



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

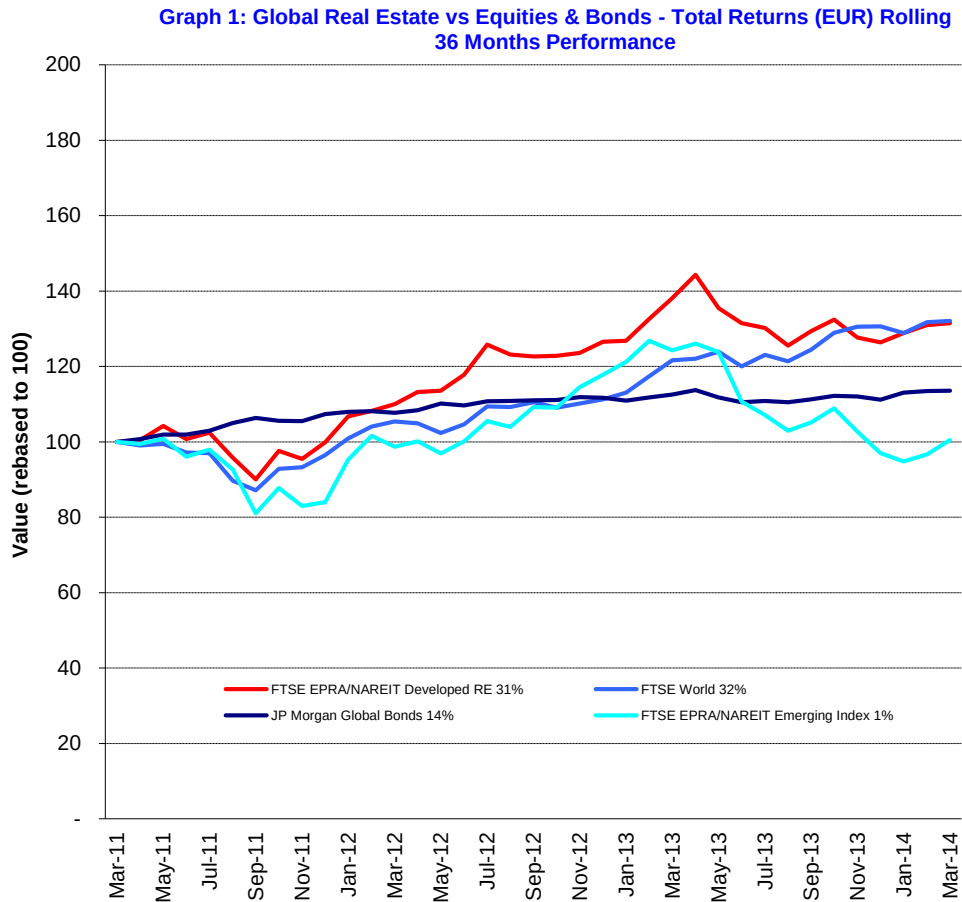
March 2014



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Comment

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

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

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

All calculated returns in the bulletin are geometric means.

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

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

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

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Part I

Total Markets

Section 1.1

Size of the total real estate market - Developed Markets

Size of the total real estate market - Developed Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Mar-14 Total Listed (\$ Bn)	Mar-14 Number of Companies	Mar-14 Of which REITs	Mar-14 Index Market Cap (\$ Bn)	Mar-14 No. of Index Constituents	Mar-14 Ttl RE/Listed RE %	Mar-14 Stock Market (\$ Bn)	Mar-14 Stk Mkt/RE %
Asia											
Australia	1,475.34	68,573.03	663.90	118.91	87	43	73	14	17.91%	1,399	8.50%
Hong Kong	256.90	36,531.92	256.90	305.28	146	7	89	19	118.83%	3,374	9.05%
Japan	5,963.23	46,740.60	2,683.45	284.06	342	1	142	32	10.59%	4,326	6.57%
New Zealand	165.48	38,921.74	74.46	4.22	8	5	1	1	5.67%	67	6.27%
Singapore	263.02	51,159.38	263.02	131.52	105	33	42	17	50.76%	588	22.70%
South Korea	1,115.10	22,929.15	501.80	40.37	86	8	-	-	8.03%	1,181	3.41%
Total Asia-Pacific	9,239.06	-	4,443.53	884.36	774	97	347	83	19.95%	10,936	8.10%
Europe											
Austria	397.89	48,442.67	179.05	5.57	8	-	2	2	3.11%	122	4.56%
Belgium	489.41	46,956.88	220.23	10.03	22	15	5	7	4.55%	364	2.75%
Denmark	319.49	57,925.79	143.77	1.63	14	-	-	-	1.13%	366	0.45%
Finland	249.11	47,408.00	112.10	6.38	7	-	3	3	5.69%	218	2.92%
France	2,647.11	40,763.17	1,191.20	118.49	58	31	15	8	9.95%	2,239	5.29%
Germany	3,472.23	42,522.66	1,562.51	25.25	57	8	19	11	1.62%	2,026	1.25%
Greece	261.53	24,330.87	117.69	2.12	24	3	0	1	1.80%	91	2.32%
Ireland	214.76	46,454.67	96.64	0.39	2	2	-	-	0.40%	200	0.19%
Italy	2,047.03	33,705.36	921.16	5.72	16	2	1	2	0.62%	717	0.80%
Luxembourg	55.72	111,969.75	25.07	-	-	-	-	-	0.00%	28	0.00%
Netherlands	784.84	47,357.41	353.18	20.60	16	5	34	6	5.83%	398	5.18%
Norway	492.70	100,704.61	221.71	5.47	9	-	1	1	2.47%	319	1.71%
Portugal	220.06	20,501.16	99.03	1.15	2	-	-	-	1.16%	99	1.17%
Spain	1,349.00	29,008.49	607.05	34.42	18	-	-	1	5.67%	821	4.19%
Sweden	519.36	55,084.42	233.71	31.39	32	-	12	10	13.43%	739	4.25%
Switzerland	632.43	81,386.44	284.59	43.95	41	-	11	4	15.44%	1,584	2.77%
United Kingdom	2,482.56	39,818.30	620.64	124.12	81	18	70	32	20.00%	3,922	3.16%
Total Europe	16,635.24	-	6,989.34	436.67	407	84	172	88	6.25%	14,253	3.06%

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

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Size of the total real estate market - Developed Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Mar-14 Total Listed (\$ Bn)	Mar-14 Number of Companies	Mar-14 Of which REITs	Mar-14 Index Market Cap (\$ Bn)	Mar-14 No. of Index Constituents	Mar-14 Ttl RE/Listed RE %	Mar-14 Stock Market (\$ Bn)	Mar-14 Stk Mkt/RE %
Middle East											
Israel	463.86	62,611.68	208.74	18.91	76	2	1	1	9.06%	41	28.68%
Total EMEA	17,099.09	-	7,198.08	455.58	483	86	174	89	6.33%	14,294	3.19%
North America											
Canada	1,800.71	53,340.07	810.32	63.11	97	86	41	21	7.79%	2,153	2.93%
United States	16,150.95	52,235.17	7,267.93	866.76	521	403	547	119	11.93%	22,450	3.86%
Total North America	17,951.66	-	8,078.25	929.87	618	489	588	140	11.51%	24,604	3.78%
Total Developed Markets	44,289.81	-	19,719.85	2,271.76	1,875	672	1,108	312	11.52%	49,834	4.56%

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

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Section 1.2

Size of the total real estate market - Emerging Markets

Size of the total real estate market - Emerging Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Mar-14 Total Listed (\$ Bn)	Mar-14 Number of Companies	Mar-14 Of which REITs	Mar-14 Index Market Cap (\$ Bn)	Mar-14 No. of Index Constituents	Mar-14 Ttl RE/Listed RE %	Mar-14 Stock Market (\$ Bn)	Mar-14 Stk Mkt/RE %
Asia-Pacific											
China	8,063.26	6,061.90	2,230.06	296.47	193	-	40	36	13.29%	3,251	9.12%
India	1,862.43	1,587.69	329.58	40.59	149	-	3	5	12.32%	1,236	3.28%
Indonesia	874.90	3,594.66	203.29	35.76	45	-	8	13	17.59%	414	8.63%
Malaysia	296.13	10,473.71	98.27	48.33	146	16	8	18	49.18%	507	9.53%
Pakistan	189.40	1,114.40	29.79	0.02	4	-	-	-	0.05%	-	0.00%
Philippines	239.91	2,401.33	48.73	39.78	44	-	9	6	81.62%	224	17.77%
Taiwan	355.47	15,375.18	134.07	27.40	70	6	0	1	20.44%	933	2.94%
Thailand	357.20	5,354.29	94.79	93.21	170	38	6	15	98.34%	367	25.39%
Total Asia-Pacific	12,238.69		3,168.58	581.55	821	60	74	94	18.35%	6,932	8.39%
Europe, Middle East & Africa											
Czech Republic	201.18	19,080.37	81.54	0.31	1	-	-	1	0.38%	34	0.92%
Egypt	214.15	2,742.50	45.47	11.48	34	-	0	1	25.26%	42	27.52%
Hungary	128.87	12,898.08	45.84	0.04	2	-	-	-	0.09%	18	0.24%
Morocco	93.99	3,002.96	20.57	3.74	4	-	-	-	18.17%	41	0.00%
Poland	495.72	12,888.30	176.29	5.47	81	-	2	2	3.10%	207	2.65%
Russia	1,945.07	13,649.61	705.07	4.08	4	-	-	2	0.58%	641	0.64%
South Africa	353.80	6,880.68	102.07	35.93	57	8	15	13	35.20%	41	39.65%
Turkey	794.64	10,214.33	261.52	19.61	30	20	3	4	7.50%	222	8.84%
United Arab Emirates	311.22	65.16	77.80	17.89	8	-	11	3	23.00%	41	17.50%
Total EMEA	4,538.62		1,516.17	98.55	221	28	31	26	6.50%	1,285	7.67%

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

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Size of the total real estate market - Emerging Markets

Countries	Dec-13 GDP (\$ Bn) (\$ Bn)	Dec-13 GDP per capita (\$ Bn)	Dec-13 Real Estate (\$ Bn)	Mar-14 Total Listed (\$ Bn)	Mar-14 Number of Companies	Mar-14 Of which REITs	Mar-14 Index Market Cap (\$ Bn)	Mar-14 No. of Index Constituents	Mar-14 Ttl RE/Listed RE %	Mar-14 Stock Market (\$ Bn)	Mar-14 Stk Mkt/RE %
Americas											
Brazil	2,298.13	12,501.53	809.01	48.75	63	23	16	21	6.03%	971	5.02%
Chile	263.51	16,647.35	102.06	3.96	7	-	-	1	3.88%	255	1.55%
Colombia	354.74	8,668.60	110.53	1.92	3	-	-	-	1.73%	214	0.89%
Mexico	1,163.74	11,058.94	393.27	28.70	18	4	7	5	7.30%	461	6.22%
Peru	194.62	7,173.47	56.93	2.22	1	-	-	-	3.90%	77	2.86%
Total Americas	4,274.74		1,471.80	85.54	92	27	23	27	5.81%	1,980	4.32%
Total Emerging Markets	21,052.05		6,156.56	765.65	1,134	115	128	147	12.44%	10,196	7.51%
World	65,341.86		25,876.41	3,037.41	3,009	787	1,236	459	11.74%	60,030	5.06%

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

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Part II

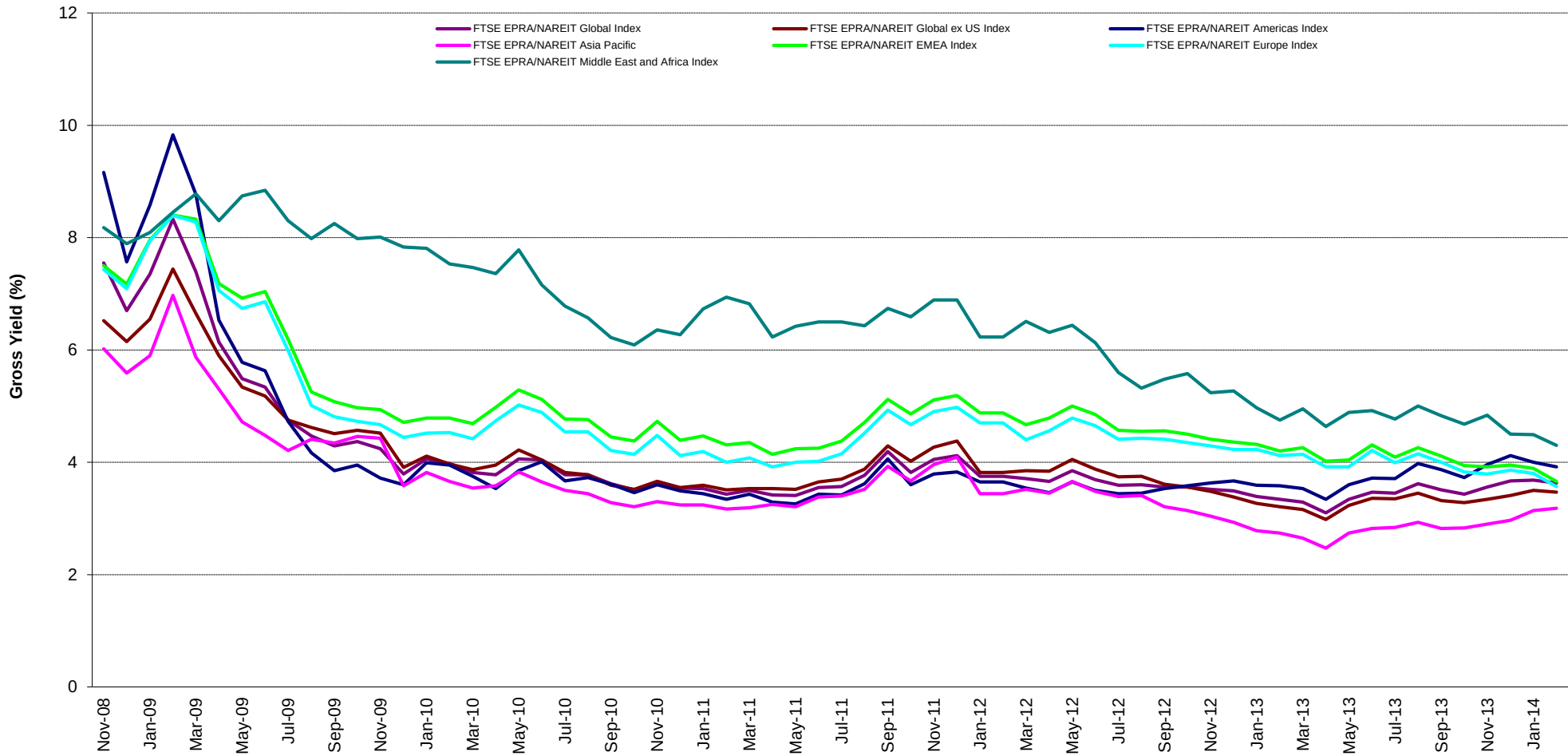
Global Markets (Developed plus Emerging)

Section 2.1

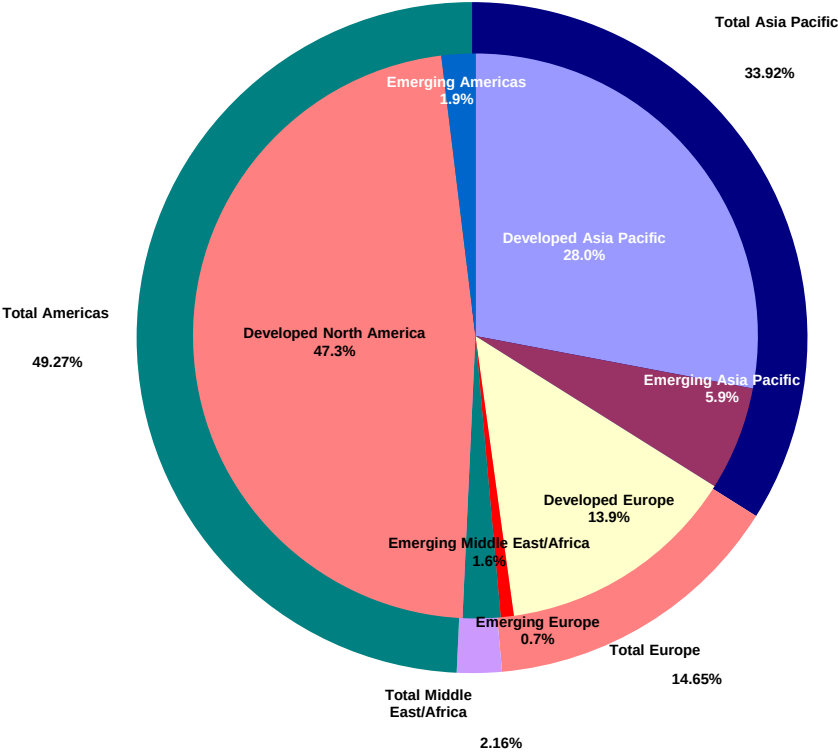
FTSE EPRA/NAREIT Global Index Series

FTSE EPRA/NAREIT Global Index Series

Graph 2: Dividend Yields



Graph 3: Global Index - Regional Breakdown by Market Cap



FTSE EPRA/NAREIT Global Index Series - Index Performance

			Free Float	Free Float											
Gross Total Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,870.31	901,498.00	100.00	3.66	-NA-	-NA-	21.26	8.56	-6.42	3.96	0.73	3.96	-NA-	12.72
Global ex US Index	EUR	1,821.52	504,796.45	56.00	3.50	-NA-	-NA-	17.60	6.48	-9.23	-0.34	0.71	-0.34	-NA-	13.78
Asia Pacific	EUR	1,832.09	305,503.35	33.89	3.24	-NA-	-NA-	16.60	7.45	-16.03	-3.75	1.05	-3.75	-NA-	16.15
EMEA Index	EUR	1,870.83	152,285.23	16.89	3.69	-NA-	-NA-	20.38	9.89	15.30	6.56	-0.96	6.56	-NA-	12.74
Europe Index	EUR	1,792.96	131,920.88	14.63	3.63	-NA-	-NA-	20.34	9.40	16.57	5.88	-2.11	5.88	-NA-	13.35
Middle East and Africa Index	EUR	2,940.91	20,364.36	2.26	4.12	-NA-	-NA-	21.72	14.24	7.35	11.26	7.21	11.26	-NA-	17.03
Americas Index	EUR	1,901.47	443,709.42	49.22	3.94	-NA-	-NA-	26.43	8.96	-4.99	9.13	1.12	9.13	-NA-	13.89
Global Index	USD	2,032.71	1,242,489.61	100.00	3.66	-NA-	-NA-	22.17	7.51	0.44	3.99	0.52	3.99	-NA-	16.80
Global ex US Index	USD	1,979.59	695,735.71	56.00	3.50	-NA-	-NA-	18.48	5.45	-2.57	-0.32	0.50	-0.32	-NA-	18.70
Asia Pacific	USD	1,991.26	421,059.99	33.89	3.24	-NA-	-NA-	17.47	6.40	-9.87	-3.73	0.84	-3.73	-NA-	20.31
EMEA Index	USD	2,032.68	209,887.12	16.89	3.69	-NA-	-NA-	21.28	8.82	23.76	6.59	-1.17	6.59	-NA-	18.33
Europe Index	USD	1,947.95	181,819.95	14.63	3.63	-NA-	-NA-	21.24	8.33	25.12	5.90	-2.31	5.90	-NA-	18.85
Middle East and Africa Index	USD	3,197.25	28,067.17	2.26	4.12	-NA-	-NA-	22.63	13.13	15.22	11.28	6.98	11.28	-NA-	20.82
Americas Index	USD	2,066.70	611,542.50	49.22	3.94	-NA-	-NA-	27.37	7.90	1.98	9.16	0.91	9.16	-NA-	16.58
Global Index	GBP	1,964.98	745,277.64	100.00	3.66	-NA-	-NA-	18.53	6.11	-8.52	3.31	1.05	3.31	-NA-	13.04
Global ex US Index	GBP	1,913.63	417,320.40	56.00	3.50	-NA-	-NA-	14.96	4.08	-11.26	-0.97	1.02	-0.97	-NA-	14.48
Asia Pacific	GBP	1,924.92	252,562.75	33.89	3.24	-NA-	-NA-	13.97	5.02	-17.91	-4.36	1.37	-4.36	-NA-	16.41
EMEA Index	GBP	1,964.95	125,895.76	16.89	3.69	-NA-	-NA-	17.67	7.41	12.72	5.89	-0.65	5.89	-NA-	14.30
Europe Index	GBP	1,883.04	109,060.34	14.63	3.63	-NA-	-NA-	17.63	6.92	13.96	5.21	-1.80	5.21	-NA-	14.90
Middle East and Africa Index	GBP	3,090.72	16,835.42	2.26	4.12	-NA-	-NA-	18.98	11.66	4.94	10.55	7.54	10.55	-NA-	18.05
Americas Index	GBP	1,997.84	366,819.12	49.22	3.94	-NA-	-NA-	23.58	6.50	-7.12	8.44	1.43	8.44	-NA-	13.78

