



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

March 2010

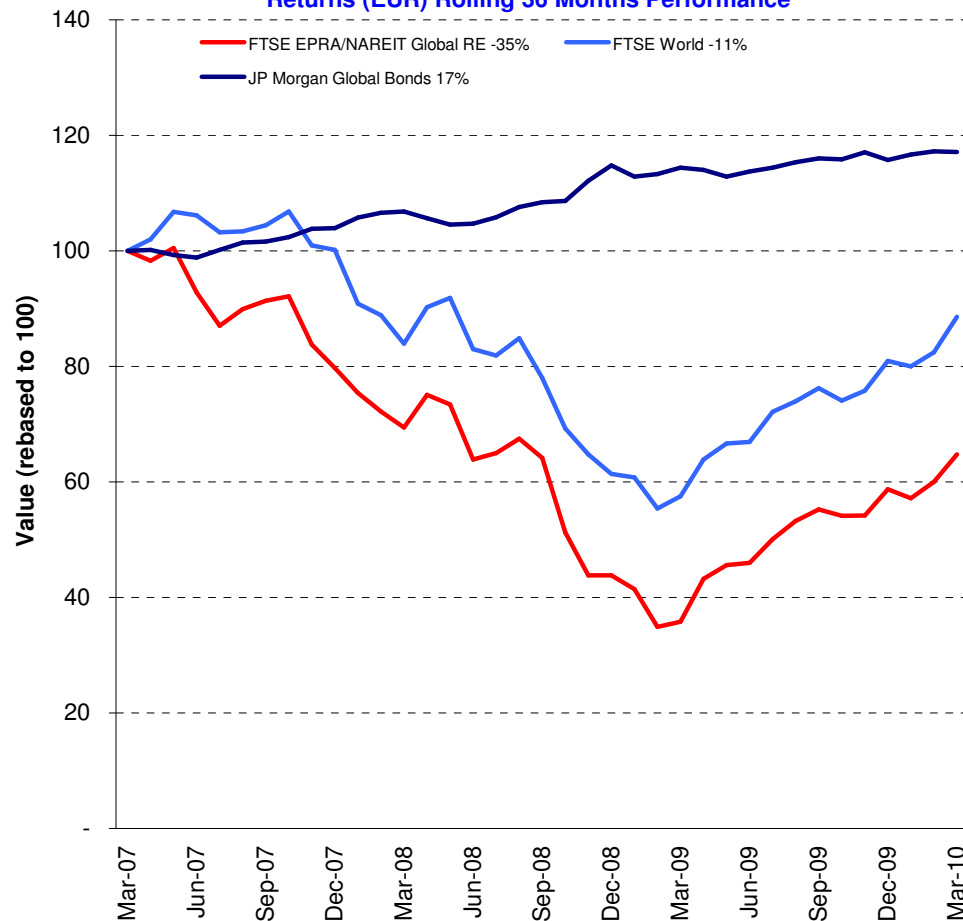


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Graph 1: Global Developed Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



Comment

The FTSE EPRA/NAREIT Developed (Global) Index ended March by adding 7.9%, outperforming the global equities market that advanced 7.5%. While global bonds market returned -0.1% for investors. Real estate markets in Europe gained 6.7% compared to a gain of 10.6% in North America. Asian real estate advanced 5.7% at the end of March.

Global real estate total return from the five-year rolling period is 16.0%. Global equities returned 22.1%, while global bonds added 22.6%. Annual average returns based on the five-year period from real estate investments is 3.0%. Global equities returned 4.1% while the figure from bond investments is 4.2%.

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

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

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

All calculated returns in the bulletin are geometric means.

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

A disclaimer applies to this document. Please refer to page 214.

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Size of the total real estate market - Europe

Countries	2008 GDP (\$ Bn)	2008 GDP per capita (\$)	2008 Real Estate (\$ Bn)	Mar-10 Total Listed (\$ Bn)	Mar-10 Number of Companies	Mar-10 Index Mrkt Cap (\$ Bn)	Mar-10 Total RE v Listed RE (%)	Mar-10 Stock Market (\$ Bn)	Mar-10 Stk Mkt v Listed RE (%)
Germany	3,033.77	36,806.49	1,365.20	20.00	41	4	1.46%	1,331.87	1.50%
United Kingdom	2,495.72	41,408.31	1,403.84	56.00	124	38	3.99%	2,978.56	1.88%
France	2,351.65	37,605.93	1,058.24	61.00	62	33	5.76%	1,814.69	3.36%
Italy	1,925.72	33,169.39	866.57	6.00	8	1	0.69%	652.98	0.92%
Spain	1,274.33	31,636.04	573.45	21.00	15	-	3.66%	685.58	3.06%
Russia	1,025.29	7,022.99	302.18	5.00	-	-	1.65%	536.02	0.93%
Netherlands	695.01	42,591.38	312.75	13.00	12	12	4.16%	322.14	4.04%
Switzerland	396.85	53,261.09	178.58	8.00	11	6	4.48%	1,101.38	0.73%
Belgium	411.34	39,750.85	185.10	6.00	19	4	3.24%	274.94	2.18%
Sweden	408.55	45,464.68	183.85	12.00	15	6	6.53%	483.55	2.48%
Turkey	557.43	7,783.87	170.02	-	12	-	0.00%	256.72	0.00%
Austria	336.68	41,184.16	151.51	9.00	13	2	5.94%	120.87	7.45%
Poland	358.51	9,292.76	116.00	6.00	8	-	5.17%	160.68	3.73%
Norway	342.75	74,917.27	154.24	3.00	6	1	1.95%	246.83	1.22%
Denmark	283.54	52,381.80	127.59	2.00	5	-	1.57%	200.70	1.00%
Greece	278.27	26,133.98	125.22	2.20	6	0	1.76%	100.65	2.19%
Ireland	227.97	57,422.39	102.59	2.10	1	-	2.05%	59.21	3.55%
Finland	218.78	41,952.31	98.45	3.00	5	2	3.05%	203.77	1.47%
Portugal	202.55	19,246.22	83.54	-	-	-	0.00%	95.53	0.00%
Czech Republic	148.14	14,435.72	55.51	-	-	-	0.00%	46.88	0.00%
Hungary	121.65	12,126.32	43.01	0.26	2	-	0.60%	32.84	0.79%
Romania *	130.51	5,838.01	36.17	0.50	-	-	1.38%	19.86	2.52%
Ukraine *	113.13	2,332.20	23.09	-	-	-	0.00%	44.56	0.00%
Slovakia *	60.54	11,200.33	20.85	-	-	-	0.00%	5.07	0.00%
Slovenia *	41.05	20,414.67	17.27	-	-	-	0.00%	11.06	0.00%
Luxembourg	43.40	93,740.82	19.53	-	1	-	0.00%	20.43	0.00%
Bulgaria *	33.22	4,418.57	8.39	-	-	-	0.00%	5.66	0.00%
Total Europe	17,516.36	34,617.52	7,782.75	236.06	366	111	3.03%	11,813.02	2.00%

* Country is not included in the selection universe

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

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

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

Countries	2008 GDP (\$ Bn)	2008 GDP per capita (\$)	2008 Real Estate (\$ Bn)	Mar-10 Total Listed (\$ Bn)	Mar-10 Number of Companies	Mar-10 Index Mrkt Cap (\$ Bn)	Mar-10 Total RE v Listed RE (%)	Mar-10 Stock Market (\$ Bn)	Mar-10 Stk Mkt v Listed RE (%)
Japan	4,437.51	34,809.45	1,996.88	158.00	113	68	7.91%	3,693.85	4.28%
Hong Kong/China	2,982.57	2,284.26	604.56	165.00	200	108	27.29%	5,569.70	2.96%
South Korea	946.40	19,776.75	393.88	1.00	12	-	0.25%	863.77	0.12%
India	977.35	908.76	145.71	8.00	16	-	5.49%	1,363.80	0.59%
Australia	740.51	37,034.70	333.23	65.00	65	61	19.51%	1,306.53	4.98%
Taiwan	340.46	15,049.94	129.37	4.00	31	-	3.09%	717.74	0.56%
Indonesia	365.00	1,615.02	65.91	0.14	30	-	0.21%	249.03	0.06%
Thailand	203.93	3,199.84	46.25	4.00	140	-	8.65%	193.86	2.06%
Malaysia	161.68	6,869.59	47.30	0.70	88	-	1.48%	316.69	0.22%
Singapore	143.69	33,001.36	129.32	36.00	50	31	27.84%	462.51	7.78%
New Zealand	118.50	29,565.29	56.39	3.15	8	1	5.59%	31.46	10.01%
Pakistan	127.05	810.51	18.23	-	-	-	0.00%	45.00	0.00%
Philippines	121.34	1,369.13	20.74	4.00	52	-	19.29%	91.39	4.38%
Vietnam *	60.51	731.99	8.39	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	11,726.48	19,122.69	3,996.15	448.99	805	270	11.24%	14,905.34	3.01%
Egypt	112.00	1,424.80	19.40	11.00	2	-	56.71%	115.12	9.56%
Israel	149.00	21,873.81	64.13	4.14	-	-	6.46%	167.56	2.47%
Morocco	67.34	2,182.08	13.44	3.00	-	-	22.32%	86.87	3.45%
South Africa	261.00	5,367.81	70.33	8.62	7	-	12.26%	406.13	2.12%
Total Africa/Middle East	589.34	30,848.49	167.30	26.77	9	-	16.00%	775.68	3.45%
Mexico	939.13	8,947.46	300.06	0.10	3	-	0.03%	402.11	0.02%
Brazil	1,102.84	5,913.70	306.94	0.70	26	-	0.23%	1,307.68	0.05%
Argentina	221.20	5,709.67	60.85	0.60	2	-	0.99%	506.47	0.12%
Venezuela *	186.93	7,505.68	56.33	-	-	-	0.00%	5.40	0.00%
Colombia	172.11	4,054.08	42.24	-	-	-	0.00%	144.19	0.00%
Chile	142.80	9,017.33	45.74	0.30	17	-	0.66%	233.53	0.13%
Peru	93.46	3,378.34	21.58	-	6	-	0.00%	77.69	0.00%
Total Latin America	2,858.47	6,958.91	833.74	1.70	54	-	0.20%	2,677.08	0.06%

* Country is not included in the selection universe

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

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

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

Countries	2008 GDP (\$ Bn)	2008 GDP per capita (\$)	2008 Real Estate (\$ Bn)	Mar-10 Total Listed (\$ Bn)	Mar-10 Number of Companies	Mar-10 Index Mrkt Cap (\$ Bn)	Mar-10 Total RE v Listed RE (%)	Mar-10 Stock Market (\$ Bn)	Mar-10 Stk Mkt v Listed RE (%)
United States	13,078.74	44,666.91	5,885.43	366.00	195	259	6.22%	14,427.92	2.54%
Canada	1,240.61	38,606.06	558.27	45.00	45	28	8.06%	1,738.77	2.59%
Total Nth America	14,319.34	44,141.80	6,443.70	411.00	240	287	6.38%	16,166.69	2.54%
World	47,009.99	-	19,223.65	1,124.52	1,474	668	5.85%	46,337.81	2.43%

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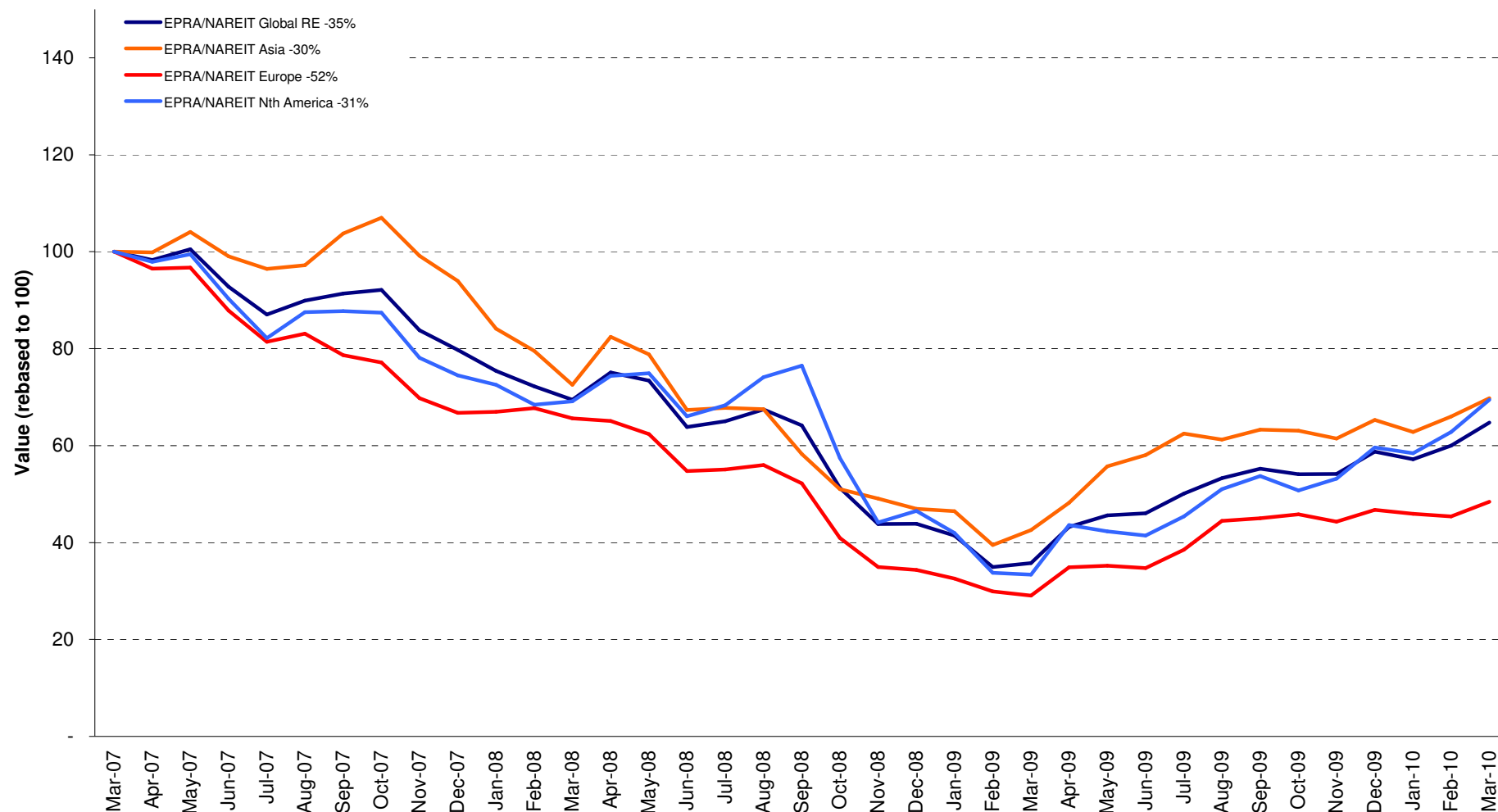
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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index Series

FTSE EPRA/NAREIT Global Developed Index Series

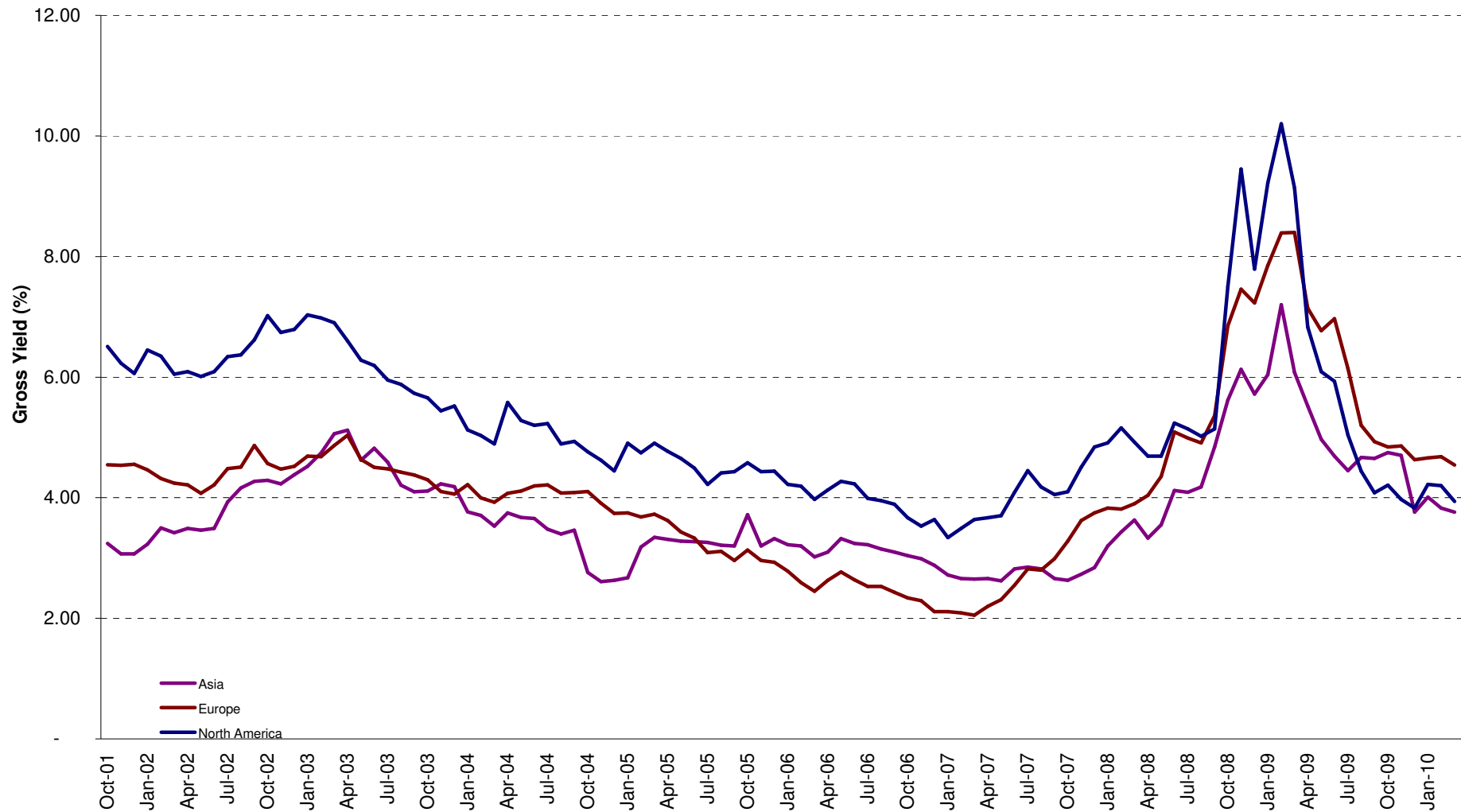
**Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR)
Rolling 36 Months Performance**



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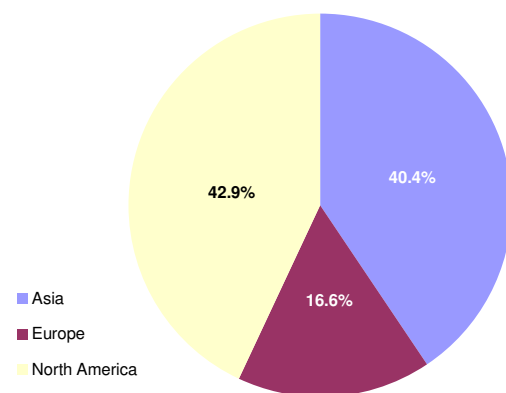
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Graph 3: Dividend Yields

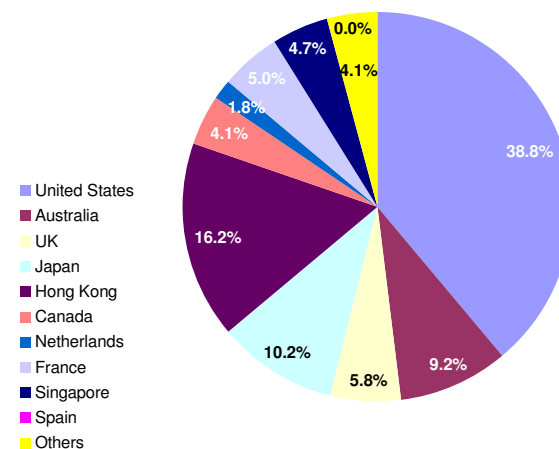


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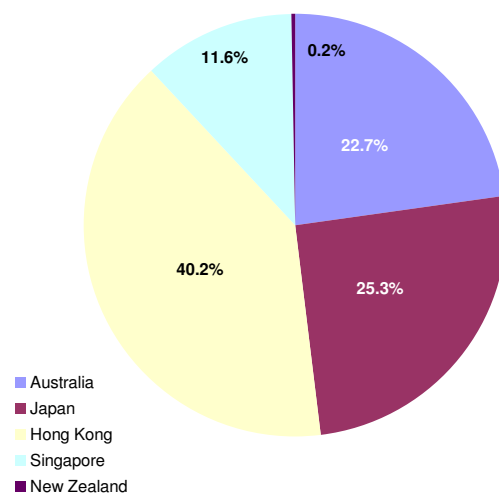
Graph 4: Global Developed - Regional Breakdown by Market Cap



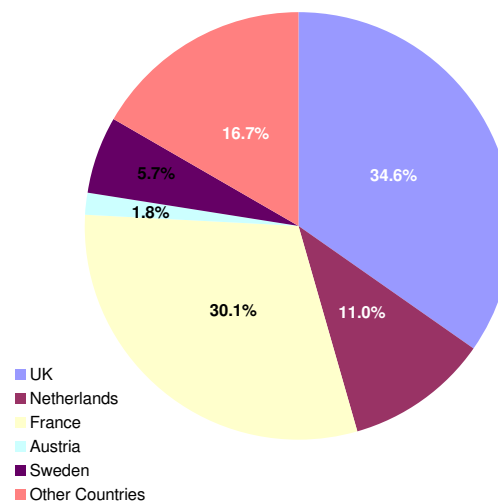
Graph 5: Global Developed - Breakdown by Country



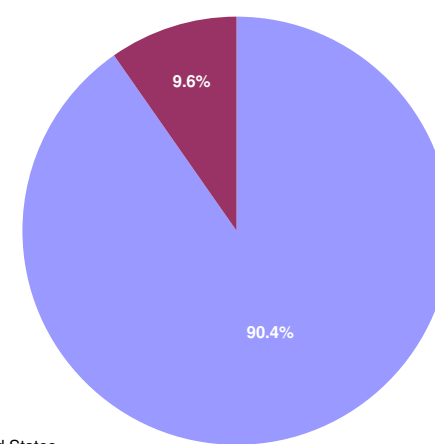
Graph 6: Asia Developed - Country Breakdown by Market Cap



Graph 7: Europe Developed - Country Breakdown by Market Cap



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



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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,931.57	493,425.59	100.00	3.96	3.01	-13.49	81.04	10.24	7.95	10.24	27.52
Asia	EUR	1,555.01	199,515.36	40.43	3.76	5.70	-11.30	63.87	6.93	5.75	6.93	26.77
Europe	EUR	1,902.86	82,005.97	16.62	4.47	-1.72	-21.48	66.74	3.63	6.69	3.63	26.60
North America	EUR	2,358.11	211,904.27	42.95	3.94	3.07	-11.44	108.09	16.56	10.63	16.56	36.71
Global ex Asia	EUR	2,173.32	293,910.24	59.57	4.09	1.56	-14.71	94.65	12.61	9.49	12.61	32.84
Global ex Europe	EUR	1,902.42	411,419.63	83.38	3.86	4.14	-11.46	84.13	11.68	8.21	11.68	28.59
Global ex North America	EUR	1,774.58	281,521.33	57.05	3.97	3.14	-14.88	64.83	5.93	6.02	5.93	24.17
Global ex United States	EUR	1,825.66	301,858.17	61.18	4.10	3.42	-14.19	67.72	6.69	6.13	6.69	24.27
Global ex Japan	EUR	1,111.99	442,953.27	89.77	4.10	2.86	-12.74	87.82	10.11	8.44	10.11	28.91
Global Dividend+	EUR	1,625.54	384,859.58	78.00	4.67	-NA-	-10.54	87.03	11.28	7.97	11.28	28.31
Global	USD	2,509.00	667,657.49	100.00	3.96	3.84	-13.01	84.50	3.97	7.03	3.97	31.79
Asia	USD	2,081.50	269,965.57	40.43	3.76	6.56	-10.81	67.00	0.84	4.85	0.84	31.69
Europe	USD	2,557.17	110,962.83	16.62	4.47	-0.92	-21.06	69.93	-2.27	5.79	-2.27	30.82
North America	USD	3,045.59	286,729.09	42.95	3.94	3.90	-10.95	112.08	9.93	9.69	9.93	39.66
Global ex Asia	USD	2,824.32	397,691.92	59.57	4.09	2.38	-14.24	98.38	6.21	8.57	6.21	36.20
Global ex Europe	USD	2,479.71	556,694.67	83.38	3.86	4.98	-10.98	87.66	5.32	7.29	5.32	32.76
Global ex North America	USD	2,321.34	380,928.40	57.05	3.97	3.97	-14.42	67.98	-0.10	5.12	-0.10	29.26
Global ex United States	USD	2,464.57	408,446.32	61.18	4.10	4.35	-13.72	70.93	0.62	5.23	0.62	29.23
Global ex Japan	USD	1,151.67	599,363.06	89.77	4.10	3.69	-12.27	91.41	3.84	7.52	3.84	33.14
Global ex Australia	USD	1,054.44	606,374.81	90.82	0.00	-NA-	-16.66	40.08	2.20	4.88	2.20	30.87
Global ex Australia Hedged	USD	1,247.41	606,374.81	90.82	0.00	4.85	-12.47	80.26	5.25	7.96	5.25	30.36
Global Dividend+	USD	1,816.81	520,756.09	78.00	4.67	4.72	-10.05	90.61	4.95	7.05	4.95	32.45

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	2,665.65	440,146.53	100.00	3.96	8.51	-5.23	74.34	10.68	7.42	10.68	29.37
Asia	GBP	2,211.46	177,972.11	40.43	3.76	11.34	-2.84	57.81	7.35	5.23	7.35	27.61
Europe	GBP	2,716.82	73,151.13	16.62	4.47	3.53	-14.00	60.57	4.04	6.17	4.04	28.44
North America	GBP	3,235.74	189,023.29	42.95	3.94	8.57	-2.99	100.40	17.03	10.09	17.03	39.07
Global ex Asia	GBP	3,000.65	262,174.42	59.57	4.09	6.98	-6.57	87.46	13.07	8.96	13.07	35.12
Global ex Europe	GBP	2,634.53	366,995.39	83.38	3.86	9.70	-3.01	77.32	12.12	7.68	12.12	30.39
Global ex North America	GBP	2,466.27	251,123.24	57.05	3.97	8.64	-6.76	58.73	6.35	5.50	6.35	25.36
Global ex United States	GBP	2,618.50	269,264.15	61.18	4.10	9.04	-6.01	61.51	7.12	5.61	7.12	25.32
Global ex Japan	GBP	1,223.57	395,124.10	89.77	4.10	8.35	-4.42	80.87	10.55	7.91	10.55	30.87
Global Dividend+	GBP	2,146.82	343,303.24	78.00	4.67	9.42	-2.01	80.11	11.73	7.44	11.73	30.44
Global	JPY	2,290.47	62,385,916.29	100.00	3.96	1.07	-19.54	74.55	4.35	12.54	4.35	34.52
Asia	JPY	1,900.21	25,225,583.27	40.43	3.76	3.71	-17.50	57.99	1.21	10.25	1.21	34.83
Europe	JPY	2,334.44	10,368,366.60	16.62	4.47	-3.56	-26.98	60.76	-1.91	11.23	-1.91	33.14
North America	JPY	2,780.33	26,791,966.42	42.95	3.94	1.13	-17.63	100.64	10.34	15.34	10.34	41.46
Global ex Asia	JPY	2,578.32	37,160,333.02	59.57	4.09	-0.35	-20.68	87.68	6.60	14.16	6.60	38.15
Global ex Europe	JPY	2,263.73	52,017,549.70	83.38	3.86	2.18	-17.66	77.53	5.71	12.81	5.71	35.57
Global ex North America	JPY	2,119.15	35,593,949.87	57.05	3.97	1.20	-20.84	58.92	0.27	10.53	0.27	32.33
Global ex United States	JPY	2,249.96	38,165,224.52	61.18	4.10	1.52	-20.20	61.70	0.99	10.64	0.99	32.39
Global ex Japan	JPY	1,051.36	56,004,484.05	89.77	4.10	0.93	-18.85	81.08	4.23	13.05	4.23	35.82
Global Dividend+	JPY	1,532.01	48,659,448.74	78.00	4.67	-NA-	-16.80	80.32	5.34	12.56	5.34	34.98

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,788.74	727,412.84	147.42	3.96	-NA-	-NA-	39.67	1.87	4.43	1.87	-NA-
Asia	AUD	1,483.97	294,127.49	59.61	3.76	-NA-	-NA-	26.42	-1.19	2.30	-1.19	-NA-
Europe	AUD	1,823.08	120,894.00	24.50	4.47	-NA-	-NA-	28.64	-4.24	3.21	-4.24	-NA-
North America	AUD	2,171.30	312,391.35	63.31	3.94	-NA-	-NA-	60.54	7.72	7.02	7.72	-NA-
Global ex Asia	AUD	2,013.54	433,285.35	87.81	4.09	-NA-	-NA-	50.17	4.07	5.92	4.07	-NA-
Global ex Europe	AUD	1,767.86	606,518.84	122.92	3.86	-NA-	-NA-	42.05	3.20	4.68	3.20	-NA-
Global ex North America	AUD	1,654.95	415,021.49	84.11	3.97	-NA-	-NA-	27.16	-2.11	2.56	-2.11	-NA-
Global ex United States	AUD	1,757.11	445,002.27	90.19	4.10	-NA-	-NA-	29.39	-1.41	2.67	-1.41	-NA-
Global ex Japan	AUD	821.06	653,006.05	132.34	4.10	-NA-	-NA-	44.90	1.75	4.90	1.75	-NA-
Global Dividend+	AUD	1,508.81	567,363.76	114.98	4.67	-NA-	-NA-	44.29	2.84	4.44	2.84	-NA-
Global ex Australia Hedged	AUD	1,232.18	660,645.36	90.82	0.00	4.55	-13.67	81.45	5.97	8.13	5.97	31.54
Global Hedged	AUD	1,160.44	727,412.84	9.18	0.00	3.30	-14.68	76.80	5.28	7.36	5.28	30.43

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,872.81	493,425.59	100.00	3.32	2.39	-13.62	79.76	10.08	7.87	10.08	27.49
Asia	EUR	1,553.35	199,515.36	40.43	3.71	5.68	-10.95	63.79	6.91	5.74	6.91	26.79
Europe	EUR	1,169.78	82,005.97	16.62	3.75	-2.29	-22.01	65.39	3.55	6.62	3.55	26.46
North America	EUR	2,225.22	211,904.27	42.95	2.79	1.90	-12.20	105.25	16.21	10.48	16.21	36.66
Global ex Asia	EUR	2,069.09	293,910.24	59.57	3.06	0.59	-15.18	92.32	12.35	9.37	12.35	32.76
Global ex Europe	EUR	1,843.89	411,419.63	83.38	3.24	3.50	-11.66	82.88	11.49	8.13	11.49	28.58
Global ex North America	EUR	1,755.71	281,521.33	57.05	3.72	2.92	-14.60	64.39	5.90	5.99	5.90	24.14
Global ex US	EUR	1,798.99	301,858.17	61.18	3.77	3.22	-14.00	67.12	6.63	6.09	6.63	24.24
Global ex Japan	EUR	885.94	442,953.27	89.77	0.00	-1.61	-16.82	79.52	9.08	8.02	9.08	28.76
Global	USD	2,432.70	667,657.49	100.00	3.32	3.22	-13.27	83.20	3.81	6.95	3.81	31.78
Asia	USD	2,079.29	269,965.57	40.43	3.71	6.53	-10.59	66.92	0.82	4.84	0.82	31.72
Europe	USD	1,257.56	110,962.83	16.62	3.75	-1.50	-21.59	68.56	-2.34	5.71	-2.34	30.70
North America	USD	2,873.97	286,729.09	42.95	2.79	2.72	-11.84	109.18	9.59	9.55	9.59	39.62
Global ex Asia	USD	2,688.90	397,691.92	59.57	3.06	1.40	-14.84	96.01	5.96	8.44	5.96	36.14
Global ex Europe	USD	2,403.42	556,694.67	83.38	3.24	4.34	-11.30	86.37	5.15	7.21	5.15	32.77
Global ex North America	USD	2,296.68	380,928.40	57.05	3.72	3.75	-14.26	67.53	-0.13	5.09	-0.13	29.26
Global ex US	USD	2,428.57	408,446.32	61.18	3.77	4.05	-13.65	70.31	0.57	5.19	0.57	29.24
Global ex Japan	USD	1,112.77	599,363.06	89.77	3.41	3.00	-12.56	89.92	3.68	7.44	3.68	33.13

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	2,584.58	440,146.53	100.00	3.32	7.85	-5.45	73.11	10.52	7.34	10.52	29.31
Asia	GBP	2,209.11	177,972.11	40.43	3.71	11.32	-2.52	57.73	7.33	5.22	7.33	27.67
Europe	GBP	1,336.08	73,151.13	16.62	3.75	2.93	-14.58	59.27	3.97	6.10	3.97	28.36
North America	GBP	3,053.40	189,023.29	42.95	2.79	7.34	-3.89	97.66	16.67	9.94	16.67	38.98
Global ex Asia	GBP	2,856.77	262,174.42	59.57	3.06	5.95	-7.16	85.21	12.80	8.83	12.80	35.02
Global ex Europe	GBP	2,553.47	366,995.39	83.38	3.24	9.03	-3.30	76.11	11.94	7.60	11.94	30.36
Global ex North America	GBP	2,440.07	251,123.24	57.05	3.72	8.41	-6.52	58.30	6.32	5.47	6.32	25.34
Global ex US	GBP	2,580.25	269,264.15	61.18	3.77	8.73	-5.86	60.93	7.06	5.57	7.06	25.30
Global ex Japan	GBP	1,182.24	395,124.10	89.77	3.41	7.62	-4.68	79.46	10.38	7.83	10.38	30.82
Global	JPY	2,220.81	62,385,916.29	100.00	3.32	0.46	-19.41	73.32	4.20	12.46	4.20	34.60
Asia	JPY	1,898.19	25,225,583.27	40.43	3.71	3.69	-16.92	57.91	1.20	10.24	1.20	34.97
Europe	JPY	1,148.03	10,368,366.60	16.62	3.75	-4.13	-27.47	59.46	-1.98	11.16	-1.98	33.02
North America	JPY	2,623.65	26,791,966.42	42.95	2.79	-0.02	-18.09	97.89	10.00	15.19	10.00	41.49
Global ex Asia	JPY	2,454.70	37,160,333.02	59.57	3.06	-1.30	-20.87	85.43	6.35	14.02	6.35	38.17
Global ex Europe	JPY	2,194.08	52,017,549.70	83.38	3.24	1.56	-17.58	76.32	5.54	12.73	5.54	35.67
Global ex North America	JPY	2,096.64	35,593,949.87	57.05	3.72	0.99	-20.33	58.49	0.24	10.50	0.24	32.44
Global ex US	JPY	2,217.09	38,165,224.52	61.18	3.77	1.28	-19.77	61.12	0.94	10.61	0.94	32.50
Global ex Japan	JPY	1,015.84	56,004,484.05	89.77	3.41	0.25	-18.75	79.67	4.06	12.97	4.06	35.90

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,734.34	727,412.84	147.42	3.32	-NA-	-NA-	38.68	1.72	4.35	1.72	-NA-
Asia	AUD	1,482.39	294,127.49	59.61	3.71	-NA-	-NA-	26.36	-1.21	2.29	-1.21	-NA-
Europe	AUD	896.55	120,894.00	24.50	3.75	-NA-	-NA-	27.59	-4.31	3.14	-4.31	-NA-
North America	AUD	2,048.94	312,391.35	63.31	2.79	-NA-	-NA-	58.35	7.39	6.88	7.39	-NA-
Global ex Asia	AUD	1,916.99	433,285.35	87.81	3.06	-NA-	-NA-	48.37	3.82	5.80	3.82	-NA-
Global ex Europe	AUD	1,713.47	606,518.84	122.92	3.24	-NA-	-NA-	41.08	3.03	4.60	3.03	-NA-
Global ex North America	AUD	1,637.37	415,021.49	84.11	3.72	-NA-	-NA-	26.82	-2.14	2.53	-2.14	-NA-
Global ex US	AUD	1,731.44	445,002.27	90.19	3.77	-NA-	-NA-	28.93	-1.46	2.63	-1.46	-NA-
Global ex Japan	AUD	654.15	653,006.05	132.34	0.00	-NA-	-NA-	38.49	0.80	4.49	0.80	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	EUR	1,220.14	493,425.59	100.00	0.00	-1.14	-17.24	73.48	9.22	7.51	9.22	27.39
Asia	EUR	1,079.18	199,515.36	40.43	0.00	1.99	-14.56	57.95	5.95	5.40	5.95	26.83
Europe	EUR	1,293.37	82,005.97	16.62	0.00	-5.37	-24.88	58.87	2.93	6.20	2.93	26.00
North America	EUR	1,368.50	211,904.27	42.95	0.00	-1.70	-15.85	98.55	15.35	10.13	15.35	36.60
Global ex Asia	EUR	1,314.52	293,910.24	59.57	0.00	-2.86	-18.80	85.61	11.57	9.00	11.57	32.56
Global ex Europe	EUR	1,190.83	411,419.63	83.38	0.00	-0.13	-15.29	76.65	10.58	7.78	10.58	28.58
Global ex North America	EUR	1,218.37	281,521.33	57.05	0.00	-0.54	-18.19	58.38	5.04	5.63	5.04	24.02
Global ex United States	EUR	1,240.77	301,858.17	61.18	0.00	-0.42	-17.67	60.85	5.75	5.73	5.75	24.13
Global ex Japan	EUR	885.94	442,953.27	89.77	0.00	-1.61	-16.82	79.52	9.08	8.02	9.08	28.76
Global Dividend+	EUR	1,357.93	384,859.58	78.00	0.00	-NA-	-15.04	78.00	10.06	7.48	10.06	28.17
Global	USD	1,591.22	667,657.49	100.00	0.00	-0.34	-16.78	76.79	3.01	6.60	3.01	31.61
Asia	USD	1,443.27	269,965.57	40.43	0.00	2.82	-14.09	60.97	-0.08	4.50	-0.08	31.69
Europe	USD	1,738.08	110,962.83	16.62	0.00	-4.60	-24.46	61.91	-2.92	5.30	-2.92	30.30
North America	USD	1,767.20	286,729.09	42.95	0.00	-0.90	-15.39	102.35	8.79	9.19	8.79	39.46
Global ex Asia	USD	1,707.51	397,691.92	59.57	0.00	-2.08	-18.35	89.16	5.22	8.07	5.22	35.87
Global ex Europe	USD	1,551.72	556,694.67	83.38	0.00	0.67	-14.83	80.03	4.29	6.87	4.29	32.67
Global ex North America	USD	1,593.65	380,928.40	57.05	0.00	0.26	-17.75	61.41	-0.94	4.73	-0.94	29.09
Global ex United States	USD	1,675.00	408,446.32	61.18	0.00	0.47	-17.22	63.93	-0.27	4.83	-0.27	29.07
Global ex Japan	USD	917.55	599,363.06	89.77	0.00	-0.81	-16.36	82.95	2.88	7.10	2.88	32.95
Global ex Australia	USD	1,014.68	606,374.81	90.82	0.00	-NA-	-15.73	77.89	3.46	7.04	3.46	31.74
Global ex Australia Hedged	USD	1,026.43	606,374.81	90.82	0.00	0.93	-16.00	73.27	4.40	7.50	4.40	30.15
Global Dividend+	USD	1,517.71	520,756.09	78.00	0.00	-0.22	-14.57	81.41	3.79	6.57	3.79	32.26

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	GBP	1,690.56	440,146.53	100.00	0.00	4.13	-9.34	67.06	9.66	6.99	9.66	29.15
Asia	GBP	1,533.38	177,972.11	40.43	0.00	7.44	-6.41	52.10	6.37	4.88	6.37	27.55
Europe	GBP	1,846.60	73,151.13	16.62	0.00	-0.32	-17.71	52.99	3.35	5.68	3.35	28.05
North America	GBP	1,877.53	189,023.29	42.95	0.00	3.55	-7.82	91.20	15.81	9.59	15.81	38.83
Global ex Asia	GBP	1,814.12	262,174.42	59.57	0.00	2.32	-11.05	78.74	12.02	8.46	12.02	34.79
Global ex Europe	GBP	1,648.60	366,995.39	83.38	0.00	5.20	-7.21	70.11	11.02	7.25	11.02	30.24
Global ex North America	GBP	1,693.14	251,123.24	57.05	0.00	4.77	-10.39	52.52	5.46	5.11	5.46	25.19
Global ex United States	GBP	1,779.61	269,264.15	61.18	0.00	4.99	-9.81	54.90	6.17	5.21	6.17	25.15
Global ex Japan	GBP	974.84	395,124.10	89.77	0.00	3.64	-8.88	72.87	9.52	7.49	9.52	30.65
Global Dividend+	GBP	1,793.40	343,303.24	78.00	0.00	4.27	-6.93	71.42	10.50	6.96	10.50	30.21
Global	JPY	1,452.63	62,385,916.29	100.00	0.00	-3.00	-23.03	67.26	3.39	12.09	3.39	34.31
Asia	JPY	1,317.56	25,225,583.27	40.43	0.00	0.08	-20.54	52.28	0.29	9.88	0.29	34.80
Europe	JPY	1,586.70	10,368,366.60	16.62	0.00	-7.15	-30.13	53.17	-2.56	10.72	-2.56	32.56
North America	JPY	1,613.28	26,791,966.42	42.95	0.00	-3.54	-21.73	91.43	9.19	14.82	9.19	41.25
Global ex Asia	JPY	1,558.79	37,160,333.02	59.57	0.00	-4.69	-24.48	78.96	5.61	13.63	5.61	37.79
Global ex Europe	JPY	1,416.57	52,017,549.70	83.38	0.00	-2.01	-21.22	70.32	4.68	12.37	4.68	35.46
Global ex North America	JPY	1,454.84	35,593,949.87	57.05	0.00	-2.41	-23.92	52.70	-0.57	10.12	-0.57	32.13
Global ex United States	JPY	1,529.14	38,165,224.52	61.18	0.00	-2.25	-23.43	55.08	0.10	10.23	0.10	32.19
Global ex Japan	JPY	837.64	56,004,484.05	89.77	0.00	-3.46	-22.64	73.08	3.26	12.62	3.26	35.60
Global Dividend+	JPY	1,279.80	48,659,448.74	78.00	0.00	-NA-	-20.98	71.62	4.18	12.06	4.18	34.76

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global	AUD	1,134.43	727,412.84	147.42	0.00	-NA-	-NA-	33.83	0.93	4.00	0.93	-NA-
Asia	AUD	1,028.95	294,127.49	59.61	0.00	-NA-	-NA-	21.85	-2.10	1.96	-2.10	-NA-
Europe	AUD	1,239.13	120,894.00	24.50	0.00	-NA-	-NA-	22.56	-4.88	2.74	-4.88	-NA-
North America	AUD	1,259.89	312,391.35	63.31	0.00	-NA-	-NA-	53.17	6.59	6.54	6.59	-NA-
Global ex Asia	AUD	1,217.34	433,285.35	87.81	0.00	-NA-	-NA-	43.19	3.10	5.44	3.10	-NA-
Global ex Europe	AUD	1,106.27	606,518.84	122.92	0.00	-NA-	-NA-	36.28	2.19	4.26	2.19	-NA-
Global ex North America	AUD	1,136.16	415,021.49	84.11	0.00	-NA-	-NA-	22.19	-2.94	2.18	-2.94	-NA-
Global ex United States	AUD	1,194.18	445,002.27	90.19	0.00	-NA-	-NA-	24.09	-2.28	2.28	-2.28	-NA-
Global ex Japan	AUD	654.15	653,006.05	132.34	0.00	-NA-	-NA-	38.49	0.80	4.49	0.80	-NA-
Global Dividend+	AUD	1,260.42	567,363.76	114.98	0.00	-NA-	-NA-	37.32	1.70	3.97	1.70	-NA-
Global ex Australia Hedged	AUD	1,014.30	660,645.36	90.82	0.00	0.65	-17.15	74.61	5.13	7.68	5.13	31.40
Global Hedged	AUD	940.76	727,412.84	100.00	0.00	-0.85	-18.37	69.59	4.32	6.94	4.32	30.30

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Index Description	Curr	Close Value Mar-10	12 Mths Estimated Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Gross Total Return										
Global	Local	2184.19	3.96	2.65	-14.37	74.85	4.65	7.22	4.65	29.41
Global ex Asia	Local	2639.17	4.09	2.11	-14.06	93.16	7.71	8.43	7.71	34.63
Global ex Europe	Local	2192.79	3.86	3.43	-13.16	77.27	4.93	7.39	4.93	30.96
Global ex North America	Local	1794.38	3.97	2.64	-15.95	56.00	1.25	5.75	1.25	25.27
Global ex UK	Local	2519.16	-NA-	3.41	-13.37	75.65	5.01	7.32	5.01	29.73
Asia	Local	1587.77	3.76	4.29	-14.38	52.73	0.44	5.49	0.44	28.70
Europe	Local	2179.36	4.47	0.05	-18.48	63.39	3.19	6.37	3.19	26.37
Europe ex UK	Local	2677.69	4.66	3.73	-14.24	63.93	5.60	6.74	5.60	25.05
Nordic	Local	2783.32	-NA-	0.24	-12.05	87.91	10.10	10.24	10.10	35.91
North America	Local	2966.26	3.94	3.54	-11.37	107.97	9.57	9.25	9.57	39.05
Price Return										
Global	Local	1389.14	0.00	-1.49	-18.09	67.54	3.68	6.79	3.68	29.23
Global ex Europe	Local	1373.36	0.00	-0.81	-16.91	70.07	3.91	6.97	3.91	30.88
Global ex Asia	Local	1602.88	0.00	-2.34	-18.18	84.17	6.70	7.93	6.70	34.30
Global ex North America	Local	1236.30	0.00	-1.02	-19.22	49.90	0.41	5.36	0.41	25.11
Global ex UK	Local	1581.52	0.00	-0.83	-17.14	68.25	4.06	6.90	4.06	29.55
Asia	Local	1102.64	0.00	0.63	-17.52	47.25	-0.47	5.15	-0.47	28.71
Europe	Local	1476.30	0.00	-3.68	-22.02	55.63	2.50	5.88	2.50	25.85
Europe ex UK	Local	1722.01	0.00	-0.42	-18.08	55.24	5.19	6.33	5.19	24.39
Nordic	Local	1771.75	0.00	-4.27	-16.49	79.40	7.41	7.55	7.41	35.57
North America	Local	1721.16	0.00	-1.25	-15.78	98.42	8.42	8.75	8.42	38.85

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

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			12 Mths							
		Close Value	Estimated	Total	Total	Total	Total	Total	Total	
Index Description	Curr	31-Mar	Div Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	36 Mths
			Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	Vlty (%)
Global Real Estate **	Local	2184.19	3.96	2.65	-14.37	74.85	4.65	7.22	4.65	29.41
Global FTSE	Local	223.32	3.88	4.39	-4.08	49.10	4.39	6.60	4.39	20.04
Global JP Morgan Bonds	Local	418.17	-NA-	3.72	4.78	2.17	1.17	-0.10	1.17	3.53

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

* -5 & -3 Years Total Returns are annualised

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Mar	Free Float Global (%) Weight 31-Mar
Sun Hung Kai Props	HK	21,380.70	4.33
Westfield Group *	AU	18,879.07	3.83
Simon Property Group *	US	17,980.13	3.64
Unibail-Rodamco *	FR	13,245.38	2.68
Mitsubishi Estate	JP	12,619.05	2.56
Mitsui Fudosan	JP	11,063.62	2.24
Vornado Realty Trust *	US	10,056.18	2.04
Public Storage *	US	8,676.89	1.76
Equity Residential Props *	US	8,155.89	1.65
Boston Properties *	US	7,723.71	1.57
HCP *	US	7,148.18	1.45
Host Hotels & Resorts *	US	7,071.97	1.43
China Overseas Land	HK	6,815.29	1.38
Sumitomo Realty & Dev	JP	6,698.79	1.36
Capitaland	SG	6,654.96	1.35
Stockland Trust Group *	AU	6,449.77	1.31
Hongkong Land Hldgs	HK	6,321.06	1.28
Hang Lung Properties	HK	6,170.07	1.25
Land Securities *	UK	5,745.70	1.16
Wharf Holdings	HK	5,729.88	1.16

Country Breakdown

Country Index	Number of Constituents 31-Mar	Free Float Mkt Cap (EUR m) 31-Mar	Free Float Global Weight 31-Mar
EPRA/NAREIT North America	122	211,904.27	42.95%
EPRA/NAREIT Asia	73	199,515.36	40.43%
EPRA/NAREIT Europe	80	82,005.97	16.62%
EPRA/NAREIT Global	275	493,425.59	100.00%
Global Ex Europe	195	411,419.63	83.38%
Global Ex Asia	202	293,910.24	59.57%
Global Ex Nth America	153	281,521.33	57.05%

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

Top 20 Performance

Stock	Country	Price Return Mar-10	Div Return Mar-10	Total Return Mar-10
Felcor Lodging Trust *	US	51.19	0.00	51.19
First Industrial Realty *	US	40.33	0.00	40.33
Ashford Hospitality *	US	30.84	0.00	30.84
Sun Communities *	US	30.77	0.00	30.77
Host Hotels & Resorts *	US	25.11	0.00	25.11
Sunstone Hotel Investors *	US	24.94	0.00	24.94
Hersha Hospitality Trust *	US	24.82	0.00	24.82
Pennsylvania Real Estate *	US	24.08	0.00	24.08
Orient Express Hotel	US	24.06	0.00	24.06
CA Immobilien Anlage	AT	23.55	0.00	23.55
Aeon Mall Co Ltd	JP	21.67	0.00	21.67
Forest City Enterprises	US	20.08	0.00	20.08
LaSalle Hotel Properties *	US	20.04	0.00	20.04
Cedar Shopping Centers *	US	20.03	0.00	20.03
Colonia Real Estate	DE	20.01	0.00	20.01
Patrizia Immobilien	DE	19.05	0.00	19.05
Piedmont Office Realty Trust Cl A	US	18.51	0.00	18.51
Glimcher Realty Trust *	US	17.91	0.00	17.91
Sponda	FI	12.77	4.38	17.15
Societe de la Tour Eiffel *	FR	16.04	0.00	16.04

Bottom 20 Performance

Stock	Country	Price Return Mar-10	Div Return Mar-10	Total Return Mar-10
ING Office Fund *	AU	-3.31	1.61	-1.69
Stockland Trust Group *	AU	-1.72	0.00	-1.72
Macquarie Countrywide *	AU	-1.75	0.00	-1.75
Hilltop Holdings	US	-1.76	0.00	-1.76
Dexus Property Group *	AU	-1.82	0.00	-1.82
Link REIT *	HK	-1.95	0.00	-1.95
Mirvac Group *	AU	-3.59	1.31	-2.29
Riocan Real Estate *	CA	-2.99	0.60	-2.39
IGD	IT	-2.60	0.00	-2.60
National Healthcare *	US	-3.83	0.00	-3.83
Chartwell Seniors Housing REIT *	CA	-4.98	0.59	-4.39
Cmnwealth Prop Office *	AU	-4.74	0.00	-4.74
Development Securities	UK	-4.80	0.00	-4.80
ING UK Real Estate Income Trust	UK	-5.88	0.00	-5.88
Daejan Holdings	UK	-5.96	0.00	-5.96
Quintain Estates	UK	-6.97	0.00	-6.97
Corrections Corp of America	US	-7.20	0.00	-7.20
Babis Vovos	GR	-8.57	0.00	-8.57
Unite Group	UK	-11.18	0.00	-11.18
DIC Asset	DE	-11.37	0.00	-11.37

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 31-Mar	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Mar-10	Total Return (%) YTD	36 Mths Volatility (%)
1 EUR = USD	1.35	0.81	0.55	1.91	-5.69	-0.85	-5.69	12.81
1 EUR = CAD	1.37	-2.68	-3.67	-17.82	-8.73	-4.83	-8.73	13.95
1 EUR = GBP	0.89	5.34	9.54	-3.70	0.40	-0.49	0.40	13.38
1 EUR = SEK	9.74	1.24	1.40	-11.28	-4.94	0.33	-4.94	9.30
1 EUR = CHF	1.42	-1.67	-4.30	-5.66	-3.97	-2.72	-3.97	6.51
1 EUR = DKK	7.44	-0.01	-0.03	-0.05	0.05	0.03	0.05	0.22
1 EUR = AUD	1.47	-2.58	-3.64	-22.85	-7.59	-3.26	-7.59	11.21
1 EUR = HKD	10.51	0.72	0.33	2.11	-5.56	-0.83	-5.56	12.86
1 EUR = JPY	126.43	-1.88	-7.00	-3.59	-5.34	4.25	-5.34	15.69
1 EUR = SGD	1.89	-2.47	-2.18	-6.28	-6.09	-1.39	-6.09	8.19
1 EUR = NZD	1.91	0.91	0.80	-18.02	-3.28	-2.42	-3.28	12.61

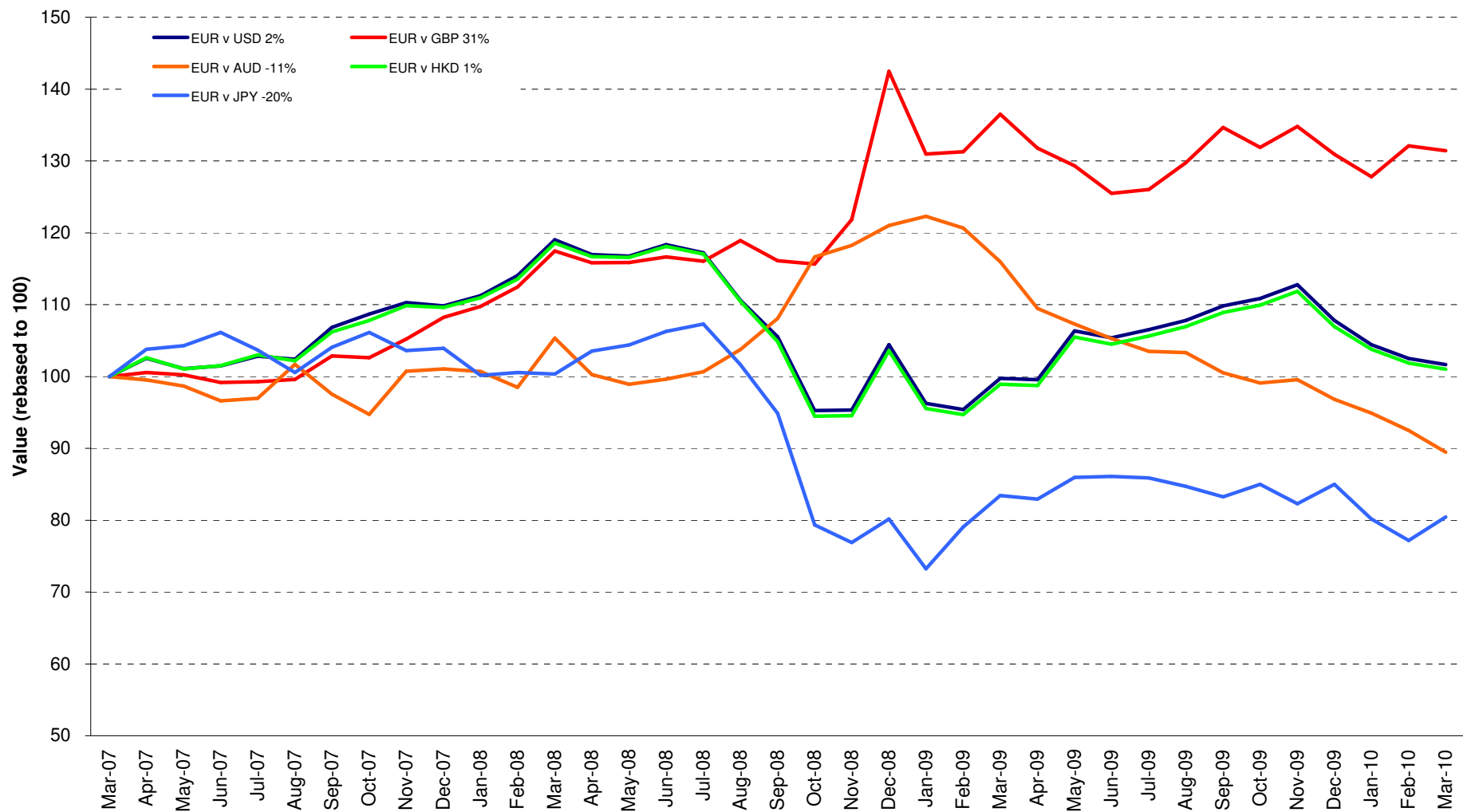
* -5 & -3 Years Total Returns are annualised

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Foreign Exchange Performance

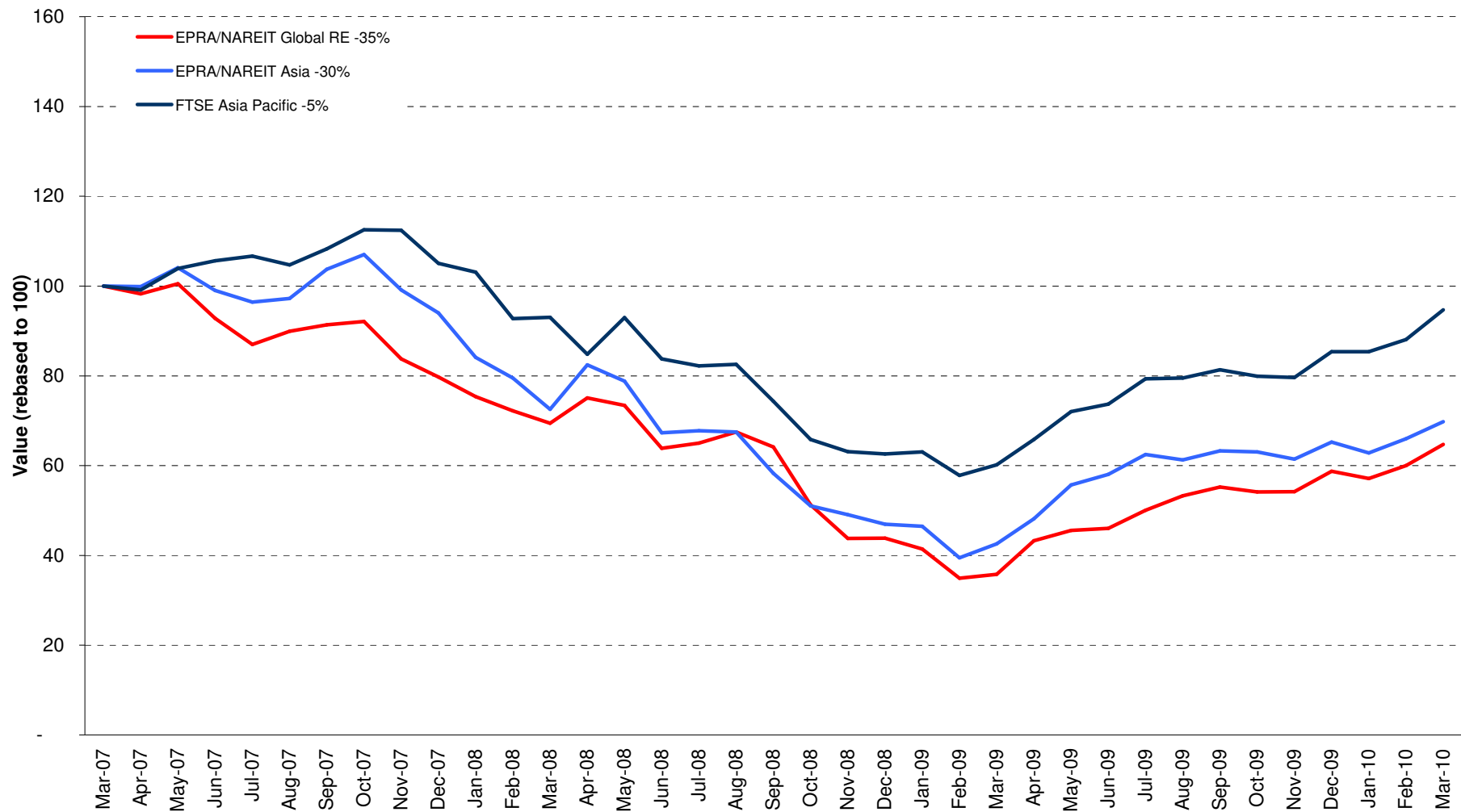
Graph 9: EUR v Main Currencies Returns Rolling 36 Months Performance



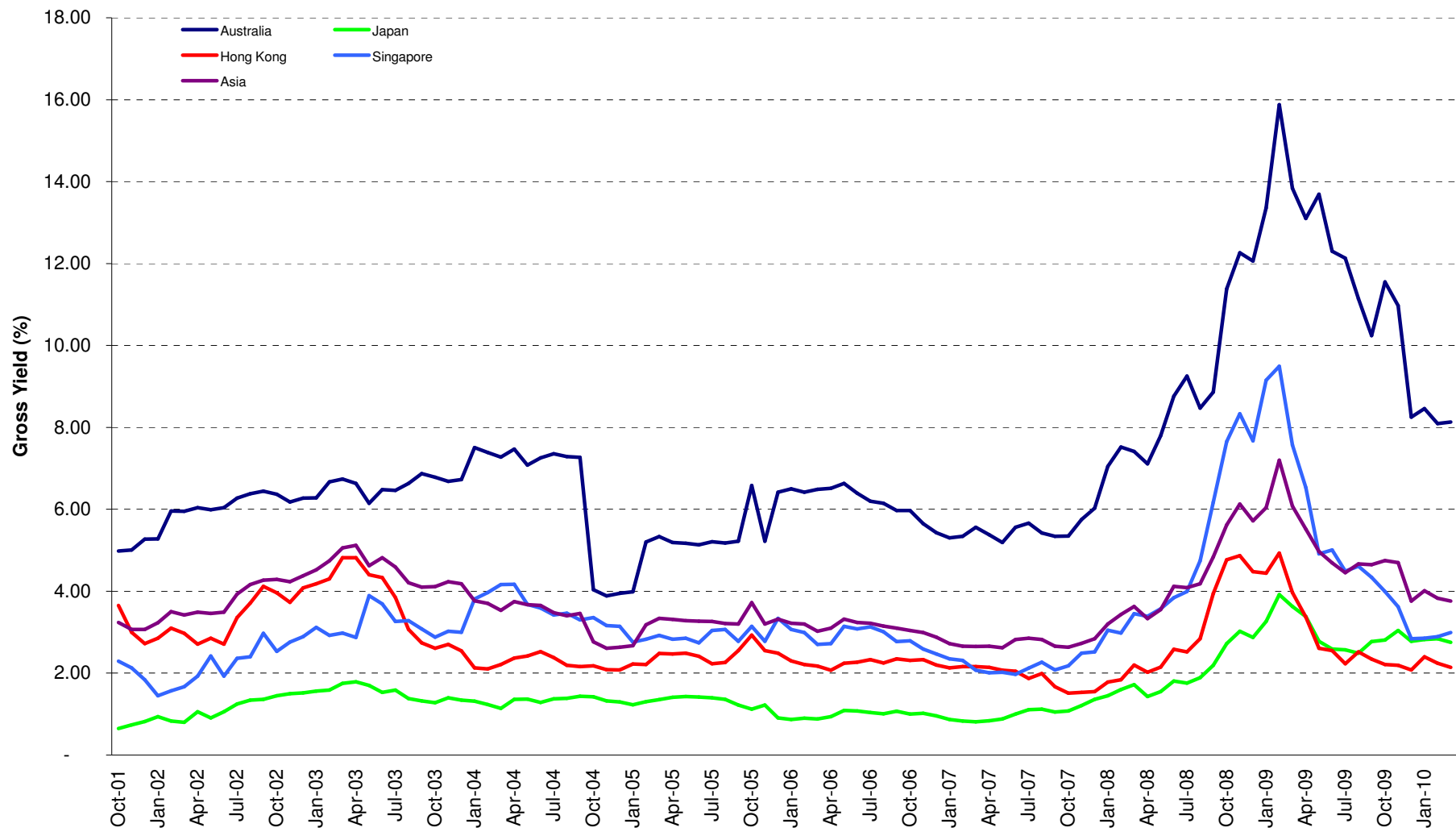
Section 3

FTSE EPRA/NAREIT Asia Developed Index Series

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



Graph 11: Dividend Yields



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

Ex Date	Description
4 March 2010	Macquarie Office (Australia): New name: Charter Hall Office REIT
4 March 2010	Macquarie CountryWide (Australia): New name: Charter Hall Retail REIT
22 March 2010	CapitaMalls Asia (Singapore): New free float percentage: 40%
22 March 2010	Great Eagle Holdings (Hong Kong): Constituent deletion
22 March 2010	Nomura Real Estate Holdings (Japan): Addition. Number of shares: 190,318,300. Free float: 40%.
22 March 2010	TOC Co. (Japan): Constituent deletion

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
17 March 2010	Hongkong Land Hldgs	Rental	Office	USD	0.100	2.96	12-May	Semi-Annual
22 March 2010	Sino Land	Non-Rental	Diversified	HKD	0.100	2.63	26-Apr	Semi-Annual
24 March 2010	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.850	2.14	4-May	Semi-Annual
25 March 2010	ING Industrial Fund *	Rental	Industrial	AUD	0.008	0.00	30-Apr	Dividend
25 March 2010	ING Office Fund *	Rental	Office	AUD	0.010	18.46	30-Apr	Quarterly
25 March 2010	Mirvac Group *	Non-Rental	Diversified	AUD	0.020	16.44	30-Apr	Quarterly
29 March 2010	Nomura Real Estate Holdings	Non-Rental	Diversified	JPY	20.000	0.00	April	Dividend
29 March 2010	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	1.26	April	Semi-Annual
29 March 2010	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	1.05	April	Semi-Annual
29 March 2010	Heiwa Real Estate	Non-Rental	Diversified	JPY	3.000	3.91	April	Semi-Annual
29 March 2010	Daibiru Corp	Non-Rental	Office	JPY	5.500	1.27	April	Semi-Annual
29 March 2010	Tokyu Land	Non-Rental	Diversified	JPY	3.500	2.10	April	Semi-Annual
29 March 2010	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	1.01	April	Semi-Annual
29 March 2010	NTT Urban Development	Non-Rental	Office	JPY	600.000	1.39	April	Semi-Annual
29 March 2010	Japan Real Estate *	Rental	Office	JPY	17320.000	5.90	April	Semi-Annual
29 March 2010	Mori Trust Sogo REIT *	Rental	Office	JPY	19000.000	4.54	April	Semi-Annual

** Based on previous period figures

*** Estimated

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 April 2010	New World Development	Non-Rental	Diversified	HKD	0.100	2.83	April	Semi-Annual
10 April 2010	Country Garden Holdings	Non-Rental	Diversified	HKD	0.0952 ***	3.41	April	Annual
10 April 2010	Sino Land	Non-Rental	Diversified	HKD	0.1 ***	2.63	April	Semi-Annual
11 April 2010	Kowloon Dev	Non-Rental	Residential	HKD	0.48 ***	6.81	April	Semi-Annual
14 April 2010	New World China Land	Non-Rental	Diversified	HKD	0.04 ***	2.17	April	Semi-Annual
14 April 2010	CapitaMalls Asia	Non-Rental	Retail	SGD	0.010	0.00	7-May	Dividend
17 April 2010	Henderson Land Dev	Non-Rental	Diversified	HKD	0.4 ***	2.01	April	Semi-Annual
19 April 2010	Champion REIT *	Rental	Office	HKD	0.131	4.82	25-May	Annual
26 April 2010	Capitaland	Non-Rental	Diversified	SGD	0.055	2.02	13-May	Annual
27 April 2010	Premier Investment Co. *	Rental	Diversified	JPY	13160.000	14.26	April	Semi-Annual
27 April 2010	Nomura Real Estate Office Fund *	Rental	Office	JPY	16100.000	6.38	April	Semi-Annual
27 April 2010	Kenedix Realty Investment *	Rental	Diversified	JPY	10300.000	12.50	April	Semi-Annual
27 April 2010	Top REIT *	Rental	Diversified	JPY	13400.000	5.85	April	Semi-Annual
27 April 2010	Keppel Land	Non-Rental	Diversified	SGD	0.080	2.18	18-Jun	Annual
28 April 2010	Ascendas REIT *	Rental	Industrial	SGD	0.0369 ***	5.80	April	Dividend
28 April 2010	CapitaMall Trust *	Rental	Retail	SGD	0.0348 ***	5.28	April	Dividend
29 April 2010	Kerry Properties	Non-Rental	Diversified	HKD	0.400	0.72	11-May	Annual
29 April 2010	Singapore Land	Non-Rental	Diversified	SGD	0.200	0.00	19-May	Dividend

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths	Turnover	Annual
			Price	Float	Float	Float												
			31-Mar	Mkt Cap	Global	Asia	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	3 month	Velocity
				EUR (m)	Wght (%)	Wght (%)		- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	Mar-10	Mar-10	YTD		Annualised	(%)
Westfield Group *	Rental	Retail	12.06	18,879	3.83	9.46	8.31	1.96	-8.68	30.00	-0.08	0.33	0.00	0.33	-0.08	22.97	32,781	128
Stockland Trust Group *	Non-Rental	Diversified	3.99	6,450	1.31	3.23	8.52	0.09	-14.07	38.12	1.01	-1.72	0.00	-1.72	1.01	35.37	10,206	117
GPT Group *	Rental	Diversified	0.58	3,619	0.73	1.81	7.46	-14.68	-39.65	42.53	-3.31	0.00	0.00	0.00	-3.31	53.03	5,867	120
Mirvac Group *	Non-Rental	Diversified	1.48	2,999	0.61	1.50	4.20	-9.38	-27.09	80.82	-4.78	-3.59	1.31	-2.29	-4.78	57.74	6,166	152
Goodman Group *	Rental	Industrial	0.66	2,757	0.56	1.38	14.73	-15.52	-44.65	106.15	3.15	9.17	0.00	9.17	3.15	76.29	5,703	153
Dexus Property Group *	Rental	Diversified	0.81	2,619	0.53	1.31	7.59	0.22	-14.31	16.20	-4.71	-1.82	0.00	-1.82	-4.71	36.77	4,444	125
CFS Retail Property Trust *	Rental	Retail	1.88	2,395	0.49	1.20	6.67	8.64	-0.49	23.02	-1.32	-1.32	0.00	-1.32	-1.32	19.21	3,473	107
Cmnwealth Prop Office *	Rental	Office	0.91	1,226	0.25	0.61	9.72	1.77	-5.39	7.57	-6.70	-4.74	0.00	48.00	-6.70	27.65	1,801	109
ING Office Fund *	Rental	Office	0.59	1,083	0.22	0.54	8.63	-2.54	-18.66	49.53	-7.07	-3.31	1.61	-1.69	-7.07	65.59	1,923	131
Macquarie Office Trust *	Rental	Office	0.29	942	0.19	0.47	5.26	-9.93	-32.17	77.94	-8.06	1.79	0.00	1.79	-8.06	63.13	-NA-	-NA-
ING Industrial Fund *	Rental	Industrial	0.45	782	0.16	0.39	1.80	-12.56	-32.42	300.91	-5.62	4.71	1.89	6.59	-5.62	97.73	1,104	104
Macquarie Countrywide *	Rental	Retail	0.56	572	0.12	0.29	12.50	-10.11	-26.62	145.83	-4.27	-1.75	0.00	-1.75	-4.27	93.07	-NA-	-NA-
Bunnings Warehouse Prop *	Rental	Retail	1.94	545	0.11	0.27	5.96	12.16	8.39	58.40	4.30	6.01	0.00	6.01	4.30	26.75	420	57
FKP Property Group	Non-Rental	Diversified	0.72	422	0.09	0.21	4.83	-6.04	-37.36	7.46	-9.49	-1.38	0.00	-1.38	-9.49	122.08	493	86
Australia Total				45,290	9.18	22.70	8.13											
Kiwi Income Property Trust *	Rental	Diversified	1.00	423	0.09	0.21	7.75	5.93	-8.16	13.56	-3.85	-0.99	0.00	-0.99	-3.85	14.30	206	36
New Zealand Total				423	0.09	0.21	7.75											

