.01	12.55	5.60	-NA-	-NA-	16.62	19.90	55.57	8.61	3.69	8.61	-NA-	24.49
Emerging Middle East and Africa Non-REITs I	JPY	4,449.07	1,502,853.89	8.15	1.62	-NA-	-NA-	23.59	35.04	16.95	2.57	11.02	2.57	-NA-	33.36
Emerging REITs Index	AUD	1,882.55	45,544.02	23.12	5.24	-NA-	-NA-	7.57	14.32	34.70	9.75	-0.58	9.75	12.41	-NA-
Emerging Non-REITs Index	AUD	1,903.40	151,467.40	76.88	3.08	-NA-	-NA-	5.42	13.43	22.15	7.93	4.04	7.93	13.36	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,414.36	113,515.49	57.62	2.98	-NA-	-NA-	11.78	22.70	33.75	9.20	2.84	9.20	17.81	-NA-
Emerging Americas Non-REITs Index	AUD	732.56	15,539.46	7.89	6.09	-NA-	-NA-	-15.63	-19.43	-13.83	-2.43	2.11	-2.43	21.21	-NA-
Emerging EMEA REITs Index	AUD	2,020.44	28,198.33	14.31	5.36	-NA-	-NA-	8.58	17.92	51.50	13.46	0.41	13.46	17.20	-NA-
Emerging EMEA Non-REITs Index	AUD	2,570.05	22,412.46	11.38	1.53	-NA-	-NA-	14.61	25.45	5.73	9.53	12.04	9.53	22.32	-NA-
Emerging Europe REITs Index	AUD	1,913.24	3,470.24	1.76	3.70	-NA-	-NA-	-0.41	11.65	44.64	10.53	-5.94	10.53	29.69	-NA-
Emerging Europe Non-REITs Index	AUD	359.48	6,351.84	3.22	1.29	-NA-	-NA-	-13.71	9.12	-7.11	14.86	22.04	14.86	25.77	-NA-
Emerging Middle East and Africa REITs Index	AUD	2,399.22	24,728.08	12.55	5.60	-NA-	-NA-	12.90	17.22	51.85	13.88	1.37	13.88	18.29	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,184.52	16,060.62	8.15	1.62	-NA-	-NA-	19.65	32.02	14.15	7.55	8.53	7.55	29.16	-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

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Emerging REITs Index	EUR	2,468.35	31,783.16	23.12	4.67	-NA-	-NA-	8.46	8.18	44.11	13.18	0.48	13.18	-NA-	16.69
Emerging Non-REITs Index	EUR	2,539.36	105,702.41	76.88	2.86	-NA-	-NA-	6.50	7.72	31.13	11.37	5.21	11.37	-NA-	15.48
Emerging Asia Pacific Non-REITs Index	EUR	3,214.32	79,217.45	57.62	2.75	-NA-	-NA-	12.86	16.51	43.53	12.68	3.99	12.68	-NA-	19.34
Emerging Americas Non-REITs Index	EUR	985.73	10,844.30	7.89	5.56	-NA-	-NA-	-14.67	-23.39	-7.63	0.68	3.26	0.68	-NA-	24.14
Emerging EMEA REITs Index	EUR	2,635.09	19,678.37	14.31	4.57	-NA-	-NA-	9.35	11.37	61.55	17.00	1.47	17.00	-NA-	21.19
Emerging EMEA Non-REITs Index	EUR	3,404.05	15,640.67	11.38	1.51	-NA-	-NA-	15.72	18.97	13.79	13.02	13.30	13.02	-NA-	22.76
Emerging Europe REITs Index	EUR	2,512.52	2,421.73	1.76	3.14	-NA-	-NA-	0.42	5.83	54.79	14.06	-4.89	14.06	-NA-	32.20
Emerging Europe Non-REITs Index	EUR	478.59	4,432.67	3.22	1.23	-NA-	-NA-	-12.92	3.39	-0.21	18.52	23.41	18.52	-NA-	24.95
Emerging Middle East and Africa REITs Index	EUR	3,119.66	17,256.64	12.55	4.77	-NA-	-NA-	13.63	10.56	61.85	17.42	2.43	17.42	-NA-	22.28
Emerging Middle East and Africa Non-REITs I	EUR	4,222.38	11,208.00	8.15	1.62	-NA-	-NA-	20.87	25.29	22.95	10.98	9.74	10.98	-NA-	29.90
Emerging REITs Index	USD	2,182.52	35,649.58	23.12	4.67	-NA-	-NA-	4.28	2.01	17.03	4.91	-0.13	4.91	-NA-	17.97
Emerging Non-REITs Index	USD	2,246.48	118,561.11	76.88	2.86	-NA-	-NA-	2.40	1.57	6.50	3.23	4.57	3.23	-NA-	17.42
Emerging Asia Pacific Non-REITs Index	USD	2,843.55	88,854.25	57.62	2.75	-NA-	-NA-	8.52	9.87	16.56	4.45	3.36	4.45	-NA-	19.90
Emerging Americas Non-REITs Index	USD	871.92	12,163.51	7.89	5.56	-NA-	-NA-	-17.95	-27.75	-24.98	-6.67	2.64	-6.67	-NA-	27.80
Emerging EMEA REITs Index	USD	2,330.29	22,072.24	14.31	4.57	-NA-	-NA-	5.14	5.02	31.20	8.45	0.86	8.45	-NA-	22.59
Emerging EMEA Non-REITs Index	USD	3,012.18	17,543.35	11.38	1.51	-NA-	-NA-	11.27	12.19	-7.59	4.76	12.62	4.76	-NA-	24.88
Emerging Europe REITs Index	USD	2,223.64	2,716.33	1.76	3.14	-NA-	-NA-	-3.44	-0.20	25.70	5.72	-5.46	5.72	-NA-	33.58
Emerging Europe Non-REITs Index	USD	423.33	4,971.90	3.22	1.23	-NA-	-NA-	-16.27	-2.51	-18.96	9.87	22.67	9.87	-NA-	28.65
Emerging Middle East and Africa REITs Index	USD	2,758.46	19,355.91	12.55	4.77	-NA-	-NA-	9.26	4.25	31.44	8.85	1.81	8.85	-NA-	22.80
Emerging Middle East and Africa Non-REITs I	USD	3,736.40	12,571.45	8.15	1.62	-NA-	-NA-	16.22	18.14	-0.15	2.87	9.08	2.87	-NA-	30.75
Emerging REITs Index	GBP	2,276.02	23,068.19	23.12	4.67	-NA-	-NA-	3.97	3.15	26.91	5.85	-2.94	5.85	-NA-	16.69
Emerging Non-REITs Index	GBP	2,342.72	76,718.72	76.88	2.86	-NA-	-NA-	2.10	2.70	15.48	4.16	1.63	4.16	-NA-	17.10
Emerging Asia Pacific Non-REITs Index	GBP	2,965.36	57,495.95	57.62	2.75	-NA-	-NA-	8.20	11.09	26.40	5.38	0.46	5.38	-NA-	20.77
Emerging Americas Non-REITs Index	GBP	909.27	7,870.78	7.89	5.56	-NA-	-NA-	-18.20	-26.95	-18.65	-5.84	-0.25	-5.84	-NA-	25.34
Emerging EMEA REITs Index	GBP	2,430.12	14,282.54	14.31	4.57	-NA-	-NA-	4.83	6.19	42.27	9.42	-1.98	9.42	-NA-	21.13
Emerging EMEA Non-REITs Index	GBP	3,141.22	11,351.98	11.38	1.51	-NA-	-NA-	10.94	13.43	0.21	5.70	9.45	5.70	-NA-	23.23
Emerging Europe REITs Index	GBP	2,318.90	1,757.69	1.76	3.14	-NA-	-NA-	-3.73	0.90	36.31	6.67	-8.12	6.67	-NA-	32.87
Emerging Europe Non-REITs Index	GBP	441.47	3,217.23	3.22	1.23	-NA-	-NA-	-16.52	-1.42	-12.12	10.85	19.22	10.85	-NA-	25.77
Emerging Middle East and Africa REITs Index	GBP	2,876.63	12,524.85	12.55	4.77	-NA-	-NA-	8.93	5.41	42.54	9.82	-1.05	9.82	-NA-	21.71
Emerging Middle East and Africa Non-REITs I	GBP	3,896.46	8,134.75	8.15	1.62	-NA-	-NA-	15.87	19.45	8.28	3.79	6.01	3.79	-NA-	30.06

* -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

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-15	Ccy (m) Feb-15	(%) Weight Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	2,549.06	4,261,729.02	23.12	4.67	-NA-	-NA-	10.65	16.17	37.07	4.60	1.64	4.60	-NA-	20.72
Emerging Non-REITs Index	JPY	2,623.77	14,173,387.88	76.88	2.86	-NA-	-NA-	8.66	15.67	24.73	2.93	6.42	2.93	-NA-	21.59
Emerging Asia Pacific Non-REITs Index	JPY	3,321.11	10,622,081.01	57.62	2.75	-NA-	-NA-	15.15	25.12	36.52	4.14	5.19	4.14	-NA-	24.05
Emerging Americas Non-REITs Index	JPY	1,018.35	1,454,086.83	7.89	5.56	-NA-	-NA-	-12.94	-17.73	-12.14	-6.95	4.46	-6.95	-NA-	29.61
Emerging EMEA REITs Index	JPY	2,721.65	2,638,626.00	14.31	4.57	-NA-	-NA-	11.57	19.60	53.67	8.13	2.64	8.13	-NA-	25.22
Emerging EMEA Non-REITs Index	JPY	3,518.06	2,097,220.03	11.38	1.51	-NA-	-NA-	18.07	27.76	8.24	4.46	14.61	4.46	-NA-	28.17
Emerging Europe REITs Index	JPY	2,597.09	324,723.99	1.76	3.14	-NA-	-NA-	2.46	13.65	47.23	5.42	-3.79	5.42	-NA-	35.98
Emerging Europe Non-REITs Index	JPY	494.43	594,366.14	3.22	1.23	-NA-	-NA-	-11.15	11.03	-5.08	9.55	24.84	9.55	-NA-	31.29
Emerging Middle East and Africa REITs Index	JPY	3,221.73	2,313,902.01	12.55	4.77	-NA-	-NA-	15.94	18.72	53.95	8.53	3.62	8.53	-NA-	24.48
Emerging Middle East and Africa Non-REITs I	JPY	4,363.90	1,502,853.89	8.15	1.62	-NA-	-NA-	23.32	34.54	16.95	2.57	11.02	2.57	-NA-	33.38
Emerging REITs Index	AUD	1,824.55	45,544.02	23.12	4.67	-NA-	-NA-	7.13	13.58	33.79	9.68	-0.64	9.68	12.48	-NA-
Emerging Non-REITs Index	AUD	1,878.02	151,467.40	76.88	2.86	-NA-	-NA-	5.20	13.09	21.75	7.93	4.04	7.93	13.39	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,377.15	113,515.49	57.62	2.75	-NA-	-NA-	11.48	22.33	33.25	9.20	2.84	9.20	17.83	-NA-
Emerging Americas Non-REITs Index	AUD	728.91	15,539.46	7.89	5.56	-NA-	-NA-	-15.71	-19.56	-14.24	-2.43	2.11	-2.43	21.20	-NA-
Emerging EMEA REITs Index	AUD	1,948.08	28,198.33	14.31	4.57	-NA-	-NA-	8.01	16.93	49.99	13.38	0.34	13.38	17.26	-NA-
Emerging EMEA Non-REITs Index	AUD	2,518.13	22,412.46	11.38	1.51	-NA-	-NA-	14.31	24.91	5.65	9.53	12.04	9.53	22.35	-NA-
Emerging Europe REITs Index	AUD	1,858.92	3,470.24	1.76	3.14	-NA-	-NA-	-0.81	11.11	43.71	10.53	-5.94	10.53	29.69	-NA-
Emerging Europe Non-REITs Index	AUD	353.90	6,351.84	3.22	1.23	-NA-	-NA-	-13.98	8.55	-7.35	14.86	22.04	14.86	25.69	-NA-
Emerging Middle East and Africa REITs Index	AUD	2,306.02	24,728.08	12.55	4.77	-NA-	-NA-	12.24	16.08	50.27	13.80	1.29	13.80	18.33	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,123.56	16,060.62	8.15	1.62	-NA-	-NA-	19.39	31.54	14.15	7.55	8.53	7.55	29.18	-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 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	36M
Index Description		Curr	Close Value Feb-15	Ccy (m) Feb-15	Yld (%) Feb-15	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Feb-15	Rtn (%) YTD	Vlty (%)	Vlty (%)
Emerging REITs Index	EUR	1,653.15	31,783.16	23.12	0.00	-NA-	-NA-	2.23	2.81	36.64	12.58	0.03	12.58	-NA-	16.93
Emerging Non-REITs Index	EUR	2,167.99	105,702.41	76.88	0.00	-NA-	-NA-	3.80	4.83	27.10	11.35	5.19	11.35	-NA-	15.70
Emerging Asia Pacific Non-REITs Index	EUR	2,825.42	79,217.45	57.62	0.00	-NA-	-NA-	10.42	13.68	39.12	12.65	3.97	12.65	-NA-	19.53
Emerging Americas Non-REITs Index	EUR	867.50	10,844.30	7.89	0.00	-NA-	-NA-	-16.67	-25.66	-12.29	0.68	3.26	0.68	-NA-	24.29
Emerging EMEA REITs Index	EUR	1,755.78	19,678.37	14.31	0.00	-NA-	-NA-	2.93	5.69	52.62	16.54	1.10	16.54	-NA-	21.40
Emerging EMEA Non-REITs Index	EUR	2,499.15	15,640.67	11.38	0.00	-NA-	-NA-	10.54	14.95	12.35	13.02	13.30	13.02	-NA-	22.93
Emerging Europe REITs Index	EUR	2,140.50	2,421.73	1.76	0.00	-NA-	-NA-	-1.83	3.00	49.33	14.06	-4.89	14.06	-NA-	32.30
Emerging Europe Non-REITs Index	EUR	441.04	4,432.67	3.22	0.00	-NA-	-NA-	-14.33	0.61	-1.43	18.52	23.41	18.52	-NA-	24.62
Emerging Middle East and Africa REITs Index	EUR	1,939.76	17,256.64	12.55	0.00	-NA-	-NA-	5.59	3.71	52.52	16.90	2.00	16.90	-NA-	22.45
Emerging Middle East and Africa Non-REITs I	EUR	3,045.79	11,208.00	8.15	0.00	-NA-	-NA-	15.25	21.12	21.27	10.98	9.74	10.98	-NA-	29.97
Emerging REITs Index	USD	1,462.28	35,649.58	23.12	0.00	-NA-	-NA-	-1.71	-3.05	10.97	4.35	-0.57	4.35	-NA-	18.29
Emerging Non-REITs Index	USD	1,917.68	118,561.11	76.88	0.00	-NA-	-NA-	-0.20	-1.15	3.22	3.21	4.56	3.21	-NA-	17.61
Emerging Asia Pacific Non-REITs Index	USD	2,499.21	88,854.25	57.62	0.00	-NA-	-NA-	6.17	7.19	12.98	4.42	3.34	4.42	-NA-	20.08
Emerging Americas Non-REITs Index	USD	767.34	12,163.51	7.89	0.00	-NA-	-NA-	-19.88	-29.90	-28.77	-6.67	2.64	-6.67	-NA-	27.96
Emerging EMEA REITs Index	USD	1,553.07	22,072.24	14.31	0.00	-NA-	-NA-	-1.03	-0.33	23.94	8.03	0.49	8.03	-NA-	22.86
Emerging EMEA Non-REITs Index	USD	2,210.61	17,543.35	11.38	0.00	-NA-	-NA-	6.29	8.40	-8.76	4.76	12.62	4.76	-NA-	25.00
Emerging Europe REITs Index	USD	1,893.37	2,716.33	1.76	0.00	-NA-	-NA-	-5.61	-2.88	21.27	5.72	-5.46	5.72	-NA-	33.80
Emerging Europe Non-REITs Index	USD	390.12	4,971.90	3.22	0.00	-NA-	-NA-	-17.63	-5.13	-19.95	9.87	22.67	9.87	-NA-	28.28
Emerging Middle East and Africa REITs Index	USD	1,715.80	19,355.91	12.55	0.00	-NA-	-NA-	1.53	-2.20	23.86	8.36	1.39	8.36	-NA-	23.00
Emerging Middle East and Africa Non-REITs I	USD	2,694.14	12,571.45	8.15	0.00	-NA-	-NA-	10.82	14.21	-1.52	2.87	9.08	2.87	-NA-	30.82
Emerging REITs Index	GBP	1,524.92	23,068.19	23.12	0.00	-NA-	-NA-	-2.00	-1.98	20.33	5.29	-3.37	5.29	-NA-	17.02
Emerging Non-REITs Index	GBP	1,999.83	76,718.72	76.88	0.00	-NA-	-NA-	-0.50	-0.05	11.93	4.14	1.61	4.14	-NA-	17.31
Emerging Asia Pacific Non-REITs Index	GBP	2,606.27	57,495.95	57.62	0.00	-NA-	-NA-	5.85	8.38	22.52	5.35	0.43	5.35	-NA-	20.96
Emerging Americas Non-REITs Index	GBP	800.21	7,870.78	7.89	0.00	-NA-	-NA-	-20.12	-29.12	-22.76	-5.84	-0.25	-5.84	-NA-	25.55
Emerging EMEA REITs Index	GBP	1,619.60	14,282.54	14.31	0.00	-NA-	-NA-	-1.33	0.77	34.41	8.99	-2.34	8.99	-NA-	21.42
Emerging EMEA Non-REITs Index	GBP	2,305.31	11,351.98	11.38	0.00	-NA-	-NA-	5.97	9.60	-1.06	5.70	9.45	5.70	-NA-	23.36
Emerging Europe REITs Index	GBP	1,974.48	1,757.69	1.76	0.00	-NA-	-NA-	-5.89	-1.80	31.51	6.67	-8.12	6.67	-NA-	33.00
Emerging Europe Non-REITs Index	GBP	406.83	3,217.23	3.22	0.00	-NA-	-NA-	-17.87	-4.07	-13.19	10.85	19.22	10.85	-NA-	25.32
Emerging Middle East and Africa REITs Index	GBP	1,789.30	12,524.85	12.55	0.00	-NA-	-NA-	1.23	-1.12	34.32	9.33	-1.47	9.33	-NA-	21.97
Emerging Middle East and Africa Non-REITs I	GBP	2,809.55	8,134.75	8.15	0.00	-NA-	-NA-	10.49	15.48	6.80	3.79	6.01	3.79	-NA-	30.15