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Gross Total Return		Close Value Mar-14													
Index Description	Curr														
Global Index	JPY	2,045.22	127,957,792.94	100.00	3.66	-NA-	-NA-	23.19	15.58	10.01	1.89	1.43	1.89	-NA-	19.86
Global ex US Index	JPY	1,991.77	71,650,342.24	56.00	3.50	-NA-	-NA-	19.48	13.37	6.72	-2.33	1.40	-2.33	-NA-	22.17
Asia Pacific	JPY	2,003.52	43,362,862.79	33.89	3.24	-NA-	-NA-	18.46	14.39	-1.28	-5.67	1.75	-5.67	-NA-	23.69
EMEA Index	JPY	2,045.19	21,615,225.49	16.89	3.69	-NA-	-NA-	22.29	16.99	35.56	4.44	-0.28	4.44	-NA-	21.81
Europe Index	JPY	1,959.94	18,724,727.64	14.63	3.63	-NA-	-NA-	22.25	16.46	37.05	3.76	-1.43	3.76	-NA-	22.37
Middle East and Africa Index	JPY	3,216.93	2,890,497.84	2.26	4.12	-NA-	-NA-	23.66	21.63	26.21	9.04	7.95	9.04	-NA-	23.28
Americas Index	JPY	2,079.42	62,979,704.67	49.22	3.94	-NA-	-NA-	28.44	16.01	11.70	6.95	1.81	6.95	-NA-	18.82
Global Index	AUD	1,435.11	1,340,550.91	100.00	3.66	-NA-	-NA-	15.32	11.51	12.97	0.37	-2.95	0.37	-NA-	9.07
Global ex US Index	AUD	1,397.61	750,645.42	56.00	3.50	-NA-	-NA-	11.85	9.37	9.59	-3.78	-2.97	-3.78	-NA-	10.24
Asia Pacific	AUD	1,405.85	454,291.40	33.89	3.24	-NA-	-NA-	10.89	10.36	1.38	-7.07	-2.64	-7.07	-NA-	11.90
EMEA Index	AUD	1,435.09	226,452.09	16.89	3.69	-NA-	-NA-	14.48	12.87	39.20	2.88	-4.58	2.88	-NA-	13.10
Europe Index	AUD	1,375.27	196,169.77	14.63	3.63	-NA-	-NA-	14.45	12.36	40.74	2.22	-5.69	2.22	-NA-	14.28
Middle East and Africa Index	AUD	2,257.28	30,282.33	2.26	4.12	-NA-	-NA-	15.77	17.34	29.60	7.41	3.29	7.41	-NA-	14.19
Americas Index	AUD	1,459.11	659,807.42	49.22	3.94	-NA-	-NA-	20.24	11.92	14.71	5.36	-2.58	5.36	-NA-	10.81

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,802.56	901,498.00	100.00	2.95	-NA-	-NA-	20.47	7.85	-7.06	3.79	0.64	3.79	-NA-	12.73
Global ex US Index	EUR	1,788.73	504,796.45	56.00	3.14	-NA-	-NA-	17.21	6.11	-9.54	-0.41	0.67	-0.41	-NA-	13.79
Asia Pacific	EUR	1,824.53	305,503.35	33.89	3.08	-NA-	-NA-	16.51	7.35	-16.12	-3.78	1.04	-3.78	-NA-	16.15
EMEA Index	EUR	1,798.93	152,285.23	16.89	3.13	-NA-	-NA-	19.50	9.07	14.46	6.48	-1.04	6.48	-NA-	12.72
Europe Index	EUR	1,720.78	131,920.88	14.63	3.06	-NA-	-NA-	19.41	8.55	15.70	5.81	-2.17	5.81	-NA-	13.31
Middle East and Africa Index	EUR	2,873.80	20,364.36	2.26	3.57	-NA-	-NA-	21.25	13.69	6.66	11.05	7.06	11.05	-NA-	17.03
Americas Index	EUR	1,781.71	443,709.42	49.22	2.80	-NA-	-NA-	25.04	7.80	-6.05	8.83	0.97	8.83	-NA-	13.90
Global Index	USD	1,959.10	1,242,489.61	100.00	2.95	-NA-	-NA-	21.38	6.80	-0.24	3.82	0.43	3.82	-NA-	16.81
Global ex US Index	USD	1,944.00	695,735.71	56.00	3.14	-NA-	-NA-	18.09	5.09	-2.90	-0.38	0.45	-0.38	-NA-	18.71
Asia Pacific	USD	1,983.04	421,059.99	33.89	3.08	-NA-	-NA-	17.38	6.31	-9.97	-3.76	0.82	-3.76	-NA-	20.31
EMEA Index	USD	1,954.74	209,887.12	16.89	3.13	-NA-	-NA-	20.39	8.01	22.86	6.50	-1.24	6.50	-NA-	18.34
Europe Index	USD	1,869.72	181,819.95	14.63	3.06	-NA-	-NA-	20.30	7.49	24.19	5.83	-2.38	5.83	-NA-	18.85
Middle East and Africa Index	USD	3,124.24	28,067.17	2.26	3.57	-NA-	-NA-	22.16	12.59	14.48	11.07	6.84	11.07	-NA-	20.82
Americas Index	USD	1,936.54	611,542.50	49.22	2.80	-NA-	-NA-	25.97	6.76	0.84	8.85	0.76	8.85	-NA-	16.59
Global Index	GBP	1,893.83	745,277.64	100.00	2.95	-NA-	-NA-	17.76	5.41	-9.14	3.14	0.96	3.14	-NA-	13.05
Global ex US Index	GBP	1,879.23	417,320.40	56.00	3.14	-NA-	-NA-	14.57	3.72	-11.56	-1.04	0.98	-1.04	-NA-	14.50
Asia Pacific	GBP	1,916.97	252,562.75	33.89	3.08	-NA-	-NA-	13.89	4.93	-18.00	-4.39	1.35	-4.39	-NA-	16.42
EMEA Index	GBP	1,889.61	125,895.76	16.89	3.13	-NA-	-NA-	16.81	6.61	11.90	5.80	-0.73	5.80	-NA-	14.30
Europe Index	GBP	1,807.42	109,060.34	14.63	3.06	-NA-	-NA-	16.72	6.09	13.11	5.14	-1.87	5.14	-NA-	14.88
Middle East and Africa Index	GBP	3,020.15	16,835.42	2.26	3.57	-NA-	-NA-	18.52	11.13	4.27	10.35	7.40	10.35	-NA-	18.05
Americas Index	GBP	1,872.02	366,819.12	49.22	2.80	-NA-	-NA-	22.22	5.37	-8.16	8.14	1.28	8.14	-NA-	13.79

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

Version: March 2014

FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Index	JPY	1,971.16	127,957,792.94	100.00	2.95	-NA-	-NA-	22.39	14.82	9.27	1.72	1.34	1.72	-NA-	19.87
Global ex US Index	JPY	1,955.97	71,650,342.24	56.00	3.14	-NA-	-NA-	19.08	12.97	6.36	-2.39	1.36	-2.39	-NA-	22.18
Asia Pacific	JPY	1,995.25	43,362,862.79	33.89	3.08	-NA-	-NA-	18.37	14.29	-1.39	-5.71	1.73	-5.71	-NA-	23.69
EMEA Index	JPY	1,966.77	21,615,225.49	16.89	3.13	-NA-	-NA-	21.40	16.12	34.57	4.35	-0.35	4.35	-NA-	21.82
Europe Index	JPY	1,881.23	18,724,727.64	14.63	3.06	-NA-	-NA-	21.31	15.56	36.03	3.69	-1.50	3.69	-NA-	22.37
Middle East and Africa Index	JPY	3,143.47	2,890,497.84	2.26	3.57	-NA-	-NA-	23.18	21.05	25.39	8.83	7.80	8.83	-NA-	23.28
Americas Index	JPY	1,948.46	62,979,704.67	49.22	2.80	-NA-	-NA-	27.03	14.77	10.45	6.65	1.67	6.65	-NA-	18.81
Global Index	AUD	1,383.15	1,340,550.91	100.00	2.95	-NA-	-NA-	14.58	10.77	12.21	0.21	-3.04	0.21	-NA-	9.07
Global ex US Index	AUD	1,372.48	750,645.42	56.00	3.14	-NA-	-NA-	11.48	8.99	9.22	-3.85	-3.01	-3.85	-NA-	10.24
Asia Pacific	AUD	1,400.05	454,291.40	33.89	3.08	-NA-	-NA-	10.81	10.27	1.27	-7.11	-2.66	-7.11	-NA-	11.91
EMEA Index	AUD	1,380.06	226,452.09	16.89	3.13	-NA-	-NA-	13.65	12.03	38.19	2.80	-4.65	2.80	-NA-	13.04
Europe Index	AUD	1,320.04	196,169.77	14.63	3.06	-NA-	-NA-	13.56	11.49	39.69	2.15	-5.75	2.15	-NA-	14.20
Middle East and Africa Index	AUD	2,205.75	30,282.33	2.26	3.57	-NA-	-NA-	15.32	16.78	28.77	7.21	3.15	7.21	-NA-	14.19
Americas Index	AUD	1,367.22	659,807.42	49.22	2.80	-NA-	-NA-	18.92	10.73	13.43	5.07	-2.72	5.07	-NA-	10.82

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

Version: March 2014

FTSE EPRA/NAREIT Global Index Series - Index Performance

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Global Index	EUR	1,508.92	901,498.00	100.00	0.00	-NA-	-NA-	16.78	4.63	-9.72	3.13	0.30	3.13	-NA-	12.80
Global ex US Index	EUR	1,477.51	504,796.45	56.00	0.00	-NA-	-NA-	13.30	2.62	-12.27	-1.03	0.35	-1.03	-NA-	13.90
Asia Pacific	EUR	1,516.83	305,503.35	33.89	0.00	-NA-	-NA-	12.78	3.93	-18.52	-4.36	0.79	-4.36	-NA-	16.25
EMEA Index	EUR	1,452.99	152,285.23	16.89	0.00	-NA-	-NA-	14.94	5.07	10.66	5.83	-1.51	5.83	-NA-	12.72
Europe Index	EUR	1,409.24	131,920.88	14.63	0.00	-NA-	-NA-	15.11	4.74	11.95	5.24	-2.59	5.24	-NA-	13.23
Middle East and Africa Index	EUR	2,055.51	20,364.36	2.26	0.00	-NA-	-NA-	14.35	8.11	2.47	9.83	6.19	9.83	-NA-	17.31
Americas Index	EUR	1,517.02	443,709.42	49.22	0.00	-NA-	-NA-	21.65	4.96	-8.63	8.08	0.62	8.08	-NA-	13.92
Global Index	USD	1,640.04	1,242,489.61	100.00	0.00	-NA-	-NA-	17.65	3.61	-3.10	3.15	0.09	3.15	-NA-	16.88
Global ex US Index	USD	1,605.89	695,735.71	56.00	0.00	-NA-	-NA-	14.15	1.63	-5.83	-1.01	0.14	-1.01	-NA-	18.81
Asia Pacific	USD	1,648.65	421,059.99	33.89	0.00	-NA-	-NA-	13.63	2.93	-12.55	-4.34	0.58	-4.34	-NA-	20.38
EMEA Index	USD	1,579.15	209,887.12	16.89	0.00	-NA-	-NA-	15.80	4.05	18.77	5.85	-1.72	5.85	-NA-	18.41
Europe Index	USD	1,531.59	181,819.95	14.63	0.00	-NA-	-NA-	15.97	3.73	20.15	5.26	-2.80	5.26	-NA-	18.85
Middle East and Africa Index	USD	2,234.14	28,067.17	2.26	0.00	-NA-	-NA-	15.21	7.06	9.98	9.85	5.97	9.85	-NA-	21.18
Americas Index	USD	1,648.85	611,542.50	49.22	0.00	-NA-	-NA-	22.56	3.94	-1.93	8.10	0.40	8.10	-NA-	16.62
Global Index	GBP	1,585.39	745,277.64	100.00	0.00	-NA-	-NA-	14.15	2.26	-11.74	2.47	0.62	2.47	-NA-	13.13
Global ex US Index	GBP	1,552.38	417,320.40	56.00	0.00	-NA-	-NA-	10.75	0.31	-14.23	-1.65	0.66	-1.65	-NA-	14.60
Asia Pacific	GBP	1,593.72	252,562.75	33.89	0.00	-NA-	-NA-	10.24	1.59	-20.35	-4.97	1.10	-4.97	-NA-	16.50
EMEA Index	GBP	1,526.54	125,895.76	16.89	0.00	-NA-	-NA-	12.35	2.70	8.18	5.16	-1.21	5.16	-NA-	14.33
Europe Index	GBP	1,480.56	109,060.34	14.63	0.00	-NA-	-NA-	12.52	2.38	9.44	4.57	-2.29	4.57	-NA-	14.85
Middle East and Africa Index	GBP	2,159.70	16,835.42	2.26	0.00	-NA-	-NA-	11.78	5.67	0.17	9.13	6.52	9.13	-NA-	18.30
Americas Index	GBP	1,593.92	366,819.12	49.22	0.00	-NA-	-NA-	18.91	2.59	-10.67	7.40	0.93	7.40	-NA-	13.83

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

Version: March 2014

FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,650.13	127,957,792.94	100.00	0.00	-NA-	-NA-	18.64	11.39	6.14	1.07	1.00	1.07	-NA-	19.90
Global ex US Index	JPY	1,615.77	71,650,342.24	56.00	0.00	-NA-	-NA-	15.10	9.26	3.15	-3.00	1.04	-3.00	-NA-	22.25
Asia Pacific	JPY	1,658.79	43,362,862.79	33.89	0.00	-NA-	-NA-	14.58	10.65	-4.21	-6.27	1.49	-6.27	-NA-	23.71
EMEA Index	JPY	1,588.87	21,615,225.49	16.89	0.00	-NA-	-NA-	16.77	11.87	30.09	3.72	-0.83	3.72	-NA-	21.88
Europe Index	JPY	1,541.02	18,724,727.64	14.63	0.00	-NA-	-NA-	16.94	11.51	31.61	3.14	-1.92	3.14	-NA-	22.39
Middle East and Africa Index	JPY	2,247.89	2,890,497.84	2.26	0.00	-NA-	-NA-	16.18	15.10	20.47	7.64	6.92	7.64	-NA-	23.56
Americas Index	JPY	1,659.00	62,979,704.67	49.22	0.00	-NA-	-NA-	23.59	11.75	7.43	5.92	1.31	5.92	-NA-	18.81
Global Index	AUD	1,157.88	1,340,550.91	100.00	0.00	-NA-	-NA-	11.07	7.47	9.00	-0.44	-3.36	-0.44	-NA-	9.12
Global ex US Index	AUD	1,133.77	750,645.42	56.00	0.00	-NA-	-NA-	7.75	5.41	5.92	-4.45	-3.32	-4.45	-NA-	10.32
Asia Pacific	AUD	1,163.96	454,291.40	33.89	0.00	-NA-	-NA-	7.26	6.75	-1.63	-7.66	-2.89	-7.66	-NA-	12.00
EMEA Index	AUD	1,114.90	226,452.09	16.89	0.00	-NA-	-NA-	9.31	7.92	33.60	2.17	-5.11	2.17	-NA-	12.93
Europe Index	AUD	1,081.32	196,169.77	14.63	0.00	-NA-	-NA-	9.47	7.58	35.15	1.60	-6.16	1.60	-NA-	14.02
Middle East and Africa Index	AUD	1,577.32	30,282.33	2.26	0.00	-NA-	-NA-	8.76	11.04	23.71	6.04	2.31	6.04	-NA-	14.38
Americas Index	AUD	1,164.11	659,807.42	49.22	0.00	-NA-	-NA-	15.70	7.81	10.32	4.35	-3.06	4.35	-NA-	10.83