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Asia Wght (%) 31-Mar											3 month Annualised USD (m)	
Sun Hung Kai Props	Non-Rental	Diversified	116.80	21,381	4.33	10.72	2.18	12.70	11.18	71.97	1.16	8.35	0.79	9.14	1.16	41.56	25,521	88
China Overseas Land	Non-Rental	Residential	17.54	6,815	1.38	3.42	0.80	62.49	22.20	45.39	6.95	11.44	0.00	11.44	6.95	46.94	16,524	179
Hongkong Land Hldgs	Rental	Office	5.07	6,321	1.28	3.17	3.16	16.08	5.62	129.39	4.44	10.22	2.17	12.39	4.44	36.72	2,651	31
Hang Lung Properties	Non-Rental	Diversified	31.30	6,170	1.25	3.09	2.17	24.71	14.81	75.71	2.84	5.56	0.00	5.56	2.84	41.68	6,068	73
Wharf Holdings	Non-Rental	Diversified	43.75	5,730	1.16	2.87	1.83	-NA-	-NA-	127.39	-2.23	9.38	0.00	9.38	-2.23	-NA-	1,367	18
Henderson Land Dev	Non-Rental	Diversified	54.70	5,588	1.13	2.80	1.10	11.65	8.00	87.46	-6.34	4.29	0.00	4.29	-6.34	42.07	6,488	86
New World Development	Non-Rental	Diversified	15.20	4,232	0.86	2.12	1.97	17.00	-2.87	99.35	-4.76	6.74	0.00	6.74	-4.76	57.86	4,958	87
Link REIT *	Rental	Retail	19.14	3,973	0.81	1.99	4.78	-NA-	4.66	30.91	-3.43	-1.95	0.00	-1.95	-3.43	26.78	3,608	67
Sino Land	Non-Rental	Diversified	15.22	3,538	0.72	1.77	2.63	19.37	-0.63	102.84	1.46	3.40	0.68	4.08	1.46	63.51	3,999	84
China Resources Land	Non-Rental	Residential	16.88	3,030	0.61	1.52	0.81	61.98	22.22	41.81	-4.31	4.46	0.00	4.46	-4.31	51.86	9,116	222
Kerry Properties	Non-Rental	Diversified	41.65	2,265	0.46	1.14	1.68	21.37	2.79	126.47	5.44	12.72	0.00	12.72	5.44	55.59	3,013	98
Shimao Property	Non-Rental	Residential	14.28	1,924	0.39	0.96	1.61	-NA-	-1.78	113.70	-2.99	10.36	0.00	10.36	-2.99	77.68	8,636	332
Hysan Development	Rental	Diversified	22.45	1,684	0.34	0.84	3.03	10.21	4.53	76.56	1.81	8.72	0.00	8.72	1.81	37.84	942	41
Agile Property Holdings	Non-Rental	Diversified	10.60	1,447	0.29	0.73	1.13	-NA-	13.30	144.19	-7.02	6.85	0.00	6.85	-7.02	88.00	5,931	303
Soho China	Non-Rental	Diversified	4.40	869	0.18	0.44	2.59	-NA-	-NA-	41.03	4.76	15.18	0.00	15.18	4.76	-NA-	2,006	171
Country Garden Holdings	Non-Rental	Diversified	2.79	869	0.18	0.44	1.22	-NA-	-NA-	36.10	-3.46	3.72	0.00	3.72	-3.46	-NA-	931	79
Champion REIT *	Rental	Office	3.71	852	0.17	0.43	7.05	-NA-	-2.14	115.26	12.42	5.70	0.00	5.70	12.42	58.57	719	62
Hopson Development	Non-Rental	Residential	12.54	760	0.15	0.38	1.57	26.79	-11.67	147.32	11.96	15.47	0.00	15.47	11.96	105.22	1,918	186
KWG Property Holdings	Non-Rental	Diversified	5.64	621	0.13	0.31	0.61	-NA-	-NA-	151.79	-5.84	9.30	0.00	9.30	-5.84	-NA-	1,104	131
Shui On Land	Non-Rental	Diversified	3.97	569	0.12	0.29	0.48	-NA-	-10.55	60.77	-13.70	5.31	0.00	5.31	-13.70	74.68	1,317	171
Kowloon Dev	Non-Rental	Residential	9.84	539	0.11	0.27	4.07	7.25	-8.48	221.00	9.21	10.69	0.00	10.69	9.21	81.24	423	58
Shenzhen Investment	Non-Rental	Diversified	2.88	484	0.10	0.24	4.51	26.09	-5.09	51.81	-12.73	5.49	0.00	5.49	-12.73	80.44	1,727	264
New World China Land	Non-Rental	Diversified	2.77	451	0.09	0.23	2.17	4.40	-10.07	23.81	-6.10	6.54	0.00	6.54	-6.10	75.81	640	105
Hong Kong Total				80,113	16.24	40.15	2.14											

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Asia Wght (%) 31-Mar											3 month Annualised USD (m)	
Capitaland	Non-Rental	Diversified	3.97	6,655	1.35	3.34	2.64	17.68	-14.10	72.75	-5.48	5.03	0.00	5.03	-5.48	43.05	12,290	136
City Developments	Non-Rental	Diversified	10.60	3,821	0.77	1.92	0.71	-NA-	-NA-	107.84	-8.30	3.11	0.00	3.11	-8.30	-NA-	3,872	75
Capitamall Trust *	Rental	Retail	1.77	2,215	0.45	1.11	5.00	6.72	-12.43	35.58	-1.67	0.00	0.00	0.00	-1.67	31.67	1,834	61
Ascendas REIT *	Rental	Industrial	1.92	1,898	0.38	0.95	5.69	6.59	-1.03	68.29	-12.04	-0.52	0.00	-0.52	-12.04	33.37	2,237	87
CapitaMalls Asia	Non-Rental	Retail	2.26	1,856	0.38	0.93	0.00	-NA-	-NA-	-NA-	-11.02	-0.88	0.00	-0.88	-11.02	-NA-	3,378	135
Keppel Land	Non-Rental	Diversified	3.67	1,386	0.28	0.69	1.55	22.85	-16.84	255.79	4.86	11.89	0.00	11.89	4.86	75.17	2,866	153
Suntec REIT *	Rental	Diversified	1.34	1,273	0.26	0.64	6.82	7.35	-5.34	131.65	-0.51	3.08	0.00	3.08	-0.51	46.96	1,614	94
CapitaCommercial Trust *	Rental	Office	1.08	1,193	0.24	0.60	6.54	6.39	-15.27	64.07	-4.50	0.00	0.00	0.00	-4.50	46.78	1,583	98
Mapletree Logistics Trust *	Rental	Industrial	0.85	692	0.14	0.35	6.20	-NA-	4.31	145.21	9.35	7.59	0.00	7.59	9.35	45.57	359	38
Singapore Land	Non-Rental	Diversified	6.80	591	0.12	0.30	2.94	7.13	-12.10	120.13	3.50	4.62	0.00	4.62	3.50	48.51	91	11
Yanlord Land Group	Non-Rental	Diversified	1.87	572	0.12	0.29	0.66	-NA-	-NA-	66.96	-13.82	4.47	0.00	4.47	-13.82	-NA-	7,585	981
Wing Tai Holdings	Non-Rental	Diversified	1.81	569	0.12	0.29	2.21	19.95	-11.50	162.86	-1.09	7.74	0.00	7.74	-1.09	61.39	700	91
Singapore Total				23,217	4.71	11.64	2.99											

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Asia Wght (%) 31-Mar											3 month Annualised USD (m)	
Mitsubishi Estate	Non-Rental	Diversified	1530	12,619	2.56	6.32	1.05	4.97	-26.00	39.38	3.92	9.68	0.43	10.11	3.92	37.14	20,725	121
Mitsui Fudosan	Non-Rental	Diversified	1587	11,064	2.24	5.55	1.39	5.66	-22.06	49.77	2.57	5.80	0.73	6.53	2.57	39.91	17,712	118
Sumitomo Realty & Dev	Non-Rental	Diversified	1779	6,699	1.36	3.36	1.12	7.38	-25.81	65.19	2.88	12.74	0.63	13.37	2.88	54.54	16,422	181
Nippon Building Fund *	Rental	Office	805000	3,451	0.70	1.73	5.15	1.66	-21.97	-0.24	14.02	2.29	0.00	2.29	14.02	26.54	3,680	79
Japan Real Estate *	Rental	Office	797000	3,084	0.62	1.55	4.80	1.94	-16.81	7.71	19.05	3.91	2.26	6.17	19.05	25.26	2,981	71
Aeon Mall Co Ltd	Rental	Retail	1971	1,412	0.29	0.71	1.01	-0.56	-16.24	58.65	10.42	21.67	0.00	21.67	10.42	45.11	2,270	119
Japan Retail Fund *	Rental	Retail	110000	1,345	0.27	0.67	6.88	4.18	-9.57	47.00	18.50	4.36	0.00	4.36	18.50	36.58	1,409	77
Nomura Real Estate Office Fund	Rental	Office	525000	1,258	0.25	0.63	6.70	-4.89	-26.13	2.25	4.17	0.77	0.00	0.77	4.17	27.41	1,101	65
Japan Prime Realty Inv. *	Rental	Office	208100	1,164	0.24	0.58	5.12	-2.39	-22.03	19.99	8.05	6.28	0.00	6.28	8.05	40.51	2,356	150
Tokyu Land	Non-Rental	Diversified	357	1,125	0.23	0.56	2.10	-3.09	-34.61	33.52	5.41	11.21	1.09	12.31	5.41	51.41	3,729	245
Nomura Real Estate Holdings	Non-Rental	Diversified	1442	868	0.18	0.44	2.77	-NA-	-NA-	-2.90	5.18	8.58	0.00	8.58	5.18	-NA-	2,659	226
Tokyo Tatemono	Non-Rental	Office	336	863	0.17	0.43	2.98	-11.40	-40.42	36.76	-5.08	7.35	0.00	7.35	-5.08	66.05	6,506	557
United Urban Investment *	Rental	Diversified	538000	850	0.17	0.43	6.65	0.16	-13.51	43.08	9.80	12.55	0.00	12.55	9.80	36.22	743	65
ORIX JREIT *	Rental	Office	423500	839	0.17	0.42	8.24	-3.11	-21.70	12.48	-5.65	-0.82	0.00	-0.82	-5.65	38.97	642	57
NTT Urban Development	Non-Rental	Office	79000	822	0.17	0.41	1.52	-1.93	-33.33	1.02	29.22	11.58	0.85	12.43	29.22	39.19	2,494	224
Mori Trust Sogo REIT *	Rental	Office	820000	519	0.11	0.26	5.57	1.41	-15.85	19.35	12.02	4.59	2.42	7.02	12.02	26.93	430	61
Top REIT *	Rental	Diversified	423000	519	0.11	0.26	6.11	-NA-	-NA-	17.83	2.42	4.19	0.00	4.19	2.42	-NA-	311	44
Tokyu REIT *	Rental	Diversified	491500	493	0.10	0.25	19.32	0.32	-20.42	11.58	14.46	12.73	0.00	12.73	14.46	34.98	1,137	171
Kenedix Realty Investment *	Rental	Diversified	251100	464	0.09	0.23	9.03	-NA-	-28.81	49.59	-1.14	3.55	0.00	3.55	-1.14	60.05	645	103
Daibiru Corp	Non-Rental	Office	788	364	0.07	0.18	1.40	-0.45	-21.50	0.57	19.14	10.52	0.77	11.29	19.14	39.05	252	51
Heiwa Real Estate	Non-Rental	Diversified	281	332	0.07	0.17	1.07	-6.24	-27.00	33.33	-4.70	1.08	1.08	2.16	-4.70	35.73	442	98
Premier Investment Co. *	Rental	Diversified	307500	320	0.06	0.16	10.13	-8.40	-25.37	10.99	1.15	4.63	0.00	4.63	1.15	54.95	271	63
Japan Total				50,472	10.23	25.30	2.75											

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	EUR	1,555.01	199,515.36	100.00	3.76	5.70	-11.30	63.87	6.93	5.75	6.93	26.77
Pure Asia	EUR	1,649.81	165,643.82	83.02	3.35	7.11	-10.77	63.95	7.31	5.82	7.31	27.68
Asia ex Australia	EUR	1,594.41	154,225.00	77.30	2.48	10.25	-8.14	60.32	6.96	6.44	6.96	27.95
Asia Dividend+	EUR	1,955.37	118,179.49	59.23	5.38	-NA-	-6.24	71.37	7.53	4.82	7.53	26.96
Australia	EUR	1,286.98	45,290.36	22.70	8.13	-5.43	-21.62	74.24	6.76	3.44	6.76	32.39
Pure Australia	EUR	985.52	22,609.78	11.33	8.24	-10.08	-29.42	75.66	6.56	3.07	6.56	39.48
Japan	EUR	1,573.25	50,472.32	25.30	2.75	4.35	-19.17	39.18	11.46	3.81	11.46	27.35
Hong Kong	EUR	1,801.14	80,112.73	40.15	2.14	15.21	6.06	72.41	6.14	8.65	6.14	35.44
Singapore	EUR	1,322.51	23,216.63	11.64	2.99	13.72	-10.98	92.52	1.03	4.86	1.03	32.63
New Zealand	EUR	1,238.94	423.32	0.21	7.75	3.35	-9.87	37.83	-0.58	1.47	-0.58	21.89
Asia	USD	2,081.50	269,965.57	100.00	3.76	6.56	-10.81	67.00	0.84	4.85	0.84	31.69
Pure Asia	USD	2,208.33	224,133.77	83.02	3.35	7.98	-10.28	67.10	1.21	4.92	1.21	32.71
Asia ex Australia	USD	1,651.30	208,682.89	77.30	2.48	11.14	-7.64	63.38	0.87	5.54	0.87	32.63
Asia Dividend+	USD	2,185.45	159,909.46	59.23	5.38	7.17	-5.73	74.65	1.41	3.93	1.41	32.01
Australia	USD	1,737.42	61,282.68	22.70	8.13	-4.67	-21.19	77.58	0.68	2.56	0.68	36.10
Pure Australia	USD	1,330.44	30,593.45	11.33	8.24	-9.35	-29.03	79.02	0.50	2.20	0.50	43.38
Japan	USD	2,123.88	68,294.44	25.30	2.75	5.19	-18.73	41.84	5.12	2.93	5.12	30.25
Hong Kong	USD	2,431.53	108,401.08	40.15	2.14	16.14	6.64	75.71	0.11	7.73	0.11	39.83
Singapore	USD	1,785.39	31,414.57	11.64	2.99	14.64	-10.50	96.21	-4.72	3.97	-4.72	40.36
New Zealand	USD	1,233.34	572.80	0.21	7.75	4.18	-9.38	40.46	-6.24	0.61	-6.24	26.29
Asia	GBP	2,211.46	177,972.11	100.00	3.76	11.34	-2.84	57.81	7.35	5.23	7.35	27.61
Pure Asia	GBP	2,346.21	147,757.95	83.02	3.35	12.83	-2.26	57.89	7.74	5.30	7.74	28.71
Asia ex Australia	GBP	1,754.40	137,572.11	77.30	2.48	16.13	0.62	54.38	7.39	5.92	7.39	28.61
Asia Dividend+	GBP	2,582.43	105,418.71	59.23	5.38	11.99	2.71	65.03	7.96	4.31	7.96	28.31
Australia	GBP	1,845.89	40,400.00	22.70	8.13	-0.39	-14.14	67.80	7.18	2.93	7.18	33.87
Pure Australia	GBP	1,413.51	20,168.43	11.33	8.24	-5.28	-22.68	69.16	6.99	2.57	6.99	42.31
Japan	GBP	2,256.48	45,022.43	25.30	2.75	9.92	-11.46	34.02	11.91	3.30	11.91	27.63
Hong Kong	GBP	2,583.34	71,462.33	40.15	2.14	21.36	16.18	66.03	6.57	8.12	6.57	35.88
Singapore	GBP	1,896.86	20,709.74	11.64	2.99	19.79	-2.49	85.40	1.44	4.35	1.44	34.81
New Zealand	GBP	1,560.89	377.61	0.21	7.75	8.86	-1.27	32.73	-0.18	0.97	-0.18	24.50

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	JPY	1,900.21	25,225,583.27	100.00	3.76	3.71	-17.50	57.99	1.21	10.25	1.21	34.83
Pure Asia	JPY	2,015.99	20,943,059.84	83.02	3.35	5.10	-17.01	58.08	1.58	10.32	1.58	35.63
Asia ex Australia	JPY	1,507.48	19,499,329.20	77.30	2.48	8.17	-14.57	54.57	1.25	10.97	1.25	35.55
Asia Dividend+	JPY	1,842.87	14,941,940.01	59.23	5.38	-NA-	-12.80	65.22	1.79	9.28	1.79	34.86
Australia	JPY	1,586.09	5,726,254.07	22.70	8.13	-7.21	-27.10	67.99	1.06	7.84	1.06	38.77
Pure Australia	JPY	1,214.56	2,858,652.02	11.33	8.24	-11.77	-34.36	69.36	0.87	7.46	0.87	44.83
Japan	JPY	1,950.01	6,381,432.25	25.30	2.75	2.39	-24.83	34.17	5.51	8.23	5.51	32.49
Hong Kong	JPY	2,219.75	10,128,996.78	40.15	2.14	13.04	-1.36	66.22	0.48	13.28	0.48	42.75
Singapore	JPY	1,629.88	2,935,377.81	11.64	2.99	11.58	-17.21	85.62	-4.36	9.32	-4.36	42.40
New Zealand	JPY	1,124.66	53,522.37	0.21	7.75	1.40	-16.18	32.88	-5.89	5.78	-5.89	31.10
Australia	AUD	1,255.40	66,767.49	22.70	8.13	-7.89	-24.49	34.36	-1.37	0.07	-1.37	27.52
Australia Hedged	USD	611.99	61,282.68	9.18	0.00	-9.08	-25.40	31.46	-2.26	-0.29	-2.26	26.57
Pure Australia	AUD	960.81	33,331.56	11.33	8.24	-12.42	-32.02	35.39	-1.53	-0.29	-1.53	35.30
Hong Kong	HKD	2,444.72	841,701.85	40.15	2.14	16.04	6.42	76.04	0.24	7.75	0.24	39.88
Singapore	SGD	1,505.02	43,919.15	11.64	2.99	10.91	-12.93	80.44	-5.12	3.41	-5.12	36.03
New Zealand	NZD	1,255.65	807.27	0.21	7.75	4.29	-9.15	12.85	-3.85	-0.99	-3.85	14.10
Asia 33	EUR	1,009.65	151,955.70	76.16	3.90	6.21	-10.50	61.72	8.30	5.76	8.30	25.63
Asia 33	USD	1,354.35	204,304.44	75.68	3.90	6.93	-10.20	63.82	1.02	4.77	1.02	29.47
Asia 33	GBP	1,441.38	134,916.76	75.81	3.90	11.77	-2.11	54.34	7.67	5.67	7.67	26.14
Asia 33	JPY	1,232.95	19,037,088.08	75.47	3.90	4.02	-17.02	55.37	2.03	9.32	2.03	33.34
Asia 33	HKD	1,347.96	1,586,137.98	75.47	3.90	6.83	-10.40	64.13	1.14	4.79	1.14	29.46
Asia 33	AUD	967.51	223,039.79	111.79	3.90	-NA-	-NA-	23.24	-0.80	1.80	-0.80	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	AUD	1,483.97	294,127.49	147.42	3.76	-NA-	-NA-	26.42	-1.19	2.30	-1.19	-NA-
Pure Asia	AUD	1,574.39	244,193.75	122.39	3.35	-NA-	-NA-	26.49	-0.83	2.37	-0.83	-NA-
Asia ex Australia	AUD	1,177.26	227,360.01	113.96	2.48	-NA-	-NA-	23.68	-1.16	2.97	-1.16	-NA-
Asia Dividend+	AUD	1,814.96	174,221.36	87.32	5.38	-NA-	-NA-	32.21	-0.63	1.40	-0.63	-NA-
Australia	AUD	1,255.40	66,767.49	33.46	8.13	-NA-	-NA-	34.36	-1.37	0.07	-1.37	-NA-
Pure Australia	AUD	960.81	33,331.56	16.71	8.24	-NA-	-NA-	35.39	-1.53	-0.29	-1.53	-NA-
Japan	AUD	1,514.18	74,406.79	37.29	2.75	-NA-	-NA-	7.37	3.00	0.42	3.00	-NA-
Hong Kong	AUD	1,733.51	118,102.98	59.19	2.14	-NA-	-NA-	33.01	-1.91	5.11	-1.91	-NA-
Singapore	AUD	1,272.86	34,226.18	17.15	2.99	-NA-	-NA-	48.53	-6.64	1.44	-6.64	-NA-
New Zealand	AUD	1,053.33	624.06	0.31	7.75	-NA-	-NA-	6.33	-8.13	-1.84	-8.13	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	EUR	1,553.35	199,515.36	100.00	3.71	5.68	-10.95	63.79	6.91	5.74	6.91	26.79
Pure Asia	EUR	1,647.77	165,643.82	83.02	3.28	7.10	-10.43	63.86	7.29	5.81	7.29	27.69
Asia ex Australia	EUR	1,592.27	154,225.00	77.30	2.42	10.22	-7.87	60.21	6.94	6.43	6.94	27.94
Australia	EUR	1,286.98	45,290.36	22.70	8.13	-5.43	-21.11	74.24	6.76	3.44	6.76	50.99
Pure Australia	EUR	985.52	22,609.78	11.33	8.24	-10.08	-28.86	75.66	6.56	3.07	6.56	39.64
Hong Kong	EUR	1,801.14	80,112.73	40.15	2.14	15.21	6.46	72.41	6.14	8.65	6.14	47.93
Japan	EUR	1,563.18	50,472.32	25.30	2.56	4.22	-19.07	38.91	11.39	3.77	11.39	37.07
New Zealand	EUR	927.61	423.32	0.21	8.10	-2.46	-18.64	2.01	-0.58	1.47	-0.58	27.45
Singapore	EUR	1,346.04	23,216.63	11.64	2.99	14.12	-10.34	92.53	1.03	4.86	1.03	46.71
Asia	USD	2,079.29	269,965.57	100.00	3.71	6.53	-10.59	66.92	0.82	4.84	0.82	31.72
Pure Asia	USD	2,205.60	224,133.77	83.02	3.28	7.97	-10.06	66.99	1.19	4.91	1.19	32.74
Asia ex Australia	USD	1,649.08	208,682.89	77.30	2.42	11.11	-7.50	63.28	0.85	5.52	0.85	32.63
Australia	USD	1,737.42	61,282.68	22.70	8.13	-4.67	-20.79	77.58	0.68	2.56	0.68	36.23
Pure Australia	USD	1,330.44	30,593.45	11.33	8.24	-9.35	-28.57	79.02	0.50	2.20	0.50	43.54
Hong Kong	USD	2,431.53	108,401.08	40.15	2.14	16.14	6.89	75.71	0.11	7.73	0.11	39.84
Japan	USD	2,110.28	68,294.44	25.30	2.56	5.06	-18.74	41.57	5.05	2.89	5.05	30.25
New Zealand	USD	1,252.26	572.80	0.21	8.10	4.50	-9.57	40.99	-6.24	0.60	-6.24	26.28
Singapore	USD	1,817.14	31,414.57	11.64	2.99	15.04	-9.98	96.21	-4.72	3.97	-4.72	40.45
Asia	GBP	2,209.11	177,972.11	100.00	3.71	11.32	-2.52	57.73	7.33	5.22	7.33	27.67
Pure Asia	GBP	2,343.30	147,757.95	83.02	3.28	12.82	-1.95	57.80	7.72	5.29	7.72	28.71
Asia ex Australia	GBP	1,752.03	137,572.11	77.30	2.42	16.10	0.84	54.28	7.37	5.91	7.37	28.59
Australia	GBP	1,845.89	40,400.00	22.70	8.13	-0.39	-13.65	67.80	7.18	2.93	7.18	34.00
Pure Australia	GBP	1,413.51	20,168.43	11.33	8.24	-5.28	-22.13	69.16	6.99	2.57	6.99	42.44
Hong Kong	GBP	2,583.34	71,462.33	40.15	2.14	21.36	16.53	66.03	6.57	8.12	6.57	35.87
Japan	GBP	2,242.03	45,022.43	25.30	2.56	9.78	-11.41	33.77	11.84	3.26	11.84	27.60
New Zealand	GBP	1,330.44	377.61	0.21	8.10	5.44	-7.00	11.84	-0.18	0.97	-0.18	24.32
Singapore	GBP	1,930.59	20,709.74	11.64	2.99	20.21	-1.86	85.40	1.43	4.35	1.43	34.89

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	JPY	1,898.19	25,225,583.27	100.00	3.71	3.69	-16.92	57.91	1.20	10.24	1.20	34.97
Pure Asia	JPY	2,013.49	20,943,059.84	83.02	3.28	5.09	-16.43	57.98	1.56	10.31	1.56	35.75
Asia ex Australia	JPY	1,505.44	19,499,329.20	77.30	2.42	8.15	-14.05	54.46	1.23	10.96	1.23	35.62
Australia	JPY	1,586.09	5,726,254.07	22.70	8.13	-7.21	-26.40	67.99	1.06	7.84	1.06	40.61
Pure Australia	JPY	1,214.56	2,858,652.02	11.33	8.24	-11.77	-33.63	69.36	0.87	7.46	0.87	45.17
Hong Kong	JPY	2,219.75	10,128,996.78	40.15	2.14	13.04	-0.68	66.22	0.48	13.28	0.48	43.07
Japan	JPY	1,937.51	6,381,432.25	25.30	2.56	2.26	-24.49	33.92	5.44	8.18	5.44	32.54
New Zealand	JPY	1,143.19	53,522.37	0.21	8.10	1.74	-15.95	33.53	-5.89	5.78	-5.89	31.75
Singapore	JPY	1,658.87	2,935,377.81	11.64	2.99	11.98	-16.35	85.62	-4.36	9.32	-4.36	43.05
Australia	AUD	1,255.40	66,767.49	22.70	8.13	-7.89	-24.14	34.36	-1.37	0.07	-1.37	27.63
Pure Australia	AUD	960.81	33,331.56	11.33	8.24	-12.42	-31.60	35.39	-1.53	-0.29	-1.53	35.43
Hong Kong	HKD	2,444.72	841,701.85	40.15	2.14	16.04	6.67	76.04	0.24	7.75	0.24	39.89
New Zealand	NZD	1,274.92	807.27	0.21	8.10	4.60	-9.58	13.27	-3.85	-0.99	-3.85	14.29
Singapore	SGD	1,531.78	43,919.15	11.64	2.99	11.30	-12.44	80.44	-5.12	3.41	-5.12	36.13

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	AUD	1,482.39	294,127.49	147.42	3.71	-NA-	-NA-	26.36	-1.21	2.29	-1.21	-NA-
Pure Asia	AUD	1,572.44	244,193.75	122.39	3.28	-NA-	-NA-	26.41	-0.85	2.36	-0.85	-NA-
Asia ex Australia	AUD	1,175.68	227,360.01	113.96	2.42	-NA-	-NA-	23.60	-1.18	2.96	-1.18	-NA-
Australia	AUD	1,255.40	66,767.49	33.46	8.13	-NA-	-NA-	34.36	-1.37	0.07	-1.37	-NA-
Pure Australia	AUD	960.81	33,331.56	16.71	8.24	-NA-	-NA-	35.39	-1.53	-0.29	-1.53	-NA-
Hong Kong	AUD	1,733.51	118,102.98	59.19	2.14	-NA-	-NA-	33.01	-1.91	5.11	-1.91	-NA-
Japan	AUD	1,504.48	74,406.79	37.29	2.56	-NA-	-NA-	7.17	2.94	0.38	2.94	-NA-
New Zealand	AUD	892.78	624.06	0.31	8.10	-NA-	-NA-	-10.91	-8.13	-1.84	-8.13	-NA-
Singapore	AUD	1,295.49	34,226.18	17.15	2.99	-NA-	-NA-	48.53	-6.64	1.44	-6.64	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	EUR	1,079.18	199,515.36	100.00	0.00	1.99	-14.56	57.95	5.95	5.40	5.95	26.83
Pure Asia	EUR	1,175.97	165,643.82	83.02	0.00	3.86	-13.64	58.74	6.65	5.42	6.65	27.64
Asia ex Australia	EUR	1,415.53	154,225.00	77.30	0.00	7.78	-10.49	56.09	6.33	6.04	6.33	27.84
Asia Dividend+	EUR	1,627.31	118,179.49	59.23	0.00	-NA-	-10.90	62.94	6.09	4.43	6.09	27.07
Australia	EUR	653.08	45,290.36	22.70	0.00	-11.68	-27.14	61.75	4.68	3.27	4.68	32.26
Pure Australia	EUR	502.07	22,609.78	11.33	0.00	-15.95	-34.35	63.32	6.07	2.89	6.07	39.73
Japan	EUR	1,364.86	50,472.32	25.30	0.00	2.56	-20.93	35.50	10.47	3.23	10.47	27.30
Hong Kong	EUR	1,353.96	80,112.73	40.15	0.00	12.20	3.15	68.35	5.68	8.24	5.68	35.38
Singapore	EUR	960.70	23,216.63	11.64	0.00	9.62	-14.49	84.38	0.52	4.86	0.52	32.19
New Zealand	EUR	886.91	423.32	0.21	0.00	-3.34	-16.05	27.07	-0.58	1.47	-0.58	21.21
Asia	USD	1,443.27	269,965.57	100.00	0.00	2.82	-14.09	60.97	-0.08	4.50	-0.08	31.69
Pure Asia	USD	1,572.71	224,133.77	83.02	0.00	4.70	-13.17	61.78	0.58	4.52	0.58	32.60
Asia ex Australia	USD	1,466.02	208,682.89	77.30	0.00	8.66	-10.00	59.08	0.28	5.14	0.28	32.48
Asia Dividend+	USD	1,818.79	159,909.46	59.23	0.00	2.09	-10.42	66.06	0.06	3.54	0.06	32.07
Australia	USD	881.65	61,282.68	22.70	0.00	-10.97	-26.74	64.84	-1.28	2.40	-1.28	35.98
Pure Australia	USD	677.79	30,593.45	11.33	0.00	-15.27	-33.99	66.45	0.03	2.01	0.03	43.42
Japan	USD	1,842.55	68,294.44	25.30	0.00	3.38	-20.50	38.09	4.18	2.35	4.18	30.16
Hong Kong	USD	1,827.84	108,401.08	40.15	0.00	13.11	3.72	71.58	-0.33	7.32	-0.33	39.72
Singapore	USD	1,296.94	31,414.57	11.64	0.00	10.51	-14.02	87.91	-5.20	3.97	-5.20	40.00
New Zealand	USD	882.90	572.80	0.21	0.00	-2.55	-15.59	29.50	-6.24	0.61	-6.24	26.04
Asia	GBP	1,533.38	177,972.11	100.00	0.00	7.44	-6.41	52.10	6.37	4.88	6.37	27.55
Pure Asia	GBP	1,670.90	147,757.95	83.02	0.00	9.41	-5.40	52.87	7.08	4.90	7.08	28.57
Asia ex Australia	GBP	1,557.55	137,572.11	77.30	0.00	13.54	-1.95	50.31	6.75	5.52	6.75	28.46
Asia Dividend+	GBP	2,149.16	105,418.71	59.23	0.00	6.68	-2.40	56.91	6.52	3.92	6.52	28.24
Australia	GBP	936.70	40,400.00	22.70	0.00	-6.97	-20.19	55.76	5.09	2.77	5.09	33.48
Pure Australia	GBP	720.10	20,168.43	11.33	0.00	-11.47	-28.08	57.28	6.49	2.38	6.49	42.29
Japan	GBP	1,957.59	45,022.43	25.30	0.00	8.03	-13.39	30.49	10.91	2.72	10.91	27.51
Hong Kong	GBP	1,941.95	71,462.33	40.15	0.00	18.19	12.99	62.13	6.11	7.70	6.11	35.73
Singapore	GBP	1,377.91	20,709.74	11.64	0.00	15.47	-6.33	77.56	0.93	4.35	0.93	34.68
New Zealand	GBP	1,117.38	377.61	0.21	0.00	1.82	-8.04	22.37	-0.18	0.97	-0.18	24.16

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	JPY	1,317.56	25,225,583.27	100.00	0.00	0.08	-20.54	52.28	0.29	9.88	0.29	34.80
Pure Asia	JPY	1,435.73	20,943,059.84	83.02	0.00	1.91	-19.68	53.05	0.96	9.91	0.96	35.52
Asia ex Australia	JPY	1,338.33	19,499,329.20	77.30	0.00	5.76	-16.76	50.49	0.65	10.55	0.65	35.42
Asia Dividend+	JPY	1,533.68	14,941,940.01	59.23	0.00	-NA-	-17.14	57.09	0.43	8.87	0.43	34.87
Australia	JPY	804.86	5,726,254.07	22.70	0.00	-13.34	-32.24	55.94	-0.91	7.67	-0.91	38.53
Pure Australia	JPY	618.75	2,858,652.02	11.33	0.00	-17.53	-38.94	57.46	0.40	7.27	0.40	44.77
Japan	JPY	1,694.84	6,381,432.25	25.30	0.00	0.63	-26.47	30.64	4.57	7.62	4.57	32.37
Hong Kong	JPY	1,668.63	10,128,996.78	40.15	0.00	10.09	-4.06	62.32	0.04	12.84	0.04	42.66
Singapore	JPY	1,183.97	2,935,377.81	11.64	0.00	7.56	-20.47	77.77	-4.84	9.32	-4.84	42.13
New Zealand	JPY	805.09	53,522.37	0.21	0.00	-5.15	-21.92	22.51	-5.89	5.78	-5.89	30.30
Australia	AUD	637.01	66,767.49	22.70	0.00	-13.96	-29.79	24.78	-3.27	-0.10	-3.27	27.32
Australia Hedged	USD	432.08	61,282.68	22.70	0.00	-15.12	-30.70	21.93	-4.19	-0.46	-4.19	26.45
Pure Australia	AUD	489.65	33,331.56	11.33	0.00	-18.12	-36.74	26.00	-1.98	-0.47	-1.98	35.59
Hong Kong	HKD	1,838.27	841,701.85	40.15	0.00	13.01	3.50	71.90	-0.19	7.33	-0.19	39.77
Singapore	SGD	1,095.27	43,919.15	11.64	0.00	6.92	-16.36	72.81	-5.59	3.41	-5.59	35.62
New Zealand	NZD	898.76	807.27	0.21	0.00	-2.46	-15.37	4.17	-3.85	-0.99	-3.85	13.55
Asia 33	EUR	838.53	151,955.70	76.16	0.00	2.45	-13.89	55.91	7.26	5.39	7.26	-NA-
Asia 33	USD	1,124.82	204,304.44	75.68	0.00	3.15	-13.61	57.94	0.06	4.40	0.06	-NA-
Asia 33	GBP	1,197.09	134,916.76	75.81	0.00	7.82	-5.83	48.79	6.64	5.30	6.64	-NA-
Asia 33	JPY	1,023.99	19,037,088.08	75.47	0.00	0.34	-20.16	49.79	1.05	8.94	1.05	33.37
Asia 33	HKD	1,119.50	1,586,137.98	75.47	0.00	3.05	-13.80	58.23	0.17	4.42	0.17	-NA-
Asia 33	AUD	803.54	223,039.79	37.17	0.00	-NA-	-NA-	18.82	-1.75	1.44	-1.75	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
Index Description	Curr	Close Value Mar-10										
Asia	AUD	1,028.95	294,127.49	147.42	0.00	-NA-	-NA-	21.85	-2.10	1.96	-2.10	-NA-
Pure Asia	AUD	1,121.23	244,193.75	122.39	0.00	-NA-	-NA-	22.47	-1.44	1.98	-1.44	-NA-
Asia ex Australia	AUD	1,045.17	227,360.01	113.96	0.00	-NA-	-NA-	20.42	-1.74	2.58	-1.74	-NA-
Asia Dividend+	AUD	1,510.46	174,221.36	87.32	0.00	-NA-	-NA-	25.70	-1.96	1.02	-1.96	-NA-
Australia	AUD	637.01	66,767.49	33.46	0.00	-NA-	-NA-	24.78	-3.27	-0.10	-3.27	-NA-
Pure Australia	AUD	489.65	33,331.56	16.71	0.00	-NA-	-NA-	26.00	-1.98	-0.47	-1.98	-NA-
Japan	AUD	1,313.61	74,406.79	37.29	0.00	-NA-	-NA-	4.53	2.08	-0.14	2.08	-NA-
Hong Kong	AUD	1,303.12	118,102.98	59.19	0.00	-NA-	-NA-	29.88	-2.34	4.70	-2.34	-NA-
Singapore	AUD	924.63	34,226.18	17.15	0.00	-NA-	-NA-	42.25	-7.11	1.44	-7.11	-NA-
New Zealand	AUD	754.03	624.06	0.31	0.00	-NA-	-NA-	-1.97	-8.13	-1.84	-8.13	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Index Description	Curr	Close Value 31-Mar	12 Mths Estimated Div	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) 31-Mar	Total Rtn (%) YTD	36 Mths Vity (%)
			Yld (%) 31-Mar							
Asia Real Estate **	Local	1,587.77	3.76	4.29	-14.38	52.73	0.44	5.49	0.44	28.70
Asia FTSE	Local	253.81	3.18	6.03	-5.09	44.82	3.71	7.61	3.71	22.71
Japan Real Estate **	JPY	1,950.01	2.75	2.39	-24.83	34.17	5.51	8.23	5.51	32.49
Japan FTSE	JPY	83.25	2.04	-1.69	-15.64	29.88	8.94	10.69	8.94	22.86
Japan JP Morgan Bonds	JPY	240.24	-NA-	1.50	2.24	1.46	-0.14	-0.20	-0.14	2.12
Australia Real Estate **	AUD	1,255.40	8.13	-7.89	-24.49	34.36	-1.37	0.07	-1.37	27.52
Australia FTSE	AUD	1,041.42	4.29	8.58	-1.94	41.43	1.80	5.51	1.80	18.31
Australia JP Morgan Bonds	AUD	696.78	-NA-	5.82	6.53	-1.08	0.70	-0.92	0.70	4.88
Hong Kong Real Estate **	HKD	2,444.72	2.14	16.04	6.42	76.04	0.24	7.75	0.24	39.88
Hong Kong FTSE	HKD	1,590.94	3.08	15.61	7.45	69.18	2.25	6.24	2.25	31.89
Hong Kong JP Morgan Bonds	HKD	159.55	-NA-	4.65	5.21	0.52	-0.13	-0.45	-0.13	4.36
Singapore Real Estate **	SGD	1,505.02	2.99	10.91	-12.93	80.44	-5.12	3.41	-5.12	36.03
Singapore FTSE	SGD	509.08	3.29	11.01	-0.53	77.99	-0.16	3.83	-0.16	31.09
Singapore JP Morgan Bonds	SGD	150.22	-NA-	3.62	3.75	0.04	-0.06	-0.32	-0.06	4.16
New Zealand Real Estate **	NZD	1,255.65	7.75	4.29	-9.15	12.85	-3.85	-0.99	-3.85	14.10
New Zealand FTSE	NZD	173.58	6.92	-0.47	-8.36	19.22	-0.94	2.29	-0.94	16.12
New Zealand JP Morgan Bonds	NZD	292.42	-NA-	7.01	7.74	3.68	2.28	-0.22	2.28	4.90

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

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Asia (%) Weight
				31-Mar	31-Mar
Sun Hung Kai Props	Non-Rental	Diversified	HK	21,381	10.72
Westfield Group *	Rental	Retail	AU	18,879	9.46
Mitsubishi Estate	Non-Rental	Diversified	JP	12,619	6.32
Mitsui Fudosan	Non-Rental	Diversified	JP	11,064	5.55
China Overseas Land	Non-Rental	Residential	HK	6,815	3.42
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	6,699	3.36
Capitaland	Non-Rental	Diversified	SG	6,655	3.34
Stockland Trust Group *	Non-Rental	Diversified	AU	6,450	3.23
Hongkong Land Hldgs	Rental	Office	HK	6,321	3.17
Hang Lung Properties	Non-Rental	Diversified	HK	6,170	3.09
Wharf Holdings	Non-Rental	Diversified	HK	5,730	2.87
Henderson Land Dev	Non-Rental	Diversified	HK	5,588	2.80
New World Development	Non-Rental	Diversified	HK	4,232	2.12
Link REIT *	Rental	Retail	HK	3,973	1.99
City Developments	Non-Rental	Diversified	SG	3,821	1.92
GPT Group *	Rental	Diversified	AU	3,619	1.81
Sino Land	Non-Rental	Diversified	HK	3,538	1.77
Nippon Building Fund *	Rental	Office	JP	3,451	1.73
Japan Real Estate *	Rental	Office	JP	3,084	1.55
China Resources Land	Non-Rental	Residential	HK	3,030	1.52

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Asia (%) Weight
	31-Mar	31-Mar	31-Mar
EPRA/NAREIT Australia	14	45,290	22.70%
EPRA/NAREIT Japan	22	50,472	25.30%
EPRA/NAREIT Hong Kong	23	80,113	40.15%
EPRA/NAREIT Singapore	13	23,217	11.64%
EPRA/NAREIT New Zealand	1	423	0.21%
EPRA/NAREIT Asia	73	199,515	100.00%

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

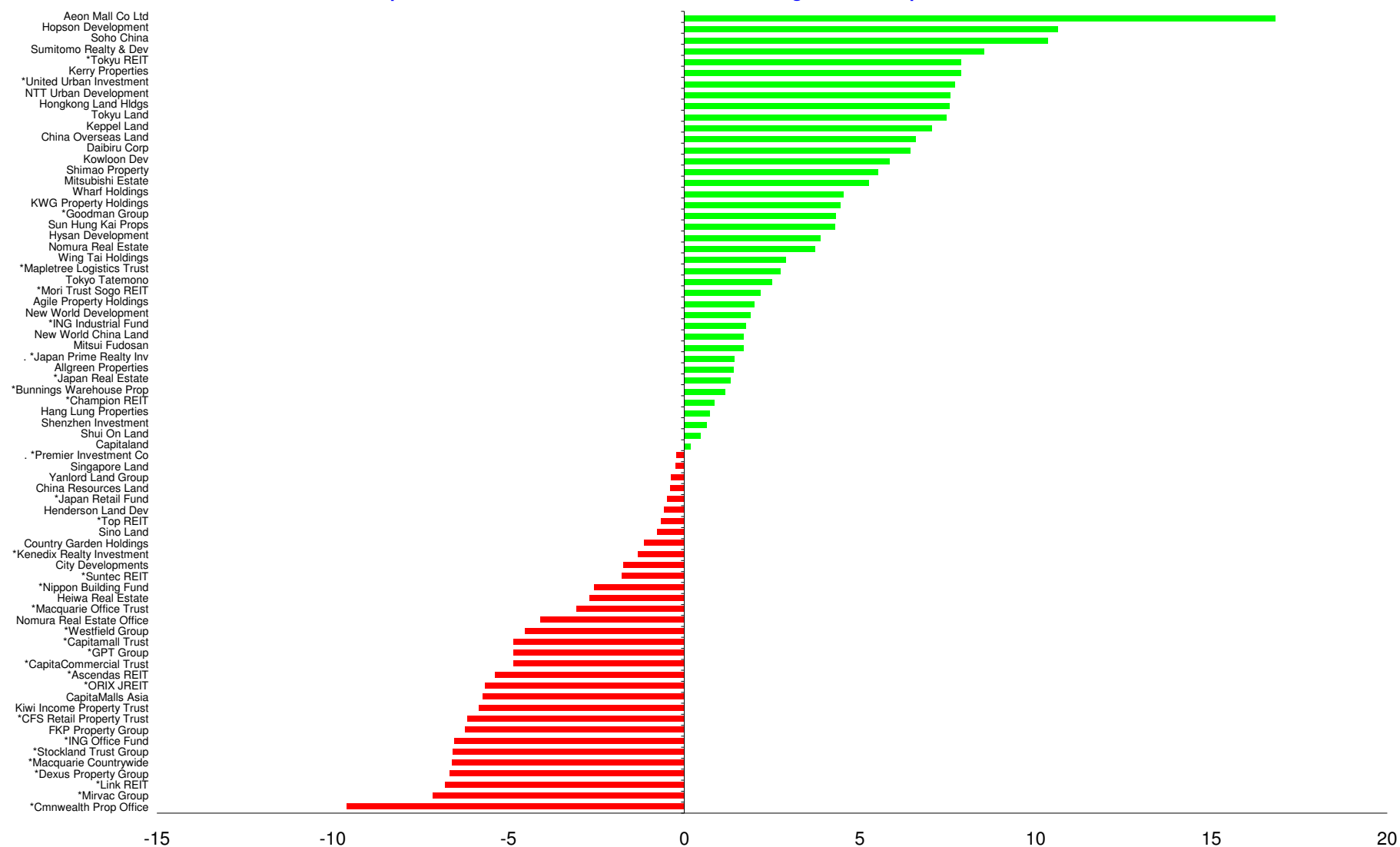
EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return Mar-10	Return Mar-10	Return Mar-10
Aeon Mall Co Ltd	Rental	Retail	JP	21.67	0.00	21.67
Hopson Development	Non-Rental	Residential	HK	15.47	0.00	15.47
Soho China	Non-Rental	Diversified	HK	15.18	0.00	15.18
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	12.74	0.63	13.37
Tokyu REIT *	Rental	Diversified	JP	12.73	0.00	12.73
Kerry Properties	Non-Rental	Diversified	HK	12.72	0.00	12.72
United Urban Investment *	Rental	Diversified	JP	12.55	0.00	12.55
NTT Urban Development	Non-Rental	Office	JP	11.58	0.85	12.43
Hongkong Land Hldgs	Rental	Office	HK	10.22	2.17	12.39
Tokyu Land	Non-Rental	Diversified	JP	11.21	1.09	12.31
Keppel Land	Non-Rental	Diversified	SG	11.89	0.00	11.89
China Overseas Land	Non-Rental	Residential	HK	11.44	0.00	11.44
Daibiru Corp	Non-Rental	Office	JP	10.52	0.77	11.29
Kowloon Dev	Non-Rental	Residential	HK	10.69	0.00	10.69
Shimao Property	Non-Rental	Residential	HK	10.36	0.00	10.36
Mitsubishi Estate	Non-Rental	Diversified	JP	9.68	0.43	10.11
Wharf Holdings	Non-Rental	Diversified	HK	9.38	0.00	9.38
KWG Property Holdings	Non-Rental	Diversified	HK	9.30	0.00	9.30
Goodman Group *	Rental	Industrial	AU	9.17	0.00	9.17
Sun Hung Kai Props	Non-Rental	Diversified	HK	8.35	0.79	9.14

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return Mar-10	Return Mar-10	Return Mar-10
Heiwa Real Estate	Non-Rental	Diversified	JP	1.08	1.08	2.16
Macquarie Office Trust *	Rental	Office	AU	1.79	0.00	1.79
Nomura Real Estate Office Fund	Rental	Office	JP	0.77	0.00	0.77
Westfield Group *	Rental	Retail	AU	0.33	0.00	0.33
CapitaCommercial Trust *	Rental	Office	SG	0.00	0.00	0.00
CapitaMall Trust *	Rental	Retail	SG	0.00	0.00	0.00
GPT Group *	Rental	Diversified	AU	0.00	0.00	0.00
Ascendas REIT *	Rental	Industrial	SG	-0.52	0.00	-0.52
ORIX JREIT *	Rental	Office	JP	-0.82	0.00	-0.82
CapitaMalls Asia	Non-Rental	Retail	SG	-0.88	0.00	-0.88
Kiwi Income Property Trust *	Rental	Diversified	NZ	-0.99	0.00	-0.99
CFS Retail Property Trust *	Rental	Retail	AU	-1.32	0.00	-1.32
FKP Property Group	Non-Rental	Diversified	AU	-1.38	0.00	-1.38
ING Office Fund *	Rental	Office	AU	-3.31	1.61	-1.69
Stockland Trust Group *	Non-Rental	Diversified	AU	-1.72	0.00	-1.72
Macquarie Countrywide *	Rental	Retail	AU	-1.75	0.00	-1.75
Dexus Property Group *	Rental	Diversified	AU	-1.82	0.00	-1.82
Link REIT *	Rental	Retail	HK	-1.95	0.00	-1.95
Mirvac Group *	Non-Rental	Diversified	AU	-3.59	1.31	-2.29
Cmnwealth Prop Office *	Rental	Office	AU	-4.74	0.00	-4.74

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



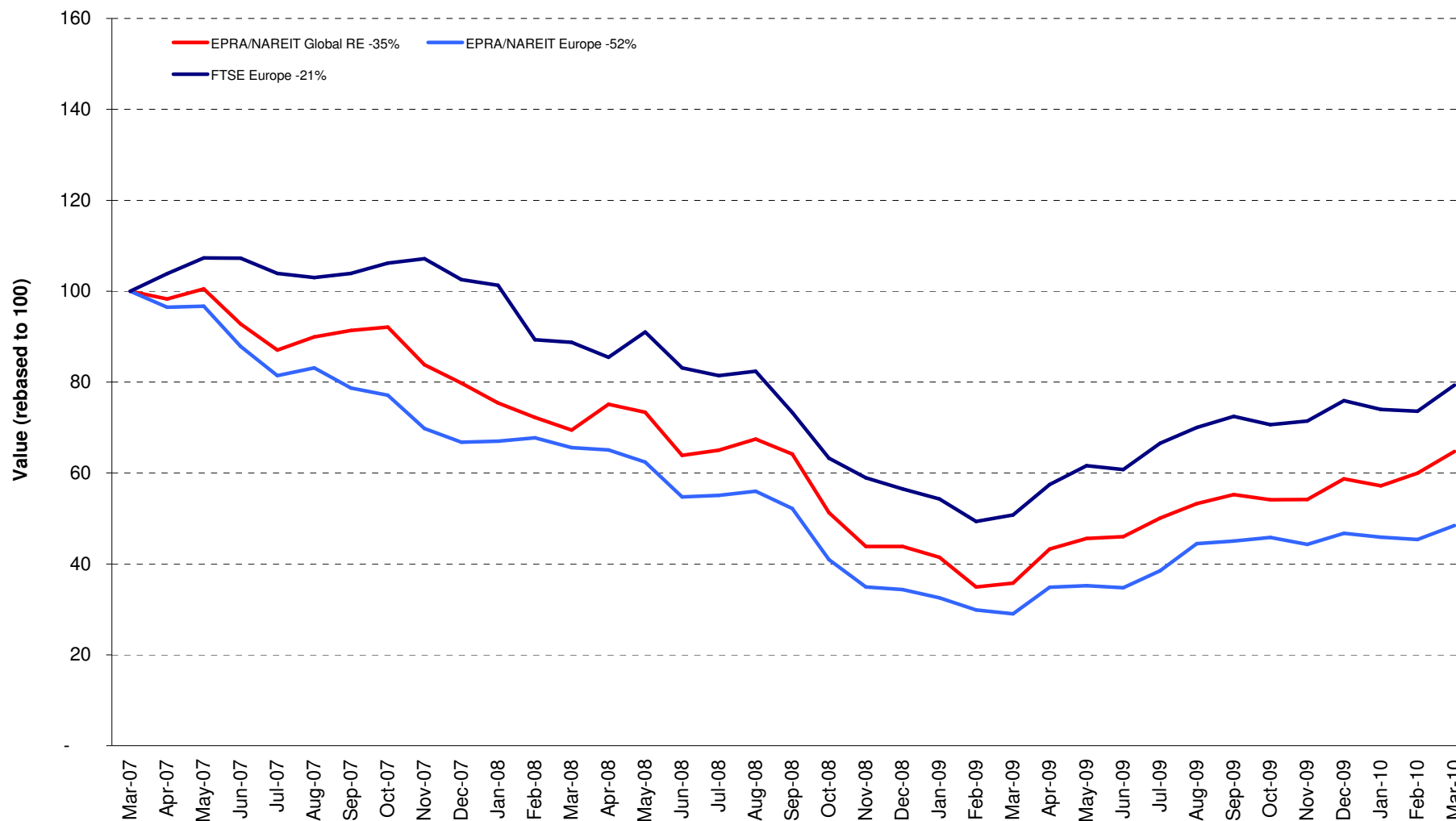
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Section 4

FTSE EPRA/NAREIT Europe Developed Index Series

FTSE EPRA/NAREIT Europe Developed Index Series

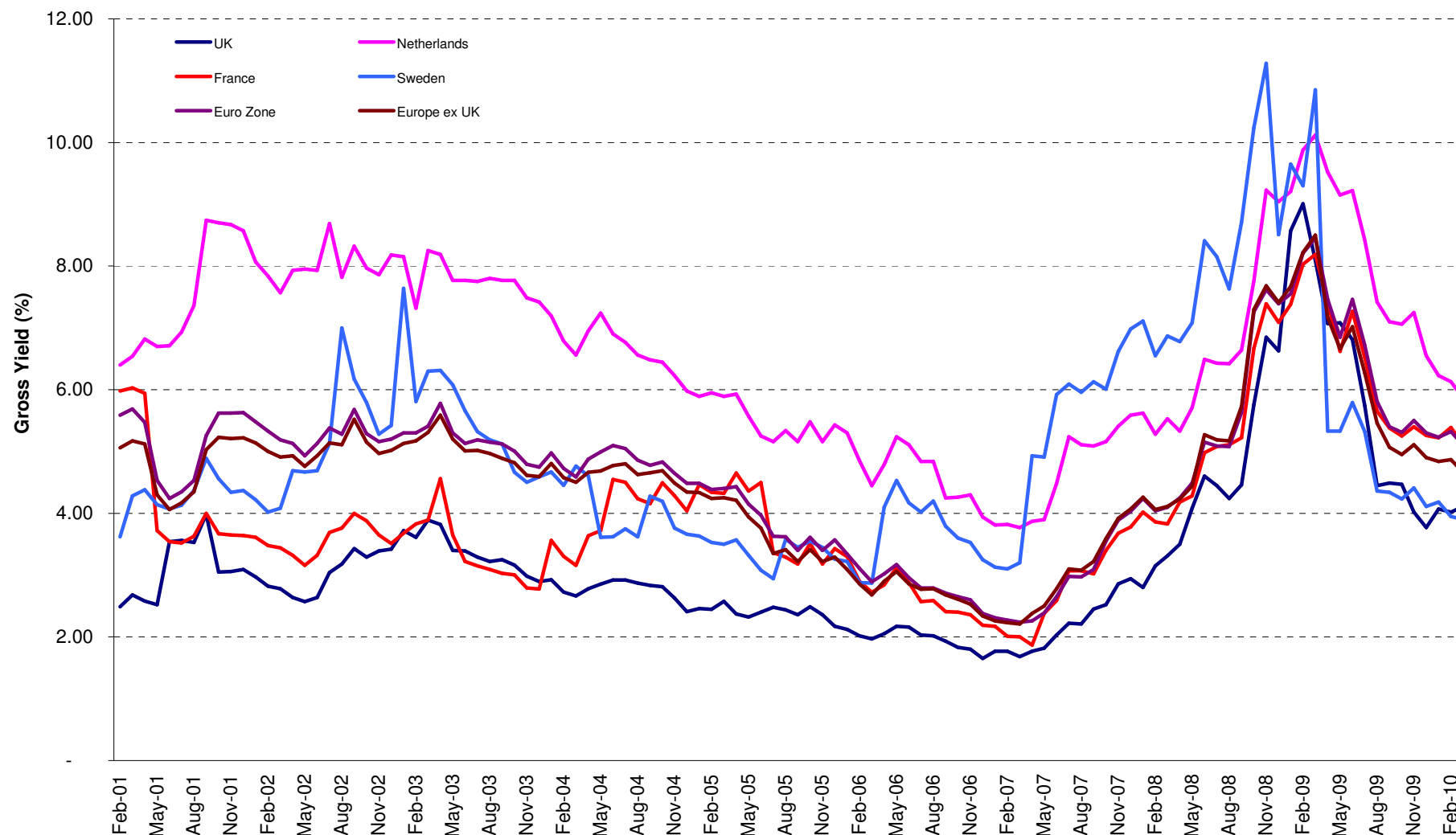
Graph 13: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance



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Graph 14: Dividend Yields



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

Ex Date	Description
12 March 2010	Citycon (Finland): Special Dividend: EUR 0.1
22 March 2010	ProLogis European Properties (Netherlands): New free float percentage: 75%
22 March 2010	Safestore (UK): Addition. Number of shares: 187,083,333. Free float: 75%.
29 March 2010	Norwegian Property (Norway): New number of shares: 498,596,832

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 March 2010	Hammerson *	Rental	Retail	GBP	0.085	7.59	1-Apr	Dividend
3 March 2010	IRP Property Investments	Rental	Diversified	GBP	0.018	8.73	26-Mar	Quarterly
3 March 2010	Safestore Holdings	Rental	Self Storage	GBP	0.033	0.00	2-Apr	Dividend
10 March 2010	F&C Commercial Prop	Rental	Diversified	GBP	0.005	5.97	26-Mar	Quarterly
10 March 2010	Great Portland Estates *	Rental	Office	GBP	0.050	3.96	1-Apr	Semi-Annual
10 March 2010	Helical Bar	Non-Rental	Diversified	GBP	0.031	0.90	1-Apr	Annual
12 March 2010	Citycon OYJ	Rental	Retail	EUR	0.040	1.36	7-Apr	Annual
18 March 2010	Sponda	Rental	Diversified	EUR	0.120	16.18	29-Mar	Annual
25 March 2010	Fabege	Rental	Office	SEK	2.000	8.20	1-Apr	Annual
26 March 2010	Castellum	Rental	Diversified	SEK	3.500	4.12	6-Apr	Annual
26 March 2010	Hufvudstaden A	Rental	Office	SEK	2.100	2.83	6-Apr	Annual
29 March 2010	Gagfah	Rental	Residential	EUR	0.200	12.61	13-Apr	Quarterly
29 March 2010	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.320	8.84	6-Apr	Quarterly
29 March 2010	Technopolis	Rental	Office	EUR	0.150	4.08	9-Apr	Annual
30 March 2010	Eurobank Properties *	Rental	Diversified	EUR	0.403	4.38	8-Apr	Semi-Annual
31 March 2010	Segro *	Rental	Industrial	GBP	0.094	0.00	6-May	Dividend

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 April 2010	Allreal	Non-Rental	Office	CHF	5.000	3.85	1-Apr	Annual
3 April 2010	Societe de la Tour Eiffel *	Rental	Diversified	EUR	3 ***	10.48	April	Semi-Annual
4 April 2010	Fabege	Rental	Office	SEK	4 ***	8.20	April	Annual
6 April 2010	Beni Stabili	Rental	Office	EUR	0.015	4.46	9-Apr	Annual
7 April 2010	British Land *	Rental	Diversified	GBP	0.072	7.40	14-May	Quarterly
9 April 2010	Hammerson *	Rental	Retail	GBP	0.153 ***	7.59	April	Dividend
10 April 2010	Unibail-Rodamco *	Rental	Diversified	EUR	1.7 ***	4.70	April	Quarterly
16 April 2010	Unite Group	Rental	Specialty	GBP	0.018556 ***	0.72	April	Annual
19 April 2010	Klepierre *	Rental	Retail	EUR	1.250	4.30	14-May	Annual
19 April 2010	Wereldhave *	Rental	Diversified	EUR	4.650	6.55	7-May	Annual
20 April 2010	Intervest Offices *	Rental	Office	EUR	2.150	8.16	23-Apr	Annual
20 April 2010	Wereldhave Belgium *	Rental	Diversified	EUR	3.920	5.97	23-Apr	Annual
21 April 2010	Kloven AB	Rental	Diversified	SEK	1.250	5.73	28-Apr	Annual
22 April 2010	Wihlborgs Fastigheter	Rental	Diversified	SEK	6.750	4.10	29-Apr	Annual
23 April 2010	Gecina *	Rental	Diversified	EUR	5.01 ***	6.11	April	Annual
23 April 2010	Vastned Retail *	Rental	Retail	EUR	2.780	7.89	17-May	Semi-Annual
23 April 2010	Vastned Offices/Ind *	Rental	Office	EUR	1.250	12.64	17-May	Semi-Annual
27 April 2010	Corio *	Rental	Retail	EUR	2.650	5.26	20-May	Annual
27 April 2010	Icade *	Rental	Diversified	EUR	3.250	0.00	30-Apr	Dividend
28 April 2010	IGD *	Rental	Retail	EUR	0.056 ***	3.74	April	Annual
29 April 2010	Kungsleden	Rental	Diversified	SEK	3.750	14.10	6-May	Annual
30 April 2010	Warehouses De Pauw *	Rental	Industrial	EUR	1.471	8.11	5-May	Semi-Annual

** Based on previous period figures

*** Estimated

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Europe Wght (%) 31-Mar	Yld (%) 31-Mar	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) Mar-10	Rtn (%) Mar-10	Rtn (%) YTD			
Conwert Immobilien	Non-Rental	Residential	9.19	745	0.15	0.91	0.00	-7.00	-17.69	93.88	7.61	13.74	0.00	13.74	7.61	57.14	549	74
CA Immobilien Anlage	Rental	Diversified	8.97	767	0.16	0.94	0.00	-15.07	-28.93	147.79	13.54	23.55	0.00	23.55	13.54	65.73	372	48
Austria Total				1,512	0.31	1.84	-											
Cofinimmo *	Rental	Diversified	104.35	1,299	0.26	1.58	7.47	2.66	-6.53	39.75	5.82	4.82	0.00	4.82	5.82	19.79	783	60
Befimmo *	Rental	Office	62.21	1,045	0.21	1.27	7.09	4.53	-6.12	18.50	0.66	3.79	0.00	3.79	0.66	26.38	345	33
Warehouses De Pauw *	Rental	Industrial	34.95	300	0.06	0.37	8.46	7.26	-6.57	34.00	3.01	5.72	0.00	5.72	3.01	23.82	111	37
Intervest Offices *	Rental	Office	23.78	165	0.03	0.20	8.45	6.44	-2.51	26.98	8.58	5.27	0.00	5.27	8.58	27.70	32	19
Wereldhave Belgium *	Rental	Diversified	63.67	136	0.03	0.17	6.06	2.51	3.15	33.46	3.53	7.03	0.00	7.03	3.53	23.49	54	40
Leasinvest Real Estate *	Rental	Office	63.13	101	0.02	0.12	9.03	7.25	-4.27	37.38	7.05	0.94	0.00	0.94	7.05	22.64	28	28
Belgium Total				3,046	0.62	3.71	7.48											
Sponda	Rental	Diversified	3.09	642	0.13	0.78	3.88	3.40	-20.17	148.56	17.58	12.77	4.38	17.15	17.58	54.94	426	66
Citycon OYJ	Rental	Retail	2.95	486	0.10	0.59	1.36	12.03	-15.11	112.19	5.37	9.16	1.48	10.64	5.37	37.98	335	69
Technopolis	Rental	Office	3.68	211	0.04	0.26	4.08	5.51	-17.33	62.98	23.55	7.29	4.37	11.66	23.55	41.39	87	41
Finland Total				1,339	0.27	1.63	3.00											
Unibail-Rodamco *	Rental	Diversified	150.00	13,245	2.68	16.15	5.00	13.51	-9.98	42.55	-2.41	3.45	0.00	3.45	-2.41	23.81	19,576	148
Fonciere Des Regions *	Rental	Diversified	81.55	2,849	0.58	3.47	6.50	11.68	-9.89	145.65	14.25	11.36	0.00	11.36	14.25	41.15	1,550	54
Klepierre *	Rental	Retail	29.08	2,569	0.52	3.13	4.30	12.09	-9.52	128.99	2.43	6.33	0.00	6.33	2.43	43.31	2,021	79
Icade	Rental	Diversified	82.41	1,688	0.34	2.06	3.94	-NA-	-8.68	54.59	23.46	11.88	0.00	11.88	23.46	33.54	1,408	83
Gecina *	Rental	Diversified	81.94	1,530	0.31	1.87	6.96	3.24	-11.73	191.00	7.62	7.66	0.00	7.66	7.62	61.22	1,172	77
Silic *	Rental	Office	93.49	1,216	0.25	1.48	4.60	9.88	-7.82	73.11	9.99	10.64	0.00	10.64	9.99	27.99	618	51
Mercialys *	Rental	Retail	26.60	1,203	0.24	1.47	3.46	-NA-	-1.70	26.24	8.35	1.03	0.00	1.03	8.35	25.15	877	73
Societe de la Tour Eiffel *	Rental	Diversified	62.01	337	0.07	0.41	8.06	3.69	-16.85	290.57	17.69	16.04	0.00	16.04	17.69	66.54	191	57
Affine *	Non-Rental	Diversified	18.04	64	0.01	0.08	4.71	-0.86	-21.08	110.80	11.02	10.67	0.00	10.67	11.02	45.32	47	74
France Total				24,702	5.01	30.12	5.10											

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			Price 31-Mar	Mkt Cap 31-Mar	Global Wght (%) 31-Mar	Europe Wght (%) 31-Mar												
Deutsche Euroshop	Rental	Retail	24.32	1,073	0.22	1.31	4.32	10.71	-0.68	16.89	2.72	4.45	0.00	4.45	2.72	21.40	750	70
Deutsche Wohnen	Rental	Residential	7.51	614	0.12	0.75	0.00	7.39	-28.64	12.29	12.06	8.81	0.00	8.81	12.06	107.70	2	0
Gagfah	Rental	Residential	6.63	596	0.12	0.73	12.08	-NA-	-25.18	100.68	7.14	-1.65	2.97	1.32	7.14	79.87	1,224	205
Alstria Office *	Rental	Office	8.40	235	0.05	0.29	6.19	-NA-	-NA-	137.87	12.00	3.70	0.00	3.70	12.00	-NA-	108	46
DIC Asset	Rental	Diversified	7.25	170	0.03	0.21	4.14	1.44	-34.57	103.08	-11.04	-11.37	0.00	-11.37	-11.04	76.44	144	85
TAG Immobilien	Non-Rental	Diversified	22.16	138	0.03	0.17	0.00	3.70	-5.90	52.38	2.31	5.67	0.00	5.67	2.31	18.21	223	161
Colonia Real Estate	Rental	Residential	4.78	136	0.03	0.17	0.00	23.62	-49.14	62.03	9.89	20.01	0.00	20.01	9.89	65.43	213	157
Patrizia Immobilien	Rental	Residential	3.25	85	0.02	0.10	0.00	-NA-	-42.07	135.51	6.21	19.05	0.00	19.05	6.21	76.42	72	85
Germany Total				3,048	0.62	3.72	4.59											
Eurobank Properties *	Rental	Diversified	7.07	129	0.03	0.16	7.83	-NA-	-15.93	13.78	-9.96	-5.35	5.40	0.05	-9.96	29.95	35	27
Babis Vovos	Rental	Diversified	3.84	98	0.02	0.12	0.00	-18.37	-48.43	82.86	-12.53	-8.57	0.00	-8.57	-12.53	95.92	182	186
Lamda Development	Non-Rental	Diversified	5.17	68	0.01	0.08	0.00	12.55	-27.07	18.85	-31.79	0.39	0.00	0.39	-31.79	45.37	14	20
Greece Total				295	0.06	0.36	3.43											
Beni Stabili	Rental	Office	0.72	255	0.05	0.31	1.39	2.25	-14.44	75.18	24.70	7.01	0.00	7.01	24.70	40.55	364	143
IGD *	Rental	Retail	1.50	179	0.04	0.22	2.33	0.82	-26.88	67.65	-3.85	-2.60	0.00	-2.60	-3.85	40.51	104	58
Italy Total				434	0.09	0.53	1.78											
Corio *	Rental	Retail	49.44	3,775	0.77	4.60	5.34	8.43	-4.19	67.23	3.66	8.79	0.00	8.79	3.66	27.57	4,190	111
Wereldhave *	Rental	Diversified	70.96	1,510	0.31	1.84	6.55	3.52	-9.70	43.57	6.39	7.30	0.00	7.30	6.39	23.46	3,256	216
Eurocommercial Props *	Rental	Retail	29.75	1,199	0.24	1.46	5.98	8.01	-7.40	54.18	3.30	6.10	0.00	6.10	3.30	23.27	649	54
Vastned Retail *	Rental	Retail	49.45	918	0.19	1.12	7.95	4.98	-7.19	75.65	7.89	6.00	0.00	6.00	7.89	35.32	685	75
ProLogis European Properties	Rental	Industrial	5.21	738	0.15	0.90	0.00	-NA-	-27.19	286.15	20.95	4.57	0.00	4.57	20.95	92.45	611	83
Nieuwe Steen Inv *	Rental	Diversified	15.73	619	0.13	0.75	8.52	4.24	-3.37	42.21	12.99	6.25	2.16	8.41	12.99	25.33	211	34
Vastned Offices/Ind *	Rental	Office	13.45	252	0.05	0.31	12.04	1.44	-15.80	86.10	14.27	6.45	0.00	6.45	14.27	51.55	128	51
Netherlands Total				9,010	1.83	10.99	5.86											

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 31-Mar	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%) 31-Mar	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				31-Mar	31-Mar	31-Mar												
Norwegian Property ASA	Rental	Office	12.40	770	0.16	0.94	0.00	-NA-	-40.85	210.00	-8.15	8.77	0.00	8.77	-8.15	82.16	1,345	175
Norway Total				770	0.16	0.94	0.00											
Castellum	Rental	Diversified	72.75	1,225	0.25	1.49	4.81	8.76	-6.56	64.69	5.17	2.83	4.95	7.77	5.17	32.75	1,189	97
Hufvudstaden A	Rental	Office	61.75	942	0.19	1.15	3.40	9.60	-5.51	50.59	17.70	7.39	3.65	11.04	17.70	24.41	1,519	161
Fabege	Rental	Office	48.80	824	0.17	1.00	4.10	3.82	-13.50	82.07	12.39	5.40	4.32	9.72	12.39	47.65	909	110
Kungsleden	Rental	Diversified	56.75	795	0.16	0.97	2.64	13.88	-10.77	84.34	15.35	13.50	0.00	13.50	15.35	58.52	844	106
Wihlborgs Fastigheter	Rental	Diversified	152.50	602	0.12	0.73	4.26	-NA-	4.41	72.83	15.09	5.90	0.00	5.90	15.09	32.28	603	100
Kloven AB	Rental	Diversified	26.20	324	0.07	0.40	3.82	9.43	-4.26	65.82	14.41	6.07	0.00	6.07	14.41	36.08	172	53
Sweden Total				4,712	0.96	5.75	3.90											
PSP Swiss Property	Rental	Office	67.70	2,229	0.45	2.72	3.69	10.55	0.41	46.25	15.73	6.20	0.00	6.20	15.73	21.54	1,241	56
Swiss Prime Site	Rental	Office	65.95	1,850	0.37	2.26	0.00	8.01	2.61	45.27	13.71	6.72	0.00	6.72	13.71	20.65	1,527	83
Allreal	Non-Rental	Office	129.90	519	0.11	0.63	3.85	7.06	-1.81	12.42	5.61	3.92	0.00	3.92	5.61	13.71	159	31
Zueblin Immobilien Holding	Rental	Office	4.77	147	0.03	0.18	0.00	-9.13	-22.82	16.06	17.78	13.03	0.00	13.03	17.78	22.92	38	26
Switzerland Total				4,598	0.93	5.61	2.16											

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Europe Wght (%) 31-Mar		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) Mar-10	Rtn (%) Mar-10	Rtn (%) YTD		3 month Annualised EUR (m)	
Land Securities *	Rental	Diversified	6.78	5,746	1.16	7.01	5.28	-3.65	-23.66	61.46	0.00	7.19	0.00	7.19	0.00	34.97	5,784	101
British Land *	Rental	Diversified	4.81	4,658	0.94	5.68	5.40	-1.89	-22.84	39.17	1.73	9.34	0.00	9.34	1.73	30.01	5,558	119
Liberty International *	Rental	Retail	5.04	3,510	0.71	4.28	3.28	-5.20	-18.49	42.84	-2.23	6.52	0.00	6.52	-2.23	37.53	2,842	81
Hammerson *	Rental	Retail	3.93	3,074	0.62	3.75	3.93	-1.47	-25.77	60.65	-5.21	2.72	2.22	4.93	-5.21	39.19	3,095	101
SEGRO *	Rental	Industrial	3.20	2,631	0.53	3.21	4.38	-13.18	-34.77	57.62	-4.53	0.28	2.95	3.23	-4.53	48.09	2,284	87
Derwent London *	Rental	Office	13.66	1,540	0.31	1.88	1.98	5.88	-13.15	109.10	3.48	5.48	0.00	5.48	3.48	35.61	1,018	66
Great Portland Estates *	Rental	Office	3.14	1,102	0.22	1.34	3.50	9.17	-15.05	81.55	11.25	11.85	1.78	13.63	11.25	31.77	838	76
Shaftesbury *	Rental	Diversified	3.85	972	0.20	1.18	3.19	10.18	-11.11	74.83	-1.08	2.37	0.00	2.37	-1.08	36.63	579	60
Big Yellow Group *	Rental	Self Storage	3.40	498	0.10	0.61	0.00	12.75	-18.94	78.95	-3.95	7.02	0.00	7.02	-3.95	43.70	460	92
Grainger Plc	Rental	Residential	1.35	471	0.10	0.57	1.65	-3.73	-21.80	138.34	5.47	5.80	0.00	5.80	5.47	79.43	380	81
Unite Group	Rental	Specialty	2.58	461	0.09	0.56	0.00	-1.86	-20.49	278.17	-13.82	-11.18	0.00	-11.18	-13.82	93.99	541	117
Helical Bar	Non-Rental	Diversified	3.38	406	0.08	0.49	1.33	10.55	-6.05	20.33	-0.31	8.13	0.98	9.11	-0.31	28.29	197	48
UK Commercial Property Trust	Rental	Diversified	0.84	335	0.07	0.41	6.24	-NA-	-2.77	53.76	9.04	2.69	0.00	2.69	9.04	24.40	157	47
Quintain Estates	Non-Rental	Diversified	0.57	329	0.07	0.40	0.00	-16.40	-42.67	1331.51	-5.42	-6.97	0.00	-6.97	-5.42	228.66	231	70
St Modwen Properties	Rental	Diversified	1.94	326	0.07	0.40	0.00	-7.73	-32.31	106.95	-0.26	0.05	0.00	0.05	-0.26	69.85	239	73
Workspace Group *	Rental	Office	0.24	309	0.06	0.38	3.13	-24.74	-55.03	102.04	4.30	10.34	0.00	10.34	4.30	62.01	146	47
F&C Commercial Prop	Rental	Diversified	0.92	281	0.06	0.34	6.51	1.01	-7.46	45.75	3.44	-1.97	0.53	-1.44	3.44	22.16	-NA-	-NA-
Development Securities	Non-Rental	Retail	2.73	252	0.05	0.31	1.76	-8.41	-22.84	15.49	-20.12	-4.80	0.00	-4.80	-20.12	42.80	80	32
Safestore Holdings	Rental	Self Storage	1.44	227	0.05	0.28	3.23	-NA-	-16.27	175.39	-10.71	3.23	2.39	5.62	-10.71	58.65	139	61
Primary Health Prop. *	Rental	Health Care	3.02	208	0.04	0.25	5.72	5.40	-8.68	38.33	7.78	0.58	0.00	0.58	7.78	34.84	116	56
ING UK Real Estate Income Trust	Rental	Diversified	0.48	178	0.04	0.22	12.92	-NA-	-19.82	168.42	-8.84	-5.88	0.00	-5.88	-8.84	56.38	93	52
Minerva	Non-Rental	Diversified	0.95	172	0.03	0.21	0.00	-17.14	-37.05	1311.11	26.58	19.06	0.00	19.06	26.58	125.58	223	130
Invista Foundation Prop	Rental	Diversified	0.42	152	0.03	0.19	16.07	-9.07	-25.20	94.47	5.22	0.00	0.00	0.00	5.22	59.84	73	48
CLS Holdings	Rental	Office	5.15	139	0.03	0.17	0.00	3.63	-11.12	119.15	3.26	10.81	0.00	10.81	3.26	45.23	44	32
Daejan Holdings	Rental	Diversified	23.51	129	0.03	0.16	3.11	-1.28	-21.12	29.57	-16.50	-5.96	0.00	-5.96	-16.50	33.83	26	20
Mucklow <A&J> *	Rental	Diversified	2.86	77	0.02	0.09	6.18	-0.36	-10.86	39.90	-9.13	-1.29	0.00	-1.29	-9.13	41.73	21	27
IRP Property Investors	Rental	Diversified	0.83	77	0.02	0.09	8.34	-2.14	-10.15	79.39	-0.82	7.14	2.34	9.48	-0.82	38.21	28	36
Standard Life Inv Prop	Rental	Diversified	0.60	77	0.02	0.09	11.10	-4.55	-14.67	130.68	-5.42	0.84	0.00	0.84	-5.42	45.92	21	27
ISIS Property Trust Ltd	Rental	Diversified	0.90	57	0.01	0.07	7.83	0.83	-8.10	69.15	-10.24	1.12	0.00	1.12	-10.24	30.96	10	17
United Kingdom Total				28,391	5.75	34.62	4.11											