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

Version: February 2015

FTSE EPRA/NAREIT Global Emerging Markets 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	36M
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	Feb-15	Feb-15	Feb-15	Feb-15	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	YTD		
Emerging REITs Index	JPY	1,707.86	4,261,729.02	23.12	0.00	-NA-	-NA-	4.30	10.40	29.97	4.05	1.19	4.05	-NA-	20.99
Emerging Non-REITs Index	JPY	2,239.75	14,173,387.88	76.88	0.00	-NA-	-NA-	5.90	12.58	20.90	2.91	6.41	2.91	-NA-	21.83
Emerging Asia Pacific Non-REITs Index	JPY	2,918.94	10,622,081.01	57.62	0.00	-NA-	-NA-	12.66	22.07	32.33	4.11	5.17	4.11	-NA-	24.27
Emerging Americas Non-REITs Index	JPY	896.21	1,454,086.83	7.89	0.00	-NA-	-NA-	-14.98	-20.17	-16.57	-6.95	4.46	-6.95	-NA-	29.86
Emerging EMEA REITs Index	JPY	1,813.90	2,638,626.00	14.31	0.00	-NA-	-NA-	5.02	13.50	45.17	7.71	2.27	7.71	-NA-	25.43
Emerging EMEA Non-REITs Index	JPY	2,581.87	2,097,220.03	11.38	0.00	-NA-	-NA-	12.78	23.45	6.87	4.46	14.61	4.46	-NA-	28.29
Emerging Europe REITs Index	JPY	2,211.35	324,723.99	1.76	0.00	-NA-	-NA-	0.16	10.61	42.04	5.42	-3.79	5.42	-NA-	36.25
Emerging Europe Non-REITs Index	JPY	455.64	594,366.14	3.22	0.00	-NA-	-NA-	-12.59	8.04	-6.24	9.55	24.84	9.55	-NA-	30.89
Emerging Middle East and Africa REITs Index	JPY	2,003.96	2,313,902.01	12.55	0.00	-NA-	-NA-	7.73	11.38	45.07	8.04	3.18	8.04	-NA-	24.60
Emerging Middle East and Africa Non-REITs I	JPY	3,146.60	1,502,853.89	8.15	0.00	-NA-	-NA-	17.59	30.07	15.35	2.57	11.02	2.57	-NA-	33.48
Emerging REITs Index	AUD	1,222.44	45,544.02	23.12	0.00	-NA-	-NA-	0.98	7.94	26.86	9.10	-1.08	9.10	12.85	-NA-
Emerging Non-REITs Index	AUD	1,603.15	151,467.40	76.88	0.00	-NA-	-NA-	2.53	10.06	18.00	7.91	4.02	7.91	13.65	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,089.29	113,515.49	57.62	0.00	-NA-	-NA-	9.06	19.35	29.16	9.17	2.81	9.17	18.07	-NA-
Emerging Americas Non-REITs Index	AUD	641.48	15,539.46	7.89	0.00	-NA-	-NA-	-17.69	-21.95	-18.57	-2.43	2.11	-2.43	21.38	-NA-
Emerging EMEA REITs Index	AUD	1,298.33	28,198.33	14.31	0.00	-NA-	-NA-	1.67	10.97	41.70	12.94	-0.02	12.94	17.55	-NA-
Emerging EMEA Non-REITs Index	AUD	1,848.03	22,412.46	11.38	0.00	-NA-	-NA-	9.19	20.69	4.31	9.53	12.04	9.53	22.50	-NA-
Emerging Europe REITs Index	AUD	1,582.82	3,470.24	1.76	0.00	-NA-	-NA-	-3.03	8.14	38.64	10.53	-5.94	10.53	29.81	-NA-
Emerging Europe Non-REITs Index	AUD	326.13	6,351.84	3.22	0.00	-NA-	-NA-	-15.38	5.64	-8.49	14.86	22.04	14.86	25.37	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,434.38	24,728.08	12.55	0.00	-NA-	-NA-	4.30	8.89	41.60	13.28	0.87	13.28	18.61	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,252.25	16,060.62	8.15	0.00	-NA-	-NA-	13.84	27.17	12.59	7.55	8.53	7.55	29.25	-NA-

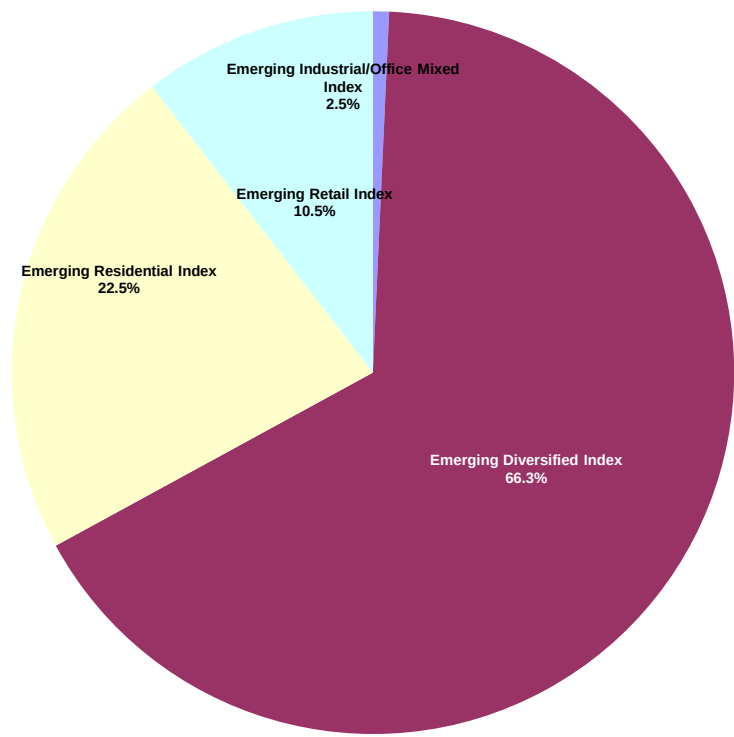
* -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.

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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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,805.74	957.91	0.72	38.04	-NA-	-NA-	-NA-	-13.58	12.70	17.62	20.28	17.62	-NA-	27.04
Emerging Diversified Index	EUR	2,604.09	88,391.88	66.33	3.69	-NA-	-NA-	-NA-	12.38	37.41	13.32	4.04	13.32	-NA-	15.07
Emerging Residential Index	EUR	1,962.93	29,957.48	22.48	2.55	-NA-	-NA-	-NA-	5.01	32.61	7.62	3.64	7.62	-NA-	18.51
Emerging Retail Index	EUR	3,863.70	13,947.41	10.47	2.47	-NA-	-NA-	-NA-	2.24	24.29	11.14	4.41	11.14	-NA-	20.06
Emerging Industrial/Office Mixed Index	USD	2,481.14	1,074.44	0.72	38.04	-NA-	-NA-	-NA-	-18.51	-8.47	9.03	19.55	9.03	-NA-	29.96
Emerging Diversified Index	USD	2,303.91	99,144.75	66.33	3.69	-NA-	-NA-	-NA-	5.97	11.60	5.04	3.41	5.04	-NA-	16.48
Emerging Residential Index	USD	1,736.36	33,601.80	22.48	2.55	-NA-	-NA-	-NA-	-0.98	7.69	-0.24	3.02	-0.24	-NA-	20.59
Emerging Retail Index	USD	3,417.10	15,644.11	10.47	2.47	-NA-	-NA-	-NA-	-3.60	0.93	3.02	3.78	3.02	-NA-	22.32
Emerging Industrial/Office Mixed Index	GBP	2,587.43	695.25	0.72	38.04	-NA-	-NA-	-NA-	-17.60	-0.75	10.01	16.19	10.01	-NA-	27.00
Emerging Diversified Index	GBP	2,402.61	64,154.75	66.33	3.69	-NA-	-NA-	-NA-	7.15	21.02	5.98	0.50	5.98	-NA-	16.68
Emerging Residential Index	GBP	1,810.75	21,743.11	22.48	2.55	-NA-	-NA-	-NA-	0.12	16.78	0.66	0.12	0.66	-NA-	20.08
Emerging Retail Index	GBP	3,563.49	10,123.02	10.47	2.47	-NA-	-NA-	-NA-	-2.52	9.45	3.94	0.86	3.94	-NA-	20.99
Emerging Industrial/Office Mixed Index	JPY	2,897.83	128,444.42	0.72	38.04	-NA-	-NA-	-NA-	-7.20	7.20	8.71	21.67	8.71	-NA-	32.26
Emerging Diversified Index	JPY	2,690.84	11,852,259.21	66.33	3.69	-NA-	-NA-	-NA-	20.68	30.71	4.73	5.25	4.73	-NA-	21.12
Emerging Residential Index	JPY	2,027.97	4,016,927.67	22.48	2.55	-NA-	-NA-	-NA-	12.77	26.14	-0.53	4.84	-0.53	-NA-	24.27
Emerging Retail Index	JPY	3,990.99	1,870,175.50	10.47	2.47	-NA-	-NA-	-NA-	9.79	18.22	2.72	5.62	2.72	-NA-	24.11
Emerging Industrial/Office Mixed Index	AUD	2,074.19	1,372.65	0.72	38.04	-NA-	-NA-	-NA-	-9.27	4.63	13.99	18.94	13.99	24.34	-NA-
Emerging Diversified Index	AUD	1,926.03	126,662.09	66.33	3.69	-NA-	-NA-	-NA-	17.99	27.58	9.81	2.89	9.81	12.93	-NA-
Emerging Residential Index	AUD	1,451.57	42,927.89	22.48	2.55	-NA-	-NA-	-NA-	10.26	23.11	4.30	2.49	4.30	17.26	-NA-
Emerging Retail Index	AUD	2,856.64	19,986.09	10.47	2.47	-NA-	-NA-	-NA-	7.34	15.39	7.71	3.25	7.71	16.12	-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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,701.10	957.91	0.72	35.09	-NA-	-NA-	-NA-	-14.40	9.59	17.62	20.28	17.62	-NA-	26.84
Emerging Diversified Index	EUR	2,558.66	88,391.88	66.33	3.34	-NA-	-NA-	-NA-	11.93	36.87	13.29	4.02	13.29	-NA-	15.09
Emerging Residential Index	EUR	1,944.95	29,957.48	22.48	2.40	-NA-	-NA-	-NA-	4.79	32.16	7.62	3.64	7.62	-NA-	18.51
Emerging Retail Index	EUR	3,805.39	13,947.41	10.47	2.26	-NA-	-NA-	-NA-	1.95	23.84	11.14	4.41	11.14	-NA-	20.07
Emerging Industrial/Office Mixed Index	USD	2,388.67	1,074.44	0.72	35.09	-NA-	-NA-	-NA-	-19.28	-11.00	9.03	19.55	9.03	-NA-	29.77
Emerging Diversified Index	USD	2,263.70	99,144.75	66.33	3.34	-NA-	-NA-	-NA-	5.55	11.15	5.01	3.39	5.01	-NA-	16.50
Emerging Residential Index	USD	1,720.45	33,601.80	22.48	2.40	-NA-	-NA-	-NA-	-1.19	7.33	-0.24	3.01	-0.24	-NA-	20.59
Emerging Retail Index	USD	3,365.55	15,644.11	10.47	2.26	-NA-	-NA-	-NA-	-3.86	0.57	3.02	3.78	3.02	-NA-	22.35
Emerging Industrial/Office Mixed Index	GBP	2,491.00	695.25	0.72	35.09	-NA-	-NA-	-NA-	-18.39	-3.49	10.01	16.19	10.01	-NA-	26.85
Emerging Diversified Index	GBP	2,360.67	64,154.75	66.33	3.34	-NA-	-NA-	-NA-	6.72	20.54	5.96	0.48	5.96	-NA-	16.70
Emerging Residential Index	GBP	1,794.15	21,743.11	22.48	2.40	-NA-	-NA-	-NA-	-0.09	16.39	0.65	0.11	0.65	-NA-	20.09
Emerging Retail Index	GBP	3,509.73	10,123.02	10.47	2.26	-NA-	-NA-	-NA-	-2.79	9.06	3.95	0.86	3.95	-NA-	21.01
Emerging Industrial/Office Mixed Index	JPY	2,789.84	128,444.42	0.72	35.09	-NA-	-NA-	-NA-	-8.08	4.24	8.71	21.67	8.71	-NA-	32.13
Emerging Diversified Index	JPY	2,643.88	11,852,259.21	66.33	3.34	-NA-	-NA-	-NA-	20.20	30.19	4.71	5.22	4.71	-NA-	21.14
Emerging Residential Index	JPY	2,009.39	4,016,927.67	22.48	2.40	-NA-	-NA-	-NA-	12.53	25.71	-0.53	4.84	-0.53	-NA-	24.28
Emerging Retail Index	JPY	3,930.78	1,870,175.50	10.47	2.26	-NA-	-NA-	-NA-	9.48	17.79	2.72	5.62	2.72	-NA-	24.13
Emerging Industrial/Office Mixed Index	AUD	1,996.89	1,372.65	0.72	35.09	-NA-	-NA-	-NA-	-10.13	1.75	13.99	18.94	13.99	24.19	-NA-
Emerging Diversified Index	AUD	1,892.41	126,662.09	66.33	3.34	-NA-	-NA-	-NA-	17.52	27.07	9.79	2.86	9.79	12.96	-NA-
Emerging Residential Index	AUD	1,438.26	42,927.89	22.48	2.40	-NA-	-NA-	-NA-	10.02	22.70	4.30	2.49	4.30	17.27	-NA-
Emerging Retail Index	AUD	2,813.54	19,986.09	10.47	2.26	-NA-	-NA-	-NA-	7.04	14.97	7.71	3.25	7.71	16.14	-NA-

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

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

Price Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	1,786.82	957.91	0.72	38.04	-NA-	-NA-	-NA-	-23.17	-18.12	17.62	20.28	17.62	-NA-	29.05
Emerging Diversified Index	EUR	2,089.54	88,391.88	66.33	3.69	-NA-	-NA-	-NA-	8.21	32.14	13.09	3.85	13.09	-NA-	15.33
Emerging Residential Index	EUR	1,721.91	29,957.48	22.48	2.55	-NA-	-NA-	-NA-	2.43	28.29	7.59	3.61	7.59	-NA-	18.62
Emerging Retail Index	EUR	3,243.59	13,947.41	10.47	2.47	-NA-	-NA-	-NA-	-0.21	20.84	10.92	4.32	10.92	-NA-	20.13
Emerging Industrial/Office Mixed Index	USD	1,580.52	1,074.44	0.72	38.04	-NA-	-NA-	-NA-	-27.55	-33.50	9.03	19.55	9.03	-NA-	31.71
Emerging Diversified Index	USD	1,848.29	99,144.75	66.33	3.69	-NA-	-NA-	-NA-	2.04	7.32	4.83	3.23	4.83	-NA-	16.71
Emerging Residential Index	USD	1,523.11	33,601.80	22.48	2.55	-NA-	-NA-	-NA-	-3.41	4.19	-0.27	2.99	-0.27	-NA-	20.69
Emerging Retail Index	USD	2,869.10	15,644.11	10.47	2.47	-NA-	-NA-	-NA-	-5.90	-1.87	2.82	3.69	2.82	-NA-	22.46
Emerging Industrial/Office Mixed Index	GBP	1,648.23	695.25	0.72	38.04	-NA-	-NA-	-NA-	-26.75	-27.89	10.01	16.19	10.01	-NA-	29.33
Emerging Diversified Index	GBP	1,927.47	64,154.75	66.33	3.69	-NA-	-NA-	-NA-	3.17	16.37	5.77	0.32	5.77	-NA-	16.93
Emerging Residential Index	GBP	1,588.36	21,743.11	22.48	2.55	-NA-	-NA-	-NA-	-2.34	12.98	0.63	0.09	0.63	-NA-	20.22
Emerging Retail Index	GBP	2,992.01	10,123.02	10.47	2.47	-NA-	-NA-	-NA-	-4.85	6.42	3.74	0.77	3.74	-NA-	21.09
Emerging Industrial/Office Mixed Index	JPY	1,845.96	128,444.42	0.72	38.04	-NA-	-NA-	-NA-	-17.49	-22.12	8.71	21.67	8.71	-NA-	34.33
Emerging Diversified Index	JPY	2,158.71	11,852,259.21	66.33	3.69	-NA-	-NA-	-NA-	16.20	25.69	4.53	5.05	4.53	-NA-	21.35
Emerging Residential Index	JPY	1,778.91	4,016,927.67	22.48	2.55	-NA-	-NA-	-NA-	10.00	22.03	-0.56	4.81	-0.56	-NA-	24.46
Emerging Retail Index	JPY	3,350.95	1,870,175.50	10.47	2.47	-NA-	-NA-	-NA-	7.16	14.94	2.52	5.53	2.52	-NA-	24.27
Emerging Industrial/Office Mixed Index	AUD	1,321.29	1,372.65	0.72	38.04	-NA-	-NA-	-NA-	-19.33	-23.98	13.99	18.94	13.99	26.93	-NA-
Emerging Diversified Index	AUD	1,545.14	126,662.09	66.33	3.69	-NA-	-NA-	-NA-	13.61	22.68	9.60	2.70	9.60	13.26	-NA-
Emerging Residential Index	AUD	1,273.29	42,927.89	22.48	2.55	-NA-	-NA-	-NA-	7.55	19.11	4.27	2.46	4.27	17.42	-NA-
Emerging Retail Index	AUD	2,398.51	19,986.09	10.47	2.47	-NA-	-NA-	-NA-	4.77	12.19	7.49	3.16	7.49	16.21	-NA-