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

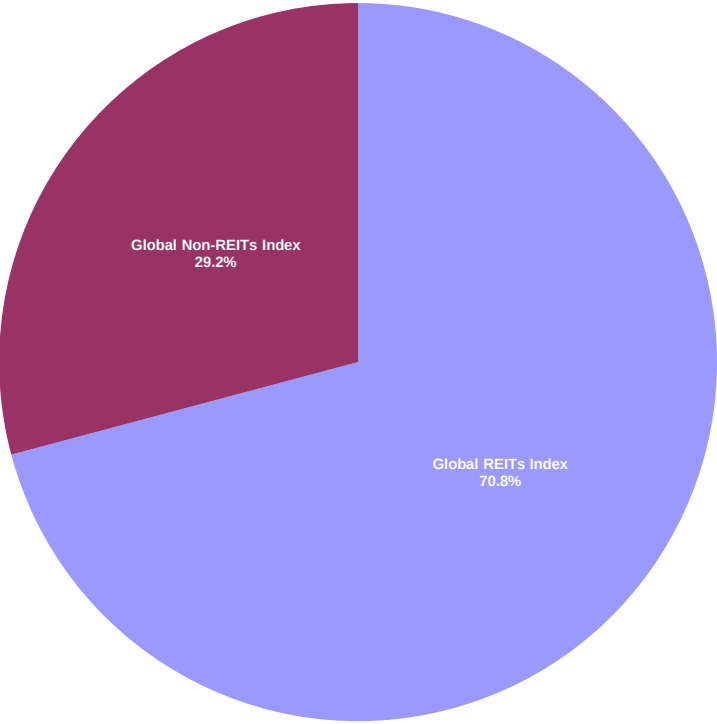
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Section 2.2

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

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



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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	1,890.72	638,700.59	70.85	4.25	-NA-	-NA-	-NA-	10.32	-4.35	7.50	0.45	7.50	-NA-	12.54
Global Non-REITs Index	EUR	1,818.46	262,797.40	29.15	2.24	-NA-	-NA-	-NA-	4.76	-11.37	-3.67	1.43	-3.67	-NA-	17.14
Global ex US REITs Index	EUR	1,819.56	244,065.90	27.07	4.82	-NA-	-NA-	-NA-	8.30	-7.02	3.51	-0.08	3.51	-NA-	11.85
Global ex US Non-REITs Index	EUR	1,836.58	260,730.55	28.92	2.25	-NA-	-NA-	-NA-	4.83	-11.44	-3.69	1.46	-3.69	-NA-	17.11
Americas REITs Index	EUR	1,979.05	427,218.63	47.39	3.99	-NA-	-NA-	-NA-	11.11	-3.71	9.46	0.92	9.46	-NA-	14.00
Americas Non-REITs Index	EUR	1,195.74	16,490.78	1.83	2.52	-NA-	-NA-	-NA-	-13.56	-25.69	3.14	6.64	3.14	-NA-	23.43
Asia Pacific REITs Index	EUR	1,861.56	118,212.08	13.11	4.94	-NA-	-NA-	-NA-	9.51	-16.40	3.23	0.37	3.23	-NA-	14.49
Asia Pacific Non-REITs Index	EUR	1,816.03	187,291.27	20.78	2.16	-NA-	-NA-	-NA-	6.25	-15.90	-7.72	1.49	-7.72	-NA-	19.69
EMEA REITs Index	EUR	1,692.88	93,269.88	10.35	4.52	-NA-	-NA-	-NA-	8.76	14.93	4.55	-1.45	4.55	-NA-	14.54
EMEA Non-REITs Index	EUR	2,366.49	59,015.35	6.55	2.39	-NA-	-NA-	-NA-	11.81	16.83	10.02	-0.16	10.02	-NA-	11.03
Europe REITs Index	EUR	1,699.69	83,683.38	9.28	4.26	-NA-	-NA-	-NA-	9.41	17.42	4.94	-2.34	4.94	-NA-	14.78
Europe Non-REITs Index	EUR	2,133.08	48,237.50	5.35	2.53	-NA-	-NA-	-NA-	9.21	14.96	7.59	-1.70	7.59	-NA-	11.24
Middle East and Africa REITs Index	EUR	2,123.48	9,586.50	1.06	6.75	-NA-	-NA-	-NA-	-0.47	-21.90	1.29	7.00	1.29	-NA-	21.07
Middle East and Africa Non-REITs Index	EUR	3,639.27	10,777.85	1.20	1.78	-NA-	-NA-	-NA-	23.50	33.43	22.59	7.50	22.59	-NA-	18.16
Emerging REITs Index	EUR	1,844.54	19,113.57	19.68	5.18	-NA-	-NA-	-NA-	-4.55	-22.23	1.71	5.07	1.71	-NA-	16.28
Emerging Non-REITs Index	EUR	2,029.54	78,001.15	80.32	2.61	-NA-	-NA-	-NA-	0.57	-18.76	4.16	3.76	4.16	-NA-	18.37
Emerging Asia Pacific Non-REITs Index	EUR	2,331.53	50,556.17	52.06	2.68	-NA-	-NA-	-NA-	7.66	-22.45	1.47	2.89	1.47	-NA-	20.67
Emerging Americas Non-REITs Index	EUR	1,164.17	12,736.27	13.11	2.53	-NA-	-NA-	-NA-	-20.38	-36.49	3.40	9.07	3.40	-NA-	28.04
Emerging EMEA REITs Index	EUR	1,812.15	11,462.13	11.80	6.18	-NA-	-NA-	-NA-	-5.71	-23.12	3.57	8.20	3.57	-NA-	20.35
Emerging EMEA Non-REITs Index	EUR	3,122.78	14,708.71	15.15	2.42	-NA-	-NA-	-NA-	18.12	24.59	15.13	2.36	15.13	-NA-	15.38
Emerging Europe REITs Index	EUR	1,904.86	1,875.63	1.93	3.30	-NA-	-NA-	-NA-	-14.51	-31.87	17.01	14.77	17.01	-NA-	32.45
Emerging Europe Non-REITs Index	EUR	454.79	4,853.58	5.00	3.71	-NA-	-NA-	-NA-	-22.01	10.48	0.34	-6.40	0.34	-NA-	30.96
Emerging Middle East and Africa REITs Index	EUR	2,123.48	9,586.50	9.87	6.75	-NA-	-NA-	-NA-	-0.47	-21.90	1.29	7.00	1.29	-NA-	21.07
Emerging Middle East and Africa Non-REITs I	EUR	3,765.41	9,855.13	10.15	1.78	-NA-	-NA-	-NA-	25.11	35.99	24.63	7.55	24.63	-NA-	19.42

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	2,054.84	880,289.09	70.85	4.25	-NA-	-NA-	-NA-	9.25	2.66	7.52	0.24	7.52	-NA-	15.54
Global Non-REITs Index	USD	1,976.50	362,200.52	29.15	2.24	-NA-	-NA-	-NA-	3.75	-4.87	-3.65	1.22	-3.65	-NA-	22.12
Global ex US REITs Index	USD	1,977.26	336,383.83	27.07	4.82	-NA-	-NA-	-NA-	7.25	-0.21	3.53	-0.29	3.53	-NA-	16.03
Global ex US Non-REITs Index	USD	1,996.20	359,351.88	28.92	2.25	-NA-	-NA-	-NA-	3.82	-4.95	-3.67	1.24	-3.67	-NA-	22.08
Americas REITs Index	USD	2,151.02	588,814.08	47.39	3.99	-NA-	-NA-	-NA-	10.03	3.35	9.49	0.71	9.49	-NA-	16.04
Americas Non-REITs Index	USD	1,299.67	22,728.42	1.83	2.52	-NA-	-NA-	-NA-	-14.40	-20.24	3.16	6.42	3.16	-NA-	28.92
Asia Pacific REITs Index	USD	2,023.30	162,925.80	13.11	4.94	-NA-	-NA-	-NA-	8.45	-10.27	3.26	0.16	3.26	-NA-	17.22
Asia Pacific Non-REITs Index	USD	1,973.82	258,134.19	20.78	2.16	-NA-	-NA-	-NA-	5.22	-9.73	-7.70	1.28	-7.70	-NA-	24.06
EMEA REITs Index	USD	1,839.12	128,549.22	10.35	4.52	-NA-	-NA-	-NA-	7.70	23.35	4.58	-1.66	4.58	-NA-	20.00
EMEA Non-REITs Index	USD	2,572.44	81,337.91	6.55	2.39	-NA-	-NA-	-NA-	10.73	25.39	10.04	-0.37	10.04	-NA-	16.50
Europe REITs Index	USD	1,846.51	115,336.62	9.28	4.26	-NA-	-NA-	-NA-	8.35	26.03	4.96	-2.54	4.96	-NA-	20.19
Europe Non-REITs Index	USD	2,318.48	66,483.33	5.35	2.53	-NA-	-NA-	-NA-	8.15	23.39	7.61	-1.91	7.61	-NA-	16.76
Middle East and Africa REITs Index	USD	2,307.14	13,212.60	1.06	6.75	-NA-	-NA-	-NA-	-1.44	-16.17	1.32	6.78	1.32	-NA-	24.22
Middle East and Africa Non-REITs Index	USD	3,957.10	14,854.58	1.20	1.78	-NA-	-NA-	-NA-	22.30	43.21	22.62	7.28	22.62	-NA-	21.63
Emerging REITs Index	USD	2,004.04	26,343.28	19.68	5.18	-NA-	-NA-	-NA-	-5.48	-16.53	1.73	4.85	1.73	-NA-	20.01
Emerging Non-REITs Index	USD	2,206.23	107,505.08	80.32	2.61	-NA-	-NA-	-NA-	-0.41	-12.81	4.18	3.54	4.18	-NA-	23.36
Emerging Asia Pacific Non-REITs Index	USD	2,534.48	69,679.04	52.06	2.68	-NA-	-NA-	-NA-	6.62	-16.77	1.49	2.67	1.49	-NA-	23.81
Emerging Americas Non-REITs Index	USD	1,265.33	17,553.76	13.11	2.53	-NA-	-NA-	-NA-	-21.15	-31.84	3.42	8.84	3.42	-NA-	33.43
Emerging EMEA REITs Index	USD	1,969.16	15,797.68	11.80	6.18	-NA-	-NA-	-NA-	-6.63	-17.48	3.60	7.97	3.60	-NA-	24.31
Emerging EMEA Non-REITs Index	USD	3,395.51	20,272.28	15.15	2.42	-NA-	-NA-	-NA-	16.98	33.73	15.15	2.14	15.15	-NA-	20.18
Emerging Europe REITs Index	USD	2,071.72	2,585.09	1.93	3.30	-NA-	-NA-	-NA-	-15.34	-26.88	17.03	14.53	17.03	-NA-	35.32
Emerging Europe Non-REITs Index	USD	494.31	6,689.45	5.00	3.71	-NA-	-NA-	-NA-	-22.76	18.58	0.37	-6.60	0.37	-NA-	35.17
Emerging Middle East and Africa REITs Index	USD	2,307.14	13,212.60	9.87	6.75	-NA-	-NA-	-NA-	-1.44	-16.17	1.32	6.78	1.32	-NA-	24.22
Emerging Middle East and Africa Non-REITs I	USD	4,094.35	13,582.83	10.15	1.78	-NA-	-NA-	-NA-	23.89	45.97	24.65	7.32	24.65	-NA-	22.83

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	1,986.38	528,020.33	70.85	4.25	-NA-	-NA-	-NA-	7.83	-6.50	6.82	0.77	6.82	-NA-	12.48
Global Non-REITs Index	GBP	1,910.65	217,257.31	29.15	2.24	-NA-	-NA-	-NA-	2.40	-13.35	-4.28	1.74	-4.28	-NA-	17.92
Global ex US REITs Index	GBP	1,911.38	201,771.78	27.07	4.82	-NA-	-NA-	-NA-	5.85	-9.11	2.85	0.23	2.85	-NA-	12.24
Global ex US Non-REITs Index	GBP	1,929.69	215,548.62	28.92	2.25	-NA-	-NA-	-NA-	2.47	-13.43	-4.30	1.77	-4.30	-NA-	17.89
Americas REITs Index	GBP	2,079.35	353,186.02	47.39	3.99	-NA-	-NA-	-NA-	8.60	-5.87	8.77	1.23	8.77	-NA-	13.61
Americas Non-REITs Index	GBP	1,256.37	13,633.10	1.83	2.52	-NA-	-NA-	-NA-	-15.51	-27.35	2.49	6.97	2.49	-NA-	24.61
Asia Pacific REITs Index	GBP	1,955.89	97,727.14	13.11	4.94	-NA-	-NA-	-NA-	7.04	-18.28	2.58	0.68	2.58	-NA-	14.26
Asia Pacific Non-REITs Index	GBP	1,908.06	154,835.61	20.78	2.16	-NA-	-NA-	-NA-	3.85	-17.78	-8.31	1.81	-8.31	-NA-	20.13
EMEA REITs Index	GBP	1,777.84	77,107.17	10.35	4.52	-NA-	-NA-	-NA-	6.30	12.35	3.89	-1.15	3.89	-NA-	15.99
EMEA Non-REITs Index	GBP	2,486.73	48,788.60	6.55	2.39	-NA-	-NA-	-NA-	9.29	14.21	9.32	0.15	9.32	-NA-	12.66
Europe REITs Index	GBP	1,784.98	69,181.91	9.28	4.26	-NA-	-NA-	-NA-	6.94	14.79	4.28	-2.04	4.28	-NA-	16.21
Europe Non-REITs Index	GBP	2,241.24	39,878.43	5.35	2.53	-NA-	-NA-	-NA-	6.74	12.38	6.91	-1.40	6.91	-NA-	13.00
Middle East and Africa REITs Index	GBP	2,230.27	7,925.26	1.06	6.75	-NA-	-NA-	-NA-	-2.72	-23.65	0.65	7.34	0.65	-NA-	21.10
Middle East and Africa Non-REITs Index	GBP	3,825.25	8,910.16	1.20	1.78	-NA-	-NA-	-NA-	20.71	30.44	21.81	7.84	21.81	-NA-	18.98
Emerging REITs Index	GBP	1,937.27	15,801.39	19.68	5.18	-NA-	-NA-	-NA-	-6.71	-23.98	1.07	5.40	1.07	-NA-	16.75
Emerging Non-REITs Index	GBP	2,132.72	64,484.35	80.32	2.61	-NA-	-NA-	-NA-	-1.70	-20.58	3.50	4.08	3.50	-NA-	20.50
Emerging Asia Pacific Non-REITs Index	GBP	2,450.03	41,795.30	52.06	2.68	-NA-	-NA-	-NA-	5.24	-24.19	0.83	3.21	0.83	-NA-	22.46
Emerging Americas Non-REITs Index	GBP	1,223.18	10,529.20	13.11	2.53	-NA-	-NA-	-NA-	-22.18	-37.92	2.74	9.41	2.74	-NA-	29.44
Emerging EMEA REITs Index	GBP	1,903.55	9,475.86	11.80	6.18	-NA-	-NA-	-NA-	-7.84	-24.84	2.92	8.54	2.92	-NA-	20.84
Emerging EMEA Non-REITs Index	GBP	3,282.38	12,159.84	15.15	2.42	-NA-	-NA-	-NA-	15.46	21.80	14.40	2.68	14.40	-NA-	16.78
Emerging Europe REITs Index	GBP	2,002.69	1,550.60	1.93	3.30	-NA-	-NA-	-NA-	-16.44	-33.40	16.27	15.12	16.27	-NA-	33.16
Emerging Europe Non-REITs Index	GBP	477.84	4,012.51	5.00	3.71	-NA-	-NA-	-NA-	-23.77	8.00	-0.29	-6.11	-0.29	-NA-	32.18
Emerging Middle East and Africa REITs Index	GBP	2,230.27	7,925.26	9.87	6.75	-NA-	-NA-	-NA-	-2.72	-23.65	0.65	7.34	0.65	-NA-	21.10
Emerging Middle East and Africa Non-REITs I	GBP	3,957.94	8,147.34	10.15	1.78	-NA-	-NA-	-NA-	22.28	32.95	23.84	7.88	23.84	-NA-	20.25

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	JPY	2,067.49	90,656,572.21	70.85	4.25	-NA-	-NA-	-NA-	17.45	12.45	5.35	1.15	5.35	-NA-	18.01
Global Non-REITs Index	JPY	1,988.67	37,301,220.73	29.15	2.24	-NA-	-NA-	-NA-	11.53	4.20	-5.59	2.13	-5.59	-NA-	25.80
Global ex US REITs Index	JPY	1,989.43	34,642,488.54	27.07	4.82	-NA-	-NA-	-NA-	15.30	9.31	1.44	0.61	1.44	-NA-	18.94
Global ex US Non-REITs Index	JPY	2,008.49	37,007,853.69	28.92	2.25	-NA-	-NA-	-NA-	11.61	4.11	-5.62	2.16	-5.62	-NA-	25.75
Americas REITs Index	JPY	2,164.26	60,639,017.96	47.39	3.99	-NA-	-NA-	-NA-	18.29	13.21	7.28	1.61	7.28	-NA-	18.17
Americas Non-REITs Index	JPY	1,307.67	2,340,686.71	1.83	2.52	-NA-	-NA-	-NA-	-7.97	-12.63	1.08	7.38	1.08	-NA-	31.32
Asia Pacific REITs Index	JPY	2,035.75	16,778,913.04	13.11	4.94	-NA-	-NA-	-NA-	16.59	-1.72	1.17	1.06	1.17	-NA-	19.31
Asia Pacific Non-REITs Index	JPY	1,985.97	26,583,949.75	20.78	2.16	-NA-	-NA-	-NA-	13.12	-1.12	-9.56	2.19	-9.56	-NA-	27.78
EMEA REITs Index	JPY	1,850.44	13,238,641.21	10.35	4.52	-NA-	-NA-	-NA-	15.78	35.12	2.47	-0.77	2.47	-NA-	23.41
EMEA Non-REITs Index	JPY	2,588.27	8,376,584.28	6.55	2.39	-NA-	-NA-	-NA-	19.04	37.35	7.82	0.53	7.82	-NA-	20.03
Europe REITs Index	JPY	1,857.87	11,877,942.00	9.28	4.26	-NA-	-NA-	-NA-	16.48	38.04	2.84	-1.67	2.84	-NA-	23.60
Europe Non-REITs Index	JPY	2,332.76	6,846,785.65	5.35	2.53	-NA-	-NA-	-NA-	16.27	35.16	5.44	-1.02	5.44	-NA-	20.46
Middle East and Africa REITs Index	JPY	2,321.34	1,360,699.21	1.06	6.75	-NA-	-NA-	-NA-	5.96	-8.18	-0.73	7.74	-0.73	-NA-	25.57
Middle East and Africa Non-REITs Index	JPY	3,981.45	1,529,798.63	1.20	1.78	-NA-	-NA-	-NA-	31.49	56.87	20.14	8.24	20.14	-NA-	24.12
Emerging REITs Index	JPY	2,016.37	2,712,963.01	19.68	5.18	-NA-	-NA-	-NA-	1.62	-8.57	-0.32	5.80	-0.32	-NA-	23.16
Emerging Non-REITs Index	JPY	2,219.81	11,071,410.88	80.32	2.61	-NA-	-NA-	-NA-	7.07	-4.49	2.08	4.47	2.08	-NA-	26.62
Emerging Asia Pacific Non-REITs Index	JPY	2,550.08	7,175,895.46	52.06	2.68	-NA-	-NA-	-NA-	14.63	-8.83	-0.56	3.60	-0.56	-NA-	27.07
Emerging Americas Non-REITs Index	JPY	1,273.12	1,807,774.36	13.11	2.53	-NA-	-NA-	-NA-	-15.23	-25.34	1.33	9.82	1.33	-NA-	35.56
Emerging EMEA REITs Index	JPY	1,981.28	1,626,924.36	11.80	6.18	-NA-	-NA-	-NA-	0.38	-9.61	1.51	8.95	1.51	-NA-	27.35
Emerging EMEA Non-REITs Index	JPY	3,416.41	2,087,741.06	15.15	2.42	-NA-	-NA-	-NA-	25.76	46.48	12.83	3.07	12.83	-NA-	23.21
Emerging Europe REITs Index	JPY	2,084.47	266,225.14	1.93	3.30	-NA-	-NA-	-NA-	-8.98	-19.90	14.67	15.56	14.67	-NA-	38.76
Emerging Europe Non-REITs Index	JPY	497.35	688,913.16	5.00	3.71	-NA-	-NA-	-NA-	-16.96	29.88	-1.66	-5.75	-1.66	-NA-	37.68
Emerging Middle East and Africa REITs Index	JPY	2,321.34	1,360,699.21	9.87	6.75	-NA-	-NA-	-NA-	5.96	-8.18	-0.73	7.74	-0.73	-NA-	25.57
Emerging Middle East and Africa Non-REITs I	JPY	4,119.55	1,398,827.90	10.15	1.78	-NA-	-NA-	-NA-	33.20	59.88	22.14	8.29	22.14	-NA-	25.21