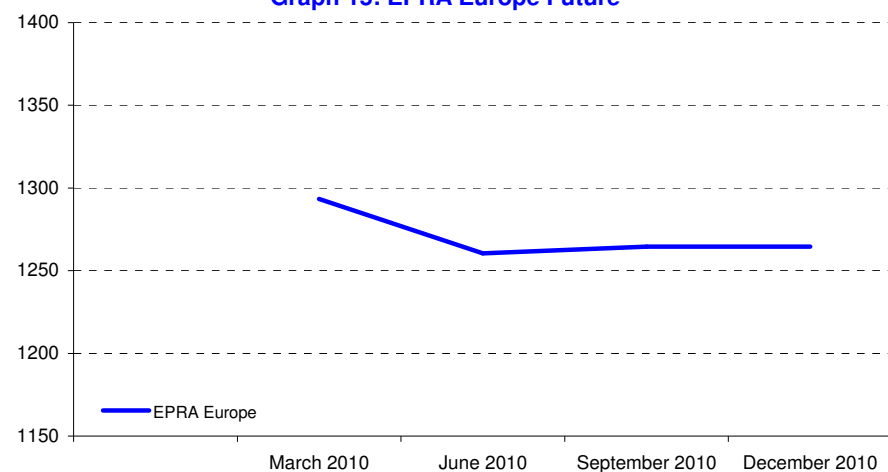
* -5 & -3 Years Total Returns are annualised

Version: March 2010

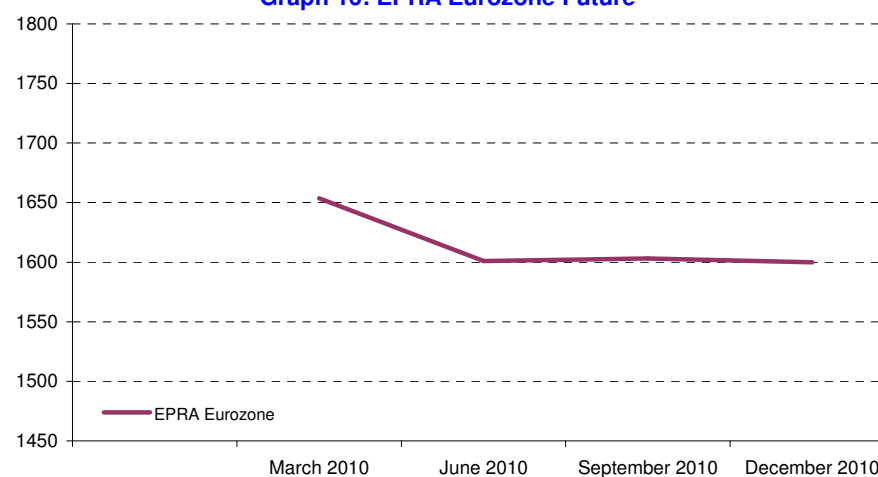
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FTSE EPRA/NAREIT Europe Developed Index Series - Futures

Graph 15: EPRA Europe Future



Graph 16: EPRA Eurozone Future



Bloomberg

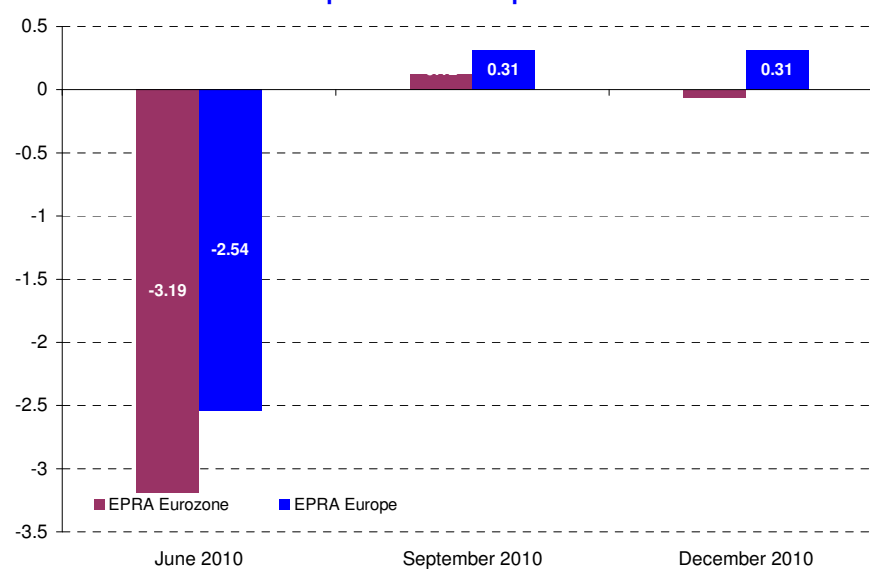
Code	Future	Settlement Date	Underlying Index	Open Interest	Close Value Mar-10
RIEM0	Contract	June 2010	EPRA Europe	4,948	1,260.50
RIEU0		September 2010	EPRA Europe	-	1,264.50
RIEZ0		December 2010	EPRA Europe	-	1,264.50
REIH0		June 2010	EPRA Eurozone	1,823	1,601.00
REIM0		September 2010	EPRA Eurozone	-	1,603.00
REIZ0		December 2010	EPRA Eurozone	-	1,600.00

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

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



Graph 17: Futures Spread



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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,902.86	82,005.97	100.00	4.47	-1.72	-21.48	66.74	3.63	6.69	3.63	26.60
Euro Zone	EUR	2,600.13	43,387.07	52.91	5.10	3.53	-15.71	64.80	4.36	6.44	4.36	25.76
Europe ex UK	EUR	2,800.76	53,614.67	65.38	4.66	4.20	-14.50	65.94	6.45	6.95	6.45	25.28
Europe Liquid 40	EUR	1,843.43	73,300.66	89.38	4.51	-1.91	-22.05	68.33	3.36	6.72	3.36	27.07
Europe Liquid 40 ex UK	EUR	3,094.01	48,309.67	58.91	4.75	5.29	-13.68	67.43	6.18	6.82	6.18	25.24
Europe ex UK Dividend+	EUR	2,386.37	49,209.34	60.01	5.05	7.25	-10.89	65.14	6.50	6.67	6.50	24.48
Europe (UK Restricted)	EUR	1,902.44	69,220.90	84.41	4.54	0.17	-19.30	66.87	4.59	6.78	4.59	25.93
Euro Zone Capped	EUR	2,473.30	31,674.86	38.63	5.12	-NA-	-NA-	73.81	6.72	7.38	6.72	-NA-
Europe Capped	EUR	1,867.29	76,256.73	92.99	4.43	-NA-	-NA-	69.43	4.15	6.96	4.15	-NA-
Europe ex UK Capped	EUR	2,714.55	44,754.18	54.57	4.59	-NA-	-NA-	71.65	8.49	7.69	8.49	-NA-
Europe Liquid 40 Capped	EUR	1,784.70	66,607.02	81.22	4.46	-NA-	-NA-	73.01	4.23	7.11	4.23	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,947.17	38,876.33	47.41	4.69	-NA-	-NA-	76.10	8.79	7.72	8.79	-NA-
UK	EUR	1,075.86	28,391.29	34.62	4.11	-10.86	-32.37	68.17	-1.29	6.21	-1.29	33.97
Netherlands	EUR	3,093.57	9,010.33	10.99	5.86	7.26	-7.33	65.87	5.58	7.24	5.58	23.31
France	EUR	4,160.12	24,701.76	30.12	5.10	10.95	-9.25	67.88	3.21	5.79	3.21	25.65
Austria	EUR	475.06	1,512.28	1.84	0.00	-19.17	-40.06	117.57	10.52	18.47	10.52	61.51
Sweden	EUR	4,171.57	4,712.26	5.75	3.90	7.06	-8.54	94.54	17.83	9.02	17.83	36.62
Germany	EUR	626.77	3,048.17	3.72	4.59	-6.10	-28.51	40.76	5.22	4.40	5.22	40.11
Switzerland	EUR	2,289.62	4,745.57	5.79	2.16	10.35	3.91	47.76	18.52	9.32	18.52	17.79
Belgium	EUR	2,049.01	3,046.22	3.71	7.48	4.86	-5.15	30.25	3.80	4.54	3.80	19.44
Italy	EUR	1,702.74	434.18	0.53	1.78	-9.45	-33.47	73.33	11.37	2.92	11.37	41.94
Finland	EUR	3,436.50	1,339.12	1.63	3.00	4.91	-18.95	111.60	13.82	14.01	13.82	39.54
Greece	EUR	571.31	295.01	0.36	3.43	-9.63	-34.74	30.65	-16.78	-2.88	-16.78	39.28
Norway	EUR	194.32	769.78	0.94	0.00	-29.19	-41.03	246.01	-5.21	9.24	-5.21	87.65

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	2,557.17	110,962.83	100.00	4.47	-0.92	-21.06	69.93	-2.27	5.79	-2.27	30.82
Euro Zone	USD	3,469.33	58,707.33	52.91	5.10	4.36	-15.25	67.93	-1.58	5.54	-1.58	31.37
Europe ex UK	USD	3,762.58	72,546.38	65.38	4.66	5.04	-14.03	69.10	0.39	6.04	0.39	31.10
Europe Liquid 40	USD	1,981.92	99,183.61	89.38	4.51	-1.12	-21.62	71.55	-2.52	5.82	-2.52	30.98
Europe Liquid 40 ex UK	USD	3,326.31	65,368.15	58.91	4.75	6.14	-13.21	70.62	0.14	5.92	0.14	30.73
Europe ex UK Dividend+	USD	2,666.48	66,585.49	60.01	5.05	8.11	-10.40	68.29	0.44	5.77	0.44	30.46
Europe (UK Restricted)	USD	996.72	93,663.26	84.41	4.54	0.97	-18.86	70.06	-1.36	5.88	-1.36	30.66
Euro Zone Capped	USD	3,300.15	42,859.46	38.63	5.12	-NA-	-NA-	77.12	0.65	6.47	0.65	-NA-
Europe Capped	USD	2,509.41	103,183.49	92.99	4.43	-NA-	-NA-	72.68	-1.77	6.05	-1.77	-NA-
Europe ex UK Capped	USD	3,646.85	60,557.18	54.57	4.59	-NA-	-NA-	74.92	2.32	6.78	2.32	-NA-
Europe Liquid 40 Capped	USD	1,918.80	90,126.41	81.22	4.46	-NA-	-NA-	76.32	-1.70	6.20	-1.70	-NA-
Europe Liquid 40 ex UK Capped	USD	3,168.59	52,603.82	47.41	4.69	-NA-	-NA-	79.46	2.60	6.81	2.60	-NA-
UK	USD	1,452.41	38,416.45	34.62	4.11	-10.14	-32.00	71.39	-6.91	5.30	-6.91	35.75
Netherlands	USD	4,058.38	12,191.94	10.99	5.86	8.13	-6.81	69.06	-0.42	6.33	-0.42	28.74
France	USD	5,592.51	33,424.11	30.12	5.10	11.84	-8.76	71.07	-2.66	4.90	-2.66	31.14
Austria	USD	733.19	2,046.28	1.84	0.00	-18.51	-39.73	121.73	4.23	17.46	4.23	63.92
Sweden	USD	5,631.60	6,376.19	5.75	3.90	7.93	-8.04	98.26	11.13	8.10	11.13	42.41
Germany	USD	842.94	4,124.50	3.72	4.59	-5.34	-28.11	43.48	-0.76	3.51	-0.76	49.15
Switzerland	USD	3,090.98	6,421.26	5.79	2.16	11.24	4.48	50.59	11.78	8.39	11.78	25.11
Belgium	USD	2,748.97	4,121.85	3.71	7.48	5.66	-4.69	32.68	-2.11	3.65	-2.11	23.01
Italy	USD	2,289.86	587.49	0.53	1.78	-8.71	-33.10	76.65	5.03	2.05	5.03	45.62
Finland	USD	4,619.99	1,811.97	1.63	3.00	5.76	-18.51	115.62	7.33	13.03	7.33	44.55
Greece	USD	629.64	399.18	0.36	3.43	-8.88	-34.35	33.14	-21.52	-3.72	-21.52	41.11
Norway	USD	262.33	1,041.60	0.94	0.00	-26.50	-40.71	252.64	-10.61	8.31	-10.61	87.15

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	2,716.82	73,151.13	100.00	4.47	3.53	-14.00	60.57	4.04	6.17	4.04	28.44
Euro Zone	GBP	3,685.93	38,702.22	52.91	5.10	9.05	-7.68	58.68	4.77	5.92	4.77	29.50
Europe ex UK	GBP	3,997.49	47,825.47	65.38	4.66	9.76	-6.35	59.79	6.87	6.43	6.87	29.52
Europe Liquid 40	GBP	2,105.65	65,385.81	89.38	4.51	3.32	-14.61	62.10	3.78	6.20	3.78	28.59
Europe Liquid 40 ex UK	GBP	3,533.98	43,093.30	58.91	4.75	10.91	-5.45	61.23	6.60	6.30	6.60	29.08
Europe ex UK Dividend+	GBP	3,150.83	43,895.82	60.01	5.05	12.97	-2.39	59.02	6.93	6.15	6.93	28.98
Europe (UK Restricted)	GBP	1,058.95	61,746.57	84.41	4.54	5.51	-11.60	60.70	5.01	6.26	5.01	28.48
Euro Zone Capped	GBP	3,506.18	28,254.67	38.63	5.12	-NA-	-NA-	67.36	7.15	6.85	7.15	-NA-
Europe Capped	GBP	2,666.08	68,022.69	92.99	4.43	-NA-	-NA-	63.16	4.57	6.44	4.57	-NA-
Europe ex UK Capped	GBP	3,874.54	39,921.72	54.57	4.59	-NA-	-NA-	65.29	8.93	7.17	8.93	-NA-
Europe Liquid 40 Capped	GBP	2,038.60	59,414.93	81.22	4.46	-NA-	-NA-	66.60	4.65	6.59	4.65	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,366.42	34,678.54	47.41	4.69	-NA-	-NA-	69.57	9.22	7.19	9.22	-NA-
UK	GBP	1,550.98	25,325.66	34.62	4.11	-6.10	-25.91	61.94	-0.90	5.68	-0.90	32.63
Netherlands	GBP	4,311.76	8,037.42	10.99	5.86	12.99	1.52	59.75	6.01	6.71	6.01	26.78
France	GBP	5,941.67	22,034.51	30.12	5.10	16.86	-0.60	61.65	3.63	5.28	3.63	29.32
Austria	GBP	778.97	1,348.99	1.84	0.00	-14.85	-34.34	109.52	10.96	17.88	10.96	61.02
Sweden	GBP	5,983.20	4,203.44	5.75	3.90	12.77	0.19	87.34	18.30	8.49	18.30	43.93
Germany	GBP	895.57	2,719.04	3.72	4.59	-1.09	-21.68	35.58	5.64	3.89	5.64	51.12
Switzerland	GBP	3,283.96	4,233.15	5.79	2.16	16.23	13.82	42.29	19.00	8.78	19.00	24.55
Belgium	GBP	2,920.60	2,717.29	3.71	7.48	10.41	3.83	25.37	4.21	4.03	4.21	22.89
Italy	GBP	2,432.82	387.30	0.53	1.78	-4.61	-27.12	66.92	11.82	2.42	11.82	43.57
Finland	GBP	4,908.43	1,194.52	1.63	3.00	10.51	-11.23	103.75	14.26	13.44	14.26	43.31
Greece	GBP	668.95	263.16	0.36	3.43	-4.79	-28.48	25.81	-16.45	-3.37	-16.45	37.63
Norway	GBP	278.71	686.66	0.94	0.00	-NA-	-35.40	233.23	-4.83	8.70	-4.83	84.33

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	2,334.44	10,368,366.60	100.00	4.47	-3.56	-26.98	60.76	-1.91	11.23	-1.91	33.14
Euro Zone	JPY	3,167.15	5,485,613.25	52.91	5.10	1.58	-21.61	58.87	-1.22	10.97	-1.22	32.88
Europe ex UK	JPY	3,434.87	6,778,733.51	65.38	4.66	2.24	-20.48	59.98	0.76	11.50	0.76	32.64
Europe Liquid 40	JPY	1,809.29	9,267,716.82	89.38	4.51	-3.76	-27.50	62.29	-2.16	11.27	-2.16	33.32
Europe Liquid 40 ex UK	JPY	3,036.59	6,107,999.55	58.91	4.75	3.31	-19.73	61.42	0.51	11.37	0.51	32.34
Europe ex UK Dividend+	JPY	2,248.49	6,221,747.92	60.01	5.05	5.23	-17.13	59.21	0.81	11.21	0.81	31.75
Europe (UK Restricted)	JPY	909.91	8,751,895.09	84.41	4.54	-1.72	-24.95	60.88	-0.99	11.33	-0.99	32.77
Euro Zone Capped	JPY	3,012.71	4,004,787.92	38.63	5.12	-NA-	-NA-	67.56	1.02	11.95	1.02	-NA-
Europe Capped	JPY	2,290.84	9,641,465.73	92.99	4.43	-NA-	-NA-	63.36	-1.41	11.51	-1.41	-NA-
Europe ex UK Capped	JPY	3,329.22	5,658,462.85	54.57	4.59	-NA-	-NA-	65.48	2.70	12.28	2.70	-NA-
Europe Liquid 40 Capped	JPY	1,751.68	8,421,411.44	81.22	4.46	-NA-	-NA-	66.80	-1.34	11.67	-1.34	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,892.61	4,915,301.19	47.41	4.69	-NA-	-NA-	69.78	2.98	12.30	2.98	-NA-
UK	JPY	1,325.90	3,589,633.08	34.62	4.11	-12.53	-37.10	62.14	-6.57	10.73	-6.57	38.69
Netherlands	JPY	3,704.90	1,139,214.95	10.99	5.86	5.24	-13.81	59.94	-0.05	11.80	-0.05	30.88
France	JPY	5,105.41	3,123,149.18	30.12	5.10	8.86	-15.61	61.84	-2.30	10.30	-2.30	32.08
Austria	JPY	669.33	191,204.63	1.84	0.00	-20.69	-44.26	109.77	4.62	23.51	4.62	65.53
Sweden	JPY	5,141.09	595,791.38	5.75	3.90	5.05	-14.94	87.56	11.54	13.66	11.54	42.74
Germany	JPY	769.52	385,393.65	3.72	4.59	-7.87	-33.50	35.73	-0.40	8.84	-0.40	47.72
Switzerland	JPY	2,821.76	600,002.16	5.79	2.16	8.27	-3.36	42.46	12.19	13.97	12.19	25.94
Belgium	JPY	2,509.54	385,146.04	3.71	7.48	2.84	-11.84	25.52	-1.75	8.99	-1.75	25.34
Italy	JPY	2,090.42	54,894.99	0.53	1.78	-11.15	-38.12	67.11	5.42	7.30	5.42	46.51
Finland	JPY	4,217.59	169,310.26	1.63	3.00	2.94	-24.63	103.99	7.73	18.85	7.73	44.96
Greece	JPY	574.80	37,299.54	0.36	3.43	-11.31	-39.28	25.96	-21.23	1.24	-21.23	44.71
Norway	JPY	239.48	97,326.72	0.94	0.00	-NA-	-45.16	233.58	-10.28	13.88	-10.28	89.06

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,823.08	120,894.00	147.42	4.47	-NA-	-NA-	28.64	-4.24	3.21	-4.24	-NA-
Euro Zone	AUD	2,473.39	63,961.64	78.00	5.10	-NA-	-NA-	27.12	-3.56	2.97	-3.56	-NA-
Europe ex UK	AUD	2,682.46	79,039.28	96.38	4.66	-NA-	-NA-	28.01	-1.63	3.46	-1.63	-NA-
Europe Liquid 40	AUD	1,412.97	108,060.55	131.77	4.51	-NA-	-NA-	29.86	-4.48	3.24	-4.48	-NA-
Europe Liquid 40 ex UK	AUD	2,371.43	71,218.59	86.85	4.75	-NA-	-NA-	29.16	-1.88	3.34	-1.88	-NA-
Europe ex UK Dividend+	AUD	2,214.44	72,544.89	88.46	5.05	-NA-	-NA-	27.39	-1.59	3.19	-1.59	-NA-
Europe (UK Restricted)	AUD	710.59	102,046.12	124.44	4.54	-NA-	-NA-	28.73	-3.35	3.30	-3.35	-NA-
Euro Zone Capped	AUD	2,352.77	46,695.38	56.94	5.12	-NA-	-NA-	34.07	-1.38	3.88	-1.38	-NA-
Europe Capped	AUD	1,789.04	112,418.42	137.09	4.43	-NA-	-NA-	30.71	-3.75	3.47	-3.75	-NA-
Europe ex UK Capped	AUD	2,599.95	65,977.05	80.45	4.59	-NA-	-NA-	32.41	0.26	4.18	0.26	-NA-
Europe Liquid 40 Capped	AUD	1,367.97	98,192.72	119.74	4.46	-NA-	-NA-	33.47	-3.68	3.62	-3.68	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,258.98	57,311.86	69.89	4.69	-NA-	-NA-	35.85	0.53	4.21	0.53	-NA-
UK	AUD	1,035.47	41,854.72	51.04	4.11	-NA-	-NA-	29.74	-8.79	2.74	-8.79	-NA-
Netherlands	AUD	2,893.34	13,283.12	16.20	5.86	-NA-	-NA-	27.98	-2.43	3.74	-2.43	-NA-
France	AUD	3,987.07	36,415.57	44.41	5.10	-NA-	-NA-	29.50	-4.62	2.34	-4.62	-NA-
Austria	AUD	522.71	2,229.42	2.72	0.00	-NA-	-NA-	67.85	2.13	14.60	2.13	-NA-
Sweden	AUD	4,014.94	6,946.86	8.47	3.90	-NA-	-NA-	50.08	8.89	5.46	8.89	-NA-
Germany	AUD	600.96	4,493.65	5.48	4.59	-NA-	-NA-	8.61	-2.76	0.99	-2.76	-NA-
Switzerland	AUD	2,203.65	6,995.96	8.53	2.16	-NA-	-NA-	13.99	9.53	5.75	9.53	-NA-
Belgium	AUD	1,959.83	4,490.76	5.48	7.48	-NA-	-NA-	0.44	-4.08	1.13	-4.08	-NA-
Italy	AUD	1,632.51	640.07	0.78	1.78	-NA-	-NA-	33.72	2.92	-0.44	2.92	-NA-
Finland	AUD	3,293.73	1,974.14	2.41	3.00	-NA-	-NA-	63.22	5.17	10.27	5.17	-NA-
Greece	AUD	448.89	434.91	0.53	3.43	-NA-	-NA-	0.79	-23.10	-6.06	-23.10	-NA-
Norway	AUD	187.03	1,134.82	1.38	0.00	-NA-	-NA-	166.96	-12.41	5.67	-12.41	-NA-

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Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	2,043.03	6,758.69	0.07	2.16	8.51	-0.56	39.39	13.81	6.34	13.81	17.78
Sweden	SEK	4,772.53	45,889.45	0.44	3.90	8.40	-7.24	72.54	12.02	9.39	12.02	36.05
Norway	NOK	250.74	6,182.60	0.06	0.00	-27.36	-41.26	210.01	-8.15	8.77	-8.15	82.75

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,169.78	82,005.97	100.00	3.75	-2.29	-22.01	65.39	3.55	6.62	3.55	26.46
Euro Zone	EUR	1,519.68	43,387.07	52.91	3.94	2.54	-16.58	62.79	4.31	6.39	4.31	25.58
Europe ex UK	EUR	2,661.15	53,614.67	65.38	3.55	3.17	-15.43	63.83	6.33	6.84	6.33	25.12
Europe Liquid 40	EUR	1,779.53	73,300.66	89.38	3.77	-2.43	-22.51	66.94	3.28	6.65	3.28	26.92
Europe Liquid 40 ex UK	EUR	2,904.03	48,309.67	58.91	3.63	4.32	-14.54	65.26	6.06	6.71	6.06	25.06
Europe (UK Restricted)	EUR	1,902.44	69,220.90	84.41	3.68	0.17	-19.30	66.87	4.59	6.78	4.59	25.93
Euro Zone Capped	EUR	2,332.44	33,087.05	38.63	3.99	-NA-	-NA-	69.39	6.49	7.26	6.49	-NA-
Europe Capped	EUR	1,724.23	65,103.62	92.99	3.74	-NA-	-NA-	69.83	4.00	6.97	4.00	-NA-
Europe ex UK Capped	EUR	1,810.67	77,161.41	54.57	3.75	-NA-	-NA-	66.99	3.95	6.82	3.95	-NA-
Europe Liquid 40 Capped	EUR	2,573.20	44,872.17	81.22	3.52	-NA-	-NA-	68.49	8.21	7.52	8.21	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,765.86	37,024.16	47.41	3.57	-NA-	-NA-	72.53	8.78	7.60	8.78	-NA-
UK	EUR	711.76	28,391.29	34.62	4.11	-10.87	-32.37	68.15	-1.30	6.20	-1.30	33.97
Netherlands	EUR	2,927.83	9,010.33	10.99	4.98	6.09	-7.37	63.82	5.56	7.21	5.56	23.21
France	EUR	3,958.85	24,701.76	30.12	3.82	9.85	-9.21	65.86	3.21	5.79	3.21	25.33
Austria	EUR	472.36	1,512.28	1.84	0.00	-19.26	-39.68	117.57	10.52	18.47	10.52	61.52
Sweden	EUR	3,848.10	4,712.26	5.75	2.73	5.43	-9.15	91.37	16.88	8.14	16.88	46.97
Germany	EUR	599.56	3,048.17	3.72	3.38	-6.93	-28.93	38.68	5.06	4.23	5.06	40.02
Switzerland	EUR	2,195.75	4,745.57	5.79	1.40	9.43	2.96	45.74	18.52	9.32	18.52	37.38
Belgium	EUR	1,884.73	3,046.22	3.71	5.61	3.12	-6.04	27.59	3.80	4.54	3.80	19.12
Italy	EUR	1,661.44	434.18	0.53	1.30	-9.89	-33.43	73.33	11.37	2.92	11.37	41.99
Finland	EUR	3,230.32	1,339.12	1.63	2.16	3.88	-18.38	109.76	12.83	13.02	12.83	39.58
Greece	EUR	567.80	295.01	0.36	3.09	-9.74	-34.63	30.23	-16.98	-3.12	-16.98	39.35
Norway	EUR	186.92	769.78	0.94	0.00	-NA-	-42.22	246.02	-5.21	9.23	-5.21	100.65

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,257.56	110,962.83	100.00	3.75	-1.50	-21.59	68.56	-2.34	5.71	-2.34	30.70
Euro Zone	USD	1,633.62	58,707.33	52.91	3.94	3.37	-16.13	65.89	-1.62	5.49	-1.62	31.23
Europe ex UK	USD	3,577.41	72,546.38	65.38	3.55	4.00	-14.97	66.96	0.28	5.93	0.28	30.97
Europe Liquid 40	USD	1,910.22	99,183.61	89.38	3.77	-1.67	-22.13	70.14	-2.59	5.74	-2.59	30.90
Europe Liquid 40 ex UK	USD	3,115.47	65,368.15	58.91	3.63	5.12	-14.14	68.42	0.03	5.80	0.03	30.68
Europe (UK Restricted)	USD	996.72	93,663.26	84.41	3.68	0.97	-18.86	70.06	-1.36	5.88	-1.36	30.66
Euro Zone Capped	USD	3,112.02	44,770.30	38.63	3.99	-NA-	-NA-	72.62	0.43	6.35	0.43	-NA-
Europe Capped	USD	1,853.63	88,092.14	92.99	3.74	-NA-	-NA-	73.08	-1.91	6.07	-1.91	-NA-
Europe ex UK Capped	USD	2,433.28	104,407.62	54.57	3.75	-NA-	-NA-	70.19	-1.96	5.92	-1.96	-NA-
Europe Liquid 40 Capped	USD	3,456.82	60,716.83	81.22	3.52	-NA-	-NA-	71.71	2.05	6.61	2.05	-NA-
Europe Liquid 40 ex UK Capped	USD	2,973.10	50,097.64	47.41	3.57	-NA-	-NA-	75.82	2.60	6.69	2.60	-NA-
UK	USD	765.29	38,416.45	34.62	4.11	-10.15	-32.00	71.39	-6.91	5.30	-6.91	35.75
Netherlands	USD	3,841.03	12,191.94	10.99	4.98	6.95	-6.99	66.97	-0.44	6.30	-0.44	28.70
France	USD	5,322.29	33,424.11	30.12	3.82	10.74	-8.84	69.01	-2.66	4.90	-2.66	30.99
Austria	USD	729.03	2,046.28	1.84	0.00	-18.61	-39.44	121.73	4.23	17.46	4.23	63.94
Sweden	USD	5,194.92	6,376.19	5.75	2.73	6.28	-8.78	95.03	10.23	7.22	10.23	42.38
Germany	USD	806.31	4,124.50	3.72	3.38	-6.18	-28.64	41.35	-0.92	3.35	-0.92	49.05
Switzerland	USD	2,964.26	6,421.26	5.79	1.40	10.31	3.38	48.53	11.78	8.39	11.78	25.22
Belgium	USD	2,529.92	4,121.85	3.71	5.61	3.92	-5.70	29.99	-2.11	3.65	-2.11	22.76
Italy	USD	2,234.22	587.49	0.53	1.30	-9.16	-33.16	76.65	5.03	2.05	5.03	45.67
Finland	USD	4,342.71	1,811.97	1.63	2.16	4.72	-18.05	113.75	6.40	12.05	6.40	44.60
Greece	USD	625.68	399.18	0.36	3.09	-8.99	-34.34	32.71	-21.71	-3.95	-21.71	41.18
Norway	USD	252.34	1,041.60	0.94	0.00	-NA-	-41.99	252.63	-10.61	8.31	-10.61	87.07

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,336.08	73,151.13	100.00	3.63	2.93	-14.58	59.27	3.97	6.10	3.97	28.36
Euro Zone	GBP	1,735.61	38,702.22	52.91	3.94	8.01	-8.63	56.75	4.73	5.87	4.73	29.42
Europe ex UK	GBP	3,800.76	47,825.47	65.38	3.55	8.67	-7.37	57.76	6.76	6.31	6.76	29.44
Europe Liquid 40	GBP	2,029.48	65,385.81	89.38	3.77	2.75	-15.17	60.77	3.70	6.13	3.70	28.55
Europe Liquid 40 ex UK	GBP	3,309.98	43,093.30	58.91	3.63	9.84	-6.46	59.14	6.49	6.18	6.49	29.09
Europe (UK Restricted)	GBP	1,058.95	61,746.57	84.41	3.68	5.51	-11.60	60.70	5.01	6.26	5.01	28.48
Euro Zone Capped	GBP	3,306.31	29,514.38	38.63	3.99	-NA-	-NA-	63.11	6.92	6.74	6.92	-NA-
Europe Capped	GBP	1,969.36	58,073.86	92.99	3.74	-NA-	-NA-	63.54	4.42	6.45	4.42	-NA-
Europe ex UK Capped	GBP	2,585.20	68,829.68	54.57	3.75	-NA-	-NA-	60.82	4.37	6.30	4.37	-NA-
Europe Liquid 40 Capped	GBP	3,672.64	40,026.96	81.22	3.52	-NA-	-NA-	62.25	8.64	6.99	8.64	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,158.72	33,026.37	47.41	3.57	-NA-	-NA-	66.14	9.22	7.07	9.22	-NA-
UK	GBP	813.07	25,325.66	34.62	4.11	-6.11	-25.92	61.95	-0.90	5.69	-0.90	32.63
Netherlands	GBP	4,080.84	8,037.42	10.99	4.98	11.75	1.40	57.77	5.99	6.69	5.99	26.74
France	GBP	5,654.58	22,034.51	30.12	3.82	15.71	-0.62	59.70	3.63	5.28	3.63	29.15
Austria	GBP	774.54	1,348.99	1.84	0.00	-14.95	-33.97	109.52	10.96	17.88	10.96	61.02
Sweden	GBP	5,519.25	4,203.44	5.75	2.73	11.05	-0.55	84.29	17.34	7.61	17.34	43.92
Germany	GBP	856.65	2,719.04	3.72	3.38	-1.96	-22.20	33.57	5.48	3.72	5.48	51.02
Switzerland	GBP	3,149.32	4,233.15	5.79	1.40	15.27	12.70	40.35	19.00	8.78	19.00	24.73
Belgium	GBP	2,687.87	2,717.29	3.71	5.61	8.59	2.80	22.83	4.21	4.02	4.21	22.59
Italy	GBP	2,373.71	387.30	0.53	1.30	-5.08	-27.13	66.92	11.82	2.42	11.82	43.62
Finland	GBP	4,613.84	1,194.52	1.63	2.16	9.42	-10.66	101.98	13.27	12.45	13.27	43.30
Greece	GBP	664.74	263.16	0.36	3.09	-4.91	-28.42	25.40	-16.65	-3.60	-16.65	37.70
Norway	GBP	268.10	686.66	0.94	0.00	-NA-	-36.75	233.21	-4.83	8.70	-4.83	84.27

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Net Total Return												
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Europe	JPY	1,148.03	10,368,366.60	100.00	-NA-	-4.13	-27.47	59.46	-1.98	11.16	-1.98	33.02
Euro Zone	JPY	1,491.33	5,485,613.25	52.91	3.94	0.61	-22.42	56.94	-1.26	10.92	-1.26	32.73
Europe ex UK	JPY	3,265.82	6,778,733.51	65.38	3.55	1.23	-21.35	57.95	0.65	11.38	0.65	32.49
Europe Liquid 40	JPY	1,743.84	9,267,716.82	89.38	3.77	-4.29	-27.97	60.96	-2.23	11.19	-2.23	33.23
Europe Liquid 40 ex UK	JPY	2,844.12	6,107,999.55	58.91	3.63	2.32	-20.58	59.33	0.40	11.25	0.40	32.25
Europe (UK Restricted)	JPY	909.91	8,751,895.09	84.41	3.68	-1.72	-24.95	60.88	-0.99	11.33	-0.99	32.77
Euro Zone Capped	JPY	2,840.96	4,183,337.18	38.63	3.99	-NA-	-NA-	63.30	0.80	11.83	0.80	-NA-
Europe Capped	JPY	1,692.19	8,231,329.59	92.99	3.74	-NA-	-NA-	63.74	-1.55	11.53	-1.55	-NA-
Europe ex UK Capped	JPY	2,221.35	9,755,848.45	54.57	3.75	-NA-	-NA-	61.01	-1.60	11.37	-1.60	-NA-
Europe Liquid 40 Capped	JPY	3,155.73	5,673,380.47	81.22	3.52	-NA-	-NA-	62.44	2.43	12.10	2.43	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,714.14	4,681,123.03	47.41	3.57	-NA-	-NA-	66.33	2.98	12.18	2.98	-NA-
UK	JPY	698.63	3,589,633.08	34.62	4.11	-12.54	-37.10	62.14	-6.57	10.72	-6.57	38.69
Netherlands	JPY	3,506.48	1,139,214.95	10.99	4.98	4.10	-13.58	57.96	-0.08	11.78	-0.08	31.60
France	JPY	4,858.73	3,123,149.18	30.12	3.82	7.79	-15.30	59.89	-2.30	10.30	-2.30	32.53
Austria	JPY	665.53	191,204.63	1.84	0.00	-20.78	-43.73	109.77	4.62	23.50	4.62	65.94
Sweden	JPY	4,742.45	595,791.38	5.75	2.73	3.44	-15.24	84.51	10.63	12.74	10.63	42.91
Germany	JPY	736.08	385,393.65	3.72	3.38	-8.68	-33.69	33.73	-0.55	8.67	-0.55	48.62
Switzerland	JPY	2,706.07	600,002.16	5.79	1.40	7.37	-3.94	40.51	12.19	13.97	12.19	26.95
Belgium	JPY	2,309.57	385,146.04	3.71	5.61	1.15	-12.38	22.97	-1.74	8.99	-1.74	24.80
Italy	JPY	2,039.62	54,894.99	0.53	1.30	-11.58	-37.90	67.11	5.42	7.30	5.42	46.23
Finland	JPY	3,964.46	169,310.26	1.63	2.16	1.93	-23.85	102.22	6.79	17.81	6.79	45.77
Greece	JPY	571.18	37,299.54	0.36	3.09	-11.42	-38.99	25.55	-21.42	0.99	-21.42	45.04
Norway	JPY	230.36	97,326.72	0.94	0.00	-NA-	-46.09	233.61	-10.28	13.88	-10.28	89.96

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	896.55	120,894.00	147.42	3.75	-NA-	-NA-	27.59	-4.31	3.14	-4.31	-NA-
Euro Zone	AUD	1,164.66	63,961.64	78.00	3.94	-NA-	-NA-	25.58	-3.61	2.92	-3.61	-NA-
Europe ex UK	AUD	2,550.44	79,039.28	96.38	3.55	-NA-	-NA-	26.39	-1.74	3.35	-1.74	-NA-
Europe Liquid 40	AUD	1,361.85	108,060.55	131.77	3.77	-NA-	-NA-	28.79	-4.55	3.17	-4.55	-NA-
Europe Liquid 40 ex UK	AUD	2,221.11	71,218.59	86.85	3.63	-NA-	-NA-	27.49	-1.99	3.22	-1.99	-NA-
Europe (UK Restricted)	AUD	710.59	102,046.12	124.44	3.68	-NA-	-NA-	28.73	-3.35	3.30	-3.35	-NA-
Euro Zone Capped	AUD	2,218.65	48,777.25	0.00	3.99	-NA-	-NA-	30.67	-1.59	3.76	-1.59	-NA-
Europe Capped	AUD	1,321.51	95,976.39	89.20	3.74	-NA-	-NA-	31.02	-3.89	3.48	-3.89	-NA-
Europe ex UK Capped	AUD	1,734.76	113,752.11	80.64	3.75	-NA-	-NA-	28.83	-3.94	3.34	-3.94	-NA-
Europe Liquid 40 Capped	AUD	2,464.47	66,150.98	74.46	3.52	-NA-	-NA-	29.98	0.00	4.01	0.00	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,119.61	54,581.37	8.56	3.57	-NA-	-NA-	33.09	0.53	4.09	0.53	-NA-
UK	AUD	545.60	41,854.72	51.04	4.11	-NA-	-NA-	29.74	-8.79	2.74	-8.79	-NA-
Netherlands	AUD	2,738.39	13,283.12	16.20	4.98	-NA-	-NA-	26.39	-2.45	3.71	-2.45	-NA-
France	AUD	3,794.42	36,415.57	44.41	3.82	-NA-	-NA-	27.94	-4.62	2.34	-4.62	-NA-
Austria	AUD	519.75	2,229.42	2.72	0.00	-NA-	-NA-	67.85	2.13	14.60	2.13	-NA-
Sweden	AUD	3,703.61	6,946.86	8.47	2.73	-NA-	-NA-	47.63	8.00	4.61	8.00	-NA-
Germany	AUD	574.84	4,493.65	5.48	3.38	-NA-	-NA-	7.00	-2.92	0.83	-2.92	-NA-
Switzerland	AUD	2,113.31	6,995.96	8.53	1.40	-NA-	-NA-	12.43	9.53	5.75	9.53	-NA-
Belgium	AUD	1,803.66	4,490.76	5.48	5.61	-NA-	-NA-	-1.60	-4.08	1.13	-4.08	-NA-
Italy	AUD	1,592.84	640.07	0.78	1.30	-NA-	-NA-	33.72	2.92	-0.44	2.92	-NA-
Finland	AUD	3,096.05	1,974.14	2.41	2.16	-NA-	-NA-	61.81	4.25	9.32	4.25	-NA-
Greece	AUD	446.06	434.91	0.53	3.09	-NA-	-NA-	0.46	-23.29	-6.29	-23.29	-NA-
Norway	AUD	179.90	1,134.82	1.38	0.00	-NA-	-NA-	166.95	-12.41	5.67	-12.41	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,959.22	6,758.69	5.79	1.40	7.60	-1.29	37.48	13.81	6.34	13.81	17.89
Sweden	SEK	4,401.77	45,889.45	5.75	2.73	6.75	-7.90	69.75	11.11	8.50	11.11	36.02
Norway	NKK	241.21	6,182.60	0.94	0.00	-NA-	-42.41	210.00	-8.15	8.77	-8.15	82.66

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	EUR	1,293.37	82,005.97	100.00	0.00	-5.37	-24.88	58.87	2.93	6.20	2.93	26.00
Euro Zone	EUR	1,653.72	43,387.07	52.91	0.00	-0.69	-19.51	55.83	4.17	6.25	4.17	25.00
Europe ex UK	EUR	1,802.72	53,614.67	65.38	0.00	0.03	-18.32	57.16	6.03	6.54	6.03	24.61
Europe Liquid 40	EUR	1,225.72	73,300.66	89.38	0.00	-5.51	-25.37	60.34	2.66	6.21	2.66	26.44
Europe Liquid 40 ex UK	EUR	1,915.26	48,309.67	58.91	0.00	1.13	-17.52	58.43	5.77	6.41	5.77	24.53
Europe ex UK Dividend+	EUR	1,950.78	49,209.34	60.01	0.00	2.43	-15.28	56.09	6.06	6.24	6.06	23.90
Europe (UK Restricted)	EUR	1,313.26	69,220.90	84.41	0.00	-3.65	-22.82	58.75	3.99	6.32	3.99	25.30
Euro Zone Capped	EUR	1,568.05	31,674.86	38.63	0.00	-NA-	-NA-	63.15	6.45	7.11	6.45	-NA-
Europe Capped	EUR	1,268.01	76,256.73	92.99	0.00	-NA-	-NA-	61.22	3.40	6.43	3.40	-NA-
Europe ex UK Capped	EUR	1,743.98	44,754.18	54.57	0.00	-NA-	-NA-	61.79	7.99	7.19	7.99	-NA-
Europe Liquid 40 Capped	EUR	1,186.33	66,607.02	81.22	0.00	-NA-	-NA-	64.43	3.47	6.56	3.47	-NA-
Europe Liquid 40 ex UK Capped	EUR	1,825.99	38,876.33	47.41	0.00	-NA-	-NA-	65.71	8.26	7.20	8.26	-NA-
UK	EUR	768.37	28,391.29	34.62	0.00	-13.91	-35.19	61.93	-2.46	5.57	-2.46	33.97
Netherlands	EUR	1,604.38	9,010.33	10.99	0.00	1.15	-12.91	52.77	5.43	7.08	5.43	22.41
France	EUR	2,809.51	24,701.76	30.12	0.00	6.64	-13.24	59.94	3.21	5.79	3.21	25.00
Austria	EUR	464.42	1,512.28	1.84	0.00	-19.53	-40.51	117.57	10.52	18.47	10.52	61.51
Sweden	EUR	2,567.15	4,712.26	5.75	0.00	1.74	-13.63	84.22	14.69	6.12	14.69	36.25
Germany	EUR	430.18	3,048.17	3.72	0.00	-9.68	-31.61	33.08	4.59	3.77	4.59	39.84
Switzerland	EUR	1,760.91	4,745.57	5.79	0.00	7.75	0.52	42.10	18.52	9.32	18.52	18.35
Belgium	EUR	1,071.67	3,046.22	3.71	0.00	-1.88	-11.52	20.02	3.80	4.54	3.80	19.16
Italy	EUR	1,306.41	434.18	0.53	0.00	-11.52	-34.95	69.06	11.37	2.92	11.37	41.45
Finland	EUR	2,153.94	1,339.12	1.63	0.00	1.29	-21.83	105.13	10.33	10.52	10.33	39.18
Greece	EUR	494.08	295.01	0.36	0.00	-11.89	-36.37	26.51	-18.77	-5.21	-18.77	39.59
Norway	EUR	166.89	769.78	0.94	0.00	-31.15	-43.95	246.03	-5.21	9.24	-5.21	87.43

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	USD	1,738.08	110,962.83	100.00	0.00	-4.60	-24.46	61.91	-2.92	5.30	-2.92	30.30
Euro Zone	USD	2,222.49	58,707.33	52.91	0.00	0.12	-19.07	58.81	-1.76	5.34	-1.76	30.76
Europe ex UK	USD	2,422.65	72,546.38	65.38	0.00	0.84	-17.87	60.17	0.00	5.63	0.00	30.56
Europe Liquid 40	USD	1,317.85	99,183.61	89.38	0.00	-4.74	-24.97	63.40	-3.18	5.31	-3.18	30.44
Europe Liquid 40 ex UK	USD	2,059.46	65,368.15	58.91	0.00	1.95	-17.07	61.46	-0.25	5.51	-0.25	30.19
Europe ex UK Dividend+	USD	2,180.32	66,585.49	60.01	0.00	3.26	-14.81	59.08	0.03	5.34	0.03	29.99
Europe (UK Restricted)	USD	819.37	93,663.26	84.41	0.00	-2.87	-22.40	61.79	-1.92	5.42	-1.92	30.11
Euro Zone Capped	USD	2,107.34	42,859.46	38.63	0.00	-NA-	-NA-	66.27	0.40	6.20	0.40	-NA-
Europe Capped	USD	1,704.00	103,183.49	92.99	0.00	-NA-	-NA-	64.31	-2.49	5.52	-2.49	-NA-
Europe ex UK Capped	USD	2,343.72	60,557.18	54.57	0.00	-NA-	-NA-	64.88	1.84	6.28	1.84	-NA-
Europe Liquid 40 Capped	USD	1,275.50	90,126.41	81.22	0.00	-NA-	-NA-	67.58	-2.42	5.66	-2.42	-NA-
Europe Liquid 40 ex UK Capped	USD	1,963.48	52,603.82	47.41	0.00	-NA-	-NA-	68.88	2.10	6.29	2.10	-NA-
UK	USD	1,037.29	38,416.45	34.62	0.00	-13.21	-34.83	65.02	-8.01	4.67	-8.01	35.74
Netherlands	USD	2,155.87	12,191.94	10.99	0.00	1.97	-12.44	55.69	-0.57	6.17	-0.57	27.95
France	USD	3,775.26	33,424.11	30.12	0.00	7.50	-12.77	63.00	-2.66	4.90	-2.66	30.72
Austria	USD	716.82	2,046.28	1.84	0.00	-18.88	-40.19	121.73	4.23	17.46	4.23	63.90
Sweden	USD	3,465.64	6,376.19	5.75	0.00	2.56	-13.16	87.75	8.17	5.21	8.17	42.02
Germany	USD	578.06	4,124.50	3.72	0.00	-8.95	-31.23	35.62	-1.36	2.89	-1.36	48.76
Switzerland	USD	2,377.22	6,421.26	5.79	0.00	8.62	1.07	44.82	11.78	8.39	11.78	25.50
Belgium	USD	1,440.06	4,121.85	3.71	0.00	-1.09	-11.04	22.32	-2.11	3.65	-2.11	22.53
Italy	USD	1,755.48	587.49	0.53	0.00	-10.80	-34.59	72.29	5.03	2.05	5.03	44.94
Finland	USD	2,894.35	1,811.97	1.63	0.00	2.11	-21.40	109.05	4.06	9.58	4.06	44.04
Greece	USD	543.94	399.18	0.36	0.00	-11.18	-36.02	28.93	-23.39	-6.02	-23.39	41.41
Norway	USD	225.30	1,041.60	0.94	0.00	-28.52	-43.64	252.64	-10.61	8.31	-10.61	87.01

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	GBP	1,846.60	73,151.13	100.00	0.00	-0.32	-17.71	52.99	3.35	5.68	3.35	28.05
Euro Zone	GBP	2,361.24	38,702.22	52.91	0.00	4.62	-11.83	50.06	4.58	5.72	4.58	29.13
Europe ex UK	GBP	2,573.91	47,825.47	65.38	0.00	5.37	-10.53	51.35	6.46	6.01	6.46	29.22
Europe Liquid 40	GBP	1,400.13	65,385.81	89.38	0.00	-0.46	-18.26	54.40	3.08	5.69	3.08	28.20
Europe Liquid 40 ex UK	GBP	2,188.04	43,093.30	58.91	0.00	6.53	-9.65	52.57	6.19	5.89	6.19	28.82
Europe ex UK Dividend+	GBP	2,576.36	43,895.82	60.01	0.00	7.90	-7.19	50.31	6.49	5.72	6.49	28.78
Europe (UK Restricted)	GBP	870.52	61,746.57	84.41	0.00	1.49	-15.46	52.88	4.41	5.80	4.41	28.10
Euro Zone Capped	GBP	2,238.91	28,254.67	38.63	0.00	-NA-	-NA-	57.11	6.88	6.59	6.88	-NA-
Europe Capped	GBP	1,810.39	68,022.69	92.99	0.00	-NA-	-NA-	55.26	3.81	5.91	3.81	-NA-
Europe ex UK Capped	GBP	2,490.05	39,921.72	54.57	0.00	-NA-	-NA-	55.80	8.42	6.67	8.42	-NA-
Europe Liquid 40 Capped	GBP	1,355.14	59,414.93	81.22	0.00	-NA-	-NA-	58.35	3.88	6.04	3.88	-NA-
Europe Liquid 40 ex UK Capped	GBP	2,086.07	34,678.54	47.41	0.00	-NA-	-NA-	59.58	8.70	6.68	8.70	-NA-
UK	GBP	1,107.67	25,325.66	34.62	0.00	-9.31	-29.01	55.93	-2.07	5.05	-2.07	32.61
Netherlands	GBP	2,290.47	8,037.42	10.99	0.00	6.55	-4.61	47.12	5.85	6.56	5.85	26.34
France	GBP	4,010.96	22,034.51	30.12	0.00	12.33	-4.96	54.02	3.63	5.28	3.63	29.18
Austria	GBP	761.57	1,348.99	1.84	0.00	-15.24	-34.84	109.52	10.96	17.88	10.96	61.02
Sweden	GBP	3,682.01	4,203.44	5.75	0.00	7.17	-5.39	77.41	15.15	5.60	15.15	43.80
Germany	GBP	614.15	2,719.04	3.72	0.00	-4.86	-25.08	28.15	5.01	3.26	5.01	50.72
Switzerland	GBP	2,525.64	4,233.15	5.79	0.00	13.50	10.11	36.84	19.00	8.78	19.00	25.20
Belgium	GBP	1,529.96	2,717.29	3.71	0.00	3.36	-3.08	15.58	4.21	4.03	4.21	22.53
Italy	GBP	1,865.08	387.30	0.53	0.00	-6.79	-28.74	62.80	11.82	2.42	11.82	43.21
Finland	GBP	3,075.06	1,194.52	1.63	0.00	6.70	-14.37	97.54	10.78	9.98	10.78	42.87
Greece	GBP	577.90	263.16	0.36	0.00	-7.19	-30.30	21.83	-18.44	-5.68	-18.44	37.95
Norway	GBP	239.37	686.66	0.94	0.00	-NA-	-38.60	233.20	-4.83	8.70	-4.83	84.18

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	JPY	1,586.70	10,368,366.60	100.00	0.00	-7.15	-30.13	53.17	-2.56	10.72	-2.56	32.56
Euro Zone	JPY	2,028.91	5,485,613.25	52.91	0.00	-2.55	-25.14	50.24	-1.40	10.77	-1.40	32.25
Europe ex UK	JPY	2,211.64	6,778,733.51	65.38	0.00	-1.85	-24.04	51.53	0.37	11.07	0.37	32.03
Europe Liquid 40	JPY	1,203.07	9,267,716.82	89.38	0.00	-7.28	-30.60	54.58	-2.82	10.73	-2.82	32.72
Europe Liquid 40 ex UK	JPY	1,880.09	6,107,999.55	58.91	0.00	-0.77	-23.29	52.75	0.12	10.94	0.12	31.70
Europe ex UK Dividend+	JPY	1,838.54	6,221,747.92	60.01	0.00	-1.08	-21.20	50.49	0.40	10.76	0.40	31.19
Europe (UK Restricted)	JPY	748.00	8,751,895.09	84.41	0.00	-5.46	-28.22	53.06	-1.56	10.84	-1.56	32.16
Euro Zone Capped	JPY	1,923.80	4,004,787.92	38.63	0.00	-NA-	-NA-	57.30	0.77	11.67	0.77	-NA-
Europe Capped	JPY	1,555.58	9,641,465.73	92.99	0.00	-NA-	-NA-	55.44	-2.12	10.96	-2.12	-NA-
Europe ex UK Capped	JPY	2,139.59	5,658,462.85	54.57	0.00	-NA-	-NA-	55.99	2.22	11.75	2.22	-NA-
Europe Liquid 40 Capped	JPY	1,164.41	8,421,411.44	81.22	0.00	-NA-	-NA-	58.53	-2.06	11.10	-2.06	-NA-
Europe Liquid 40 ex UK Capped	JPY	1,792.46	4,915,301.19	47.41	0.00	-NA-	-NA-	59.77	2.48	11.76	2.48	-NA-
UK	JPY	946.95	3,589,633.08	34.62	0.00	-15.52	-39.72	56.12	-7.67	10.06	-7.67	38.58
Netherlands	JPY	1,968.10	1,139,214.95	10.99	0.00	-0.75	-19.01	47.29	-0.20	11.64	-0.20	30.15
France	JPY	3,446.44	3,123,149.18	30.12	0.00	4.64	-19.31	54.21	-2.30	10.30	-2.30	31.61
Austria	JPY	654.39	191,204.63	1.84	0.00	-21.04	-44.67	109.77	4.62	23.51	4.62	65.50
Sweden	JPY	3,163.79	595,791.38	5.75	0.00	-0.18	-19.68	77.62	8.57	10.63	8.57	41.98
Germany	JPY	527.71	385,393.65	3.72	0.00	-11.38	-36.39	28.30	-0.99	8.19	-0.99	47.34
Switzerland	JPY	2,170.17	600,002.16	5.79	0.00	5.72	-6.51	37.00	12.19	13.97	12.19	26.20
Belgium	JPY	1,314.63	385,146.04	3.71	0.00	-3.72	-17.72	15.72	-1.75	8.99	-1.75	24.67
Italy	JPY	1,602.58	54,894.99	0.53	0.00	-13.18	-39.50	62.99	5.42	7.30	5.42	45.88
Finland	JPY	2,642.26	169,310.26	1.63	0.00	-0.61	-27.30	97.77	4.44	15.22	4.44	44.34
Greece	JPY	496.57	37,299.54	0.36	0.00	-13.55	-40.82	21.97	-23.11	-1.18	-23.11	44.82
Norway	JPY	205.68	97,326.72	0.94	0.00	-NA-	-47.87	233.63	-10.28	13.89	-10.28	88.72

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe	AUD	1,239.13	120,894.00	147.42	0.00	-NA-	-NA-	22.56	-4.88	2.74	-4.88	-NA-
Euro Zone	AUD	1,584.48	63,961.64	78.00	0.00	-NA-	-NA-	20.22	-3.74	2.78	-3.74	-NA-
Europe ex UK	AUD	1,727.18	79,039.28	96.38	0.00	-NA-	-NA-	21.25	-2.02	3.06	-2.02	-NA-
Europe Liquid 40	AUD	939.53	108,060.55	131.77	0.00	-NA-	-NA-	23.69	-5.13	2.74	-5.13	-NA-
Europe Liquid 40 ex UK	AUD	1,468.25	71,218.59	86.85	0.00	-NA-	-NA-	22.23	-2.26	2.94	-2.26	-NA-
Europe ex UK Dividend+	AUD	1,810.70	72,544.89	88.46	0.00	-NA-	-NA-	20.42	-1.99	2.77	-1.99	-NA-
Europe (UK Restricted)	AUD	584.15	102,046.12	124.44	0.00	-NA-	-NA-	22.47	-3.90	2.85	-3.90	-NA-
Euro Zone Capped	AUD	1,502.39	46,695.38	56.94	0.00	-NA-	-NA-	25.86	-1.63	3.62	-1.63	-NA-
Europe Capped	AUD	1,214.83	112,418.42	137.09	0.00	-NA-	-NA-	24.38	-4.45	2.95	-4.45	-NA-
Europe ex UK Capped	AUD	1,670.91	65,977.05	80.45	0.00	-NA-	-NA-	24.81	-0.21	3.69	-0.21	-NA-
Europe Liquid 40 Capped	AUD	909.34	98,192.72	119.74	0.00	-NA-	-NA-	26.85	-4.39	3.09	-4.39	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,399.82	57,311.86	69.89	0.00	-NA-	-NA-	27.84	0.05	3.70	0.05	-NA-
UK	AUD	739.52	41,854.72	51.04	0.00	-NA-	-NA-	24.92	-9.87	2.12	-9.87	-NA-
Netherlands	AUD	1,536.99	13,283.12	16.20	0.00	-NA-	-NA-	17.86	-2.57	3.59	-2.57	-NA-
France	AUD	2,691.50	36,415.57	44.41	0.00	-NA-	-NA-	23.39	-4.62	2.34	-4.62	-NA-
Austria	AUD	511.04	2,229.42	2.72	0.00	-NA-	-NA-	67.85	2.13	14.60	2.13	-NA-
Sweden	AUD	2,470.76	6,946.86	8.47	0.00	-NA-	-NA-	42.12	5.99	2.65	5.99	-NA-
Germany	AUD	412.12	4,493.65	5.48	0.00	-NA-	-NA-	2.66	-3.34	0.38	-3.34	-NA-
Switzerland	AUD	1,694.79	6,995.96	8.53	0.00	-NA-	-NA-	9.62	9.53	5.75	9.53	-NA-
Belgium	AUD	1,026.66	4,490.76	5.48	0.00	-NA-	-NA-	-7.41	-4.08	1.13	-4.08	-NA-
Italy	AUD	1,251.53	640.07	0.78	0.00	-NA-	-NA-	30.42	2.92	-0.44	2.92	-NA-
Finland	AUD	2,063.47	1,974.14	2.41	0.00	-NA-	-NA-	58.25	1.96	6.91	1.96	-NA-
Greece	AUD	387.79	434.91	0.53	0.00	-NA-	-NA-	-2.40	-24.94	-8.31	-24.94	-NA-
Norway	AUD	160.63	1,134.82	1.38	0.00	-NA-	-NA-	166.96	-12.41	5.68	-12.41	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Switzerland	CHF	1,571.46	6,758.69	5.79	0.00	5.95	-3.80	34.05	13.81	6.34	13.81	18.26
Sweden	SEK	2,935.91	45,889.45	5.75	0.00	3.00	-12.42	63.44	9.03	6.47	9.03	35.97
Norway	NOK	215.40	6,182.60	0.94	0.00	-29.36	-44.16	210.02	-8.15	8.77	-8.15	82.53

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Index Description	Curr	Close Value 31-Mar	12 Mths Estimated Div	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)
			Yld (%) 31-Mar							
Europe Real Estate **	Local	2,179.36	4.47	0.05	-18.48	63.39	3.19	6.37	3.19	26.37
Europe FTSE	Local	216.63	5.65	5.13	-5.32	52.52	3.64	7.24	3.64	20.88
Europe JP Morgan Bonds	Local	503.05	-NA-	4.52	6.15	5.22	2.33	0.64	2.33	4.12
UK Real Estate **	GBP	1,550.98	4.11	-6.10	-25.91	61.94	-0.90	5.68	-0.90	32.63
UK FTSE	GBP	824.73	5.78	7.06	0.46	51.00	5.84	6.31	5.84	18.89
UK JP Morgan Bonds	GBP	585.33	-NA-	5.26	6.32	0.92	1.14	0.88	1.14	6.98
Netherlands Real Estate **	EUR	3,093.57	5.86	7.26	-7.33	65.87	5.58	7.24	5.58	23.31
Netherlands FTSE	EUR	752.25	#DIV/0!	3.95	-8.29	72.70	4.27	9.40	4.27	27.34
Netherlands JP Morgan Bonds	EUR	414.32	-NA-	4.63	6.50	6.25	2.94	0.51	2.94	4.27
France Real Estate **	EUR	4,160.12	5.10	10.95	-9.25	67.88	3.21	5.79	3.21	25.65
France FTSE	EUR	634.31	6.00	3.55	-7.53	49.08	2.21	7.27	2.21	21.92
France JP Morgan Bonds	EUR	513.39	-NA-	4.48	6.29	5.52	2.61	0.29	2.61	4.37
Sweden Real Estate **	SEK	4,772.53	3.90	8.40	-7.24	72.54	12.02	9.39	12.02	36.05
Sweden FTSE	SEK	1,712.56	6.82	8.72	-4.23	67.47	7.39	9.09	7.39	26.77
Sweden JP Morgan Bonds	SEK	629.07	-NA-	4.53	5.96	2.50	1.95	0.26	1.95	5.08
Switzerland Real Estate **	CHF	2,043.03	2.16	8.51	-0.56	39.39	13.81	6.34	13.81	17.78
Switzerland FTSE	CHF	563.96	3.83	5.63	-5.94	44.76	6.39	3.95	6.39	17.30
Germany Real Estate **	EUR	626.77	4.59	-6.10	-28.51	40.76	5.22	4.40	5.22	40.11
Germany FTSE	EUR	409.78	5.97	6.80	-4.69	51.23	3.17	9.98	3.17	24.61
Germany JP Morgan Bonds	EUR	384.29	-NA-	4.47	6.22	4.16	2.84	0.34	2.84	4.18
Austria Real Estate **	EUR	475.06	0.00	-19.17	-40.06	117.57	10.52	18.47	10.52	61.51
Austria FTSE	EUR	457.15	7.01	-2.23	-19.74	76.04	6.16	8.97	6.16	38.00
Austria JP Morgan Bonds	EUR	194.49	-NA-	4.60	6.52	8.74	3.77	0.82	3.77	4.66

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

* -5 & -3 Years Total Returns are annualised

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

Index Description	Curr	Close Value 31-Mar	12 Mths Estimated Div	Total	Total	Total	Total	Total	Total	36 Mths Vity (%)
			Yld (%) 31-Mar	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
Italy Real Estate **	EUR	1,702.74	1.78	-9.45	-33.47	73.33	11.37	2.92	11.37	41.94
Italy FTSE	EUR	285.64	5.56	-2.61	-13.84	46.69	-1.27	8.84	-1.27	24.19
Italy JP Morgan Bonds	EUR	769.01	-NA-	4.28	5.87	8.43	2.22	1.02	2.22	4.06
Belgium Real Estate **	EUR	2,049.01	7.48	4.86	-5.15	30.25	3.80	4.54	3.80	19.44
Belgium FTSE	EUR	600.34	4.18	-1.75	-14.81	65.28	5.82	4.23	5.82	29.56
Belgium JP Morgan Bonds	EUR	478.60	-NA-	4.44	6.28	7.54	2.96	0.87	2.96	4.03
Finland Real Estate **	EUR	3,436.50	3.00	4.91	-18.95	111.60	13.82	14.01	13.82	39.54
Finland FTSE	EUR	1,061.45	7.86	4.52	-7.92	60.55	19.09	13.39	19.09	31.20
Finland JP Morgan Bonds	EUR	337.95	-NA-	4.59	6.50	5.88	2.56	0.34	2.56	3.32
Greece Real Estate **	EUR	571.31	3.43	-9.63	-34.74	30.65	-16.78	-2.88	-16.78	39.28
Greece FTSE	EUR	294.59	2.95	-5.42	-22.49	21.67	-7.40	10.09	-7.40	35.21
Greece JP Morgan Bonds	EUR	215.30	-NA-	1.75	1.49	-0.08	-2.01	1.20	-2.01	6.44
Norway Real Estate **	NOK	194.32	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	958.20	7.12	9.63	-4.23	55.47	-2.16	7.62	-2.16	31.67
Norway JP Morgan Bonds	NOK	-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

* -5 & -3 Years Total Returns are annualised

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

Top 20 Constituents:

Company	Investment		Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	Focus	Sector		31-Mar	31-Mar
Unibail-Rodamco *	Rental	Diversified	FR	13,245	16.15
Land Securities *	Rental	Diversified	UK	5,746	7.01
British Land *	Rental	Diversified	UK	4,658	5.68
Corio *	Rental	Retail	NL	3,775	4.60
Liberty International *	Rental	Retail	UK	3,510	4.28
Hammerson *	Rental	Retail	UK	3,074	3.75
Fonciere Des Regions *	Rental	Diversified	FR	2,849	3.47
SEGRO *	Rental	Industrial	UK	2,631	3.21
Klepierre *	Rental	Retail	FR	2,569	3.13
PSP Swiss Property	Rental	Office	CH	2,229	2.72
Swiss Prime Site	Rental	Office	CH	1,850	2.26
Icade	Rental	Diversified	FR	1,688	2.06
Derwent London *	Rental	Office	UK	1,540	1.88
Gecina *	Rental	Diversified	FR	1,530	1.87
Wereldhave *	Rental	Diversified	NL	1,510	1.84
Cofinimmo *	Rental	Diversified	BE	1,299	1.58
Castellum	Rental	Diversified	SE	1,225	1.49
Silic *	Rental	Office	FR	1,216	1.48
Mercialys *	Rental	Retail	FR	1,203	1.47
Eurocommercial Props *	Rental	Retail	NL	1,199	1.46

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	31-Mar	31-Mar	31-Mar
EPRA/NAREIT UK	29	28,391	34.62%
EPRA/NAREIT Netherlands	7	9,010	10.99%
EPRA/NAREIT France	9	24,702	30.12%
EPRA/NAREIT Austria	2	1,512	1.84%
EPRA/NAREIT Sweden	6	4,712	5.75%
EPRA/NAREIT Germany	8	3,048	3.72%
EPRA/NAREIT Switzerland	4	4,746	5.79%
EPRA/NAREIT Belgium	6	3,046	3.71%
EPRA/NAREIT Italy	2	434	0.53%
EPRA/NAREIT Finland	3	1,339	1.63%
EPRA/NAREIT Greece	3	295	0.36%
EPRA/NAREIT Norway	1	770	0.94%
EPRA/NAREIT Europe Index	80	82,006	100.00%
EPRA/NAREIT Euro Zone	40	43,387	52.91%
EPRA/NAREIT Ex-UK	51	53,615	65.38%
EPRA/NAREIT Europe Liquid 40	40	73,301	89.38%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	48,310	58.91%

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

Top 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 31-Mar	Return 31-Mar	Return 31-Mar
CA Immobilien Anlage	Rental	Diversified	AT	23.55	0.00	23.55
Colonia Real Estate	Rental	Residential	DE	20.01	0.00	20.01
Minerva	Non-Rental	Diversified	UK	19.06	0.00	19.06
Patrizia Immobilien	Rental	Residential	DE	19.05	0.00	19.05
Sponda	Rental	Diversified	FI	12.77	4.38	17.15
Societe de la Tour Eiffel *	Rental	Diversified	FR	16.04	0.00	16.04
Conwert Immobilien	Non-Rental	Residential	AT	13.74	0.00	13.74
Great Portland Estates *	Rental	Office	UK	11.85	1.78	13.63
Kungsliden	Rental	Diversified	SE	13.50	0.00	13.50
Zueblin Immobilien Holding	Rental	Office	CH	13.03	0.00	13.03
Icade	Rental	Diversified	FR	11.88	0.00	11.88
Technopolis	Rental	Office	FI	7.29	4.37	11.66
Fonciere Des Regions *	Rental	Diversified	FR	11.36	0.00	11.36
Hufvudstaden A	Rental	Office	SE	7.39	3.65	11.04
CLS Holdings	Rental	Office	UK	10.81	0.00	10.81
Affine *	Non-Rental	Diversified	FR	10.67	0.00	10.67
Citycon OYJ	Rental	Retail	FI	9.16	1.48	10.64
Silic *	Rental	Office	FR	10.64	0.00	10.64
Workspace Group *	Rental	Office	UK	10.34	0.00	10.34
Fabege	Rental	Office	SE	5.40	4.32	9.72

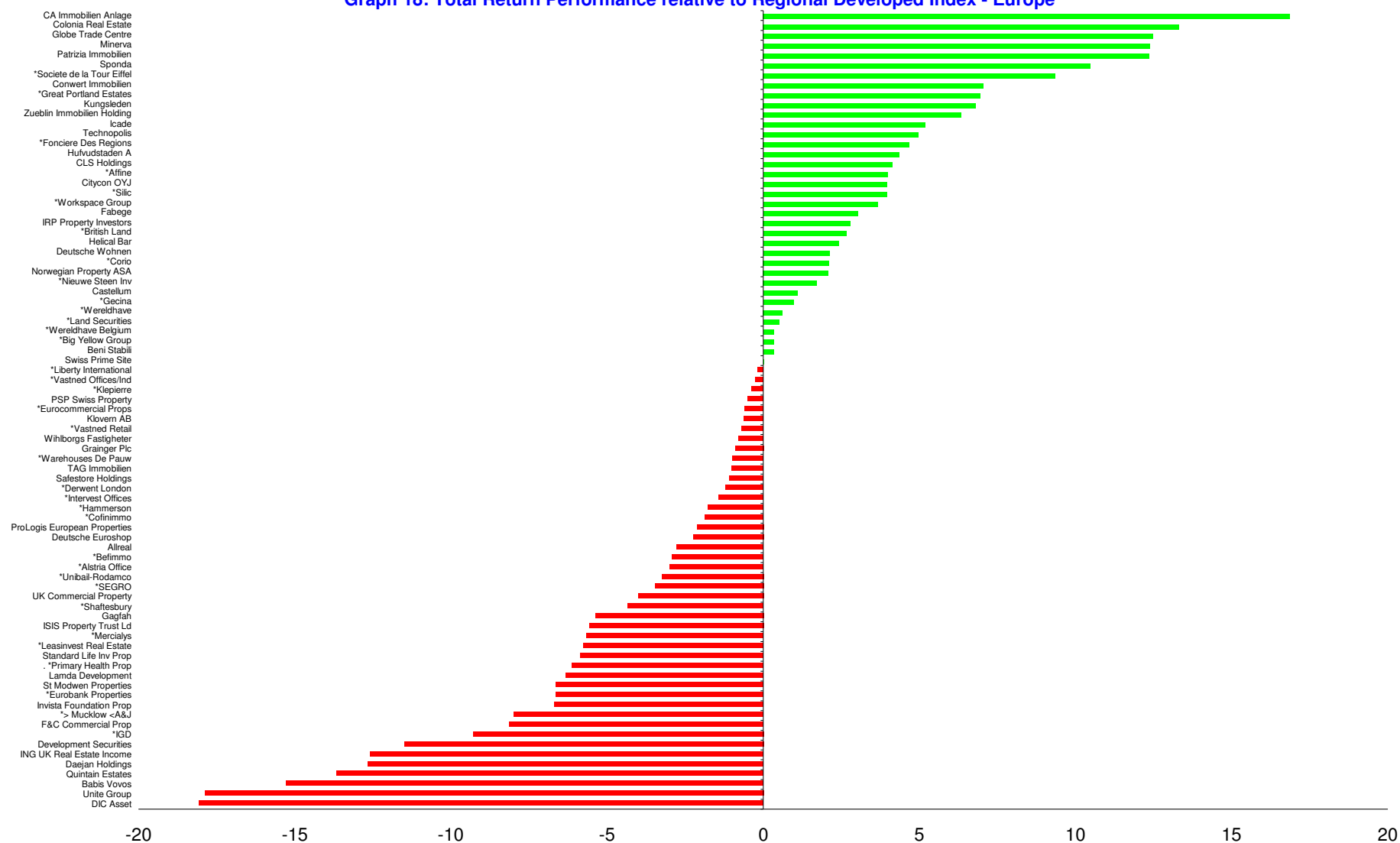
Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
	Focus	Sector		Return 31-Mar	Return 31-Mar	Return 31-Mar
Gagfah	Rental	Residential	DE	-1.65	2.97	1.32
ISIS Property Trust Ld	Rental	Diversified	UK	1.12	0.00	1.12
Mercialys *	Rental	Retail	FR	1.03	0.00	1.03
Leasinvest Real Estate *	Rental	Office	BE	0.94	0.00	0.94
Standard Life Inv Prop	Rental	Diversified	UK	0.84	0.00	0.84
Primary Health Prop. *	Rental	Health Care	UK	0.58	0.00	0.58
Lamda Development	Non-Rental	Diversified	GR	0.39	0.00	0.39
St Modwen Properties	Rental	Diversified	UK	0.05	0.00	0.05
Eurobank Properties *	Rental	Diversified	GR	-5.35	5.40	0.05
Invista Foundation Prop	Rental	Diversified	UK	0.00	0.00	0.00
Mucklow <A&J> *	Rental	Diversified	UK	-1.29	0.00	-1.29
F&C Commercial Prop	Rental	Diversified	UK	-1.97	0.53	-1.44
IGD *	Rental	Retail	IT	-2.60	0.00	-2.60
Development Securities	Non-Rental	Retail	UK	-4.80	0.00	-4.80
ING UK Real Estate Income Trust	Rental	Diversified	UK	-5.88	0.00	-5.88
Daejan Holdings	Rental	Diversified	UK	-5.96	0.00	-5.96
Quintain Estates	Non-Rental	Diversified	UK	-6.97	0.00	-6.97
Babis Vovos	Rental	Diversified	GR	-8.57	0.00	-8.57
Unite Group	Rental	Specialty	UK	-11.18	0.00	-11.18
DIC Asset	Rental	Diversified	DE	-11.37	0.00	-11.37