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

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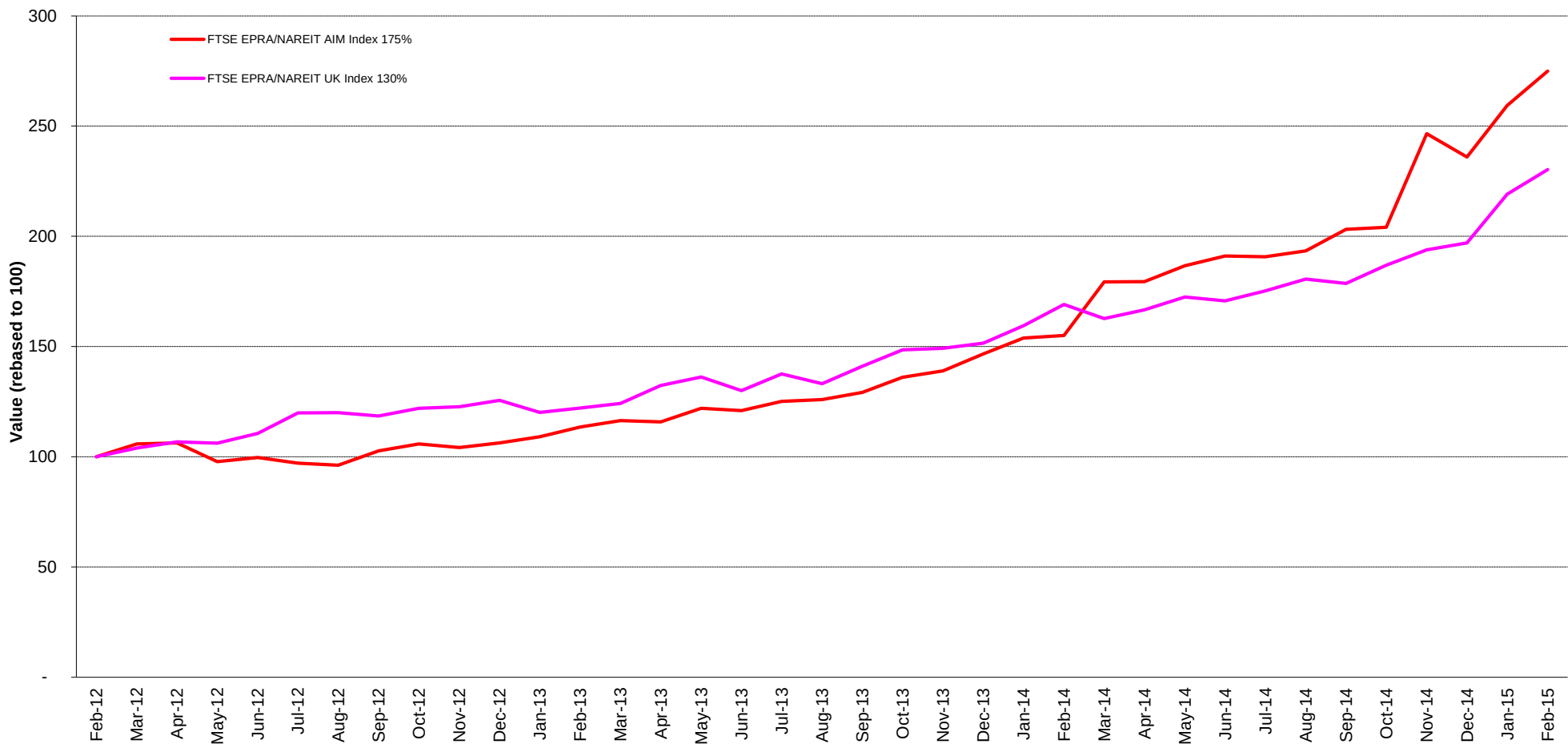
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Section 4.4

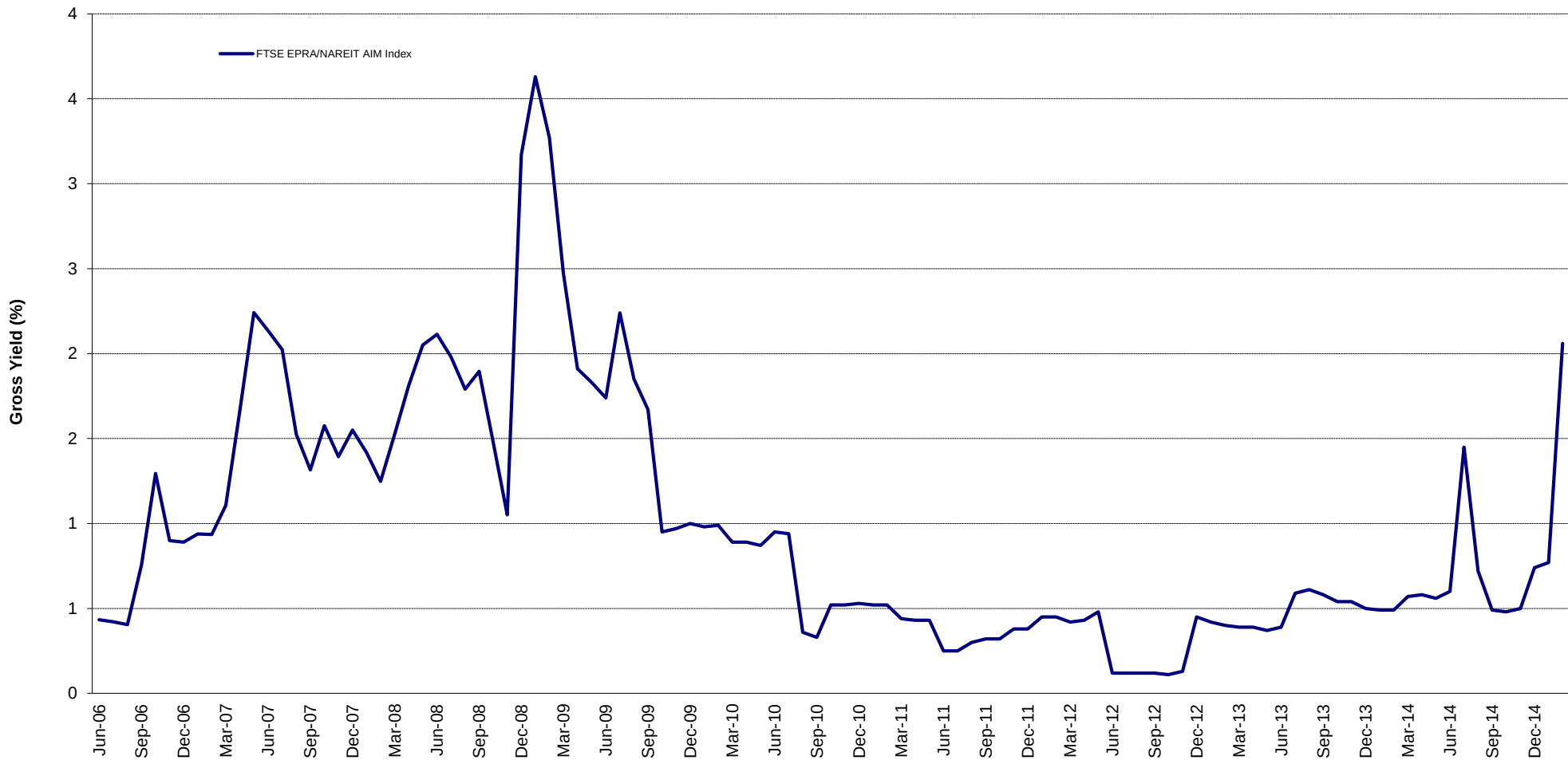
FTSE EPRA/NAREIT AIM Index Series

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
10 February 2015	Songbird Estates (UK): Deleted following a take-over by Qatar Investment Authority and Brookfield Property Partners

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		Free Float	Free Float	Free Float														Turnover 3 month	Annual	
	Local Price	Mkt Cap EUR (m)	Global Wght (%)	Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Annualised EUR (m)	Velocity (%)	
	27-Feb	27-Feb	27-Feb	27-Feb	27-Feb	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Feb-15	Feb-15	Feb-15	YTD					
NewRiver Retail		3.05	318	28.34	28.34	4.18	-NA-	-NA-	-NA-	-NA-	6.64	3.39	3.92	0.00	3.92	3.39	-NA-	-NA-	204	64
LXB Retail Properties		1.37	231	20.57	20.57	0.00	-NA-	-NA-	8.93	8.12	5.00	-1.09	0.74	0.00	0.74	-1.09	-NA-	11.08	148	64
Sirius Real Estate		0.43	196	17.46	17.46	2.72	-NA-	-NA-	14.87	22.31	43.33	6.83	7.18	0.00	7.18	6.83	-NA-	29.48	100	51
Conygar Investment Company		1.87	160	14.27	14.27	0.94	-NA-	5.44	9.68	25.66	9.06	-0.80	2.05	0.00	2.05	-0.80	23.96	18.42	112	70
Taliesin Property Fund		23.45	101	9.00	9.00	0.00	-NA-	-NA-	-NA-	28.22	43.87	18.28	6.96	0.00	6.96	18.28	-NA-	14.47	31	31
Palace Capital		3.68	62	5.53	5.53	2.86	-NA-	-NA-	-NA-	-NA-	47.00	2.08	5.76	0.00	5.76	2.08	-NA-	-NA-	20	33
Lok'N Store Group		2.62	46	4.09	4.09	2.68	-NA-	5.55	27.16	33.25	20.79	5.02	9.64	0.00	9.64	5.02	38.26	24.32	16	35
Unitech Corporate Parks		2.95	8	0.74	0.74	0.00	-NA-	-NA-	-NA-	-NA-	414.16	290.41	5.92	0.00	5.92	290.41	-NA-	-NA-	8	92
AIM Total			1,121	100.00	100.00															
Emerging Markets and AIM Total			133860.6373	100.00	100.00															

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

Version: February 2015

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Feb-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	36M Vlty (%)	10 Yrs Vlty (%)
AIM Index	EUR	1,610.43	1,544.88	100.00	2.06	-NA-	-NA-	17.99	40.10	77.44	16.54	6.01	16.54	17.51	0.00
AIM Index	USD	1,802.19	1,732.82	100.00	2.06	-NA-	-NA-	13.45	32.11	44.10	8.03	5.37	8.03	19.40	0.00
AIM Index	GBP	1,884.06	1,121.27	100.00	2.06	-NA-	-NA-	13.11	33.57	56.27	8.99	2.40	8.99	19.55	0.00
AIM Index	JPY	2,104.86	207,149.77	100.00	2.06	-NA-	-NA-	20.38	50.45	68.78	7.71	7.23	7.71	24.06	0.00
AIM Index	AUD	1,506.60	2,213.76	100.00	2.06	-NA-	-NA-	16.55	47.09	64.74	12.94	4.83	12.94	20.14	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-15	Free Float Mkt Cap Ccy (m) Feb-15	Free Float Mkt Cap (%) Weight Feb-15	Div Yld (%) Feb-15	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-15	Total Rtn (%) YTD	36M Vlty (%)	10 Yrs Vlty (%)
AIM Index	EUR	1,494.57	1,544.88	100.00	0.00	-NA-	-NA-	17.11	39.11	74.94	16.34	6.01	16.34	17.50	0.00
AIM Index	USD	1,672.53	1,732.82	100.00	0.00	-NA-	-NA-	12.60	31.18	42.07	7.84	5.37	7.84	19.45	0.00
AIM Index	GBP	1,748.66	1,121.27	100.00	0.00	-NA-	-NA-	12.26	32.64	54.07	8.81	2.40	8.81	19.55	0.00
AIM Index	JPY	1,953.43	207,149.77	100.00	0.00	-NA-	-NA-	19.48	49.39	66.40	7.52	7.23	7.52	24.09	0.00
AIM Index	AUD	1,398.21	2,213.76	100.00	0.00	-NA-	-NA-	15.67	46.06	62.42	12.74	4.83	12.74	20.12	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
		27-Feb	27-Feb
NewRiver Retail	UK	317.82	28.34
LXB Retail Properties	UK	230.60	-NA-
Sirius Real Estate	UK	195.77	17.46
Conygar Investment Company	UK	160.03	-NA-
Taliesin Property Fund	UK	100.95	9.00
Palace Capital	UK	61.97	5.53
Lok'N Store Group	UK	45.84	1.98
Unitech Corporate Parks	UK	8.28	2.98

Country Breakdown

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float AIM Weight
	27-Feb	27-Feb	27-Feb
AIM Index	8	1,544.88	100.00%
Total AIM Index	8	1,544.88	100.00%

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

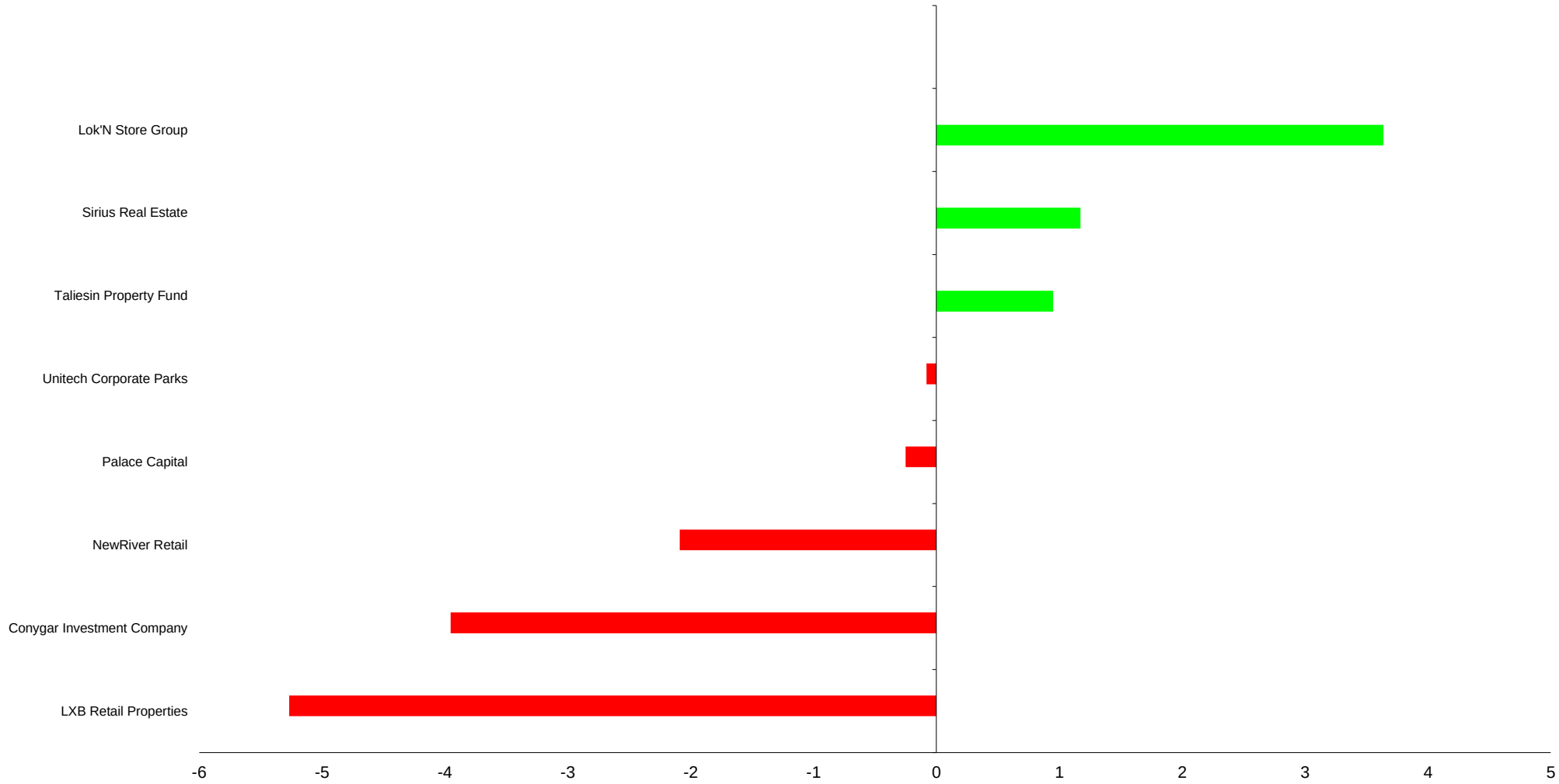
Top Performance

Stock	Country	Price	Div	Total	
		Return Feb-15	Return Feb-15	Return Feb-15	
Lok'N Store Group	UK	9.64	0.00	9.64	▲
Sirius Real Estate	UK	7.18	0.00	7.18	▲
Taliesin Property Fund	UK	6.96	0.00	6.96	▲
Unitech Corporate Parks	UK	5.92	0.00	5.92	▲
Palace Capital	UK	5.76	0.00	5.76	▲
NewRiver Retail	UK	3.92	0.00	3.92	▲
Conygar Investment Company	UK	2.05	0.00	2.05	▲
LXB Retail Properties	UK	0.74	0.00	0.74	▲