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Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	AUD	1,450.74	638,700.59	70.85	4.25	-NA-	-NA-	-NA-	13.31	15.48	3.79	-3.22	3.79	-NA-	-NA-
Global Non-REITs Index	AUD	1,395.43	262,797.40	29.15	2.24	-NA-	-NA-	-NA-	7.60	7.01	-6.99	-2.28	-6.99	-NA-	-NA-
Global ex US REITs Index	AUD	1,395.96	244,065.90	27.07	4.82	-NA-	-NA-	-NA-	11.23	12.25	-0.07	-3.73	-0.07	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,409.33	260,730.55	28.92	2.25	-NA-	-NA-	-NA-	7.68	6.91	-7.02	-2.25	-7.02	-NA-	-NA-
Americas REITs Index	AUD	1,518.64	427,218.63	47.39	3.99	-NA-	-NA-	-NA-	14.12	16.25	5.68	-2.77	5.68	-NA-	-NA-
Americas Non-REITs Index	AUD	917.58	16,490.78	1.83	2.52	-NA-	-NA-	-NA-	-11.21	-10.28	-0.42	2.74	-0.42	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,428.47	118,212.08	13.11	4.94	-NA-	-NA-	-NA-	12.48	0.93	-0.33	-3.30	-0.33	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,393.53	187,291.27	20.78	2.16	-NA-	-NA-	-NA-	9.13	1.54	-10.91	-2.22	-10.91	-NA-	-NA-
EMEA REITs Index	AUD	1,298.43	93,269.88	10.35	4.52	-NA-	-NA-	-NA-	11.70	38.75	0.94	-5.05	0.94	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,816.17	59,015.35	6.55	2.39	-NA-	-NA-	-NA-	14.85	41.04	6.22	-3.81	6.22	-NA-	-NA-
Europe REITs Index	AUD	1,303.65	83,683.38	9.28	4.26	-NA-	-NA-	-NA-	12.38	41.76	1.32	-5.91	1.32	-NA-	-NA-
Europe Non-REITs Index	AUD	1,636.87	48,237.50	5.35	2.53	-NA-	-NA-	-NA-	12.17	38.79	3.88	-5.29	3.88	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,628.86	9,586.50	1.06	6.75	-NA-	-NA-	-NA-	2.23	-5.71	-2.20	3.09	-2.20	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,793.75	10,777.85	1.20	1.78	-NA-	-NA-	-NA-	26.85	61.09	18.36	3.57	18.36	-NA-	-NA-
Emerging REITs Index	AUD	1,414.87	28,422.38	19.68	5.18	-NA-	-NA-	-NA-	-1.96	-6.11	-1.80	1.23	-1.80	12.95	-NA-
Emerging Non-REITs Index	AUD	1,557.62	115,989.73	80.32	2.61	-NA-	-NA-	-NA-	3.30	-1.92	0.56	-0.04	0.56	15.40	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,789.36	75,178.33	52.06	2.68	-NA-	-NA-	-NA-	10.59	-6.38	-2.04	-0.87	-2.04	18.36	-NA-
Emerging Americas Non-REITs Index	AUD	893.34	18,939.16	13.11	2.53	-NA-	-NA-	-NA-	-18.22	-23.33	-0.17	5.08	-0.17	24.55	-NA-
Emerging EMEA REITs Index	AUD	1,390.24	17,044.49	11.80	6.18	-NA-	-NA-	-NA-	-3.16	-7.18	0.00	4.25	0.00	17.11	-NA-
Emerging EMEA Non-REITs Index	AUD	2,397.26	21,872.24	15.15	2.42	-NA-	-NA-	-NA-	21.33	50.42	11.15	-1.38	11.15	14.34	-NA-
Emerging Europe REITs Index	AUD	1,462.65	2,789.11	1.93	3.30	-NA-	-NA-	-NA-	-12.19	-17.75	12.97	10.57	12.97	31.12	-NA-
Emerging Europe Non-REITs Index	AUD	348.99	7,217.40	5.00	3.71	-NA-	-NA-	-NA-	-19.89	33.38	-3.12	-9.82	-3.12	31.44	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,628.86	14,255.38	9.87	6.75	-NA-	-NA-	-NA-	2.23	-5.71	-2.20	3.09	-2.20	16.70	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,890.65	14,654.83	10.15	1.78	-NA-	-NA-	-NA-	28.50	64.19	20.32	3.62	20.32	17.90	-NA-

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Version: March 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Global REITs Index	EUR	1,796.61	638,700.59	70.85	3.33	-NA-	-NA-	-NA-	9.35	-5.20	7.27	0.35	7.27	-NA-	12.54
Global Non-REITs Index	EUR	1,799.66	262,797.40	29.15	2.02	-NA-	-NA-	-NA-	4.54	-11.56	-3.72	1.38	-3.72	-NA-	17.14
Global ex US REITs Index	EUR	1,769.39	244,065.90	27.07	4.32	-NA-	-NA-	-NA-	7.74	-7.48	3.42	-0.11	3.42	-NA-	11.85
Global ex US Non-REITs Index	EUR	1,817.43	260,730.55	28.92	2.04	-NA-	-NA-	-NA-	4.61	-11.64	-3.75	1.40	-3.75	-NA-	17.11
Americas REITs Index	EUR	1,845.35	427,218.63	47.39	2.82	-NA-	-NA-	-NA-	9.85	-4.82	9.15	0.76	9.15	-NA-	14.01
Americas Non-REITs Index	EUR	1,179.55	16,490.78	1.83	2.21	-NA-	-NA-	-NA-	-13.76	-25.88	3.07	6.62	3.07	-NA-	23.44
Asia Pacific REITs Index	EUR	1,852.00	118,212.08	13.11	4.70	-NA-	-NA-	-NA-	9.40	-16.51	3.17	0.35	3.17	-NA-	14.49
Asia Pacific Non-REITs Index	EUR	1,809.04	187,291.27	20.78	2.05	-NA-	-NA-	-NA-	6.16	-15.98	-7.74	1.47	-7.74	-NA-	19.70
EMEA REITs Index	EUR	1,625.78	93,269.88	10.35	3.93	-NA-	-NA-	-NA-	7.91	14.05	4.52	-1.48	4.52	-NA-	14.50
EMEA Non-REITs Index	EUR	2,280.65	59,015.35	6.55	1.87	-NA-	-NA-	-NA-	11.06	16.03	9.84	-0.31	9.84	-NA-	11.01
Europe REITs Index	EUR	1,632.43	83,683.38	9.28	3.72	-NA-	-NA-	-NA-	8.57	16.57	4.94	-2.34	4.94	-NA-	14.75
Europe Non-REITs Index	EUR	2,044.11	48,237.50	5.35	1.92	-NA-	-NA-	-NA-	8.36	14.07	7.39	-1.88	7.39	-NA-	11.22
Middle East and Africa REITs Index	EUR	2,056.45	9,586.50	1.06	5.74	-NA-	-NA-	-NA-	-1.20	-22.71	0.96	6.69	0.96	-NA-	21.04
Middle East and Africa Non-REITs Index	EUR	3,568.52	10,777.85	1.20	1.65	-NA-	-NA-	-NA-	23.03	32.90	22.52	7.50	22.52	-NA-	18.18
Emerging REITs Index	EUR	1,796.83	19,113.57	19.68	4.58	-NA-	-NA-	-NA-	-5.03	-22.71	1.52	4.90	1.52	-NA-	16.29
Emerging Non-REITs Index	EUR	2,008.83	78,001.15	80.32	2.33	-NA-	-NA-	-NA-	0.35	-18.98	4.13	3.74	4.13	-NA-	18.38
Emerging Asia Pacific Non-REITs Index	EUR	2,303.63	50,556.17	52.06	2.39	-NA-	-NA-	-NA-	7.39	-22.66	1.44	2.86	1.44	-NA-	20.69
Emerging Americas Non-REITs Index	EUR	1,163.90	12,736.27	13.11	2.32	-NA-	-NA-	-NA-	-20.39	-36.49	3.40	9.07	3.40	-NA-	28.04
Emerging EMEA REITs Index	EUR	1,760.40	11,462.13	11.80	5.26	-NA-	-NA-	-NA-	-6.30	-23.82	3.27	7.93	3.27	-NA-	20.34
Emerging EMEA Non-REITs Index	EUR	3,061.58	14,708.71	15.15	2.15	-NA-	-NA-	-NA-	17.64	23.94	15.06	2.35	15.06	-NA-	15.41
Emerging Europe REITs Index	EUR	1,862.13	1,875.63	1.93	2.80	-NA-	-NA-	-NA-	-14.81	-32.12	16.96	14.72	16.96	-NA-	32.47
Emerging Europe Non-REITs Index	EUR	448.73	4,853.58	5.00	3.12	-NA-	-NA-	-NA-	-22.35	9.81	0.31	-6.44	0.31	-NA-	30.85
Emerging Middle East and Africa REITs Index	EUR	2,056.45	9,586.50	9.87	5.74	-NA-	-NA-	-NA-	-1.20	-22.71	0.96	6.69	0.96	-NA-	21.04
Emerging Middle East and Africa Non-REITs I	EUR	3,693.39	9,855.13	10.15	1.68	-NA-	-NA-	-NA-	24.65	35.46	24.55	7.55	24.55	-NA-	19.44

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Global REITs Index	USD	1,952.61	880,289.09	70.85	3.33	-NA-	-NA-	-NA-	8.29	1.75	7.30	0.14	7.30	-NA-	15.56
Global Non-REITs Index	USD	1,956.07	362,200.52	29.15	2.02	-NA-	-NA-	-NA-	3.53	-5.08	-3.70	1.17	-3.70	-NA-	22.12
Global ex US REITs Index	USD	1,922.85	336,383.83	27.07	4.32	-NA-	-NA-	-NA-	6.70	-0.69	3.44	-0.32	3.44	-NA-	16.06
Global ex US Non-REITs Index	USD	1,975.38	359,351.88	28.92	2.04	-NA-	-NA-	-NA-	3.60	-5.16	-3.73	1.19	-3.73	-NA-	22.08
Americas REITs Index	USD	2,005.70	588,814.08	47.39	2.82	-NA-	-NA-	-NA-	8.79	2.15	9.17	0.55	9.17	-NA-	16.05
Americas Non-REITs Index	USD	1,282.07	22,728.42	1.83	2.21	-NA-	-NA-	-NA-	-14.60	-20.45	3.09	6.39	3.09	-NA-	28.93
Asia Pacific REITs Index	USD	2,012.90	162,925.80	13.11	4.70	-NA-	-NA-	-NA-	8.34	-10.39	3.19	0.14	3.19	-NA-	17.21
Asia Pacific Non-REITs Index	USD	1,966.21	258,134.19	20.78	2.05	-NA-	-NA-	-NA-	5.13	-9.81	-7.72	1.26	-7.72	-NA-	24.07
EMEA REITs Index	USD	1,766.46	128,549.22	10.35	3.93	-NA-	-NA-	-NA-	6.86	22.41	4.54	-1.69	4.54	-NA-	20.04
EMEA Non-REITs Index	USD	2,479.11	81,337.91	6.55	1.87	-NA-	-NA-	-NA-	9.98	24.53	9.87	-0.52	9.87	-NA-	16.45
Europe REITs Index	USD	1,773.69	115,336.62	9.28	3.72	-NA-	-NA-	-NA-	7.51	25.12	4.96	-2.55	4.96	-NA-	20.22
Europe Non-REITs Index	USD	2,221.76	66,483.33	5.35	1.92	-NA-	-NA-	-NA-	7.31	22.43	7.42	-2.09	7.42	-NA-	16.70
Middle East and Africa REITs Index	USD	2,234.33	13,212.60	1.06	5.74	-NA-	-NA-	-NA-	-2.16	-17.04	0.98	6.47	0.98	-NA-	24.19
Middle East and Africa Non-REITs Index	USD	3,880.11	14,854.58	1.20	1.65	-NA-	-NA-	-NA-	21.84	42.64	22.54	7.28	22.54	-NA-	21.64
Emerging REITs Index	USD	1,952.22	26,343.28	19.68	4.58	-NA-	-NA-	-NA-	-5.95	-17.04	1.54	4.68	1.54	-NA-	20.03
Emerging Non-REITs Index	USD	2,183.70	107,505.08	80.32	2.33	-NA-	-NA-	-NA-	-0.63	-13.04	4.15	3.52	4.15	-NA-	23.37
Emerging Asia Pacific Non-REITs Index	USD	2,504.12	69,679.04	52.06	2.39	-NA-	-NA-	-NA-	6.35	-16.99	1.46	2.65	1.46	-NA-	23.83
Emerging Americas Non-REITs Index	USD	1,265.04	17,553.76	13.11	2.32	-NA-	-NA-	-NA-	-21.16	-31.84	3.42	8.84	3.42	-NA-	33.43
Emerging EMEA REITs Index	USD	1,912.92	15,797.68	11.80	5.26	-NA-	-NA-	-NA-	-7.21	-18.24	3.30	7.70	3.30	-NA-	24.31
Emerging EMEA Non-REITs Index	USD	3,328.91	20,272.28	15.15	2.15	-NA-	-NA-	-NA-	16.50	33.03	15.09	2.13	15.09	-NA-	20.19
Emerging Europe REITs Index	USD	2,025.05	2,585.09	1.93	2.80	-NA-	-NA-	-NA-	-15.64	-27.15	16.98	14.48	16.98	-NA-	35.36
Emerging Europe Non-REITs Index	USD	487.72	6,689.45	5.00	3.12	-NA-	-NA-	-NA-	-23.11	17.86	0.33	-6.63	0.33	-NA-	35.08
Emerging Middle East and Africa REITs Index	USD	2,234.33	13,212.60	9.87	5.74	-NA-	-NA-	-NA-	-2.16	-17.04	0.98	6.47	0.98	-NA-	24.19
Emerging Middle East and Africa Non-REITs I	USD	4,015.97	13,582.83	10.15	1.68	-NA-	-NA-	-NA-	23.44	45.39	24.57	7.32	24.57	-NA-	22.85