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

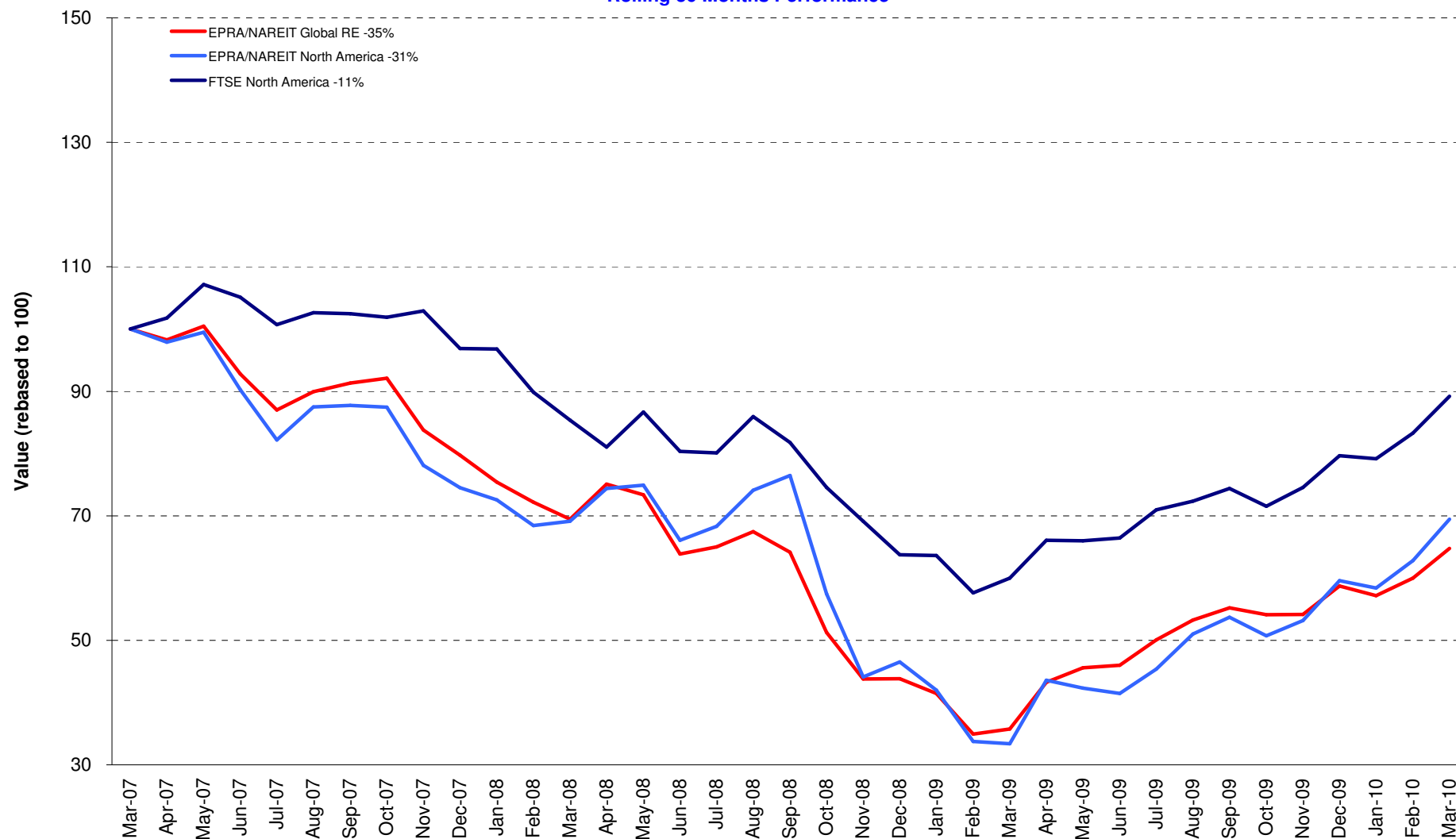


Section 5

FTSE EPRA/NAREIT North America Developed Index Series

FTSE EPRA/NAREIT North America Developed Index Series

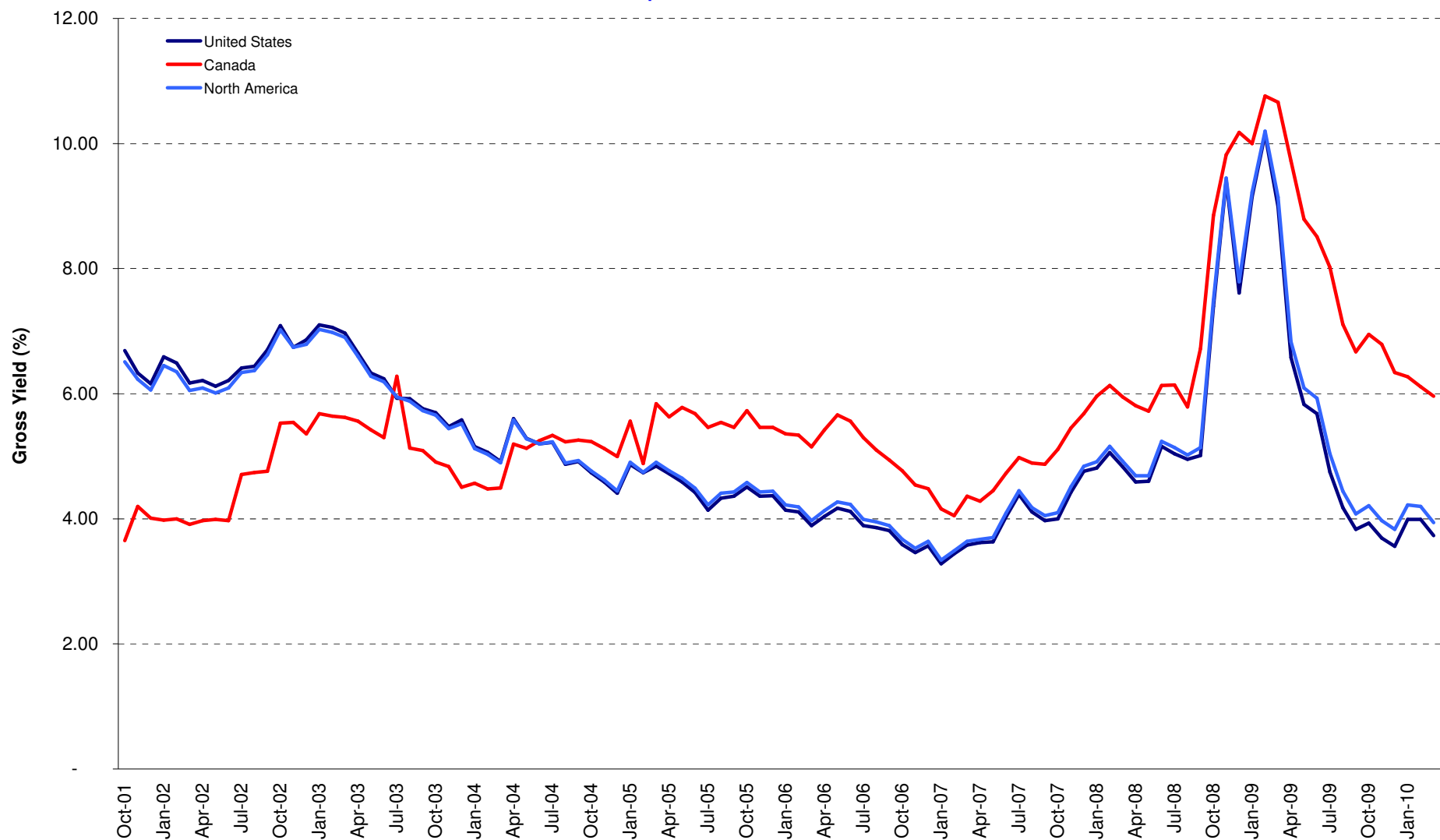
**Graph 19: EPRA/NAREIT North America Developed v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR)
Rolling 36 Months Performance**



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Graph 20: Dividend Yields



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

Ex Date	Description
22 March 2010	Cogdell Spencer Inc. (USA): Addition. Number of shares: 42,488,061. Free float: 100%.
22 March 2010	Glimcher Realty Trust (USA): Addition. Number of shares: 68,707,955. Free float: 100%.
22 March 2010	Hersha Hospitality Trust (USA): New number of shares: 109,432,917
22 March 2010	Pebblebrook Hotel Trust (USA): Constituent deletion
22 March 2010	Piedmont Office Realty Trust, Inc. (USA): New free float percentage: 30%
22 March 2010	Piedmont Office Realty Trust, Inc. (USA): New number of shares: 51,729,201

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 March 2010	Weingarten Realty *	Rental	Retail	USD	0.260	9.74	15-Mar	Quarterly
10 March 2010	Ventas *	Rental	Health Care	USD	0.535	4.32	31-Mar	Quarterly
11 March 2010	BRE Properties *	Rental	Residential	USD	0.375	6.29	31-Mar	Quarterly
11 March 2010	Digital Realty Trust *	Rental	Specialty	USD	0.480	2.32	31-Mar	Quarterly
11 March 2010	Equity Residential Props *	Rental	Residential	USD	0.338	4.93	9-Apr	Quarterly
11 March 2010	Equity One Inc *	Rental	Retail	USD	0.220	6.35	31-Mar	Quarterly
11 March 2010	Extra Space Storage *	Rental	Self Storage	USD	0.100	7.89	31-Mar	Quarterly
11 March 2010	Investors Real Estate *	Rental	Diversified	USD	0.172	7.48	1-Apr	Quarterly
11 March 2010	Piedmont Office Realty Trust Cl A	Rental	Office	USD	0.315	0.00	22-Mar	Dividend
11 March 2010	Public Storage *	Rental	Self Storage	USD	0.650	2.39	31-Mar	Quarterly
11 March 2010	Taubman Centers *	Rental	Retail	USD	0.415	4.16	31-Mar	Quarterly
11 March 2010	Washington Real Estate *	Rental	Diversified	USD	0.433	5.63	31-Mar	Quarterly
12 March 2010	PS Business Parks *	Rental	Office Mixed	USD	0.440	3.30	31-Mar	Quarterly
15 March 2010	Federal Realty Inv *	Rental	Retail	USD	0.660	3.46	15-Apr	Quarterly
15 March 2010	H & R Real Estate *	Rental	Diversified	CAD	0.060	8.66	31-Mar	Monthly
15 March 2010	Parkway Properties *	Rental	Office	USD	0.075	12.11	31-Mar	Quarterly
16 March 2010	Medical Properties Trust *	Rental	Health Care	USD	0.200	9.64	14-Apr	Quarterly
17 March 2010	Eastgroup Properties *	Rental	Industrial	USD	0.520	5.51	31-Mar	Quarterly
17 March 2010	Ramco-Gershenson *	Rental	Retail	USD	0.163	14.38	1-Apr	Quarterly
17 March 2010	Universal Health Realty *	Rental	Health Care	USD	0.600	7.64	31-Mar	Quarterly
19 March 2010	Developers Diversified *	Rental	Retail	USD	0.020	18.55	6-Apr	Quarterly
19 March 2010	LTC Properties *	Rental	Health Care	USD	0.130	5.76	31-Mar	Monthly
23 March 2010	Getty Realty *	Rental	Retail	USD	0.475	7.99	8-Apr	Quarterly
24 March 2010	Cogdell Spencer	Non-Rental	Health Care	USD	0.100	0.00	21-Apr	Dividend
24 March 2010	Equity Lifestyle Properties *	Rental	Residential	USD	0.300	1.48	9-Apr	Quarterly
24 March 2010	First Capital Realty *	Rental	Retail	CAD	0.320	0.00	13-Apr	Dividend
26 March 2010	CBL & Associates Props *	Rental	Retail	USD	0.200	14.64	16-Apr	Quarterly
29 March 2010	Agree Realty Corp *	Rental	Retail	USD	0.510	8.75	13-Apr	Quarterly
29 March 2010	Acadia Realty Trust *	Rental	Retail	USD	0.180	4.70	15-Apr	Quarterly
29 March 2010	Allied Properties REIT *	Rental	Office	CAD	0.110	6.45	15-Apr	Monthly
29 March 2010	Avalonbay Communities *	Rental	Residential	USD	0.893	4.13	15-Apr	Quarterly
29 March 2010	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	15-Apr	Dividend
29 March 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.47	15-Apr	Monthly
29 March 2010	BioMed Realty Trust *	Rental	Office	USD	0.140	8.10	15-Apr	Quarterly

** Based on previous period figures

*** Estimated

Version: March 2010

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
29 March 2010	Boston Properties *	Rental	Office	USD	0.500	3.61	30-Apr	Quarterly
29 March 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.090	7.53	15-Apr	Monthly
29 March 2010	Camden Property Trust *	Rental	Residential	USD	0.450	6.73	16-Apr	Quarterly
29 March 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	10.95	15-Apr	Monthly
29 March 2010	Cominar REIT *	Rental	Diversified	CAD	0.120	7.35	15-Apr	Monthly
29 March 2010	Calloway REIT *	Rental	Retail	CAD	0.129	7.30	15-Apr	Monthly
29 March 2010	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Apr	Dividend
29 March 2010	Douglas Emmett *	Rental	Office	USD	0.100	3.66	15-Apr	Dividend
29 March 2010	DuPont Fabros Technology *	Rental	Specialty	USD	0.080	2.61	9-Apr	Dividend
29 March 2010	Entertainment Props *	Rental	Specialty	USD	0.650	8.17	15-Apr	Quarterly
29 March 2010	Essex Property Trust *	Rental	Residential	USD	1.033	4.54	15-Apr	Quarterly
29 March 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	10.60	15-Apr	Monthly
29 March 2010	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	4.32	15-Apr	Quarterly
29 March 2010	Glimcher Realty Trust *	Rental	Retail	USD	0.100	0.00	15-Apr	Dividend
29 March 2010	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.010	4.44	15-Apr	Quarterly
29 March 2010	Invest REIT *	Rental	Lodging/Resorts	CAD	0.042	17.89	15-Apr	Monthly
29 March 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.048	10.71	19-Apr	Monthly
29 March 2010	Killam Properties *	Rental	Residential	CAD	0.047	0.00	15-Apr	Dividend
29 March 2010	Kilroy Realty *	Rental	Office	USD	0.350	7.52	16-Apr	Quarterly
29 March 2010	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.010	7.73	15-Apr	Monthly
29 March 2010	Lexington Corporate *	Rental	Diversified	USD	0.100	17.97	15-Apr	Quarterly
29 March 2010	Morguard REIT *	Rental	Diversified	CAD	0.075	6.60	15-Apr	Monthly
29 March 2010	National Healthcare Corp. *	Rental	Health Care	USD	0.260	2.63	1-Jun	Quarterly
29 March 2010	National Health Investors *	Rental	Health Care	USD	0.575	0.00	10-May	Dividend
29 March 2010	Northern Property REIT *	Rental	Residential	CAD	0.123	6.11	15-Apr	Monthly
29 March 2010	Corporate Office Props *	Rental	Office	USD	0.393	3.55	15-Apr	Quarterly
29 March 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.102	7.26	15-Apr	Monthly
29 March 2010	Post Properties *	Rental	Residential	USD	0.200	7.04	15-Apr	Quarterly
29 March 2010	Canadian REIT *	Rental	Diversified	CAD	0.115	4.87	15-Apr	Monthly
29 March 2010	Riocan Real Estate *	Rental	Retail	CAD	0.115	7.36	8-Apr	Monthly
29 March 2010	SL Green Realty *	Rental	Office	USD	0.100	4.13	16-Apr	Dividend
30 March 2010	Alexandria Real Estate *	Rental	Office	USD	0.350	4.70	15-Apr	Quarterly
30 March 2010	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.050	17.37	15-Apr	Dividend
30 March 2010	Liberty Property Trust *	Rental	Office Mixed	USD	0.475	6.92	15-Apr	Quarterly

** Based on previous period figures

*** Estimated

Version: March 2010

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
30 March 2010	Corporate Office Props *	Rental	Office	USD	0.143	3.55	15-Apr	Quarterly
30 March 2010	Urstadt Biddle Class A *	Rental	Retail	USD	0.243	6.01	16-Apr	Quarterly
31 March 2010	AMB Property *	Rental	Industrial	USD	0.280	5.73	15-Apr	Dividend
31 March 2010	Brandywine Realty Trust *	Rental	Office	USD	0.150	14.41	19-Apr	Quarterly
31 March 2010	Kimco Realty *	Rental	Retail	USD	0.160	10.74	15-Apr	Quarterly
1 April 2010	Mack-Cali Realty *	Rental	Office	USD	0.450	7.26	12-Apr	Quarterly
2 April 2010	AMB Property *	Rental	Industrial	USD	0.52 ***	5.73	April	Dividend
2 April 2010	Brandywine Realty Trust *	Rental	Office	USD	0.44 ***	14.41	April	Quarterly
2 April 2010	Kimco Realty *	Rental	Retail	USD	0.4 ***	10.74	April	Quarterly
2 April 2010	Urstadt Biddle Class A *	Rental	Retail	USD	0.2375 ***	6.01	April	Quarterly
4 April 2010	Sovran Self Storage *	Rental	Self Storage	USD	0.63 ***	7.26	April	Quarterly
5 April 2010	Kite Realty Group Trust *	Non-Rental	Retail	USD	0.060	17.34	16-Apr	Quarterly
5 April 2010	U-Store-It Trust *	Rental	Self Storage	USD	0.025	10.00	22-Apr	Quarterly
6 April 2010	DCT Industrial Trust *	Rental	Industrial	USD	0.070	10.71	15-Apr	Quarterly
8 April 2010	UDR Inc. *	Rental	Residential	USD	0.180	9.35	30-Apr	Dividend
10 April 2010	Sun Communities *	Rental	Residential	USD	0.63 ***	10.00	April	Quarterly
11 April 2010	Felcor Lodging Trust *	Rental	Lodging/Resorts	USD	0.35 ***	14.91	April	Dividend
11 April 2010	Hospitality Properties *	Rental	Lodging/Resorts	USD	0.77 ***	12.86	April	Quarterly
13 April 2010	Associated Estates Realty *	Rental	Residential	USD	0.170	4.93	3-May	Quarterly
13 April 2010	Mid-America Apartment *	Rental	Residential	USD	0.615	4.75	30-Apr	Quarterly
14 April 2010	Saul Centers *	Rental	Retail	USD	0.360	4.54	30-Apr	Quarterly
14 April 2010	Saul Centers *	Rental	Retail	USD	0.47 ***	4.54	April	Quarterly
14 April 2010	H & R Real Estate *	Rental	Diversified	CAD	0.060	8.66	30-Apr	Monthly
16 April 2010	Senior Housing Prop *	Rental	Health Care	USD	0.35 ***	6.32	April	Quarterly
17 April 2010	Orient Express Hotel	Rental	Lodging/Resorts	USD	0.025 ***	0.71	April	Quarterly
18 April 2010	LTC Properties *	Rental	Health Care	USD	0.13 ***	5.76	April	Monthly
21 April 2010	HRPT Properties Trust *	Rental	Office	USD	0.21 ***	10.80	April	Quarterly
28 April 2010	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	6.45	April	Monthly
28 April 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.47	17-May	Monthly
28 April 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	7.53	April	Monthly
28 April 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 ***	10.95	April	Monthly
28 April 2010	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	7.35	April	Monthly
28 April 2010	Calloway REIT *	Rental	Retail	CAD	0.129 ***	7.30	April	Monthly

** Based on previous period figures

*** Estimated

Version: March 2010

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 April 2010	Education Realty Trust *	Rental	Residential	USD	0.205 ***	14.29	April	Quarterly
28 April 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	10.60	April	Monthly
28 April 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	17.89	April	Monthly
28 April 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	10.71	April	Monthly
28 April 2010	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	7.73	April	Monthly
28 April 2010	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	6.60	April	Monthly
28 April 2010	National Retail Properties *	Rental	Retail	USD	0.375 ***	6.48	April	Quarterly
28 April 2010	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	6.11	April	Monthly
28 April 2010	Omega Healthcare Investors *	Rental	Health Care	USD	0.3 ***	6.11	April	Quarterly
28 April 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	7.26	April	Monthly
28 April 2010	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	4.87	April	Monthly
28 April 2010	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	7.36	April	Monthly
28 April 2010	Tanger Factory Outlet *	Rental	Retail	USD	0.38 ***	3.48	April	Quarterly
30 April 2010	First Potomac Realty Trust *	Rental	Industrial	USD	0.34 ***	9.05	April	Quarterly
30 April 2010	Health Care REIT *	Rental	Health Care	USD	0.68 ***	5.97	April	Quarterly

** Based on previous period figures

*** Estimated

Version: March 2010

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

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Nth Am Wght (%) 31-Mar												
Brookfield Props	Rental	Office	15.65	4,280	0.87	2.02	3.63	6.48	-17.89	122.36	23.36	6.10	0.00	6.10	23.36	42.44	5,470	94
Riocan Real Estate *	Rental	Retail	18.48	3,232	0.66	1.53	7.47	6.74	-3.15	58.25	-5.16	-2.99	0.60	-2.39	-5.16	22.60	4,725	108
H & R Real Estate *	Rental	Diversified	16.63	1,742	0.35	0.82	4.33	4.47	-6.70	125.32	8.80	1.40	0.37	1.77	8.80	35.75	1,760	75
Boardwalk REIT *	Rental	Residential	40.25	1,422	0.29	0.67	4.47	21.08	0.86	61.73	9.85	2.11	0.38	2.49	9.85	25.32	1,211	63
Canadian REIT *	Rental	Diversified	27.65	1,332	0.27	0.63	4.99	14.06	0.74	45.16	3.23	-1.78	0.41	-1.37	3.23	19.26	1,057	59
Calloway REIT *	Rental	Retail	21.21	1,315	0.27	0.62	7.30	10.24	-2.52	127.81	10.70	4.07	0.63	4.71	10.70	35.46	938	53
Primaris Retail REIT *	Rental	Retail	16.80	764	0.15	0.36	7.26	11.03	0.02	98.45	5.98	-1.93	0.59	-1.33	5.98	29.57	780	75
Cominar REIT *	Rental	Diversified	19.22	763	0.15	0.36	7.49	8.19	-0.23	50.15	1.19	0.79	0.63	1.42	1.19	23.22	661	64
Canadian Apartment Props *	Rental	Residential	14.35	709	0.14	0.33	7.53	6.49	-5.14	23.44	3.98	0.49	0.63	1.12	3.98	23.12	783	82
Chartwell Seniors Housing REIT *	Rental	Health Care	7.25	677	0.14	0.32	7.45	-3.85	-12.17	96.42	5.05	-4.98	0.59	-4.39	5.05	37.79	843	92
First Capital Realty	Rental	Retail	22.16	617	0.13	0.29	5.78	4.00	-5.44	54.58	3.79	5.67	1.53	7.20	3.79	18.39	603	72
Extencicare REIT *	Rental	Health Care	10.47	603	0.12	0.28	8.02	2.41	-6.96	162.62	12.18	7.16	0.72	7.88	12.18	46.92	1,033	126
Allied Properties REIT *	Rental	Office	20.30	576	0.12	0.27	6.50	13.37	4.85	68.25	6.67	6.28	0.58	6.86	6.67	25.07	472	61
Dundee REIT *	Rental	Diversified	25.89	504	0.10	0.24	8.48	6.51	-8.26	120.28	27.42	2.98	0.73	3.71	27.42	40.57	1,555	228
Morguard REIT *	Rental	Diversified	13.64	424	0.09	0.20	6.60	10.86	1.50	48.37	6.16	5.49	0.58	6.07	6.16	34.76	-NA-	-NA-
Northern Property REIT*	Rental	Residential	24.20	406	0.08	0.19	6.11	10.82	3.67	48.87	12.19	10.15	0.56	10.71	12.19	23.22	349	63
Innvest REIT *	Rental	Lodging/Resorts	5.94	378	0.08	0.18	8.42	-0.94	-14.66	104.51	14.01	5.32	0.74	6.06	14.01	42.81	653	128
Artis Real Estate Investment	Rental	Diversified	11.68	363	0.07	0.17	9.25	16.86	-11.01	85.35	3.43	3.27	0.80	4.07	3.43	43.50	590	120
Killam Properties	Rental	Residential	8.18	229	0.05	0.11	6.85	-4.91	-6.98	68.84	-5.98	-0.12	0.57	0.45	-5.98	28.15	201	65
Canada Total				20,337	4.12	9.60	5.96											
Simon Property Group *	Rental	Retail	83.90	17,980	3.64	8.49	2.86	10.82	-5.12	148.64	5.14	7.17	0.00	7.17	5.14	47.81	25,336	104
Vornado Realty Trust *	Rental	Diversified	75.70	10,056	2.04	4.75	3.43	6.39	-10.25	134.58	8.24	15.19	0.00	15.19	8.24	47.70	13,421	99
Public Storage *	Rental	Self Storage	91.99	8,677	1.76	4.09	2.83	12.27	1.01	67.49	12.94	11.92	0.00	11.92	12.94	32.33	12,247	104
Equity Residential Props *	Rental	Residential	39.15	8,156	1.65	3.85	3.45	7.86	-3.42	115.98	15.90	8.51	0.00	8.51	15.90	37.93	10,213	93
Boston Properties *	Rental	Office	75.44	7,724	1.57	3.64	2.65	9.97	-9.69	116.79	12.48	11.06	0.00	11.06	12.48	41.45	9,836	94
HCP *	Rental	Health Care	33.00	7,148	1.45	3.37	5.64	10.51	-0.71	90.03	8.06	14.66	0.00	14.66	8.06	46.43	10,216	106
Host Hotels & Resorts *	Rental	Lodging/Resorts	14.65	7,072	1.43	3.34	0.27	0.34	-15.24	281.93	25.54	25.11	0.00	25.11	25.54	73.20	7,924	83
Ventas *	Rental	Health Care	47.48	5,492	1.11	2.59	4.51	17.00	7.25	112.26	8.55	7.45	0.00	7.45	8.55	50.72	6,528	88
Avalonbay Communities *	Rental	Residential	86.35	5,197	1.05	2.45	4.13	8.92	-9.54	85.39	5.16	6.06	0.00	6.06	5.16	35.80	8,575	122
Kimco Realty *	Rental	Retail	15.64	4,644	0.94	2.19	4.09	-3.99	-26.52	111.81	15.59	12.60	0.00	12.60	15.59	64.68	5,903	94
Prologis *	Non-Rental	Industrial	13.20	4,616	0.94	2.18	4.55	-11.30	-35.78	107.69	-3.58	2.40	0.00	2.40	-3.58	168.38	6,343	102

* -5 & -3 Years Total Returns are annualised

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

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths	Turnover	Annual
			Price	Float	Float	Float												
			31-Mar	Mkt Cap	Global	Nth Am	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	3 month	Velocity
				EUR (m)	Wght (%)	Wght (%)		- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	Mar-10	Mar-10	YTD		Annualised	(%)
Health Care REIT *	Rental	Health Care	45.23	4,112	0.83	1.94	6.01	12.10	5.77	52.30	2.05	6.78	0.00	6.78	2.05	28.46	6,067	109
SL Green Realty *	Rental	Office	57.27	3,294	0.67	1.55	0.70	3.62	-23.14	431.20	13.99	12.16	0.00	12.16	13.99	77.30	6,339	142
Federal Realty Inv *	Rental	Retail	72.81	3,278	0.66	1.55	3.63	11.52	-4.70	59.70	7.52	5.58	0.00	5.58	7.52	35.37	4,093	92
Digital Realty Trust *	Rental	Specialty	54.20	3,040	0.62	1.43	3.54	32.60	12.63	64.35	7.80	5.08	0.00	5.08	7.80	33.93	13,222	321
AMB Property *	Rental	Industrial	27.24	3,004	0.61	1.42	4.11	-1.55	-18.90	93.06	6.61	11.91	0.00	11.91	6.61	55.31	3,631	89
Nationwide Health Props *	Rental	Health Care	35.15	2,915	0.59	1.38	5.01	16.04	8.07	62.37	-0.09	5.91	0.00	5.91	-0.09	37.08	3,207	81
Liberty Property Trust *	Rental	Office Mixed	33.94	2,829	0.57	1.33	5.60	1.99	-7.82	79.20	6.03	9.73	0.00	9.73	6.03	43.07	3,287	86
The Macerich Company *	Rental	Retail	38.31	2,779	0.56	1.31	0.62	0.43	-19.30	567.28	8.45	7.49	0.00	7.49	8.45	125.39	5,456	145
Realty Income *	Rental	Retail	30.69	2,365	0.48	1.12	5.60	10.33	7.14	66.86	18.45	9.61	0.00	9.61	18.45	29.75	2,031	63
Regency Centers *	Rental	Retail	37.47	2,259	0.46	1.07	4.94	0.44	-19.25	44.51	6.87	8.08	0.00	8.08	6.87	48.07	3,379	111
Developers Diversified *	Rental	Retail	12.17	2,245	0.46	1.06	0.66	-9.24	-32.80	490.15	31.43	14.70	0.00	14.70	31.43	89.23	4,254	140
Alexandria Real Estate *	Rental	Office	67.60	2,200	0.45	1.04	2.07	4.23	-9.85	86.68	5.15	9.70	0.00	9.70	5.15	54.23	2,617	88
Hospitality Properties *	Rental	Lodging/Resorts	23.95	2,184	0.44	1.03	7.52	-1.48	-14.42	99.58	1.01	9.01	0.00	9.01	1.01	48.46	2,444	83
Senior Housing Prop *	Rental	Health Care	22.15	2,078	0.42	0.98	6.50	11.11	2.37	63.05	1.28	6.54	0.00	6.54	1.28	40.20	2,325	83
Mack-Cali Realty *	Rental	Office	35.25	2,063	0.42	0.97	5.11	1.81	-4.67	82.48	1.97	5.10	0.00	5.10	1.97	47.12	2,969	106
Duke Realty Corp *	Rental	Office Mixed	12.40	2,051	0.42	0.97	5.48	-7.00	-27.81	131.64	1.89	11.71	0.00	11.71	1.89	67.59	2,584	93
UDR Inc. *	Rental	Residential	17.64	2,027	0.41	0.96	4.08	3.58	-10.08	110.51	7.30	5.00	0.00	5.00	7.30	43.79	2,817	103
Camden Property Trust *	Rental	Residential	41.63	1,973	0.40	0.93	4.32	2.11	-12.59	95.00	-1.75	3.95	0.00	3.95	-1.75	46.12	3,071	115
Essex Property Trust *	Rental	Residential	89.95	1,936	0.39	0.91	4.59	8.90	-8.60	58.67	7.53	4.71	0.00	4.71	7.53	30.74	2,879	110
Weingarten Realty *	Rental	Retail	21.56	1,906	0.39	0.90	4.82	-3.03	-18.32	129.10	8.94	4.71	0.00	4.71	8.94	66.05	2,188	85
Corporate Office Props *	Rental	Office	40.13	1,721	0.35	0.81	3.91	11.48	-1.78	63.12	9.56	8.96	0.00	8.96	9.56	32.60	2,391	103
Corrections Corp of America	Rental	Specialty	19.86	1,690	0.34	0.80	0.00	9.07	-9.06	55.04	-19.10	-7.20	0.00	-7.20	-19.10	38.54	1,912	84
Highwoods Properties *	Rental	Office	31.73	1,661	0.34	0.78	5.36	7.98	-3.06	52.10	-4.86	9.23	0.00	9.23	-4.86	38.99	2,408	107
Apartment Investment *	Rental	Residential	18.41	1,590	0.32	0.75	2.17	-1.25	-20.62	239.60	15.64	10.31	0.00	10.31	15.64	61.41	2,700	126
BRE Properties *	Rental	Residential	35.75	1,457	0.30	0.69	4.20	4.89	-13.59	84.98	8.07	6.05	0.00	6.05	8.07	40.14	2,279	116
Forest City Enterprises	Rental	Diversified	14.41	1,424	0.29	0.67	0.00	-13.49	-39.08	300.28	22.33	20.08	0.00	20.08	22.33	106.48	1,087	56
CBL & Associates Props *	Rental	Retail	13.70	1,396	0.28	0.66	7.30	-8.49	-24.90	485.17	41.68	15.22	0.00	15.22	41.68	159.73	2,047	108
National Retail Properties *	Rental	Retail	22.83	1,390	0.28	0.66	6.57	9.56	3.09	48.86	7.59	7.59	0.00	7.59	7.59	34.72	1,678	89
Washington Real Estate *	Rental	Diversified	30.55	1,349	0.27	0.64	5.66	5.55	-2.76	79.09	10.89	9.66	0.00	9.66	10.89	34.84	1,461	80
Entertainment Props *	Rental	Specialty	41.13	1,300	0.26	0.61	6.32	5.23	-7.25	165.10	16.61	7.61	0.00	7.61	16.61	57.39	1,386	79
HRPT Properties Trust *	Rental	Office	7.78	1,286	0.26	0.61	6.17	-0.70	-7.90	151.41	20.25	10.83	0.00	10.83	20.25	52.30	1,434	82
Tanger Factory *	Rental	Retail	43.16	1,284	0.26	0.61	3.54	17.62	5.10	42.34	10.70	3.58	0.00	3.58	10.70	26.85	1,849	106

* -5 & -3 Years Total Returns are annualised

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

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-10	Dividend Rtn (%) Mar-10	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Nth Am Wght (%) 31-Mar												
Omega Healthcare Investors *	Rental	Health Care	19.49	1,278	0.26	0.60	6.57	17.19	9.31	42.68	0.21	2.74	0.00	2.74	0.21	31.41	1,799	104
BioMed Realty Trust *	Rental	Office	16.54	1,214	0.25	0.57	3.39	0.89	-9.87	145.94	4.82	7.06	0.00	7.06	4.82	62.72	1,790	109
Home Props of New York *	Rental	Residential	46.80	1,209	0.25	0.57	4.96	8.57	0.38	57.06	-1.91	2.18	0.00	2.18	-1.91	36.78	1,887	115
Equity Lifestyle Properties *	Rental	Residential	53.88	1,207	0.24	0.57	2.23	9.82	0.99	42.07	6.76	8.32	0.00	8.32	6.76	28.72	1,234	76
LaSalle Hotel Properties *	Rental	Lodging/Resorts	23.30	1,188	0.24	0.56	0.17	0.29	-16.85	299.14	9.75	20.04	0.00	20.04	9.75	83.42	1,603	100
Taubman Centers *	Rental	Retail	39.92	1,171	0.24	0.55	4.16	10.70	-9.09	136.71	11.17	3.07	0.00	3.07	11.17	49.13	2,495	158
Brandywine Realty Trust *	Rental	Office	12.21	1,160	0.24	0.55	4.91	-7.43	-22.11	335.44	7.11	8.92	0.00	8.92	7.11	95.71	1,319	84
Mid-America Apartment *	Rental	Residential	51.79	1,105	0.22	0.52	4.75	11.41	0.97	71.98	7.27	-0.29	0.00	-0.29	7.27	35.85	1,463	98
American Campus Communities *	Rental	Residential	27.66	1,067	0.22	0.50	4.88	9.94	0.81	63.22	-1.57	0.07	0.00	0.07	-1.57	32.80	3,804	264
Healthcare Realty Trust *	Rental	Health Care	23.29	1,057	0.21	0.50	5.15	0.67	-5.70	60.51	8.53	11.49	0.00	11.49	8.53	38.85	1,276	89
Douglas Emmett	Rental	Office	15.37	1,033	0.21	0.49	2.60	-NA-	-13.55	109.34	7.86	9.08	0.00	9.08	7.86	47.87	5,444	389
Kilroy Realty *	Rental	Office	30.84	983	0.20	0.46	4.54	-0.47	-21.44	81.44	0.55	8.86	0.00	8.86	0.55	40.43	1,850	139
Orient Express Hotel	Rental	Lodging/Resorts	14.18	950	0.19	0.45	0.00	-11.33	-37.93	245.85	39.84	24.06	0.00	24.06	39.84	73.65	3,862	301
Diamondrock Hospitality *	Rental	Lodging/Resorts	10.11	928	0.19	0.44	0.32	-NA-	-14.26	160.75	19.36	13.09	0.00	13.09	19.36	64.42	3,897	310
Franklin Street Properties	Rental	Office	14.43	850	0.17	0.40	5.27	-NA-	-9.05	17.32	-1.23	11.26	0.00	11.26	-1.23	37.93	1,319	115
Sunstone Hotel Investors *	Rental	Lodging/Resorts	11.17	810	0.16	0.38	0.00	-4.09	-18.34	324.71	25.79	24.94	0.00	24.94	25.79	89.37	2,956	270
Extra Space Storage *	Rental	Self Storage	12.68	809	0.16	0.38	3.15	4.04	-8.24	130.13	9.78	12.41	0.00	12.41	9.78	41.83	2,365	216
DCT Industrial Trust *	Rental	Industrial	5.23	801	0.16	0.38	5.35	-NA-	-19.07	70.03	4.18	6.30	0.00	6.30	4.18	44.19	2,989	276
National Health Inv *	Rental	Health Care	38.76	795	0.16	0.38	6.19	11.20	10.23	45.61	4.79	11.35	0.00	11.35	4.79	31.29	477	44
Post Properties *	Rental	Residential	22.02	791	0.16	0.37	3.63	-1.40	-17.89	119.13	12.35	14.45	0.00	14.45	12.35	46.26	1,254	117
Eastgroup Properties *	Rental	Industrial	37.74	748	0.15	0.35	5.51	3.96	-6.39	36.30	-1.41	5.13	0.00	5.13	-1.41	33.35	863	85
PS Business Parks *	Rental	Office Mixed	53.40	722	0.15	0.34	3.30	8.17	-6.65	46.11	6.69	8.98	0.00	8.98	6.69	29.82	1,302	133
Sovran Self Storage *	Rental	Self Storage	34.86	708	0.14	0.33	5.16	2.98	-9.56	79.03	-2.43	9.86	0.00	9.86	-2.43	40.14	563	59
DuPont Fabros Technology *	Rental	Specialty	21.59	677	0.14	0.32	1.48	-NA-	-NA-	213.81	20.01	10.15	0.00	10.15	20.01	-NA-	594	65
Colonial Properties *	Rental	Residential	12.88	631	0.13	0.30	4.66	-5.48	-21.63	245.93	9.80	9.25	0.00	9.25	9.80	78.60	782	92
Medical Properties Trust *	Rental	Health Care	10.48	621	0.13	0.29	7.63	-NA-	-5.42	192.60	4.80	1.85	0.00	1.85	4.80	52.52	1,569	187
Cousins Properties *	Non-Rental	Diversified	8.31	613	0.12	0.29	1.43	-8.39	-29.12	37.42	9.73	15.58	0.00	15.58	9.73	52.88	649	78
Equity One Inc *	Rental	Retail	18.89	601	0.12	0.28	4.66	2.83	-7.04	57.42	16.82	2.27	0.00	2.27	16.82	34.12	732	90
Lexington Corporate *	Rental	Diversified	6.51	586	0.12	0.28	6.14	-5.60	-18.15	194.99	7.07	9.41	0.00	9.41	7.07	66.10	632	80
Inland Real Estate Corp *	Rental	Retail	9.15	578	0.12	0.27	6.23	-2.41	-14.70	32.89	12.27	8.93	0.00	8.93	12.27	36.32	421	54
Acadia Realty Trust *	Rental	Retail	17.86	529	0.11	0.25	4.03	6.69	-7.45	70.03	5.87	6.75	0.00	6.75	5.87	38.68	485	68
U-Store-It Trust *	Rental	Self Storage	7.20	494	0.10	0.23	1.39	-8.51	-23.91	258.91	-1.64	10.60	0.00	10.60	-1.64	74.70	1,286	192

* -5 & -3 Years Total Returns are annualised

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

Index Constituents	Investment Focus	Sector	Local	Free Float	Free Float	Free Float	Div Yld (%)	Total	Total	Total	Total	Price	Dividend	Total	Total	36 Mths Vity (%)	Turnover	Annual Velocity (%)
			Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Nth Am Wght (%) 31-Mar		Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) Mar-10	Rtn (%) Mar-10	Rtn (%) YTD		3 month Annualised USD (m)	
Investors Real Estate *	Rental	Diversified	9.02	490	0.10	0.23	7.61	4.90	-0.17	-6.79	0.22	0.89	0.00	0.89	0.22	21.51	664	100
LTC Properties *	Rental	Health Care	27.06	463	0.09	0.22	5.76	14.13	5.91	57.98	1.16	3.76	0.00	3.76	1.16	31.50	292	47
Government Properties *	Rental	Office	26.01	451	0.09	0.21	3.46	-NA-	-NA-	-NA-	13.19	10.45	0.00	10.45	13.19	-NA-	2,723	447
Alexander's Inc. *	Rental	Retail	299.13	449	0.09	0.21	0.00	4.37	-10.10	75.57	-1.74	2.44	0.00	2.44	-1.74	49.32	205	34
Hersha Hospitality Trust	Rental	Lodging/Resorts	5.18	419	0.08	0.20	3.86	-8.74	-18.79	175.26	64.97	24.82	0.00	24.82	64.97	73.01	2,499	441
Pennsylvania Real Estate *	Rental	Retail	12.47	411	0.08	0.19	4.81	-11.73	-27.28	259.72	47.40	24.08	0.00	24.08	47.40	98.97	468	84
Saul Centers *	Rental	Retail	41.40	409	0.08	0.19	3.48	8.94	-6.98	83.63	26.37	16.03	0.00	16.03	26.37	41.08	210	38
Hilltop Holdings	Rental	Residential	11.75	367	0.07	0.17	0.00	-1.15	-1.06	3.07	0.95	-1.76	0.00	-1.76	0.95	13.53	224	45
Ashford Hospitality *	Rental	Lodging/Resorts	7.17	359	0.07	0.17	0.00	-0.42	-10.96	365.58	54.53	30.84	0.00	30.84	54.53	89.62	286	59
First Industrial Realty *	Rental	Industrial	7.76	353	0.07	0.17	0.00	-13.88	-35.23	216.73	48.37	40.33	0.00	40.33	48.37	73.97	479	100
Cedar Shopping Centers *	Rental	Retail	7.91	349	0.07	0.16	1.14	-4.36	-16.01	354.60	16.32	20.03	0.00	20.03	16.32	93.48	273	58
Sun Communities *	Rental	Residential	25.20	347	0.07	0.16	10.00	0.41	0.51	123.67	27.59	30.77	0.00	30.77	27.59	52.71	277	59
First Potomac Realty Trust *	Rental	Industrial	15.03	334	0.07	0.16	5.32	-2.06	-14.03	109.93	19.57	9.87	0.00	9.87	19.57	42.05	282	62
Getty Realty *	Rental	Retail	23.40	320	0.06	0.15	8.12	4.08	-1.33	30.08	-0.55	5.93	0.00	5.93	-0.55	40.19	185	43
Universal Health Realty *	Rental	Health Care	35.34	310	0.06	0.15	6.79	10.42	5.42	22.94	10.33	4.46	0.00	4.46	10.33	24.31	153	36
Parkway Properties *	Rental	Office	18.78	300	0.06	0.14	1.60	-9.18	-23.21	85.49	-9.80	13.13	0.00	13.13	-9.80	56.21	272	67
Felcor Lodging Trust *	Rental	Lodging/Resorts	5.70	273	0.06	0.13	0.00	-6.89	-33.17	319.12	58.33	51.19	0.00	51.19	58.33	100.93	237	64
National Healthcare	Rental	Health Care	35.38	268	0.05	0.13	2.94	0.67	-11.46	-11.88	-2.02	-3.83	0.00	-3.83	-2.02	19.74	146	40
Glimcher Realty Trust *	Rental	Retail	5.07	257	0.05	0.12	7.89	-13.59	-34.56	262.14	87.78	17.91	0.00	17.91	87.78	80.42	229	66
Ramco-Gershenson *	Rental	Retail	11.26	256	0.05	0.12	5.80	-7.59	-25.56	78.16	18.03	12.38	0.00	12.38	18.03	70.91	156	45
Cogdell Spencer	Non-Rental	Health Care	7.40	232	0.05	0.11	5.41	-NA-	-29.13	47.06	32.51	9.63	1.48	11.11	32.51	49.55	598	190
Associated Estates Realty	Rental	Residential	13.79	228	0.05	0.11	4.93	8.73	2.45	148.77	22.36	11.39	0.00	11.39	22.36	50.53	714	231
Piedmont Office Realty Trust Cl A	Rental	Office	19.85	228	0.05	0.11	1.59	-NA-	-NA-	-NA-	-NA-	18.51	0.00	18.51	-NA-	-NA-	-NA-	-NA-
Education Realty Trust *	Rental	Residential	5.74	225	0.05	0.11	3.48	-10.45	-20.30	70.34	18.60	5.32	0.00	5.32	18.60	48.86	777	255
Kite Realty Group Trust *	Non-Rental	Retail	4.73	220	0.04	0.10	5.07	-10.51	-30.97	101.73	16.22	15.09	0.00	15.09	16.22	63.96	110	37
Urstadt Biddle Class A *	Rental	Retail	15.81	214	0.04	0.10	6.14	5.30	-2.43	21.39	3.54	0.25	0.00	0.25	3.54	30.41	136	47
Agree Realty Corp *	Rental	Retail	22.86	138	0.03	0.07	8.92	2.99	-7.14	48.88	-1.85	3.63	0.00	3.63	-1.85	51.73	234	125
Winthrop Realty Trust	Rental	Diversified	12.04	136	0.03	0.06	5.40	-7.07	-25.88	77.86	10.87	1.43	0.00	1.43	10.87	41.69	336	182
United States Total				191,567.42	38.82	90.40	3.73											

* -5 & -3 Years Total Returns are annualised

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
North America	EUR	2,358.11	211,904.27	100.00	3.94	3.07	-11.44	108.09	16.56	10.63	16.56	36.71
United States	EUR	2,179.57	191,567.42	90.40	3.73	2.48	-12.24	106.84	16.37	10.96	16.37	37.99
United States Dividend+	EUR	1,481.84	176,880.12	83.47	3.94	-NA-	-12.09	107.01	16.40	10.79	16.40	38.32
Canada	EUR	3,607.81	20,336.85	9.60	5.96	9.69	-2.17	121.81	18.47	7.65	18.47	29.53
North America	USD	3,045.59	286,729.09	135.31	3.94	3.90	-10.95	112.08	9.93	9.69	9.93	39.66
United States	USD	2,942.41	259,211.17	122.32	3.73	3.31	-11.76	110.80	9.75	10.02	9.75	40.96
United States Dividend+	USD	1,656.21	239,337.68	112.95	3.94	3.27	-11.61	110.97	9.78	9.84	9.78	41.31
Canada	USD	4,870.53	27,517.92	12.99	5.96	10.58	-1.64	126.05	11.73	6.74	11.73	32.09
North America	GBP	3,235.74	189,023.29	89.20	3.94	8.57	-2.99	100.40	17.03	10.09	17.03	39.07
United States	GBP	3,126.12	170,882.37	80.64	3.73	7.95	-3.86	99.19	16.83	10.42	16.83	40.56
United States Dividend+	GBP	1,957.05	157,780.97	74.46	3.94	7.91	-3.71	99.35	16.87	10.24	16.87	40.93
Canada	GBP	5,174.61	18,140.92	8.56	5.96	15.54	7.16	113.60	18.95	7.13	18.95	28.65
North America	JPY	2,780.33	26,791,966.42	12643.43	3.94	1.13	-17.63	100.64	10.34	15.34	10.34	41.46
United States	JPY	2,686.13	24,220,691.77	11430.02	3.73	0.55	-18.38	99.43	10.15	15.69	10.15	42.54
United States Dividend+	JPY	1,396.59	22,363,712.64	10553.69	3.94	-NA-	-18.24	99.59	10.19	15.50	10.19	42.82
Canada	JPY	4,446.31	2,571,274.65	1213.41	5.96	7.63	-9.02	113.85	12.15	12.23	12.15	36.08
North America	AUD	2,171.30	312,391.35	147.42	3.94	-NA-	-NA-	60.54	7.72	7.02	7.72	-NA-
United States	AUD	2,097.74	282,410.57	133.27	3.73	-NA-	-NA-	59.57	7.53	7.34	7.53	-NA-
United States Dividend+	AUD	1,375.44	260,758.40	123.05	3.94	-NA-	-NA-	59.70	7.57	7.17	7.57	-NA-
Canada	AUD	3,472.35	29,980.78	14.15	5.96	-NA-	-NA-	71.12	9.48	4.14	9.48	-NA-
Canada	CAD	3,416.18	27,918.31	9.60	5.96	6.74	-5.77	82.29	8.13	2.45	8.13	23.17

* -5 & -3 Years Total Returns are annualised

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

Net Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
North America	EUR	2,225.22	211,904.27	100.00	2.79	1.90	-12.20	105.25	16.21	10.48	16.21	36.66
United States	EUR	2,060.44	191,567.42	90.40	2.61	1.35	-12.94	104.11	16.02	10.81	16.02	51.01
Canada	EUR	3,327.37	20,336.85	9.60	4.47	7.98	-3.69	117.76	18.02	7.53	18.02	45.33
North America	USD	2,873.97	286,729.09	100.00	2.79	2.72	-11.84	109.18	9.59	9.55	9.59	39.62
United States	USD	2,781.58	259,211.17	90.40	2.61	2.17	-12.59	108.02	9.42	9.87	9.42	40.90
Canada	USD	4,491.93	27,517.92	9.60	4.47	8.85	-3.29	121.93	11.30	6.62	11.30	32.05
North America	GBP	3,053.40	189,023.29	100.00	2.79	7.34	-3.89	97.66	16.67	9.94	16.67	38.98
United States	GBP	2,955.24	170,882.37	90.40	2.61	6.76	-4.70	96.56	16.48	10.27	16.48	40.47
Canada	GBP	4,772.38	18,140.92	9.60	4.47	13.74	5.43	109.70	18.49	7.00	18.49	28.64
North America	JPY	2,623.65	26,791,966.42	100.00	2.79	-0.02	-18.09	97.89	10.00	15.19	10.00	41.49
United States	JPY	2,539.31	24,220,691.77	90.40	2.61	-0.55	-18.78	96.79	9.82	15.53	9.82	43.34
Canada	JPY	4,100.69	2,571,274.65	9.60	4.47	5.95	-10.14	109.95	11.72	12.10	11.72	37.07
North America	AUD	2,048.94	312,391.35	147.42	2.79	-NA-	-NA-	58.35	7.39	6.88	7.39	-NA-
United States	AUD	1,983.07	282,410.57	133.27	2.61	-NA-	-NA-	57.46	7.21	7.20	7.21	-NA-
Canada	AUD	3,202.43	29,980.78	14.15	4.47	-NA-	-NA-	67.99	9.06	4.02	9.06	-NA-
Canada	CAD	3,150.92	27,918.31	9.60	3.55	5.08	-7.45	78.96	7.72	2.34	7.72	23.14

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
North America	EUR	1,368.50	211,904.27	100.00	0.00	-1.70	-15.85	98.55	15.35	10.13	15.35	36.60
United States	EUR	1,268.47	191,567.42	90.40	0.00	-2.12	-16.46	97.87	15.21	10.46	15.21	37.86
United States Dividend+	EUR	1,874.92	176,880.12	83.47	0.00	-NA-	-16.48	97.63	15.19	10.26	15.19	38.18
Canada	EUR	2,071.54	20,336.85	9.60	0.00	3.01	-8.77	106.08	16.66	7.16	16.66	29.43
North America	USD	1,767.20	286,729.09	100.00	0.00	-0.90	-15.39	102.35	8.79	9.19	8.79	39.46
United States	USD	1,712.43	259,211.17	90.40	0.00	-1.33	-16.00	101.66	8.66	9.52	8.66	40.74
United States Dividend+	USD	2,091.58	239,337.68	83.47	0.00	-1.58	-16.03	101.41	8.64	9.32	8.64	41.08
Canada	USD	2,796.56	27,517.92	9.60	0.00	3.85	-8.27	110.02	10.03	6.25	10.03	31.93
North America	GBP	1,877.53	189,023.29	100.00	0.00	3.55	-7.82	91.20	15.81	9.59	15.81	38.83
United States	GBP	1,819.34	170,882.37	90.40	0.00	3.10	-8.49	90.55	15.68	9.92	15.68	40.30
United States Dividend+	GBP	1,868.58	157,780.97	83.47	0.00	2.84	-8.52	90.32	15.65	9.72	15.65	40.64
Canada	GBP	2,971.16	18,140.92	9.60	0.00	8.51	-0.07	98.45	17.13	6.63	17.13	28.51
North America	JPY	1,613.28	26,791,966.42	100.00	0.00	-3.54	-21.73	91.43	9.19	14.82	9.19	41.25
United States	JPY	1,563.28	24,220,691.77	90.40	0.00	-3.96	-22.31	90.78	9.06	15.16	9.06	42.32
United States Dividend+	JPY	2,331.01	22,363,712.64	83.47	0.00	-NA-	-22.33	90.54	9.04	14.95	9.04	42.58
Canada	JPY	2,552.99	2,571,274.65	9.60	0.00	1.08	-15.15	98.69	10.43	11.72	10.43	35.92
North America	AUD	1,259.89	312,391.35	380.94	2.00	-NA-	-NA-	53.17	6.59	6.54	6.59	-NA-
United States	AUD	1,220.84	282,410.57	344.38	3.00	-NA-	-NA-	52.65	6.47	6.85	6.47	-NA-
United States Dividend+	AUD	1,149.41	260,758.40	317.97	4.00	-NA-	-NA-	52.47	6.45	6.66	6.45	-NA-
Canada	AUD	1,993.75	29,980.78	36.56	5.00	-NA-	-NA-	58.98	7.81	3.66	7.81	-NA-
Canada	CAD	1,961.66	27,918.31	9.60	0.00	0.25	-12.12	69.36	6.48	1.99	6.48	23.05

* -5 & -3 Years Total Returns are annualised

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

			12 Mths Estimated							
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Close Value 31-Mar	Yld (%) 31-Mar	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	36 Mths Vlty (%)
North America Real Estate **	Local	2,966.26	3.94	3.54	-11.37	107.97	9.57	9.25	9.57	39.05
North America FTSE	Local	206.57	3.14	2.77	-3.49	49.10	5.34	5.86	5.34	19.93
United States Real Estate **	USD	2,942.41	3.73	3.31	-11.76	110.80	9.75	10.02	9.75	40.96
United States FTSE	USD	838.89	3.11	2.49	-3.67	50.53	5.90	6.32	5.90	20.16
United States JP Morgan Bonds	USD	461.87	-NA-	5.30	6.17	-1.24	1.15	-0.85	1.15	5.97
Canada Real Estate **	CAD	3,416.18	5.96	6.74	-5.77	82.29	8.13	2.45	8.13	23.17
Canada FTSE	CAD	787.98	3.55	8.45	0.56	38.65	2.88	4.39	2.88	20.18
Canada JP Morgan Bonds	CAD	583.15	-NA-	5.16	5.14	-1.19	0.88	-0.79	0.88	4.85

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

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Nth America
				(EUR m) 31-Mar	(%) Weight 31-Mar
Simon Property Group *	Rental	Retail	US	17,980	8.49
Vornado Realty Trust *	Rental	Diversified	US	10,056	4.75
Public Storage *	Rental	Self Storage	US	8,677	4.09
Equity Residential Props *	Rental	Residential	US	8,156	3.85
Boston Properties *	Rental	Office	US	7,724	3.64
HCP *	Rental	Health Care	US	7,148	3.37
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	7,072	3.34
Ventas *	Rental	Health Care	US	5,492	2.59
Avalonbay Communities *	Rental	Residential	US	5,197	2.45
Kimco Realty *	Rental	Retail	US	4,644	2.19
Prologis *	Non-Rental	Industrial	US	4,616	2.18
Brookfield Props	Rental	Office	CA	4,280	2.02
Health Care REIT *	Rental	Health Care	US	4,112	1.94
SL Green Realty *	Rental	Office	US	3,294	1.55
Federal Realty Inv *	Rental	Retail	US	3,278	1.55
Riocan Real Estate *	Rental	Retail	CA	3,232	1.53
Digital Realty Trust *	Rental	Specialty	US	3,040	1.43
AMB Property *	Rental	Industrial	US	3,004	1.42
Nationwide Health Props *	Rental	Health Care	US	2,915	1.38
Liberty Property Trust *	Rental	Office Mixed	US	2,829	1.33

Country Breakdown:

Country Index	Number of Constituents 31-Mar	Free Float Mkt Cap (EUR m) 31-Mar	Free Float Nth America (%) Weight 31-Mar
EPRA/NAREIT United States	103	191,567	90.40%
EPRA/NAREIT Canada	19	20,337	9.60%
EPRA/NAREIT North America	122	211,904	100.00%

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

Top 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Mar-10	Return Mar-10	Return Mar-10
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	51.19	0.00	51.19
First Industrial Realty *	Rental	Industrial	US	40.33	0.00	40.33
Ashford Hospitality *	Rental	Lodging/Resorts	US	30.84	0.00	30.84
Sun Communities *	Rental	Residential	US	30.77	0.00	30.77
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	25.11	0.00	25.11
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	24.94	0.00	24.94
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	24.82	0.00	24.82
Pennsylvania Real Estate *	Rental	Retail	US	24.08	0.00	24.08
Orient Express Hotel	Rental	Lodging/Resorts	US	24.06	0.00	24.06
Forest City Enterprises	Rental	Diversified	US	20.08	0.00	20.08
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	20.04	0.00	20.04
Cedar Shopping Centers *	Rental	Retail	US	20.03	0.00	20.03
Piedmont Office Realty Trust CI A	Rental	Office	US	18.51	0.00	18.51
Glimcher Realty Trust *	Rental	Retail	US	17.91	0.00	17.91
Saul Centers *	Rental	Retail	US	16.03	0.00	16.03
Cousins Properties *	Non-Rental	Diversified	US	15.58	0.00	15.58
CBL & Associates Props *	Rental	Retail	US	15.22	0.00	15.22
Vornado Realty Trust *	Rental	Diversified	US	15.19	0.00	15.19
Kite Realty Group Trust *	Non-Rental	Retail	US	15.09	0.00	15.09
Developers Diversified *	Rental	Retail	US	14.70	0.00	14.70

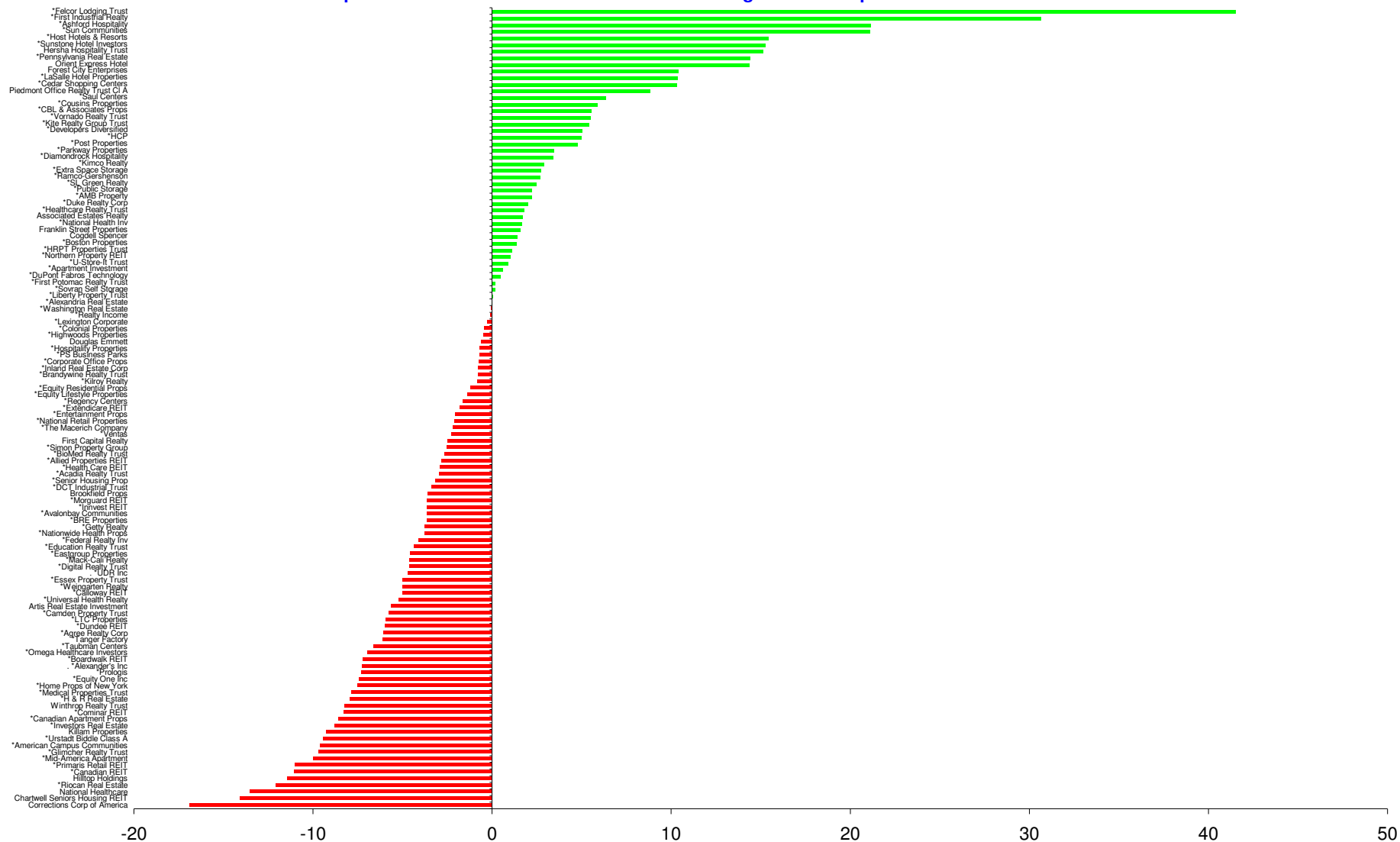
Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Mar-10	Return Mar-10	Return Mar-10
Prologis *	Non-Rental	Industrial	US	2.40	0.00	2.40
Equity One Inc *	Rental	Retail	US	2.27	0.00	2.27
Home Props of New York *	Rental	Residential	US	2.18	0.00	2.18
Medical Properties Trust *	Rental	Health Care	US	1.85	0.00	1.85
H & R Real Estate *	Rental	Diversified	CA	1.40	0.37	1.77
Winthrop Realty Trust	Rental	Diversified	US	1.43	0.00	1.43
Cominar REIT *	Rental	Diversified	CA	0.79	0.63	1.42
Canadian Apartment Props *	Rental	Residential	CA	0.49	0.63	1.12
Investors Real Estate *	Rental	Diversified	US	0.89	0.00	0.89
Killam Properties	Rental	Residential	CA	-0.12	0.57	0.45
Urstadt Biddle Class A *	Rental	Retail	US	0.25	0.00	0.25
American Campus Communities *	Rental	Residential	US	0.07	0.00	0.07
Mid-America Apartment *	Rental	Residential	US	-0.29	0.00	-0.29
Primaris Retail REIT *	Rental	Retail	CA	-1.93	0.59	-1.33
Canadian REIT *	Rental	Diversified	CA	-1.78	0.41	-1.37
Hilltop Holdings	Rental	Residential	US	-1.76	0.00	-1.76
Riocan Real Estate *	Rental	Retail	CA	-2.99	0.60	-2.39
National Healthcare	Rental	Health Care	US	-3.83	0.00	-3.83
Chartwell Seniors Housing REIT *	Rental	Health Care	CA	-4.98	0.59	-4.39
Corrections Corp of America	Rental	Specialty	US	-7.20	0.00	-7.20

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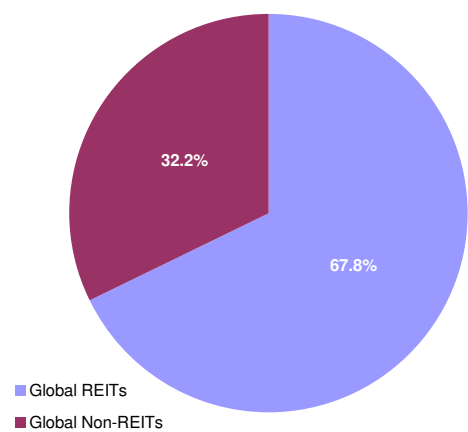
Graph 21: Total Return Performance relative to Regional Developed Index - North America



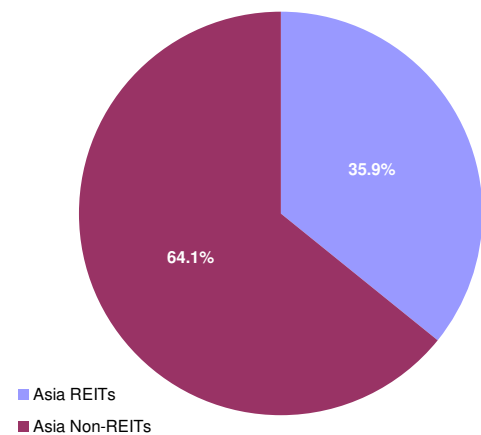
Section 6

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

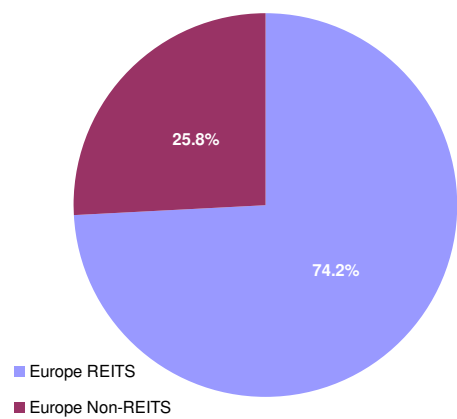
Graph 22: Global Developed Market Cap Breakdown
REIT/Non-REIT



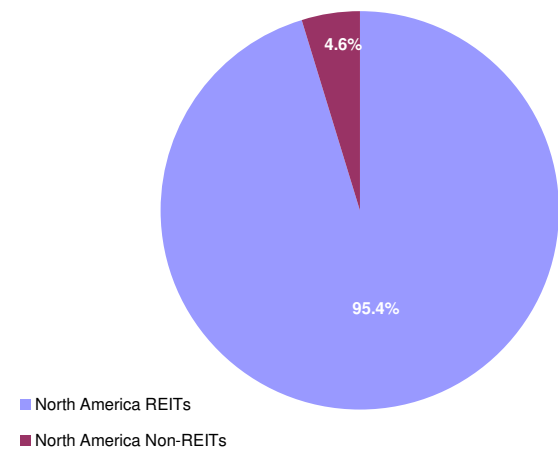
Graph 23: Asia Developed Market Cap Breakdown
REIT/Non-REIT



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



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



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global REITs	EUR	749.40	334,657.09	67.82	4.93	-NA-	-13.77	85.74	11.64	8.06	11.64	29.86
Global Non-REITs	EUR	896.15	158,768.51	32.18	1.91	-NA-	-12.82	71.06	7.38	7.72	7.38	29.00
Global ex Asia REITs	EUR	745.55	262,966.28	89.47	4.27	-NA-	-13.06	95.94	12.68	9.69	12.68	33.51
Global ex Asia Non-REITs	EUR	593.52	30,943.96	10.53	2.60	-NA-	-24.78	84.07	12.18	7.89	12.18	30.95
Global ex Europe REITs	EUR	777.96	273,769.58	93.15	4.91	-NA-	-12.52	91.05	14.10	8.42	14.10	31.46
Global ex Europe Non-REITs	EUR	976.39	137,650.04	46.83	1.77	-NA-	-9.08	70.78	7.15	7.80	7.15	30.96
Global ex US REITs	EUR	638.25	147,788.66	50.28	6.34	-NA-	-15.84	64.53	5.99	4.50	5.99	23.15
Global ex US Non-REITs	EUR	761.23	154,069.51	52.42	1.96	-NA-	-12.42	70.64	7.34	7.74	7.34	29.30
Asia REITs	EUR	765.55	71,690.81	35.93	7.37	-NA-	-16.13	56.20	7.95	2.47	7.95	25.06
Asia Non-REITs	EUR	991.01	127,824.55	64.07	1.74	-NA-	-8.16	68.13	6.33	7.68	6.33	31.75
Australia REITs Index	EUR	538.67	44,868.02	22.49	8.16	-NA-	-NA-	74.64	6.85	3.46	6.85	-NA-
Hong Kong REITs Index	EUR	970.21	4,824.59	2.42	5.18	-NA-	-NA-	38.58	4.86	0.15	4.86	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	724.46	14,303.67	7.17	6.42	-NA-	-NA-	16.94	16.36	0.29	16.36	-NA-
Japan Non-REITs Index	EUR	551.72	36,168.65	18.13	1.30	-NA-	-NA-	50.84	9.54	5.29	9.54	-NA-
New Zealand REITs Index	EUR	853.66	423.32	0.21	7.75	-NA-	-NA-	37.83	-0.58	1.47	-0.58	-NA-
Singapore REITs Index	EUR	984.04	7,271.20	3.64	5.87	-NA-	-NA-	85.06	2.58	2.49	2.58	-NA-
Singapore Non-REITs Index	EUR	1,045.53	15,945.43	7.99	1.67	-NA-	-NA-	102.34	0.31	6.02	0.31	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Global 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	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
Europe REITS	EUR	688.34	60,887.50	74.25	5.05	-NA-	-19.06	64.73	1.84	6.49	1.84	26.15
Europe Non-REITS	EUR	551.26	21,118.46	25.75	2.79	-NA-	-26.43	72.91	9.34	7.26	9.34	30.79
Austria Non-REITs Index	EUR	283.92	1,512.28	1.84	0.00	-NA-	-NA-	117.56	10.52	18.46	10.52	-NA-
Belgium REITs Index	EUR	1,076.11	3,046.22	3.71	7.48	-NA-	-NA-	30.25	3.80	4.54	3.80	-NA-
Finland Non-REITs Index	EUR	847.77	1,339.12	1.63	3.00	-NA-	-NA-	111.60	13.82	14.01	13.82	-NA-
France REITs Index	EUR	1,130.60	24,701.76	30.12	5.10	-NA-	-NA-	67.88	3.21	5.80	3.21	-NA-
Germany REITs Index	EUR	685.65	235.20	0.29	6.19	-NA-	-NA-	143.41	12.00	3.70	12.00	-NA-
Germany Non-REITs Index	EUR	420.28	2,812.97	3.43	4.46	-NA-	-NA-	33.79	4.66	4.45	4.66	-NA-
Greece REITs Index	EUR	670.11	129.38	0.16	7.83	-NA-	-NA-	13.69	-9.98	0.03	-9.98	-NA-
Greece Non-REITs Index	EUR	313.43	165.63	0.20	0.00	-NA-	-NA-	49.79	-21.61	-5.10	-21.61	-NA-
Italy REITs Index	EUR	627.79	178.84	0.22	2.33	-NA-	-NA-	70.15	-3.85	-2.60	-3.85	-NA-
Italy Non-REITs Index	EUR	447.98	255.33	0.31	1.39	-NA-	-NA-	75.95	24.70	7.02	24.70	-NA-
Netherlands REITs Index	EUR	1,049.02	8,272.61	10.09	6.39	-NA-	-NA-	66.57	6.03	7.72	6.03	-NA-
Norway Non-REITs Index	EUR	195.40	769.78	0.94	0.00	-NA-	-NA-	246.02	-5.21	9.24	-5.21	-NA-
Sweden Non-REITs Index	EUR	852.57	4,712.26	5.75	3.90	-NA-	-NA-	94.54	17.83	9.02	17.83	-NA-
Switzerland Non-REITs Index	EUR	1,136.59	4,745.57	5.79	2.16	-NA-	-NA-	47.76	18.52	9.32	18.52	-NA-
UK REITs	EUR	233.10	24,323.50	29.66	0.00	-NA-	-31.16	66.18	-0.99	7.20	-0.99	33.97
UK Non-REITs	EUR	191.76	4,067.80	4.96	0.00	-NA-	-36.66	88.20	-3.10	0.38	-3.10	39.59
Canada REITs Index	EUR	1,037.24	15,210.35	7.18	6.61	-NA-	-NA-	113.30	14.90	6.47	14.90	-NA-
Canada Non-REITs Index	EUR	645.62	5,126.50	2.42	4.03	-NA-	-NA-	164.19	30.56	11.34	30.56	-NA-
United States REITs Index	EUR	644.68	186,868.43	88.19	3.82	-NA-	-NA-	107.45	16.58	11.07	16.58	-NA-
United States Non-REITs Index	EUR	562.76	4,699.00	2.22	0.17	-NA-	-NA-	84.15	8.48	7.11	8.48	-NA-