Bottom Performance

Stock	Country	Price	Div	Total
		Return Feb-15	Return Feb-15	Return Feb-15

Graph 45: Total Return Performance relative to Regional Index



Part V

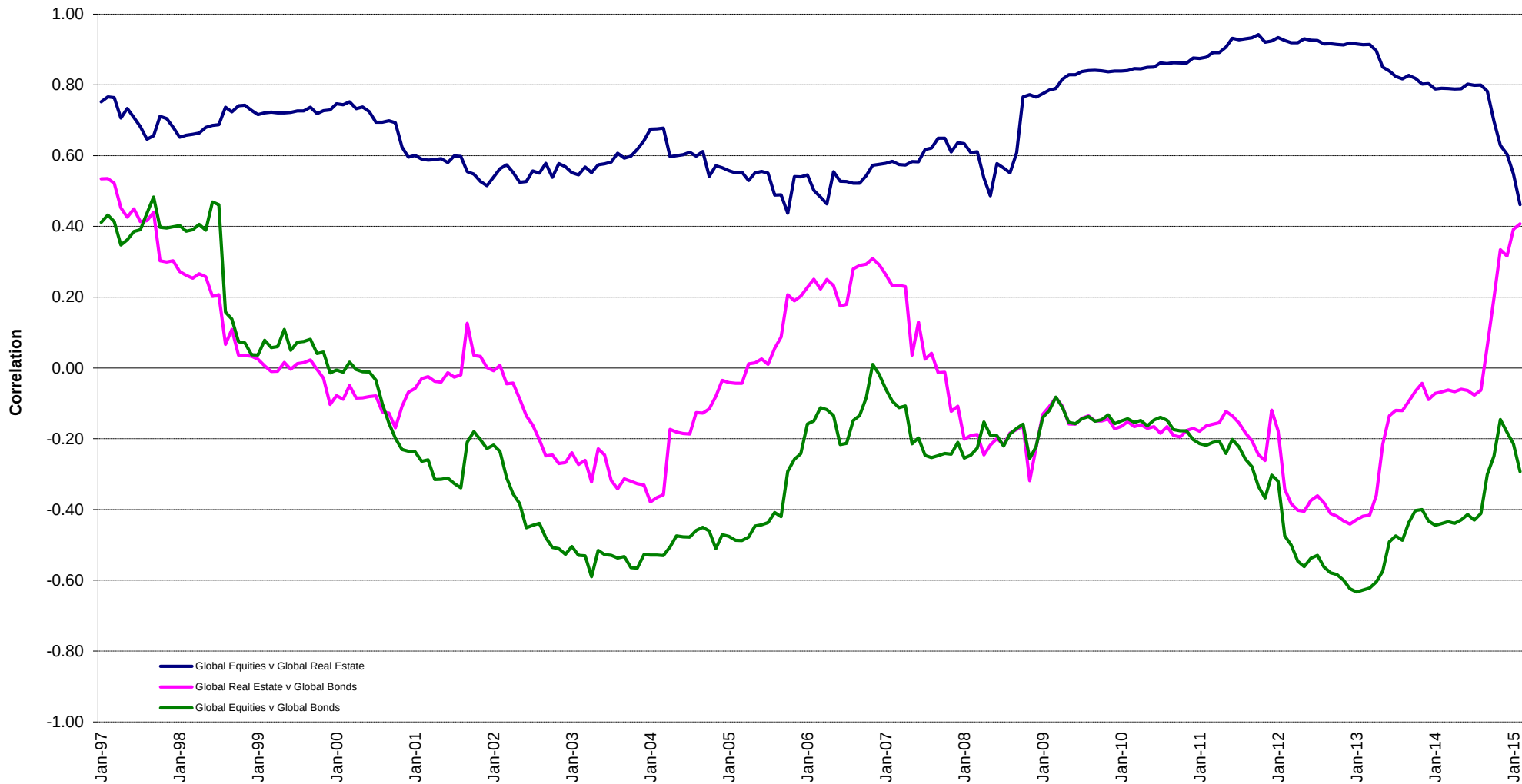
Correlations

Section 5.1

Risk / Return Profiles and Correlations - Developed Markets

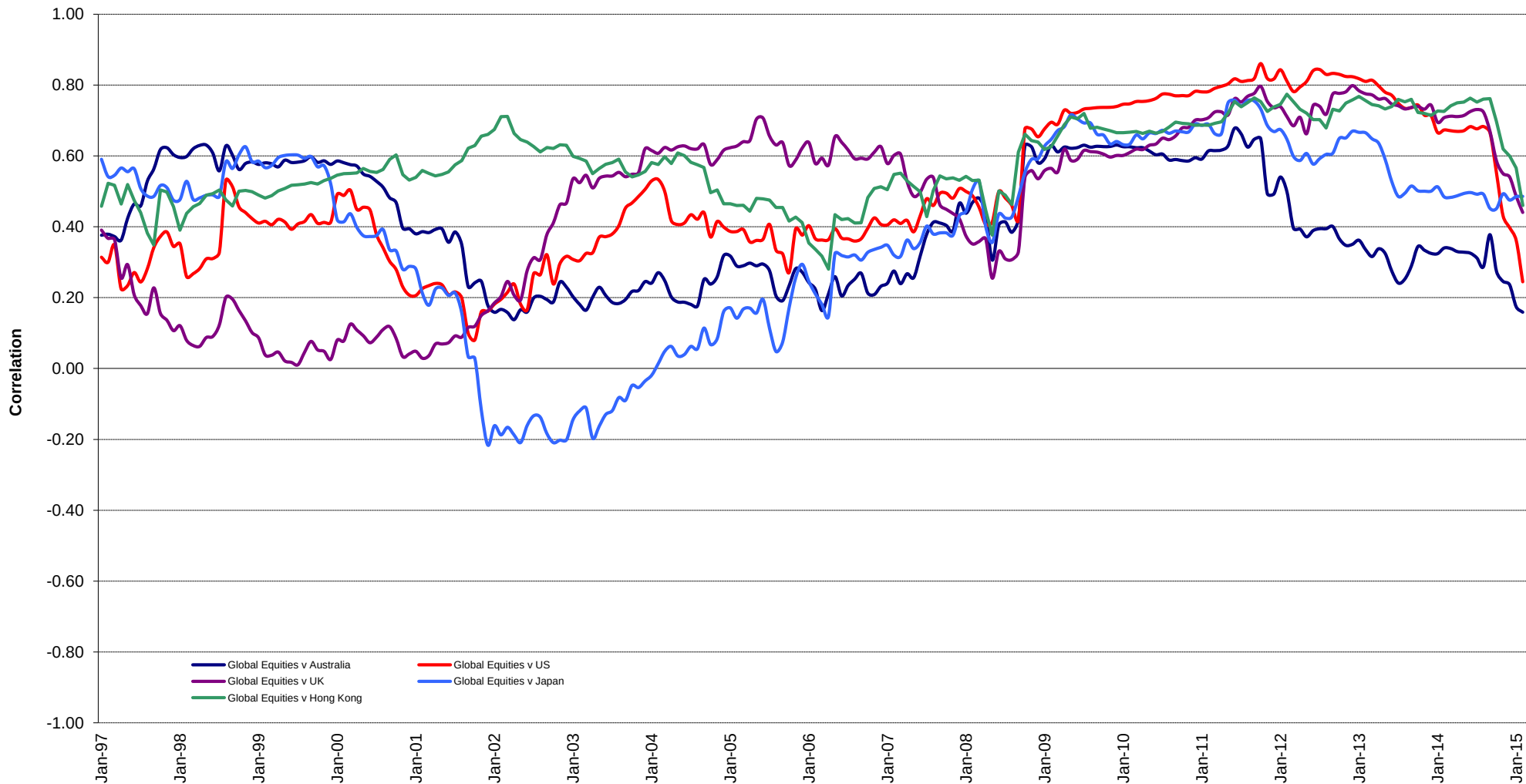
Developed Markets - Correlations

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



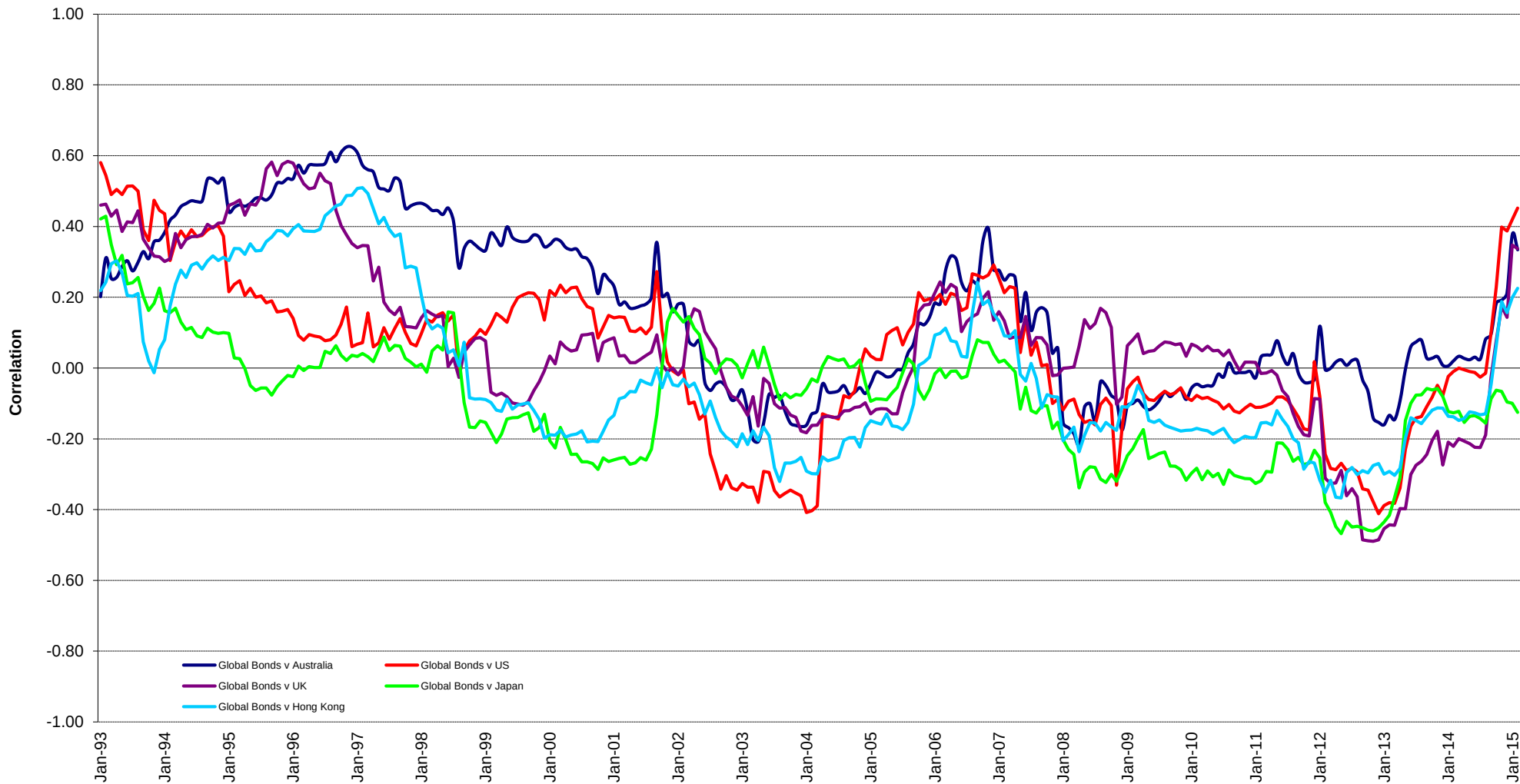
Developed Markets - Correlations

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



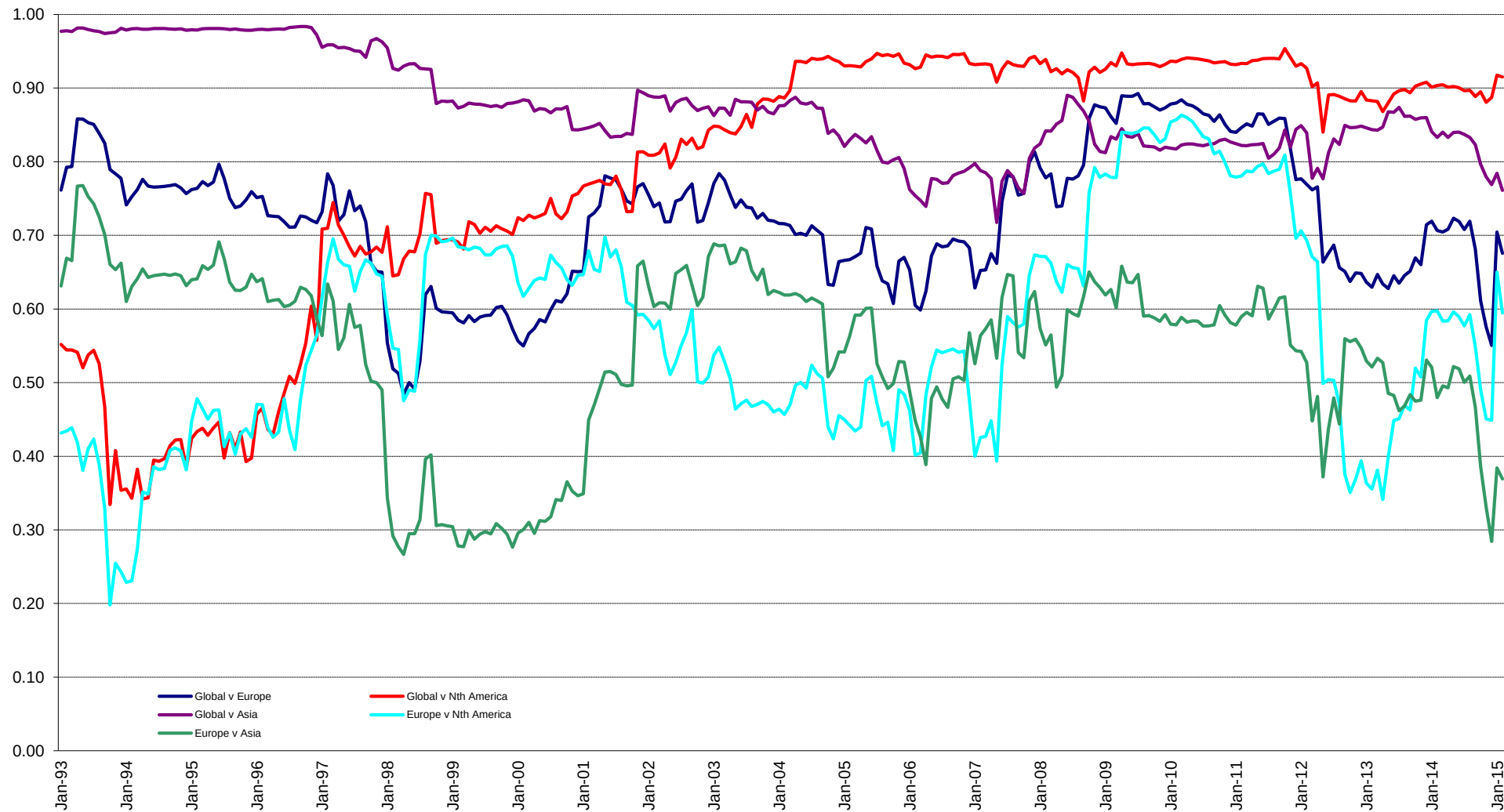
Developed Markets - Correlations

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	0.68	0.91	0.76		0.51	0.31	0.32	0.71		0.72
Europe Real Estate	0.68	1.00	0.59	0.37		0.64	0.68	0.40	0.59		0.48
North America Real Estate	0.91	0.60	1.00	0.46		0.35	0.10	0.31	0.47		0.71
Asia Real Estate	0.76	0.37	0.46	1.00		0.49	0.36	0.18	0.79		0.45
Global Equities	0.51	0.64	0.35	0.49		1.00	0.79	0.86	0.80		0.18
Europe Equities	0.31	0.68	0.10	0.36		0.79	1.00	0.46	0.56		0.02
North America Equities	0.32	0.40	0.31	0.18		0.86	0.46	1.00	0.51		0.09
Asia Equities	0.71	0.59	0.47	0.79		0.80	0.56	0.51	1.00		0.40
Global Bonds	0.72	0.48	0.71	0.45		0.18	0.02	0.09	0.40		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	0.73	0.89	0.82		0.57	0.54	0.40	0.72		0.37
Europe Real Estate	0.73	1.00	0.59	0.51		0.72	0.79	0.55	0.67		0.14
North America Real Estate	0.89	0.59	1.00	0.50		0.32	0.28	0.23	0.41		0.47
Asia Real Estate	0.82	0.51	0.50	1.00		0.62	0.57	0.40	0.84		0.16
Global Equities	0.57	0.72	0.32	0.62		1.00	0.94	0.93	0.85		-0.27
Europe Equities	0.54	0.79	0.28	0.57		0.94	1.00	0.80	0.79		-0.26
North America Equities	0.40	0.55	0.23	0.40		0.93	0.80	1.00	0.66		-0.36
Asia Equities	0.72	0.67	0.41	0.84		0.85	0.79	0.66	1.00		-0.03
Global Bonds	0.37	0.14	0.47	0.16		-0.27	-0.26	-0.36	-0.03		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	0.54	0.52	0.13	0.62	0.61	0.44	0.58	0.53	0.29	0.36	0.22	0.39	0.43	0.35	0.24	0.56	0.62	0.26	0.35
Singapore	0.54	1.00	0.71	0.45	0.47	0.56	0.52	0.35	0.41	0.48	0.50	0.15	0.50	0.52	0.25	0.33	0.48	0.50	0.48	0.22
Hong Kong	0.52	0.71	1.00	0.33	0.34	0.49	0.27	0.15	0.26	0.32	0.26	0.18	0.27	0.22	0.05	0.35	0.38	0.28	0.34	0.24
Japan	0.13	0.45	0.33	1.00	0.21	0.27	-0.04	-0.01	-0.10	-0.02	0.16	-0.14	0.10	0.07	-0.28	0.23	0.03	0.06	0.26	-0.12
US	0.62	0.47	0.34	0.21	1.00	0.70	0.64	0.49	0.38	0.11	0.53	0.15	0.42	0.44	0.20	0.30	0.55	0.47	0.28	0.46
Canada	0.61	0.56	0.49	0.27	0.70	1.00	0.51	0.68	0.45	0.34	0.55	0.13	0.39	0.53	0.30	0.23	0.60	0.51	0.45	0.57
UK	0.44	0.52	0.27	-0.04	0.64	0.51	1.00	0.38	0.67	0.50	0.63	0.24	0.57	0.70	0.42	0.28	0.72	0.72	0.49	0.34
Switzerland	0.58	0.35	0.15	-0.01	0.49	0.68	0.38	1.00	0.53	0.38	0.45	0.11	0.46	0.53	0.56	0.07	0.49	0.56	0.36	0.43
Sweden	0.53	0.41	0.26	-0.10	0.38	0.45	0.67	0.53	1.00	0.55	0.51	0.19	0.65	0.56	0.54	0.17	0.64	0.74	0.64	0.32
Austria	0.29	0.48	0.32	-0.02	0.11	0.34	0.50	0.38	0.55	1.00	0.53	0.33	0.55	0.54	0.55	0.26	0.63	0.60	0.44	0.08
Netherlands	0.36	0.50	0.26	0.16	0.53	0.55	0.63	0.45	0.51	0.53	1.00	0.10	0.64	0.84	0.60	0.18	0.81	0.67	0.58	0.34
Norway	0.22	0.15	0.18	-0.14	0.15	0.13	0.24	0.11	0.19	0.33	0.10	1.00	0.05	0.14	0.32	0.07	0.36	0.28	0.45	0.10
Italy	0.39	0.50	0.27	0.10	0.42	0.39	0.57	0.46	0.65	0.55	0.64	0.05	1.00	0.55	0.46	0.42	0.50	0.69	0.45	0.05
France	0.43	0.52	0.22	0.07	0.44	0.53	0.70	0.53	0.56	0.54	0.84	0.14	0.55	1.00	0.60	0.14	0.81	0.79	0.52	0.39