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Global REITs Index	GBP	1,887.55	528,020.33	70.85	3.33	-NA-	-NA-	-NA-	6.89	-7.33	6.60	0.66	6.60	-NA-	12.49
Global Non-REITs Index	GBP	1,890.89	217,257.31	29.15	2.02	-NA-	-NA-	-NA-	2.18	-13.54	-4.33	1.69	-4.33	-NA-	17.92
Global ex US REITs Index	GBP	1,858.78	201,771.78	27.07	4.32	-NA-	-NA-	-NA-	5.31	-9.55	2.77	0.20	2.77	-NA-	12.26
Global ex US Non-REITs Index	GBP	1,909.56	215,548.62	28.92	2.04	-NA-	-NA-	-NA-	2.25	-13.62	-4.36	1.72	-4.36	-NA-	17.89
Americas REITs Index	GBP	1,938.88	353,186.02	47.39	2.82	-NA-	-NA-	-NA-	7.37	-6.96	8.46	1.08	8.46	-NA-	13.62
Americas Non-REITs Index	GBP	1,239.36	13,633.10	1.83	2.21	-NA-	-NA-	-NA-	-15.71	-27.54	2.42	6.95	2.42	-NA-	24.61
Asia Pacific REITs Index	GBP	1,945.83	97,727.14	13.11	4.70	-NA-	-NA-	-NA-	6.94	-18.38	2.52	0.67	2.52	-NA-	14.26
Asia Pacific Non-REITs Index	GBP	1,900.70	154,835.61	20.78	2.05	-NA-	-NA-	-NA-	3.76	-17.86	-8.33	1.79	-8.33	-NA-	20.14
EMEA REITs Index	GBP	1,707.60	77,107.17	10.35	3.93	-NA-	-NA-	-NA-	5.47	11.49	3.86	-1.17	3.86	-NA-	15.99
EMEA Non-REITs Index	GBP	2,396.51	48,788.60	6.55	1.87	-NA-	-NA-	-NA-	8.55	13.43	9.15	0.00	9.15	-NA-	12.62
Europe REITs Index	GBP	1,714.59	69,181.91	9.28	3.72	-NA-	-NA-	-NA-	6.11	13.96	4.27	-2.04	4.27	-NA-	16.20
Europe Non-REITs Index	GBP	2,147.73	39,878.43	5.35	1.92	-NA-	-NA-	-NA-	5.92	11.51	6.71	-1.58	6.71	-NA-	12.97
Middle East and Africa REITs Index	GBP	2,159.89	7,925.26	1.06	5.74	-NA-	-NA-	-NA-	-3.43	-24.44	0.32	7.02	0.32	-NA-	21.09
Middle East and Africa Non-REITs Index	GBP	3,750.83	8,910.16	1.20	1.65	-NA-	-NA-	-NA-	20.26	29.92	21.74	7.84	21.74	-NA-	19.00
Emerging REITs Index	GBP	1,887.18	15,801.39	19.68	4.58	-NA-	-NA-	-NA-	-7.17	-24.44	0.88	5.23	0.88	-NA-	16.77
Emerging Non-REITs Index	GBP	2,110.94	64,484.35	80.32	2.33	-NA-	-NA-	-NA-	-1.92	-20.80	3.47	4.06	3.47	-NA-	20.51
Emerging Asia Pacific Non-REITs Index	GBP	2,420.69	41,795.30	52.06	2.39	-NA-	-NA-	-NA-	4.97	-24.39	0.80	3.18	0.80	-NA-	22.48
Emerging Americas Non-REITs Index	GBP	1,222.89	10,529.20	13.11	2.32	-NA-	-NA-	-NA-	-22.18	-37.92	2.74	9.41	2.74	-NA-	29.44
Emerging EMEA REITs Index	GBP	1,849.18	9,475.86	11.80	5.26	-NA-	-NA-	-NA-	-8.41	-25.53	2.62	8.26	2.62	-NA-	20.84
Emerging EMEA Non-REITs Index	GBP	3,217.99	12,159.84	15.15	2.15	-NA-	-NA-	-NA-	14.98	21.17	14.34	2.66	14.34	-NA-	16.79
Emerging Europe REITs Index	GBP	1,957.58	1,550.60	1.93	2.80	-NA-	-NA-	-NA-	-16.73	-33.64	16.22	15.07	16.22	-NA-	33.19
Emerging Europe Non-REITs Index	GBP	471.47	4,012.51	5.00	3.12	-NA-	-NA-	-NA-	-24.11	7.35	-0.33	-6.15	-0.33	-NA-	32.07
Emerging Middle East and Africa REITs Index	GBP	2,159.89	7,925.26	9.87	5.74	-NA-	-NA-	-NA-	-3.43	-24.44	0.32	7.02	0.32	-NA-	21.09
Emerging Middle East and Africa Non-REITs I	GBP	3,882.17	8,147.34	10.15	1.68	-NA-	-NA-	-NA-	21.84	32.42	23.76	7.88	23.76	-NA-	20.27

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Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Global REITs Index	JPY	1,964.63	90,656,572.21	70.85	3.33	-NA-	-NA-	-NA-	16.42	11.45	5.13	1.04	5.13	-NA-	18.02
Global Non-REITs Index	JPY	1,968.10	37,301,220.73	29.15	2.02	-NA-	-NA-	-NA-	11.30	3.97	-5.64	2.08	-5.64	-NA-	25.80
Global ex US REITs Index	JPY	1,934.69	34,642,488.54	27.07	4.32	-NA-	-NA-	-NA-	14.71	8.78	1.36	0.57	1.36	-NA-	18.97
Global ex US Non-REITs Index	JPY	1,987.53	37,007,853.69	28.92	2.04	-NA-	-NA-	-NA-	11.37	3.88	-5.67	2.10	-5.67	-NA-	25.76
Americas REITs Index	JPY	2,018.05	60,639,017.96	47.39	2.82	-NA-	-NA-	-NA-	16.96	11.90	6.97	1.46	6.97	-NA-	18.16
Americas Non-REITs Index	JPY	1,289.96	2,340,686.71	1.83	2.21	-NA-	-NA-	-NA-	-8.19	-12.86	1.01	7.35	1.01	-NA-	31.32
Asia Pacific REITs Index	JPY	2,025.29	16,778,913.04	13.11	4.70	-NA-	-NA-	-NA-	16.48	-1.85	1.11	1.05	1.11	-NA-	19.30
Asia Pacific Non-REITs Index	JPY	1,978.31	26,583,949.75	20.78	2.05	-NA-	-NA-	-NA-	13.02	-1.21	-9.58	2.17	-9.58	-NA-	27.79
EMEA REITs Index	JPY	1,777.33	13,238,641.21	10.35	3.93	-NA-	-NA-	-NA-	14.88	34.08	2.43	-0.80	2.43	-NA-	23.45
EMEA Non-REITs Index	JPY	2,494.37	8,376,584.28	6.55	1.87	-NA-	-NA-	-NA-	18.24	36.41	7.65	0.37	7.65	-NA-	19.99
Europe REITs Index	JPY	1,784.61	11,877,942.00	9.28	3.72	-NA-	-NA-	-NA-	15.58	37.05	2.84	-1.67	2.84	-NA-	23.63
Europe Non-REITs Index	JPY	2,235.43	6,846,785.65	5.35	1.92	-NA-	-NA-	-NA-	15.37	34.11	5.25	-1.20	5.25	-NA-	20.42
Middle East and Africa REITs Index	JPY	2,248.08	1,360,699.21	1.06	5.74	-NA-	-NA-	-NA-	5.19	-9.13	-1.06	7.43	-1.06	-NA-	25.53
Middle East and Africa Non-REITs Index	JPY	3,903.99	1,529,798.63	1.20	1.65	-NA-	-NA-	-NA-	30.99	56.25	20.07	8.24	20.07	-NA-	24.14
Emerging REITs Index	JPY	1,964.24	2,712,963.01	19.68	4.58	-NA-	-NA-	-NA-	1.11	-9.13	-0.50	5.63	-0.50	-NA-	23.17
Emerging Non-REITs Index	JPY	2,197.14	11,071,410.88	80.32	2.33	-NA-	-NA-	-NA-	6.84	-4.75	2.05	4.45	2.05	-NA-	26.63
Emerging Asia Pacific Non-REITs Index	JPY	2,519.53	7,175,895.46	52.06	2.39	-NA-	-NA-	-NA-	14.33	-9.07	-0.58	3.57	-0.58	-NA-	27.09
Emerging Americas Non-REITs Index	JPY	1,272.83	1,807,774.36	13.11	2.32	-NA-	-NA-	-NA-	-15.24	-25.34	1.33	9.82	1.33	-NA-	35.56
Emerging EMEA REITs Index	JPY	1,924.69	1,626,924.36	11.80	5.26	-NA-	-NA-	-NA-	-0.24	-10.44	1.21	8.67	1.21	-NA-	27.34
Emerging EMEA Non-REITs Index	JPY	3,349.40	2,087,741.06	15.15	2.15	-NA-	-NA-	-NA-	25.24	45.72	12.77	3.05	12.77	-NA-	23.22
Emerging Europe REITs Index	JPY	2,037.51	266,225.14	1.93	2.80	-NA-	-NA-	-NA-	-9.30	-20.20	14.62	15.51	14.62	-NA-	38.79
Emerging Europe Non-REITs Index	JPY	490.72	688,913.16	5.00	3.12	-NA-	-NA-	-NA-	-17.33	29.10	-1.70	-5.79	-1.70	-NA-	37.57
Emerging Middle East and Africa REITs Index	JPY	2,248.08	1,360,699.21	9.87	5.74	-NA-	-NA-	-NA-	5.19	-9.13	-1.06	7.43	-1.06	-NA-	25.53
Emerging Middle East and Africa Non-REITs I	JPY	4,040.69	1,398,827.90	10.15	1.68	-NA-	-NA-	-NA-	32.71	59.25	22.06	8.29	22.06	-NA-	25.23

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Global REITs Index	AUD	1,378.56	949,764.36	70.85	3.33	-NA-	-NA-	-NA-	12.32	14.45	3.57	-3.32	3.57	-NA-	-NA-
Global Non-REITs Index	AUD	1,381.00	390,786.56	29.15	2.02	-NA-	-NA-	-NA-	7.38	6.77	-7.05	-2.33	-7.05	-NA-	-NA-
Global ex US REITs Index	AUD	1,357.55	362,932.33	27.07	4.32	-NA-	-NA-	-NA-	10.67	11.70	-0.15	-3.77	-0.15	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,394.63	387,713.10	28.92	2.04	-NA-	-NA-	-NA-	7.45	6.67	-7.07	-2.30	-7.07	-NA-	-NA-
Americas REITs Index	AUD	1,416.05	635,285.19	47.39	2.82	-NA-	-NA-	-NA-	12.83	14.91	5.38	-2.92	5.38	-NA-	-NA-
Americas Non-REITs Index	AUD	905.16	24,522.22	1.83	2.21	-NA-	-NA-	-NA-	-11.42	-10.51	-0.49	2.72	-0.49	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,421.13	175,784.43	13.11	4.70	-NA-	-NA-	-NA-	12.37	0.80	-0.39	-3.31	-0.39	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,388.16	278,506.98	20.78	2.05	-NA-	-NA-	-NA-	9.04	1.44	-10.93	-2.24	-10.93	-NA-	-NA-
EMEA REITs Index	AUD	1,247.13	138,694.74	10.35	3.93	-NA-	-NA-	-NA-	10.83	37.69	0.91	-5.08	0.91	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,750.27	87,757.36	6.55	1.87	-NA-	-NA-	-NA-	14.07	40.08	6.05	-3.96	6.05	-NA-	-NA-
Europe REITs Index	AUD	1,252.24	124,439.36	9.28	3.72	-NA-	-NA-	-NA-	11.51	40.73	1.31	-5.91	1.31	-NA-	-NA-
Europe Non-REITs Index	AUD	1,568.58	71,730.41	5.35	1.92	-NA-	-NA-	-NA-	11.30	37.72	3.69	-5.47	3.69	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,577.46	14,255.38	1.06	5.74	-NA-	-NA-	-NA-	1.48	-6.68	-2.53	2.79	-2.53	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,739.39	16,026.95	1.20	1.65	-NA-	-NA-	-NA-	26.37	60.45	18.29	3.57	18.29	-NA-	-NA-
Emerging REITs Index	AUD	1,378.28	28,422.38	19.68	4.58	-NA-	-NA-	-NA-	-2.45	-6.69	-1.98	1.07	-1.98	12.97	-NA-
Emerging Non-REITs Index	AUD	1,541.71	115,989.73	80.32	2.33	-NA-	-NA-	-NA-	3.07	-2.19	0.53	-0.06	0.53	15.41	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,767.93	75,178.33	52.06	2.39	-NA-	-NA-	-NA-	10.30	-6.63	-2.06	-0.90	-2.06	18.38	-NA-
Emerging Americas Non-REITs Index	AUD	893.13	18,939.16	13.11	2.32	-NA-	-NA-	-NA-	-18.23	-23.33	-0.17	5.08	-0.17	24.55	-NA-
Emerging EMEA REITs Index	AUD	1,350.54	17,044.49	11.80	5.26	-NA-	-NA-	-NA-	-3.76	-8.03	-0.29	3.98	-0.29	17.12	-NA-
Emerging EMEA Non-REITs Index	AUD	2,350.24	21,872.24	15.15	2.15	-NA-	-NA-	-NA-	20.83	49.64	11.09	-1.40	11.09	14.37	-NA-
Emerging Europe REITs Index	AUD	1,429.70	2,789.11	1.93	2.80	-NA-	-NA-	-NA-	-12.50	-18.05	12.92	10.52	12.92	31.12	-NA-
Emerging Europe Non-REITs Index	AUD	344.34	7,217.40	5.00	3.12	-NA-	-NA-	-NA-	-20.25	32.57	-3.16	-9.86	-3.16	31.34	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,577.46	14,255.38	9.87	5.74	-NA-	-NA-	-NA-	1.48	-6.68	-2.53	2.79	-2.53	16.70	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,835.32	14,654.83	10.15	1.68	-NA-	-NA-	-NA-	28.03	63.54	20.25	3.62	20.25	17.93	-NA-

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

Version: March 2014

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

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Global REITs Index	EUR	1,457.12	638,700.59	100.00	0.00	-NA-	-NA-	-NA-	5.65	-8.29	6.45	0.00	6.45	-NA-	12.59
Global Non-REITs Index	EUR	1,597.10	262,797.40	41.15	0.00	-NA-	-NA-	-NA-	2.30	-13.30	-4.07	1.06	-4.07	-NA-	17.26
Global ex US REITs Index	EUR	1,339.60	244,065.90	38.21	0.00	-NA-	-NA-	-NA-	2.73	-11.39	2.48	-0.43	2.48	-NA-	11.96
Global ex US Non-REITs Index	EUR	1,610.09	260,730.55	40.82	0.00	-NA-	-NA-	-NA-	2.35	-13.39	-4.10	1.08	-4.10	-NA-	17.23
Americas REITs Index	EUR	1,560.29	427,218.63	66.89	0.00	-NA-	-NA-	-NA-	6.90	-7.45	8.38	0.40	8.38	-NA-	14.03
Americas Non-REITs Index	EUR	1,076.77	16,490.78	2.58	0.00	-NA-	-NA-	-NA-	-15.45	-27.51	2.85	6.54	2.85	-NA-	23.55
Asia Pacific REITs Index	EUR	1,348.17	118,212.08	18.51	0.00	-NA-	-NA-	-NA-	3.77	-20.38	2.10	0.23	2.10	-NA-	14.58
Asia Pacific Non-REITs Index	EUR	1,616.76	187,291.27	29.32	0.00	-NA-	-NA-	-NA-	4.03	-17.50	-8.05	1.15	-8.05	-NA-	19.80
EMEA REITs Index	EUR	1,284.69	93,269.88	14.60	0.00	-NA-	-NA-	-NA-	3.37	9.57	3.81	-2.02	3.81	-NA-	14.44
EMEA Non-REITs Index	EUR	1,916.56	59,015.35	9.24	0.00	-NA-	-NA-	-NA-	7.92	13.17	9.31	-0.69	9.31	-NA-	11.11
Europe REITs Index	EUR	1,299.20	83,683.38	13.10	0.00	-NA-	-NA-	-NA-	4.14	12.21	4.35	-2.76	4.35	-NA-	14.66
Europe Non-REITs Index	EUR	1,792.80	48,237.50	7.55	0.00	-NA-	-NA-	-NA-	5.84	11.42	6.85	-2.31	6.85	-NA-	11.23
Middle East and Africa REITs Index	EUR	1,334.88	9,586.50	1.50	0.00	-NA-	-NA-	-NA-	-7.85	-27.11	-0.93	4.96	-0.93	-NA-	21.40
Middle East and Africa Non-REITs Index	EUR	2,632.31	10,777.85	1.69	0.00	-NA-	-NA-	-NA-	17.79	29.37	21.98	7.39	21.98	-NA-	18.55
Emerging REITs Index	EUR	1,255.67	19,113.57	19.68	0.00	-NA-	-NA-	-NA-	-9.64	-26.23	-0.04	3.79	-0.04	-NA-	16.55
Emerging Non-REITs Index	EUR	1,767.38	78,001.15	80.32	0.00	-NA-	-NA-	-NA-	-2.03	-20.84	3.94	3.62	3.94	-NA-	18.52
Emerging Asia Pacific Non-REITs Index	EUR	2,086.19	50,556.17	52.06	0.00	-NA-	-NA-	-NA-	5.25	-24.27	1.26	2.72	1.26	-NA-	20.84
Emerging Americas Non-REITs Index	EUR	1,078.71	12,736.27	13.11	0.00	-NA-	-NA-	-NA-	-21.83	-37.83	3.40	9.07	3.40	-NA-	28.24
Emerging EMEA REITs Index	EUR	1,224.03	11,462.13	11.80	0.00	-NA-	-NA-	-NA-	-10.98	-27.68	1.60	6.40	1.60	-NA-	20.42
Emerging EMEA Non-REITs Index	EUR	2,273.62	14,708.71	15.15	0.00	-NA-	-NA-	-NA-	12.40	19.93	14.65	2.21	14.65	-NA-	15.91
Emerging Europe REITs Index	EUR	1,640.37	1,875.63	1.93	0.00	-NA-	-NA-	-NA-	-16.50	-33.53	16.67	14.44	16.67	-NA-	32.62
Emerging Europe Non-REITs Index	EUR	417.95	4,853.58	5.00	0.00	-NA-	-NA-	-NA-	-24.17	6.37	0.14	-6.59	0.14	-NA-	30.41
Emerging Middle East and Africa REITs Index	EUR	1,334.88	9,586.50	9.87	0.00	-NA-	-NA-	-NA-	-7.85	-27.11	-0.93	4.96	-0.93	-NA-	21.40
Emerging Middle East and Africa Non-REITs I	EUR	2,698.01	9,855.13	10.15	0.00	-NA-	-NA-	-NA-	19.13	31.74	23.95	7.42	23.95	-NA-	19.85