* -5 & -3 Years Total Returns are annualised

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global REITs	USD	853.50	452,826.76	67.82	4.93	-NA-	-13.30	89.29	5.29	7.14	5.29	33.29
Global Non-REITs	USD	1,020.64	214,830.74	32.18	1.91	-NA-	-12.35	74.33	1.27	6.80	1.27	34.25
Global ex Asia REITs	USD	849.08	355,821.45	89.47	4.27	-NA-	-12.58	99.69	6.27	8.76	6.27	36.70
Global ex Asia Non-REITs	USD	675.96	41,870.47	10.53	2.60	-NA-	-24.37	87.60	5.80	6.97	5.80	35.22
Global ex Europe REITs	USD	886.05	370,439.47	93.15	4.91	-NA-	-12.04	94.71	7.60	7.50	7.60	34.75
Global ex Europe Non-REITs	USD	1,112.04	186,255.20	46.83	1.77	-NA-	-8.59	74.04	1.05	6.88	1.05	35.86
Global ex US REITs	USD	861.63	199,973.83	50.28	6.34	-NA-	-15.38	67.68	-0.04	3.62	-0.04	27.11
Global ex US Non-REITs	USD	1,027.65	208,472.49	52.42	1.96	-NA-	-11.94	73.90	1.23	6.82	1.23	34.57
Asia REITs	USD	872.01	97,005.31	35.93	7.37	-NA-	-15.67	59.18	1.80	1.60	1.80	28.84
Asia Non-REITs	USD	1,128.69	172,960.26	64.07	1.74	-NA-	-7.66	71.34	0.28	6.77	0.28	36.66
Australia REITs Index	USD	727.20	60,711.23	22.49	8.16	-NA-	-NA-	77.98	0.77	2.58	0.77	-NA-
Hong Kong REITs Index	USD	1,309.78	6,528.19	2.42	5.18	-NA-	-NA-	41.23	-1.10	-0.70	-1.10	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	978.02	19,354.39	7.17	6.42	-NA-	-NA-	19.17	9.74	-0.56	9.74	-NA-
Japan Non-REITs Index	USD	744.82	48,940.04	18.13	1.30	-NA-	-NA-	53.73	3.31	4.40	3.31	-NA-
New Zealand REITs Index	USD	1,152.43	572.80	0.21	7.75	-NA-	-NA-	40.46	-6.24	0.60	-6.24	-NA-
Singapore REITs Index	USD	1,328.45	9,838.71	3.64	5.87	-NA-	-NA-	88.60	-3.26	1.62	-3.26	-NA-
Singapore Non-REITs Index	USD	1,411.46	21,575.87	7.99	1.67	-NA-	-NA-	106.22	-5.40	5.12	-5.40	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Global 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	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Volty (%)
Europe REITs	USD	651.96	82,387.29	74.25	5.05	-NA-	-22.40	59.52	-4.48	5.27	-4.48	29.29
Europe Non-REITs	USD	551.37	28,575.53	25.75	2.79	-NA-	-28.62	69.62	2.07	5.38	2.07	35.65
Austria Non-REITs Index	USD	323.35	2,046.28	1.84	0.00	-NA-	-NA-	121.73	4.23	17.46	4.23	-NA-
Belgium REITs Index	USD	1,223.19	4,121.85	3.71	7.48	-NA-	-NA-	32.68	-2.11	3.65	-2.11	-NA-
Finland Non-REITs Index	USD	965.69	1,811.97	1.63	3.00	-NA-	-NA-	115.62	7.33	13.03	7.33	-NA-
France REITs Index	USD	1,287.26	33,424.11	30.12	5.10	-NA-	-NA-	71.07	-2.66	4.90	-2.66	-NA-
Germany REITs Index	USD	781.67	318.25	0.29	6.19	-NA-	-NA-	148.17	5.63	2.82	5.63	-NA-
Germany Non-REITs Index	USD	478.77	3,806.25	3.43	4.46	-NA-	-NA-	36.37	-1.29	3.57	-1.29	-NA-
Greece REITs Index	USD	764.98	175.07	0.16	7.83	-NA-	-NA-	15.85	-15.12	-0.85	-15.12	-NA-
Greece Non-REITs Index	USD	356.96	224.12	0.20	0.00	-NA-	-NA-	52.65	-26.07	-5.90	-26.07	-NA-
Italy REITs Index	USD	714.82	242.00	0.22	2.33	-NA-	-NA-	73.35	-9.32	-3.43	-9.32	-NA-
Italy Non-REITs Index	USD	510.37	345.49	0.31	1.39	-NA-	-NA-	79.35	17.60	6.11	17.60	-NA-
Netherlands REITs Index	USD	1,194.88	11,193.73	10.09	6.39	-NA-	-NA-	69.78	0.00	6.80	0.00	-NA-
Norway Non-REITs Index	USD	263.79	1,041.60	0.94	0.00	-NA-	-NA-	252.66	-10.61	8.31	-10.61	-NA-
Sweden Non-REITs Index	USD	1,150.96	6,376.19	5.75	3.90	-NA-	-NA-	98.26	11.13	8.10	11.13	-NA-
Switzerland Non-REITs Index	USD	1,534.39	6,421.26	5.79	2.16	-NA-	-NA-	50.59	11.78	8.39	11.78	-NA-
UK REITs	USD	314.69	32,912.29	29.66	0.00	-NA-	-30.79	69.36	-6.62	6.29	-6.62	35.64
UK Non-REITs	USD	258.88	5,504.16	4.96	0.00	-NA-	-36.32	91.81	-8.61	-0.47	-8.61	41.62
Canada REITs Index	USD	1,400.27	20,581.23	7.18	6.61	-NA-	-NA-	117.38	8.36	5.57	8.36	-NA-
Canada Non-REITs Index	USD	871.58	6,936.70	2.42	4.03	-NA-	-NA-	169.24	23.13	10.39	23.13	-NA-
United States REITs Index	USD	870.32	252,852.93	88.19	3.82	-NA-	-NA-	111.42	9.94	10.12	9.94	-NA-
United States Non-REITs Index	USD	759.73	6,358.24	2.22	0.17	-NA-	-NA-	87.68	2.31	6.20	2.31	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Global 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	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
Global REITs	GBP	906.79	298,521.51	67.82	4.93	-NA-	-5.55	78.86	12.09	7.53	12.09	32.03
Global Non-REITs	GBP	1,084.36	141,625.01	32.18	1.91	-NA-	-4.51	64.73	7.81	7.19	7.81	29.85
Global ex Asia REITs	GBP	902.09	234,571.73	89.47	4.27	-NA-	-4.76	88.69	13.13	9.16	13.13	35.71
Global ex Asia Non-REITs	GBP	718.17	27,602.69	10.53	2.60	-NA-	-17.61	77.27	12.63	7.36	12.63	33.62
Global ex Europe REITs	GBP	941.37	244,208.51	93.15	4.91	-NA-	-4.17	83.98	14.55	7.89	14.55	33.81
Global ex Europe Non-REITs	GBP	1,181.47	122,786.88	46.83	1.77	-NA-	-0.41	64.45	7.58	7.26	7.58	31.32
Global ex US REITs	GBP	915.42	131,830.75	50.28	6.34	-NA-	-7.82	58.44	6.41	3.99	6.41	24.46
Global ex US Non-REITs	GBP	1,091.81	137,433.40	52.42	1.96	-NA-	-4.06	64.33	7.77	7.21	7.77	30.15
Asia REITs	GBP	926.46	63,949.78	35.93	7.37	-NA-	-8.12	50.41	8.37	1.97	8.37	26.91
Asia Non-REITs	GBP	1,199.15	114,022.32	64.07	1.74	-NA-	0.60	61.91	6.75	7.15	6.75	32.08
Australia REITs Index	GBP	772.61	40,023.27	22.49	8.16	-NA-	-NA-	68.18	7.27	2.95	7.27	-NA-
Hong Kong REITs Index	GBP	1,391.56	4,303.64	2.42	5.18	-NA-	-NA-	33.45	5.29	-0.34	5.29	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	1,039.08	12,759.19	7.17	6.42	-NA-	-NA-	12.61	16.83	-0.20	16.83	-NA-
Japan Non-REITs Index	GBP	791.32	32,263.23	18.13	1.30	-NA-	-NA-	45.26	9.98	4.78	9.98	-NA-
New Zealand REITs Index	GBP	1,224.38	377.61	0.21	7.75	-NA-	-NA-	32.73	-0.18	0.97	-0.18	-NA-
Singapore REITs Index	GBP	1,411.39	6,486.07	3.64	5.87	-NA-	-NA-	78.21	2.99	1.99	2.99	-NA-
Singapore Non-REITs Index	GBP	1,499.58	14,223.68	7.99	1.67	-NA-	-NA-	94.86	0.71	5.50	0.71	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe REITS	GBP	832.80	54,313.00	74.25	5.05	-NA-	-11.34	58.63	2.25	5.97	2.25	27.29
Europe Non-REITS	GBP	667.01	18,838.14	25.75	2.79	-NA-	-19.41	66.53	9.78	6.74	9.78	34.45
Austria Non-REITs Index	GBP	343.54	1,348.99	1.84	0.00	-NA-	-NA-	109.51	10.97	17.88	10.97	-NA-
Belgium REITs Index	GBP	1,299.56	2,717.29	3.71	7.48	-NA-	-NA-	25.37	4.21	4.02	4.21	-NA-
Finland Non-REITs Index	GBP	1,025.98	1,194.52	1.63	3.00	-NA-	-NA-	103.75	14.26	13.44	14.26	-NA-
France REITs Index	GBP	1,367.62	22,034.51	30.12	5.10	-NA-	-NA-	61.65	3.63	5.28	3.63	-NA-
Germany REITs Index	GBP	830.47	209.80	0.29	6.19	-NA-	-NA-	134.50	12.45	3.19	12.45	-NA-
Germany Non-REITs Index	GBP	508.67	2,509.23	3.43	4.46	-NA-	-NA-	28.86	5.08	3.94	5.08	-NA-
Greece REITs Index	GBP	812.74	115.41	0.16	7.83	-NA-	-NA-	9.47	-9.64	-0.49	-9.64	-NA-
Greece Non-REITs Index	GBP	379.25	147.75	0.20	0.00	-NA-	-NA-	44.24	-21.29	-5.56	-21.29	-NA-
Italy REITs Index	GBP	759.45	159.53	0.22	2.33	-NA-	-NA-	63.81	-3.46	-3.08	-3.46	-NA-
Italy Non-REITs Index	GBP	542.23	227.76	0.31	1.39	-NA-	-NA-	69.47	25.19	6.49	25.19	-NA-
Netherlands REITs Index	GBP	1,269.48	7,379.35	10.09	6.39	-NA-	-NA-	60.43	6.46	7.19	6.46	-NA-
Norway Non-REITs Index	GBP	280.26	686.66	0.94	0.00	-NA-	-NA-	233.21	-4.84	8.70	-4.84	-NA-
Sweden Non-REITs Index	GBP	1,222.82	4,203.44	5.75	3.90	-NA-	-NA-	87.34	18.30	8.49	18.30	-NA-
Switzerland Non-REITs Index	GBP	1,630.18	4,233.15	5.79	2.16	-NA-	-NA-	42.29	19.00	8.78	19.00	-NA-
UK REITs	GBP	406.06	21,697.10	29.66	0.00	-NA-	-24.59	60.02	-0.59	6.67	-0.59	32.70
UK Non-REITs	GBP	334.10	3,628.56	4.96	0.00	-NA-	-30.62	81.24	-2.71	-0.11	-2.71	37.88
Canada REITs Index	GBP	1,487.70	13,567.97	7.18	6.61	-NA-	-NA-	105.41	15.36	5.95	15.36	-NA-
Canada Non-REITs Index	GBP	925.99	4,572.95	2.42	4.03	-NA-	-NA-	154.41	31.08	10.79	31.08	-NA-
United States REITs Index	GBP	924.65	166,690.76	88.19	3.82	-NA-	-NA-	99.77	17.04	10.52	17.04	-NA-
United States Non-REITs Index	GBP	807.16	4,191.61	2.22	0.17	-NA-	-NA-	77.34	8.91	6.59	8.91	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global REITs	JPY	779.16	42,312,132.40	67.82	4.93	-NA-	-19.80	79.08	5.68	12.66	5.68	35.53
Global Non-REITs	JPY	931.74	20,073,783.89	32.18	1.91	-NA-	-18.92	64.92	1.64	12.30	1.64	37.25
Global ex Asia REITs	JPY	775.13	33,247,955.89	89.47	4.27	-NA-	-19.14	88.92	6.67	14.36	6.67	38.59
Global ex Asia Non-REITs	JPY	617.09	3,912,377.13	10.53	2.60	-NA-	-30.04	77.48	6.19	12.48	6.19	37.49
Global ex Europe REITs	JPY	808.87	34,613,863.75	93.15	4.91	-NA-	-18.64	84.20	8.00	13.03	8.00	36.94
Global ex Europe Non-REITs	JPY	1,015.18	17,403,685.94	46.83	1.77	-NA-	-15.44	64.65	1.43	12.38	1.43	38.98
Global ex US REITs	JPY	786.58	18,685,555.03	50.28	6.34	-NA-	-21.73	58.63	0.33	8.95	0.33	30.04
Global ex US Non-REITs	JPY	938.15	19,479,669.49	52.42	1.96	-NA-	-18.55	64.52	1.61	12.32	1.61	37.54
Asia REITs	JPY	796.06	9,064,176.51	35.93	7.37	-NA-	-21.99	50.59	2.18	6.83	2.18	31.54
Asia Non-REITs	JPY	1,030.38	16,161,406.76	64.07	1.74	-NA-	-14.59	62.10	0.65	12.26	0.65	39.65
Australia REITs Index	JPY	663.87	5,672,856.89	22.49	8.16	-NA-	-NA-	68.38	1.14	7.86	1.14	-NA-
Hong Kong REITs Index	JPY	1,195.70	609,993.87	2.42	5.18	-NA-	-NA-	33.61	-0.73	4.42	-0.73	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	767.41	1,808,474.66	7.17	6.42	-NA-	-NA-	12.73	10.14	4.56	10.14	-NA-
Japan Non-REITs Index	JPY	584.32	4,572,957.59	18.13	1.30	-NA-	-NA-	45.43	3.69	9.77	3.69	-NA-
New Zealand REITs Index	JPY	1,052.05	53,522.37	0.21	7.75	-NA-	-NA-	32.88	-5.89	5.78	-5.89	-NA-
Singapore REITs Index	JPY	1,212.75	919,328.73	3.64	5.87	-NA-	-NA-	78.42	-2.90	6.85	-2.90	-NA-
Singapore Non-REITs Index	JPY	1,288.52	2,016,049.09	7.99	1.67	-NA-	-NA-	95.09	-5.05	10.53	-5.05	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe REITs	JPY	715.59	7,698,268.65	74.25	5.05	-NA-	-24.73	58.82	-3.60	11.03	-3.60	32.21
Europe Non-REITs	JPY	573.13	2,670,097.95	25.75	2.79	-NA-	-31.58	66.73	3.50	11.83	3.50	37.73
Austria Non-REITs Index	JPY	295.19	191,204.63	1.84	0.00	-NA-	-NA-	109.77	4.62	23.51	4.62	-NA-
Belgium REITs Index	JPY	1,116.66	385,146.04	3.71	7.48	-NA-	-NA-	25.52	-1.74	8.99	-1.74	-NA-
Finland Non-REITs Index	JPY	881.58	169,310.26	1.63	3.00	-NA-	-NA-	103.99	7.73	18.84	7.73	-NA-
France REITs Index	JPY	1,175.14	3,123,149.18	30.12	5.10	-NA-	-NA-	61.84	-2.30	10.30	-2.30	-NA-
Germany REITs Index	JPY	713.58	29,737.35	0.29	6.19	-NA-	-NA-	134.78	6.02	8.11	6.02	-NA-
Germany Non-REITs Index	JPY	437.07	355,656.30	3.43	4.46	-NA-	-NA-	29.01	-0.93	8.90	-0.93	-NA-
Greece REITs Index	JPY	698.35	16,358.20	0.16	7.83	-NA-	-NA-	9.59	-14.80	4.26	-14.80	-NA-
Greece Non-REITs Index	JPY	325.87	20,941.34	0.20	0.00	-NA-	-NA-	44.41	-25.79	-1.06	-25.79	-NA-
Italy REITs Index	JPY	652.56	22,612.05	0.22	2.33	-NA-	-NA-	64.00	-8.98	1.55	-8.98	-NA-
Italy Non-REITs Index	JPY	465.92	32,282.94	0.31	1.39	-NA-	-NA-	69.68	18.04	11.57	18.04	-NA-
Netherlands REITs Index	JPY	1,090.81	1,045,941.72	10.09	6.39	-NA-	-NA-	60.62	0.37	12.30	0.37	-NA-
Norway Non-REITs Index	JPY	240.81	97,326.72	0.94	0.00	-NA-	-NA-	233.62	-10.28	13.89	-10.28	-NA-
Sweden Non-REITs Index	JPY	1,050.71	595,791.38	5.75	3.90	-NA-	-NA-	87.56	11.54	13.66	11.54	-NA-
Switzerland Non-REITs Index	JPY	1,400.74	600,002.16	5.79	2.16	-NA-	-NA-	42.46	12.19	13.97	12.19	-NA-
UK REITs	JPY	287.28	3,075,324.11	29.66	0.00	-NA-	-35.98	60.22	-6.27	11.76	-6.27	38.69
UK Non-REITs	JPY	236.33	514,308.97	4.96	0.00	-NA-	-41.10	81.44	-8.27	4.65	-8.27	43.43
Canada REITs Index	JPY	1,278.31	1,923,109.87	7.18	6.61	-NA-	-NA-	105.65	8.76	11.00	8.76	-NA-
Canada Non-REITs Index	JPY	795.66	648,164.78	2.42	4.03	-NA-	-NA-	154.70	23.58	16.08	23.58	-NA-
United States REITs Index	JPY	794.51	23,626,577.37	88.19	3.82	-NA-	-NA-	100.01	10.35	15.79	10.35	-NA-
United States Non-REITs Index	JPY	693.56	594,114.40	2.22	0.17	-NA-	-NA-	77.55	2.68	11.67	2.68	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global REITs	AUD	608.49	493,354.75	99.99	4.93	-NA-	-NA-	43.29	3.17	4.54	3.17	-NA-
Global Non-REITs	AUD	727.64	234,058.09	47.44	1.91	-NA-	-NA-	31.96	-0.77	4.20	-0.77	-NA-
Global ex Asia REITs	AUD	605.34	387,667.47	131.90	4.27	-NA-	-NA-	51.16	4.13	6.11	4.13	-NA-
Global ex Asia Non-REITs	AUD	481.91	45,617.88	15.52	2.60	-NA-	-NA-	42.01	3.66	4.37	3.66	-NA-
Global ex Europe REITs	AUD	631.69	403,593.80	137.32	4.91	-NA-	-NA-	47.39	5.43	4.88	5.43	-NA-
Global ex Europe Non-REITs	AUD	792.81	202,925.04	69.04	1.77	-NA-	-NA-	31.75	-0.98	4.28	-0.98	-NA-
Global ex US REITs	AUD	614.28	217,871.49	74.13	6.34	-NA-	-NA-	26.93	-2.06	1.09	-2.06	-NA-
Global ex US Non-REITs	AUD	732.65	227,130.78	77.28	1.96	-NA-	-NA-	31.65	-0.81	4.22	-0.81	-NA-
Asia REITs	AUD	621.68	105,687.29	52.97	7.37	-NA-	-NA-	20.50	-0.25	-0.88	-0.25	-NA-
Asia Non-REITs	AUD	804.67	188,440.20	94.45	1.74	-NA-	-NA-	29.70	-1.74	4.17	-1.74	-NA-
Australia REITs Index	AUD	578.46	66,144.88	33.15	8.16	-NA-	-NA-	34.66	-1.29	0.08	-1.29	-NA-
Hong Kong REITs Index	AUD	933.78	7,112.46	3.56	5.18	-NA-	-NA-	6.91	-3.09	-3.11	-3.09	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	697.26	21,086.61	10.57	6.42	-NA-	-NA-	-9.79	7.53	-2.98	7.53	-NA-
Japan Non-REITs Index	AUD	531.01	53,320.18	26.72	1.30	-NA-	-NA-	16.37	1.23	1.86	1.23	-NA-
New Zealand REITs Index	AUD	821.60	624.06	0.31	7.75	-NA-	-NA-	6.33	-8.13	-1.84	-8.13	-NA-
Singapore REITs Index	AUD	947.09	10,719.27	5.37	5.87	-NA-	-NA-	42.77	-5.21	-0.85	-5.21	-NA-
Singapore Non-REITs Index	AUD	1,006.27	23,506.91	11.78	1.67	-NA-	-NA-	56.10	-7.30	2.56	-7.30	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe REITS	AUD	558.84	89,760.96	109.46	5.05	-NA-	-NA-	27.08	-5.89	3.02	-5.89	-NA-
Europe Non-REITS	AUD	447.59	31,133.04	37.96	2.79	-NA-	-NA-	33.41	1.04	3.76	1.04	-NA-
Austria Non-REITs Index	AUD	230.53	2,229.42	2.72	0.00	-NA-	-NA-	67.85	2.14	14.60	2.14	-NA-
Belgium REITs Index	AUD	872.05	4,490.76	5.48	7.48	-NA-	-NA-	0.44	-4.08	1.13	-4.08	-NA-
Finland Non-REITs Index	AUD	688.47	1,974.14	2.41	3.00	-NA-	-NA-	63.22	5.16	10.28	5.16	-NA-
France REITs Index	AUD	917.72	36,415.57	44.41	5.10	-NA-	-NA-	29.50	-4.62	2.34	-4.62	-NA-
Germany REITs Index	AUD	557.27	346.73	0.42	6.19	-NA-	-NA-	87.86	3.50	0.32	3.50	-NA-
Germany Non-REITs Index	AUD	341.33	4,146.91	5.06	4.46	-NA-	-NA-	3.23	-3.28	1.04	-3.28	-NA-
Greece REITs Index	AUD	545.38	190.73	0.23	7.83	-NA-	-NA-	-12.31	-16.83	-3.26	-16.83	-NA-
Greece Non-REITs Index	AUD	254.49	244.17	0.30	0.00	-NA-	-NA-	15.56	-27.56	-8.20	-27.56	-NA-
Italy REITs Index	AUD	509.62	263.65	0.32	2.33	-NA-	-NA-	31.23	-11.15	-5.78	-11.15	-NA-
Italy Non-REITs Index	AUD	363.86	376.42	0.46	1.39	-NA-	-NA-	35.77	15.23	3.52	15.23	-NA-
Netherlands REITs Index	AUD	851.87	12,195.56	14.87	6.39	-NA-	-NA-	28.52	-2.01	4.20	-2.01	-NA-
Norway Non-REITs Index	AUD	188.06	1,134.82	1.38	0.00	-NA-	-NA-	166.94	-12.41	5.67	-12.41	-NA-
Sweden Non-REITs Index	AUD	820.56	6,946.86	8.47	3.90	-NA-	-NA-	50.08	8.89	5.47	8.89	-NA-
Switzerland Non-REITs Index	AUD	1,093.91	6,995.96	8.53	2.16	-NA-	-NA-	13.99	9.53	5.75	9.53	-NA-
UK REITs	AUD	224.35	35,857.94	43.73	0.00	-NA-	-NA-	28.21	-8.50	3.70	-8.50	-NA-
UK Non-REITs	AUD	184.56	5,996.79	7.31	0.00	-NA-	-NA-	45.19	-10.45	-2.90	-10.45	-NA-
Canada REITs Index	AUD	998.30	22,423.25	10.58	6.61	-NA-	-NA-	64.55	6.17	3.00	6.17	-NA-
Canada Non-REITs Index	AUD	621.37	7,557.53	3.57	4.03	-NA-	-NA-	103.81	20.65	7.70	20.65	-NA-
United States REITs Index	AUD	620.47	275,483.26	130.00	3.82	-NA-	-NA-	60.04	7.73	7.44	7.73	-NA-
United States Non-REITs Index	AUD	541.63	6,927.31	3.27	0.17	-NA-	-NA-	42.07	0.24	3.62	0.24	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Global REITs	EUR	607.80	334,657.09	67.82	0.00	-NA-	-18.36	76.02	10.39	7.65	10.39	29.65
Global Non-REITs	EUR	821.92	158,768.51	32.18	0.00	-NA-	-14.76	67.51	6.82	7.24	6.82	28.87
Global ex Asia REITs	EUR	612.14	262,966.28	53.29	0.00	-NA-	-17.41	86.57	11.63	9.22	11.63	33.22
Global ex Asia Non-REITs	EUR	527.87	30,943.96	6.27	0.00	-NA-	-27.15	77.81	11.20	7.17	11.20	30.65
Global ex Europe REITs	EUR	627.29	273,769.58	55.48	0.00	-NA-	-17.30	80.97	12.66	7.98	12.66	31.36
Global ex Europe Non-REITs	EUR	905.33	137,650.04	27.90	0.00	-NA-	-10.87	67.58	6.68	7.39	6.68	30.87
Global ex US REITs	EUR	507.99	147,788.66	29.95	0.00	-NA-	-20.68	54.51	4.68	4.21	4.68	22.90
Global ex US Non-REITs	EUR	696.33	154,069.51	31.22	0.00	-NA-	-14.43	67.00	6.77	7.24	6.77	29.17
Asia REITs	EUR	595.37	71,690.81	35.93	0.00	-NA-	-21.46	45.56	6.09	2.25	6.09	25.01
Asia Non-REITs	EUR	918.33	127,824.55	64.07	0.00	-NA-	-9.96	65.04	5.87	7.26	5.87	31.64
Australia REITs Index	EUR	407.01	44,868.02	22.49	0.00	-NA-	-NA-	62.14	4.75	3.29	4.75	-NA-
Hong Kong REITs Index	EUR	799.34	4,824.59	2.42	0.00	-NA-	-NA-	30.72	4.86	0.15	4.86	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	600.32	14,303.67	7.17	0.00	-NA-	-NA-	9.58	14.43	-0.28	14.43	-NA-
Japan Non-REITs Index	EUR	530.86	36,168.65	18.13	0.00	-NA-	-NA-	49.06	8.91	4.71	8.91	-NA-
New Zealand REITs Index	EUR	650.18	423.32	0.21	0.00	-NA-	-NA-	27.07	-0.58	1.47	-0.58	-NA-
Singapore REITs Index	EUR	765.36	7,271.20	3.64	0.00	-NA-	-NA-	72.40	0.98	2.49	0.98	-NA-
Singapore Non-REITs Index	EUR	971.64	15,945.43	7.99	0.00	-NA-	-NA-	96.82	0.31	6.02	0.31	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Europe REITS	EUR	1,072.91	60,887.50	74.25	0.00	-NA-	-22.82	56.53	1.29	6.18	1.29	25.50
Europe Non-REITS	EUR	1,183.44	21,118.46	25.75	0.00	-NA-	-29.01	66.43	8.23	6.28	8.23	30.49
Austria Non-REITs Index	EUR	277.57	1,512.28	1.84	0.00	-NA-	-NA-	117.57	10.52	18.47	10.52	-NA-
Belgium REITs Index	EUR	825.47	3,046.22	3.71	0.00	-NA-	-NA-	20.02	3.80	4.54	3.80	-NA-
Finland Non-REITs Index	EUR	723.28	1,339.12	1.63	0.00	-NA-	-NA-	105.13	10.34	10.52	10.34	-NA-
France REITs Index	EUR	955.05	24,701.76	30.12	0.00	-NA-	-NA-	59.94	3.21	5.79	3.21	-NA-
Germany REITs Index	EUR	575.32	235.20	0.29	0.00	-NA-	-NA-	124.00	12.00	3.70	12.00	-NA-
Germany Non-REITs Index	EUR	358.41	2,812.97	3.43	0.00	-NA-	-NA-	26.91	3.98	3.78	3.98	-NA-
Greece REITs Index	EUR	518.79	129.38	0.16	0.00	-NA-	-NA-	5.52	-14.82	-5.35	-14.82	-NA-
Greece Non-REITs Index	EUR	306.50	165.63	0.20	0.00	-NA-	-NA-	49.78	-21.61	-5.10	-21.61	-NA-
Italy REITs Index	EUR	546.21	178.84	0.22	0.00	-NA-	-NA-	63.83	-3.85	-2.60	-3.85	-NA-
Italy Non-REITs Index	EUR	411.34	255.33	0.31	0.00	-NA-	-NA-	72.77	24.69	7.01	24.69	-NA-
Netherlands REITs Index	EUR	829.42	8,272.61	10.09	0.00	-NA-	-NA-	53.40	5.87	7.55	5.87	-NA-
Norway Non-REITs Index	EUR	166.67	769.78	0.94	0.00	-NA-	-NA-	246.00	-5.21	9.23	-5.21	-NA-
Sweden Non-REITs Index	EUR	676.84	4,712.26	5.75	0.00	-NA-	-NA-	84.22	14.69	6.12	14.69	-NA-
Switzerland Non-REITs Index	EUR	1,013.59	4,745.57	5.79	0.00	-NA-	-NA-	42.10	18.52	9.32	18.52	-NA-
UK REITs	EUR	204.40	24,323.50	29.66	0.00	-NA-	-34.09	59.85	-2.24	6.48	-2.24	33.97
UK Non-REITs	EUR	169.66	4,067.80	4.96	0.00	-NA-	-39.11	82.29	-3.73	0.21	-3.73	39.61
Canada REITs Index	EUR	774.94	15,210.35	74.79	0.00	-NA-	-NA-	97.38	12.99	5.89	12.99	-NA-
Canada Non-REITs Index	EUR	548.28	5,126.50	25.21	0.00	-NA-	-NA-	149.63	29.11	11.12	29.11	-NA-
United States REITs Index	EUR	530.35	186,868.43	97.55	0.00	-NA-	-NA-	98.22	15.39	10.55	15.39	-NA-
United States Non-REITs Index	EUR	553.07	4,699.00	2.45	0.00	-NA-	-NA-	83.80	8.43	7.07	8.43	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
Global REITs	USD	692.21	452,826.76	67.82	0.00	-NA-	-17.91	79.38	4.11	6.73	4.11	33.03
Global Non-REITs	USD	936.07	214,830.74	32.18	0.00	-NA-	-14.30	70.71	0.74	6.32	0.74	34.05
Global ex Asia REITs	USD	697.15	355,821.45	53.29	0.00	-NA-	-16.96	90.14	5.28	8.29	5.28	36.36
Global ex Asia Non-REITs	USD	601.18	41,870.47	6.27	0.00	-NA-	-26.75	81.21	4.87	6.26	4.87	34.90
Global ex Europe REITs	USD	714.41	370,439.47	55.48	0.00	-NA-	-16.84	84.43	6.25	7.06	6.25	34.59
Global ex Europe Non-REITs	USD	1,031.06	186,255.20	27.90	0.00	-NA-	-10.38	70.79	0.61	6.48	0.61	35.70
Global ex US REITs	USD	685.79	199,973.83	29.95	0.00	-NA-	-20.24	57.47	-1.27	3.32	-1.27	26.90
Global ex US Non-REITs	USD	940.04	208,472.49	31.22	0.00	-NA-	-13.96	70.20	0.70	6.33	0.70	34.38
Asia REITs	USD	678.06	97,005.31	35.93	0.00	-NA-	-21.03	48.34	0.05	1.38	0.05	28.82
Asia Non-REITs	USD	1,045.87	172,960.26	64.07	0.00	-NA-	-9.47	68.20	-0.15	6.34	-0.15	36.48
Australia REITs Index	USD	549.46	60,711.23	22.49	0.00	-NA-	-NA-	65.24	-1.22	2.41	-1.22	-NA-
Hong Kong REITs Index	USD	1,079.11	6,528.19	2.42	0.00	-NA-	-NA-	33.22	-1.10	-0.70	-1.10	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	810.43	19,354.39	7.17	0.00	-NA-	-NA-	11.67	7.92	-1.13	7.92	-NA-
Japan Non-REITs Index	USD	716.66	48,940.04	18.13	0.00	-NA-	-NA-	51.92	2.72	3.82	2.72	-NA-
New Zealand REITs Index	USD	877.74	572.80	0.21	0.00	-NA-	-NA-	29.50	-6.24	0.61	-6.24	-NA-
Singapore REITs Index	USD	1,033.24	9,838.71	3.64	0.00	-NA-	-NA-	75.70	-4.77	1.62	-4.77	-NA-
Singapore Non-REITs Index	USD	1,311.71	21,575.87	7.99	0.00	-NA-	-NA-	100.59	-5.40	5.12	-5.40	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Europe REITS	USD	783.86	82,387.29	74.25	0.00	-NA-	-18.62	67.88	-3.95	5.59	-3.95	29.85
Europe Non-REITS	USD	627.81	28,575.53	25.75	0.00	-NA-	-26.03	76.24	3.12	6.35	3.12	35.97
Austria Non-REITS Index	USD	316.12	2,046.28	1.84	0.00	-NA-	-NA-	121.73	4.23	17.46	4.23	-NA-
Belgium REITS Index	USD	940.11	4,121.85	3.71	0.00	-NA-	-NA-	22.32	-2.11	3.65	-2.11	-NA-
Finland Non-REITS Index	USD	823.73	1,811.97	1.63	0.00	-NA-	-NA-	109.05	4.06	9.58	4.06	-NA-
France REITS Index	USD	1,087.69	33,424.11	30.12	0.00	-NA-	-NA-	63.00	-2.66	4.90	-2.66	-NA-
Germany REITS Index	USD	655.22	318.25	0.29	0.00	-NA-	-NA-	128.28	5.63	2.82	5.63	-NA-
Germany Non-REITS Index	USD	408.18	3,806.25	3.43	0.00	-NA-	-NA-	29.33	-1.93	2.90	-1.93	-NA-
Greece REITS Index	USD	590.84	175.07	0.16	0.00	-NA-	-NA-	7.54	-19.66	-6.16	-19.66	-NA-
Greece Non-REITS Index	USD	349.06	224.12	0.20	0.00	-NA-	-NA-	52.65	-26.07	-5.91	-26.07	-NA-
Italy REITS Index	USD	622.07	242.00	0.30	0.00	-NA-	-NA-	66.96	-9.32	-3.43	-9.32	-NA-
Italy Non-REITS Index	USD	468.47	345.49	0.31	0.00	-NA-	-NA-	76.08	17.60	6.11	17.60	-NA-
Netherlands REITS Index	USD	944.61	11,193.73	10.09	0.00	-NA-	-NA-	56.34	-0.16	6.63	-0.16	-NA-
Norway Non-REITS Index	USD	225.01	1,041.60	0.94	0.00	-NA-	-NA-	252.62	-10.61	8.31	-10.61	-NA-
Sweden Non-REITS Index	USD	913.73	6,376.19	5.75	0.00	-NA-	-NA-	87.75	8.17	5.22	8.17	-NA-
Switzerland Non-REITS Index	USD	1,368.34	6,421.26	5.79	0.00	-NA-	-NA-	44.82	11.78	8.39	11.78	-NA-
UK REITS	USD	275.94	32,912.29	29.66	0.00	-NA-	-33.73	62.91	-7.80	5.58	-7.80	35.62
UK Non-REITS	USD	229.04	5,504.16	4.96	0.00	-NA-	-38.78	85.77	-9.21	-0.64	-9.21	41.62
Canada REITS Index	USD	1,046.17	20,581.23	74.79	0.00	-NA-	-NA-	101.16	6.57	4.99	6.57	-NA-
Canada Non-REITS Index	USD	740.18	6,936.70	25.21	0.00	-NA-	-NA-	154.40	21.76	10.18	21.76	-NA-
United States REITS Index	USD	715.97	252,852.93	97.55	0.00	-NA-	-NA-	102.01	8.83	9.61	8.83	-NA-
United States Non-REITS Index	USD	746.64	6,358.24	2.45	0.00	-NA-	-NA-	87.31	2.26	6.16	2.26	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Global REITs	GBP	735.43	298,521.51	67.82	0.00	-NA-	-10.57	69.50	10.83	7.12	10.83	31.73
Global Non-REITs	GBP	994.51	141,625.01	32.18	0.00	-NA-	-6.63	61.31	7.25	6.71	7.25	29.68
Global ex Asia REITs	GBP	740.68	234,571.73	53.29	0.00	-NA-	-9.53	79.66	12.07	8.68	12.07	35.38
Global ex Asia Non-REITs	GBP	638.72	27,602.69	6.27	0.00	-NA-	-20.20	71.23	11.64	6.65	11.64	33.38
Global ex Europe REITs	GBP	759.01	244,208.51	55.48	0.00	-NA-	-9.41	74.27	13.11	7.45	13.11	33.55
Global ex Europe Non-REITs	GBP	1,095.43	122,786.88	27.90	0.00	-NA-	-2.36	61.38	7.10	6.86	7.10	31.17
Global ex US REITs	GBP	728.61	131,830.75	29.95	0.00	-NA-	-13.11	48.80	5.10	3.70	5.10	24.20
Global ex US Non-REITs	GBP	998.73	137,433.40	31.22	0.00	-NA-	-6.26	60.82	7.20	6.72	7.20	29.97
Asia REITs	GBP	720.39	63,949.78	35.93	0.00	-NA-	-13.97	40.17	6.51	1.75	6.51	26.67
Asia Non-REITs	GBP	1,111.17	114,022.32	64.07	0.00	-NA-	-1.37	58.94	6.29	6.73	6.29	31.92
Australia REITs Index	GBP	583.76	40,023.27	22.49	0.00	-NA-	-NA-	56.14	5.16	2.78	5.16	-NA-
Hong Kong REITs Index	GBP	1,146.48	4,303.64	2.42	0.00	-NA-	-NA-	25.88	5.29	-0.34	5.29	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	861.02	12,759.19	7.17	0.00	-NA-	-NA-	5.52	14.89	-0.77	14.89	-NA-
Japan Non-REITs Index	GBP	761.40	32,263.23	18.13	0.00	-NA-	-NA-	43.55	9.35	4.20	9.35	-NA-
New Zealand REITs Index	GBP	932.54	377.61	0.21	0.00	-NA-	-NA-	22.37	-0.18	0.97	-0.18	-NA-
Singapore REITs Index	GBP	1,097.74	6,486.07	3.64	0.00	-NA-	-NA-	66.02	1.38	1.99	1.38	-NA-
Singapore Non-REITs Index	GBP	1,393.60	14,223.68	7.99	0.00	-NA-	-NA-	89.54	0.71	5.50	0.71	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Europe REITS	GBP	979.66	54,313.00	74.25	0.00	-NA-	-15.46	50.74	1.69	5.66	1.69	26.88
Europe Non-REITS	GBP	1,080.58	18,838.14	25.75	0.00	-NA-	-22.23	60.28	8.67	5.76	8.67	34.25
Austria Non-REITs Index	GBP	335.85	1,348.99	1.84	0.00	-NA-	-NA-	109.51	10.96	17.88	10.96	-NA-
Belgium REITs Index	GBP	998.81	2,717.29	3.71	0.00	-NA-	-NA-	15.58	4.21	4.03	4.21	-NA-
Finland Non-REITs Index	GBP	875.16	1,194.52	1.63	0.00	-NA-	-NA-	97.54	10.78	9.98	10.78	-NA-
France REITs Index	GBP	1,155.60	22,034.51	30.12	0.00	-NA-	-NA-	54.02	3.63	5.28	3.63	-NA-
Germany REITs Index	GBP	696.13	209.80	0.29	0.00	-NA-	-NA-	115.71	12.45	3.19	12.45	-NA-
Germany Non-REITs Index	GBP	433.67	2,509.23	3.43	0.00	-NA-	-NA-	22.21	4.40	3.27	4.40	-NA-
Greece REITs Index	GBP	627.72	115.41	0.16	0.00	-NA-	-NA-	1.62	-14.48	-5.82	-14.48	-NA-
Greece Non-REITs Index	GBP	370.86	147.75	0.20	0.00	-NA-	-NA-	44.24	-21.29	-5.56	-21.29	-NA-
Italy REITs Index	GBP	660.90	159.53	0.19	0.00	-NA-	-NA-	57.76	-3.46	-3.08	-3.46	-NA-
Italy Non-REITs Index	GBP	497.72	227.76	0.31	0.00	-NA-	-NA-	66.38	25.20	6.49	25.20	-NA-
Netherlands REITs Index	GBP	1,003.58	7,379.35	10.09	0.00	-NA-	-NA-	47.72	6.29	7.02	6.29	-NA-
Norway Non-REITs Index	GBP	239.06	686.66	0.94	0.00	-NA-	-NA-	233.23	-4.83	8.70	-4.83	-NA-
Sweden Non-REITs Index	GBP	970.77	4,203.44	5.75	0.00	-NA-	-NA-	77.41	15.15	5.60	15.15	-NA-
Switzerland Non-REITs Index	GBP	1,453.77	4,233.15	5.79	0.00	-NA-	-NA-	36.84	19.00	8.78	19.00	-NA-
UK REITs	GBP	356.02	21,697.10	29.66	0.00	-NA-	-27.80	53.94	-1.85	5.96	-1.85	32.67
UK Non-REITs	GBP	295.51	3,628.56	4.96	0.00	-NA-	-33.31	75.54	-3.35	-0.28	-3.35	37.86
Canada REITs Index	GBP	1,111.48	13,567.97	74.79	0.00	-NA-	-NA-	90.07	13.45	5.37	13.45	-NA-
Canada Non-REITs Index	GBP	786.39	4,572.95	25.21	0.00	-NA-	-NA-	140.38	29.62	10.57	29.62	-NA-
United States REITs Index	GBP	760.68	166,690.76	97.55	0.00	-NA-	-NA-	90.89	15.86	10.01	15.86	-NA-
United States Non-REITs Index	GBP	793.26	4,191.61	2.45	0.00	-NA-	-NA-	77.00	8.86	6.54	8.86	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Global REITs	JPY	631.92	42,312,132.40	67.82	0.00	-NA-	-24.07	69.70	4.49	12.23	4.49	35.24
Global Non-REITs	JPY	854.54	20,073,783.89	32.18	0.00	-NA-	-20.73	61.50	1.12	11.80	1.12	37.06
Global ex Asia REITs	JPY	636.43	33,247,955.89	53.29	0.00	-NA-	-23.19	79.87	5.67	13.87	5.67	38.24
Global ex Asia Non-REITs	JPY	548.82	3,912,377.13	6.27	0.00	-NA-	-32.25	71.44	5.26	11.73	5.26	37.09
Global ex Europe REITs	JPY	652.19	34,613,863.75	55.48	0.00	-NA-	-23.08	74.48	6.65	12.58	6.65	36.75
Global ex Europe Non-REITs	JPY	941.26	17,403,685.94	27.90	0.00	-NA-	-17.10	61.57	0.98	11.96	0.98	38.84
Global ex US REITs	JPY	626.06	18,685,555.03	29.95	0.00	-NA-	-26.23	48.97	-0.91	8.64	-0.91	29.75
Global ex US Non-REITs	JPY	858.16	19,479,669.49	31.22	0.00	-NA-	-20.41	61.01	1.07	11.80	1.07	37.34
Asia REITs	JPY	619.00	9,064,176.51	35.93	0.00	-NA-	-26.95	40.34	0.43	6.60	0.43	31.42
Asia Non-REITs	JPY	954.78	16,161,406.76	64.07	0.00	-NA-	-16.26	59.12	0.22	11.82	0.22	39.50
Australia REITs Index	JPY	501.60	5,672,856.89	22.49	0.00	-NA-	-NA-	56.32	-0.85	7.68	-0.85	-NA-
Hong Kong REITs Index	JPY	985.12	609,993.87	2.42	0.00	-NA-	-NA-	26.03	-0.73	4.42	-0.73	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	635.79	1,808,474.66	7.17	0.00	-NA-	-NA-	5.65	8.32	3.96	8.32	-NA-
Japan Non-REITs Index	JPY	562.23	4,572,957.59	18.13	0.00	-NA-	-NA-	43.72	3.10	9.16	3.10	-NA-
New Zealand REITs Index	JPY	801.29	53,522.37	0.21	0.00	-NA-	-NA-	22.51	-5.89	5.79	-5.89	-NA-
Singapore REITs Index	JPY	943.24	919,328.73	3.64	0.00	-NA-	-NA-	66.22	-4.41	6.85	-4.41	-NA-
Singapore Non-REITs Index	JPY	1,197.46	2,016,049.09	7.99	0.00	-NA-	-NA-	89.76	-5.05	10.53	-5.05	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Europe REITS	JPY	1,471.50	7,698,268.65	74.25	0.00	-NA-	-28.22	50.92	-4.12	10.69	-4.12	31.62
Europe Non-REITS	JPY	1,623.09	2,670,097.95	25.75	0.00	-NA-	-33.98	60.47	2.45	10.80	2.45	37.30
Austria Non-REITs Index	JPY	288.58	191,204.63	1.84	0.00	-NA-	-NA-	109.77	4.62	23.50	4.62	-NA-
Belgium REITs Index	JPY	858.23	385,146.04	3.71	0.00	-NA-	-NA-	15.72	-1.74	8.99	-1.74	-NA-
Finland Non-REITs Index	JPY	751.98	169,310.26	1.63	0.00	-NA-	-NA-	97.77	4.44	15.22	4.44	-NA-
France REITs Index	JPY	992.96	3,123,149.18	30.12	0.00	-NA-	-NA-	54.21	-2.30	10.30	-2.30	-NA-
Germany REITs Index	JPY	598.16	29,737.35	0.29	0.00	-NA-	-NA-	115.97	6.02	8.12	6.02	-NA-
Germany Non-REITs Index	JPY	372.63	355,656.30	3.43	0.00	-NA-	-NA-	22.35	-1.57	8.19	-1.57	-NA-
Greece REITs Index	JPY	539.38	16,358.20	0.16	0.00	-NA-	-NA-	1.74	-19.37	-1.33	-19.37	-NA-
Greece Non-REITs Index	JPY	318.66	20,941.34	0.20	0.00	-NA-	-NA-	44.41	-25.79	-1.06	-25.79	-NA-
Italy REITs Index	JPY	567.89	22,612.05	27.57	0.00	-NA-	-NA-	57.95	-8.98	1.55	-8.98	-NA-
Italy Non-REITs Index	JPY	427.67	32,282.94	0.31	0.00	-NA-	-NA-	66.58	18.04	11.57	18.04	-NA-
Netherlands REITs Index	JPY	862.33	1,045,941.72	10.09	0.00	-NA-	-NA-	47.90	0.21	12.12	0.21	-NA-
Norway Non-REITs Index	JPY	205.41	97,326.72	0.94	0.00	-NA-	-NA-	233.62	-10.28	13.88	-10.28	-NA-
Sweden Non-REITs Index	JPY	834.14	595,791.38	5.75	0.00	-NA-	-NA-	77.62	8.57	10.63	8.57	-NA-
Switzerland Non-REITs Index	JPY	1,249.16	600,002.16	5.79	0.00	-NA-	-NA-	37.00	12.20	13.97	12.20	-NA-
UK REITs	JPY	251.90	3,075,324.11	29.66	0.00	-NA-	-38.70	54.11	-7.46	11.01	-7.46	38.55
UK Non-REITs	JPY	209.09	514,308.97	4.96	0.00	-NA-	-43.38	75.75	-8.88	4.47	-8.88	43.41
Canada REITs Index	JPY	955.05	1,923,109.87	74.79	0.00	-NA-	-NA-	90.30	6.96	10.39	6.96	-NA-
Canada Non-REITs Index	JPY	675.71	648,164.78	25.21	0.00	-NA-	-NA-	140.67	22.21	15.85	22.21	-NA-
United States REITs Index	JPY	653.61	23,626,577.37	97.55	0.00	-NA-	-NA-	91.11	9.23	15.25	9.23	-NA-
United States Non-REITs Index	JPY	681.61	594,114.40	2.45	0.00	-NA-	-NA-	77.21	2.64	11.62	2.64	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Close Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)
		Mar-10	Ccy (m)	(%) Weight	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	
Global REITs	AUD	493.50	493,354.75	99.99	0.00	-NA-	-NA-	35.79	2.01	4.13	2.01	-NA-
Global Non-REITs	AUD	667.35	234,058.09	47.44	0.00	-NA-	-NA-	29.23	-1.29	3.74	-1.29	-NA-
Global ex Asia REITs	AUD	497.02	387,667.47	78.57	0.00	-NA-	-NA-	43.93	3.15	5.65	3.15	-NA-
Global ex Asia Non-REITs	AUD	428.60	45,617.88	9.25	0.00	-NA-	-NA-	37.18	2.76	3.67	2.76	-NA-
Global ex Europe REITs	AUD	509.33	403,593.80	81.79	0.00	-NA-	-NA-	39.62	4.11	4.46	4.11	-NA-
Global ex Europe Non-REITs	AUD	735.08	202,925.04	41.13	0.00	-NA-	-NA-	29.29	-1.42	3.88	-1.42	-NA-
Global ex US REITs	AUD	488.92	217,871.49	44.15	0.00	-NA-	-NA-	19.21	-3.26	0.80	-3.26	-NA-
Global ex US Non-REITs	AUD	670.18	227,130.78	46.03	0.00	-NA-	-NA-	28.84	-1.33	3.74	-1.33	-NA-
Asia REITs	AUD	483.41	105,687.29	52.97	0.00	-NA-	-NA-	12.29	-1.96	-1.09	-1.96	-NA-
Asia Non-REITs	AUD	745.63	188,440.20	94.45	0.00	-NA-	-NA-	27.33	-2.17	3.75	-2.17	-NA-
Australia REITs Index	AUD	437.39	66,144.88	33.15	0.00	-NA-	-NA-	25.08	-3.21	-0.08	-3.21	-NA-
Hong Kong REITs Index	AUD	769.33	7,112.46	3.56	0.00	-NA-	-NA-	0.84	-3.09	-3.11	-3.09	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	577.78	21,086.61	10.57	0.00	-NA-	-NA-	-15.46	5.74	-3.54	5.74	-NA-
Japan Non-REITs Index	AUD	510.93	53,320.18	26.72	0.00	-NA-	-NA-	15.00	0.65	1.29	0.65	-NA-
New Zealand REITs Index	AUD	625.77	624.06	0.31	0.00	-NA-	-NA-	-1.97	-8.13	-1.84	-8.13	-NA-
Singapore REITs Index	AUD	736.63	10,719.27	5.37	0.00	-NA-	-NA-	33.00	-6.68	-0.85	-6.68	-NA-
Singapore Non-REITs Index	AUD	935.16	23,506.91	11.78	0.00	-NA-	-NA-	51.84	-7.30	2.56	-7.30	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return		Close Value	Free	Free	Div	Total	Total	Total	Total	Total	Total	36 Mths
			Float	Float								
Index Description	Curr	Mar-10	Mkt Cap Ccy (m) Mar-10	Mkt Cap (%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
Europe REITS	AUD	1,072.91	89,760.96	109.46	0.00	-NA-	-NA-	20.76	-6.40	2.71	-6.40	-NA-
Europe Non-REITS	AUD	1,183.44	31,133.04	37.96	0.00	-NA-	-NA-	28.40	0.02	2.81	0.02	-NA-
Austria Non-REITS Index	AUD	225.37	2,229.42	2.72	0.00	-NA-	-NA-	67.85	2.13	14.60	2.13	-NA-
Belgium REITS Index	AUD	670.23	4,490.76	5.48	0.00	-NA-	-NA-	-7.41	-4.08	1.13	-4.08	-NA-
France REITS Index	AUD	775.45	36,415.57	44.41	0.00	-NA-	-NA-	23.39	-4.62	2.34	-4.62	-NA-
Finland Non-REITS Index	AUD	587.26	1,974.14	2.41	0.00	-NA-	-NA-	58.25	1.96	6.91	1.96	-NA-
Germany REITS Index	AUD	467.13	346.73	0.42	0.00	-NA-	-NA-	72.81	3.50	0.32	3.50	-NA-
Germany Non-REITS Index	AUD	291.01	4,146.91	5.06	0.00	-NA-	-NA-	-2.09	-3.91	0.39	-3.91	-NA-
Greece REITS Index	AUD	421.23	190.73	0.23	0.00	-NA-	-NA-	-18.59	-21.28	-8.44	-21.28	-NA-
Greece Non-REITS Index	AUD	248.86	244.17	0.30	0.00	-NA-	-NA-	15.56	-27.56	-8.19	-27.56	-NA-
Italy REITS Index	AUD	443.49	263.65	0.32	0.00	-NA-	-NA-	26.39	-11.15	-5.78	-11.15	-NA-
Italy Non-REITS Index	AUD	333.99	376.42	0.46	0.00	-NA-	-NA-	33.29	15.23	3.52	15.23	-NA-
Netherlands REITS Index	AUD	673.44	12,195.56	14.87	0.00	-NA-	-NA-	18.34	-2.17	4.04	-2.17	-NA-
Norway Non-REITS Index	AUD	160.42	1,134.82	1.38	0.00	-NA-	-NA-	166.97	-12.41	5.67	-12.41	-NA-
Sweden Non-REITS Index	AUD	651.42	6,946.86	8.47	0.00	-NA-	-NA-	42.12	5.99	2.65	5.99	-NA-
Switzerland Non-REITS Index	AUD	975.53	6,995.96	8.53	0.00	-NA-	-NA-	9.62	9.53	5.75	9.53	-NA-
UK REITS	AUD	196.72	35,857.94	43.73	0.00	-NA-	-NA-	23.32	-9.67	3.01	-9.67	-NA-
UK Non-REITS	AUD	163.29	5,996.79	7.31	0.00	-NA-	-NA-	40.63	-11.04	-3.06	-11.04	-NA-
Canada REITS Index	AUD	745.84	22,423.25	110.26	0.00	-NA-	-NA-	52.27	4.42	2.43	4.42	-NA-
Canada Non-REITS Index	AUD	527.70	7,557.53	37.16	0.00	-NA-	-NA-	92.58	19.31	7.49	19.31	-NA-
United States REITS Index	AUD	510.44	275,483.26	143.80	0.00	-NA-	-NA-	52.92	6.63	6.94	6.63	-NA-
United States Non-REITS Index	AUD	532.30	6,927.31	3.62	0.00	-NA-	-NA-	41.79	0.20	3.57	0.20	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

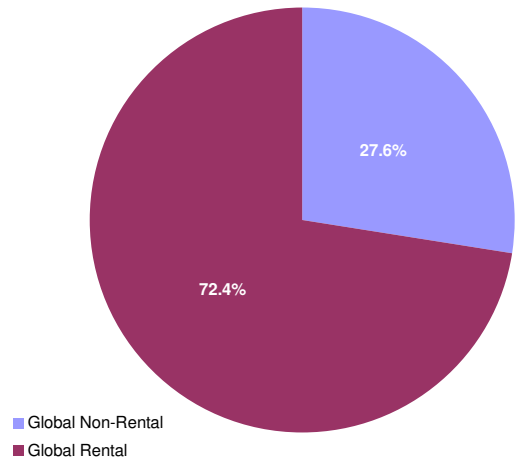
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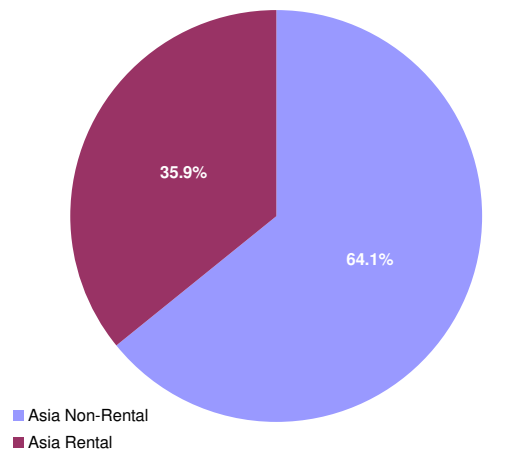
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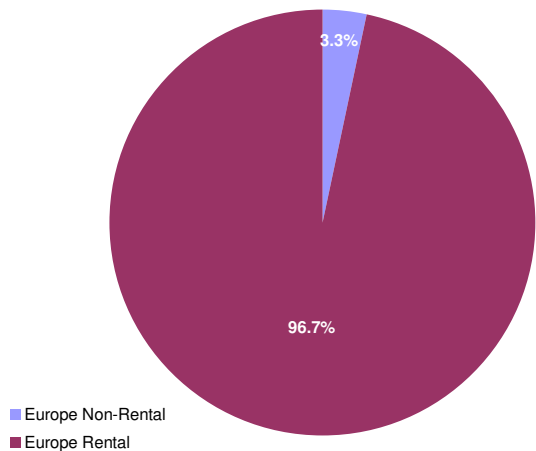
Graph 26: Global Developed Investment Focus Market Cap Breakdown



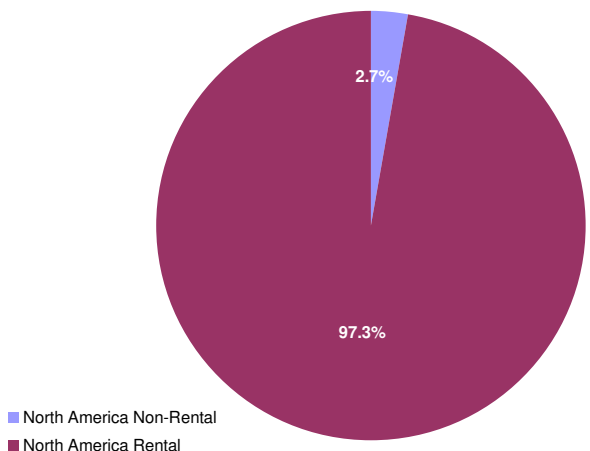
Graph 27: Asia Developed Investment Focus Market Cap Breakdown



Graph 28: Europe Developed Investment Focus Market Cap Breakdown



Graph 29: North America Developed Investment Focus Market Cap Breakdown



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	EUR	945.17	136,232.74	27.61	2.13	-NA-	-11.71	68.71	5.92	6.73	5.92	31.06
Global Rental	EUR	842.79	357,192.85	72.39	4.65	-NA-	-14.06	85.99	11.97	8.42	11.97	28.91
Asia Non-Rental	EUR	1,033.11	127,857.25	64.08	2.06	-NA-	-8.95	68.16	6.06	6.81	6.06	31.73
Asia Rental	EUR	817.99	71,658.11	35.92	6.80	-NA-	-14.64	57.57	8.43	3.91	8.43	23.40
Asia ex Australia Non-Rental	EUR	1,066.60	117,985.67	59.14	1.64	-NA-	-8.10	65.70	5.99	7.28	5.99	-NA-
Asia ex Australia Rental	EUR	1,094.06	36,239.34	18.16	5.22	-NA-	-7.82	47.61	10.16	3.82	10.16	-NA-
Australia Non-Rental	EUR	609.40	9,871.58	4.95	7.05	-NA-	-22.76	90.09	6.88	1.45	6.88	42.09
Australia Rental	EUR	609.64	35,418.77	17.75	8.43	-NA-	-21.53	70.20	6.74	4.01	6.74	31.21
Hong Kong Non-Rental	EUR	1,596.93	67,283.40	33.72	1.80	-NA-	6.57	71.58	5.78	8.86	5.78	39.17
Hong Kong Rental	EUR	1,426.10	12,829.34	6.43	3.90	-NA-	5.56	77.64	8.15	7.64	8.15	22.62
Japan Non-Rental	EUR	674.25	34,756.84	17.42	1.31	-NA-	-20.39	50.32	9.26	4.87	9.26	33.67
Japan Rental	EUR	861.76	15,715.48	7.88	5.93	-NA-	-16.12	20.06	16.40	1.57	16.40	23.27
Europe Non-Rental	EUR	513.25	2,693.74	3.28	1.22	-NA-	-31.85	47.26	0.59	6.44	0.59	32.00
Europe Rental	EUR	747.22	79,312.23	96.72	4.58	-NA-	-20.86	67.43	3.73	6.70	3.73	26.63
UK Non-Rental	EUR	362.29	1,158.72	1.41	0.85	-NA-	-36.81	52.74	-4.32	2.62	-4.32	40.29
UK Rental	EUR	450.25	27,232.57	33.21	4.25	-NA-	-32.15	68.88	-1.17	6.36	-1.17	34.14
North America Non-Rental	EUR	304.39	5,681.75	2.68	4.27	-NA-	-37.83	103.69	5.72	5.22	5.72	114.34
North America Rental	EUR	900.99	206,222.52	97.32	3.94	-NA-	-10.45	108.33	16.89	10.79	16.89	36.01
United States Non-Rental	EUR	304.39	5,681.75	2.68	4.27	-NA-	-37.83	103.69	5.72	5.22	5.72	114.32
United States Rental	EUR	879.40	185,885.67	87.72	3.71	-NA-	-11.22	107.04	16.72	11.15	16.72	37.22

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Global Non-Rental	USD	1,084.29	184,337.44	27.61	2.13	-NA-	-11.23	71.94	-0.11	5.82	-0.11	36.66
Global Rental	USD	966.82	483,320.05	72.39	4.65	-NA-	-13.58	89.55	5.60	7.50	5.60	32.34
Global ex Australia Non-Rental in AUS\$ Hedged	USD	911.50	170,980.13	34.65	0.00	-NA-	-NA-	56.59	0.50	7.72	0.50	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	881.23	435,394.68	88.24	0.00	-NA-	-NA-	83.79	7.39	8.01	7.39	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	840.73	170,980.13	34.65	0.00	-NA-	-16.54	28.41	-2.19	3.66	-2.19	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	770.56	435,394.68	88.24	0.00	-NA-	-18.42	44.88	4.03	5.37	4.03	-NA-
Asia Non-Rental	USD	1,185.21	173,004.51	64.08	2.06	-NA-	-8.46	71.38	0.03	5.91	0.03	36.74
Asia Rental	USD	938.42	96,961.07	35.92	6.80	-NA-	-14.18	60.57	2.26	3.03	2.26	27.38
Asia ex Australia Non-Rental	USD	1,223.57	159,647.20	59.14	1.64	-NA-	-7.59	68.87	-0.04	6.37	-0.04	-NA-
Asia ex Australia Rental	USD	1,255.05	49,035.69	18.16	5.22	-NA-	-7.32	50.43	3.89	2.94	3.89	-NA-
Australia Non-Rental	USD	699.56	13,357.31	4.95	7.05	-NA-	-22.32	93.77	0.80	0.59	0.80	46.33
Australia Rental	USD	699.43	47,925.38	17.75	8.43	-NA-	-21.10	73.44	0.65	3.12	0.65	34.67
Hong Kong Non-Rental	USD	1,831.91	91,041.62	33.72	1.80	-NA-	7.15	74.86	-0.25	7.93	-0.25	43.58
Hong Kong Rental	USD	1,635.95	17,359.46	6.43	3.90	-NA-	6.14	81.03	1.99	6.72	1.99	26.41
Japan Non-Rental	USD	773.53	47,029.71	17.42	1.31	-NA-	-19.95	53.20	3.05	3.98	3.05	36.61
Japan Rental	USD	988.66	21,264.72	7.88	5.93	-NA-	-15.66	22.35	9.78	0.71	9.78	24.99
Europe Non-Rental	USD	588.91	3,644.92	3.28	1.22	-NA-	-31.48	50.11	-5.14	5.54	-5.14	35.29
Europe Rental	USD	857.10	107,317.91	96.72	4.58	-NA-	-20.43	70.63	-2.17	5.80	-2.17	30.83
UK Non-Rental	USD	415.52	1,567.87	1.41	0.85	-NA-	-36.47	55.67	-9.76	1.75	-9.76	41.51
UK Rental	USD	516.60	36,848.58	33.21	4.25	-NA-	-31.77	72.13	-6.78	5.46	-6.78	35.90
North America Non-Rental	USD	348.94	7,688.01	2.68	4.27	-NA-	-37.51	107.57	-0.30	4.33	-0.30	127.47
North America Rental	USD	1,033.59	279,041.08	97.32	3.94	-NA-	-9.96	112.32	10.24	9.85	10.24	38.72
United States Non-Rental	USD	348.94	7,688.01	2.68	4.27	-NA-	-37.51	107.57	-0.30	4.33	-0.30	127.48
United States Rental	USD	1,008.81	251,523.16	87.72	3.71	-NA-	-10.73	111.01	10.08	10.20	10.08	39.99

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	GBP	1,151.98	121,522.61	27.61	2.13	-NA-	-3.29	62.47	6.34	6.21	6.34	32.41
Global Rental	GBP	1,027.18	318,623.91	72.39	4.65	-NA-	-5.86	79.11	12.42	7.89	12.42	30.90
Asia Non-Rental	GBP	1,259.21	114,051.49	64.08	2.06	-NA-	-0.27	61.94	6.49	6.29	6.49	32.45
Asia Rental	GBP	997.01	63,920.61	35.92	6.80	-NA-	-6.50	51.73	8.86	3.40	8.86	24.60
Asia ex Australia Non-Rental	GBP	1,299.96	105,245.82	59.14	1.64	-NA-	0.67	59.56	6.42	6.76	6.42	-NA-
Asia ex Australia Rental	GBP	1,333.40	32,326.29	18.16	5.22	-NA-	0.97	42.14	10.60	3.31	10.60	-NA-
Australia Non-Rental	GBP	743.23	8,805.67	4.95	7.05	-NA-	-15.37	83.09	7.31	0.95	7.31	45.61
Australia Rental	GBP	743.09	31,594.33	17.75	8.43	-NA-	-14.04	63.88	7.15	3.49	7.15	32.16
Hong Kong Non-Rental	GBP	1,946.28	60,018.28	33.72	1.80	-NA-	16.73	65.22	6.20	8.32	6.20	39.90
Hong Kong Rental	GBP	1,738.08	11,444.05	6.43	3.90	-NA-	15.63	71.05	8.58	7.11	8.58	21.39
Japan Non-Rental	GBP	821.82	31,003.87	17.42	1.31	-NA-	-12.79	44.77	9.71	4.36	9.71	33.12
Japan Rental	GBP	1,050.39	14,018.56	7.88	5.93	-NA-	-8.12	15.61	16.87	1.07	16.87	25.63
Europe Non-Rental	GBP	625.68	2,402.88	3.28	1.22	-NA-	-25.35	41.85	0.99	5.92	0.99	31.55
Europe Rental	GBP	910.62	70,748.26	96.72	4.58	-NA-	-13.31	61.23	4.15	6.18	4.15	28.54
UK Non-Rental	GBP	441.46	1,033.60	1.41	0.85	-NA-	-30.78	47.09	-3.94	2.12	-3.94	38.14
UK Rental	GBP	548.85	24,292.06	33.21	4.25	-NA-	-25.67	62.65	-0.76	5.85	-0.76	32.82
North America Non-Rental	GBP	370.73	5,068.25	2.68	4.27	-NA-	-31.92	96.13	6.14	4.71	6.14	135.88
North America Rental	GBP	1,098.12	183,955.04	97.32	3.94	-NA-	-1.91	100.62	17.36	10.25	17.36	38.10
United States Non-Rental	GBP	370.73	5,068.25	2.68	4.27	-NA-	-31.92	96.13	6.14	4.71	6.14	135.87
United States Rental	GBP	1,071.80	165,814.13	87.72	3.71	-NA-	-2.75	99.39	17.19	10.60	17.19	39.53

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
Global Non-Rental	JPY	989.85	17,224,490.49	27.61	2.13	-NA-	-17.89	62.67	0.26	11.27	0.26	39.31
Global Rental	JPY	882.61	45,161,425.81	72.39	4.65	-NA-	-20.07	79.32	6.00	13.03	6.00	34.78
Asia Non-Rental	JPY	1,081.98	16,165,541.14	64.08	2.06	-NA-	-15.32	62.13	0.40	11.36	0.40	39.54
Asia Rental	JPY	856.69	9,060,042.13	35.92	6.80	-NA-	-20.62	51.91	2.64	8.33	2.64	30.65
Asia ex Australia Non-Rental	JPY	1,117.00	14,917,434.29	59.14	1.64	-NA-	-14.53	59.75	0.33	11.85	0.33	-NA-
Asia ex Australia Rental	JPY	1,145.73	4,581,894.91	18.16	5.22	-NA-	-14.27	42.31	4.28	8.24	4.28	-NA-
Australia Non-Rental	JPY	638.63	1,248,106.86	4.95	7.05	-NA-	-28.15	83.31	1.17	5.76	1.17	47.03
Australia Rental	JPY	638.51	4,478,147.22	17.75	8.43	-NA-	-27.02	64.08	1.02	8.43	1.02	37.84
Hong Kong Non-Rental	JPY	1,672.35	8,506,928.77	33.72	1.80	-NA-	-0.89	65.42	0.12	13.48	0.12	46.10
Hong Kong Rental	JPY	1,493.46	1,622,068.00	6.43	3.90	-NA-	-1.83	71.26	2.37	12.22	2.37	31.14
Japan Non-Rental	JPY	706.16	4,394,456.43	17.42	1.31	-NA-	-25.95	44.94	3.43	9.34	3.43	39.08
Japan Rental	JPY	902.55	1,986,975.82	7.88	5.93	-NA-	-21.99	15.75	10.19	5.89	10.19	25.61
Europe Non-Rental	JPY	537.62	340,581.25	3.28	1.22	-NA-	-36.62	42.01	-4.78	10.97	-4.78	37.37
Europe Rental	JPY	782.45	10,027,785.34	96.72	4.58	-NA-	-26.40	61.43	-1.80	11.24	-1.80	33.12
UK Non-Rental	JPY	379.33	146,502.01	1.41	0.85	-NA-	-41.23	47.27	-9.43	6.99	-9.43	42.67
UK Rental	JPY	471.60	3,443,131.07	33.21	4.25	-NA-	-36.89	62.84	-6.44	10.89	-6.44	38.88
North America Non-Rental	JPY	318.55	718,368.09	2.68	4.27	-NA-	-42.20	96.36	0.07	9.70	0.07	121.27
North America Rental	JPY	943.56	26,073,598.33	97.32	3.94	-NA-	-16.72	100.86	10.65	15.50	10.65	40.65
United States Non-Rental	JPY	318.55	718,368.09	2.68	4.27	-NA-	-42.20	96.36	0.07	9.70	0.07	121.27
United States Rental	JPY	920.95	23,502,323.68	87.72	3.71	-NA-	-17.43	99.62	10.49	15.88	10.49	41.70