Germany	0.35	0.25	0.05	-0.28	0.20	0.30	0.42	0.56	0.54	0.55	0.60	0.32	0.46	0.60	1.00	-0.09	0.67	0.52	0.43	0.37
Greece	0.24	0.33	0.35	0.23	0.30	0.23	0.28	0.07	0.17	0.26	0.18	0.07	0.42	0.14	-0.09	1.00	0.16	0.27	0.31	-0.23
Belgium	0.56	0.48	0.38	0.03	0.55	0.60	0.72	0.49	0.64	0.63	0.81	0.36	0.50	0.81	0.67	0.16	1.00	0.74	0.60	0.43
Finland	0.62	0.50	0.28	0.06	0.47	0.51	0.72	0.56	0.74	0.60	0.67	0.28	0.69	0.79	0.52	0.27	0.74	1.00	0.56	0.31
Global Equities	0.26	0.48	0.34	0.26	0.28	0.45	0.49	0.36	0.64	0.44	0.58	0.45	0.45	0.52	0.43	0.31	0.60	0.56	1.00	0.18
Global Bonds	0.35	0.22	0.24	-0.12	0.46	0.57	0.34	0.43	0.32	0.08	0.34	0.10	0.05	0.39	0.37	-0.23	0.43	0.31	0.18	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.71	0.28
Australia - ASX	0.71	1.00	-0.09
Australia Bonds	0.28	-0.09	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.80	0.51
Singapore - STI	0.80	1.00	0.37
Singapore Bonds	0.51	0.37	1.00

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.65	0.34
UK - FTSE 100	0.65	1.00	-0.14
UK Bonds	0.34	-0.14	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.78	0.06
Japan - Nikkei	0.78	1.00	-0.23
Japan Bonds	0.06	-0.23	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.27	0.48
United States - S&P 500	0.27	1.00	-0.39
United States Bonds	0.48	-0.39	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.57	0.14
Netherlands - AEX	0.57	1.00	-0.14
Netherlands Bonds	0.14	-0.14	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.84	0.33
Hong Kong - Hang Seng	0.84	1.00	0.26
Hong Kong Bonds	0.33	0.26	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.20	0.56
Canada - TSX	0.20	1.00	-0.16
Canada Bonds	0.56	-0.16	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.64	0.37
France - CAC 40	0.64	1.00	-0.02
France Bonds	0.37	-0.02	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.65	0.22
Sweden - OMX	0.65	1.00	-0.24
Sweden Bonds	0.22	-0.24	1.00

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	-0.02	-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	0.52	0.47
Belgium - BEL 20	0.52	1.00	0.11
Belgium Bonds	0.47	0.11	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	0.65
Spain Bonds	-NA-	0.65	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	0.34	0.37	0.00
Germany - DAX	1.00	-0.15	0.00
Germany Bonds	-0.15	1.00	0.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.54	0.27
Finland - HEX 25	0.54	1.00	-0.15
Finland Bonds	0.27	-0.15	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	0.62	0.55	0.00
Italy - MIB30	1.00	0.69	0.00
Italy Bonds	0.69	1.00	0.00

	Denmark - RE	Denmark - KFX	Denmark Bonds
Denmark - RE	-NA-	-NA-	0.00
Denmark - KFX	1.00	-0.07	0.00
Denmark Bonds	-0.07	1.00	0.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.62	0.10
Austria - WBI	0.62	1.00	-0.17
Austria Bonds	0.10	-0.17	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

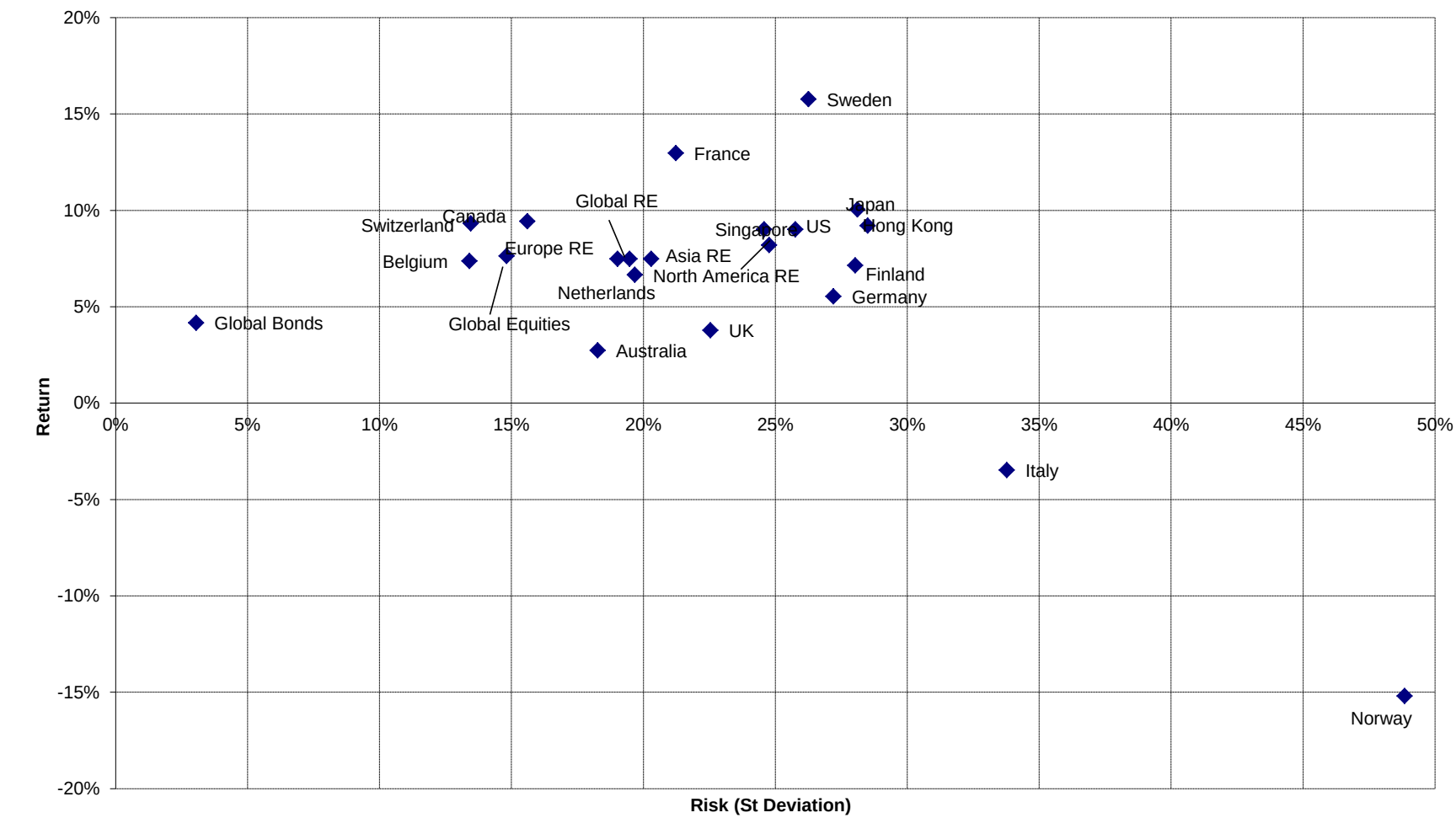
	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.62	-NA-
Greece - ASE 20	0.62	1.00	-NA-
Greece Bonds	-NA-	-NA-	-NA-

	New Zealand - RE	New Zealand - NZX	New Zealand Bonds
New Zealand - RE	1.00	-NA-	0.39
New Zealand - NZX	-NA-	-NA-	-NA-
New Zealand Bonds	0.39	-NA-	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.07	-NA-
Norway - OBX	0.07	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

Developed Markets - Risk/Return Profiles

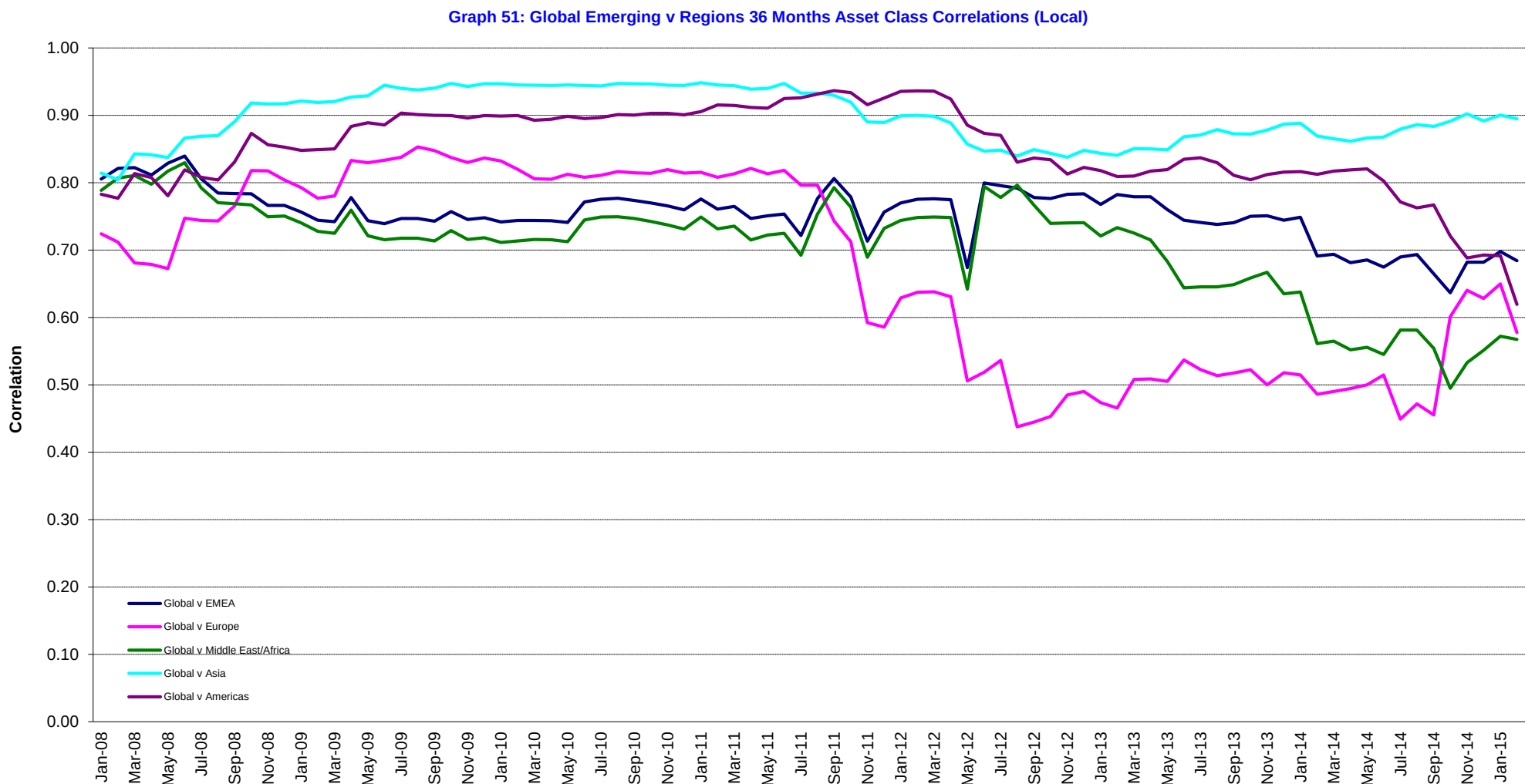
Graph 50: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