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

Index Description	Curr	Price Return		Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
		Close Value Mar-14														
Global REITs Index	USD	1,583.74		880,289.09	137.82	0.00	-NA-	-NA-	-NA-	4.62	-1.57	6.48	-0.21	6.48	-NA-	15.61
Global Non-REITs Index	USD	1,735.89		362,200.52	56.71	0.00	-NA-	-NA-	-NA-	1.31	-6.95	-4.05	0.85	-4.05	-NA-	22.24
Global ex US REITs Index	USD	1,456.02		336,383.83	52.67	0.00	-NA-	-NA-	-NA-	1.73	-4.90	2.50	-0.64	2.50	-NA-	16.14
Global ex US Non-REITs Index	USD	1,750.01		359,351.88	56.26	0.00	-NA-	-NA-	-NA-	1.36	-7.04	-4.08	0.87	-4.08	-NA-	22.20
Americas REITs Index	USD	1,695.89		588,814.08	92.19	0.00	-NA-	-NA-	-NA-	5.86	-0.67	8.40	0.19	8.40	-NA-	16.08
Americas Non-REITs Index	USD	1,170.34		22,728.42	3.56	0.00	-NA-	-NA-	-NA-	-16.27	-22.19	2.87	6.31	2.87	-NA-	29.06
Asia Pacific REITs Index	USD	1,465.33		162,925.80	25.51	0.00	-NA-	-NA-	-NA-	2.76	-14.54	2.12	0.02	2.12	-NA-	17.19
Asia Pacific Non-REITs Index	USD	1,757.26		258,134.19	40.42	0.00	-NA-	-NA-	-NA-	3.02	-11.45	-8.03	0.94	-8.03	-NA-	24.19
EMEA REITs Index	USD	1,396.33		128,549.22	20.13	0.00	-NA-	-NA-	-NA-	2.37	17.60	3.83	-2.22	3.83	-NA-	20.11
EMEA Non-REITs Index	USD	2,083.11		81,337.91	12.73	0.00	-NA-	-NA-	-NA-	6.87	21.46	9.33	-0.90	9.33	-NA-	16.48
Europe REITs Index	USD	1,412.11		115,336.62	18.06	0.00	-NA-	-NA-	-NA-	3.13	20.43	4.38	-2.96	4.38	-NA-	20.27
Europe Non-REITs Index	USD	1,948.59		66,483.33	10.41	0.00	-NA-	-NA-	-NA-	4.81	19.59	6.88	-2.52	6.88	-NA-	16.61
Middle East and Africa REITs Index	USD	1,450.88		13,212.60	2.07	0.00	-NA-	-NA-	-NA-	-8.74	-21.76	-0.90	4.74	-0.90	-NA-	24.74
Middle East and Africa Non-REITs Index	USD	2,861.07		14,854.58	2.33	0.00	-NA-	-NA-	-NA-	16.65	38.85	22.01	7.16	22.01	-NA-	22.03
Emerging REITs Index	USD	1,364.79		26,343.28	19.68	0.00	-NA-	-NA-	-NA-	-10.52	-20.82	-0.02	3.57	-0.02	-NA-	20.46
Emerging Non-REITs Index	USD	1,920.97		107,505.08	80.32	0.00	-NA-	-NA-	-NA-	-2.98	-15.03	3.96	3.40	3.96	-NA-	23.49
Emerging Asia Pacific Non-REITs Index	USD	2,267.49		69,679.04	52.06	0.00	-NA-	-NA-	-NA-	4.23	-18.71	1.29	2.51	1.29	-NA-	23.94
Emerging Americas Non-REITs Index	USD	1,172.46		17,553.76	13.11	0.00	-NA-	-NA-	-NA-	-22.59	-33.27	3.42	8.84	3.42	-NA-	33.63
Emerging EMEA REITs Index	USD	1,330.40		15,797.68	11.80	0.00	-NA-	-NA-	-NA-	-11.84	-22.37	1.63	6.17	1.63	-NA-	24.56
Emerging EMEA Non-REITs Index	USD	2,471.21		20,272.28	15.15	0.00	-NA-	-NA-	-NA-	11.32	28.73	14.68	2.00	14.68	-NA-	20.64
Emerging Europe REITs Index	USD	1,782.92		2,585.09	1.93	0.00	-NA-	-NA-	-NA-	-17.31	-28.65	16.70	14.20	16.70	-NA-	35.61
Emerging Europe Non-REITs Index	USD	454.27		6,689.45	5.00	0.00	-NA-	-NA-	-NA-	-24.91	14.17	0.16	-6.79	0.16	-NA-	34.64
Emerging Middle East and Africa REITs Index	USD	1,450.88		13,212.60	9.87	0.00	-NA-	-NA-	-NA-	-8.74	-21.76	-0.90	4.74	-0.90	-NA-	24.74
Emerging Middle East and Africa Non-REITs I	USD	2,932.47		13,582.83	10.15	0.00	-NA-	-NA-	-NA-	17.97	41.40	23.98	7.20	23.98	-NA-	23.29

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Version: March 2014

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

Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	1,530.97	528,020.33	82.67	0.00	-NA-	-NA-	-NA-	3.26	-10.35	5.78	0.31	5.78	-NA-	12.54
Global Non-REITs Index	GBP	1,678.06	217,257.31	34.02	0.00	-NA-	-NA-	-NA-	-0.01	-15.25	-4.67	1.37	-4.67	-NA-	18.06
Global ex US REITs Index	GBP	1,407.50	201,771.78	31.59	0.00	-NA-	-NA-	-NA-	0.41	-13.38	1.83	-0.12	1.83	-NA-	12.35
Global ex US Non-REITs Index	GBP	1,691.70	215,548.62	33.75	0.00	-NA-	-NA-	-NA-	0.04	-15.33	-4.70	1.40	-4.70	-NA-	18.03
Americas REITs Index	GBP	1,639.38	353,186.02	55.30	0.00	-NA-	-NA-	-NA-	4.49	-9.53	7.69	0.71	7.69	-NA-	13.66
Americas Non-REITs Index	GBP	1,131.35	13,633.10	2.13	0.00	-NA-	-NA-	-NA-	-17.36	-29.13	2.20	6.87	2.20	-NA-	24.75
Asia Pacific REITs Index	GBP	1,416.51	97,727.14	15.30	0.00	-NA-	-NA-	-NA-	1.43	-22.16	1.45	0.54	1.45	-NA-	14.24
Asia Pacific Non-REITs Index	GBP	1,698.71	154,835.61	24.24	0.00	-NA-	-NA-	-NA-	1.68	-19.35	-8.63	1.46	-8.63	-NA-	20.26
EMEA REITs Index	GBP	1,349.81	77,107.17	12.07	0.00	-NA-	-NA-	-NA-	1.04	7.11	3.15	-1.71	3.15	-NA-	16.00
EMEA Non-REITs Index	GBP	2,013.70	48,788.60	7.64	0.00	-NA-	-NA-	-NA-	5.48	10.63	8.62	-0.38	8.62	-NA-	12.65
Europe REITs Index	GBP	1,365.06	69,181.91	10.83	0.00	-NA-	-NA-	-NA-	1.79	9.69	3.69	-2.45	3.69	-NA-	16.19
Europe Non-REITs Index	GBP	1,883.67	39,878.43	6.24	0.00	-NA-	-NA-	-NA-	3.45	8.92	6.18	-2.01	6.18	-NA-	12.90
Middle East and Africa REITs Index	GBP	1,402.54	7,925.26	1.24	0.00	-NA-	-NA-	-NA-	-9.93	-28.74	-1.55	5.28	-1.55	-NA-	21.50
Middle East and Africa Non-REITs Index	GBP	2,765.74	8,910.16	1.40	0.00	-NA-	-NA-	-NA-	15.13	26.47	21.21	7.72	21.21	-NA-	19.32
Emerging REITs Index	GBP	1,319.32	15,801.39	19.68	0.00	-NA-	-NA-	-NA-	-11.68	-27.88	-0.68	4.11	-0.68	-NA-	17.05
Emerging Non-REITs Index	GBP	1,856.97	64,484.35	80.32	0.00	-NA-	-NA-	-NA-	-4.24	-22.61	3.28	3.94	3.28	-NA-	20.63
Emerging Asia Pacific Non-REITs Index	GBP	2,191.94	41,795.30	52.06	0.00	-NA-	-NA-	-NA-	2.87	-25.96	0.62	3.04	0.62	-NA-	22.60
Emerging Americas Non-REITs Index	GBP	1,133.39	10,529.20	13.11	0.00	-NA-	-NA-	-NA-	-23.59	-39.22	2.74	9.41	2.74	-NA-	29.66
Emerging EMEA REITs Index	GBP	1,286.08	9,475.86	11.80	0.00	-NA-	-NA-	-NA-	-12.99	-29.30	0.96	6.73	0.96	-NA-	20.94
Emerging EMEA Non-REITs Index	GBP	2,388.87	12,159.84	15.15	0.00	-NA-	-NA-	-NA-	9.87	17.25	13.93	2.53	13.93	-NA-	17.16
Emerging Europe REITs Index	GBP	1,723.51	1,550.60	1.93	0.00	-NA-	-NA-	-NA-	-18.39	-35.02	15.93	14.79	15.93	-NA-	33.36
Emerging Europe Non-REITs Index	GBP	439.14	4,012.51	5.00	0.00	-NA-	-NA-	-NA-	-25.88	3.98	-0.49	-6.30	-0.49	-NA-	31.57
Emerging Middle East and Africa REITs Index	GBP	1,402.54	7,925.26	9.87	0.00	-NA-	-NA-	-NA-	-9.93	-28.74	-1.55	5.28	-1.55	-NA-	21.50
Emerging Middle East and Africa Non-REITs I	GBP	2,834.76	8,147.34	10.15	0.00	-NA-	-NA-	-NA-	16.44	28.79	23.17	7.76	23.17	-NA-	20.63

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

Price Return			Free	Free	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
			Float	Float											
		Close	Mkt Cap	Mkt Cap											
Index Description	Curr	Value	Ccy (m)	(%) Weight	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Global REITs Index	JPY	1,593.49	90,656,572.21	14193.91	0.00	-NA-	-NA-	-NA-	12.48	7.82	4.33	0.69	4.33	-NA-	18.03
Global Non-REITs Index	JPY	1,746.58	37,301,220.73	5840.17	0.00	-NA-	-NA-	-NA-	8.92	1.93	-5.98	1.76	-5.98	-NA-	25.91
Global ex US REITs Index	JPY	1,464.98	34,642,488.54	5423.90	0.00	-NA-	-NA-	-NA-	9.37	4.17	0.43	0.26	0.43	-NA-	19.01
Global ex US Non-REITs Index	JPY	1,760.78	37,007,853.69	5794.24	0.00	-NA-	-NA-	-NA-	8.97	1.82	-6.01	1.78	-6.01	-NA-	25.86
Americas REITs Index	JPY	1,706.32	60,639,017.96	9494.12	0.00	-NA-	-NA-	-NA-	13.81	8.81	6.21	1.09	6.21	-NA-	18.16
Americas Non-REITs Index	JPY	1,177.55	2,340,686.71	366.48	0.00	-NA-	-NA-	-NA-	-9.98	-14.77	0.79	7.27	0.79	-NA-	31.44
Asia Pacific REITs Index	JPY	1,474.35	16,778,913.04	2627.04	0.00	-NA-	-NA-	-NA-	10.48	-6.39	0.06	0.92	0.06	-NA-	19.19
Asia Pacific Non-REITs Index	JPY	1,768.08	26,583,949.75	4162.19	0.00	-NA-	-NA-	-NA-	10.76	-3.01	-9.88	1.85	-9.88	-NA-	27.89
EMEA REITs Index	JPY	1,404.93	13,238,641.21	2072.75	0.00	-NA-	-NA-	-NA-	10.05	28.82	1.73	-1.34	1.73	-NA-	23.52
EMEA Non-REITs Index	JPY	2,095.93	8,376,584.28	1311.50	0.00	-NA-	-NA-	-NA-	14.89	33.05	7.13	-0.01	7.13	-NA-	20.01
Europe REITs Index	JPY	1,420.80	11,877,942.00	1859.70	0.00	-NA-	-NA-	-NA-	10.87	31.92	2.27	-2.09	2.27	-NA-	23.69
Europe Non-REITs Index	JPY	1,960.59	6,846,785.65	1071.99	0.00	-NA-	-NA-	-NA-	12.68	30.99	4.72	-1.64	4.72	-NA-	20.34
Middle East and Africa REITs Index	JPY	1,459.81	1,360,699.21	213.04	0.00	-NA-	-NA-	-NA-	-1.89	-14.30	-2.90	5.68	-2.90	-NA-	25.98
Middle East and Africa Non-REITs Index	JPY	2,878.68	1,529,798.63	239.52	0.00	-NA-	-NA-	-NA-	25.41	52.09	19.55	8.13	19.55	-NA-	24.47
Emerging REITs Index	JPY	1,373.19	2,712,963.01	19.68	0.00	-NA-	-NA-	-NA-	-3.80	-13.27	-2.04	4.50	-2.04	-NA-	23.52
Emerging Non-REITs Index	JPY	1,932.79	11,071,410.88	80.32	0.00	-NA-	-NA-	-NA-	4.31	-6.93	1.86	4.33	1.86	-NA-	26.76
Emerging Asia Pacific Non-REITs Index	JPY	2,281.44	7,175,895.46	52.06	0.00	-NA-	-NA-	-NA-	12.05	-10.96	-0.76	3.43	-0.76	-NA-	27.22
Emerging Americas Non-REITs Index	JPY	1,179.67	1,807,774.36	13.11	0.00	-NA-	-NA-	-NA-	-16.77	-26.91	1.33	9.82	1.33	-NA-	35.76
Emerging EMEA REITs Index	JPY	1,338.59	1,626,924.36	11.80	0.00	-NA-	-NA-	-NA-	-5.22	-14.97	-0.42	7.13	-0.42	-NA-	27.52
Emerging EMEA Non-REITs Index	JPY	2,486.42	2,087,741.06	15.15	0.00	-NA-	-NA-	-NA-	19.67	41.00	12.37	2.91	12.37	-NA-	23.58
Emerging Europe REITs Index	JPY	1,793.89	266,225.14	1.93	0.00	-NA-	-NA-	-NA-	-11.10	-21.85	14.34	15.23	14.34	-NA-	39.01
Emerging Europe Non-REITs Index	JPY	457.07	688,913.16	5.00	0.00	-NA-	-NA-	-NA-	-19.27	25.05	-1.86	-5.95	-1.86	-NA-	37.10
Emerging Middle East and Africa REITs Index	JPY	1,459.81	1,360,699.21	9.87	0.00	-NA-	-NA-	-NA-	-1.89	-14.30	-2.90	5.68	-2.90	-NA-	25.98
Emerging Middle East and Africa Non-REITs Index	JPY	2,950.52	1,398,827.90	10.15	0.00	-NA-	-NA-	-NA-	26.83	54.88	21.48	8.16	21.48	-NA-	25.61

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

Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	AUD	1,118.14	949,764.36	148.70	0.00	-NA-	-NA-	-NA-	8.51	10.72	2.78	-3.65	2.78	-NA-	-NA-
Global Non-REITs Index	AUD	1,225.56	390,786.56	61.18	0.00	-NA-	-NA-	-NA-	5.08	4.67	-7.38	-2.64	-7.38	-NA-	-NA-
Global ex US REITs Index	AUD	1,027.96	362,932.33	56.82	0.00	-NA-	-NA-	-NA-	5.51	6.97	-1.06	-4.07	-1.06	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,235.52	387,713.10	60.70	0.00	-NA-	-NA-	-NA-	5.13	4.56	-7.41	-2.61	-7.41	-NA-	-NA-
Americas REITs Index	AUD	1,197.31	635,285.19	99.47	0.00	-NA-	-NA-	-NA-	9.80	11.73	4.64	-3.27	4.64	-NA-	-NA-
Americas Non-REITs Index	AUD	826.27	24,522.22	3.84	0.00	-NA-	-NA-	-NA-	-13.15	-12.48	-0.70	2.64	-0.70	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,034.54	175,784.43	27.52	0.00	-NA-	-NA-	-NA-	6.58	-3.87	-1.43	-3.43	-1.43	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,240.64	278,506.98	43.61	0.00	-NA-	-NA-	-NA-	6.86	-0.40	-11.22	-2.55	-11.22	-NA-	-NA-
EMEA REITs Index	AUD	985.82	138,694.74	21.72	0.00	-NA-	-NA-	-NA-	6.18	32.28	0.22	-5.60	0.22	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,470.69	87,757.36	13.74	0.00	-NA-	-NA-	-NA-	10.84	36.63	5.53	-4.32	5.53	-NA-	-NA-
Europe REITs Index	AUD	996.96	124,439.36	19.48	0.00	-NA-	-NA-	-NA-	6.96	35.47	0.75	-6.31	0.75	-NA-	-NA-
Europe Non-REITs Index	AUD	1,375.73	71,730.41	11.23	0.00	-NA-	-NA-	-NA-	8.71	34.52	3.16	-5.88	3.16	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,024.33	14,255.38	2.23	0.00	-NA-	-NA-	-NA-	-5.35	-12.00	-4.35	1.12	-4.35	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,019.94	16,026.95	2.51	0.00	-NA-	-NA-	-NA-	20.99	56.18	17.77	3.46	17.77	-NA-	-NA-
Emerging REITs Index	AUD	963.55	28,422.38	19.68	0.00	-NA-	-NA-	-NA-	-7.19	-10.94	-3.50	-0.01	-3.50	13.12	-NA-
Emerging Non-REITs Index	AUD	1,356.22	115,989.73	80.32	0.00	-NA-	-NA-	-NA-	0.63	-4.43	0.35	-0.17	0.35	15.50	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,600.87	75,178.33	52.06	0.00	-NA-	-NA-	-NA-	8.10	-8.57	-2.23	-1.03	-2.23	18.52	-NA-
Emerging Americas Non-REITs Index	AUD	827.76	18,939.16	13.11	0.00	-NA-	-NA-	-NA-	-19.71	-24.94	-0.17	5.08	-0.17	24.70	-NA-
Emerging EMEA REITs Index	AUD	939.28	17,044.49	11.80	0.00	-NA-	-NA-	-NA-	-8.56	-12.68	-1.90	2.51	-1.90	17.11	-NA-
Emerging EMEA Non-REITs Index	AUD	1,744.69	21,872.24	15.15	0.00	-NA-	-NA-	-NA-	15.46	44.80	10.69	-1.53	10.69	14.74	-NA-
Emerging Europe REITs Index	AUD	1,258.76	2,789.11	1.93	0.00	-NA-	-NA-	-NA-	-14.24	-19.75	12.64	10.25	12.64	31.18	-NA-
Emerging Europe Non-REITs Index	AUD	320.72	7,217.40	5.00	0.00	-NA-	-NA-	-NA-	-22.11	28.42	-3.32	-10.00	-3.32	30.90	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,024.33	14,255.38	9.87	0.00	-NA-	-NA-	-NA-	-5.35	-12.00	-4.35	1.12	-4.35	17.07	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,070.35	14,654.83	10.15	0.00	-NA-	-NA-	-NA-	22.36	59.05	19.67	3.49	19.67	18.23	-NA-