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	AUD	773.02	200,835.64	40.70	2.13	-NA-	-NA-	30.16	-2.12	3.25	-2.12	-NA-
Global Rental	AUD	689.27	526,577.20	106.72	4.65	-NA-	-NA-	43.48	3.47	4.88	3.47	-NA-
Asia Non-Rental	AUD	844.97	188,488.41	94.47	2.06	-NA-	-NA-	29.73	-1.99	3.33	-1.99	-NA-
Asia Rental	AUD	669.03	105,639.08	52.95	6.80	-NA-	-NA-	21.55	0.20	0.52	0.20	-NA-
Asia ex Australia Non-Rental	AUD	872.32	173,935.62	87.18	1.64	-NA-	-NA-	27.83	-2.05	3.78	-2.05	-NA-
Asia ex Australia Rental	AUD	894.76	53,424.38	26.78	5.22	-NA-	-NA-	13.87	1.80	0.44	1.80	-NA-
Australia Non-Rental	AUD	498.74	14,552.79	7.29	7.05	-NA-	-NA-	46.68	-1.23	-1.86	-1.23	-NA-
Australia Rental	AUD	498.64	52,214.70	26.17	8.43	-NA-	-NA-	31.29	-1.38	0.61	-1.38	-NA-
Hong Kong Non-Rental	AUD	1,306.02	99,189.84	49.72	1.80	-NA-	-NA-	32.36	-2.26	5.30	-2.26	-NA-
Hong Kong Rental	AUD	1,166.32	18,913.13	9.48	3.90	-NA-	-NA-	37.04	-0.06	4.12	-0.06	-NA-
Japan Non-Rental	AUD	551.47	51,238.87	25.68	1.31	-NA-	-NA-	15.97	0.97	1.45	0.97	-NA-
Japan Rental	AUD	704.85	23,167.92	11.61	5.93	-NA-	-NA-	-7.38	7.57	-1.74	7.57	-NA-
Europe Non-Rental	AUD	419.85	3,971.14	4.84	1.22	-NA-	-NA-	13.63	-7.05	2.97	-7.05	-NA-
Europe Rental	AUD	611.06	116,922.86	142.58	4.58	-NA-	-NA-	29.17	-4.14	3.22	-4.14	-NA-
UK Non-Rental	AUD	296.24	1,708.20	2.08	0.85	-NA-	-NA-	17.84	-11.58	-0.73	-11.58	-NA-
UK Rental	AUD	368.30	40,146.53	48.96	4.25	-NA-	-NA-	30.30	-8.66	2.89	-8.66	-NA-
North America Non-Rental	AUD	248.77	8,376.09	3.95	4.27	-NA-	-NA-	57.12	-2.31	1.79	-2.31	-NA-
North America Rental	AUD	736.88	304,015.25	143.47	3.94	-NA-	-NA-	60.72	8.02	7.18	8.02	-NA-
United States Non-Rental	AUD	248.77	8,376.09	3.95	4.27	-NA-	-NA-	57.12	-2.31	1.79	-2.31	-NA-
United States Rental	AUD	719.21	274,034.48	129.32	3.71	-NA-	-NA-	59.73	7.86	7.52	7.86	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	EUR	858.34	136,232.74	27.61	0.00	-NA-	-13.83	65.05	5.51	6.40	5.51	-NA-
Global Rental	EUR	688.10	357,192.85	72.39	0.00	-NA-	-18.42	76.69	10.71	7.95	10.71	-NA-
Asia Non-Rental	EUR	947.97	127,857.25	64.08	0.00	-NA-	-10.95	64.71	5.68	6.46	5.68	-NA-
Asia Rental	EUR	639.04	71,658.11	35.92	0.00	-NA-	-19.73	47.56	6.42	3.57	6.42	-NA-
Asia ex Australia Non-Rental	EUR	995.52	117,985.67	59.14	0.00	-NA-	-9.75	62.86	5.62	6.94	5.62	32.29
Asia ex Australia Rental	EUR	906.30	36,239.34	18.16	0.00	-NA-	-12.26	39.47	8.67	3.23	8.67	19.91
Australia Non-Rental	EUR	463.73	9,871.58	4.95	0.00	-NA-	-28.04	76.77	6.44	1.03	6.44	-NA-
Australia Rental	EUR	453.28	35,418.77	17.75	0.00	-NA-	-27.08	57.94	4.20	3.91	4.20	-NA-
Hong Kong Non-Rental	EUR	1,442.54	67,283.40	33.72	0.00	-NA-	3.96	68.23	5.42	8.56	5.42	-NA-
Hong Kong Rental	EUR	1,208.84	12,829.34	6.43	0.00	-NA-	1.07	69.56	7.06	6.56	7.06	-NA-
Japan Non-Rental	EUR	648.62	34,756.84	17.42	0.00	-NA-	-21.25	48.55	8.64	4.27	8.64	-NA-
Japan Rental	EUR	720.52	15,715.48	7.88	0.00	-NA-	-20.02	13.05	14.58	1.04	14.58	-NA-
Europe Non-Rental	EUR	482.64	2,693.74	3.28	0.00	-NA-	-32.92	44.36	0.46	6.31	0.46	-NA-
Europe Rental	EUR	632.85	79,312.23	96.72	0.00	-NA-	-24.38	59.38	3.02	6.20	3.02	-NA-
UK Non-Rental	EUR	335.39	1,158.72	1.41	0.00	-NA-	-38.14	50.71	-4.60	2.32	-4.60	-NA-
UK Rental	EUR	386.17	27,232.57	33.21	0.00	-NA-	-35.03	62.47	-2.37	5.71	-2.37	-NA-
North America Non-Rental	EUR	240.52	5,681.75	2.68	0.00	-NA-	-41.69	92.43	4.45	5.17	4.45	-NA-
North America Rental	EUR	735.92	206,222.52	97.32	0.00	-NA-	-14.91	98.82	15.68	10.27	15.68	-NA-
United States Non-Rental	EUR	240.52	5,681.75	2.68	0.00	-NA-	-41.69	92.43	4.45	5.17	4.45	-NA-
United States Rental	EUR	723.00	185,885.67	87.72	0.00	-NA-	-15.49	98.14	15.57	10.63	15.57	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	USD	984.63	184,337.44	27.61	0.00	-NA-	-13.36	68.21	-0.49	5.49	-0.49	-NA-
Global Rental	USD	789.34	483,320.05	72.39	0.00	-NA-	-17.97	80.07	4.41	7.03	4.41	-NA-
Asia Non-Rental	USD	1,087.45	173,004.51	64.08	0.00	-NA-	-10.47	67.86	-0.33	5.56	-0.33	-NA-
Asia Rental	USD	733.06	96,961.07	35.92	0.00	-NA-	-19.30	50.38	0.36	2.68	0.36	-NA-
Asia ex Australia Non-Rental	USD	1,141.99	159,647.20	59.14	0.00	-NA-	-9.25	65.97	-0.39	6.03	-0.39	36.97
Asia ex Australia Rental	USD	1,039.65	49,035.69	18.16	0.00	-NA-	-11.79	42.14	2.49	2.35	2.49	23.58
Australia Non-Rental	USD	531.96	13,357.31	4.95	0.00	-NA-	-27.65	80.15	0.39	0.18	0.39	-NA-
Australia Rental	USD	519.97	47,925.38	17.75	0.00	-NA-	-26.68	60.96	-1.73	3.03	-1.73	-NA-
Hong Kong Non-Rental	USD	1,654.79	91,041.62	33.72	0.00	-NA-	4.52	71.45	-0.57	7.63	-0.57	-NA-
Hong Kong Rental	USD	1,386.71	17,359.46	6.43	0.00	-NA-	1.62	72.80	0.97	5.66	0.97	-NA-
Japan Non-Rental	USD	744.05	47,029.71	17.42	0.00	-NA-	-20.82	51.39	2.46	3.38	2.46	-NA-
Japan Rental	USD	826.54	21,264.72	7.88	0.00	-NA-	-19.58	15.21	8.06	0.18	8.06	-NA-
Europe Non-Rental	USD	553.66	3,644.92	3.28	0.00	-NA-	-32.55	47.12	-5.25	5.41	-5.25	-NA-
Europe Rental	USD	725.97	107,317.91	96.72	0.00	-NA-	-23.96	62.42	-2.84	5.30	-2.84	-NA-
UK Non-Rental	USD	384.74	1,567.87	1.41	0.00	-NA-	-37.80	53.59	-10.03	1.45	-10.03	-NA-
UK Rental	USD	442.99	36,848.58	33.21	0.00	-NA-	-34.68	65.57	-7.93	4.81	-7.93	-NA-
North America Non-Rental	USD	275.91	7,688.01	2.68	0.00	-NA-	-41.37	96.11	-1.49	4.27	-1.49	-NA-
North America Rental	USD	844.20	279,041.08	97.32	0.00	-NA-	-14.45	102.63	9.09	9.34	9.09	-NA-
United States Non-Rental	USD	275.91	7,688.01	2.68	0.00	-NA-	-41.37	96.11	-1.49	4.27	-1.49	-NA-
United States Rental	USD	829.37	251,523.16	87.72	0.00	-NA-	-15.03	101.93	9.00	9.69	9.00	-NA-

* -5 & -3 Years Total Returns are annualised

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

Price Return	Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
				Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
	Global Non-Rental	GBP	1,046.11	121,522.61	27.61	0.00	-NA-	-5.61	58.94	5.93	5.88	5.93	-NA-
	Global Rental	GBP	838.62	318,623.91	72.39	0.00	-NA-	-10.64	70.15	11.15	7.41	11.15	-NA-
	Asia Non-Rental	GBP	1,155.34	114,051.49	64.08	0.00	-NA-	-2.46	58.61	6.10	5.94	6.10	-NA-
	Asia Rental	GBP	778.83	63,920.61	35.92	0.00	-NA-	-12.08	42.10	6.85	3.06	6.85	-NA-
	Asia ex Australia Non-Rental	GBP	1,213.29	105,245.82	59.14	0.00	-NA-	-1.14	56.83	6.04	6.41	6.04	32.70
	Asia ex Australia Rental	GBP	1,104.56	32,326.29	18.16	0.00	-NA-	-3.90	34.31	9.11	2.73	9.11	21.42
	Australia Non-Rental	GBP	565.17	8,805.67	4.95	0.00	-NA-	-21.18	70.23	6.87	0.54	6.87	-NA-
	Australia Rental	GBP	552.44	31,594.33	17.75	0.00	-NA-	-20.12	52.10	4.62	3.40	4.62	-NA-
	Hong Kong Non-Rental	GBP	1,758.11	60,018.28	33.72	0.00	-NA-	13.87	62.00	5.85	8.02	5.85	-NA-
	Hong Kong Rental	GBP	1,473.29	11,444.05	6.43	0.00	-NA-	10.71	63.28	7.49	6.04	7.49	-NA-
	Japan Non-Rental	GBP	790.51	31,003.87	17.42	0.00	-NA-	-13.74	43.05	9.08	3.76	9.08	-NA-
	Japan Rental	GBP	878.14	14,018.56	7.88	0.00	-NA-	-12.39	8.86	15.03	0.54	15.03	-NA-
	Europe Non-Rental	GBP	588.22	2,402.88	3.28	0.00	-NA-	-26.52	39.02	0.86	5.79	0.86	-NA-
	Europe Rental	GBP	771.29	70,748.26	96.72	0.00	-NA-	-17.16	53.48	3.43	5.68	3.43	-NA-
	UK Non-Rental	GBP	408.76	1,033.60	1.41	0.00	-NA-	-32.24	45.14	-4.22	1.82	-4.22	-NA-
	UK Rental	GBP	470.65	24,292.06	33.21	0.00	-NA-	-28.83	56.46	-1.98	5.19	-1.98	-NA-
	North America Non-Rental	GBP	293.13	5,068.25	2.68	0.00	-NA-	-36.13	85.30	4.87	4.65	4.87	-NA-
	North America Rental	GBP	896.90	183,955.04	97.32	0.00	-NA-	-6.80	91.46	16.14	9.73	16.14	-NA-
	United States Non-Rental	GBP	293.13	5,068.25	2.68	0.00	-NA-	-36.13	85.30	4.87	4.65	4.87	-NA-
	United States Rental	GBP	881.15	165,814.13	87.72	0.00	-NA-	-7.43	90.80	16.03	10.09	16.03	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	JPY	898.87	17,224,490.49	27.61	0.00	-NA-	-19.86	59.13	-0.12	10.93	-0.12	-NA-
Global Rental	JPY	720.59	45,161,425.81	72.39	0.00	-NA-	-24.13	70.35	4.79	12.54	4.79	-NA-
Asia Non-Rental	JPY	992.73	16,165,541.14	64.08	0.00	-NA-	-17.19	58.80	0.04	10.99	0.04	-NA-
Asia Rental	JPY	669.21	9,060,042.13	35.92	0.00	-NA-	-25.35	42.26	0.74	7.97	0.74	-NA-
Asia ex Australia Non-Rental	JPY	1,042.53	14,917,434.29	59.14	0.00	-NA-	-16.06	57.01	-0.02	11.49	-0.02	39.87
Asia ex Australia Rental	JPY	949.10	4,581,894.91	18.16	0.00	-NA-	-18.40	34.47	2.87	7.62	2.87	26.16
Australia Non-Rental	JPY	485.63	1,248,106.86	4.95	0.00	-NA-	-33.08	70.43	0.76	5.33	0.76	-NA-
Australia Rental	JPY	474.68	4,478,147.22	17.75	0.00	-NA-	-32.18	52.28	-1.36	8.33	-1.36	-NA-
Hong Kong Non-Rental	JPY	1,510.66	8,506,928.77	33.72	0.00	-NA-	-3.32	62.20	-0.20	13.17	-0.20	-NA-
Hong Kong Rental	JPY	1,265.93	1,622,068.00	6.43	0.00	-NA-	-6.00	63.48	1.35	11.10	1.35	-NA-
Japan Non-Rental	JPY	679.25	4,394,456.43	17.42	0.00	-NA-	-26.76	43.22	2.84	8.71	2.84	-NA-
Japan Rental	JPY	754.55	1,986,975.82	7.88	0.00	-NA-	-25.62	8.99	8.46	5.34	8.46	-NA-
Europe Non-Rental	JPY	505.43	340,581.25	3.28	0.00	-NA-	-37.62	39.18	-4.90	10.83	-4.90	-NA-
Europe Rental	JPY	662.73	10,027,785.34	96.72	0.00	-NA-	-29.67	53.66	-2.48	10.72	-2.48	-NA-
UK Non-Rental	JPY	351.23	146,502.01	1.41	0.00	-NA-	-42.47	45.30	-9.70	6.68	-9.70	-NA-
UK Rental	JPY	404.41	3,443,131.07	33.21	0.00	-NA-	-39.58	56.64	-7.58	10.21	-7.58	-NA-
North America Non-Rental	JPY	251.88	718,368.09	2.68	0.00	-NA-	-45.77	85.53	-1.13	9.64	-1.13	-NA-
North America Rental	JPY	770.67	26,073,598.33	97.32	0.00	-NA-	-20.87	91.69	9.50	14.97	9.50	-NA-
United States Non-Rental	JPY	251.88	718,368.09	2.68	0.00	-NA-	-45.77	85.53	-1.13	9.64	-1.13	-NA-
United States Rental	JPY	757.14	23,502,323.68	87.72	0.00	-NA-	-21.40	91.03	9.40	15.34	9.40	-NA-

* -5 & -3 Years Total Returns are annualised

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Non-Rental	AUD	701.97	200,835.64	40.70	0.00	-NA-	-NA-	27.33	-2.50	2.93	-2.50	-NA-
Global Rental	AUD	562.74	526,577.20	106.72	0.00	-NA-	-NA-	36.31	2.30	4.42	2.30	-NA-
Asia Non-Rental	AUD	775.27	188,488.41	94.47	0.00	-NA-	-NA-	27.06	-2.34	2.99	-2.34	-NA-
Asia Rental	AUD	522.62	105,639.08	52.95	0.00	-NA-	-NA-	13.84	-1.66	0.18	-1.66	-NA-
Asia ex Australia Non-Rental	AUD	814.16	173,935.62	87.18	0.00	-NA-	-NA-	25.64	-2.40	3.45	-2.40	-NA-
Asia ex Australia Rental	AUD	741.20	53,424.38	26.78	0.00	-NA-	-NA-	7.59	0.42	-0.14	0.42	-NA-
Australia Non-Rental	AUD	379.25	14,552.79	7.29	0.00	-NA-	-NA-	36.37	-1.64	-2.27	-1.64	-NA-
Australia Rental	AUD	370.70	52,214.70	26.17	0.00	-NA-	-NA-	21.84	-3.71	0.52	-3.71	-NA-
Hong Kong Non-Rental	AUD	1,179.75	99,189.84	49.72	0.00	-NA-	-NA-	29.78	-2.58	5.01	-2.58	-NA-
Hong Kong Rental	AUD	988.63	18,913.13	9.48	0.00	-NA-	-NA-	30.81	-1.06	3.08	-1.06	-NA-
Japan Non-Rental	AUD	530.46	51,238.87	25.68	0.00	-NA-	-NA-	14.60	0.40	0.87	0.40	-NA-
Japan Rental	AUD	589.26	23,167.92	11.61	0.00	-NA-	-NA-	-12.79	5.88	-2.26	5.88	-NA-
Europe Non-Rental	AUD	394.72	3,971.14	4.84	0.00	-NA-	-NA-	11.37	-7.16	2.84	-7.16	-NA-
Europe Rental	AUD	517.56	116,922.86	142.58	0.00	-NA-	-NA-	22.95	-4.80	2.73	-4.80	-NA-
UK Non-Rental	AUD	274.29	1,708.20	2.08	0.00	-NA-	-NA-	16.27	-11.84	-1.02	-11.84	-NA-
UK Rental	AUD	315.82	40,146.53	48.96	0.00	-NA-	-NA-	25.34	-9.78	2.26	-9.78	-NA-
North America Non-Rental	AUD	196.70	8,376.09	3.95	0.00	-NA-	-NA-	48.45	-3.48	1.73	-3.48	-NA-
North America Rental	AUD	601.85	304,015.25	143.47	0.00	-NA-	-NA-	53.38	6.89	6.68	6.89	-NA-
United States Non-Rental	AUD	196.70	8,376.09	3.95	0.00	-NA-	-NA-	48.45	-3.48	1.73	-3.48	-NA-
United States Rental	AUD	591.29	274,034.48	129.32	0.00	-NA-	-NA-	52.86	6.80	7.02	6.80	-NA-

* -5 & -3 Years Total Returns are annualised

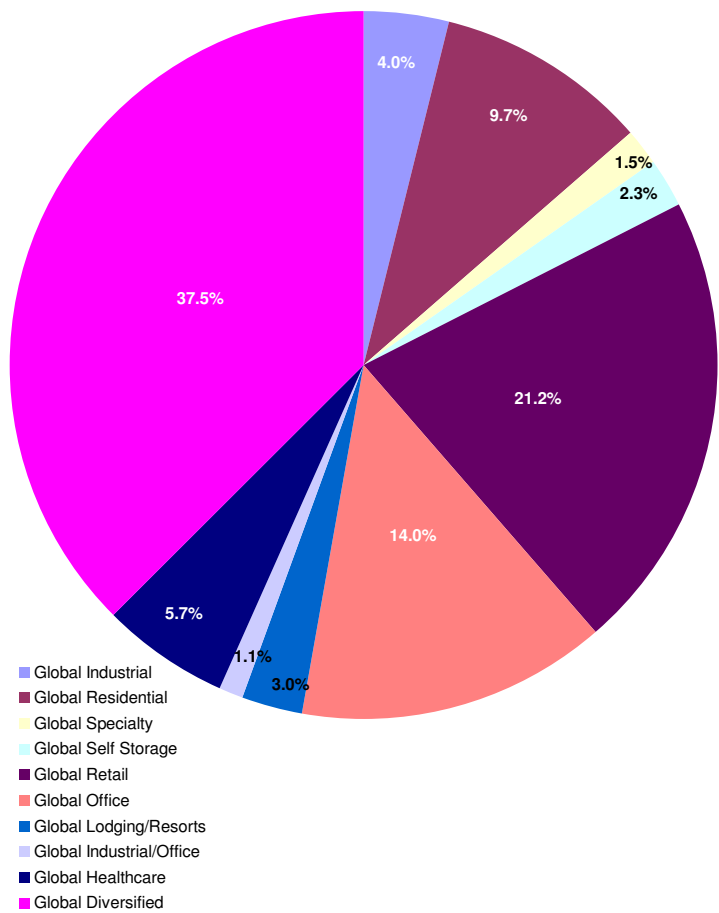
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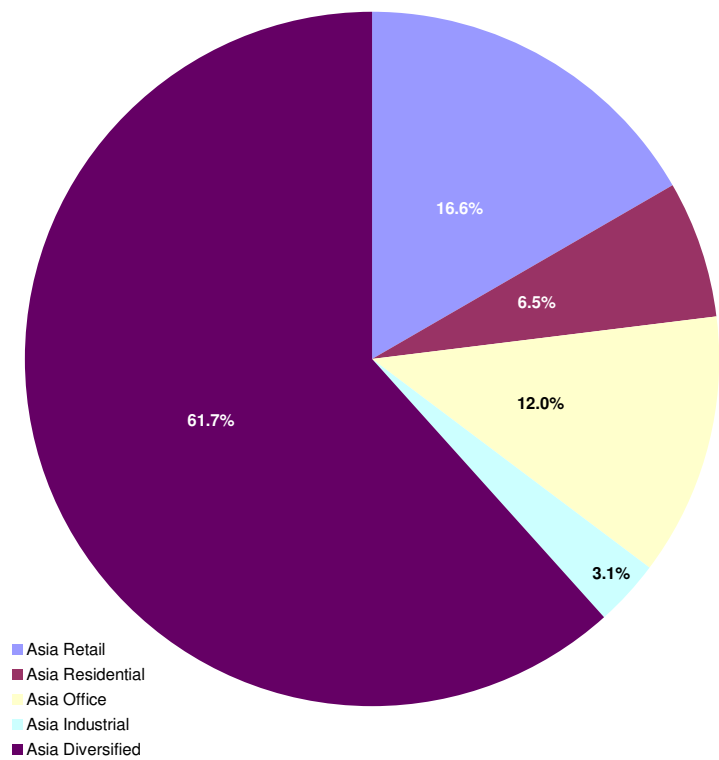
Section 8

FTSE EPRA/NAREIT Developed Sector Index Series

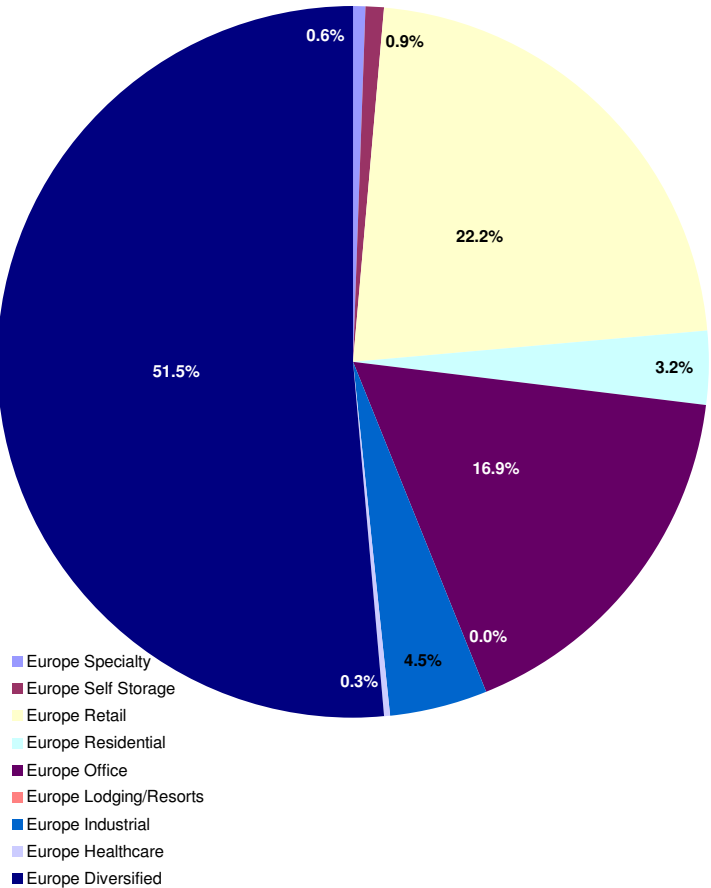
Graph 30: Sector Breakdown - Global Developed



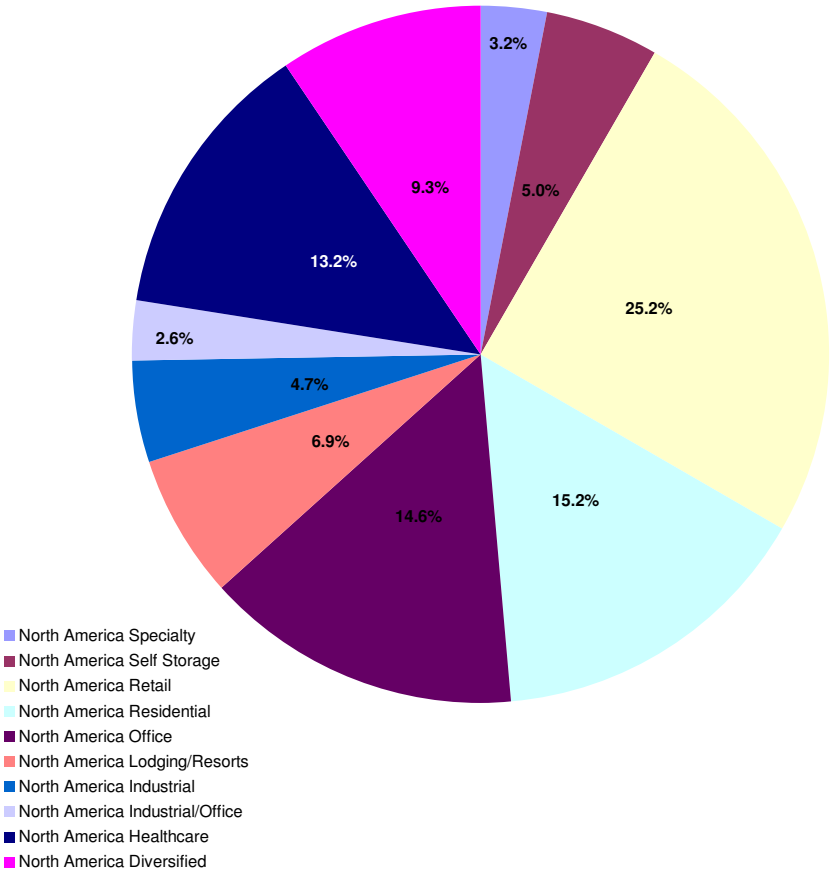
Graph 31: Sector Breakdown - Asia Developed



Graph 32: Sector Breakdown - Europe Developed



Graph 33: Sector Breakdown - North America Developed



FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Industrial	EUR	399.39	19,654.92	3.98	5.84	-NA-	-31.98	107.20	5.44	7.23	5.44	50.08
Global Residential	EUR	1,070.89	47,993.92	9.73	3.19	-NA-	-5.28	80.88	13.79	8.86	13.79	28.61
Global Specialty	EUR	1,324.83	7,167.70	1.45	2.79	-NA-	-2.90	88.66	6.84	3.11	6.84	30.28
Global Self Storage	EUR	1,147.33	11,413.05	2.31	2.82	-NA-	-3.00	74.22	17.13	13.17	17.13	30.60
Global Retail	EUR	776.49	104,785.40	21.24	4.93	-NA-	-15.75	83.69	10.68	6.59	10.68	30.17
Global Office	EUR	957.60	68,853.80	13.95	3.94	-NA-	-11.91	76.98	14.62	8.20	14.62	24.49
Global Lodging/Resorts	EUR	682.55	14,560.98	2.95	1.62	-NA-	-18.29	218.87	28.63	21.91	28.63	57.95
Global Industrial/Office	EUR	696.20	5,601.61	1.14	5.26	-NA-	-16.08	92.34	12.42	12.20	12.42	43.73
Global Healthcare	EUR	1,392.47	28,257.37	5.73	5.64	-NA-	4.14	81.52	13.12	9.66	13.12	33.34
Global Diversified	EUR	869.42	185,136.85	37.52	3.42	-NA-	-14.71	73.83	6.27	7.04	6.27	27.38
Asia Retail	EUR	842.63	33,191.50	16.64	6.75	-NA-	-11.82	57.11	7.13	3.01	7.13	22.95
Asia Residential	EUR	2,424.34	13,068.16	6.55	1.10	-NA-	10.07	55.59	9.01	10.69	9.01	46.20
Asia Office	EUR	991.21	23,979.80	12.02	5.05	-NA-	-11.34	43.55	12.10	3.90	12.10	21.58
Asia Industrial	EUR	427.78	6,129.89	3.07	9.32	-NA-	-32.37	113.96	4.40	8.07	4.40	48.35
Asia Diversified	EUR	938.83	123,146.01	61.72	2.71	-NA-	-11.38	71.31	5.80	6.27	5.80	30.83
Asia ex Australia Diversified	EUR	1,020.30	107,037.09	53.65	2.03	-NA-	-9.09	68.73	5.81	6.95	5.81	-NA-
Asia ex Australia Industrial	EUR	1,353.50	2,590.18	1.30	5.83	-NA-	1.48	98.66	-1.20	2.96	-1.20	-NA-
Asia ex Australia Office	EUR	1,007.43	20,729.02	10.39	4.57	-NA-	-11.98	39.43	14.15	4.29	14.15	-NA-
Asia ex Australia Residential	EUR	2,406.45	13,068.16	6.55	1.10	-NA-	10.07	55.59	9.01	10.69	9.01	-NA-
Asia ex Australia Retail	EUR	1,004.07	10,800.55	5.41	3.77	-NA-	-6.54	36.20	5.12	1.73	5.12	-NA-

* -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) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	EUR	534.39	460.57	0.56	0.00	-NA-	-27.38	292.70	-14.17	-10.74	-14.17	90.03
Europe Self Storage	EUR	903.14	724.30	0.88	1.01	-NA-	-26.60	83.01	-5.79	5.92	-5.79	44.56
Europe Retail	EUR	799.18	18,237.74	22.24	4.36	-NA-	-19.98	60.37	0.44	6.16	0.44	27.09
Europe Residential	EUR	384.20	2,647.69	3.23	3.01	-NA-	-30.62	71.92	8.03	8.65	8.03	49.66
Europe Office	EUR	972.41	13,850.48	16.89	3.30	-NA-	-13.19	68.97	11.94	8.88	11.94	23.22
Europe Industrial	EUR	325.17	3,668.75	4.47	3.83	-NA-	-37.25	131.17	-1.55	3.81	-1.55	53.84
Europe Healthcare	EUR	660.49	207.54	0.25	5.72	-NA-	-19.17	43.23	7.10	1.08	7.10	35.79
Europe Diversified	EUR	724.54	42,208.90	51.47	5.15	-NA-	-22.46	64.99	3.10	6.65	3.10	26.79
Eurozone Retail	EUR	1,285.13	11,402.01	13.90	4.87	-NA-	-6.87	70.34	3.90	6.33	3.90	25.16
Eurozone Residential	EUR	383.02	2,176.68	2.65	3.31	-NA-	-30.06	64.51	8.70	9.17	8.70	47.99
Eurozone Office	EUR	1,085.51	3,480.27	4.24	6.04	-NA-	-10.15	53.18	9.02	6.99	9.02	24.40
Eurozone Industrial	EUR	621.72	1,038.04	1.27	2.45	-NA-	-19.89	107.33	10.59	4.45	10.59	42.38
Eurozone Diversified	EUR	932.34	25,290.07	30.84	5.34	-NA-	-18.34	64.64	3.46	6.33	3.46	26.96
UK Specialty	EUR	534.39	460.57	0.56	0.00	-NA-	-27.38	292.70	-14.17	-10.74	-14.17	90.03
UK Self Storage	EUR	903.14	724.30	0.88	1.01	-NA-	-26.60	83.01	-5.79	5.92	-5.79	44.56
UK Retail	EUR	426.20	6,835.73	8.34	3.51	-NA-	-34.46	49.57	-4.76	5.86	-4.76	36.69
UK Residential	EUR	375.14	471.00	0.57	1.65	-NA-	-33.18	143.22	5.05	6.32	5.05	76.16
UK Industrial	EUR	271.08	2,630.72	3.21	4.38	-NA-	-41.03	135.87	-4.92	3.73	-4.92	60.66
UK Healthcare	EUR	660.49	207.54	0.25	5.72	-NA-	-19.17	43.23	7.10	1.08	7.10	35.79
UK Diversified	EUR	463.32	13,971.95	17.04	5.05	-NA-	-30.86	60.41	0.05	6.88	0.05	32.16
UK Office	EUR	620.64	3,089.49	3.77	2.55	-NA-	-27.45	106.29	5.83	9.57	5.83	34.78

* -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) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
North America Specialty	EUR	1,466.96	6,707.14	3.17	2.98	-NA-	0.14	84.08	8.66	4.21	8.66	29.42
North America Self Storage	EUR	1,166.99	10,688.75	5.04	2.94	-NA-	-1.48	75.16	18.38	13.46	18.38	31.04
North America Retail	EUR	730.11	53,356.17	25.18	3.99	-NA-	-16.31	118.64	17.15	9.08	17.15	42.89
North America Residential	EUR	1,012.82	32,278.07	15.23	4.06	-NA-	-5.98	95.26	16.39	8.16	16.39	32.89
North America Office	EUR	888.50	31,023.52	14.64	3.37	-NA-	-12.35	126.74	17.92	11.51	17.92	39.94
North America Lodging/Resorts	EUR	693.26	14,560.98	6.87	1.62	-NA-	-17.88	218.87	28.63	21.91	28.63	57.90
North America Industrial	EUR	427.49	9,856.28	4.65	4.42	-NA-	-29.04	97.66	9.45	8.32	9.45	64.03
North America Industrial/Office	EUR	696.20	5,601.61	2.64	5.26	-NA-	-16.08	92.34	12.42	12.20	12.42	43.73
North America Healthcare	EUR	1,420.63	28,049.82	13.24	5.64	-NA-	4.83	81.82	13.17	9.73	13.17	33.53
North America Diversified	EUR	888.18	19,781.94	9.34	4.12	-NA-	-11.05	120.71	17.16	13.06	17.16	39.01
United States Specialty	EUR	1,466.96	6,707.14	3.17	2.98	-NA-	0.14	84.08	8.66	4.21	8.66	29.42
United States Self Storage	EUR	1,166.99	10,688.75	5.04	2.94	-NA-	-1.48	75.16	18.38	13.46	18.38	31.04
United States Retail	EUR	695.25	47,428.62	22.38	3.58	-NA-	-17.92	119.09	18.14	9.58	18.14	45.37
United States Residential	EUR	980.08	29,511.38	13.93	3.90	-NA-	-6.62	97.08	16.29	8.15	16.29	34.48
United States Office	EUR	894.84	26,167.33	12.35	3.26	-NA-	-12.33	121.09	15.47	11.49	15.47	40.81
United States Lodging/Resorts	EUR	673.29	14,183.01	6.69	1.44	-NA-	-18.49	221.38	28.72	22.23	28.72	58.80
United States Industrial	EUR	427.00	9,856.28	4.65	4.42	-NA-	-29.04	97.67	9.45	8.33	9.45	64.03
United States Industrial/Office	EUR	696.20	5,601.61	2.64	5.26	-NA-	-16.08	92.34	12.42	12.20	12.42	43.73
United States Healthcare	EUR	1,490.73	26,769.63	12.63	5.54	-NA-	5.52	78.97	12.94	9.91	12.94	34.21
United States Diversified	EUR	795.32	14,653.68	6.92	3.49	-NA-	-14.21	124.03	17.19	15.49	17.19	45.36

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Industrial	USD	458.19	26,595.20	3.98	5.84	-NA-	-31.61	111.19	-0.56	6.32	-0.56	55.07
Global Residential	USD	1,228.51	64,940.90	9.73	3.19	-NA-	-4.76	84.35	7.32	7.94	7.32	32.27
Global Specialty	USD	1,520.04	9,698.67	1.45	2.79	-NA-	-2.37	92.28	0.76	2.23	0.76	33.85
Global Self Storage	USD	1,316.35	15,443.08	2.31	2.82	-NA-	-2.47	77.55	10.47	12.21	10.47	32.76
Global Retail	USD	890.75	141,785.83	21.24	4.93	-NA-	-15.29	87.20	4.37	5.68	4.37	33.03
Global Office	USD	1,098.49	93,166.54	13.95	3.94	-NA-	-11.43	80.37	8.10	7.28	8.10	28.60
Global Lodging/Resorts	USD	783.19	19,702.56	2.95	1.62	-NA-	-17.83	224.98	21.31	20.88	21.31	59.98
Global Industrial/Office	USD	798.40	7,579.57	1.14	5.26	-NA-	-15.62	96.01	6.02	11.24	6.02	45.49
Global Healthcare	USD	1,597.14	38,235.23	5.73	5.64	-NA-	4.70	84.99	6.69	8.73	6.69	37.29
Global Diversified	USD	997.37	250,509.92	37.52	3.42	-NA-	-14.24	77.15	0.22	6.13	0.22	32.33
Asia Retail	USD	966.53	44,911.64	16.64	6.75	-NA-	-11.34	60.08	1.02	2.13	1.02	25.17
Asia Residential	USD	2,781.38	17,682.62	6.55	1.10	-NA-	10.67	58.58	2.80	9.75	2.80	50.20
Asia Office	USD	1,137.27	32,447.23	12.02	5.05	-NA-	-10.85	46.29	5.73	3.02	5.73	26.18
Asia Industrial	USD	490.95	8,294.39	3.07	9.32	-NA-	-31.99	118.07	-1.54	7.15	-1.54	50.20
Asia Diversified	USD	1,077.05	166,629.70	61.72	2.71	-NA-	-10.90	74.59	-0.22	5.36	-0.22	36.09
Asia ex Australia Diversified	USD	1,170.44	144,832.61	53.65	2.03	-NA-	-8.59	71.96	-0.22	6.04	-0.22	-NA-
Asia ex Australia Industrial	USD	1,552.78	3,504.79	1.30	5.83	-NA-	2.03	102.46	-6.81	2.08	-6.81	-NA-
Asia ex Australia Office	USD	1,155.76	28,048.57	10.39	4.57	-NA-	-11.49	42.08	7.66	3.41	7.66	-NA-
Asia ex Australia Residential	USD	2,760.87	17,682.62	6.55	1.10	-NA-	10.67	58.58	2.80	9.75	2.80	-NA-
Asia ex Australia Retail	USD	1,151.56	14,614.30	5.41	3.77	-NA-	-6.04	38.80	-0.87	0.87	-0.87	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe Specialty	USD	613.04	623.20	0.56	0.00	-NA-	-26.98	300.21	-19.05	-11.51	-19.05	95.64
Europe Self Storage	USD	1,036.00	980.06	0.88	1.01	-NA-	-26.20	86.51	-11.15	5.02	-11.15	47.87
Europe Retail	USD	916.86	24,677.60	22.24	4.36	-NA-	-19.54	63.45	-5.27	5.26	-5.27	30.42
Europe Residential	USD	440.83	3,582.60	3.23	3.01	-NA-	-30.23	75.23	1.88	7.73	1.88	56.01
Europe Office	USD	1,115.17	18,741.18	16.89	3.30	-NA-	-12.72	72.20	5.57	7.96	5.57	27.91
Europe Industrial	USD	373.02	4,964.22	4.47	3.83	-NA-	-36.91	135.64	-7.14	2.94	-7.14	57.55
Europe Healthcare	USD	757.37	280.83	0.25	5.72	-NA-	-18.74	45.93	1.00	0.22	1.00	33.20
Europe Diversified	USD	831.07	57,113.15	51.47	5.15	-NA-	-22.04	68.14	-2.76	5.75	-2.76	30.90
Eurozone Retail	USD	1,474.34	15,428.13	13.90	4.87	-NA-	-6.36	73.59	-2.01	5.43	-2.01	30.16
Eurozone Residential	USD	439.45	2,945.29	2.65	3.31	-NA-	-29.67	67.67	2.51	8.25	2.51	54.36
Eurozone Office	USD	1,244.04	4,709.18	4.24	6.04	-NA-	-9.69	56.07	2.82	6.09	2.82	28.50
Eurozone Industrial	USD	712.40	1,404.57	1.27	2.45	-NA-	-19.48	111.28	4.30	3.56	4.30	49.18
Eurozone Diversified	USD	1,069.35	34,220.16	30.84	5.34	-NA-	-17.90	67.77	-2.43	5.43	-2.43	32.76
UK Specialty	USD	613.04	623.20	0.56	0.00	-NA-	-26.98	300.21	-19.05	-11.51	-19.05	95.64
UK Self Storage	USD	1,036.00	980.06	0.88	1.01	-NA-	-26.20	86.51	-11.15	5.02	-11.15	47.87
UK Retail	USD	488.96	9,249.47	8.34	3.51	-NA-	-34.10	52.46	-10.17	4.97	-10.17	38.21
UK Residential	USD	430.59	637.32	0.57	1.65	-NA-	-32.80	147.91	-0.93	5.42	-0.93	80.79
UK Industrial	USD	311.05	3,559.64	3.21	4.38	-NA-	-40.70	140.43	-10.31	2.87	-10.31	63.78
UK Healthcare	USD	757.37	280.83	0.25	5.72	-NA-	-18.74	45.93	1.00	0.22	1.00	33.20
UK Diversified	USD	531.55	18,905.54	17.04	5.05	-NA-	-30.48	63.48	-5.64	5.97	-5.64	32.98
UK Office	USD	646.93	4,180.41	3.77	2.55	-NA-	-28.91	102.89	-0.88	8.00	-0.88	37.64

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths
Index Description	Curr	Close Value Mar-10	Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	Vlty (%)
North America Specialty	USD	1,683.13	9,075.47	3.17	2.98	-NA-	0.70	87.61	2.48	3.33	2.48	32.70
North America Self Storage	USD	1,338.91	14,463.02	5.04	2.94	-NA-	-0.93	78.51	11.64	12.50	11.64	33.10
North America Retail	USD	837.59	72,196.59	25.18	3.99	-NA-	-15.85	122.83	10.48	8.15	10.48	45.55
North America Residential	USD	1,161.84	43,675.68	15.23	4.06	-NA-	-5.47	99.00	9.77	7.24	9.77	34.92
North America Office	USD	1,019.16	41,978.14	14.64	3.37	-NA-	-11.87	131.09	11.21	10.56	11.21	42.22
North America Lodging/Resorts	USD	795.47	19,702.56	6.87	1.62	-NA-	-17.42	224.97	21.31	20.88	21.31	59.97
North America Industrial	USD	490.34	13,336.60	4.65	4.42	-NA-	-28.66	101.47	3.22	7.41	3.22	71.30
North America Industrial/Office	USD	798.40	7,579.57	2.64	5.26	-NA-	-15.62	96.01	6.02	11.24	6.02	45.49
North America Healthcare	USD	1,629.44	37,954.41	13.24	5.64	-NA-	5.40	85.30	6.73	8.80	6.73	37.59
North America Diversified	USD	1,018.94	26,767.07	9.34	4.12	-NA-	-10.56	124.92	10.49	12.10	10.49	40.70
United States Specialty	USD	1,683.13	9,075.47	3.17	2.98	-NA-	0.70	87.61	2.48	3.33	2.48	32.70
United States Self Storage	USD	1,338.91	14,463.02	5.04	2.94	-NA-	-0.93	78.51	11.64	12.50	11.64	33.10
United States Retail	USD	797.60	64,175.99	22.38	3.58	-NA-	-17.47	123.29	11.42	8.65	11.42	48.09
United States Residential	USD	1,124.29	39,932.05	13.93	3.9	-NA-	-6.11	100.86	9.67	7.23	9.67	36.40
United States Office	USD	1,026.38	35,407.20	12.35	3.26	-NA-	-11.85	125.34	8.90	10.55	8.90	43.22
United States Lodging/Resorts	USD	772.55	19,191.12	6.69	1.44	-NA-	-18.04	227.53	21.39	21.19	21.39	60.76
United States Industrial	USD	489.78	13,336.60	4.65	4.42	-NA-	-28.66	101.47	3.22	7.41	3.22	71.29
United States Industrial/Office	USD	798.40	7,579.57	2.64	5.26	-NA-	-15.62	96.01	6.02	11.24	6.02	45.49
United States Healthcare	USD	1,709.85	36,222.17	12.63	5.54	-NA-	6.09	82.40	6.52	8.98	6.52	38.18
United States Diversified	USD	912.44	19,827.99	6.92	3.49	-NA-	-13.73	128.31	10.52	14.51	10.52	46.76

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Industrial	GBP	486.79	17,532.62	3.98	5.84	-NA-	-25.49	99.54	5.86	6.71	5.86	54.39
Global Residential	GBP	1,305.21	42,811.64	9.73	3.19	-NA-	3.75	74.19	14.25	8.33	14.25	30.10
Global Specialty	GBP	1,614.94	6,393.75	1.45	2.79	-NA-	6.36	81.69	7.27	2.60	7.27	32.93
Global Self Storage	GBP	1,398.53	10,180.69	2.31	2.82	-NA-	6.26	67.77	17.60	12.62	17.60	33.72
Global Retail	GBP	946.37	93,470.89	21.24	4.93	-NA-	-7.71	76.89	11.12	6.06	11.12	31.40
Global Office	GBP	1,167.07	61,419.11	13.95	3.94	-NA-	-3.51	70.43	15.08	7.67	15.08	27.24
Global Lodging/Resorts	GBP	832.08	12,988.71	2.95	1.62	-NA-	-10.48	207.07	29.14	21.32	29.14	57.61
Global Industrial/Office	GBP	848.25	4,996.76	1.14	5.26	-NA-	-8.08	85.22	12.87	11.65	12.87	45.26
Global Healthcare	GBP	1,696.85	25,206.20	5.73	5.64	-NA-	14.07	74.80	13.58	9.12	13.58	37.95
Global Diversified	GBP	1,059.64	165,146.16	37.52	3.42	-NA-	-6.57	67.40	6.69	6.52	6.69	28.49
Asia Retail	GBP	1,026.87	29,607.55	16.64	6.75	-NA-	-3.42	51.26	7.54	2.50	7.54	22.70
Asia Residential	GBP	2,955.04	11,657.09	6.55	1.1	-NA-	20.57	49.85	9.44	10.15	9.44	47.80
Asia Office	GBP	1,208.27	21,390.51	12.02	5.05	-NA-	-2.88	38.23	12.55	3.39	12.55	24.09
Asia Industrial	GBP	521.60	5,467.99	3.07	9.32	-NA-	-25.91	106.06	4.82	7.54	4.82	48.05
Asia Diversified	GBP	1,144.29	109,848.96	61.72	2.71	-NA-	-2.93	64.97	6.22	5.74	6.22	31.72
Asia ex Australia Diversified	GBP	1,243.51	95,479.45	53.65	2.03	-NA-	-0.42	62.48	6.23	6.43	6.23	-NA-
Asia ex Australia Industrial	GBP	1,649.72	2,310.50	1.30	5.83	-NA-	11.15	91.31	-0.80	2.45	-0.80	-NA-
Asia ex Australia Office	GBP	1,227.92	18,490.74	10.39	4.57	-NA-	-3.58	34.26	14.61	3.78	14.61	-NA-
Asia ex Australia Residential	GBP	2,933.24	11,657.09	6.55	1.1	-NA-	20.57	49.85	9.44	10.15	9.44	-NA-
Asia ex Australia Retail	GBP	1,223.46	9,634.33	5.41	3.77	-NA-	2.37	31.15	5.54	1.23	5.54	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return												
Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Europe Specialty	GBP	651.32	410.84	0.56	0.00	-NA-	-20.45	278.17	-13.82	-11.18	-13.82	93.96
Europe Self Storage	GBP	1,100.68	646.09	0.88	1.01	-NA-	-19.60	76.24	-5.41	5.40	-5.41	43.68
Europe Retail	GBP	974.10	16,268.46	22.24	4.36	-NA-	-12.34	54.44	0.84	5.64	0.84	27.73
Europe Residential	GBP	468.35	2,361.79	3.23	3.01	-NA-	-23.99	65.58	8.46	8.12	8.46	56.70
Europe Office	GBP	1,184.79	12,354.93	16.89	3.3	-NA-	-4.92	62.71	12.39	8.35	12.39	26.29
Europe Industrial	GBP	396.31	3,272.61	4.47	3.83	-NA-	-31.26	122.66	-1.14	3.32	-1.14	54.08
Europe Healthcare	GBP	804.66	185.13	0.25	5.72	-NA-	-11.47	37.90	7.52	0.58	7.52	34.70
Europe Diversified	GBP	882.96	37,651.27	51.47	5.15	-NA-	-15.06	58.88	3.52	6.13	3.52	28.57
Eurozone Retail	GBP	1,566.39	10,170.84	13.90	4.87	-NA-	2.02	64.03	4.32	5.81	4.32	28.41
Eurozone Residential	GBP	466.89	1,941.65	2.65	3.31	-NA-	-23.38	58.44	9.13	8.64	9.13	55.06
Eurozone Office	GBP	1,321.71	3,104.48	4.24	6.04	-NA-	-1.61	47.47	9.46	6.47	9.46	27.67
Eurozone Industrial	GBP	756.88	925.95	1.27	2.45	-NA-	-12.27	99.65	11.03	3.94	11.03	48.93
Eurozone Diversified	GBP	1,136.11	22,559.30	30.84	5.34	-NA-	-10.55	58.53	3.87	5.81	3.87	30.61
UK Specialty	GBP	651.32	410.84	0.56	0.00	-NA-	-20.45	278.17	-13.82	-11.18	-13.82	93.96
UK Self Storage	GBP	1,100.68	646.09	0.88	1.01	-NA-	-19.60	76.24	-5.41	5.40	-5.41	43.68
UK Retail	GBP	519.49	6,097.62	8.34	3.51	-NA-	-28.20	44.06	-4.37	5.35	-4.37	35.23
UK Residential	GBP	457.48	420.14	0.57	1.65	-NA-	-26.79	134.26	5.47	5.80	5.47	81.05
UK Industrial	GBP	330.47	2,346.66	3.21	4.38	-NA-	-35.40	127.19	-4.52	3.25	-4.52	60.02
UK Healthcare	GBP	804.66	185.13	0.25	5.72	-NA-	-11.47	37.90	7.52	0.58	7.52	34.70
UK Diversified	GBP	564.74	12,463.28	17.04	5.05	-NA-	-24.27	54.48	0.45	6.36	0.45	30.32
UK Office	GBP	756.66	2,755.89	3.77	2.55	-NA-	-20.52	98.69	6.26	9.04	6.26	33.84

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
North America Specialty	GBP	1,788.22	5,982.91	3.17	2.98	-NA-	9.70	77.28	9.10	3.71	9.10	31.86
North America Self Storage	GBP	1,422.51	9,534.60	5.04	2.94	-NA-	7.93	68.68	18.85	12.91	18.85	34.26
North America Retail	GBP	889.88	47,594.88	25.18	3.99	-NA-	-8.33	110.55	17.62	8.54	17.62	44.88
North America Residential	GBP	1,234.38	28,792.75	15.23	4.06	-NA-	2.98	88.04	16.86	7.63	16.86	34.10
North America Office	GBP	1,082.79	27,673.67	14.64	3.37	-NA-	-3.99	118.37	18.39	10.96	18.39	41.82
North America Lodging/Resorts	GBP	845.13	12,988.71	6.87	1.62	-NA-	-10.04	207.07	29.14	21.32	29.14	57.71
North America Industrial	GBP	520.96	8,792.02	4.65	4.42	-NA-	-22.28	90.37	9.89	7.80	9.89	73.52
North America Industrial/Office	GBP	848.25	4,996.76	2.64	5.26	-NA-	-8.08	85.22	12.87	11.65	12.87	45.26
North America Healthcare	GBP	1,731.18	25,021.06	13.24	5.64	-NA-	14.82	75.09	13.62	9.19	13.62	38.20
North America Diversified	GBP	1,082.56	17,645.93	9.34	4.12	-NA-	-2.56	112.53	17.63	12.50	17.63	39.60
United States Specialty	GBP	1,788.22	5,982.91	3.17	2.98	-NA-	9.70	77.28	9.10	3.71	9.10	31.86
United States Self Storage	GBP	1,422.51	9,534.60	5.04	2.94	-NA-	7.93	68.68	18.85	12.91	18.85	34.26
United States Retail	GBP	847.40	42,307.38	22.38	3.58	-NA-	-10.09	110.99	18.61	9.04	18.61	47.65
United States Residential	GBP	1,194.49	26,324.81	13.93	3.9	-NA-	2.29	89.79	16.76	7.62	16.76	35.73
United States Office	GBP	1,090.46	23,341.84	12.35	3.26	-NA-	-3.97	112.92	15.94	10.95	15.94	43.05
United States Lodging/Resorts	GBP	820.78	12,651.55	6.69	1.44	-NA-	-10.71	209.48	29.23	21.62	29.23	58.52
United States Industrial	GBP	520.36	8,792.02	4.65	4.42	-NA-	-22.28	90.37	9.89	7.80	9.89	73.52
United States Industrial/Office	GBP	848.25	4,996.76	2.64	5.26	-NA-	-8.08	85.22	12.87	11.65	12.87	45.26
United States Healthcare	GBP	1,816.60	23,879.10	12.63	5.54	-NA-	15.58	72.35	13.40	9.37	13.40	38.89
United States Diversified	GBP	969.41	13,071.40	6.92	3.49	-NA-	-6.02	115.74	17.66	14.93	17.66	46.21

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Industrial	JPY	418.28	2,485,055.80	3.98	5.84	-NA-	-36.74	99.78	-0.19	11.79	-0.19	55.20
Global Residential	JPY	1,121.51	6,068,077.63	9.73	3.19	-NA-	-11.91	74.40	7.71	13.49	7.71	35.18
Global Specialty	JPY	1,387.65	906,243.36	1.45	2.79	-NA-	-9.69	81.91	1.14	7.49	1.14	36.57
Global Self Storage	JPY	1,201.69	1,443,001.19	2.31	2.82	-NA-	-9.78	67.97	10.88	17.99	10.88	34.16
Global Retail	JPY	813.17	13,248,467.62	21.24	4.93	-NA-	-21.64	77.10	4.76	11.12	4.76	35.65
Global Office	JPY	1,002.81	8,705,481.42	13.95	3.94	-NA-	-18.08	70.63	8.50	12.81	8.50	31.45
Global Lodging/Resorts	JPY	714.97	1,841,007.03	2.95	1.62	-NA-	-24.00	207.43	21.76	27.10	21.76	61.83
Global Industrial/Office	JPY	728.86	708,234.97	1.14	5.26	-NA-	-21.95	85.43	6.42	16.97	6.42	48.18
Global Healthcare	JPY	1,458.03	3,572,700.34	5.73	5.64	-NA-	-3.15	75.01	7.08	14.33	7.08	38.12
Global Diversified	JPY	910.50	23,407,646.92	37.52	3.42	-NA-	-20.68	67.59	0.59	11.60	0.59	35.16
Asia Retail	JPY	882.35	4,196,543.37	16.64	6.75	-NA-	-18.00	51.45	1.40	7.39	1.40	29.42
Asia Residential	JPY	2,539.13	1,652,264.12	6.55	1.1	-NA-	2.37	50.02	3.19	15.40	3.19	52.37
Asia Office	JPY	1,038.21	3,031,868.80	12.02	5.05	-NA-	-17.54	38.40	6.12	8.32	6.12	28.20
Asia Industrial	JPY	448.19	775,027.84	3.07	9.32	-NA-	-37.10	106.31	-1.17	12.67	-1.17	52.19
Asia Diversified	JPY	983.24	15,569,879.14	61.72	2.71	-NA-	-17.58	65.17	0.15	10.79	0.15	38.85
Asia ex Australia Diversified	JPY	1,068.49	13,533,158.69	53.65	2.03	-NA-	-15.45	62.68	0.15	11.50	0.15	-NA-
Asia ex Australia Industrial	JPY	1,417.53	327,487.63	1.30	5.83	-NA-	-5.63	91.53	-6.47	7.34	-6.47	-NA-
Asia ex Australia Office	JPY	1,055.10	2,620,858.55	10.39	4.57	-NA-	-18.13	34.42	8.06	8.73	8.06	-NA-
Asia ex Australia Residential	JPY	2,520.40	1,652,264.12	6.55	1.1	-NA-	2.37	50.02	3.19	15.40	3.19	-NA-
Asia ex Australia Retail	JPY	1,051.26	1,365,560.20	5.41	3.77	-NA-	-13.09	31.31	-0.50	6.06	-0.50	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	JPY	559.65	58,231.40	0.56	0.00	-NA-	-32.46	278.63	-18.75	-6.95	-18.75	94.23
Europe Self Storage	JPY	945.76	91,576.56	0.88	1.01	-NA-	-31.74	76.44	-10.82	10.42	-10.82	50.25
Europe Retail	JPY	837.00	2,305,875.19	22.24	4.36	-NA-	-25.57	54.63	-4.92	10.68	-4.92	33.54
Europe Residential	JPY	402.43	334,758.39	3.23	3.01	-NA-	-35.47	65.77	2.26	13.28	2.26	55.24
Europe Office	JPY	1,018.04	1,751,175.51	16.89	3.3	-NA-	-19.27	62.90	5.96	13.52	5.96	30.13
Europe Industrial	JPY	340.53	463,856.42	4.47	3.83	-NA-	-41.64	122.92	-6.79	8.24	-6.79	57.15
Europe Healthcare	JPY	691.40	26,240.69	0.25	5.72	-NA-	-24.83	38.06	1.37	5.38	1.37	35.67
Europe Diversified	JPY	758.69	5,336,652.44	51.47	5.15	-NA-	-27.89	59.07	-2.40	11.19	-2.40	33.22
Eurozone Retail	JPY	1,345.93	1,441,604.90	13.90	4.87	-NA-	-13.38	64.22	-1.64	10.85	-1.64	31.96
Eurozone Residential	JPY	401.18	275,207.49	2.65	3.31	-NA-	-34.95	58.63	2.90	13.82	2.90	53.87
Eurozone Office	JPY	1,135.68	440,025.73	4.24	6.04	-NA-	-16.47	47.65	3.20	11.55	3.20	30.11
Eurozone Industrial	JPY	650.35	131,243.42	1.27	2.45	-NA-	-25.52	99.88	4.68	8.90	4.68	48.15
Eurozone Diversified	JPY	976.21	3,197,531.71	30.84	5.34	-NA-	-24.06	58.72	-2.07	10.85	-2.07	34.17
UK Specialty	JPY	559.65	58,231.40	0.56	0.00	-NA-	-32.46	278.63	-18.75	-6.95	-18.75	94.23
UK Self Storage	JPY	945.76	91,576.56	0.88	1.01	-NA-	-31.74	76.44	-10.82	10.42	-10.82	50.25
UK Retail	JPY	446.37	864,270.28	8.34	3.51	-NA-	-39.04	44.23	-9.84	10.37	-9.84	41.97
UK Residential	JPY	393.09	59,550.90	0.57	1.65	-NA-	-37.84	134.53	-0.56	10.85	-0.56	78.70
UK Industrial	JPY	283.96	332,613.00	3.21	4.38	-NA-	-45.15	127.46	-9.97	8.17	-9.97	63.40
UK Healthcare	JPY	691.40	26,240.69	0.25	5.72	-NA-	-24.83	38.06	1.37	5.38	1.37	35.67
UK Diversified	JPY	485.26	1,766,533.20	17.04	5.05	-NA-	-35.70	54.66	-5.29	11.43	-5.29	36.39
UK Office	JPY	650.16	390,617.05	3.77	2.55	-NA-	-32.52	98.92	0.18	14.24	0.18	40.29

* -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) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
North America Specialty	JPY	1,536.54	848,011.95	3.17	2.98	-NA-	-6.86	77.49	2.86	8.65	2.86	35.84
North America Self Storage	JPY	1,222.30	1,351,424.63	5.04	2.94	-NA-	-8.37	68.88	12.06	18.29	12.06	34.43
North America Retail	JPY	764.63	6,746,049.06	25.18	3.99	-NA-	-22.17	110.80	10.89	13.72	10.89	46.76
North America Residential	JPY	1,060.65	4,081,055.12	15.23	4.06	-NA-	-12.56	88.26	10.18	12.77	10.18	36.98
North America Office	JPY	930.39	3,922,437.11	14.64	3.37	-NA-	-18.49	118.62	11.62	16.25	11.62	44.82
North America Lodging/Resorts	JPY	726.18	1,841,007.03	6.87	1.62	-NA-	-23.62	207.44	21.75	27.10	21.75	61.74
North America Industrial	JPY	447.64	1,246,171.55	4.65	4.42	-NA-	-34.01	90.60	3.60	12.94	3.60	69.60
North America Industrial/Office	JPY	728.86	708,234.97	2.64	5.26	-NA-	-21.95	85.43	6.42	16.97	6.42	48.18
North America Healthcare	JPY	1,487.52	3,546,459.66	13.24	5.64	-NA-	-2.51	75.30	7.13	14.40	7.13	38.31
North America Diversified	JPY	930.19	2,501,115.35	9.34	4.12	-NA-	-17.27	112.78	10.90	17.87	10.90	42.84
United States Specialty	JPY	1,536.54	848,011.95	3.17	2.98	-NA-	-6.86	77.49	2.86	8.65	2.86	35.84
United States Self Storage	JPY	1,222.30	1,351,424.63	5.04	2.94	-NA-	-8.37	68.88	12.06	18.29	12.06	34.43
United States Retail	JPY	728.13	5,996,604.48	22.38	3.58	-NA-	-23.66	111.24	11.83	14.24	11.83	49.07
United States Residential	JPY	1,026.37	3,731,250.82	13.93	3.9	-NA-	-13.15	90.02	10.08	12.75	10.08	38.25
United States Office	JPY	936.98	3,308,448.41	12.35	3.26	-NA-	-18.47	113.17	9.31	16.24	9.31	45.54
United States Lodging/Resorts	JPY	705.26	1,793,218.35	6.69	1.44	-NA-	-24.19	209.85	21.84	27.43	21.84	62.51
United States Industrial	JPY	447.12	1,246,171.55	4.65	4.42	-NA-	-34.01	90.60	3.60	12.93	3.60	69.60
United States Industrial/Office	JPY	728.86	708,234.97	2.64	5.26	-NA-	-21.95	85.43	6.42	16.97	6.42	48.18
United States Healthcare	JPY	1,560.93	3,384,599.37	12.63	5.54	-NA-	-1.87	72.55	6.91	14.59	6.91	38.76
United States Diversified	JPY	832.97	1,852,727.25	6.92	3.49	-NA-	-20.21	115.99	10.93	20.41	10.93	48.32

* -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) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Industrial	AUD	326.65	28,975.47	5.87	5.84	-NA-	-NA-	59.86	-2.57	3.73	-2.57	-NA-
Global Residential	AUD	875.84	70,753.11	14.34	3.19	-NA-	-NA-	39.55	5.15	5.31	5.15	-NA-
Global Specialty	AUD	1,083.68	10,566.70	2.14	2.79	-NA-	-NA-	45.56	-1.27	-0.26	-1.27	-NA-
Global Self Storage	AUD	938.46	16,825.23	3.41	2.82	-NA-	-NA-	34.40	8.24	9.48	8.24	-NA-
Global Retail	AUD	635.05	154,475.66	31.31	4.93	-NA-	-NA-	41.71	2.27	3.11	2.27	-NA-
Global Office	AUD	783.14	101,504.94	20.57	3.94	-NA-	-NA-	36.54	5.92	4.67	5.92	-NA-
Global Lodging/Resorts	AUD	558.36	21,465.94	4.35	1.62	-NA-	-NA-	146.01	18.86	17.93	18.86	-NA-
Global Industrial/Office	AUD	569.20	8,257.94	1.67	5.26	-NA-	-NA-	48.38	3.89	8.53	3.89	-NA-
Global Healthcare	AUD	1,138.65	41,657.29	8.44	5.64	-NA-	-NA-	40.04	4.54	6.08	4.54	-NA-
Global Diversified	AUD	711.06	272,930.56	55.31	3.42	-NA-	-NA-	34.10	-1.80	3.55	-1.80	-NA-
Asia Retail	AUD	689.07	48,931.23	24.53	6.75	-NA-	-NA-	21.18	-1.02	-0.35	-1.02	-NA-
Asia Residential	AUD	1,982.93	19,265.22	9.66	1.1	-NA-	-NA-	20.04	0.73	7.08	0.73	-NA-
Asia Office	AUD	810.79	35,351.25	17.72	5.05	-NA-	-NA-	10.74	3.60	0.51	3.60	-NA-
Asia Industrial	AUD	350.01	9,036.74	4.53	9.32	-NA-	-NA-	65.08	-3.53	4.54	-3.53	-NA-
Asia Diversified	AUD	767.86	181,543.06	90.99	2.71	-NA-	-NA-	32.16	-2.23	2.80	-2.23	-NA-
Asia ex Australia Diversified	AUD	834.44	157,795.12	79.09	2.03	-NA-	-NA-	30.17	-2.23	3.46	-2.23	-NA-
Asia ex Australia Industrial	AUD	1,107.02	3,818.47	1.91	5.83	-NA-	-NA-	53.26	-8.69	-0.40	-8.69	-NA-
Asia ex Australia Office	AUD	823.98	30,558.92	15.32	4.57	-NA-	-NA-	7.56	5.49	0.89	5.49	-NA-
Asia ex Australia Residential	AUD	1,968.31	19,265.22	9.66	1.1	-NA-	-NA-	20.04	0.73	7.08	0.73	-NA-
Asia ex Australia Retail	AUD	820.98	15,922.28	7.98	3.77	-NA-	-NA-	5.07	-2.86	-1.59	-2.86	-NA-

* -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) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	AUD	437.06	678.97	0.83	0.00	-NA-	-NA-	202.97	-20.68	-13.66	-20.68	-NA-
Europe Self Storage	AUD	738.59	1,067.77	1.30	1.01	-NA-	-NA-	41.18	-12.94	2.46	-12.94	-NA-
Europe Retail	AUD	653.66	26,886.25	32.79	4.36	-NA-	-NA-	23.73	-7.18	2.70	-7.18	-NA-
Europe Residential	AUD	314.28	3,903.25	4.76	3.01	-NA-	-NA-	32.65	-0.17	5.11	-0.17	-NA-
Europe Office	AUD	795.04	20,418.51	24.90	3.3	-NA-	-NA-	30.35	3.44	5.33	3.44	-NA-
Europe Industrial	AUD	265.94	5,408.51	6.60	3.83	-NA-	-NA-	78.38	-9.01	0.44	-9.01	-NA-
Europe Healthcare	AUD	539.95	305.96	0.37	5.72	-NA-	-NA-	10.47	-1.04	-2.22	-1.04	-NA-
Europe Diversified	AUD	592.50	62,224.77	75.88	5.15	-NA-	-NA-	27.28	-4.72	3.17	-4.72	-NA-
Eurozone Retail	AUD	1,051.10	16,808.95	20.50	4.87	-NA-	-NA-	31.41	-3.98	2.86	-3.98	-NA-
Eurozone Residential	AUD	313.30	3,208.89	3.91	3.31	-NA-	-NA-	26.92	0.45	5.62	0.45	-NA-
Eurozone Office	AUD	886.91	5,130.65	6.26	6.04	-NA-	-NA-	18.14	0.75	3.50	0.75	-NA-
Eurozone Industrial	AUD	507.89	1,530.28	1.87	2.45	-NA-	-NA-	59.94	2.20	1.04	2.20	-NA-
Eurozone Diversified	AUD	762.37	37,282.86	45.46	5.34	-NA-	-NA-	27.00	-4.40	2.86	-4.40	-NA-
UK Specialty	AUD	437.06	678.97	0.83	0.00	-NA-	-NA-	202.97	-20.68	-13.66	-20.68	-NA-
UK Self Storage	AUD	738.59	1,067.77	1.30	1.01	-NA-	-NA-	41.18	-12.94	2.46	-12.94	-NA-
UK Retail	AUD	348.59	10,077.30	12.29	3.51	-NA-	-NA-	15.41	-11.98	2.41	-11.98	-NA-
UK Residential	AUD	306.98	694.36	0.85	1.65	-NA-	-NA-	87.66	-2.93	2.85	-2.93	-NA-
UK Industrial	AUD	221.76	3,878.23	4.73	4.38	-NA-	-NA-	82.01	-12.12	0.37	-12.12	-NA-
UK Healthcare	AUD	539.95	305.96	0.37	5.72	-NA-	-NA-	10.47	-1.04	-2.22	-1.04	-NA-
UK Diversified	AUD	378.96	20,597.58	25.12	5.05	-NA-	-NA-	23.75	-7.54	3.39	-7.54	-NA-
UK Office	AUD	507.74	4,554.55	5.55	2.55	-NA-	-NA-	59.17	-2.20	6.00	-2.20	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
North America Specialty	AUD	1,199.96	9,887.72	4.67	2.98	-NA-	-NA-	42.02	0.42	0.81	0.42	-NA-
North America Self Storage	AUD	954.55	15,757.46	7.44	2.94	-NA-	-NA-	35.13	9.39	9.76	9.39	-NA-
North America Retail	AUD	597.14	78,658.18	37.12	3.99	-NA-	-NA-	68.68	8.26	5.52	8.26	-NA-
North America Residential	AUD	828.31	47,584.65	22.46	4.06	-NA-	-NA-	50.64	7.56	4.63	7.56	-NA-
North America Office	AUD	726.59	45,735.18	21.58	3.37	-NA-	-NA-	74.93	8.97	7.87	8.97	-NA-
North America Lodging/Resorts	AUD	567.11	21,465.94	10.13	1.62	-NA-	-NA-	146.00	18.86	17.93	18.86	-NA-
North America Industrial	AUD	349.58	14,530.22	6.86	4.42	-NA-	-NA-	52.51	1.14	4.79	1.14	-NA-
North America Industrial/Office	AUD	569.20	8,257.94	3.90	5.26	-NA-	-NA-	48.38	3.89	8.53	3.89	-NA-
North America Healthcare	AUD	1,161.68	41,351.32	19.51	5.64	-NA-	-NA-	40.27	4.58	6.15	4.58	-NA-
North America Diversified	AUD	726.43	29,162.73	13.76	4.12	-NA-	-NA-	70.26	8.27	9.37	8.27	-NA-
United States Specialty	AUD	1,199.96	9,887.72	4.67	2.98	-NA-	-NA-	42.02	0.42	0.81	0.42	-NA-
United States Self Storage	AUD	954.55	15,757.46	7.44	2.94	-NA-	-NA-	35.13	9.39	9.76	9.39	-NA-
United States Retail	AUD	568.64	69,919.74	33.00	3.58	-NA-	-NA-	69.03	9.17	6.00	9.17	-NA-
United States Residential	AUD	801.54	43,505.97	20.53	3.9	-NA-	-NA-	52.05	7.46	4.62	7.46	-NA-
United States Office	AUD	731.74	38,576.14	18.20	3.26	-NA-	-NA-	70.58	6.71	7.86	6.71	-NA-
United States Lodging/Resorts	AUD	550.77	20,908.73	9.87	1.44	-NA-	-NA-	147.94	18.94	18.23	18.94	-NA-
United States Industrial	AUD	349.18	14,530.22	6.86	4.42	-NA-	-NA-	52.51	1.14	4.79	1.14	-NA-
United States Industrial/Office	AUD	569.20	8,257.94	3.90	5.26	-NA-	-NA-	48.38	3.89	8.53	3.89	-NA-
United States Healthcare	AUD	1,219.01	39,464.05	18.62	5.54	-NA-	-NA-	38.07	4.37	6.33	4.37	-NA-
United States Diversified	AUD	650.51	21,602.59	10.19	3.49	-NA-	-NA-	72.83	8.29	11.73	8.29	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
	Global Specialty	EUR	1,185.48	7,167.70	1.45	0.00	-NA-	-5.45	83.47	6.10	2.40	6.10	30.05
	Global Self Storage	EUR	999.06	11,413.05	2.31	0.00	-NA-	-6.22	69.06	16.27	12.46	16.27	30.42
	Global Retail	EUR	630.17	104,785.40	21.24	0.00	-NA-	-20.07	74.25	9.07	6.28	9.07	29.76
	Global Residential	EUR	906.67	47,993.92	9.73	0.00	-NA-	-9.13	74.00	12.97	8.34	12.97	28.52
	Global Office	EUR	798.50	68,853.80	13.95	0.00	-NA-	-15.93	68.37	13.50	7.48	13.50	24.25
	Global Lodging/Resorts	EUR	569.72	14,560.98	2.95	0.00	-NA-	-21.81	215.74	28.03	21.81	28.03	58.39
	Global Industrial/Office	EUR	530.04	5,601.61	1.14	0.00	-NA-	-21.83	81.05	10.85	11.30	10.85	43.83
	Global Industrial	EUR	316.41	19,654.92	3.98	0.00	-NA-	-36.08	95.50	4.20	6.52	4.20	49.55
	Global Healthcare	EUR	1,064.49	28,257.37	5.73	0.00	-NA-	-2.42	69.45	11.39	9.24	11.39	33.31
	Global Diversified	EUR	759.60	185,136.85	37.52	0.00	-NA-	-17.68	68.12	5.64	6.70	5.64	27.24
	Asia Retail	EUR	654.02	33,191.50	16.64	0.00	-NA-	-17.05	46.92	4.45	3.01	4.45	22.51
	Asia Residential	EUR	2,281.90	13,068.16	6.55	0.00	-NA-	8.52	53.74	9.01	10.69	9.01	46.14
	Asia Office	EUR	824.69	23,979.80	12.02	0.00	-NA-	-15.45	36.31	10.68	2.90	10.68	21.56
	Asia Industrial	EUR	310.13	6,129.89	3.07	0.00	-NA-	-37.86	101.99	3.46	7.82	3.46	48.73
	Asia Diversified	EUR	839.20	123,146.01	61.72	0.00	-NA-	-13.91	66.61	5.28	5.91	5.28	30.77
	Asia ex Australia Diversified	EUR	940.80	107,037.09	53.65	0.00	-NA-	-11.03	65.10	5.31	6.58	5.31	-NA-
	Asia ex Australia Industrial	EUR	1,009.53	2,590.18	1.30	0.00	-NA-	-5.88	85.07	-2.67	2.96	-2.67	-NA-
	Asia ex Australia Office	EUR	862.75	20,729.02	10.39	0.00	-NA-	-15.53	32.90	12.58	3.23	12.58	-NA-
	Asia ex Australia Residential	EUR	2,266.68	13,068.16	6.55	0.00	-NA-	8.52	53.73	9.01	10.69	9.01	-NA-
	Asia ex Australia Retail	EUR	850.71	10,800.55	5.41	0.00	-NA-	-10.42	30.19	4.28	1.73	4.28	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	EUR	523.17	460.57	0.56	0.00	-NA-	-27.67	292.71	-14.17	-10.75	-14.17	90.07
Europe Self Storage	EUR	858.31	724.30	0.88	0.00	-NA-	-27.50	83.01	-5.79	5.92	-5.79	44.80
Europe Retail	EUR	684.16	18,237.74	22.24	0.00	-NA-	-23.21	52.50	0.03	5.73	0.03	26.24
Europe Residential	EUR	346.02	2,647.69	3.23	0.00	-NA-	-32.46	67.30	7.29	7.91	7.29	49.15
Europe Office	EUR	826.66	13,850.48	16.89	0.00	-NA-	-16.83	59.71	11.14	8.14	11.14	22.87
Europe Industrial	EUR	268.46	3,668.75	4.47	0.00	-NA-	-40.56	118.19	-3.57	1.68	-3.57	52.77
Europe Healthcare	EUR	542.48	207.54	0.25	0.00	-NA-	-23.44	35.06	4.00	1.08	4.00	35.39
Europe Diversified	EUR	614.34	42,208.90	51.47	0.00	-NA-	-25.97	57.58	2.44	6.37	2.44	26.24
Eurozone Retail	EUR	1,071.65	11,402.01	13.90	0.00	-NA-	-11.13	59.67	3.84	6.26	3.84	24.15
Eurozone Residential	EUR	345.21	2,176.68	2.65	0.00	-NA-	-31.97	59.69	7.80	8.27	7.80	47.42
Eurozone Office	EUR	872.82	3,480.27	4.24	0.00	-NA-	-15.34	41.39	8.75	6.72	8.75	23.72
Eurozone Industrial	EUR	469.93	1,038.04	1.27	0.00	-NA-	-25.15	101.01	10.59	4.45	10.59	43.16
Eurozone Diversified	EUR	797.45	25,290.07	30.84	0.00	-NA-	-21.82	56.77	3.27	6.14	3.27	26.25
UK Specialty	EUR	523.17	460.57	0.56	0.00	-NA-	-27.67	292.71	-14.17	-10.75	-14.17	90.07
UK Self Storage	EUR	858.31	724.30	0.88	0.00	-NA-	-27.50	83.01	-5.79	5.92	-5.79	44.80
UK Retail	EUR	378.06	6,835.73	8.34	0.00	-NA-	-36.60	46.13	-5.68	4.84	-5.68	36.51
UK Residential	EUR	345.93	471.00	0.57	0.00	-NA-	-34.63	139.78	5.05	6.32	5.05	76.39
UK Industrial	EUR	226.04	2,630.72	3.21	0.00	-NA-	-44.01	120.46	-7.63	0.78	-7.63	58.90
UK Healthcare	EUR	542.48	207.54	0.25	0.00	-NA-	-23.44	35.06	4.00	1.08	4.00	35.39
UK Diversified	EUR	388.44	13,971.95	17.04	0.00	-NA-	-34.27	53.47	-1.12	6.83	-1.12	32.37
UK Office	EUR	563.95	3,089.49	3.77	0.00	-NA-	-29.30	99.08	5.10	8.93	5.10	34.81