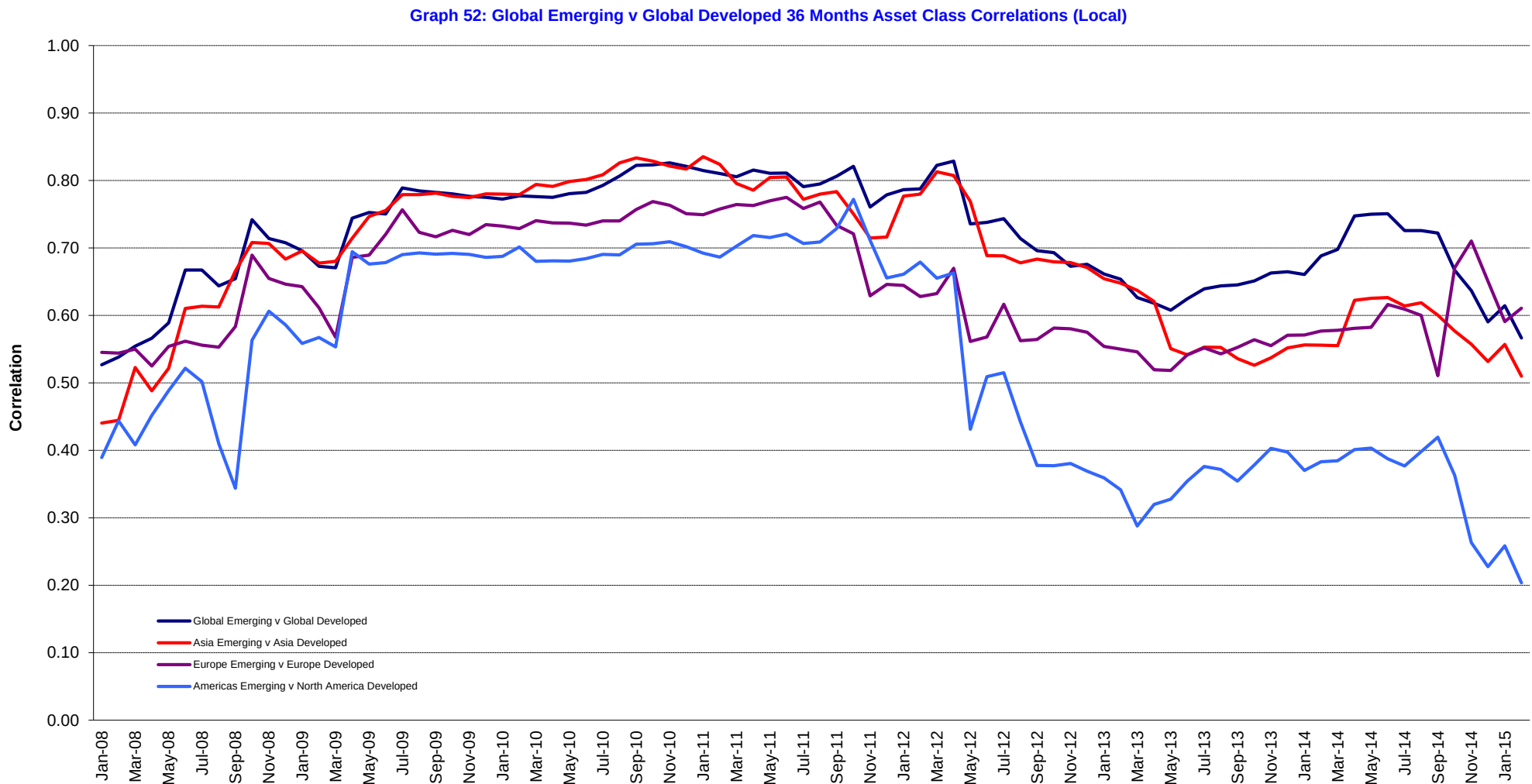
Section 5.2

Risk / Return Profiles and Correlations - Emerging Markets

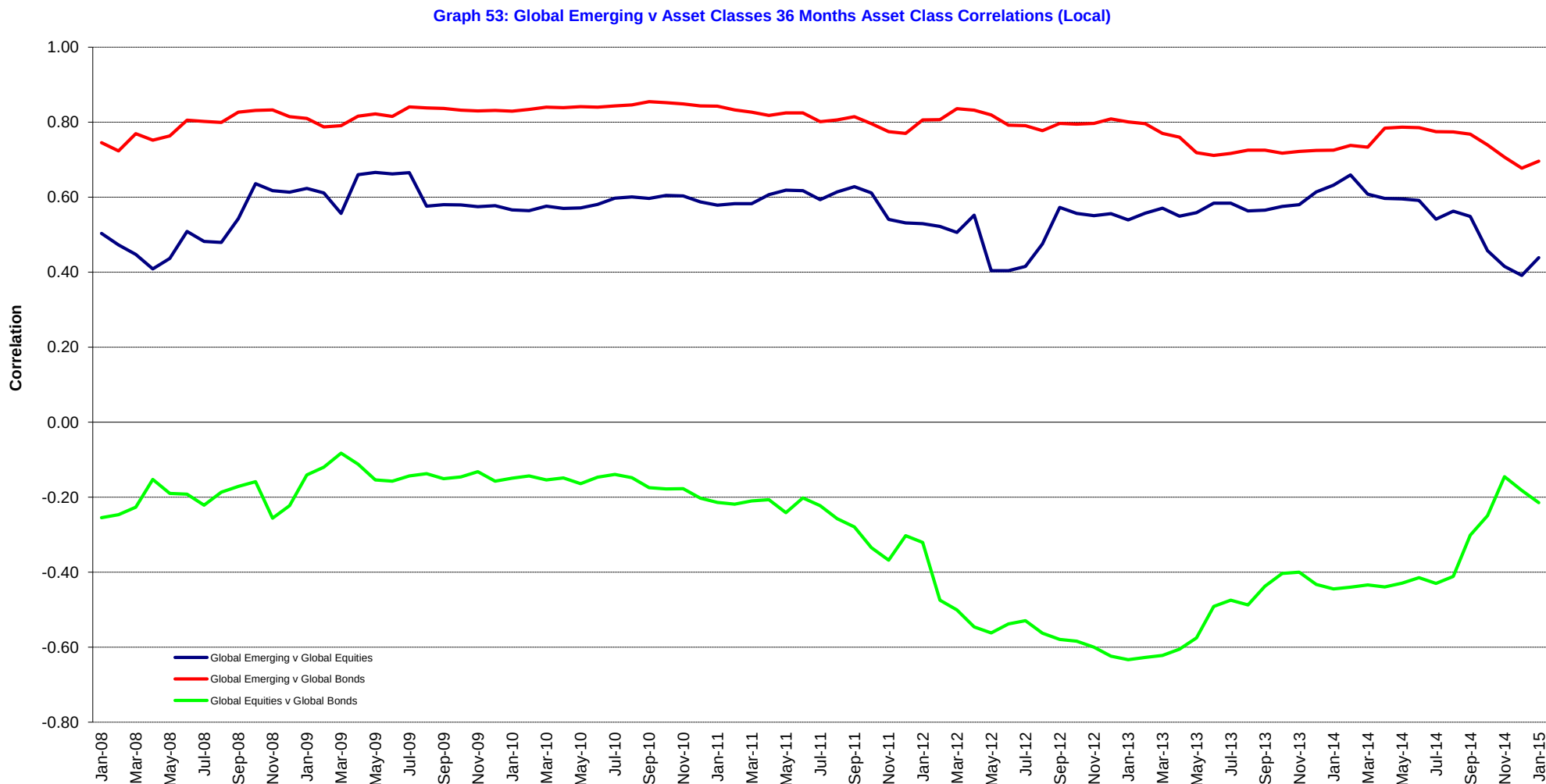
Emerging Markets - Correlations



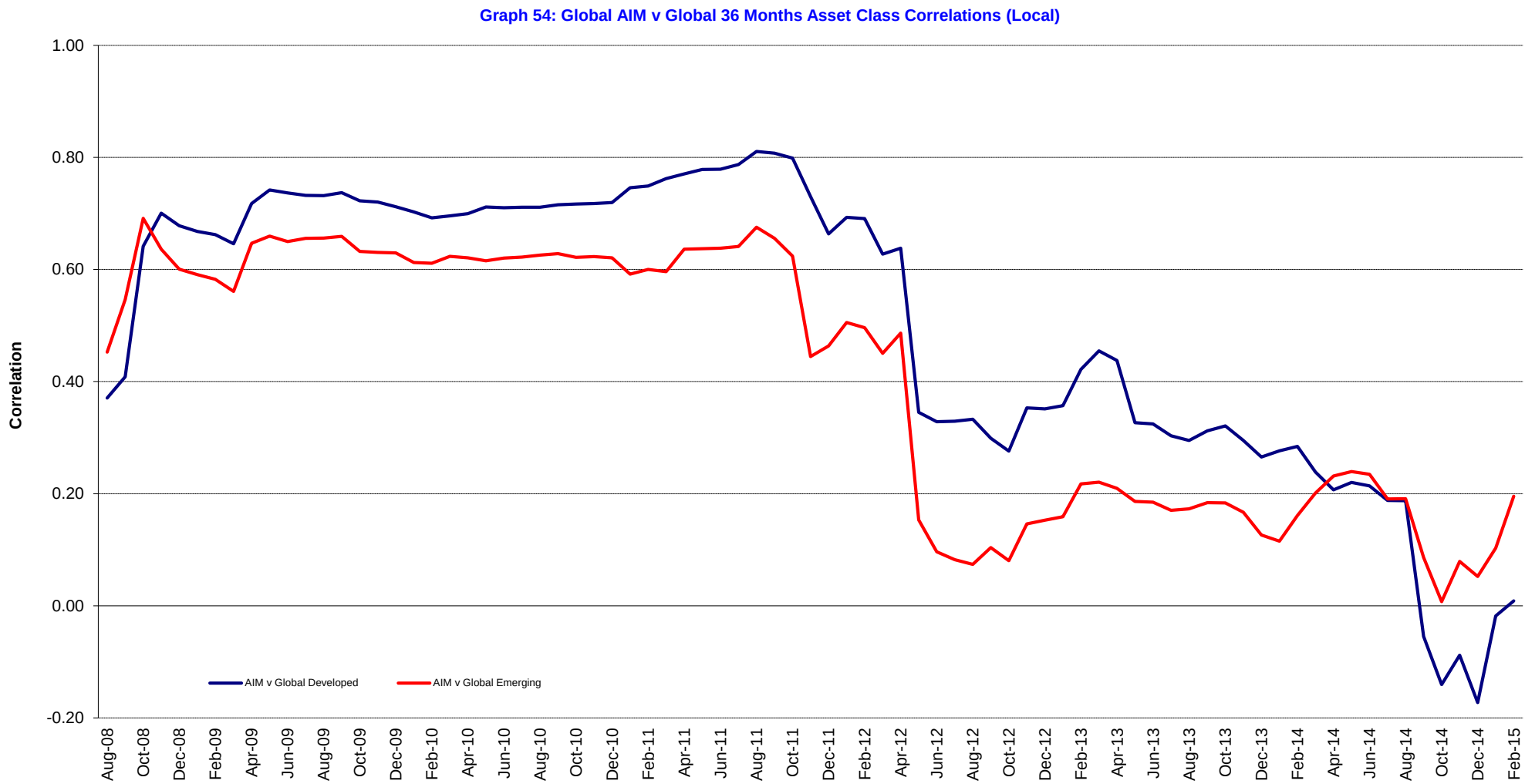
Emerging Markets - Correlations



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 27-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-15	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.12	-0.63	-1.67	-3.85	-5.70	-18.79	-7.31	-0.60	-7.31	10.70	8.44
1 EUR = CAD	1.40	-1.16	-1.51	-0.59	2.06	-8.39	-0.07	-2.12	-0.07	9.85	6.30
1 EUR = GBP	0.73	-0.50	0.52	-4.13	-4.66	-11.93	-6.47	-3.40	-6.47	9.07	6.11
1 EUR = SEK	9.36	0.01	0.32	-0.73	2.08	5.74	-1.24	0.22	-1.24	6.44	4.95
1 EUR = CHF	1.06	-1.94	-3.62	-6.20	-4.09	-12.59	-11.56	2.42	-11.56	7.76	8.24
1 EUR = DKK	7.46	0.05	0.03	0.05	0.12	0.00	0.21	0.24	0.21	0.22	0.23
1 EUR = AUD	1.43	-0.91	-1.53	-1.22	4.99	-7.16	-3.09	-1.11	-3.09	9.47	9.39
1 EUR = HKD	8.70	-0.61	-1.72	-3.87	-5.70	-18.85	-7.30	-0.58	-7.30	10.62	8.39
1 EUR = JPY	134.09	0.43	-0.32	2.03	7.39	-4.88	-7.58	1.16	-7.58	13.38	13.73
1 EUR = SGD	1.53	-0.94	-3.40	-4.48	-2.93	-12.80	-4.86	-0.09	-4.86	7.26	6.88
1 EUR = NZD	1.48	-NA-	-2.03	-5.38	-2.24	-9.83	-4.26	-4.67	-4.26	10.51	8.43

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

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 27-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-15	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.12	-0.63	-1.67	-3.85	-5.70	-18.79	-7.31	-0.60	-7.31	10.70	8.44
1 EUR = GBP	0.73	-0.50	0.52	-4.13	-4.66	-11.93	-6.47	-3.40	-6.47	9.07	6.11
1 EUR = HKD	8.70	-0.61	-1.72	-3.87	-5.70	-18.85	-7.30	-0.58	-7.30	10.62	8.39
1 EUR = PLN	4.15	-NA-	0.64	1.04	0.30	-0.52	-3.44	-0.88	-3.44	9.27	6.49
1 EUR = BRL	3.21	6.64	2.17	5.37	11.77	-0.59	-0.29	5.88	-0.29	19.15	10.54
1 EUR = EGP	8.56	4.74	3.94	2.70	1.99	-10.98	-1.08	-0.08	-1.08	15.10	9.55
1 EUR = IDR	14497.33	9.83	4.56	2.62	6.31	-9.58	-3.26	1.42	-3.26	14.15	11.01
1 EUR = INR	69.32	3.98	4.73	1.96	1.88	-19.02	-9.24	-0.81	-9.24	14.56	10.55
1 EUR = MXN	16.77	4.47	4.22	-0.77	-0.66	-8.32	-5.97	-0.74	-5.97	17.13	8.15
1 EUR = MYR	4.04	2.33	0.62	-2.75	0.29	-10.67	-4.46	-1.26	-4.46	12.86	7.90
1 EUR = PHP	49.45	3.31	-1.00	-4.71	-4.73	-19.78	-8.64	-0.61	-8.64	14.01	8.36
1 EUR = THB	36.26	1.93	-0.53	-4.28	-3.61	-19.52	-8.91	-1.82	-8.91	14.66	8.39
1 EUR = TRY	2.82	23.49	8.20	6.05	6.50	-7.39	-0.28	2.49	-0.28	17.63	8.43
1 EUR = TWD	35.23	1.54	1.26	-4.25	-3.60	-15.82	-7.88	-0.94	-7.88	14.05	7.52
1 EUR = ZAR	13.07	6.69	8.43	4.56	9.46	-11.90	-6.63	-0.41	-6.63	17.39	11.58

Note: Positive return figures = % profit by holding EUR

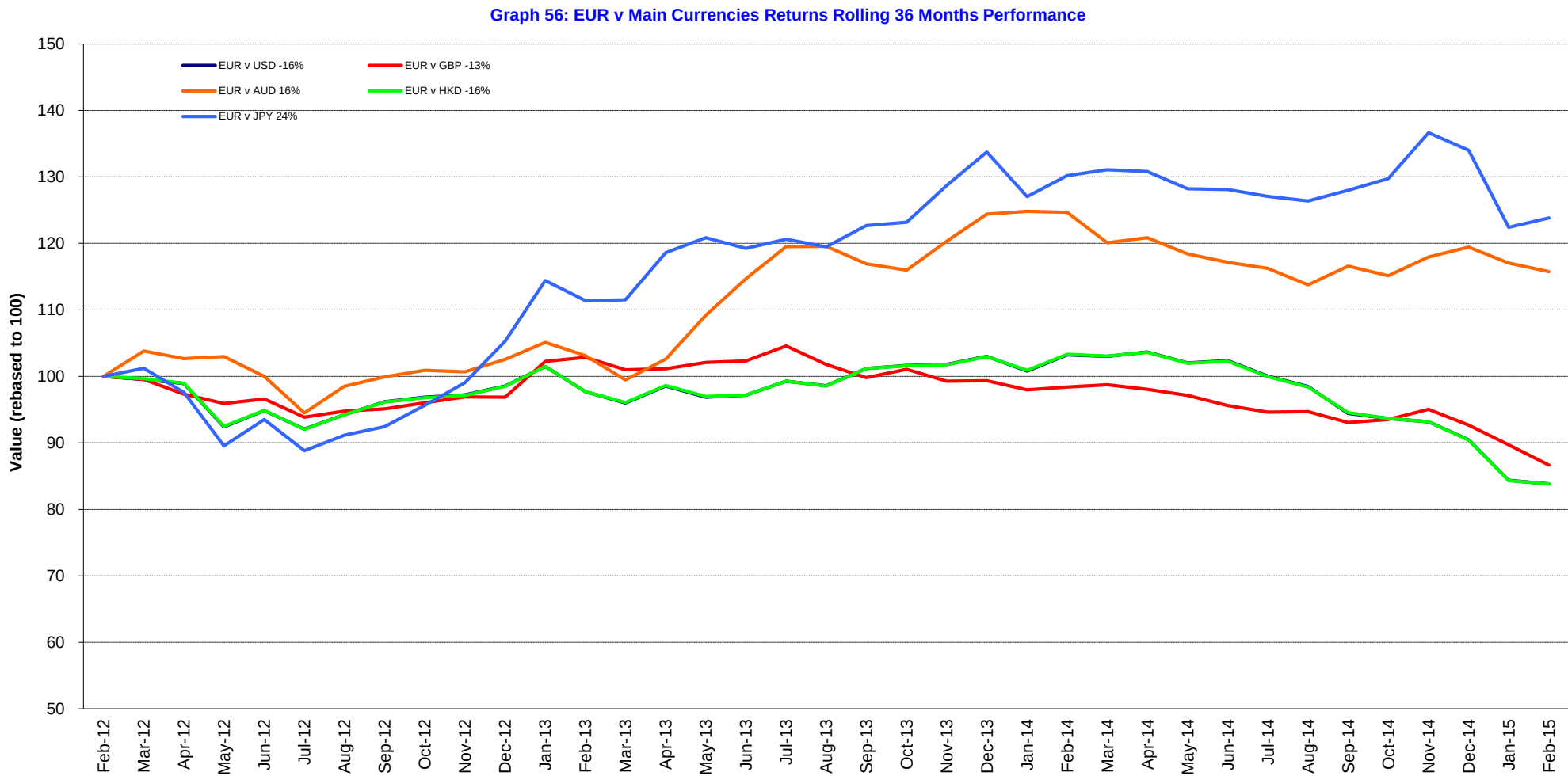
* -20, -10, -5 & -3 Years Total Returns are annualised