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Part III

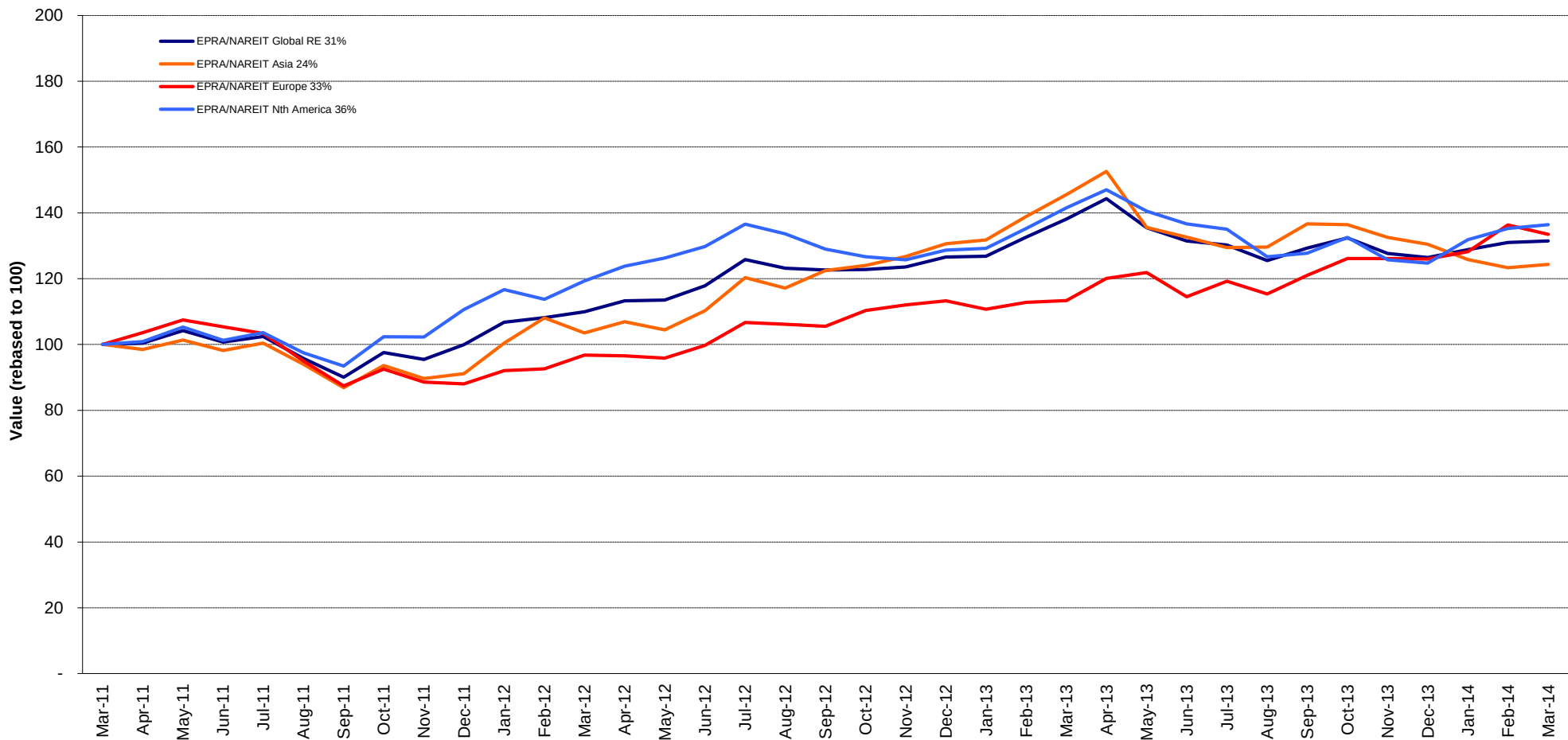
Developed Markets

Section 3.1

FTSE EPRA/NAREIT Developed Real Estate Index Series

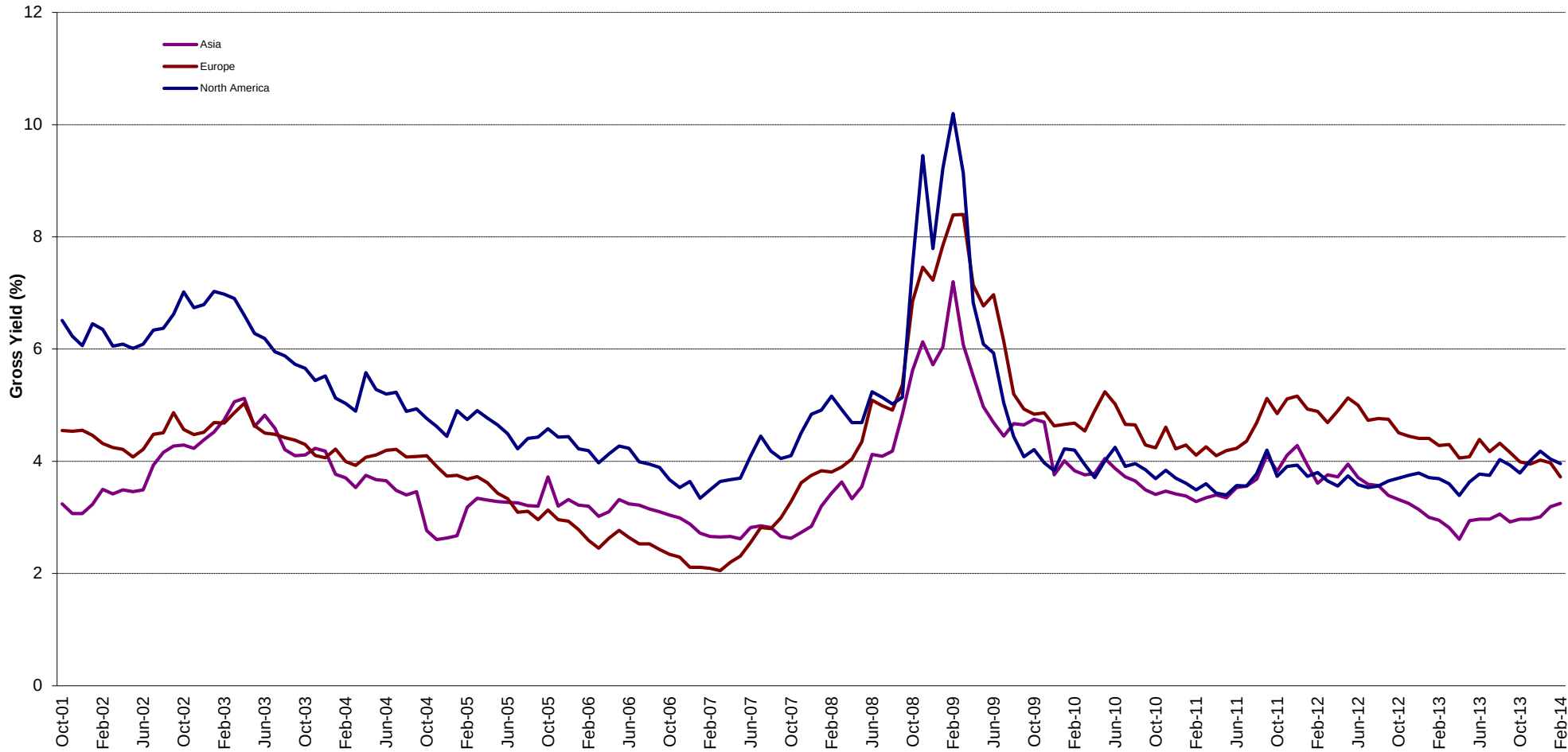
FTSE EPRA/NAREIT Developed Index Series

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

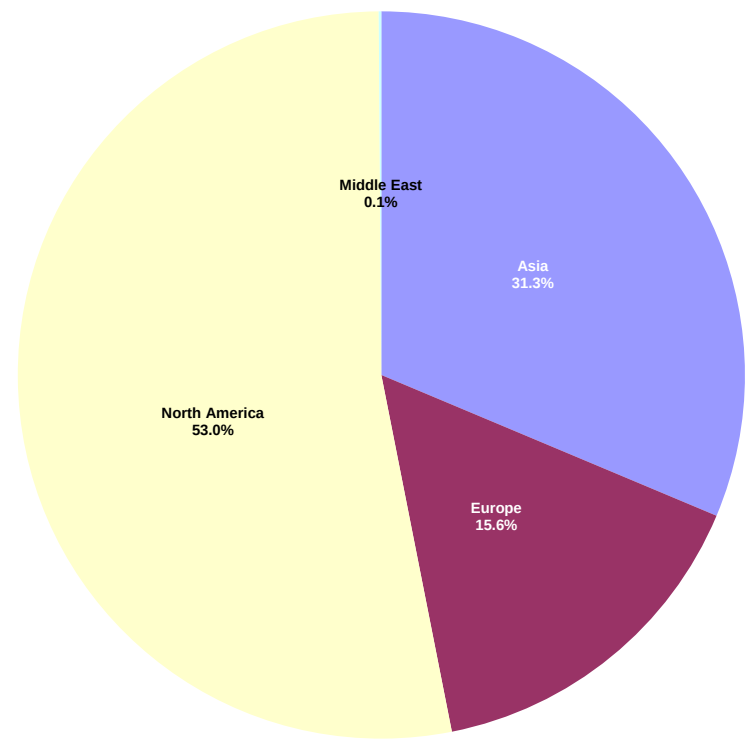


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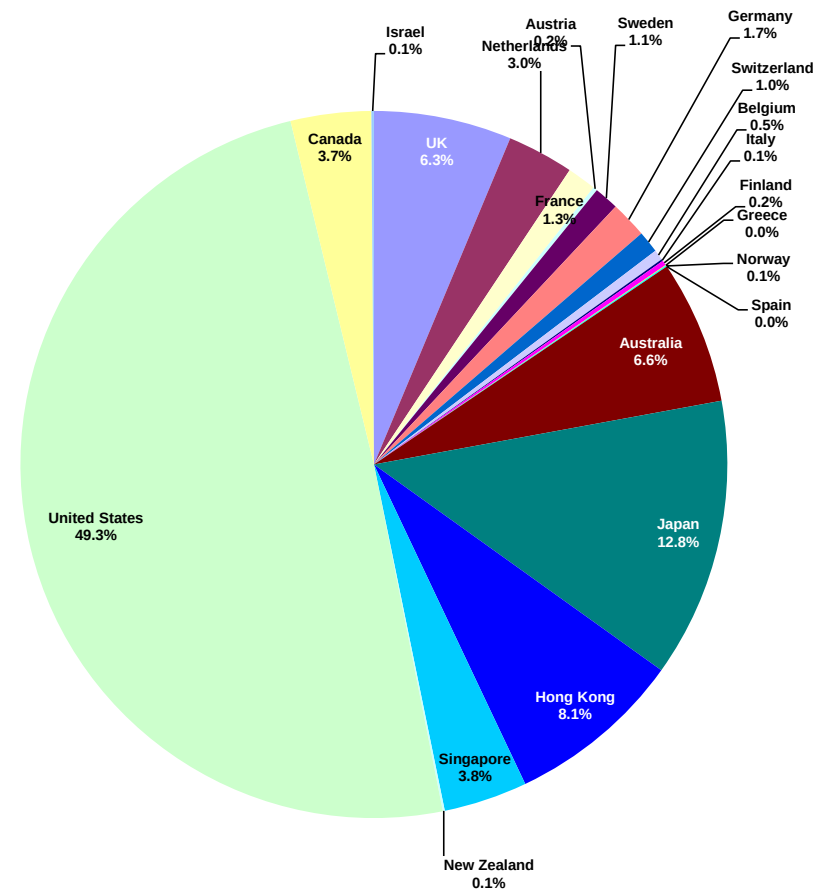
Graph 6: Dividend Yields



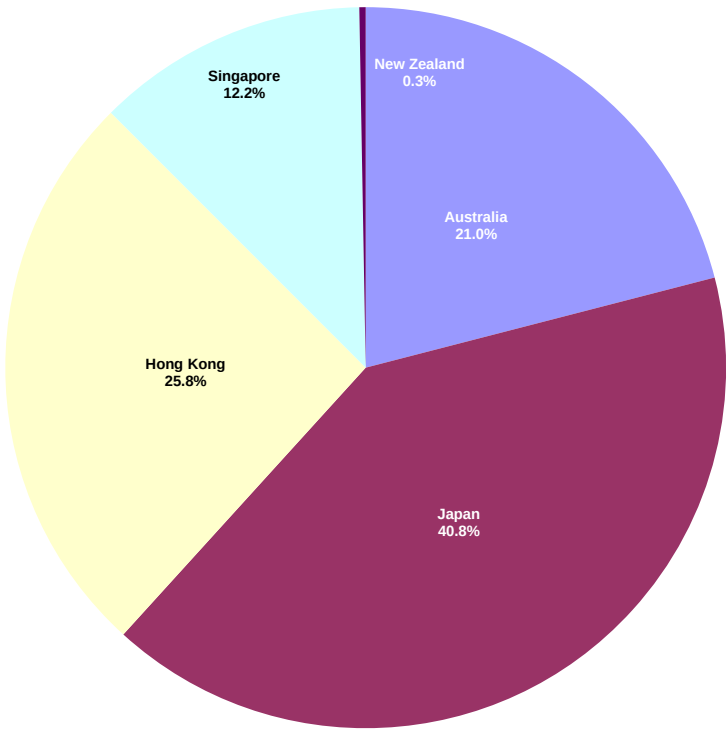
Graph 7: Global Developed - Regional Breakdown by Market Cap



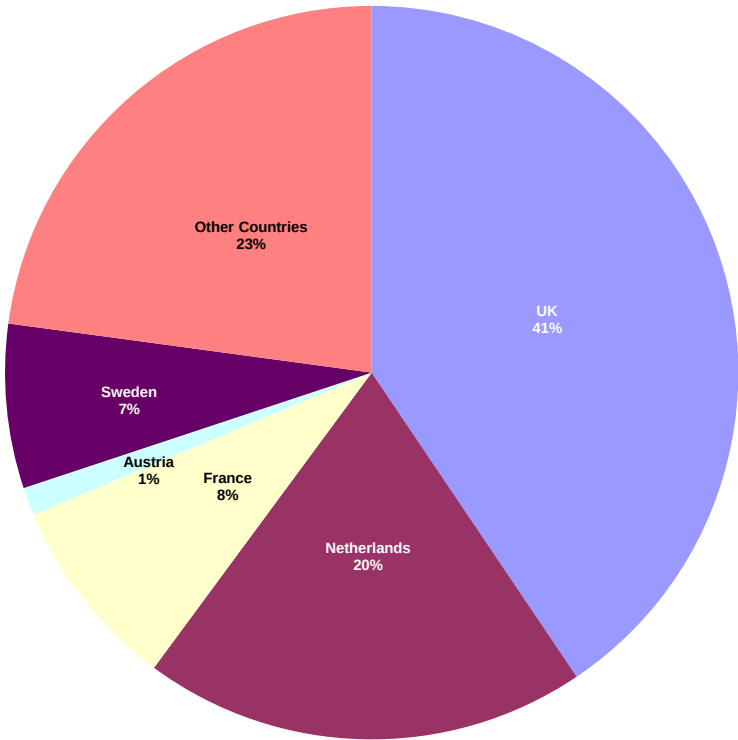
Graph 8: Global Developed - Breakdown by Country



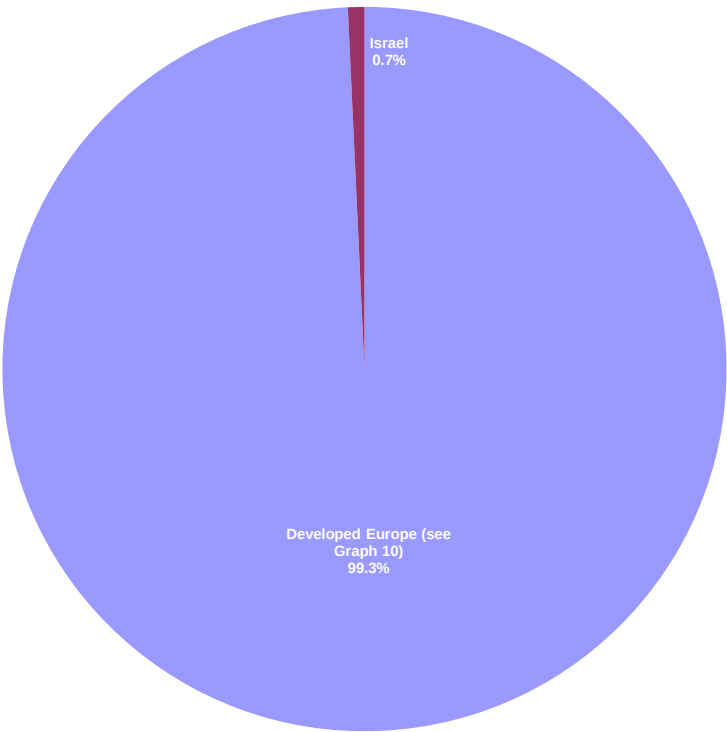
Graph 9: Asia Developed - Country Breakdown by Market Cap



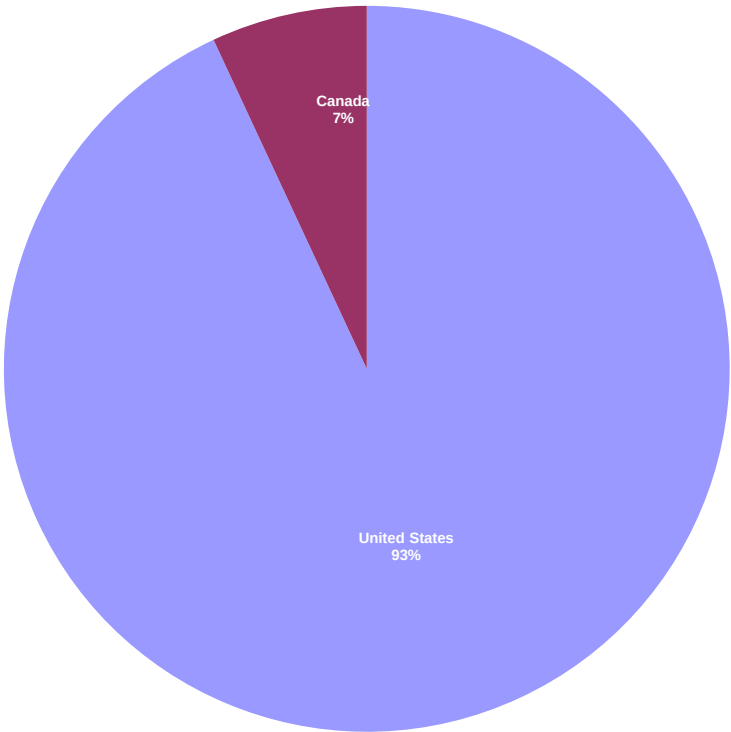
Graph 10: Europe Developed - Country Breakdown by Market Cap