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
North America Specialty	EUR	1,301.27	6,707.14	3.17	0.00	-NA-	-2.64	78.69	7.86	3.45	7.86	29.18
North America Self Storage	EUR	1,011.75	10,688.75	5.04	0.00	-NA-	-4.84	69.67	17.47	12.72	17.47	30.83
North America Retail	EUR	596.21	53,356.17	25.18	0.00	-NA-	-20.49	109.16	15.88	8.62	15.88	42.65
North America Residential	EUR	823.93	32,278.07	15.23	0.00	-NA-	-10.88	85.17	15.21	7.46	15.21	32.75
North America Office	EUR	734.68	31,023.52	14.64	0.00	-NA-	-16.52	116.78	16.89	11.02	16.89	39.87
North America Lodging/Resorts	EUR	577.47	14,560.98	6.87	0.00	-NA-	-21.45	215.75	28.03	21.81	28.03	58.35
North America Industrial	EUR	346.18	9,856.28	4.65	0.00	-NA-	-32.91	86.13	8.29	7.89	8.29	63.86
North America Industrial/Office	EUR	530.04	5,601.61	2.64	0.00	-NA-	-21.83	81.05	10.85	11.30	10.85	43.83
North America Healthcare	EUR	1,083.27	28,049.82	13.24	0.00	-NA-	-1.80	69.72	11.45	9.30	11.45	33.51
North America Diversified	EUR	733.90	19,781.94	9.34	0.00	-NA-	-15.08	111.55	15.86	12.68	15.86	39.00
United States Specialty	EUR	1,301.27	6,707.14	3.17	0.00	-NA-	-2.64	78.69	7.86	3.45	7.86	29.18
United States Self Storage	EUR	1,011.75	10,688.75	5.04	0.00	-NA-	-4.84	69.67	17.47	12.72	17.47	30.83
United States Retail	EUR	573.78	47,428.62	22.38	0.00	-NA-	-21.78	110.62	16.97	9.15	16.97	45.11
United States Residential	EUR	798.97	29,511.38	13.93	0.00	-NA-	-11.44	87.08	15.16	7.43	15.16	34.32
United States Lodging/Resorts	EUR	566.30	14,183.01	6.69	0.00	-NA-	-21.82	219.35	28.19	22.14	28.19	59.28
United States Industrial	EUR	346.21	9,856.28	4.65	0.00	-NA-	-32.91	86.13	8.29	7.89	8.29	63.86
United States Industrial/Office	EUR	530.04	5,601.61	2.64	0.00	-NA-	-21.83	81.05	10.85	11.30	10.85	43.83
United States Healthcare	EUR	1,144.66	26,769.63	12.63	0.00	-NA-	-0.97	67.31	11.25	9.50	11.25	34.18
United States Diversified	EUR	674.54	14,653.68	6.92	0.00	-NA-	-17.50	116.64	16.05	15.18	16.05	45.39
United States Office	EUR	738.97	26,167.33	12.35	0.00	-NA-	-16.50	111.85	14.52	10.93	14.52	40.69

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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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	
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	36 Mths
Index Description	Curr	Mar-10	Mar-10	Mar-10	Mar-10	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Mar-10	YTD	Vlty (%)
Global Specialty	USD	1,359.91	9,698.67	1.45	0.00	-NA-	-4.94	86.98	0.07	1.53	0.07	33.53
Global Self Storage	USD	1,146.06	15,443.08	2.31	0.00	-NA-	-5.70	72.30	9.65	11.50	9.65	32.48
Global Retail	USD	722.90	141,785.83	21.24	0.00	-NA-	-19.63	77.58	2.87	5.38	2.87	32.70
Global Residential	USD	1,040.07	64,940.90	9.73	0.00	-NA-	-8.63	77.33	6.54	7.42	6.54	32.04
Global Office	USD	722.90	141,785.83	13.95	0.00	-NA-	-19.63	77.58	2.87	5.38	2.87	32.70
Global Lodging/Resorts	USD	653.55	19,702.56	2.95	0.00	-NA-	-21.38	221.79	20.75	20.78	20.75	60.40
Global Industrial/Office	USD	608.03	7,579.57	1.14	0.00	-NA-	-21.40	84.51	4.55	10.35	4.55	45.45
Global Industrial	USD	362.97	26,595.20	3.98	0.00	-NA-	-35.73	99.25	-1.73	5.62	-1.73	54.41
Global Healthcare	USD	1,221.11	38,235.23	5.73	0.00	-NA-	-1.89	72.69	5.05	8.31	5.05	37.17
Global Diversified	USD	871.37	250,509.92	37.52	0.00	-NA-	-17.23	71.34	-0.37	5.80	-0.37	32.15
Asia Retail	USD	750.25	44,911.64	16.64	0.00	-NA-	-16.60	49.73	-1.49	2.13	-1.49	25.01
Asia Residential	USD	2,617.65	17,682.62	6.55	0.00	-NA-	9.12	56.68	2.80	9.75	2.80	50.10
Asia Office	USD	946.04	32,447.23	12.02	0.00	-NA-	-14.98	38.93	4.39	2.03	4.39	26.03
Asia Industrial	USD	355.77	8,294.39	3.07	0.00	-NA-	-37.52	105.85	-2.43	6.90	-2.43	50.42
Asia Diversified	USD	962.68	166,629.70	61.72	0.00	-NA-	-13.44	69.79	-0.71	5.01	-0.71	35.95
Asia ex Australia Diversified	USD	1,079.23	144,832.61	53.65	0.00	-NA-	-10.55	68.26	-0.68	5.68	-0.68	-NA-
Asia ex Australia Industrial	USD	1,158.06	3,504.79	1.30	0.00	-NA-	-5.37	88.61	-8.21	2.08	-8.21	-NA-
Asia ex Australia Office	USD	989.69	28,048.57	10.39	0.00	-NA-	-15.06	35.45	6.17	2.35	6.17	-NA-
Asia ex Australia Residential	USD	2,600.20	17,682.62	6.55	0.00	-NA-	9.12	56.68	2.80	9.75	2.80	-NA-
Asia ex Australia Retail	USD	975.88	14,614.30	5.41	0.00	-NA-	-9.93	32.68	-1.66	0.87	-1.66	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	USD	600.15	623.20	0.56	0.00	-NA-	-27.28	300.21	-19.05	-11.50	-19.05	95.68
Europe Self Storage	USD	984.60	980.06	0.88	0.00	-NA-	-27.10	86.51	-11.15	5.02	-11.15	48.08
Europe Retail	USD	784.83	24,677.60	22.24	0.00	-NA-	-22.79	55.41	-5.66	4.83	-5.66	29.70
Europe Residential	USD	396.94	3,582.60	3.23	0.00	-NA-	-32.09	70.51	1.19	6.99	1.19	55.38
Europe Office	USD	948.30	18,741.18	16.89	0.00	-NA-	-16.38	62.77	4.82	7.22	4.82	27.49
Europe Industrial	USD	307.96	4,964.22	4.47	0.00	-NA-	-40.24	122.35	-9.05	0.82	-9.05	56.59
Europe Healthcare	USD	622.30	280.83	0.25	0.00	-NA-	-23.02	37.65	-1.92	0.22	-1.92	32.86
Europe Diversified	USD	704.73	57,113.15	51.47	0.00	-NA-	-25.57	60.59	-3.39	5.46	-3.39	30.44
Eurozone Retail	USD	1,229.33	15,428.13	13.90	0.00	-NA-	-10.65	62.73	-2.07	5.36	-2.07	29.32
Eurozone Residential	USD	396.00	2,945.29	2.65	0.00	-NA-	-31.60	62.74	1.66	7.35	1.66	53.62
Eurozone Office	USD	1,001.24	4,709.18	4.24	0.00	-NA-	-14.88	44.10	2.56	5.82	2.56	27.62
Eurozone Industrial	USD	539.07	1,404.57	1.27	0.00	-NA-	-24.74	104.85	4.30	3.56	4.30	49.87
Eurozone Diversified	USD	914.78	34,220.16	30.84	0.00	-NA-	-21.39	59.77	-2.61	5.24	-2.61	32.27
UK Specialty	USD	600.15	623.20	0.56	0.00	-NA-	-27.28	300.21	-19.05	-11.50	-19.05	95.68
UK Self Storage	USD	984.60	980.06	0.88	0.00	-NA-	-27.10	86.51	-11.15	5.02	-11.15	48.08
UK Retail	USD	433.69	9,249.47	8.34	0.00	-NA-	-36.26	48.92	-11.05	3.95	-11.05	38.12
UK Residential	USD	396.83	637.32	0.57	0.00	-NA-	-34.27	144.37	-0.93	5.42	-0.93	81.05
UK Industrial	USD	259.30	3,559.64	3.21	0.00	-NA-	-43.70	124.70	-12.88	-0.08	-12.88	62.17
UK Healthcare	USD	622.30	280.83	0.25	0.00	-NA-	-23.02	37.65	-1.92	0.22	-1.92	32.86
UK Diversified	USD	445.59	18,905.54	17.04	0.00	-NA-	-33.91	56.41	-6.74	5.92	-6.74	33.15
UK Office	USD	646.93	4,180.41	3.77	0.00	-NA-	-28.91	102.89	-0.88	8.00	-0.88	37.64

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
North America Specialty	USD	1,492.74	9,075.47	3.17	0.00	-NA-	-2.11	82.11	1.73	2.57	1.73	32.36
North America Self Storage	USD	1,160.62	14,463.02	5.04	0.00	-NA-	-4.32	72.91	10.78	11.76	10.78	32.79
North America Retail	USD	683.94	72,196.59	25.18	0.00	-NA-	-20.05	113.17	9.29	7.70	9.29	45.27
North America Residential	USD	945.16	43,675.68	15.23	0.00	-NA-	-10.39	88.71	8.66	6.55	8.66	34.64
North America Office	USD	842.78	41,978.14	14.64	0.00	-NA-	-16.06	120.94	10.24	10.07	10.24	42.04
North America Lodging/Resorts	USD	662.44	19,702.56	6.87	0.00	-NA-	-21.02	221.79	20.75	20.78	20.75	60.40
North America Industrial	USD	397.12	13,336.60	4.65	0.00	-NA-	-32.55	89.69	2.13	6.97	2.13	71.06
North America Industrial/Office	USD	608.03	7,579.57	2.64	0.00	-NA-	-21.40	84.51	4.55	10.35	4.55	45.45
North America Healthcare	USD	1,242.66	37,954.41	13.24	0.00	-NA-	-1.26	72.96	5.11	8.37	5.11	37.47
North America Diversified	USD	841.88	26,767.07	9.34	0.00	-NA-	-14.62	115.60	9.27	11.72	9.27	40.65
United States Specialty	USD	1,492.74	9,075.47	3.17	0.00	-NA-	-2.11	82.11	1.73	2.57	1.73	32.36
United States Self Storage	USD	1,160.62	14,463.02	5.04	0.00	-NA-	-4.32	72.91	10.78	11.76	10.78	32.79
United States Retail	USD	658.20	64,175.99	22.38	0.00	-NA-	-21.35	114.65	10.31	8.22	10.31	47.78
United States Residential	USD	916.53	39,932.05	13.93	0.00	-NA-	-10.95	90.65	8.61	6.52	8.61	36.10
United States Office	USD	847.70	35,407.20	6.69	0.00	-NA-	-16.04	115.91	8.00	9.98	8.00	42.98
United States Lodging/Resorts	USD	649.62	19,191.12	4.65	0.00	-NA-	-21.39	225.46	20.89	21.10	20.89	61.22
United States Industrial	USD	397.15	13,336.60	2.64	0.00	-NA-	-32.55	89.70	2.13	6.97	2.13	71.06
United States Industrial/Office	USD	608.03	7,579.57	12.63	0.00	-NA-	-21.40	84.51	4.55	10.35	4.55	45.45
United States Healthcare	USD	1,313.08	36,222.17	6.92	0.00	-NA-	-0.43	70.51	4.92	8.57	4.92	38.06
United States Diversified	USD	773.79	19,827.99	12.35	0.00	-NA-	-17.04	120.78	9.45	14.20	9.45	46.74

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Specialty	GBP	1,444.81	6,393.75	1.45	0.00	-NA-	3.56	76.68	6.53	1.89	6.53	32.54
Global Self Storage	GBP	1,217.62	10,180.69	2.31	0.00	-NA-	2.73	62.81	16.73	11.91	16.73	33.43
Global Retail	GBP	768.03	93,470.89	21.24	0.00	-NA-	-12.44	67.80	9.51	5.76	9.51	30.93
Global Residential	GBP	1,105.01	42,811.64	9.73	0.00	-NA-	-0.46	67.56	13.42	7.81	13.42	29.83
Global Office	GBP	973.18	61,419.11	13.95	0.00	-NA-	-7.91	62.14	13.96	6.95	13.96	26.90
Global Lodging/Resorts	GBP	694.35	12,988.71	2.95	0.00	-NA-	-14.35	204.06	28.55	21.21	28.55	58.02
Global Industrial/Office	GBP	646.00	4,996.76	1.14	0.00	-NA-	-14.37	74.35	11.30	10.75	11.30	45.07
Global Industrial	GBP	385.63	17,532.62	3.98	0.00	-NA-	-29.98	88.27	4.61	6.00	4.61	53.63
Global Healthcare	GBP	1,297.35	25,206.20	5.73	0.00	-NA-	6.89	63.18	11.83	8.70	11.83	37.83
Global Diversified	GBP	925.77	165,146.16	37.52	0.00	-NA-	-9.82	61.90	6.07	6.18	6.07	28.33
Asia Retail	GBP	797.10	29,607.55	16.64	0.00	-NA-	-9.14	41.49	4.87	2.51	4.87	22.04
Asia Residential	GBP	2,781.08	11,657.09	6.55	0.00	-NA-	18.87	48.05	9.44	10.15	9.44	47.77
Asia Office	GBP	1,005.10	21,390.51	12.02	0.00	-NA-	-7.38	31.27	11.13	2.39	11.13	23.84
Asia Industrial	GBP	377.98	5,467.99	3.07	0.00	-NA-	-31.94	94.51	3.87	7.29	3.87	48.19
Asia Diversified	GBP	1,022.78	109,848.96	61.72	0.00	-NA-	-5.70	60.44	5.70	5.39	5.70	31.58
Asia ex Australia Diversified	GBP	1,146.61	95,479.45	53.65	0.00	-NA-	-2.55	58.99	5.74	6.06	5.74	-NA-
Asia ex Australia Industrial	GBP	1,230.37	2,310.50	1.30	0.00	-NA-	3.10	78.22	-2.28	2.45	-2.28	-NA-
Asia ex Australia Office	GBP	1,051.48	18,490.74	10.39	0.00	-NA-	-7.47	27.99	13.03	2.72	13.03	-NA-
Asia ex Australia Residential	GBP	2,762.54	11,657.09	6.55	0.00	-NA-	18.87	48.05	9.44	10.15	9.44	-NA-
Asia ex Australia Retail	GBP	1,036.81	9,634.33	5.41	0.00	-NA-	-1.87	25.37	4.69	1.23	4.69	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	GBP	637.62	410.84	0.56	0.00	-NA-	-20.77	278.16	-13.82	-11.18	-13.82	94.01
Europe Self Storage	GBP	1,046.07	646.09	0.88	0.00	-NA-	-20.58	76.24	-5.41	5.40	-5.41	43.92
Europe Retail	GBP	833.83	16,268.46	22.24	0.00	-NA-	-15.89	46.86	0.43	5.21	0.43	27.11
Europe Residential	GBP	421.72	2,361.79	3.23	0.00	-NA-	-26.02	61.11	7.72	7.38	7.72	55.97
Europe Office	GBP	1,007.50	12,354.93	16.89	0.00	-NA-	-8.90	53.80	11.59	7.61	11.59	26.11
Europe Industrial	GBP	327.19	3,272.61	4.47	0.00	-NA-	-34.89	110.11	-3.18	1.18	-3.18	53.20
Europe Healthcare	GBP	661.15	185.13	0.25	0.00	-NA-	-16.13	30.07	4.41	0.58	4.41	34.18
Europe Diversified	GBP	748.73	37,651.27	51.47	0.00	-NA-	-18.91	51.74	2.85	5.85	2.85	28.23
Eurozone Retail	GBP	1,306.08	10,170.84	13.90	0.00	-NA-	-2.66	53.76	4.26	5.74	4.26	27.86
Eurozone Residential	GBP	420.72	1,941.65	2.65	0.00	-NA-	-25.49	53.77	8.23	7.74	8.23	54.21
Eurozone Office	GBP	1,063.75	3,104.48	4.24	0.00	-NA-	-7.26	36.16	9.19	6.20	9.19	27.08
Eurozone Industrial	GBP	572.73	925.95	1.27	0.00	-NA-	-18.01	93.57	11.03	3.94	11.03	49.75
Eurozone Diversified	GBP	971.89	22,559.30	30.84	0.00	-NA-	-14.36	50.97	3.68	5.62	3.68	30.34
UK Specialty	GBP	637.62	410.84	0.56	0.00	-NA-	-20.77	278.16	-13.82	-11.18	-13.82	94.01
UK Self Storage	GBP	1,046.07	646.09	0.88	0.00	-NA-	-20.58	76.24	-5.41	5.40	-5.41	43.92
UK Retail	GBP	460.77	6,097.62	8.34	0.00	-NA-	-30.56	40.72	-5.30	4.32	-5.30	35.02
UK Residential	GBP	421.60	420.14	0.57	0.00	-NA-	-28.39	130.90	5.47	5.80	5.47	81.32
UK Industrial	GBP	275.49	2,346.66	3.21	0.00	-NA-	-38.67	112.32	-7.25	0.28	-7.25	58.49
UK Healthcare	GBP	661.15	185.13	0.25	0.00	-NA-	-16.13	30.07	4.41	0.58	4.41	34.18
UK Diversified	GBP	473.41	12,463.28	17.04	0.00	-NA-	-28.00	47.79	-0.72	6.31	-0.72	30.49
UK Office	GBP	687.32	2,755.89	3.77	0.00	-NA-	-22.56	91.71	5.52	8.39	5.52	33.90

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
				Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
	North America Specialty	GBP	1,585.93	5,982.91	3.17	0.00	-NA-	6.65	72.08	8.29	2.94	8.29	31.45
	North America Self Storage	GBP	1,233.08	9,534.60	5.04	0.00	-NA-	4.23	63.39	17.94	12.16	17.94	33.93
	North America Retail	GBP	726.64	47,594.88	25.18	0.00	-NA-	-12.90	101.42	16.35	8.09	16.35	44.56
	North America Residential	GBP	1,004.16	28,792.75	15.23	0.00	-NA-	-2.38	78.31	15.67	6.94	15.67	33.77
	North America Office	GBP	895.40	27,673.67	14.64	0.00	-NA-	-8.55	108.77	17.36	10.47	17.36	41.62
	North America Lodging/Resorts	GBP	703.80	12,988.71	6.87	0.00	-NA-	-13.96	204.07	28.55	21.22	28.55	58.12
	North America Industrial	GBP	421.91	8,792.02	4.65	0.00	-NA-	-26.52	79.25	8.73	7.36	8.73	73.27
	North America Industrial/Office	GBP	646.00	4,996.76	2.64	0.00	-NA-	-14.37	74.35	11.30	10.75	11.30	45.07
	North America Healthcare	GBP	1,320.25	25,021.06	13.24	0.00	-NA-	7.57	63.44	11.90	8.77	11.90	38.08
	North America Diversified	GBP	894.45	17,645.93	9.34	0.00	-NA-	-6.98	103.72	16.32	12.13	16.32	39.51
	United States Specialty	GBP	1,585.93	5,982.91	3.17	0.00	-NA-	6.65	72.08	8.29	2.94	8.29	31.45
	United States Self Storage	GBP	1,233.08	9,534.60	5.04	0.00	-NA-	4.23	63.39	17.94	12.16	17.94	33.93
	United States Retail	GBP	699.30	42,307.38	22.38	0.00	-NA-	-14.31	102.83	17.44	8.62	17.44	47.30
	United States Residential	GBP	973.75	26,324.81	13.93	0.00	-NA-	-2.99	80.15	15.62	6.91	15.62	35.36
	United States Lodging/Resorts	GBP	690.18	12,651.55	6.69	0.00	-NA-	-14.36	207.53	28.70	21.54	28.70	58.96
	United States Industrial	GBP	421.95	8,792.02	4.65	0.00	-NA-	-26.52	79.25	8.72	7.36	8.72	73.27
	United States Industrial/Office	GBP	646.00	4,996.76	2.64	0.00	-NA-	-14.37	74.35	11.30	10.75	11.30	45.07
	United States Healthcare	GBP	1,395.06	23,879.10	12.63	0.00	-NA-	8.47	61.11	11.69	8.96	11.69	38.77
	United States Diversified	GBP	822.10	13,071.40	6.92	0.00	-NA-	-9.63	108.62	16.52	14.61	16.52	46.15
	United States Office	GBP	900.63	23,341.84	12.35	0.00	-NA-	-8.53	104.02	14.98	10.38	14.98	42.79

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Specialty	JPY	1,241.46	906,243.36	1.45	0.00	-NA-	-12.07	76.89	0.44	6.75	0.44	36.20
Global Self Storage	JPY	1,046.24	1,443,001.19	2.31	0.00	-NA-	-12.78	63.00	10.06	17.24	10.06	33.84
Global Retail	JPY	659.93	13,248,467.62	21.24	0.00	-NA-	-25.66	68.00	3.25	10.80	3.25	35.26
Global Residential	JPY	949.49	6,068,077.63	9.73	0.00	-NA-	-15.48	67.76	6.94	12.95	6.94	34.94
Global Office	JPY	836.21	8,705,481.42	13.95	0.00	-NA-	-21.82	62.34	7.44	12.05	7.44	31.06
Global Lodging/Resorts	JPY	596.63	1,841,007.03	2.95	0.00	-NA-	-27.28	204.42	21.20	26.99	21.20	62.26
Global Industrial/Office	JPY	555.07	708,234.97	1.14	0.00	-NA-	-27.30	74.56	4.94	16.03	4.94	48.12
Global Industrial	JPY	331.35	2,485,055.80	3.98	0.00	-NA-	-40.55	88.49	-1.37	11.05	-1.37	54.57
Global Healthcare	JPY	1,114.75	3,572,700.34	5.73	0.00	-NA-	-9.25	63.37	5.44	13.88	5.44	38.03
Global Diversified	JPY	795.47	23,407,646.92	37.52	0.00	-NA-	-23.44	62.09	0.00	11.24	0.00	34.97
Asia Retail	JPY	684.91	4,196,543.37	16.64	0.00	-NA-	-22.85	41.65	-1.12	7.39	-1.12	29.09
Asia Residential	JPY	2,389.65	1,652,264.12	6.55	0.00	-NA-	0.93	48.22	3.19	15.40	3.19	52.27
Asia Office	JPY	863.64	3,031,868.80	12.02	0.00	-NA-	-21.36	31.43	4.77	7.28	4.77	27.93
Asia Industrial	JPY	324.78	775,027.84	3.07	0.00	-NA-	-42.21	94.75	-2.07	12.40	-2.07	52.44
Asia Diversified	JPY	878.83	15,569,879.14	61.72	0.00	-NA-	-19.94	60.63	-0.34	10.42	-0.34	38.72
Asia ex Australia Diversified	JPY	985.23	13,533,158.69	53.65	0.00	-NA-	-17.26	59.18	-0.31	11.12	-0.31	-NA-
Asia ex Australia Industrial	JPY	1,057.20	327,487.63	1.30	0.00	-NA-	-12.47	78.43	-7.87	7.34	-7.87	-NA-
Asia ex Australia Office	JPY	903.49	2,620,858.55	10.39	0.00	-NA-	-21.44	28.14	6.57	7.62	6.57	-NA-
Asia ex Australia Residential	JPY	2,373.72	1,652,264.12	6.55	0.00	-NA-	0.93	48.22	3.19	15.40	3.19	-NA-
Asia ex Australia Retail	JPY	890.88	1,365,560.20	5.41	0.00	-NA-	-16.69	25.52	-1.29	6.06	-1.29	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
Europe Specialty	JPY	547.87	58,231.40	0.56	0.00	-NA-	-32.73	278.62	-18.75	-6.95	-18.75	94.26
Europe Self Storage	JPY	898.84	91,576.56	0.88	0.00	-NA-	-32.57	76.45	-10.82	10.42	-10.82	50.43
Europe Retail	JPY	716.47	2,305,875.19	22.24	0.00	-NA-	-28.59	47.03	-5.31	10.22	-5.31	32.76
Europe Residential	JPY	362.37	334,758.39	3.23	0.00	-NA-	-37.19	61.30	1.56	12.50	1.56	54.67
Europe Office	JPY	865.70	1,751,175.51	16.89	0.00	-NA-	-22.65	53.98	5.21	12.74	5.21	29.63
Europe Industrial	JPY	281.14	463,856.42	4.47	0.00	-NA-	-44.72	110.37	-8.71	6.01	-8.71	56.06
Europe Healthcare	JPY	568.09	26,240.69	0.25	0.00	-NA-	-28.80	30.22	-1.56	5.38	-1.56	35.43
Europe Diversified	JPY	643.35	5,336,652.44	51.47	0.00	-NA-	-31.15	51.92	-3.03	10.89	-3.03	32.72
Eurozone Retail	JPY	1,122.26	1,441,604.90	13.90	0.00	-NA-	-17.35	53.95	-1.70	10.79	-1.70	31.08
Eurozone Residential	JPY	361.51	275,207.49	2.65	0.00	-NA-	-36.74	53.96	2.04	12.88	2.04	53.20
Eurozone Office	JPY	914.03	440,025.73	4.24	0.00	-NA-	-21.26	36.32	2.94	11.26	2.94	29.19
Eurozone Industrial	JPY	492.12	131,243.42	1.27	0.00	-NA-	-30.39	93.80	4.68	8.90	4.68	48.67
Eurozone Diversified	JPY	835.10	3,197,531.71	30.84	0.00	-NA-	-27.29	51.15	-2.25	10.65	-2.25	33.66
UK Specialty	JPY	547.87	58,231.40	0.56	0.00	-NA-	-32.73	278.62	-18.75	-6.95	-18.75	94.26
UK Self Storage	JPY	898.84	91,576.56	0.88	0.00	-NA-	-32.57	76.45	-10.82	10.42	-10.82	50.43
UK Retail	JPY	395.92	864,270.28	8.34	0.00	-NA-	-41.04	40.89	-10.72	9.30	-10.72	41.70
UK Residential	JPY	362.26	59,550.90	0.57	0.00	-NA-	-39.20	131.18	-0.56	10.84	-0.56	79.01
UK Industrial	JPY	236.71	332,613.00	3.21	0.00	-NA-	-47.93	112.56	-12.56	5.06	-12.56	61.64
UK Healthcare	JPY	568.09	26,240.69	0.25	0.00	-NA-	-28.80	30.22	-1.56	5.38	-1.56	35.43
UK Diversified	JPY	406.78	1,766,533.20	17.04	0.00	-NA-	-38.87	47.97	-6.40	11.38	-6.40	36.48
UK Office	JPY	590.58	390,617.05	3.77	0.00	-NA-	-34.25	91.93	-0.52	13.56	-0.52	40.24

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
North America Specialty	JPY	1,362.72	848,011.95	3.17	0.00	-NA-	-9.45	72.28	2.10	7.85	2.10	35.46
North America Self Storage	JPY	1,059.53	1,351,424.63	5.04	0.00	-NA-	-11.50	63.58	11.19	17.51	11.19	34.08
North America Retail	JPY	624.37	6,746,049.06	25.18	0.00	-NA-	-26.05	101.66	9.69	13.24	9.69	46.48
North America Residential	JPY	862.83	4,081,055.12	15.23	0.00	-NA-	-17.12	78.53	9.06	12.04	9.06	36.67
North America Office	JPY	769.37	3,922,437.11	14.64	0.00	-NA-	-22.36	109.01	10.65	15.74	10.65	44.62
North America Lodging/Resorts	JPY	604.74	1,841,007.03	6.87	0.00	-NA-	-26.95	204.42	21.20	26.99	21.20	62.17
North America Industrial	JPY	362.53	1,246,171.55	4.65	0.00	-NA-	-37.61	79.46	2.51	12.48	2.51	69.37
North America Industrial/Office	JPY	555.07	708,234.97	2.64	0.00	-NA-	-27.30	74.56	4.94	16.03	4.94	48.12
North America Healthcare	JPY	1,134.43	3,546,459.66	13.24	0.00	-NA-	-8.67	63.63	5.50	13.95	5.50	38.23
North America Diversified	JPY	768.56	2,501,115.35	9.34	0.00	-NA-	-21.03	103.96	9.67	17.48	9.67	42.81
United States Specialty	JPY	1,362.72	848,011.95	3.17	0.00	-NA-	-9.45	72.28	2.10	7.85	2.10	35.46
United States Self Storage	JPY	1,059.53	1,351,424.63	5.04	0.00	-NA-	-11.50	63.58	11.19	17.51	11.19	34.08
United States Retail	JPY	600.87	5,996,604.48	22.38	0.00	-NA-	-27.25	103.07	10.72	13.79	10.72	48.76
United States Residential	JPY	836.70	3,731,250.82	13.93	0.00	-NA-	-17.64	80.37	9.01	12.01	9.01	37.91
United States Lodging/Resorts	JPY	593.04	1,793,218.35	6.69	0.00	-NA-	-27.29	207.90	21.34	27.34	21.34	62.98
United States Industrial	JPY	362.56	1,246,171.55	4.65	0.00	-NA-	-37.61	79.46	2.51	12.48	2.51	69.37
United States Industrial/Office	JPY	555.07	708,234.97	2.64	0.00	-NA-	-27.30	74.56	4.94	16.03	4.94	48.12
United States Healthcare	JPY	1,198.71	3,384,599.37	12.63	0.00	-NA-	-7.90	61.31	5.31	14.16	5.31	38.67
United States Diversified	JPY	706.39	1,852,727.25	6.92	0.00	-NA-	-23.27	108.87	9.85	20.08	9.85	48.34
United States Office	JPY	773.87	3,308,448.41	12.35	0.00	-NA-	-22.34	104.26	8.40	15.65	8.40	45.28

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Global Specialty	AUD	969.52	10,566.70	2.14	0.00	-NA-	-NA-	41.54	-1.95	-0.95	-1.95	-NA-
Global Self Storage	AUD	817.06	16,825.23	3.41	0.00	-NA-	-NA-	30.43	7.44	8.79	7.44	-NA-
Global Retail	AUD	515.37	154,475.66	31.31	0.00	-NA-	-NA-	34.42	0.79	2.81	0.79	-NA-
Global Residential	AUD	741.50	70,753.11	14.34	0.00	-NA-	-NA-	34.23	4.40	4.81	4.40	-NA-
Global Office	AUD	653.04	101,504.94	20.57	0.00	-NA-	-NA-	29.90	4.89	3.97	4.89	-NA-
Global Lodging/Resorts	AUD	465.94	21,465.94	4.35	0.00	-NA-	-NA-	143.59	18.32	17.84	18.32	-NA-
Global Industrial/Office	AUD	433.49	8,257.94	1.67	0.00	-NA-	-NA-	39.68	2.44	7.66	2.44	-NA-
Global Industrial	AUD	258.77	28,975.47	5.87	0.00	-NA-	-NA-	50.82	-3.71	3.05	-3.71	-NA-
Global Healthcare	AUD	870.57	41,657.29	8.44	0.00	-NA-	-NA-	30.73	2.93	5.67	2.93	-NA-
Global Diversified	AUD	621.22	272,930.56	55.31	0.00	-NA-	-NA-	29.70	-2.38	3.22	-2.38	-NA-
Asia Retail	AUD	534.88	48,931.23	24.53	0.00	-NA-	-NA-	13.35	-3.47	-0.35	-3.47	-NA-
Asia Residential	AUD	1,866.20	19,265.22	9.66	0.00	-NA-	-NA-	18.60	0.73	7.08	0.73	-NA-
Asia Office	AUD	674.46	35,351.25	17.72	0.00	-NA-	-NA-	5.16	2.28	-0.46	2.28	-NA-
Asia Industrial	AUD	253.64	9,036.74	4.53	0.00	-NA-	-NA-	55.83	-4.39	4.30	-4.39	-NA-
Asia Diversified	AUD	686.32	181,543.06	90.99	0.00	-NA-	-NA-	28.53	-2.71	2.45	-2.71	-NA-
Asia ex Australia Diversified	AUD	769.41	157,795.12	79.09	0.00	-NA-	-NA-	27.37	-2.68	3.10	-2.68	-NA-
Asia ex Australia Industrial	AUD	825.62	3,818.47	1.91	0.00	-NA-	-NA-	42.78	-10.06	-0.40	-10.06	-NA-
Asia ex Australia Office	AUD	705.58	30,558.92	15.32	0.00	-NA-	-NA-	2.53	4.03	-0.14	4.03	-NA-
Asia ex Australia Residential	AUD	1,853.76	19,265.22	9.66	0.00	-NA-	-NA-	18.60	0.73	7.08	0.73	-NA-
Asia ex Australia Retail	AUD	695.74	15,922.28	7.98	0.00	-NA-	-NA-	0.44	-3.64	-1.59	-3.64	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-10	Free Float Mkt Cap (%) Weight Mar-10	Div Yld (%) Mar-10	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-10	Total Rtn (%) YTD	36 Mths Vlty (%)
Index Description	Curr	Close Value Mar-10										
Europe Specialty	AUD	427.86	678.97	0.83	0.00	-NA-	-NA-	202.95	-20.68	-13.66	-20.68	-NA-
Europe Self Storage	AUD	701.95	1,067.77	1.30	0.00	-NA-	-NA-	41.19	-12.94	2.46	-12.94	-NA-
Europe Retail	AUD	559.53	26,886.25	32.79	0.00	-NA-	-NA-	17.65	-7.56	2.28	-7.56	-NA-
Europe Residential	AUD	282.99	3,903.25	4.76	0.00	-NA-	-NA-	29.07	-0.85	4.39	-0.85	-NA-
Europe Office	AUD	676.07	20,418.51	24.90	0.00	-NA-	-NA-	23.21	2.71	4.61	2.71	-NA-
Europe Industrial	AUD	219.55	5,408.51	6.60	0.00	-NA-	-NA-	68.31	-10.89	-1.64	-10.89	-NA-
Europe Healthcare	AUD	443.65	305.96	0.37	0.00	-NA-	-NA-	4.20	-3.90	-2.22	-3.90	-NA-
Europe Diversified	AUD	502.42	62,224.77	75.88	0.00	-NA-	-NA-	21.56	-5.34	2.90	-5.34	-NA-
Eurozone Retail	AUD	876.43	16,808.95	20.50	0.00	-NA-	-NA-	23.18	-4.04	2.80	-4.04	-NA-
Eurozone Residential	AUD	282.32	3,208.89	3.91	0.00	-NA-	-NA-	23.19	-0.39	4.73	-0.39	-NA-
Eurozone Office	AUD	713.81	5,130.65	6.26	0.00	-NA-	-NA-	9.08	0.49	3.24	0.49	-NA-
Eurozone Industrial	AUD	384.32	1,530.28	1.87	0.00	-NA-	-NA-	55.07	2.20	1.04	2.20	-NA-
Eurozone Diversified	AUD	652.17	37,282.86	45.46	0.00	-NA-	-NA-	20.94	-4.57	2.67	-4.57	-NA-
UK Specialty	AUD	427.86	678.97	0.83	0.00	-NA-	-NA-	202.95	-20.68	-13.66	-20.68	-NA-
UK Self Storage	AUD	701.95	1,067.77	1.30	0.00	-NA-	-NA-	41.19	-12.94	2.46	-12.94	-NA-
UK Retail	AUD	309.19	10,077.30	12.29	0.00	-NA-	-NA-	12.73	-12.84	1.42	-12.84	-NA-
UK Residential	AUD	282.91	694.36	0.85	0.00	-NA-	-NA-	84.98	-2.93	2.85	-2.93	-NA-
UK Industrial	AUD	184.86	3,878.23	4.73	0.00	-NA-	-NA-	70.08	-14.64	-2.51	-14.64	-NA-
UK Healthcare	AUD	443.65	305.96	0.37	0.00	-NA-	-NA-	4.20	-3.90	-2.22	-3.90	-NA-
UK Diversified	AUD	317.67	20,597.58	25.12	0.00	-NA-	-NA-	18.40	-8.62	3.34	-8.62	-NA-
UK Office	AUD	461.21	4,554.55	5.55	0.00	-NA-	-NA-	53.58	-2.88	5.37	-2.88	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value Mar-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	36 Mths Vlty (%)
			Ccy (m) Mar-10	(%) Weight Mar-10	Yld (%) Mar-10	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-10	Rtn (%) YTD	
North America Specialty	AUD	1,064.22	9,887.72	4.67	0.00	-NA-	-NA-	37.85	-0.33	0.07	-0.33	-NA-
North America Self Storage	AUD	827.44	15,757.46	7.44	0.00	-NA-	-NA-	30.89	8.55	9.04	8.55	-NA-
North America Retail	AUD	487.60	78,658.18	37.12	0.00	-NA-	-NA-	61.36	7.08	5.07	7.08	-NA-
North America Residential	AUD	673.83	47,584.65	22.46	0.00	-NA-	-NA-	42.85	6.47	3.96	6.47	-NA-
North America Office	AUD	600.84	45,735.18	21.58	0.00	-NA-	-NA-	67.24	8.02	7.39	8.02	-NA-
North America Lodging/Resorts	AUD	472.27	21,465.94	10.13	0.00	-NA-	-NA-	143.59	18.32	17.83	18.32	-NA-
North America Industrial	AUD	283.12	14,530.22	6.86	0.00	-NA-	-NA-	43.60	0.07	4.37	0.07	-NA-
North America Industrial/Office	AUD	433.49	8,257.94	3.90	0.00	-NA-	-NA-	39.68	2.44	7.66	2.44	-NA-
North America Healthcare	AUD	885.93	41,351.32	19.51	0.00	-NA-	-NA-	30.93	2.99	5.74	2.99	-NA-
North America Diversified	AUD	600.21	29,162.73	13.76	0.00	-NA-	-NA-	63.21	7.07	9.01	7.07	-NA-
United States Specialty	AUD	1,064.22	9,887.72	4.67	0.00	-NA-	-NA-	37.85	-0.33	0.07	-0.33	-NA-
United States Self Storage	AUD	827.44	15,757.46	7.44	0.00	-NA-	-NA-	30.89	8.55	9.04	8.55	-NA-
United States Retail	AUD	469.25	69,919.74	33.00	0.00	-NA-	-NA-	62.49	8.09	5.59	8.09	-NA-
United States Residential	AUD	653.42	43,505.97	20.53	0.00	-NA-	-NA-	44.32	6.42	3.93	6.42	-NA-
United States Lodging/Resorts	AUD	463.14	20,908.73	9.87	0.00	-NA-	-NA-	146.36	18.46	18.16	18.46	-NA-
United States Industrial	AUD	283.14	14,530.22	6.86	0.00	-NA-	-NA-	43.59	0.07	4.37	0.07	-NA-
United States Industrial/Office	AUD	433.49	8,257.94	3.90	0.00	-NA-	-NA-	39.68	2.44	7.66	2.44	-NA-
United States Healthcare	AUD	936.13	39,464.05	18.62	0.00	-NA-	-NA-	29.07	2.80	5.92	2.80	-NA-
United States Diversified	AUD	551.66	21,602.59	10.19	0.00	-NA-	-NA-	67.13	7.24	11.42	7.24	-NA-
United States Office	AUD	604.35	38,576.14	18.20	0.00	-NA-	-NA-	63.44	5.82	7.31	5.82	-NA-

* -5 & -3 Years Total Returns are annualised

Version: March 2010

Section 9

FTSE EPRA/NAREIT Custom Liquid Index Series

FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD (\$ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	667,657.49	408,446.32	110,962.83	65,368.15	99,183.61	577,336.35	353,471.84	245,832.50	60,404.03	35,258.98	122,449.54	59,648.78	53,742.52
Weighted Avg Market Cap	8,197.03	5,409.21	5,413.95	6,629.34	6,006.95	9,330.88	6,159.66	7,741.42	7,041.55	4,627.05	11,729.47	10,948.34	15,000.33
Median Market Cap	1,149.79	1,039.75	647.58	1,536.91	1,556.79	2,511.45	2,070.23	2,644.27	1,343.70	1,314.65	4,979.23	1,910.33	4,058.62
Largest Market Cap	28,930.36	28,930.36	17,922.41	17,922.41	17,922.41	28,930.36	28,930.36	24,329.04	17,922.41	7,774.54	28,930.36	17,074.92	25,545.40
Smallest Market Cap	77.46	77.46	77.46	806.79	445.48	132.22	132.22	915.67	132.22	441.07	572.80	1,167.92	3,240.67
Dividend Yield	3.96%	4.10%	4.47%	4.75%	4.51%	2.98%	3.22%	2.74%	3.69%	3.19%	2.26%	2.08%	5.78%
Number of Holdings	275	172	80	28	40	143	91	62	28	15	20	11	7
Number of Countries	20	19	12	9	10	20	19	2	11	1	4	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	493,425.59	301,858.17	82,005.97	48,309.67	73,300.66	426,674.66	261,229.82	181,680.05	44,640.99	26,057.80	90,495.11	44,082.84	39,717.87
Weighted Avg Market Cap	6,057.94	3,997.62	4,001.13	4,899.35	4,439.38	6,895.89	4,552.23	5,721.22	5,203.99	3,419.58	8,668.55	8,091.26	11,085.85
Median Market Cap	849.74	768.42	478.59	1,135.84	1,150.53	1,856.06	1,529.99	1,954.22	993.05	971.58	3,679.85	1,411.81	2,999.48
Largest Market Cap	21,380.70	21,380.70	13,245.38	13,245.38	13,245.38	21,380.70	21,380.70	17,980.13	13,245.38	5,745.70	21,380.70	12,619.05	18,879.07
Smallest Market Cap	57.24	57.24	57.24	596.25	329.23	97.72	97.72	676.72	97.72	325.97	423.32	863.14	2,394.99
Dividend Yield	3.96%	4.10%	4.47%	4.75%	4.51%	2.98%	3.22%	2.74%	3.69%	3.19%	2.26%	2.08%	5.78%
Number of Holdings	275	172	80	28	40	143	91	62	28	15	20	11	7
Number of Countries	20	19	12	9	10	20	19	2	11	1	4	1	1

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

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

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	4.33%
Westfield Group	AU	Retail	3.83%
Simon Property Group	USA	Retail	3.64%
Unibail - Rodamco	FRA	Diversified	2.68%
Mitsubishi Estate	JA	Diversified	2.56%
Mitsui Fudosan Co.	JA	Diversified	2.24%
Vornado Realty	USA	Diversified	2.04%
Public Storage	USA	Self Storage	1.76%
Equity Residential	USA	Residential	1.65%
Boston Property	USA	Office	1.57%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	16.15%
Land Securities Group	UK	Diversified	7.01%
British Land Co	UK	Diversified	5.68%
Corio	NETH	Retail	4.60%
Liberty International	UK	Retail	4.28%
Hammerson	UK	Retail	3.75%
Fonciere Des Regions	FRA	Diversified	3.47%
Segro	UK	Industrial	3.21%
Klepierre	FRA	Retail	3.13%
PSP Swiss Property	SWIT	Office	2.72%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	7.08%
Westfield Group	AU	Retail	6.25%
Unibail - Rodamco	FRA	Diversified	4.39%
Mitsubishi Estate	JA	Diversified	4.18%
Mitsui Fudosan Co.	JA	Diversified	3.67%
China Overseas Land & Inv (Red Chip)	CHN	Residential	2.26%
Sumitomo Realty & Development	JA	Diversified	2.22%
Capitaland	SI	Diversified	2.20%
Stockland	AU	Diversified	2.14%
Hong Kong Land	HK	Office	2.09%

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	27.42%
Corio	NETH	Retail	7.81%
Fonciere Des Regions	FRA	Diversified	5.90%
Klepierre	FRA	Retail	5.32%
PSP Swiss Property	SWIT	Office	4.61%
Swiss Prime Site	SWIT	Office	3.83%
Icade	FRA	Diversified	3.49%
Gecina	FRA	Diversified	3.17%
Wereldhave	NETH	Diversified	3.13%
Cofinimmo	BELG	Diversified	2.69%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	18.07%
Land Securities Group	UK	Diversified	7.84%
British Land Co	UK	Diversified	6.36%
Corio	NETH	Retail	5.15%
Liberty International	UK	Retail	4.79%
Hammerson	UK	Retail	4.19%
Fonciere Des Regions	FRA	Diversified	3.89%
Segro	UK	Industrial	3.59%
Klepierre	FRA	Retail	3.50%
PSP Swiss Property	SWIT	Office	3.04%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	5.01%
Westfield Group	AU	Retail	4.42%
Simon Property Group	USA	Retail	4.21%
Unibail - Rodamco	FRA	Diversified	3.10%
Mitsubishi Estate	JA	Diversified	2.96%
Mitsui Fudosan Co.	JA	Diversified	2.59%
Vornado Realty	USA	Diversified	2.36%
Public Storage	USA	Self Storage	2.03%
Equity Residential	USA	Residential	1.91%
Boston Property	USA	Office	1.81%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	6.76%
Westfield Group	AU	Retail	5.97%
Unibail - Rodamco	FRA	Diversified	4.19%
Mitsubishi Estate	JA	Diversified	3.99%
Mitsui Fudosan Co.	JA	Diversified	3.50%
China Overseas Land & Inv (Red Chip)	CHN	Residential	2.16%
Sumitomo Realty & Development	JA	Diversified	2.12%
Capitaland	SI	Diversified	2.10%
Stockland	AU	Diversified	2.04%
Hong Kong Land	HK	Office	2.00%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	Retail	9.90%
Vornado Realty	USA	Diversified	5.54%
Public Storage	USA	Self Storage	4.78%
Equity Residential	USA	Residential	4.49%
Boston Property	USA	Office	4.25%
HCP	USA	Healthcare	3.93%
Host Hotels & Resorts	USA	Lodging/Resorts	3.89%
Ventas Inc	USA	Healthcare	3.02%
Avalonbay Communities	USA	Residential	2.86%
Kimco Realty Cp	USA	Retail	2.56%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	29.67%
Corio	NETH	Retail	8.46%
Fonciere Des Regions	FRA	Diversified	6.38%
Klepierre	FRA	Retail	5.76%
PSP Swiss Property	SWIT	Office	4.99%
Swiss Prime Site	SWIT	Office	4.14%
Icade	FRA	Diversified	3.78%
Gecina	FRA	Diversified	3.43%
Wereldhave	NETH	Diversified	3.38%
Cofinimmo	BELG	Diversified	2.91%

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

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

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	Diversified	22.05%
British Land Co	UK	Diversified	17.88%
Liberty International	UK	Retail	13.47%
Hammerston	UK	Retail	11.80%
Segro	UK	Industrial	10.10%
Derwent London	UK	Office	5.91%
Great Portland Estates	UK	Office	4.23%
Shaftesbury	UK	Diversified	3.73%
Big Yellow Group	UK	Self Storage	1.91%
Grainger	UK	Residential	1.81%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	23.63%
China Overseas Land & Inv (Red Chip)	CHN	Residential	7.53%
Capitaland	SI	Diversified	7.35%
Hong Kong Land	HK	Office	6.98%
Hang Lung Properties	HK	Diversified	6.82%
Wharf Holdings	HK	Diversified	6.33%
Henderson Land Dev	HK	Diversified	6.18%
New World Development	HK	Diversified	4.68%
Link Real Estate Investment Trust	HK	Retail	4.39%
City Developments	SI	Diversified	4.22%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	Diversified	28.63%
Mitsui Fudosan Co.	JA	Diversified	25.10%
Sumitomo Realty & Development	JA	Diversified	15.20%
Nippon Building Fund Inc	JA	Office	7.83%
Japan Real Estate Investment Corporation	JA	Office	7.00%
Aeon Mall Co Ltd	JA	Retail	3.20%
Japan Retail Fund Investment	JA	Retail	3.05%
Nomura Real Estate Office Fund	JA	Office	2.85%
Japan Prime Realty Investment	JA	Office	2.64%
Tokyu Land	JA	Diversified	2.55%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	Retail	47.53%
Stockland	AU	Diversified	16.24%
GPT Group	AU	Diversified	9.11%
Mirvac Group	AU	Diversified	7.55%
Goodman Group	AU	Industrial	6.94%
Dexus Property Group	AU	Diversified	6.59%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global	Liquid Global	Country Breakdown (USD)												
		Market Cap USD	Market Cap EUR	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Hong Kong	Asia ex-Japan			16.24%	26.54%	0.00%	0.00%	0.00%	14.33%	19.33%	0.00%	0.00%	0.00%	67.54%	0.00%	0.00%
New Zealand	Asia ex-Japan			0.09%	0.14%	0.00%	0.00%	0.00%	0.10%	0.13%	0.00%	0.00%	0.00%	0.47%	0.00%	0.00%
Singapore	Asia ex-Japan			4.71%	7.69%	0.00%	0.00%	0.00%	4.48%	6.04%	0.00%	0.00%	0.00%	21.11%	0.00%	0.00%
	Asia ex-Japan	122,449.54	90,495.11	21.03%	34.37%	0.00%	0.00%	0.00%	18.90%	25.50%	0.00%	0.00%	0.00%	89.12%	0.00%	0.00%
Australia	Australia	53,742.52	39,717.87	9.18%	15.00%	0.00%	0.00%	0.00%	9.31%	12.56%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	53,742.52	39,717.87	9.18%	15.00%	0.00%	0.00%	0.00%	9.31%	12.56%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.31%	0.50%	1.84%	1.54%	1.02%	0.17%	0.24%	0.00%	1.67%	0.00%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.62%	1.01%	3.71%	4.85%	3.20%	0.62%	0.84%	0.00%	5.92%	0.00%	0.00%	0.00%	0.00%
Denmark	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Finland	Europe ex-UK			0.27%	0.44%	1.63%	1.33%	0.88%	0.26%	0.36%	0.00%	2.53%	0.00%	0.00%	0.00%	0.00%
France	Europe ex-UK			5.01%	8.18%	30.12%	50.30%	33.15%	5.13%	6.92%	0.00%	49.02%	0.00%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.62%	1.01%	3.72%	4.73%	3.12%	0.59%	0.80%	0.00%	5.64%	0.00%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.06%	0.10%	0.36%	0.00%	0.00%	0.05%	0.07%	0.00%	0.51%	0.00%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.09%	0.14%	0.53%	0.00%	0.00%	0.06%	0.08%	0.00%	0.57%	0.00%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.83%	2.98%	10.99%	18.13%	11.95%	1.73%	2.34%	0.00%	16.58%	0.00%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.16%	0.26%	0.94%	1.59%	1.05%	0.18%	0.24%	0.00%	1.72%	0.00%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			0.96%	1.56%	5.75%	9.08%	5.99%	0.70%	0.95%	0.00%	6.70%	0.00%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.96%	1.57%	5.79%	8.44%	5.56%	0.96%	1.29%	0.00%	9.14%	0.00%	0.00%	0.00%	0.00%
	Europe ex-UK	60,404.03	44,640.99	10.87%	17.76%	65.38%	100.00%	65.91%	10.46%	14.12%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	59,648.78	44,082.84	10.23%	16.72%	0.00%	0.00%	0.00%	10.33%	13.94%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
	Japan	59,648.78	44,082.84	10.23%	16.72%	0.00%	0.00%	0.00%	10.33%	13.94%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
Canada	North America			4.12%	6.74%	0.00%	0.00%	0.00%	3.81%	5.13%	8.94%	0.00%	0.00%	0.00%	0.00%	0.00%
USA	North America			38.82%	0.00%	0.00%	0.00%	0.00%	38.78%	0.00%	91.06%	0.00%	0.00%	0.00%	0.00%	0.00%
	North America	245,832.50	181,680.05	42.95%	6.74%	0.00%	0.00%	0.00%	42.58%	5.13%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	35,258.98	26,057.80	5.75%	9.41%	34.62%	0.00%	34.09%	6.11%	8.24%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
	UK	35,258.98	26,057.80	5.75%	9.41%	34.62%	0.00%	34.09%	6.11%	8.24%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
Global		577,336.35	426,674.66	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Global ex US		353,471.84	261,229.82													

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FTSE EPRA/NAREIT Custom Liquid Index Series - Sector Breakdown

	Sector Breakdown (USD)												
Sector	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Diversified	37.52%	52.67%	51.47%	53.83%	51.44%	38.28%	57.60%	9.17%	54.25%	49.01%	69.02%	71.47%	39.50%
Healthcare	5.73%	0.00%	0.25%	0.00%	0.00%	5.55%	0.26%	13.05%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.31%	0.00%	0.88%	0.00%	0.68%	2.15%	0.19%	4.78%	0.00%	1.91%	0.00%	0.00%	0.00%
Industrial	3.98%	1.94%	4.47%	1.53%	4.60%	3.56%	2.90%	4.19%	0.67%	10.10%	2.10%	0.00%	6.94%
Office	13.95%	20.07%	16.89%	18.37%	15.71%	12.55%	11.95%	14.64%	18.26%	10.14%	6.98%	22.27%	0.00%
Residential	9.73%	4.06%	3.23%	4.05%	3.31%	10.14%	6.25%	15.99%	4.38%	1.81%	13.01%	0.00%	0.00%
Retail	21.24%	21.27%	22.24%	22.23%	23.63%	22.66%	20.67%	26.42%	22.45%	25.27%	8.89%	6.25%	53.56%
Lodging/Resorts	2.95%	0.00%	0.00%	0.00%	0.00%	2.45%	0.00%	5.75%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.45%	0.00%	0.56%	0.00%	0.63%	1.52%	0.18%	3.32%	0.00%	1.77%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.14%	0.00%	0.00%	0.00%	0.00%	1.14%	0.00%	2.69%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Country	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Hong Kong *	7.73%	17.25%	51.75%	4.82%	-NA-	0.11%	75.71%	6.64%	16.14%	39.83%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	0.61%	-NA-	-NA-	-NA-	-NA-	-6.24%	40.46%	-9.38%	-NA-	26.29%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	3.97%	-NA-	-NA-	-NA-	-NA-	-4.72%	96.21%	-10.50%	14.64%	40.36%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	2.56%	-NA-	-NA-	-NA-	-NA-	0.68%	77.58%	-21.19%	-4.67%	36.10%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	17.46%	-NA-	-NA-	-NA-	-NA-	4.23%	121.73%	-39.73%	-18.51%	63.92%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	3.65%	-NA-	-NA-	-NA-	-NA-	-2.11%	32.68%	-4.69%	5.66%	23.01%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	13.03%	-NA-	-NA-	-NA-	-NA-	7.33%	115.62%	-18.51%	5.76%	44.55%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	4.90%	-NA-	-NA-	-NA-	-NA-	-2.66%	71.07%	-8.76%	11.84%	31.14%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	3.51%	-NA-	-NA-	-NA-	-NA-	-0.76%	43.48%	-28.11%	-5.34%	49.15%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	-3.72%	-NA-	-NA-	-NA-	-NA-	-21.52%	33.14%	-34.35%	-NA-	41.11%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	2.05%	-NA-	-NA-	-NA-	-NA-	5.03%	76.65%	-33.10%	-8.71%	45.62%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	6.33%	-NA-	-NA-	-NA-	-NA-	-0.42%	69.06%	-6.81%	8.13%	28.74%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	8.31%	-NA-	-NA-	-NA-	-NA-	-10.61%	252.64%	-NA-	-26.50%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	8.10%	-NA-	-NA-	-NA-	-NA-	11.13%	98.26%	-8.04%	7.93%	42.41%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	8.39%	-NA-	-NA-	-NA-	-NA-	11.78%	50.59%	4.48%	11.24%	25.11%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	2.93%	-NA-	-NA-	-NA-	-NA-	5.12%	41.84%	-18.73%	5.19%	30.25%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	6.74%	-NA-	-NA-	-NA-	-NA-	11.73%	126.05%	-1.64%	10.58%	32.09%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	10.02%	-NA-	-NA-	-NA-	-NA-	9.75%	110.80%	-11.76%	3.31%	40.96%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	5.30%	-NA-	-NA-	-NA-	-NA-	-6.91%	71.39%	-32.00%	-10.14%	35.75%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Region	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M	2007	2006	2005	2004	2003	2002	2001	2000
										VOL								
Asia *	4.85%	-NA-	-NA-	-NA-	-NA-	0.84%	67.00%	-10.81%	6.56%	31.69%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	2.56%	-NA-	-NA-	-NA-	-NA-	0.68%	77.58%	-21.19%	-4.67%	36.10%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	6.04%	-NA-	-NA-	-NA-	-NA-	0.39%	69.10%	-14.03%	5.04%	31.10%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	2.93%	-NA-	-NA-	-NA-	-NA-	5.12%	41.84%	-18.73%	5.19%	30.25%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	9.69%	-NA-	-NA-	-NA-	-NA-	9.93%	112.08%	-10.95%	3.90%	39.66%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	5.30%	-NA-	-NA-	-NA-	-NA-	-6.91%	71.39%	-32.00%	-10.14%	35.75%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	5.74%	-NA-	-NA-	-NA-	-NA-	-7.14%	62.45%	-33.23%	-10.75%	35.28%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	2.54%	-NA-	-NA-	-NA-	-NA-	0.71%	73.08%	-20.28%	-4.56%	34.33%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	2.98%	-NA-	-NA-	-NA-	-NA-	4.94%	43.19%	-18.80%	5.63%	31.36%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	6.81%	-NA-	-NA-	-NA-	-NA-	-1.07%	73.30%	3.57%	15.35%	36.59%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	9.26%	-NA-	-NA-	-NA-	-NA-	9.32%	106.35%	-12.96%	2.80%	39.80%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	5.82%	-NA-	-NA-	-NA-	-NA-	-0.59%	65.06%	-15.10%	4.37%	30.77%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	6.83%	-NA-	-NA-	-NA-	-NA-	3.50%	79.76%	-14.08%	3.05%	31.28%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	5.18%	-NA-	-NA-	-NA-	-NA-	0.27%	66.71%	-14.28%	3.91%	28.23%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK *	Apr-09	14.99%		-44.87%	-49.55%	-14.85%	4.87%	20.11%		-47.78%	-46.43%	-22.70%	-3.10%
Europe ex-UK *	May-09	10.31%		-39.18%	-43.56%	-10.97%	6.24%	1.00%		-47.26%	-43.55%	-21.47%	-3.43%
Europe ex-UK *	Jun-09	-4.71%	20.87%	-42.05%	-39.25%	-13.05%	4.34%	-1.40%	19.61%	-48.00%	-36.59%	-22.41%	-4.36%
Europe ex-UK *	Jul-09	12.15%		-35.01%	-30.12%	-10.97%	6.70%	10.88%		-42.34%	-30.09%	-21.33%	-2.78%
Europe ex-UK *	Aug-09	16.62%		-24.20%	-14.27%	-6.63%	9.13%	15.48%		-33.42%	-20.59%	-17.72%	-0.31%
Europe ex-UK *	Sep-09	6.40%	39.16%	-19.35%	5.85%	-6.34%	9.50%	1.26%	29.66%	-32.58%	-13.71%	-18.73%	-0.34%
Europe ex-UK *	Oct-09	2.30%		-17.50%	52.27%	-6.65%	8.86%	1.77%		-31.38%	11.90%	-19.55%	-0.23%
Europe ex-UK *	Nov-09	-1.26%		-18.54%	68.65%	-9.17%	6.49%	-3.35%		-33.68%	26.76%	-21.09%	-2.08%
Europe ex-UK *	Dec-09	-0.86%	0.15%	-19.24%	44.70%	-11.58%	5.14%	5.48%	3.76%	-30.05%	36.08%	-21.90%	-2.15%
Europe ex-UK *	Jan-10	-3.12%		-3.12%	52.60%	-13.15%	4.64%	-1.74%		-1.74%	41.00%	-22.24%	-2.92%
Europe ex-UK *	Feb-10	-2.29%		-5.33%	62.45%	-14.75%	3.45%	-1.15%		-2.87%	51.77%	-22.39%	-3.37%
Europe ex-UK *	Mar-10	6.04%	0.39%	0.39%	69.10%	-14.03%	5.04%	6.69%	3.63%	3.63%	66.74%	-21.48%	-1.72%
UK *	Apr-09	29.34%		-64.71%	-63.21%	-31.34%	-9.86%	29.59%		-61.06%	-56.78%	-32.49%	-11.65%
UK *	May-09	3.76%		-63.38%	-58.00%	-30.50%	-10.14%	-2.86%		-62.18%	-53.89%	-32.71%	-12.75%
UK *	Jun-09	1.92%	36.78%	-62.68%	-52.35%	-30.32%	-10.22%	2.85%	29.47%	-61.10%	-46.47%	-32.43%	-12.74%
UK *	Jul-09	11.97%		-58.21%	-48.30%	-29.49%	-8.50%	10.78%		-56.91%	-43.11%	-31.92%	-11.44%
UK *	Aug-09	17.35%		-50.96%	-37.67%	-25.98%	-5.82%	15.94%		-50.04%	-36.06%	-28.75%	-8.90%
UK *	Sep-09	-2.35%	28.31%	-52.11%	-34.78%	-27.17%	-6.77%	-4.13%	23.13%	-52.10%	-37.33%	-30.56%	-9.76%
UK *	Oct-09	3.53%		-50.42%	-4.19%	-28.23%	-6.48%	2.57%		-50.87%	-17.66%	-31.61%	-9.22%
UK *	Nov-09	-2.38%		-51.60%	17.36%	-30.06%	-8.95%	-4.06%		-52.87%	-0.81%	-32.91%	-11.15%
UK *	Dec-09	3.79%	4.90%	-49.77%	29.09%	-31.20%	-10.13%	8.61%	6.87%	-48.81%	25.07%	-33.11%	-11.10%
UK *	Jan-10	-7.74%		-7.74%	51.95%	-31.57%	-11.01%	-4.76%		-4.76%	40.09%	-33.09%	-12.14%
UK *	Feb-10	-4.19%		-11.60%	63.38%	-32.20%	-12.21%	-2.41%		-7.06%	52.05%	-32.94%	-12.70%
UK *	Mar-10	5.30%	-6.91%	-6.91%	71.39%	-32.00%	-10.14%	6.21%	-1.29%	-1.29%	68.17%	-32.37%	-10.86%
Asia ex-Jap ex-Aus *	Apr-09	12.92%		-53.53%	-50.25%	-13.42%	2.55%	13.14%		-48.73%	-41.55%	-14.87%	0.52%
Asia ex-Jap ex-Aus *	May-09	23.49%		-42.62%	-35.62%	-5.17%	6.70%	15.60%		-40.73%	-29.32%	-8.19%	3.55%
Asia ex-Jap ex-Aus *	Jun-09	3.29%	44.02%	-40.73%	-23.24%	-4.97%	7.26%	4.23%	36.32%	-38.22%	-13.77%	-7.86%	4.24%
Asia ex-Jap ex-Aus *	Jul-09	8.75%		-35.54%	-16.26%	-2.93%	8.77%	7.59%		-33.53%	-7.85%	-6.28%	5.27%
Asia ex-Jap ex-Aus *	Aug-09	-0.74%		-36.02%	-11.55%	-4.76%	7.86%	-1.94%		-34.82%	-9.25%	-8.32%	4.33%
Asia ex-Jap ex-Aus *	Sep-09	5.26%	13.62%	-32.66%	13.08%	-3.55%	8.75%	3.34%	9.03%	-32.64%	8.67%	-8.04%	5.26%
Asia ex-Jap ex-Aus *	Oct-09	0.58%		-32.27%	43.85%	-4.92%	8.26%	-0.36%		-32.88%	23.63%	-9.41%	5.09%
Asia ex-Jap ex-Aus *	Nov-09	-0.89%		-32.87%	48.08%	-6.66%	6.19%	-2.60%		-34.63%	25.16%	-10.45%	3.63%
Asia ex-Jap ex-Aus *	Dec-09	1.53%	1.20%	-31.85%	43.43%	-7.85%	5.67%	6.24%	3.11%	-30.55%	38.97%	-10.41%	4.53%
Asia ex-Jap ex-Aus *	Jan-10	-6.77%		-6.77%	46.58%	-11.26%	4.26%	-3.77%		-3.77%	35.14%	-13.23%	2.93%
Asia ex-Jap ex-Aus *	Feb-10	3.16%		-3.83%	79.55%	-11.48%	4.87%	5.07%		1.11%	67.10%	-12.43%	4.28%
Asia ex-Jap ex-Aus *	Mar-10	4.85%	0.84%	0.84%	67.00%	-10.81%	6.56%	5.75%	6.93%	6.93%	63.87%	-11.30%	5.70%