Version: February 2015

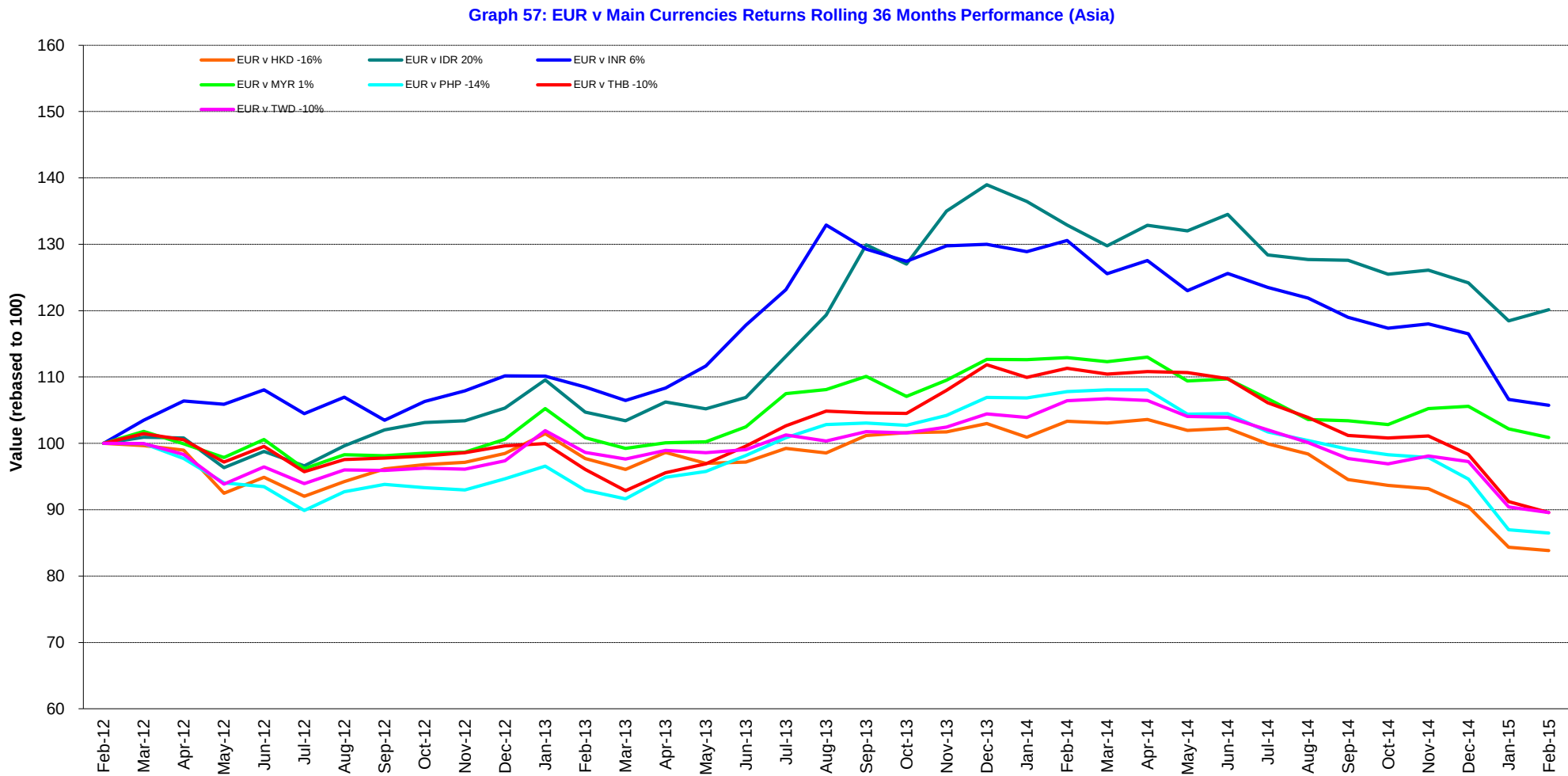
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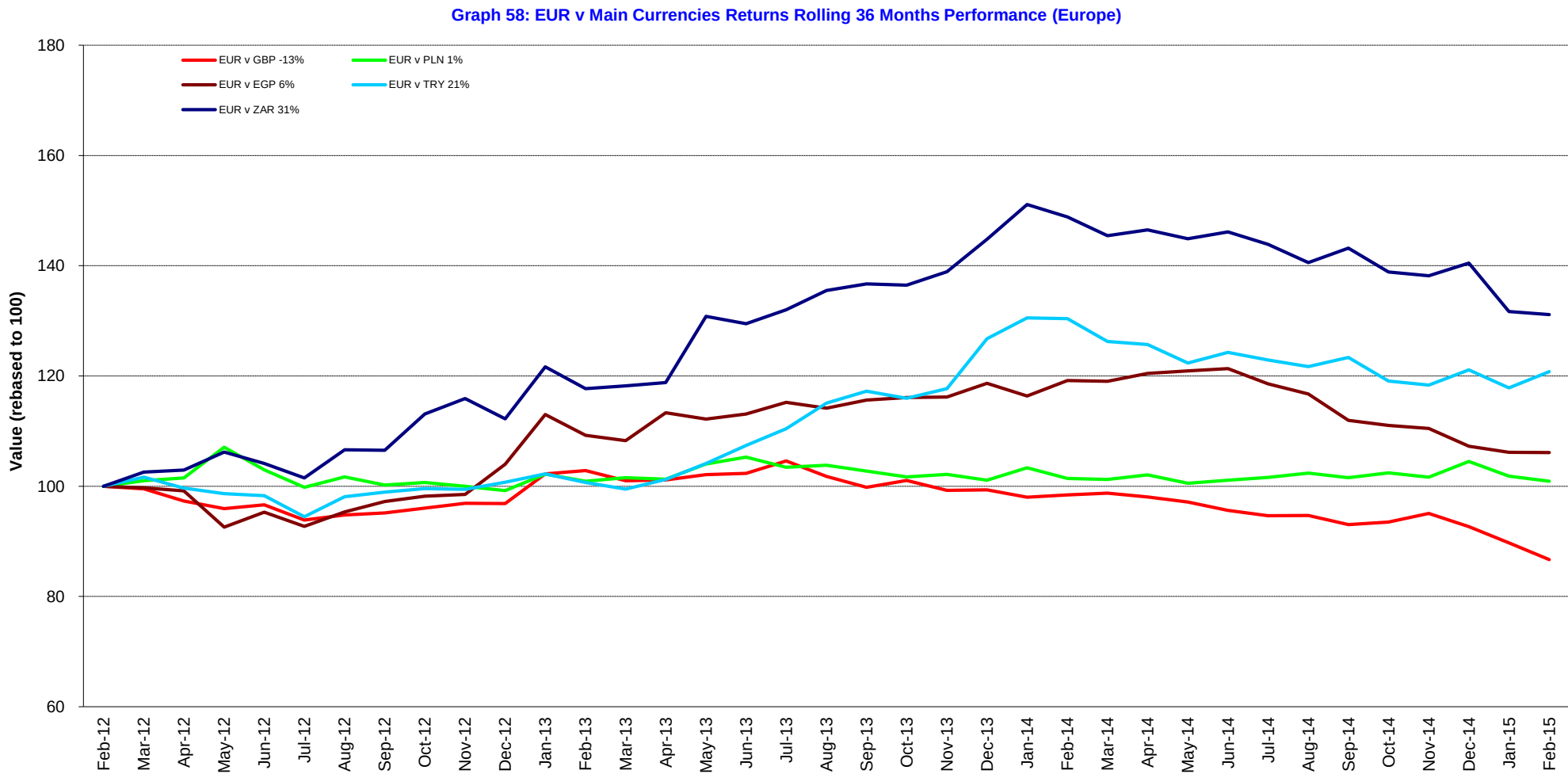
Foreign Exchange Performance



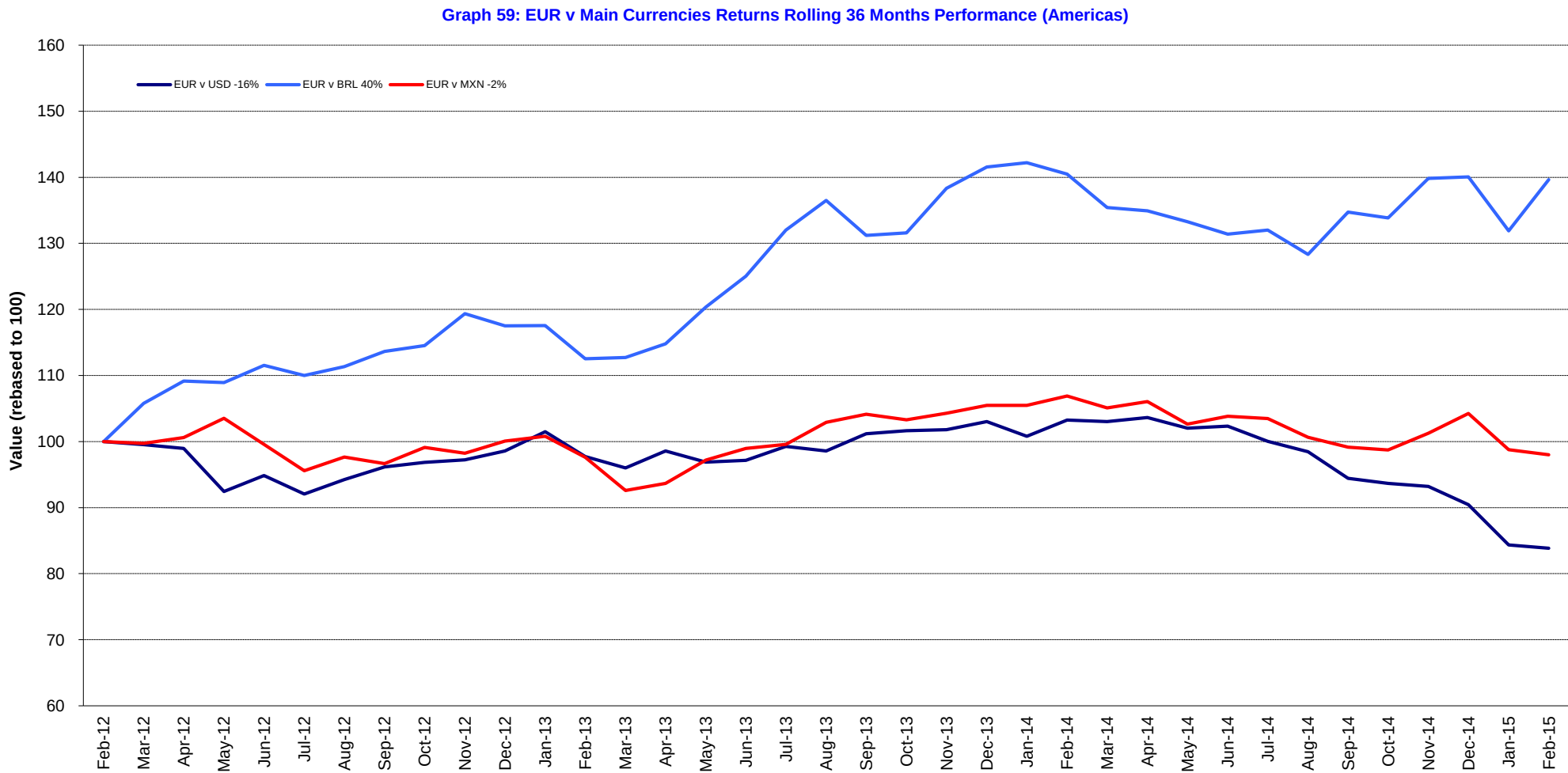
Foreign Exchange Performance



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:

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

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 320.

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)	RDPK	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	EAAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
DEV. ASIA EX AUSTRALIA RETAIL INDEX	EAAAT	EAAATU	EAAATG	EAAATJ	EAAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
DEV. ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAAASU	EAAASG	EAAASJ	EAAASA		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	EGAFA		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	EORAJ			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	GSLQEU	GSLQEUU	GSLQEUJ	GSLQEUJ	GSLQEUA		TGSLQEU	TGSLQEUU	TGSLQEUJ	TGSLQEUJ	TGSLQEUA							
DEV. EUROPE HEALTHCARE INDEX	EPRHE	EPRHU	EPRHG	EPRHJ	EPRHA		TEPRHE	TEPRHU	TEPRHG	TEPRHJ	TEPRHA							
DEV. EUROPE INDEX	EPRA	UPRA	GPRA	YPRJ			RPRJ	RUPRA	RGPRJ	RYPRJ			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			TSOEL	TSOELU	TSOELG	TSOELJ			ROEL	ROEL	ROEL	ROEL		
DEV. EUROPE LIQUID 40 EX UK CAPPED INDEX		SOXUJ	SOXUG	SOXUJ			TSOXU	TSOXUJ	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	TEPRTEJ	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	GSLQNA		TGSLQNAE	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNA							
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	PPFI	RYFI			TRPFIE	TRPFUI	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YPFR			RPFR	RUPFR	PPFR	RYFR			TRPFRE	TRPFRU	TRPFRG	TRPFRJ		
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	PPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL INDEX	ENHGE	ENHGU	ENHGG	ENHGJ			TENHGE	TENHGU	TENHGG	TENHGJ			TRNHGE	TRNHGU	TRNHGG	TRNHGJ		
GLOBAL DEV. DIVERSIFIED INDEX	ENGVE	ENGVI	ENGVG	ENGVI	ENGVA		TENGVE	TENGVI	TENGVG	TENGVI	TENGVA							
GLOBAL DEV. DIVIDEND+ INDEX	ENGDD																	
GLOBAL DEV. EXASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL DEV. EXASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL DEV. EXASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL DEV. EXAUD NON-RTL IN AUD HEDGIDX		GAHNU			GAHNA			TGAHNU				TGAHNA						
GLOBAL DEV. EXAUD NON-RTL IN AUD UNHEDGIDX		GAUNU			GAUNA			TGAUNU				TGAUNA						
GLOBAL DEV. EXAUD RTL IN AUD HEDGIDX		GAHRU			GAHRA			TGAHRU				TGAHRA						
GLOBAL DEV. EXAUD RTL IN AUD UNHEDGIDX		GAURU			GAURA			TGAURU				TGAURA						
GLOBAL DEV. EXAUSTRALIA HEDGED IN AUD INDEX					EGAAL							TEGAAL						
GLOBAL DEV. EXAUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL DEV. EXAUSTRALIA INDEX		GAXAU			GAXAA			TGAXAU			TGAXAA			TRAXAU			TRAXAA	
GLOBAL DEV. EXEUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGX EJ		
GLOBAL DEV. EXEUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL DEV. EXEUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL DEV. EXJAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL DEV. EXNORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL DEV. EXUS INDEX	EUGXU	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
						GSXLXUSH (HKD), GSXLXUSS (SGD)											TGSLXUSH (HKD), TGSLXUSS (SGD)	
GLOBAL DEV. EXUS LIQUID INDEX	GSXLXUSE	GSXLXUSU	GSXLXUSG	GSXLXUSJ	GSXLXUSA		TGSLXUSE	TGSLXUSU	TGSLXUSG	TGSLXUSJ	TGSLXUSA							
GLOBAL DEV. EXUS NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL DEV. EXUS REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL DEV. HEALTHCARE INDEX	ENGEE	ENG EU	ENGEG	ENGEJ	ENG EA		TENGEE	TENG EU	TENGEG	TENGEJ	TENG EA							
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	ENG IU	ENGIG	ENGIJ	ENG IA		TENGIE	TENG IU	TENGIG	TENGIJ	TENG IA							
GLOBAL DEV. INDUSTRIAL/OFFICE INDEX	ENGME	ENG MU	ENG MG	ENGMJ	ENG MA		TENGME	TENG MU	TENG MG	TENGMJ	TENG MA							
						GSLLQGLH (HKD), GSLLQGLS (SGD)											TGSLQGLH (HKD), TGSLQGLS (SGD)	
GLOBAL DEV. LIQUID INDEX	GSLLQGLE	GSLLQGLU	GSLLQGLG	GSLLQGLJ	GSLLQGLA		TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA							
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	ENG FA		TENGFE	TENG FU	TENG FG	TENG FJ	TENG FA							

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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), LIQELJS (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	TELU DU	TELU DG	TELU DJ	TELU DA							
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
						LIQELUH (HKD), LIQELUS (SGD)						TLIQELUH (HKD), TLIQELUS (SGD)						
UK LIQUID INDEX	LIQELUE	LIQELUU	LIQELUG	LIQELUJ	LIQELUA		TLIQELUE	TLIQELUU	TLIQELUG	TLIQELUJ	TLIQELUA							
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							
						INAVEUPC (CHF)												
UK PROPERTY INDEX	INAVEUPE	INAVEUPU	INAVEUPG															
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						.FTEORASE	.FTEORASU	.FTEORASS	.FTEORASY	.FTEORASL		
DEV. EUROPE EURO ZONE CAPPED INDEX	.FTEOEU												
DEV. EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS	.FTEPEUL		
DEV. EUROPE EX UK CAPPED INDEX	.FTEOUE												
DEV. EUROPE EX UK DIVIDEND+ INDEX	.FTENDP						.FTENDPE	.FTENDPU	.FTENDPS	.FTENDPY	.FTENDPL		
DEV. EUROPE EX UK INDEX	.FTXUK						.FTXUKL	.FTTRXUKE	.FTTRXUKU	.FTTRXUKS	.FTTRXUKY	.FTTRXUKL	
DEV. EUROPE INDEX	.FTEPRA	.FTUPRA					.FTEPRAL	.FTTRPRAE	.FTTRPRAU	.FTTRPRAS	.FTTRPRAY	.FTTRPRAL	
DEV. EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS	.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	.FTGNNA	.FTGNNA					.FTGNNAE	.FTGNNAU	.FTGNNAV	.FTGNNAS	.FTGNNAL		
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		
FRANCE INDEX							.FTEPFRE	.FTEPFRI	.FTEPFRI	.FTEPFRI	.FTEPFRI		
GERMANY INDEX							.FTEPGRE	.FTEPGRU	.FTEPGRY	.FTEPGRS	.FTEPGRL		
GLOBAL DEV. DIVIDEND+ INDEX	.FTENGD						.FTENGDE						
GLOBAL DEV. EX ASIA INDEX							.FTGXAE	.FTGXAU	.FTGXAY	.FTGXAS	.FTGXAL		
GLOBAL DEV. EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL		
GLOBAL DEV. EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY	.FTERXAL		
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX													
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX													
GLOBAL DEV. EX AUSTRALIA INDEX													
GLOBAL DEV. EX EUROPE INDEX							.FTGXEE	.FTGXEU	.FTGXEY	.FTGXES	.FTGXEL		

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	.TFTRGPAE	.TFTRGPAU	.TFTRGPAS	.TFTRGPAY		.TFTRGPAL
SINGAPORE INDEX							.FTELSIE	.FTELSIU	.FTELSIY	.FTELSIS		.FTELSIL	.TFTELSIE	.TFTELSIU	.TFTELSIS	.TFTELSIY		.TFTELSIL
SOUTH KOREA INDEX																		.TFTRPKRL
SPAIN INDEX							.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.TFTRPSPE	.TFTRPSPU	.TFTRPSPS	.TFTRPSPY		.TFTRPSPL
SWEDEN INDEX							.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	.TFTRPKE	.TFTRPKEU	.TFTRPKEUS	.TFTRPKEY		.TFTRPKUL
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	EPRAJPE PI	EPRAJPU PI					EPRAJPE RI	EPRAJPU RI										
NORWAY INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPE PI	EPRAJPE RI	EPRAJPU RI				EPRAJPE RI						
PORTUGAL INDEX	EPRAJPE PI	EPRAJPU PI					EPRAJPE RI	EPRAJPU RI										
SINGAPORE INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPE PI	EPRAJPE RI	EPRAJPU RI				EPRAJPE RI						
SPAIN INDEX	EPRAJPE PI	EPRAJPU PI					EPRAJPE RI	EPRAJPU RI										
SWEDEN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPE PI	EPRAJPE RI	EPRAJPU RI				EPRAJPE RI						
SWITZERLAND INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPE PI	EPRAJPE RI	EPRAJPU RI				EPRAJPE RI						
UK INDEX	EPRAJPE PI	EPRAJPU PI	EPRAJPU PI				EPRAJPE RI	EPRAJPU RI	EPRAJPU RI									
US INDEX	EPRAJPE PI	EPRAJPU PI					EPRAJPE RI	EPRAJPU 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
BUWOG - Bauen und Wohnen GmbH	AT	AT00BUWOG001	BUWOG GR	BUWOG.VI	BUWOG-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	BTPP.PA	IML-PAR
ANF-Immobilier S.A. *	FR	FR0000063091	ANF FP	ANF.PA	ANF-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Grivalia Properties *	GR	GRS491003000	GRIV 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 Euroshop	DE		DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE000A1X3XX4	DIC GR	DICG.DE	DIC-ETR
Hamborner REIT AG *	DE	DE0006013006	HAB GY	HAB.DE	HAB-ETR
LEG Immobilien AG	DE	DE000LEG1110	LEG GR	LEG.DE	LEG-ETR
DO Deutsche Office AG	DE	DE000PRME020	PMOX GR	PMO.F	PMO-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR
TLG Immobilien	DE	DE000A12B8Z4	TLG GR	TLG.F	TLG-ETR
Bent Stabili *	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
NSI NV *	NL	NL0000292324	NSI NA	NSTec.AS	NISTI-AMS
Unibail-Rodamco *	NL	FR0000124711	UL NA	UNBP.NA	UL-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Entra ASA	NW	NO0010716418	ENTRA NO	WEHA.AS	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Inmobiliaria Colonial S.A.	SP	ES0139140042	COL SM	COL.SM	COL-MAD
Merlin Properties Socimi SA *	SP	ES0105025003	MRL SM	COL.SM	COL-MAD
Fastighets AB Balder B	SE	SE0000455057	BALDB SS	BALDB.ST	BALDB-OME
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Dios Fastigheter AB	SE	SE0001634262	DIOS SS	DIOS.ST	DIOS-OME
Hemfosa Fastigheter AB	SE	SE00005731171	HEMF SS	HEMF.ST	HEMF-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern A	SE	SE0006593901	KLOVA SS	KLOVA.ST	KLOVA-OME
Klovern B	SE	SE0006593919	KLOVB SS	KLOVB.ST	KLOVB-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	GG00B1DQVL92	MXF LN	MXF.L	MXF-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	RDI.L	RDI-LON
Safestore Holdings *	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB00B67G5X01	WKP LN	WKP.L	WKP-LON
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
BWP Trust *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
Federation Centres *	AU	AU000000FDC2	FDC AU	CRF.AX	CRF-ASX
Novion Property Group *	AU	AU000000NVN5	NVN AU	CFX.AX	CFX-ASX
Cromwell Property Group *	AU	AU000000CMW8	CMW AU	CMW.AX	CMW-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
Scentre Group *	AU	AU000000SCG8	SCG AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Corp. *	AU	AU000000WFD0	WFD AU	WFD.AX	WFD-ASX
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
Fortune Real Estate Investment Trust *	HK	SG1O33912138	FRT SP	FRT.SI	FRT-SES
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 Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-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
Daiwa House REIT Investment *	JP	JP3046770008	3263 JP	3263.T	3263-TKS
Daiwa Office Investment *	JP	JP3046310003	8976 JP	8976.T	8976-TKS
Daiwahouse Residential Invest *	JP	JP3046390005	8984 JP	8984.T	8984-TKS
Frontier Real Estate Investment *	JP	JP3046200006	8964 JP	8964.T	8964-TKS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Fukuoka REIT *	JP	JP3046240002	8968 JP	8968.T	8968-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	JP3046500009	3249 JP	3249.T	3249-TKS
Japan Excellent *	JP	JP3046420000	8987 JP	8987.T	8987-TKS
Japan Hotel REIT Investment Corp.	JP	JP3046400002	8985 JP	8985.T	8985-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 Property Group *	NZ	NZKPG0001S9	KPG 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
CDL Hospitality Trusts *	SG	SG1T66931158	CDREIT SP	CDREIT.SI	CDR-SES
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-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
Keppel REIT *	SG	SG1T22929874	KREIT SP	KLAN.SI	K17-SES

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	UTOS.SI	UOL-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
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
Dream Office REIT *	CA	CA26153P1045	D-U CN	D_u.TO	D.UN-TSX
Dream Global REIT *	CA	CA26154A1066	DI-U CN	DI_u.TO	DI.UN-TSX
Extencicare 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
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
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
Aviv REIT *	US	US0538111017	AVIV US	AVB.N	AVB-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
Brixmor Property Group *	US	US11120U1051	BRX US	BRX.N	BRS-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
Chatham Lodging Trust *	US	US16208T1025	CLDT US	CLDT.N	CLDT-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	US2331532042	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
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H2031	EDR US	EDR.N	EDR-US
Empire State Realty Trust *	US	US2921041065	ESRT US	ESRT.N	ESRT-US
EPR Properties *	US	US26884U1097	EPR US	EPR.N	EPR-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
Getty Realty *	US	US3742971092	GTU US	GTU.N	GTU-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

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Healthcare Trust Of America Inc *	US	US42225P5017	HTA US	HTA.N	HTA-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
Equity Commonwealth REIT *	US	US2946281027	EQC 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	US49803T3005	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	LRV US	LRV.N	LRV-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-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
New York REIT Inc. *	US	US64976L1098	NYRT US	NNN.N	NNN-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Paramount Group	US	US69924R1086	PGRE 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
Physicians Realty Trust *	US	US71943U1043	DOC US	DOC.N	DOC-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
Retail Properties of America *	US	US76131V2025	RPAL US	RPAL.N	RPAL-US
RLJ Lodging Trust *	US	US74965L1017	RLJ US	RLJ.N	RLJ-US
Rouse Properties *	US	US7792871011	RSE US	RSE.N	RSE-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Ryman Hospitality Properties *	US	US78377T1079	RHP US	RHP.N	RHP-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
Summit Hotel Properties *	US	US8660821005	INN US	INN.N	INN-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
Urban Edge Properties *	US	US91704F1049	UE 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
WP Glimcher *	US	US92939N1028	WPG 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
W. P. Carey Inc. *	US	US92936U1097	WPC US	WPC.N	WPC-US

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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Aliansce Shopping Centers SA	BRAZ	BRALSCACNOR0	ALSC3 BZ	ALSC3.SA	ALSC3.BSP
Gafisa	BRAZ	BRGFS AACNOR3	GFS A3 BZ	GFS A3.SA	GFS A3.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	GSH P3 BZ	GSH P3.SA	GSH P3-BSP
Rodobens Negocios Imobiliarios S/A O	BRAZ	BRRDN IACNOR9	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 Imobiliaros	BRAZ	BRMULTACNOR5	MULT3 BZ	MULT3.SA	MULT3-BSP
Rossi Residencial SA	BRAZ	BRRSIDACNOR8	RSID3 BZ	RSID3.SA	RSID3-BSP
Sao Carlos Empreendimentos e Partici	BRAZ	BRSCARACNOR7	SCAR3 BZ	SCAR3.SA	SCAR3-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 Empreendime	BRAZ	BRCYREACNOR7	CYRE3 BZ	CYRE3.SA	CYRE3-BSP
Parque Arauco SA	CHL	CLP763281068	PARAU CO CI	PARAU CO.SA	PARAU CO-BSP
Agile Property Holdings	CHN	KYG011981035	3383 HK	3383.HK	-NA-
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-
Country Graden Holdings	CHN	KYG245241032	2007 HK	2007.HK	-NA-
Dalian Wanda Commercial Properties (	CHN	CNE100001T98	3699 HK	2007.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-
Hui Xian Real Estate Investment Trust	CHN	HK0000078516	87001 HK	87001.HK	-NA-
Hopson Dev Hold	CHN	BMG4600H1016	754 HK	754.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-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Mapletree Greater China Commercial	CHN	SG2F55990442	MAGIC SP	MAGIC.HK	-NA-
Mingfa Group (International)	CHN	KYG614131038	846 HK	846.HK	-NA-
Minmetals Land (Red Chip)	CHN	BMG6144P1014	230 HK	230.HK	-NA-
New World China Land	CHN	KYG6493A1013	917 HK	917.HK	-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	HK0119000674	119 HK	600119.SS	-NA-
Powerlong Real Estate Holdings (P	CHN	KYG720051047	1238 HK	1238.HK	-NA-
Redco Properties group *	CHN	KYG733101078	1622 HK	1622.HK	-NA-
Renhe Commercial Holdings (P Chip)	CHN	KYG750041041	1387 HK	1387.HK	-NA-
Road King Infrastructure	CHN	BMG760581097	1098 HK	1098.HK	-NA-
Sinolink Worldwide Holdings (P Chip)	CHN	BMG8165B1028	1168 HK	1168.HK	-NA-
China Vanke (H)	CHN	CNE100001SR9	2202 HK	2202.HK	-NA-
Shenzhen Investment (Red Chip)	CHN	HK0604011236	604 HK	604.HK	-NA-
Shimao Property Holdings	CHN	KYG810431042	813 HK	813.HK	-NA-
Shui On Land	CHN	KYG811511131	272 HK	272.HK	-NA-
Soho China	CHN	KYG826001003	410 HK	410.HK	-NA-
Sino-Ocean Land Holdings (Red Chi	CHN	HK377040226	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	1369.HK	-NA-
Yanlord Land Group	CHN	SG1T57930854	YLLG SP	YLLG.SP	-NA-
Yuexiu Property (Red Chip)	CHN	HK0123000694	123 HK	123.HK	-NA-
Atrium European Real Estate	CZE	JE00B3DCF752	ATRS NA	ATRS.NA	-NA-
Six Of October Development & Inves	EGY	EGS65851C015	OCDI EY	OCDI.EY	-NA-
Ascendas India Trust	IDA	SG1V35936920	AIT SP	AIT.SP	-NA-
DLF	IDA	INE271C01023	DLFU IN	DLF.BO	532868-BOM
Obero Realty	IDA	INE093I01010	OBER IN	OBER.BO	-NA-
Prestige Estates Projects Ltd	IDA	INE811K01011	PEPL IN	PEPL.BO	-NA-
Unitech	IDA	INE694A01020	UT IN	UNTE.BO	507878-BOM
Alam Sutera Realty	INDO	ID1000108400	ASRI IJ	ASRI.JK	-NA-
Agung Podomoro Land Tbk PT	INDO	ID1000117104	APLN IJ	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-
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-

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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Lippo Karawaci	INDO	ID1000108905	LPKR IJ	LPKR.JK	-NA-
Pakuwon Jati	INDO	ID1000122500	PWON IJ	PWON.JK	-NA-
Summarecon	INDO	ID1000092406	SMRA IJ	SMRA.JK	-NA-
Axis Real Estate Investment Trust	MAL	MYL5106TO008	AXRB MK	AXRB.KL	-NA-
CapitaMalls Malaysia Trust	MAL	MYL5180TO003	CMMT MK	CMMT.KL	-NA-
Eastern & Orient	MAL	MYL3417OO002	EAST MK	EAST.KL	-NA-
IGB	MAL	MYL1597OO003	IGB MK	IGBS.KL	-NA-
IGB Real Estate Investment Trust	MAL	MYL5227TO002	IGBREIT MK	IGBREIT.KL	-NA-
IJM Land Bhd	MAL	MYL5215OO008	IJMLD MK	IJMLD.KL	-NA-
IOI Properties Group *	MAL	MYL5249OO007	IOIPG MK	IOIPG.KL	-NA-
Glomac Bhd	MAL	MYL5020OO002	GLMC MK	GLMC.KL	-NA-
KSL Holdings BHD	MAL	MYL5038OO004	KSL MK	KSL.KL	-NA-
Mah Sing Group	MAL	MYL8583OO006	MSGB MK	MSGB.KL	-NA-
Mah Sing Group - Warrants	MAL	0	#REF!	MSGB.KL	-NA-
MKH Bhd	MAL	MYL6114OO002	MKH MK	MKH.KL	-NA-
Pavilion Real Estate Investment Trust *	MAL	MYL5212TO004	PREIT MK	PREIT.KL	-NA-
SP Setia	MAL	MYL8664OO004	SPSB MK	SPSB.KL	-NA-
Tropicana	MAL	MYL5401OO004	TRCB MK	TRCB.KL	-NA-
UOA Development *	MAL	MYL5200OO000	UOAD MK	UOAD.KL	-NA-
KLCC Property Holdings	MAL	MYL5235SS008	KLCC MK	KCCP.KL	-NA-
Administradora Fibra Danhos S.A. de C	MEX	MXCFDA020005	DANHOS13 MM	DANHOS.KL	-NA-
Asesor de Activos Prisma S.A.P.I. de C	MEX	MXCFFI0V0001	FINN13 MM	FINN13.MM	-NA-
Consorcio Ara *	MEX	MXP001161019	ARA* MM	ARA.MX	-NA-
Corporacion Inmobiliaria Vesta	MEX	MX01VE0M0003	VESTA* MM	VESTA.MX	-NA-
Fibra Uno Administracion S.A. de C.V.	MEX	MXCFFU000001	FUNO11 MM	FUNO11.MX	-NA-
Macquarie Mexico Real Estate Manage	MEX	MXCFFI0U0002	FIBRAMQ MM	FIBRAMQ.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	GTC.A.WA	GTC-WAR
Immofinanz AG	RUS	AT0000809058	IJA AV	IJA.AV	IJA-VIE
PIK Group	RUS	RU000A0JP7J7	PIKK RU	PIKK.RU	PIKK-RU
Acucap Properties Limited *	SAF	ZAE000188660	ACP SJ	ACP.J.J	-NA-
Arrowhead Properties (B) *	SAF	ZAE000158119	AWB SJ	AWB.J.J	-NA-
Arrowhead Properties (A) *	SAF	ZAE000158101	AWA SJ	AWA.J.J	-NA-
Attacq Limited	SAF	ZAE000177218	ATT SJ	ATT.J.J	-NA-
Capital Property Fund *	SAF	ZAE000186821	CPL SJ	CPL.J.J	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Fountainhead Property Trust *	SAF	ZAE000097416	FPT SJ	FPT.J.J	-NA-
Hyprop Investments Ltd *	SAF	ZAE000190724	HYP SJ	HYP.J.J	-NA-
SA Corporate Real Estate Fund *	SAF	ZAE000083614	SAC SJ	SAC.J.J	-NA-
Redefine Properties *	SAF	ZAE000190252	RDF SJ	RDF.J.J	-NA-
Resilient Prop Inc Fd *	SAF	ZAE000190807	RES SJ	RES.J.J	-NA-
Growthpoint Prop Ltd *	SAF	ZAE000179420	GRT SJ	GRT.J.J	-NA-
Emira Property Fund *	SAF	ZAE000050712	EMI SJ	EMI.J.J	-NA-
Vukile Property Fund *	SAF	ZAE000056370	VKE SJ	VKE.J	-NA-
Central Pattana	THAI	TH0481B10Z00	CPN TB	CPN.BK	-NA-
Land & Houses	THAI	TH0143010Z08	LH TB	LH.BK	-NA-
LPN Development	THAI	TH0456010Z04	LPN TB	LPN.BK	-NA-
AP Thailand	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-
WHA - Warrants	THAI	0	WHA TB	WHA.BK	-NA-
Ticon Industrial Connection Pcl	THAI	TH0675010Z09	TICON TB	TICON.BK	-NA-
Dogus GE Gayrimenkul Yatirim Orta	TUR	TRAOSGYO91Q1	DGGYO 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-
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-
Emaar Malls Group	UAE	AEE001501015	EMAARMLS UH	EMAARMLS.UH	-NA-
Emirates REIT (CEIC) Limited *	UAE	AEDFXA1XE5D7	REIT DU	REIT.DU	-NA-
RAK Properties	UAE	AER000601016	RAKPROP UH	RAKPROP.UH	-NA-
Conygar Investment Company	AIM	GB0033698720	CIC LN	CIC.L	CPT-LON
Sirius Real Estate	AIM	GG00B1W3VF54	SRE LN	SRE.L	SRE-LON
LXB Retail Properties	AIM	JE00B4MFKH73	LXB LN	LXB.L	LXB-LON
Lok'N Store Group	AIM	GB0007276115	LOK LN	LOK.L	-NA-
NewRiver Retail	AIM	GG00B4Z05859	NRR LN	NRR.L	-NA-
Palace Capital	AIM	GB00BF5SGF06	PCA LN	PCA.L	-NA-
Unitech Corporate Parks	AIM	IM00B1HWL911	UCP LN	UCP.L	-NA-
Taliesin Property Fund	AIM	JE00B3B3WB31	TPF LN	TPP.L	-NA-

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