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

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia *	Apr-09	11.72%		-69.97%	-67.07%	-25.01%	-7.67%	11.94%		-66.86%	-61.31%	-26.26%	-9.51%
Australia *	May-09	10.64%		-66.77%	-60.57%	-21.91%	-6.67%	3.57%		-65.68%	-56.71%	-24.40%	-9.38%
Australia *	Jun-09	4.90%	29.66%	-65.14%	-54.22%	-21.85%	-5.47%	5.86%	22.74%	-63.66%	-48.57%	-24.22%	-8.12%
Australia *	Jul-09	5.30%		-63.29%	-48.11%	-21.93%	-5.67%	4.18%		-62.15%	-42.89%	-24.62%	-8.70%
Australia *	Aug-09	16.55%		-57.22%	-40.09%	-18.74%	-3.15%	15.14%		-56.41%	-38.53%	-21.78%	-6.32%
Australia *	Sep-09	14.54%	40.58%	-51.00%	-20.27%	-15.39%	-1.45%	12.45%	34.89%	-50.99%	-23.39%	-19.33%	-4.61%
Australia *	Oct-09	-6.99%		-54.42%	16.73%	-18.64%	-3.77%	-7.86%		-54.84%	0.32%	-22.48%	-6.58%
Australia *	Nov-09	2.57%		-53.25%	24.20%	-19.87%	-4.59%	0.80%		-54.47%	4.97%	-23.13%	-6.89%
Australia *	Dec-09	1.42%	-3.24%	-52.58%	33.25%	-21.28%	-5.48%	6.13%	-1.42%	-51.68%	29.10%	-23.46%	-6.50%
Australia *	Jan-10	-3.90%		-3.90%	55.52%	-22.52%	-6.10%	-0.80%		-0.80%	43.38%	-24.24%	-7.30%
Australia *	Feb-10	2.15%		-1.83%	87.15%	-22.24%	-5.88%	4.04%		3.20%	74.17%	-23.08%	-6.40%
Australia *	Mar-10	2.56%	0.68%	0.68%	77.58%	-21.19%	-4.67%	3.44%	6.76%	6.76%	74.24%	-21.62%	-5.43%
Japan *	Apr-09	7.93%		-45.99%	-48.39%	-16.74%	1.52%	8.15%		-40.41%	-39.36%	-18.13%	-0.50%
Japan *	May-09	22.60%		-33.79%	-36.13%	-8.73%	5.63%	14.77%		-31.61%	-29.88%	-11.64%	2.56%
Japan *	Jun-09	6.58%	41.03%	-29.43%	-20.51%	-7.67%	5.91%	7.55%	33.49%	-26.44%	-10.71%	-10.48%	2.94%
Japan *	Jul-09	3.13%		-27.22%	-19.27%	-6.16%	8.00%	2.03%		-24.95%	-11.15%	-9.39%	4.53%
Japan *	Aug-09	3.97%		-24.34%	-10.02%	-6.94%	8.76%	2.71%		-22.91%	-7.69%	-10.42%	5.21%
Japan *	Sep-09	-6.18%	0.59%	-29.02%	-5.83%	-9.33%	8.06%	-7.89%	-3.47%	-29.00%	-9.51%	-13.55%	4.59%
Japan *	Oct-09	-1.94%		-30.39%	4.82%	-12.19%	6.98%	-2.85%		-31.02%	-9.91%	-16.33%	3.85%
Japan *	Nov-09	-3.66%		-32.93%	7.67%	-13.36%	4.48%	-5.32%		-34.69%	-9.00%	-16.88%	1.96%
Japan *	Dec-09	0.67%	-4.88%	-32.48%	1.36%	-14.19%	3.82%	5.35%	-3.10%	-31.20%	-1.80%	-16.57%	2.71%
Japan *	Jan-10	2.20%		2.20%	16.47%	-15.91%	3.32%	5.50%		5.50%	7.38%	-17.77%	2.01%
Japan *	Feb-10	-0.07%		2.13%	50.55%	-18.44%	4.01%	1.78%		7.37%	40.11%	-19.32%	3.43%
Japan *	Mar-10	2.93%	5.12%	5.12%	41.84%	-18.73%	5.19%	3.81%	11.46%	11.46%	39.18%	-19.17%	4.35%
North America *	Apr-09	30.29%		-46.98%	-50.14%	-17.79%	-0.77%	30.54%		-41.50%	-41.41%	-19.16%	-2.74%
North America *	May-09	3.69%		-45.03%	-48.58%	-16.14%	-1.39%	-2.93%		-43.22%	-43.55%	-18.81%	-4.30%
North America *	Jun-09	-2.88%	31.21%	-46.61%	-44.14%	-18.29%	-2.53%	-2.00%	24.19%	-44.35%	-37.25%	-20.78%	-5.27%
North America *	Jul-09	10.67%		-40.92%	-39.62%	-16.44%	-0.64%	9.49%		-39.07%	-33.55%	-19.32%	-3.84%
North America *	Aug-09	13.74%		-32.79%	-32.92%	-13.92%	0.51%	12.37%		-31.53%	-31.19%	-17.14%	-2.77%
North America *	Sep-09	7.23%	34.97%	-27.94%	-26.95%	-12.51%	1.88%	5.27%	29.52%	-27.92%	-29.80%	-16.59%	-1.39%
North America *	Oct-09	-4.64%		-31.28%	2.73%	-15.56%	-0.15%	-5.53%		-31.91%	-11.71%	-19.55%	-3.07%
North America *	Nov-09	6.70%		-26.68%	42.59%	-15.02%	0.24%	4.86%		-28.60%	20.51%	-18.48%	-2.17%
North America *	Dec-09	7.07%	8.94%	-21.50%	32.22%	-12.59%	0.60%	12.04%	10.98%	-20.01%	28.11%	-15.01%	-0.48%
North America *	Jan-10	-5.04%		-5.04%	50.87%	-16.37%	1.19%	-1.97%		-1.97%	39.11%	-18.23%	-0.10%
North America *	Feb-10	5.53%		0.22%	99.91%	-14.36%	1.71%	7.48%		5.36%	86.06%	-15.28%	1.15%
North America *	Mar-10	9.69%	9.93%	9.93%	112.08%	-10.95%	3.90%	10.63%	16.56%	16.56%	108.09%	-11.44%	3.07%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global *	Apr-09	20.66%		-50.86%	49.57%	-16.90%	0.49%	20.90%		-45.78%	-42.42%	-18.30%	-1.51%
Global *	May-09	12.63%		-44.65%	84.55%	-12.54%	1.90%	5.44%		-42.83%	-37.87%	-15.33%	-1.11%
Global *	Jun-09	0.00%	35.91%	-44.65%	84.50%	-13.57%	1.41%	0.91%	28.64%	-42.31%	-27.95%	-16.20%	-1.44%
Global *	Jul-09	10.01%		-39.11%	-30.01%	-11.82%	3.19%	8.84%		-37.21%	-22.97%	-14.87%	-0.13%
Global *	Aug-09	7.65%		-34.45%	-23.06%	-10.74%	3.60%	6.35%		-33.22%	-21.06%	-14.08%	0.21%
Global *	Sep-09	5.62%	25.08%	-30.77%	-10.45%	-9.77%	4.51%	3.70%	20.03%	-30.75%	-13.94%	-13.98%	1.16%
Global *	Oct-09	-1.10%		-31.53%	22.79%	-11.74%	3.38%	-2.02%		-32.15%	5.54%	-15.90%	0.36%
Global *	Nov-09	1.87%		-30.24%	46.32%	-12.64%	2.37%	0.12%		-32.07%	23.67%	-16.19%	-0.10%
Global *	Dec-09	3.61%	4.40%	-27.72%	38.26%	-12.39%	2.00%	8.42%	6.36%	-26.35%	33.95%	-14.82%	0.91%
Global *	Jan-10	-5.73%		-5.73%	49.57%	-15.43%	1.75%	-2.69%		-2.69%	37.90%	-17.31%	0.46%
Global *	Feb-10	3.03%		-2.87%	84.55%	-14.79%	1.93%	4.94%		2.12%	71.75%	-15.71%	1.37%
Global *	Mar-10	7.03%	3.97%	3.97%	84.50%	-13.01%	3.84%	7.95%	10.24%	10.24%	81.04%	-13.49%	3.01%
Global ex-US *	Apr-09	14.96%		-53.04%	-51.38%	-16.12%	1.64%	15.19%		-48.18%	-42.87%	-17.52%	-0.47%
Global ex-US *	May-09	18.93%		-44.15%	-39.72%	-9.85%	4.60%	11.34%		-42.31%	-33.82%	-12.72%	1.46%
Global ex-US *	Jun-09	1.59%	38.90%	-43.26%	-30.15%	-10.07%	4.58%	2.52%	31.48%	-40.86%	-21.54%	-12.80%	1.56%
Global ex-US *	Jul-09	9.82%		-37.69%	-23.02%	-8.30%	6.27%	8.65%		-35.74%	-15.28%	-11.46%	2.76%
Global ex-US *	Aug-09	4.32%		-34.99%	-15.58%	-8.09%	6.49%	3.06%		-33.77%	-13.40%	-11.53%	2.91%
Global ex-US *	Sep-09	4.78%	20.05%	-31.88%	4.47%	-7.40%	6.98%	2.87%	15.20%	-31.87%	0.39%	-11.71%	3.46%
Global ex-US *	Oct-09	0.98%		-31.22%	39.41%	-8.65%	6.48%	0.04%		-31.84%	19.81%	-12.95%	3.28%
Global ex-US *	Nov-09	-0.79%		-31.77%	49.54%	-10.44%	4.38%	-2.51%		-33.55%	26.39%	-14.08%	1.78%
Global ex-US *	Dec-09	1.69%	1.87%	-30.61%	44.56%	-11.73%	3.59%	6.42%	3.79%	-29.29%	40.05%	-14.18%	2.39%
Global ex-US *	Jan-10	-5.80%		-5.80%	50.77%	-14.07%	2.57%	-2.76%		-2.76%	39.01%	-15.98%	1.17%
Global ex-US *	Feb-10	1.51%		-4.38%	76.98%	-14.45%	2.56%	3.39%		0.53%	64.70%	-15.38%	1.90%
Global ex-US *	Mar-10	5.23%	0.62%	0.62%	70.93%	-13.72%	4.35%	6.13%	6.69%	6.69%	67.72%	-14.19%	3.42%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Apr-09	13.24%		-1.98%	-50.07%	-14.76%	4.12%	13.47%		2.83%	-41.33%	-16.19%	2.05%
Europe ex-UK	May-09	9.11%		6.94%	-44.67%	-11.18%	5.14%	2.14%		5.04%	-39.24%	-14.01%	2.08%
Europe ex-UK	Jun-09	-5.12%	17.24%	1.47%	-40.53%	-13.37%	3.21%	-4.25%	10.98%	0.57%	-33.18%	-16.00%	0.32%
Europe ex-UK	Jul-09	13.09%		14.76%	-30.85%	-11.22%	5.69%	11.89%		12.53%	-23.88%	-14.28%	2.29%
Europe ex-UK	Aug-09	16.32%		33.49%	-15.44%	-7.14%	7.96%	14.92%		29.33%	-13.23%	-10.61%	4.44%
Europe ex-UK	Sep-09	6.69%	40.35%	42.42%	4.75%	-7.02%	8.49%	4.74%	34.68%	35.46%	0.68%	-11.35%	5.01%
Europe ex-UK	Oct-09	2.69%		46.26%	51.33%	-7.15%	7.86%	1.74%		37.81%	30.08%	-11.53%	4.71%
Europe ex-UK	Nov-09	-1.36%		44.26%	66.18%	-9.76%	5.58%	-3.07%		33.58%	40.48%	-13.43%	3.03%
Europe ex-UK	Dec-09	-0.38%	0.91%	43.72%	43.72%	-12.18%	4.34%	4.25%	2.81%	39.26%	39.26%	-14.62%	3.22%
Europe ex-UK	Jan-10	-3.17%		-3.17%	52.31%	-13.82%	4.05%	-0.05%		-0.05%	40.44%	-15.73%	2.72%
Europe ex-UK	Feb-10	-2.98%		-6.06%	59.47%	-15.73%	2.76%	-1.19%		-1.24%	48.42%	-16.64%	2.19%
Europe ex-UK	Mar-10	5.82%	-0.59%	-0.59%	65.06%	-15.10%	4.37%	6.73%	5.40%	5.40%	61.97%	-15.56%	3.53%
UK	Apr-09	28.07%		-11.86%	-63.70%	-31.38%	-9.77%	28.32%		-7.54%	-57.35%	-33.62%	-11.56%
UK	May-09	2.19%		-9.93%	-58.90%	-30.87%	-10.47%	-4.33%		-11.55%	-54.88%	-34.58%	-13.07%
UK	Jun-09	1.99%	33.47%	-8.14%	-53.73%	-30.63%	-10.45%	2.92%	26.34%	-8.97%	-48.02%	-34.16%	-12.96%
UK	Jul-09	11.70%		2.60%	-49.99%	-29.99%	-8.72%	10.50%		0.59%	-44.97%	-33.79%	-11.66%
UK	Aug-09	15.44%		18.44%	-40.75%	-26.88%	-6.39%	14.05%		14.73%	-39.21%	-29.61%	-9.45%
UK	Sep-09	-2.93%	25.17%	14.98%	-38.80%	-28.14%	-7.42%	-4.70%	20.11%	9.34%	-41.19%	-31.49%	-10.39%
UK	Oct-09	3.17%		18.62%	-10.89%	-29.41%	-7.24%	2.21%		11.76%	-23.42%	-32.74%	-9.95%
UK	Nov-09	-2.12%		16.11%	10.51%	-31.20%	-9.68%	-3.81%		7.50%	-6.60%	-34.00%	-11.86%
UK	Dec-09	3.70%	4.72%	20.40%	20.40%	-32.44%	-10.89%	8.51%	6.69%	16.65%	16.65%	-34.31%	-11.84%
UK	Jan-10	-8.18%		-8.18%	42.76%	-32.79%	-11.75%	-5.22%		-5.22%	31.62%	-34.28%	-12.87%
UK	Feb-10	-4.36%		-12.19%	54.39%	-33.50%	-12.94%	-2.59%		-7.68%	43.68%	-34.21%	-13.43%
UK	Mar-10	5.74%	-7.14%	-7.14%	62.45%	-33.23%	-10.75%	6.65%	-1.54%	-1.54%	59.40%	-33.60%	-11.47%
Asia ex-Jap ex-Aus	Apr-09	16.31%		21.04%	-39.14%	-2.11%	10.24%	16.53%		26.97%	-28.50%	-5.31%	8.05%
Asia ex-Jap ex-Aus	May-09	25.55%		51.96%	-19.40%	8.98%	16.01%	17.54%		49.24%	-11.51%	3.13%	12.64%
Asia ex-Jap ex-Aus	Jun-09	0.48%	46.72%	52.69%	-5.27%	8.95%	16.72%	1.40%	38.88%	51.32%	6.41%	3.41%	13.45%
Asia ex-Jap ex-Aus	Jul-09	14.48%		74.80%	5.16%	12.78%	18.51%	13.26%		71.38%	15.73%	6.67%	14.70%
Asia ex-Jap ex-Aus	Aug-09	-9.90%		57.48%	4.59%	7.16%	14.28%	-10.99%		52.55%	7.30%	3.16%	10.55%
Asia ex-Jap ex-Aus	Sep-09	8.72%	12.13%	71.21%	52.90%	9.76%	15.81%	6.74%	7.60%	62.82%	46.93%	4.64%	12.09%
Asia ex-Jap ex-Aus	Oct-09	5.87%		81.26%	91.52%	11.32%	17.22%	4.88%		70.77%	64.60%	6.07%	13.80%
Asia ex-Jap ex-Aus	Nov-09	-1.25%		79.00%	91.96%	8.33%	14.13%	-2.95%		65.74%	62.24%	3.93%	11.38%
Asia ex-Jap ex-Aus	Dec-09	1.84%	6.47%	82.30%	82.30%	6.79%	14.32%	6.57%	8.47%	76.62%	76.62%	3.83%	13.09%
Asia ex-Jap ex-Aus	Jan-10	-12.39%		-12.39%	60.40%	0.97%	12.71%	-9.56%		-9.56%	47.88%	-1.27%	11.28%
Asia ex-Jap ex-Aus	Feb-10	5.72%		-7.38%	88.09%	2.84%	13.33%	7.67%		-2.62%	75.05%	1.72%	12.70%
Asia ex-Jap ex-Aus	Mar-10	6.81%	-1.07%	-1.07%	73.30%	3.57%	15.35%	7.73%	4.90%	4.90%	70.05%	3.01%	14.43%

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

Version: March 2010

FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Apr-09	11.13%		-17.45%	-65.35%	-23.86%	-6.35%	11.35%		-13.40%	-59.29%	-25.14%	-8.21%
Australia	May-09	10.98%		-8.39%	-58.02%	-20.65%	-5.30%	3.89%		-10.03%	-53.91%	-23.18%	-8.05%
Australia	Jun-09	4.72%	29.15%	-4.07%	-51.26%	-20.59%	-4.24%	5.67%	22.25%	-4.93%	-45.26%	-23.00%	-6.93%
Australia	Jul-09	4.21%		-0.03%	-45.54%	-21.11%	-4.57%	3.10%		-1.98%	-40.07%	-23.83%	-7.64%
Australia	Aug-09	16.27%		16.24%	-37.53%	-17.83%	-2.15%	14.87%		12.60%	-35.91%	-20.90%	-5.35%
Australia	Sep-09	15.48%	39.92%	34.23%	-17.14%	-14.11%	-0.21%	13.37%	34.27%	27.65%	-20.37%	-18.11%	-3.41%
Australia	Oct-09	-7.99%		23.51%	13.83%	-17.68%	-2.75%	-8.84%		16.36%	-2.17%	-21.57%	-5.59%
Australia	Nov-09	2.81%		26.99%	21.57%	-18.98%	-3.58%	1.04%		17.57%	2.75%	-22.27%	-5.90%
Australia	Dec-09	0.54%	-4.89%	27.67%	27.67%	-20.61%	-4.67%	5.20%	-3.10%	23.69%	23.69%	-22.81%	-5.70%
Australia	Jan-10	-3.47%		-3.47%	46.87%	-21.68%	-5.26%	-0.36%		-0.36%	35.41%	-23.42%	-6.47%
Australia	Feb-10	1.74%		-1.79%	76.39%	-21.43%	-5.85%	3.63%		3.25%	64.15%	-22.28%	-6.37%
Australia	Mar-10	2.54%	0.71%	0.71%	73.08%	-20.28%	-4.56%	3.42%	6.78%	6.78%	69.83%	-20.72%	-5.33%
Japan	Apr-09	8.47%		-19.55%	-49.03%	-16.46%	1.62%	8.68%		-15.61%	-40.11%	-19.19%	-0.39%
Japan	May-09	23.93%		-0.30%	-35.86%	-8.05%	6.13%	16.02%		-2.09%	-29.58%	-12.99%	3.04%
Japan	Jun-09	6.28%	42.88%	5.97%	-20.14%	-7.29%	6.07%	7.25%	35.24%	5.01%	-10.29%	-12.00%	3.10%
Japan	Jul-09	3.25%		9.40%	-20.03%	-5.78%	8.23%	2.15%		7.27%	-11.99%	-10.88%	4.75%
Japan	Aug-09	3.15%		12.85%	-11.39%	-6.72%	8.89%	1.91%		9.31%	-9.09%	-10.20%	5.33%
Japan	Sep-09	-6.63%	-0.56%	5.37%	-7.53%	-9.34%	8.10%	-8.33%	-4.58%	0.21%	-11.14%	-13.56%	4.63%
Japan	Oct-09	-1.37%		3.93%	1.96%	-12.15%	7.22%	-2.28%		-2.08%	-12.37%	-16.29%	4.09%
Japan	Nov-09	-3.25%		0.56%	6.21%	-13.27%	4.81%	-4.92%		-6.90%	-10.24%	-16.80%	2.29%
Japan	Dec-09	0.64%	-3.96%	1.20%	1.20%	-14.19%	4.30%	5.31%	-2.16%	-1.96%	-1.96%	-16.57%	3.18%
Japan	Jan-10	2.12%		2.12%	17.30%	-15.99%	3.73%	5.41%		5.41%	8.14%	-17.86%	2.41%
Japan	Feb-10	-0.22%		1.90%	51.47%	-18.44%	4.38%	1.63%		7.13%	40.96%	-19.32%	3.80%
Japan	Mar-10	2.98%	4.94%	4.94%	43.19%	-18.80%	5.63%	3.86%	11.27%	11.27%	40.50%	-19.25%	4.78%
North America	Apr-09	29.08%		-12.05%	-51.89%	-19.23%	-1.40%	29.33%		-7.74%	-43.47%	-20.58%	-3.36%
North America	May-09	3.16%		-9.27%	-50.50%	-17.77%	-2.16%	-3.42%		-10.90%	-45.66%	-20.39%	-5.01%
North America	Jun-09	-3.26%	28.82%	-12.23%	-46.44%	-19.97%	-3.33%	-2.38%	21.93%	-13.02%	-39.84%	-22.40%	-6.04%
North America	Jul-09	10.69%		-2.85%	-42.26%	-18.23%	-1.52%	9.51%		-4.75%	-36.46%	-21.05%	-4.69%
North America	Aug-09	13.63%		10.39%	-35.85%	-15.76%	-0.42%	12.26%		6.93%	-34.19%	-18.91%	-3.68%
North America	Sep-09	6.99%	34.56%	18.10%	-29.88%	-14.41%	0.92%	5.04%	29.12%	12.31%	-32.62%	-18.40%	-2.32%
North America	Oct-09	-4.32%		13.00%	-0.85%	-17.28%	-1.11%	-5.21%		6.46%	-14.79%	-21.18%	-4.00%
North America	Nov-09	6.73%		20.60%	39.46%	-16.77%	-0.66%	4.88%		11.66%	17.87%	-20.15%	-3.06%
North America	Dec-09	6.64%	8.90%	28.61%	28.61%	-14.42%	-0.42%	11.59%	10.95%	24.61%	24.61%	-16.79%	-1.49%
North America	Jan-10	-5.63%		-5.63%	46.75%	-18.45%	0.06%	-2.58%		-2.58%	35.30%	-20.26%	-1.22%
North America	Feb-10	6.02%		0.06%	95.94%	-16.28%	0.63%	7.98%		5.19%	82.35%	-17.18%	0.07%
North America	Mar-10	9.26%	9.32%	9.32%	106.35%	-12.96%	2.80%	10.19%	15.91%	15.91%	102.47%	-13.43%	1.98%

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Version: March 2010

FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	Apr-09	19.86%		-7.13%	-51.51%	-17.29%	0.10%	20.09%		-2.57%	-43.03%	-18.67%	-2.13%
Global	May-09	11.71%		3.75%	-44.27%	-13.18%	1.33%	4.58%		1.89%	-38.81%	-15.95%	-1.45%
Global	Jun-09	-0.22%	33.60%	3.52%	-37.00%	-14.28%	0.79%	0.69%	26.46%	2.59%	-29.23%	-16.89%	-1.79%
Global	Jul-09	10.12%		14.00%	-31.45%	-12.62%	2.60%	8.95%		11.77%	-24.56%	-15.63%	-0.51%
Global	Aug-09	7.28%		22.30%	-24.92%	-11.62%	2.92%	5.99%		18.47%	-22.97%	-14.92%	0.19%
Global	Sep-09	5.59%	24.75%	29.14%	-12.58%	-10.66%	3.87%	3.66%	19.71%	22.81%	-15.99%	-14.83%	0.95%
Global	Oct-09	-1.03%		27.81%	18.60%	-12.59%	2.75%	-1.95%		20.42%	1.93%	-16.72%	0.38%
Global	Nov-09	1.87%		30.21%	41.97%	-13.51%	1.77%	0.12%		20.56%	19.99%	-17.03%	-0.56%
Global	Dec-09	3.35%	4.21%	34.57%	34.57%	-13.35%	1.34%	8.15%	6.17%	30.38%	30.38%	-15.75%	0.37%
Global	Jan-10	-6.06%		-6.06%	45.31%	-16.52%	1.06%	-3.04%		-3.04%	33.98%	-18.37%	-0.82%
Global	Feb-10	3.14%		-3.11%	79.52%	-15.81%	1.16%	5.05%		1.86%	67.07%	-16.72%	0.08%
Global	Mar-10	6.83%	3.50%	3.50%	79.76%	-14.08%	3.05%	7.74%	9.75%	9.75%	76.39%	-14.54%	1.94%
Global ex-US	Apr-09	14.56%		-3.11%	-51.09%	-15.84%	1.58%	14.79%		1.64%	-42.53%	-17.25%	-0.44%
Global ex-US	May-09	17.61%		13.95%	-39.77%	-9.86%	4.33%	10.11%		11.91%	-33.88%	-12.73%	1.29%
Global ex-US	Jun-09	1.49%	36.75%	15.65%	-30.30%	-10.16%	4.21%	2.42%	29.45%	14.62%	-21.71%	-12.89%	1.29%
Global ex-US	Jul-09	9.96%		27.17%	-23.49%	-8.48%	5.98%	8.79%		24.69%	-15.80%	-11.64%	2.57%
Global ex-US	Aug-09	3.84%		32.06%	-16.63%	-8.40%	6.09%	2.59%		27.92%	-14.47%	-11.82%	2.62%
Global ex-US	Sep-09	4.85%	19.72%	38.46%	2.82%	-7.70%	6.67%	2.93%	14.88%	31.67%	-1.20%	-12.00%	3.25%
Global ex-US	Oct-09	0.81%		39.58%	34.18%	-9.03%	6.15%	-0.13%		31.50%	15.32%	-13.32%	3.05%
Global ex-US	Nov-09	-0.78%		38.50%	44.28%	-10.85%	4.06%	-2.49%		28.23%	21.94%	-14.47%	1.56%
Global ex-US	Dec-09	1.53%	1.55%	40.61%	40.61%	-12.24%	3.25%	6.24%	3.46%	36.23%	36.23%	-14.68%	2.14%
Global ex-US	Jan-10	-6.02%		-6.02%	46.24%	-14.63%	2.24%	-3.00%		-3.00%	34.83%	-16.52%	0.93%
Global ex-US	Feb-10	1.44%		-4.67%	71.47%	-14.98%	2.07%	3.32%		0.22%	59.58%	-15.90%	1.51%
Global ex-US	Mar-10	5.18%	0.27%	0.27%	66.71%	-14.28%	3.91%	6.08%	6.32%	6.32%	63.58%	-14.75%	3.08%

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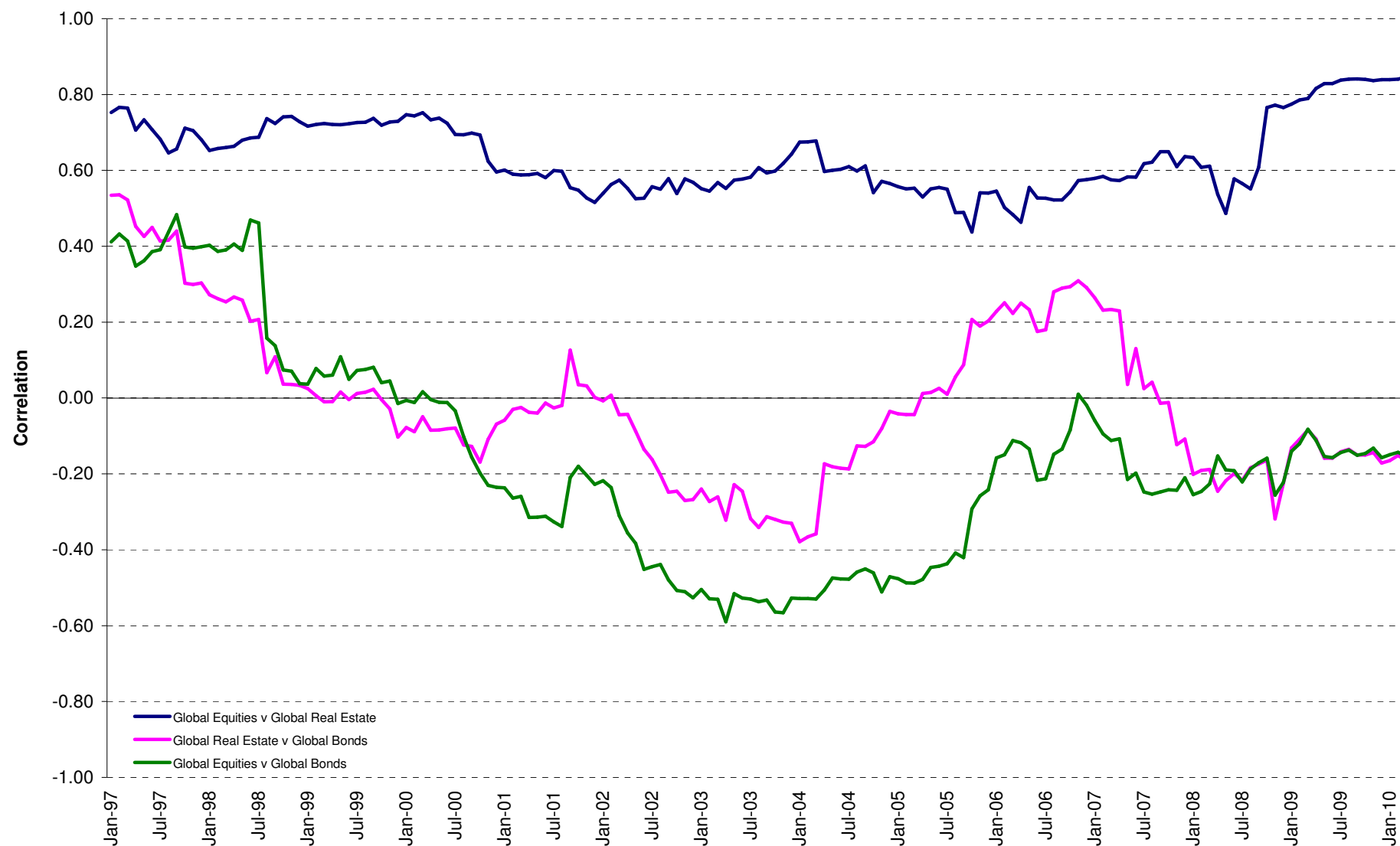
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Section 10

Risk / Return Profiles and Correlations

Correlations

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

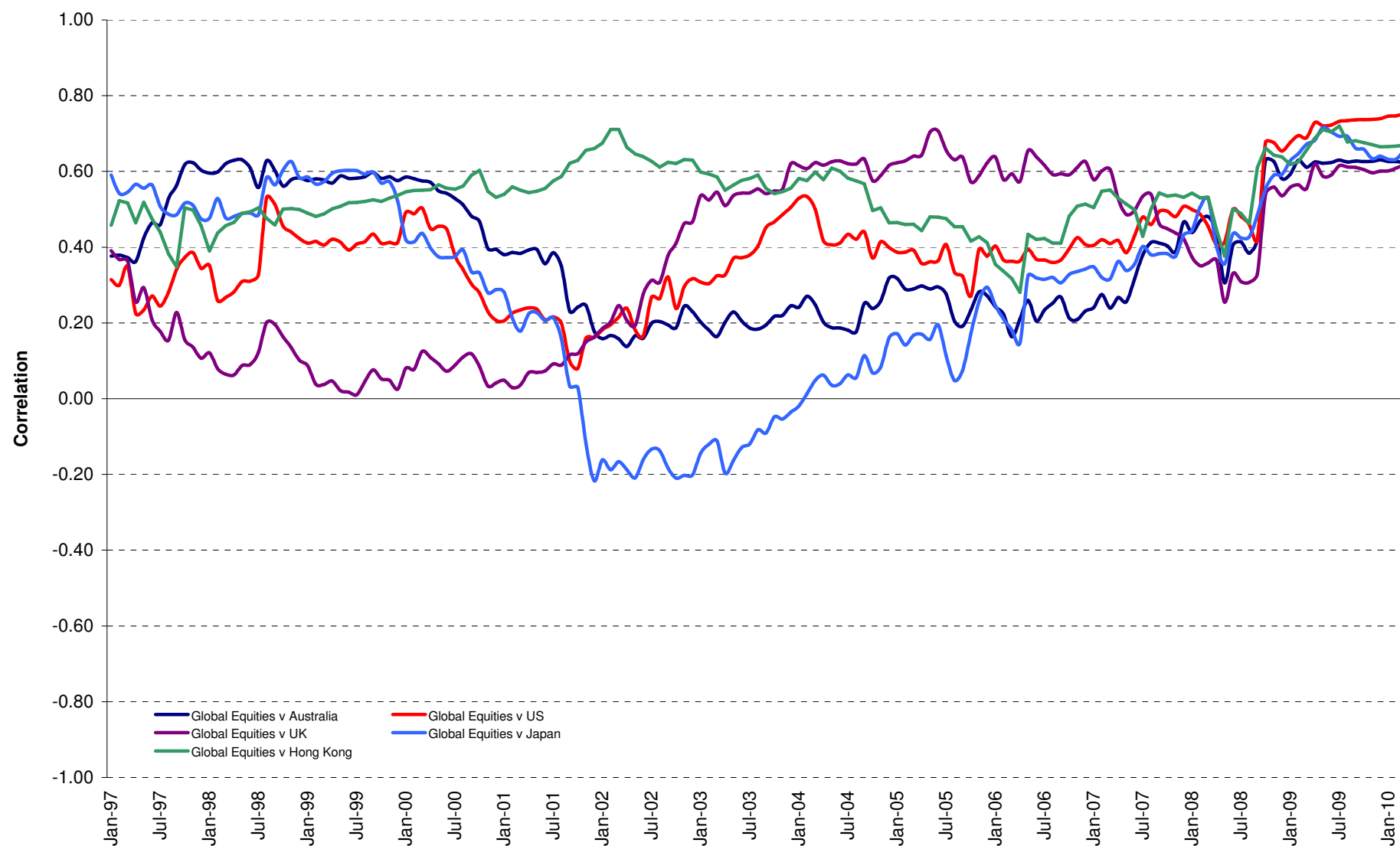


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Correlations

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

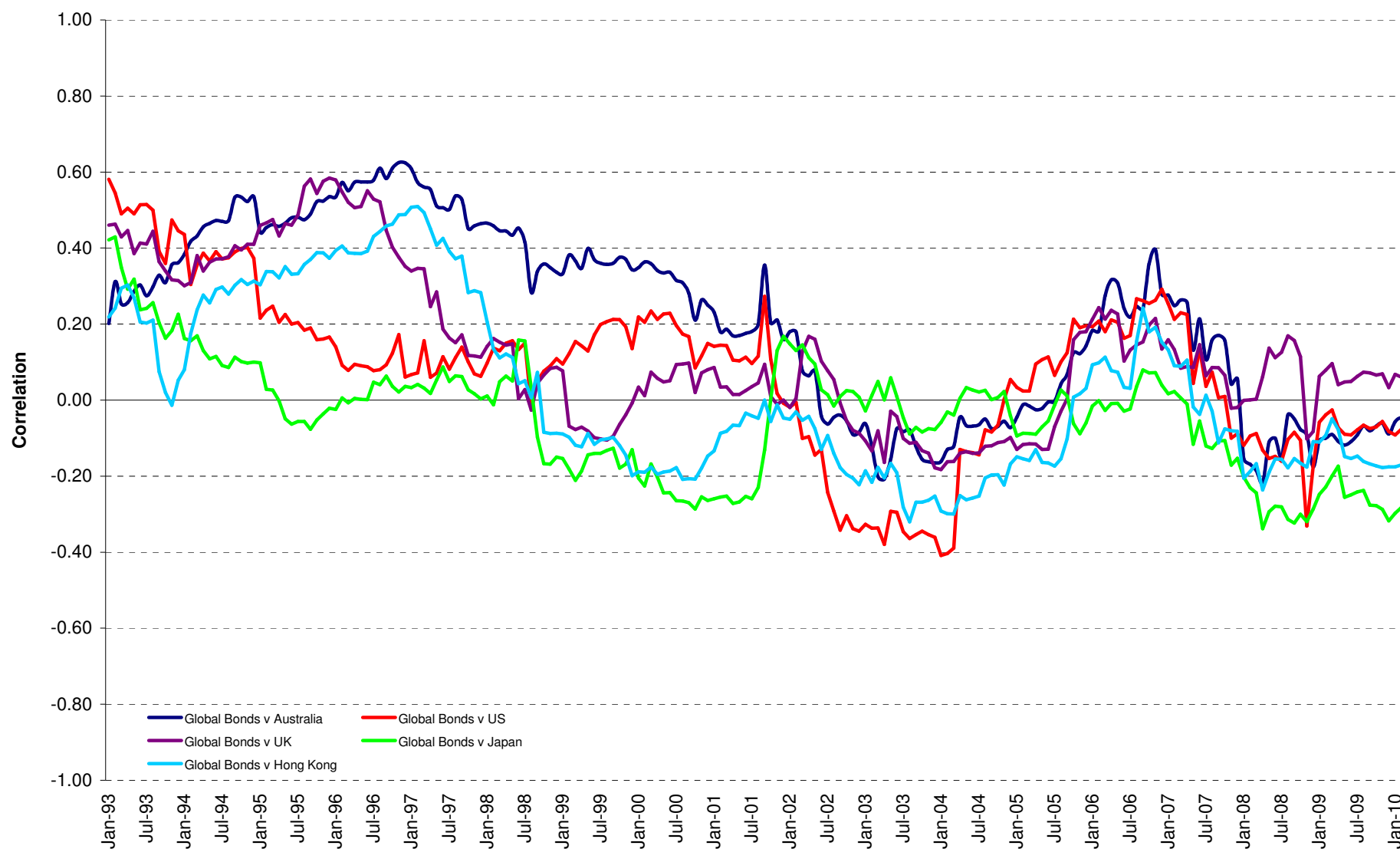


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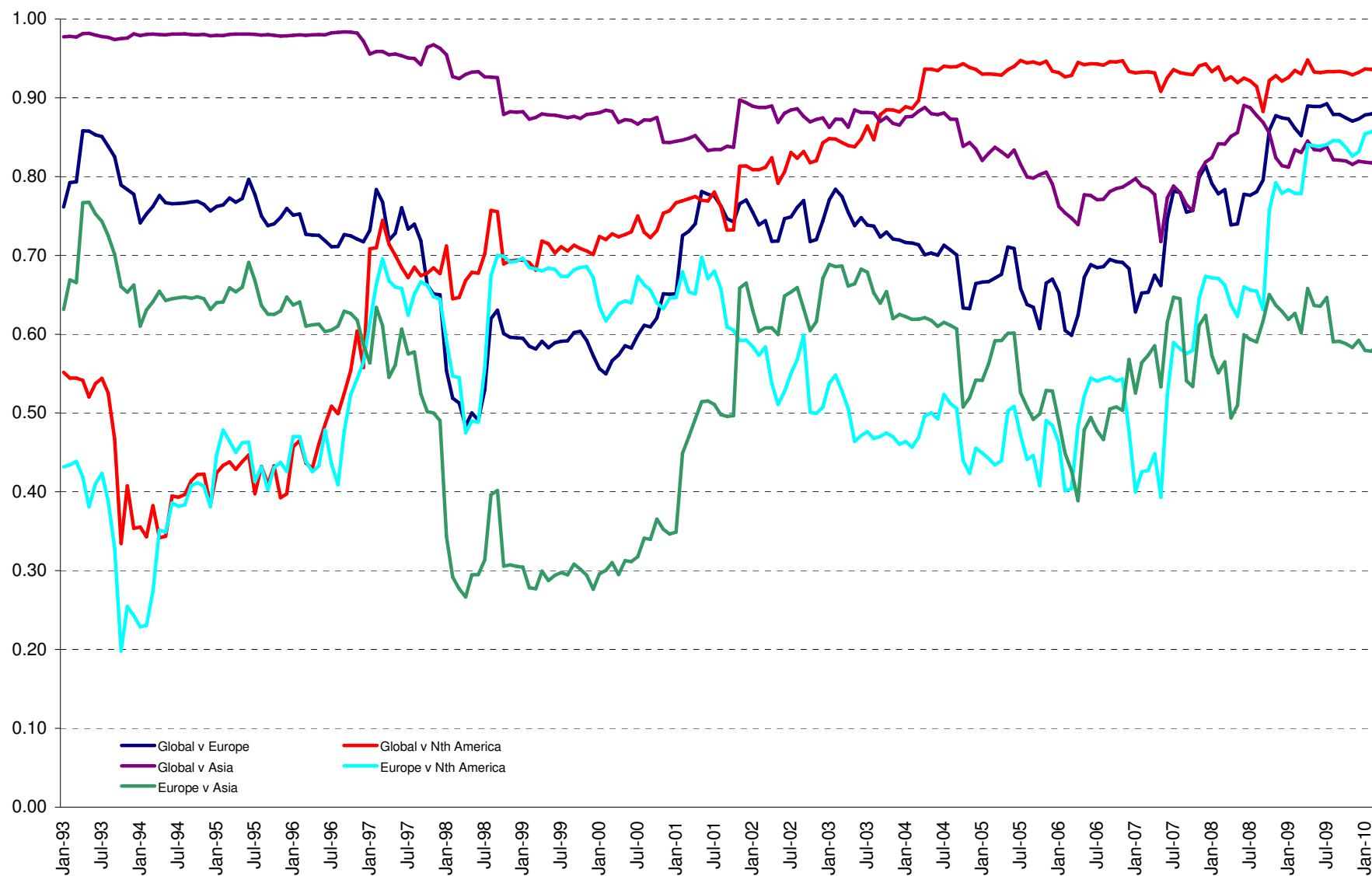
Correlations

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



Correlations

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



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.88	0.94	0.82		0.89	0.78	0.74	0.65		-0.26
Europe Real Estate	0.88	1.00	0.86	0.59		0.72	0.72	0.64	0.54		-0.18
North America Real Estate	0.94	0.86	1.00	0.59		0.75	0.69	0.71	0.54		-0.17
Asia Real Estate	0.82	0.59	0.59	1.00		0.88	0.69	0.59	0.66		-0.34
Global Equities	0.89	0.72	0.75	0.88		1.00	0.80	0.78	0.70		-0.42
Europe Equities	0.78	0.72	0.69	0.69		0.80	1.00	0.86	0.90		-0.29
North America Equities	0.74	0.64	0.71	0.59		0.78	0.86	1.00	0.80		-0.24
Asia Equities	0.65	0.54	0.54	0.66		0.70	0.90	0.80	1.00		-0.27
Global Bonds	-0.26	-0.18	-0.17	-0.34		-0.42	-0.29	-0.24	-0.27		1.00

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	0.91	0.94	0.87		0.88	0.87	0.88	0.81		-0.05
Europe Real Estate	0.91	1.00	0.88	0.69		0.79	0.80	0.77	0.70		0.00
North America Real Estate	0.94	0.88	1.00	0.66		0.78	0.76	0.81	0.66		-0.02
Asia Real Estate	0.87	0.69	0.66	1.00		0.84	0.84	0.80	0.84		-0.08
Global Equities	0.88	0.79	0.78	0.84		1.00	0.98	0.97	0.95		-0.07
Europe Equities	0.87	0.80	0.76	0.84		0.98	1.00	0.93	0.94		-0.05
North America Equities	0.88	0.77	0.81	0.80		0.97	0.93	1.00	0.87		-0.06
Asia Equities	0.81	0.70	0.66	0.84		0.95	0.94	0.87	1.00		-0.06
Global Bonds	-0.05	0.00	-0.02	-0.08		-0.07	-0.05	-0.06	-0.06		1.00

36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.38	0.35	0.50	0.64	0.78	0.60	0.51	0.33	0.59	0.65	0.42	0.38	0.58	0.38	0.52	0.46	0.55	0.74	-0.03
Singapore	0.38	1.00	0.81	0.70	0.51	0.60	0.36	0.49	0.37	0.52	0.53	0.37	0.49	0.51	0.51	0.26	0.23	0.47	0.62	-0.33
Hong Kong	0.35	0.81	1.00	0.66	0.41	0.46	0.23	0.32	0.25	0.47	0.40	0.36	0.37	0.37	0.44	0.18	0.23	0.27	0.66	-0.20
Japan	0.50	0.70	0.66	1.00	0.60	0.64	0.46	0.48	0.34	0.52	0.60	0.28	0.43	0.54	0.48	0.26	0.32	0.45	0.72	-0.32
US	0.64	0.51	0.41	0.60	1.00	0.76	0.84	0.73	0.67	0.61	0.83	0.49	0.46	0.78	0.76	0.49	0.55	0.75	0.68	-0.06
Canada	0.78	0.60	0.46	0.64	0.76	1.00	0.68	0.66	0.49	0.73	0.75	0.44	0.58	0.71	0.58	0.52	0.52	0.68	0.75	-0.18
UK	0.60	0.36	0.23	0.46	0.84	0.68	1.00	0.73	0.71	0.61	0.81	0.57	0.41	0.75	0.60	0.60	0.63	0.76	0.57	0.07
Switzerland	0.51	0.49	0.32	0.48	0.73	0.66	0.73	1.00	0.50	0.62	0.67	0.25	0.44	0.69	0.63	0.38	0.58	0.59	0.53	0.06
Sweden	0.33	0.37	0.25	0.34	0.67	0.49	0.71	0.50	1.00	0.44	0.72	0.47	0.66	0.70	0.78	0.32	0.65	0.79	0.37	0.17
Austria	0.59	0.52	0.47	0.52	0.61	0.73	0.61	0.62	0.44	1.00	0.73	0.60	0.49	0.72	0.53	0.46	0.58	0.76	0.73	-0.32
Netherlands	0.65	0.53	0.40	0.60	0.83	0.75	0.81	0.67	0.72	0.73	1.00	0.56	0.65	0.91	0.68	0.49	0.73	0.83	0.73	-0.21
Norway	0.42	0.37	0.36	0.28	0.49	0.44	0.57	0.25	0.47	0.60	0.56	1.00	0.35	0.52	0.30	0.62	0.43	0.62	0.60	-0.30
Italy	0.38	0.49	0.37	0.43	0.46	0.58	0.41	0.44	0.66	0.49	0.65	0.35	1.00	0.62	0.51	0.31	0.74	0.67	0.44	-0.20
France	0.58	0.51	0.37	0.54	0.78	0.71	0.75	0.69	0.70	0.72	0.91	0.52	0.62	1.00	0.68	0.48	0.78	0.80	0.65	-0.18
Germany	0.38	0.51	0.44	0.48	0.76	0.58	0.60	0.63	0.78	0.53	0.68	0.30	0.51	0.68	1.00	0.11	0.45	0.68	0.46	0.14
Greece	0.52	0.26	0.18	0.26	0.49	0.52	0.60	0.38	0.32	0.46	0.49	0.62	0.31	0.48	0.11	1.00	0.49	0.49	0.49	-0.19
Belgium	0.46	0.23	0.23	0.32	0.55	0.52	0.63	0.58	0.65	0.58	0.73	0.43	0.74	0.78	0.45	0.49	1.00	0.67	0.48	-0.05
Finland	0.55	0.47	0.27	0.45	0.75	0.68	0.76	0.59	0.79	0.76	0.83	0.62	0.67	0.80	0.68	0.49	0.67	1.00	0.56	-0.16
Global Equities	0.74	0.62	0.66	0.72	0.68	0.75	0.57	0.53	0.37	0.73	0.73	0.60	0.44	0.65	0.46	0.49	0.48	0.56	1.00	-0.42
Global Bonds	-0.03	-0.33	-0.20	-0.32	-0.06	-0.18	0.07	0.06	0.17	-0.32	-0.21	-0.30	-0.20	-0.18	0.14	-0.19	-0.05	-0.16	-0.42	1.00

36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.77	-0.06
Australia - ASX	0.77	1.00	-0.35
Australia Bonds	-0.06	-0.35	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.81	-0.10
Japan - Nikkei	0.81	1.00	-0.18
Japan Bonds	-0.10	-0.18	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.89	-0.07
Hong Kong - Hang Seng	0.89	1.00	-0.15
Hong Kong Bonds	-0.07	-0.15	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.86	-0.04
Singapore - STI	0.86	1.00	-0.05
Singapore Bonds	-0.04	-0.05	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.83	-0.09
United States - S&P 500	0.83	1.00	-0.07
United States Bonds	-0.09	-0.07	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.76	-0.17
Canada - TSX	0.76	1.00	-0.20
Canada Bonds	-0.17	-0.20	1.00

36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.60	0.16
UK - FTSE 100	0.60	1.00	0.05
UK Bonds	0.16	0.05	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.69	-0.15
Netherlands - AEX	0.69	1.00	-0.27
Netherlands Bonds	-0.15	-0.27	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.42	0.04
Italy - MIB30	0.42	1.00	0.18
Italy Bonds	0.04	0.18	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.61	0.15
Sweden - OMX	0.61	1.00	-0.09
Sweden Bonds	0.15	-0.09	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.68	-0.12
France - CAC 40	0.68	1.00	-0.21
France Bonds	-0.12	-0.21	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.48	0.28
Greece - ASE 20	0.48	1.00	0.31
Greece Bonds	0.28	0.31	1.00

36 Months Correlations (in Local Currency)

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

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.61	0.07
Belgium - BEL 20	0.61	1.00	-0.08
Belgium Bonds	0.07	-0.08	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.55	-0.03
Germany - DAX	0.55	1.00	-0.36
Germany Bonds	-0.03	-0.36	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.72	-0.18
Finland - HEX 25	0.72	1.00	-0.24
Finland Bonds	-0.18	-0.24	1.00

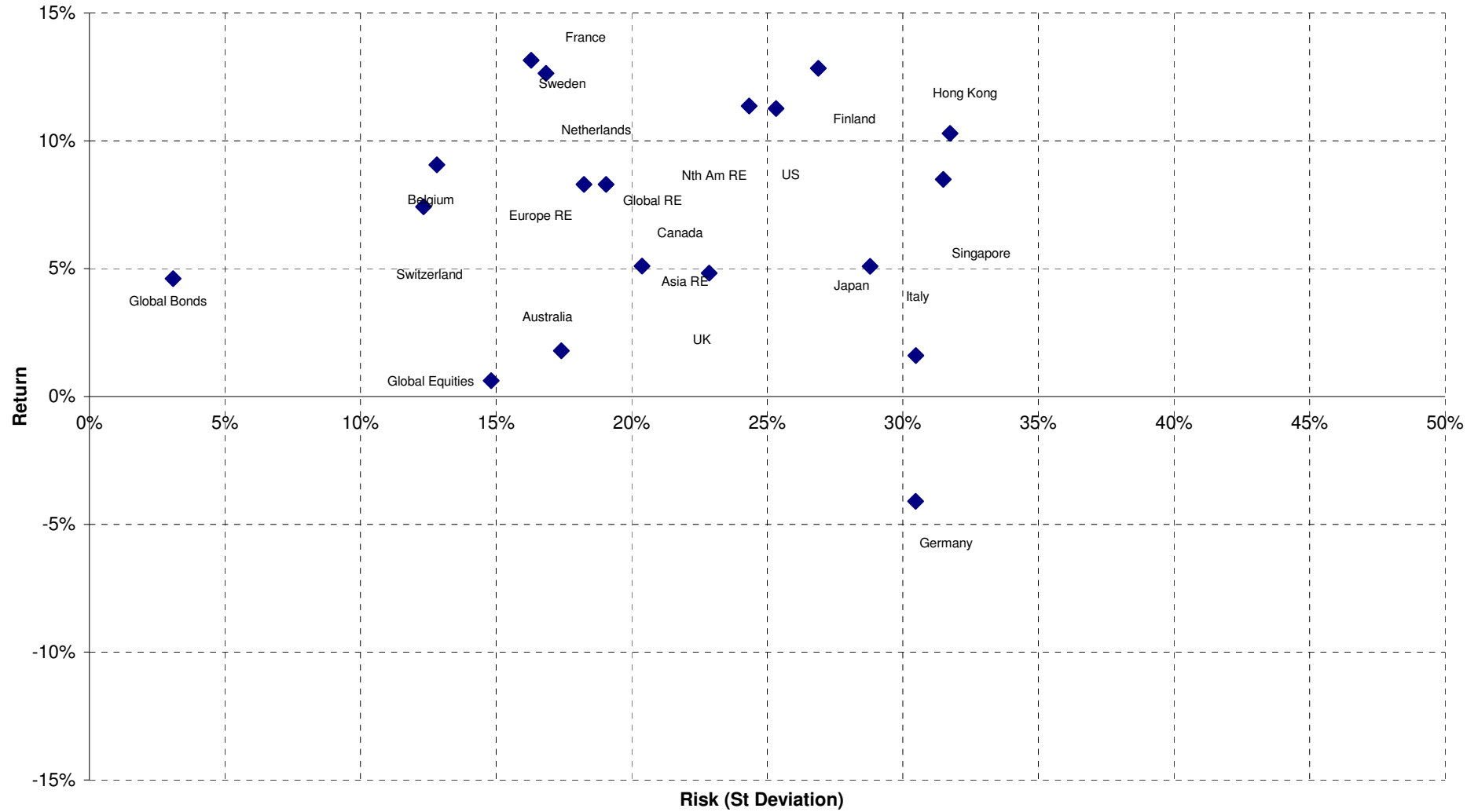
	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.89	-0.11
Austria - WBI	0.89	1.00	-0.12
Austria Bonds	-0.11	-0.12	1.00

36 Months Correlations (in Local Currency)

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

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.47	-NA-
Norway - OBX	0.47	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

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



Section 11

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 pages 214.

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

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Methodology

Velocity

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

Volatility

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

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

Section 12

Data Vendor Codes

Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	FENEL																	
ASIA 33 INDEX	ENAD						ENAD											
ASIA DIVERSIFIED INDEX	ENAD						ENAD											
ASIA DIVIDEND+ INDEX	ENAD						ENAD											
ASIA EMERGING INDEX	FENEA																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAAD	EAADU	EAADG	EAADJ	EAADA		TEAAD	TEAADU	TEAADG	TEAADJ	TEAADA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAHE	EAHU	EAHG	EAHJ	EAHA		TEAHE	TEAHU	TEAHG	TEAHJ	TEAHA							
ASIA EX AUSTRALIA INDEX	EPAA	EPAAU	EPAAJ	EPAAJ	EPAAJ		TEPAE	TEPAU	TEPAJ	TEPAJ	TEPAJ		TRPAE	TRPAU	TRPAJ	TRPAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAIE	EAIU	EAIG	EAIJ	EAIA		TEAIE	TEAIU	TEAIG	TEAIJ	TEAIA							
ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED INDEX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAAL	EAALU	EAALG	EAALJ	EAALA		TEAAL	TEAALU	TEAALG	TEAALJ	TEAALA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAQOE	EAQOU	EAQOG	EAQOJ	EAQOA		TEAQOE	TEAQOU	TEAQOG	TEAQOJ	TEAQOA							
ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAATE	EAATU	EAATG	EAATJ	EAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAASU	EAASG	EAASJ	EAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAEE	EAEEU	EAEEG	EAEEJ	EAEEA		TEAEE	TEAEEU	TEAEEG	TEAEEJ	TEAEEA							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAAP	EAAPU	EAAPG	EAAPJ	EAAPA		TEAAP	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
ASIA INDEX	EGAS	UGAS	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGASE	TRGASU	TRGASG	TRGASJ		
ASIA INDUSTRIAL INDEX	EGAI	EGAIU	EGAIJ	EGAIJ	EGAIJ		TEGAI	TEGAIU	TEGAIJ	TEGAIJ	TEGAIJ							
ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENAS	ENASU	ENASG	ENASJ	ENASA		TENAS	TENASU	TENASG	TENASJ	TENASA							
ASIA OFFICE INDEX	EGAF	EGAFU	EGAFG	EGAFJ	EGAFJ		TEGAF	TEGAFU	TEGAFG	TEGAFJ	TEGAFJ							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLOAP	GSLOAPU	GSLOAPG	GSLOAPJ	GSLOAPA	GSLOAPH (HKD), GSLOAPS (SGD)	TEGLOAP	TEGLOAPU	TEGLOAPG	TEGLOAPJ	TEGLOAPA	TEGLOAPH (HKD), TEGLOAPS (SGD)						
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAE	EGAEU	EGAEG	EGAEJ	EGAEA		TEGAE	TEGAEU	TEGAEG	TEGAJ	TEGAEA							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US\$ INDEX	ELAU						TELAU						FTAHUST					
AUSTRALIA INDEX	ELAU	ELAU	ELAU	ELAU	ELAU		TELAU	TELAU	TELAU	TELAU	TELAU							
AUSTRALIA LIQUID INDEX	LIQELAU	LIQELAU	LIQELAU	LIQELAU	LIQELAU		TELIQELAU	TELIQELAU	TELIQELAU	TELIQELAU	TELIQELAU							
AUSTRIA INDEX	EPAS	EPASU	EPASG	EPASJ	EPASA		TERPAS	TERPASU	TERPASG	TERPASJ	TERPASA		TRPASE	TRPASU	TRPASG	TRPASJ		
BELGIUM INDEX	EPBL	EPBLU	EPBLG	EPBLJ	EPBLJ		TERPBL	TERPBLU	TERPBLG	TERPBLJ	TERPBLJ		TRPBLE	TRPBLU	TRPBLG	TRPBLJ		
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAC	RCACU	RCACG	RCACJ	RCACJ	RCAC (CAD)	TRLCAE	TRLCAU	TRLCAJ	TRLCAJ		TRLCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILC	FTGIEUTR	FTGIUSTR				FTGILCTR						
CZECH REPUBLIC INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPDK	RUPDK	RPDK	RYDK			TRPCZE	TRPCZU	TRPCZG	TRPCZJ	TRPCZL (NZD)	
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPDK	RUPDK	RPDK	RYDK			TRLDKE	TRLDKU	TRLDKG	TRLDKJ	TRLDKL (DKK)	
EMERGING MARKET INDEX	FENEI																	
EUROPE CAPPED INDEX	EOA	EOAU	EOAG	EOAG	EOAG		TEORAE	TEORAU	TEORAG	TEORAJ			RORA	RORA	RORA	RORA		
EUROPE DIVERSIFIED INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRDA							
EUROPE EURO ZONE CAPPED INDEX	EOEU	EOEUU	EOEUG	EOEUJ	EOEUJ		TEOEUE	TEOEUJ	TEOEUG	TEOEUJ	TEOEUJ		ROEU	ROEU	ROEU	ROEU		
EUROPE EURO ZONE DIVERSIFIED INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPED	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
EUROPE EURO ZONE INDEX	EPUE	EPUEU	EPUEG	EPUEJ	EPUEJ		TEPUE	TEPUEU	TEPUEG	TEPUEJ	TEPUEJ		NEPUE	NEPUE	NEPUE	NEPUE		
EUROPE EURO ZONE INDUSTRIAL INDEX	EPUE	EPUEU	EPUEG	EPUEJ	EPUEJ		TEPUE	TEPUEU	TEPUEG	TEPUEJ	TEPUEJ							
EUROPE EURO ZONE OFFICE INDEX	EPUE	EPUEU	EPUEG	EPUEJ	EPUEJ		TEPUE	TEPUEU	TEPUEG	TEPUEJ	TEPUEJ							
EUROPE EURO ZONE RESIDENTIAL INDEX	EPUE	EPUEU	EPUEG	EPUEJ	EPUEJ		TEPUE	TEPUEU	TEPUEG	TEPUEJ	TEPUEJ							
EUROPE EURO ZONE RETAIL INDEX	EPUE	EPUEU	EPUEG	EPUEJ	EPUEJ		TEPUE	TEPUEU	TEPUEG	TEPUEJ	TEPUEJ							
EUROPE EX UK CAPPED INDEX	EOUK	EOUKU	EOUKG	EOUKJ	EOUKJ		TEOUKE	TEOUKU	TEOUKG	TEOUKJ	TEOUKJ		ROUK	ROUK	ROUK	ROUK		
EUROPE EX UK DIVIDEND+ INDEX	EOUK	EOUKU	EOUKG	EOUKJ	EOUKJ		TEOUKE	TEOUKU	TEOUKG	TEOUKJ	TEOUKJ		ROUK	ROUK	ROUK	ROUK		
EUROPE EX UK INDEX	EOUK	EOUKU	EOUKG	EOUKJ	EOUKJ		TEOUKE	TEOUKU	TEOUKG	TEOUKJ	TEOUKJ		ROUK	ROUK	ROUK	ROUK		
EUROPE EX UK LIQUID INDEX	GSLOEU	GSLOEUU	GSLOEUG	GSLOEUJ	GSLOEUA	GSLOEUH (HKD), GSLOEUS (SGD)	TEGLOEU	TEGLOEUU	TEGLOEUG	TEGLOEUJ	TEGLOEUA	TEGLOEUH (HKD), TEGLOEUS (SGD)	REXUK	NUXUK	NPXUK	NYXUK		
EUROPE HEALTHCARE INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ		NEPRI	NUPRI	NPPRI	NYPRI		
EUROPE INDUSTRIAL INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE LIQUID 40 CAPPED INDEX INDEX	SOEL	SOELU	SOELG	SOELJ	SOELJ		TEOEL	TEOELU	TEOELG	TEOELJ	TEOELJ		ROEL	ROEL	ROEL	ROEL		
EUROPE LIQUID 40 EX UK CAPPED INDEX	SOXU	SOXUJ	SOXUG	SOXUJ	SOXUJ		TEOXU	TEOXUJ	TEOXUG	TEOXUJ	TEOXUJ		ROXU	ROXU	ROXU	ROXU		
EUROPE LIQUID 40 EX UK INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYSX			NSXU	NUSXU	NPSXU	NYSXU		
EUROPE LIQUID 40 INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYSX			NSXU	NUSXU	NPSXU	NYSXU		
EUROPE LODGING/RESORTS INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE NON-REITS INDEX	ENEE	ENEEU	ENEEG	ENEEJ	ENEEA		TENEE	TENEEU	TENEEG	TENEJ	TENEA							
EUROPE OFFICE INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE REITS INDEX	EREE	EREEU	EREEG	EREEJ	EREEA		TEREE	TEREEU	TEREEG	TEREEJ	TEREEA							
EUROPE RESIDENTIAL INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE RETAIL INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE SELF STORAGE INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE SPECIALTY INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE UK RESTRICTED INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
EUROPE EMERGING INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ		TRPHGE	TRPHGU	TRPHGJ	TRPHGJ		
EMEA EMERGING INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ							
FINLAND INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ		TRPFIE	TRPFIU	TRPFIG	TRPFIJ		
FRANCE INDEX	EPRI	EPRIU	EPRIJ	EPRIJ	EPRIJ		TEPRI	TEPRIU	TEPRIJ	TEPRIJ	TEPRIJ		TRPFIE	TRPFIU	TRPFIG	TRPFIJ		

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Data Vendor Codes - Indices



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

Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELUDU	TELUDG	TELUDJ	TELUDA							
UK HEALTHCARE INDEX	ELUHE	ELUHU	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHU	TELUHG	TELUHJ	TELUHA							
UK INDEX	ELUK	ELUKU	ELUKG	ELUKJ	ELUKA		TELUK	TELUKU	TELUKG	TELUKJ	TELUKA		NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							
UK LIQUID INDEX	LIQELUE	LIQELUU	LIQELUG	LIQELUJ	LIQELUA	LIQELUH (HKD), LIQELUS (SGD)	TLQELUE	TLQELUU	TLQELUG	TLQELUJ	TLQELUA	TLQELUH (HKD), TLQELUS (SGD)						
UK LODGINGS/RESORTS INDEX	ELULE	ELULU	EULUG	EULUJ	ELULA		TELULE	TELULU	TEULUG	TEULUJ	TELULA							
UK NON-REITS INDEX	ENUKNRE	ENUKNRU	ENUKNRG	ENUKNRJ			TENUKNRE	TENUKNRU	TENUKNRG	TENUKNRJ								
UK OFFICE INDEX	ELUFE	ELUFU	ELUFG	ELUFJ	ELUFA		TELUFE	TELUFU	TELUGF	TELUFJ	TELUFA							
UK PROPERTY INDEX	INAVEUPE	INAVEUPU	INAVEUPG			INAVEUPC (CHF)												
UK REITS INDEX	ENUKRE	ENUKRU	ENUKRG	ENUKRJ			TENUKRE	TENUKRU	TENUKRG	TENUKRJ								
UK RESIDENTIAL INDEX	ELUEE	ELUEU	ELUEG	ELUEJ	ELUEA		TELUUE	TELUUE	TELUUG	TELUUEJ	TELUUEA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELUUE	TELUUTU	TELUUG	TELUUTJ	TELUUTA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUUE	TELUSU	TELUSG	TELUSJ	TELUSA							
UK SPECIALTY INDEX	ELUPE	ELUPU	ELUPG	ELUPJ	ELUPA		TELUPE	TELUPU	TELUPG	TELUPJ	TELUPA							
US DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		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	RPNUS	RYUS			TRNUSE	TRNUSU	TRNUSG	TRNUSJ		
US INDUSTRIAL INDEX	UNUIE	UNUIU	UNUIG	UNUIJ	UNUIA		TUNUIE	TUNUIU	TUNUIG	TUNUIJ	TUNUIA							
US INDUSTRIAL/OFFICE MIXED INDEX	UNUME	UNUMU	UNUMG	UNUMJ	UNUMA		TUNUME	TUNUMU	TUNUMG	TUNUMJ	TUNUMA							
US LODGINGS/RESORTS INDEX	UNULE	UNULU	UNULG	UNULJ	UNULA		TUNULE	TUNULU	TUNULG	TUNULJ	TUNULA							
US OFFICE INDEX	UNUFA	UNUFU	UNUFG	UNUFJ	UNUFA		TUNUFA	TUNUFU	TUNUFG	TUNUFJ	TUNUFA							
US RESIDENTIAL INDEX	UNUEE	UNUEU	UNUEG	UNUEJ	UNUEA		TUNUEE	TUNUEU	TUNUEG	TUNUEJ	TUNUEA							
US RETAIL INDEX	UNUTE	UNUTU	UNUTG	UNUTJ	UNUTA		TUNUTE	TUNUTU	TUNUTG	TUNUTJ	TUNUTA							
US SELF STORAGE INDEX	UNUOE	UNUOU	UNUOG	UNUOJ	UNUOA		TUNUOE	TUNUOU	TUNUOG	TUNUOJ	TUNUOA							
US SPECIALTY INDEX	UNUPE	UNUPU	UNUPG	UNUPJ	UNUPA		TUNUPE	TUNUPU	TUNUPG	TUNUPJ	TUNUPA							

Data Vendor Codes - Indices

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	.FTENEL																	
ASIA 33 INDEX	.FTENAE3						.FTENA3											
ASIA DIVIDEND+ INDEX	.FTENAD						.FTENAD											
ASIA EMERGING INDEX	.FTENEA																	
ASIA EX AUSTRALIA INDEX													.FTTRPAAE	.FTTRPAU	.FTTRPAAS	.FTTRPAAY		.FTTRPAAL
ASIA INDEX	.FTEGAS	.FTUGAS					.FTEGASE	.FTEGASU	.FTEGASY	.FTEGASS		.FTEGASL	.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY		.FTTRGASL
ASIA NON-REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY		.FTENASL	.FTTENASE	.FTTENASU	.FTTENASS	.FTTENASY		.FTTENASL
ASIA REITS INDEX							.FTERASE	.FTERASU	.FTERASS	.FTERASY		.FTERASL	.FTTERASE	.FTTERASU	.FTTERASS	.FTTERASY		.FTTERASL
AUSTRALIA INDEX					.FTELAU		.FTELAU	.FTELAUU	.FTELAUJ	.FTELAUS		.FTELAUL	.FTTELAU	.FTTELAUU	.FTTELAUJ	.FTTELAUS		.FTTELAUL
AUSTRIA INDEX							.FTEPASE	.FTEPASU	.FTEPASJ	.FTEPASS		.FTEPASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASJ		.FTTRPASL
BELGIUM INDEX							.FTEPBLE	.FTEPBLU	.FTEPBLJ	.FTEPBLS		.FTEPBLL	.FTTRPBLE	.FTTRPBLU	.FTTRPBLS	.FTTRPBLY		.FTTRPBLL
CANADA INDEX							.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS		.FTELCAL	.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAJ		.FTTELCAL
CZECH INDEX																		.FTTRPCZL
DENMARK INDEX							.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS		.FTELDKL	.FTTELKE	.FTTELDKU	.FTTELDKS	.FTTELDKY		.FTTELDKL
EMERGING MARKET INDEX	.FTEND						.FTEND											
EUROPE CAPPED INDEX	.FTEORA						.FTEORA											
EUROPE EURO ZONE CAPPED INDEX	.FTEOEU						.FTEOEU											
EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEU	.FTEPEUU	.FTEPEUJ	.FTEPEUS		.FTEPEUL	.FTTRPEU	.FTTRPEUU	.FTTRPEUS	.FTTRPEUJ		.FTTRPEUL
EUROPE EX UK CAPPED INDEX	.FTEOUK						.FTEOUK											
EUROPE EX UK DIVIDEND+ INDEX	.FTENDP						.FTENDP						.FTENDPE	.FTENDPU	.FTENDPDS	.FTENDDPY		.FTENDPDL
EUROPE EX UK INDEX	.FTEOUK						.FTEOUK	.FTEOUKU	.FTEOUKJ	.FTEOUKS		.FTEOUKL	.FTTRKUE	.FTTRKUKU	.FTTRKUKJ	.FTTRKUKS		.FTTRKUKL
EUROPE INDEX	.FTEPRA	.FTUPRA					.FTEPRAE	.FTEPRAU	.FTEPRAJ	.FTEPRAS		.FTEPRAL	.FTTRPAE	.FTTRPAU	.FTTRPPAS	.FTTRPAJ		.FTTRPAL
EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUJ	.FTSSXUS		.FTSSXUL	.FTTSSXUE	.FTTSSXUU	.FTTSSXUS	.FTTSSXUJ		.FTTSSXUL
EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS		.FTSSELL	.FTTSSELE	.FTTSSELU	.FTTSSELS	.FTTSSELY		.FTTSSELL
EUROPE NON-REITS INDEX	.FTENEE						.FTENEE											
EUROPE REITS INDEX	.FTEREE						.FTEREE											
EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS		.FTEPHGL	.FTTRPHGE	.FTTRPHGU	.FTTRPHGS	.FTTRPHGY		.FTTRPHGL
EUROPE EMERGING INDEX	.FTENEM																	
FINLAND INDEX							.FTFPFIE	.FTFPFIU	.FTFPFIJ	.FTFPFIS		.FTFPFIL	.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFIJ		.FTTRPFIL
FRANCE INDEX							.FTFPFRE	.FTFPFRU	.FTFPFRJ	.FTFPFRS		.FTFPFRL	.FTTRPFRE	.FTTRPFRU	.FTTRPFRS	.FTTRPFRIJ		.FTTRPFRL
GERMANY INDEX							.FTFPGRE	.FTFPGRU	.FTFPGRJ	.FTFPGRS		.FTFPGRL	.FTTRPGRE	.FTTRPGRU	.FTTRPGRS	.FTTRPGRIJ		.FTTRPGRL
GLOBAL DIVIDEND+ INDEX	.FTENG0						.FTENG0											
GLOBAL EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAJ	.FTEGXAS		.FTEGXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAJ		.FTTRGXAL
GLOBAL EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAJ	.FTENXAS		.FTENXAL	.FTTENXAE	.FTTENXAU	.FTTENXAS	.FTTENXAJ		.FTTENXAL
GLOBAL EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAJ	.FTERXAS		.FTERXAL	.FTTRXAE	.FTTRXAU	.FTTRXAS	.FTTRXAJ		.FTTRXAL
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX											.FTEGAAA			.FTEGAAL				
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX											.FTEGAAA			.FTEGAHU				.FTEGAHL
GLOBAL EX AUSTRALIA INDEX											.FTTRAXAA							
GLOBAL EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES		.FTEGXEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXEY		.FTTRGXEL
GLOBAL EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.FTTENXEE	.FTTENXEU	.FTTENXES	.FTTENXEY		.FTTENXEL
GLOBAL EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.FTTRXEE	.FTTRXEU	.FTTRXES	.FTTRXEY		.FTTRXEL
GLOBAL EX JAPAN INDEX													.FTTRGXIE	.FTTRGXJU	.FTTRGXJS	.FTTRGXJY		.FTTRGXIL
GLOBAL EX NORTH AMERICA INDEX							.FTGXNE	.FTGXNJU	.FTGXNXY	.FTGXNS		.FTGXNL	.FTTRGXNE	.FTTRGXNJU	.FTTRGXNS	.FTTRGXNY		.FTTRGXNL
GLOBAL EX NORTH AMERICA REITS INDEX													.FTTRXUE	.FTTRXUJ	.FTTRXUS	.FTTRXUY		.FTTRXUL
GLOBAL EX US INDEX	.FTEGX0						.FTENXUE	.FTENXUU	.FTENXUS	.FTENXUY		.FTENXUL	.FTTENXUE	.FTTENXUU	.FTTENXUS	.FTTENXUY		.FTTENXUL
GLOBAL EX US NON-REITS INDEX							.FTERXUE	.FTERXUU	.FTERXUS	.FTERXUY		.FTERXUL	.FTTRXUE	.FTTRXUJ	.FTTRXUS	.FTTRXUY		.FTTRXUL
GLOBAL EX US REITS INDEX																		
GLOBAL HEDGED IN AUD INDEX												.FTSEHAA						
GLOBAL HEDGED IN USD INDEX							.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL INDEX	.FTENGL	.FTUNGL					.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL NON-REITS INDEX							.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GLOBAL REITS INDEX							.FTENGL	.FTENGLU	.FTENGLJ	.FTENGLS		.FTENGLL	.FTTRNGLE	.FTTRNGLU	.FTTRNGLS	.FTTRNGLY		.FTTRNGLL
GREECE INDEX							.FTPGCE	.FTPGCU	.FTPGCJ	.FTPGCS		.FTPGCL	.FTTRPGCE	.FTTRPGCU	.FTTRPGCS	.FTTRPGCJ		.FTTRPGCL
HONG KONG INDEX						.FTELHK	.FTELHKE	.FTELHKU	.FTELHJ	.FTELHKS		.FTELHKL	.FTTELHKE	.FTTELHKU	.FTTELHKS	.FTTELHJ		.FTTELHKL
HUNGARY INDEX																		.FTTRPHUL
IRELAND INDEX							.FTEPRIE	.FTEPRIU	.FTEPRIJ	.FTEPIRS		.FTEPIRL	.FTTRPIE	.FTTRPIU	.FTTRPIJ	.FTTRPIR		.FTTRPIRL
ITALY INDEX							.FTERTIE	.FTERTIU	.FTERTIJ	.FTERTIS		.FTERTIL	.FTTRPIE	.FTTRPIU	.FTTRPIJ	.FTTRPIR		.FTTRPIRL
JAPAN INDEX						.FTELJP	.FTELJPE	.FTELJPU	.FTELJPJ	.FTELJPS		.FTELJPL	.FTTELJPE	.FTTELJPU	.FTTELJPS	.FTTELJPJ		.FTTELJPL
NETHERLANDS INDEX							.FTENPLE	.FTENPLU	.FTENPLJ	.FTENPLS		.FTENPLL	.FTTRPNLE	.FTTRPNLU	.FTTRPNLS	.FTTRPNLJ		.FTTRPNLL
NEW ZEALAND INDEX							.FTENLZE	.FTENLZU	.FTENLZJ	.FTENLZS		.FTENLZL	.FTTELNZE	.FTTELNZU	.FTTELNZS	.FTTELNZJ		.FTTELNZL
NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEGNAE	.FTEGNAU	.FTEGNAY	.FTEGNAS		.FTEGNAL	.FTTRGNAE	.FTTRGNAU	.FTTRGNAS	.FTTRGNAY		.FTTRGNAL
NORWAY INDEX							.FTENLKE	.FTENLKU	.FTENLKY	.FTENLKS		.FTENLKL	.FTTELNKE	.FTTELNKU	.FTTELNKS	.FTTELNKY		.FTTELNKL
MIDDLE EAST/AFRICA EMERGIN INDEX	.FTENME																	
POLAND INDEX																		
PORTUGAL INDEX							.FTEPPIE	.FTEPPIU	.FTEPPIJ	.FTEPPTS		.FTEPPTL	.FTTRPPIE	.FTTRPPIU	.FTTRPPIJ	.FTTRPPIR		.FTTRPPTL
PURE ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.FTTRGPAE	.FTTRGPAU	.FTTRGPAS	.FTTRGPAY		.FTTRGPAL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUJ	.FTLPAUS			.FTLPAUL	.FTTLPAUE	.FTTLPAUJ	.FTTLPAUS	.FTTLPAUY		.FTTLPAUL
SINGAPORE INDEX							.FTLSIE	.FTLSIU	.FTLSIJ	.FTLSIS		.FTLSIL	.FTTSLIE	.FTTSLIU	.FTTSLIS	.FTTSLIJ		.FTTSLIL
SOUTH KOREA INDEX																		.FTTRPKRL

Data Vendor Codes - Indices

REUTERS		Price Indices						Gross Total Return Indices						Net Total Return Indices					
		EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
SPAIN INDEX								.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.FTTRPSPE	.FTTRPSPU	.FTTRPSPS	.FTTRPSPY		.FTTRPSPL
SWEDEN INDEX								.FTELSDI	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.FTTELSDE	.FTTELSDU	.FTTELSDS	.FTTELSDY		.FTTELSOL
SWITZERLAND INDEX								.FTELSWI	.FTELSWU	.FTELSWY	.FTELSWS		.FTELSWL	.FTTELSWE	.FTTELSWU	.FTTELSWS	.FTTELSWSY		.FTTELSOL
UK INDEX					.FTELUK			.FTELUKI	.FTELUKU	.FTELUKY	.FTELUKS		.FTELUKL	.FTTRPUKE	.FTTRPUKU	.FTTRPUKS	.FTTRPUKY		.FTTRPUKL
UK NON-REITS INDEX								.FTENUKNRE	.FTENUKNRI	.FTENUKNRS	.FTENUKNRY		.FTENUKNRS						
UK REITS INDEX								.FTENUKRE	.FTENUKRI	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US DIVIDEND+ INDEX		.FTENUD						.FTENUKRE	.FTENUKRI	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US INDEX			.FTUNUS					.FTUNUSE	.FTUNUSU	.FTUNUSY	.FTUNUSS		.FTUNUSL	.FTTUNUSE	.FTTUNUSU	.FTTUNUSS	.FTTUNUSY		.FTTUNUSL

Data Vendor Codes - Indices



DATASTREAM

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



THOMSON ONE

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

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Data Vendor Codes - Indices



THOMSON GLOBAL TOPIC

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



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

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Zueblin Immobilien Holding	CH	CH0021831182	ZUBN SW	ZUBN.S	ZUBN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Affine *	FR	FR0000036105	IML FP	BTTP.PA	IML-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCE.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Silic *	FR	FR0000050916	SIL FP	SILP.PA	SIL-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Unibail-Rodamco *	FR	FR0000124711	UL FP	UNBP.PA	UL-PAR
Babis Vovos	GR	GRS421003005	VOVOS GA	VOVr.AT	VOVOS-ATH
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Lamda Development	GR	GRS245213004	LAMDA GA	LMdR.AT	LAMDA-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Colonia Real Estate	DE	DE0006338007	KBU GR	KBUG.F	KBU-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWN GY	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE0005098404	DAZ GR	DAZG.DE	DAZ-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Patrizia Immobilien	DE	DE000PAT1AG3	P1Z GR	P1ZGn.F	P1Z-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR
Beni Stabili	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIFFc.AS	ECMPA-AMS
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS	PEPR-AMS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS	VNOI-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Kloven AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsliden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ld	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
IRP Property Investments	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
Liberty International *	UK	GB0006834344	LII LN	LII.L	LII-LON
Minerva	UK	GB0005953681	MNR LN	MNR.L	MNR-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Safestore Holdings	UK	GB00B1N7Z094	SAFE LN	QED.L	QED-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L	WKP-LON
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
FKP Property Group *	AU	AU000000FKP9	FKP AU	FKP.AX	FKP-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	IIF.AX	IIF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Macquarie CountryWide *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Macquarie Office Trust *	AU	AU000000CQO6	MOF AU	MOF.AX	MOF-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
China Overseas Land	HK	HK0688002218	688 HK	0688.HK	0688-HKG
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK	1109-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK	0754-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Kowloon Dev	HK	HK0034000254	34 HK	0034.HK	0034-HKG
KWG Property Holdings	HK	KYG532241042	1813 HK	1813.HK	1813-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Heiwa Real Estate	JP	JP3834800009	8803 JP	8803.T	8803-TKS
Daibiru Corp	JP	JP3497200000	8806 JP	8806.OS	8806-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Holdings	JP	JP3762900003	3231 JP	8951.T	8951-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Allgreen Properties *	SG	SG1G61871305	AG SP	AEMN.SI	A16-SES
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
CapitaMall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI	S30-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES

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Data Vendor Codes - Index Constituents

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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Cogdell Spencer	US	US19238U1079	CSA US	CDR.N	CDR-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCE.A-US
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Glimcher Realty Trust *	US	US3793021029	GRT US	GTY.N	GTY-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
HRPT Properties Trust *	US	US40426W1018	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US

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Data Vendor Codes - Index Constituents

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	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
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMG677431071	OEI US	OEI.N	OEI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust CI A	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
Prologis *	US	US7434101025	PLD US	PLD.N	PLD-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US

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