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



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



FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	EUR	2,889.45	804,383.28	100.00	3.73	7.77	6.61	22.05	9.55	-4.80	3.99	0.36	3.99	18.22	12.69
Asia	EUR	2,064.97	251,981.12	31.33	3.33	5.53	6.30	16.83	7.52	-14.60	-4.70	0.77	-4.70	18.93	16.77
Europe	EUR	2,947.21	125,191.67	15.56	3.63	7.72	6.04	20.90	10.09	17.70	5.96	-2.15	5.96	18.77	13.26
North America	EUR	3,836.33	426,287.77	53.00	3.99	10.83	7.12	27.62	10.90	-3.60	9.38	0.87	9.38	23.48	13.99
Global ex Asia	EUR	3,473.24	552,402.16	68.67	3.91	9.53	6.68	25.48	10.53	0.53	8.58	0.18	8.58	20.93	12.84
Global ex Europe	EUR	2,835.06	679,191.61	84.44	3.74	7.73	6.76	22.37	9.54	-7.98	3.64	0.83	3.64	19.05	13.32
Global ex North America	EUR	2,469.36	378,095.51	47.00	3.42	6.49	6.36	18.06	8.32	-6.19	-1.45	-0.20	-1.45	17.02	14.25
Global ex United States	EUR	2,541.86	407,681.73	50.68	3.59	6.66	6.51	18.48	7.90	-6.86	-1.22	-0.03	-1.22	16.86	13.67
Global ex Japan	EUR	1,643.82	701,668.47	87.23	4.01	-NA-	-NA-	22.66	8.80	-3.48	6.90	0.42	6.90	-NA-	12.91
Global Dividend+	EUR	2,462.17	686,255.80	85.31	4.18	-NA-	-NA-	23.15	9.10	-5.34	6.53	0.28	6.53	-NA-	12.23
Global	USD	3,822.76	1,108,641.25	100.00	3.73	8.55	7.84	22.96	8.48	2.18	4.01	0.15	4.01	21.67	16.51
Asia	USD	2,815.41	347,292.97	31.33	3.33	6.45	7.53	17.70	6.48	-8.33	-4.68	0.55	-4.68	22.76	20.90
Europe	USD	4,032.83	172,545.41	15.56	3.63	8.68	7.26	21.79	9.02	26.33	5.98	-2.35	5.98	23.51	18.68
North America	USD	5,046.92	587,531.12	53.00	3.99	11.60	8.36	28.58	9.83	3.47	9.40	0.66	9.40	25.50	16.12
Global ex Asia	USD	4,597.13	761,348.28	68.67	3.91	10.32	7.91	26.42	9.46	7.90	8.60	-0.03	8.60	23.74	15.94
Global ex Europe	USD	3,764.01	936,095.84	84.44	3.74	8.52	7.99	23.29	8.48	-1.23	3.67	0.62	3.67	22.11	16.67
Global ex North America	USD	3,289.80	521,110.13	47.00	3.42	7.29	7.58	18.94	7.27	0.69	-1.43	-0.41	-1.43	21.48	19.07
Global ex United States	USD	3,495.25	561,887.35	50.68	3.59	7.64	7.79	19.37	6.86	-0.04	-1.20	-0.24	-1.20	21.22	18.39
Global ex Japan	USD	1,733.99	967,074.56	87.23	4.01	-NA-	-NA-	23.58	7.75	3.59	6.92	0.20	6.92	-NA-	16.85
Global ex Australia	USD	1,883.08	1,035,787.79	93.43	3.58	-NA-	-NA-	20.13	8.55	2.92	3.82	0.03	3.82	-NA-	16.48
Global ex Australia Hedged	USD	1,924.85	1,035,787.79	93.43	0.00	-NA-	-NA-	22.70	9.93	3.74	3.57	0.17	3.57	-NA-	14.99
Global Dividend+	USD	2,803.02	945,832.05	85.31	4.18	-NA-	8.32	24.08	8.05	1.60	6.55	0.07	6.55	-NA-	15.87

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	3,695.39	664,991.90	100.00	3.73	7.91	8.89	19.30	7.07	-6.93	3.33	0.67	3.33	19.24	12.72
Asia	GBP	2,721.60	208,315.37	31.33	3.33	5.81	8.58	14.20	5.10	-16.51	-5.31	1.08	-5.31	19.47	16.70
Europe	GBP	3,898.47	103,497.23	15.56	3.63	8.08	8.31	18.17	7.60	15.06	5.29	-1.84	5.29	20.49	14.76
North America	GBP	4,878.77	352,416.47	53.00	3.99	10.93	9.42	24.75	8.40	-5.76	8.68	1.18	8.68	24.52	13.61
Global ex Asia	GBP	4,443.96	456,676.53	68.67	3.91	9.68	8.97	22.66	8.04	-1.72	7.89	0.49	7.89	22.16	12.92
Global ex Europe	GBP	3,638.60	561,494.67	84.44	3.74	7.87	9.05	19.62	7.06	-10.04	2.99	1.14	2.99	19.90	13.06
Global ex North America	GBP	3,180.19	312,575.43	47.00	3.42	6.66	8.64	15.40	5.88	-8.29	-2.07	0.11	-2.07	17.98	14.61
Global ex United States	GBP	3,378.80	337,034.67	50.68	3.59	7.02	8.84	15.82	5.47	-8.95	-1.84	0.28	-1.84	17.74	13.96
Global ex Japan	GBP	1,676.21	580,076.52	87.23	4.01	-NA-	-NA-	19.90	6.35	-5.65	6.23	0.73	6.23	-NA-	13.40
Global Dividend+	GBP	3,013.67	567,334.70	85.31	4.18	-NA-	9.38	20.38	6.64	-7.46	5.85	0.59	5.85	-NA-	12.50
Global	JPY	3,846.29	114,173,419.05	100.00	3.73	8.56	7.73	24.00	16.63	11.93	1.92	1.05	1.92	23.71	19.48
Asia	JPY	2,832.74	35,765,966.91	31.33	3.33	6.47	7.42	18.69	14.47	0.41	-6.61	1.46	-6.61	25.05	24.12
Europe	JPY	4,057.66	17,769,589.34	15.56	3.63	8.69	7.15	22.82	17.21	38.38	3.84	-1.47	3.84	25.25	22.15
North America	JPY	5,077.98	60,506,892.08	53.00	3.99	11.61	8.25	29.66	18.07	13.34	7.19	1.56	7.19	26.96	18.27
Global ex Asia	JPY	4,625.42	78,407,452.14	68.67	3.91	10.33	7.80	27.48	17.68	18.19	6.41	0.87	6.41	25.31	18.51
Global ex Europe	JPY	3,787.18	96,403,829.71	84.44	3.74	8.53	7.88	24.32	16.62	8.19	1.57	1.52	1.57	24.17	19.47
Global ex North America	JPY	3,310.05	53,666,526.97	47.00	3.42	7.31	7.48	19.94	15.32	10.29	-3.41	0.49	-3.41	23.74	22.50
Global ex United States	JPY	3,516.77	57,865,968.34	50.68	3.59	7.65	7.65	20.38	14.88	9.50	-3.19	0.66	-3.19	23.50	21.81
Global ex Japan	JPY	1,744.66	99,594,173.88	87.23	4.01	-NA-	-NA-	24.61	15.84	13.47	4.77	1.11	4.77	-NA-	19.57
Global Dividend+	JPY	2,605.08	97,406,513.92	85.31	4.18	-NA-	-NA-	25.12	16.16	11.29	4.40	0.97	4.40	-NA-	18.58

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

Version: March 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	2,698.90	1,196,138.80	148.70	3.73	-NA-	-NA-	16.08	12.52	14.94	0.40	-3.31	0.40	-NA-	9.17
Asia	AUD	1,987.70	374,702.46	46.58	3.33	-NA-	-NA-	11.11	10.44	3.11	-8.00	-2.92	-8.00	-NA-	12.57
Europe	AUD	2,847.22	186,163.25	23.14	3.63	-NA-	-NA-	14.97	13.08	42.10	2.30	-5.72	2.30	-NA-	14.17
North America	AUD	3,563.17	633,900.97	78.81	3.99	-NA-	-NA-	21.38	13.91	16.39	5.60	-2.82	5.60	-NA-	11.12
Global ex Asia	AUD	3,245.61	821,436.34	102.12	3.91	-NA-	-NA-	19.34	13.53	21.37	4.83	-3.48	4.83	-NA-	10.67
Global ex Europe	AUD	2,657.43	1,009,975.55	125.56	3.74	-NA-	-NA-	16.38	12.51	11.10	0.06	-2.86	0.06	-NA-	9.18
Global ex North America	AUD	2,322.63	562,237.83	69.90	3.42	-NA-	-NA-	12.28	11.26	13.26	-4.85	-3.85	-4.85	-NA-	10.96
Global ex United States	AUD	2,467.68	606,233.31	75.37	3.59	-NA-	-NA-	12.69	10.83	12.44	-4.63	-3.68	-4.63	-NA-	10.24
Global ex Japan	AUD	1,224.21	1,043,399.22	129.71	4.01	-NA-	-NA-	16.66	11.76	16.52	3.21	-3.26	3.21	-NA-	9.62
Global Dividend+	AUD	2,305.24	1,020,480.18	126.86	4.18	-NA-	-NA-	17.13	12.07	14.28	2.85	-3.39	2.85	-NA-	8.68
Global ex Australia Hedged	AUD	2,057.15	1,117,535.51	93.43	0.00	-NA-	-NA-	24.82	12.05	5.24	4.09	0.37	4.09	-NA-	15.10
Global Hedged	AUD	1,918.02	1,196,138.80	6.57	0.00	-NA-	-NA-	23.92	12.04	5.26	4.02	0.24	4.02	-NA-	14.38

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

Version: March 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,725.20	804,383.28	100.00	2.97	-NA-	-NA-	21.21	8.77	-5.48	3.81	0.26	3.81	-NA-	12.70
Asia	EUR	2,058.45	251,981.12	31.33	3.19	-NA-	-NA-	16.76	7.46	-14.66	-4.74	0.75	-4.74	-NA-	16.77
Europe	EUR	1,755.98	125,191.67	15.56	3.06	-NA-	-NA-	19.95	9.22	16.81	5.88	-2.21	5.88	-NA-	13.21
North America	EUR	3,460.79	426,287.77	53.00	2.82	-NA-	-NA-	26.13	9.66	-4.71	9.06	0.72	9.06	-NA-	14.00
Global ex Asia	EUR	3,171.39	552,402.16	68.67	2.87	-NA-	-NA-	24.14	9.37	-0.53	8.32	0.05	8.32	-NA-	12.84
Global ex Europe	EUR	2,674.50	679,191.61	84.44	2.95	-NA-	-NA-	21.54	8.78	-8.64	3.44	0.73	3.44	-NA-	13.33
Global ex North America	EUR	2,417.52	378,095.51	47.00	3.15	-NA-	-NA-	17.75	8.03	-6.42	-1.49	-0.23	-1.49	-NA-	14.26
Global ex US	EUR	2,469.39	407,681.73	50.68	3.23	-NA-	-NA-	18.06	7.51	-7.18	-1.29	-0.07	-1.29	-NA-	13.68
Global ex Japan	EUR	1,118.02	701,668.47	87.23	0.00	-NA-	-NA-	17.77	4.54	-7.25	5.95	-0.05	5.95	-NA-	12.98
Global	USD	3,605.52	1,108,641.25	100.00	2.97	-NA-	-NA-	22.11	7.72	1.45	3.83	0.05	3.83	-NA-	16.52
Asia	USD	2,806.52	347,292.97	31.33	3.19	-NA-	-NA-	17.64	6.42	-8.40	-4.72	0.54	-4.72	-NA-	20.90
Europe	USD	1,922.30	172,545.41	15.56	3.06	-NA-	-NA-	20.84	8.16	25.38	5.91	-2.42	5.91	-NA-	18.68
North America	USD	4,552.85	587,531.12	53.00	2.82	-NA-	-NA-	27.08	8.60	2.28	9.08	0.50	9.08	-NA-	16.13
Global ex Asia	USD	4,197.72	761,348.28	68.67	2.87	-NA-	-NA-	25.07	8.31	6.76	8.34	-0.16	8.34	-NA-	15.95
Global ex Europe	USD	3,550.83	936,095.84	84.44	2.95	-NA-	-NA-	22.46	7.72	-1.94	3.46	0.52	3.46	-NA-	16.68
Global ex North America	USD	3,220.86	521,110.13	47.00	3.15	-NA-	-NA-	18.63	6.98	0.44	-1.47	-0.44	-1.47	-NA-	19.09
Global ex US	USD	3,395.61	561,887.35	50.68	3.23	-NA-	-NA-	18.95	6.47	-0.38	-1.27	-0.28	-1.27	-NA-	18.41
Global ex Japan	USD	1,625.60	967,074.56	87.23	3.19	-NA-	-NA-	22.64	6.91	2.75	6.72	0.10	6.72	-NA-	16.87

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	3,485.39	664,991.90	100.00	2.97	-NA-	-NA-	18.48	6.32	-7.60	3.15	0.57	3.15	-NA-	12.73
Asia	GBP	2,713.01	208,315.37	31.33	3.19	-NA-	-NA-	14.14	5.04	-16.57	-5.34	1.06	-5.34	-NA-	16.70
Europe	GBP	1,858.25	103,497.23	15.56	3.06	-NA-	-NA-	17.24	6.76	14.19	5.21	-1.91	5.21	-NA-	14.74
North America	GBP	4,401.16	352,416.47	53.00	2.82	-NA-	-NA-	23.29	7.18	-6.85	8.37	1.03	8.37	-NA-	13.62
Global ex Asia	GBP	4,057.86	456,676.53	68.67	2.87	-NA-	-NA-	21.34	6.90	-2.76	7.63	0.36	7.63	-NA-	12.93
Global ex Europe	GBP	3,432.52	561,494.67	84.44	2.95	-NA-	-NA-	18.81	6.32	-10.69	2.79	1.04	2.79	-NA-	13.07
Global ex North America	GBP	3,113.54	312,575.43	47.00	3.15	-NA-	-NA-	15.10	5.59	-8.52	-2.12	0.08	-2.12	-NA-	14.62
Global ex US	GBP	3,282.48	337,034.67	50.68	3.23	-NA-	-NA-	15.41	5.08	-9.26	-1.92	0.24	-1.92	-NA-	13.97
Global ex Japan	GBP	1,571.44	580,076.52	87.23	3.19	-NA-	-NA-	18.99	5.52	-6.41	6.02	0.62	6.02	-NA-	13.42
Global	JPY	3,627.71	114,173,419.05	100.00	2.97	-NA-	-NA-	23.14	15.81	11.12	1.74	0.95	1.74	-NA-	19.48
Asia	JPY	2,823.80	35,765,966.91	31.33	3.19	-NA-	-NA-	18.63	14.41	0.33	-6.64	1.44	-6.64	-NA-	24.12
Europe	JPY	1,934.13	17,769,589.34	15.56	3.06	-NA-	-NA-	21.85	16.28	37.33	3.77	-1.54	3.77	-NA-	22.16
North America	JPY	4,580.87	60,506,892.08	53.00	2.82	-NA-	-NA-	28.14	16.75	12.03	6.88	1.41	6.88	-NA-	18.26
Global ex Asia	JPY	4,223.56	78,407,452.14	68.67	2.87	-NA-	-NA-	26.12	16.45	16.94	6.16	0.74	6.16	-NA-	18.51
Global ex Europe	JPY	3,572.68	96,403,829.71	84.44	2.95	-NA-	-NA-	23.48	15.81	7.41	1.38	1.42	1.38	-NA-	19.47
Global ex North America	JPY	3,240.68	53,666,526.97	47.00	3.15	-NA-	-NA-	19.63	15.01	10.01	-3.46	0.45	-3.46	-NA-	22.51
Global ex US	JPY	3,416.52	57,865,968.34	50.68	3.23	-NA-	-NA-	19.95	14.46	9.12	-3.26	0.62	-3.26	-NA-	21.82
Global ex Japan	JPY	1,635.61	99,594,173.88	87.23	3.19	-NA-	-NA-	23.67	14.94	12.55	4.57	1.00	4.57	-NA-	19.58

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	2,545.53	1,196,138.80	148.70	2.97	-NA-	-NA-	15.27	11.72	14.11	0.22	-3.40	0.22	-NA-	9.17
Asia	AUD	1,981.43	374,702.46	46.58	3.19	-NA-	-NA-	11.05	10.38	3.03	-8.03	-2.93	-8.03	-NA-	12.58
Europe	AUD	1,357.16	186,163.25	23.14	3.06	-NA-	-NA-	14.07	12.19	41.03	2.23	-5.79	2.23	-NA-	14.08
North America	AUD	3,214.35	633,900.97	78.81	2.82	-NA-	-NA-	19.96	12.63	15.04	5.29	-2.97	5.29	-NA-	11.13
Global ex Asia	AUD	2,963.63	821,436.34	102.12	2.87	-NA-	-NA-	18.06	12.34	20.09	4.58	-3.61	4.58	-NA-	10.66
Global ex Europe	AUD	2,506.92	1,009,975.55	125.56	2.95	-NA-	-NA-	15.60	11.73	10.30	-0.13	-2.95	-0.13	-NA-	9.19
Global ex North America	AUD	2,273.96	562,237.83	69.90	3.15	-NA-	-NA-	11.99	10.96	12.98	-4.90	-3.88	-4.90	-NA-	10.96
Global ex US	AUD	2,397.34	606,233.31	75.37	3.23	-NA-	-NA-	12.29	10.42	12.06	-4.70	-3.72	-4.70	-NA-	10.24
Global ex Japan	AUD	832.68	1,043,399.22	129.71	0.00	-NA-	-NA-	12.01	7.38	11.98	2.29	-3.70	2.29	-NA-	9.66

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

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	EUR	1,570.13	804,383.28	100.00	0.00	3.14	2.42	17.42	5.47	-8.21	3.12	-0.08	3.12	18.18	12.75
Asia	EUR	1,250.00	251,981.12	31.33	0.00	1.97	2.63	12.84	3.86	-17.21	-5.38	0.49	-5.38	18.93	16.83
Europe	EUR	1,679.33	125,191.67	15.56	0.00	3.54	1.85	15.58	5.36	13.00	5.29	-2.65	5.29	18.65	13.14
North America	EUR	1,909.68	426,287.77	53.00	0.00	4.78	2.51	22.61	6.72	-7.33	8.30	0.35	8.30	23.44	14.02
Global ex Asia	EUR	1,792.85	552,402.16	68.67	0.00	4.15	2.21	20.41	6.24	-3.35	7.60	-0.33	7.60	20.82	12.84
Global ex Europe	EUR	1,533.25	679,191.61	84.44	0.00	3.02	2.55	17.86	5.57	-11.24	2.73	0.40	2.73	19.05	13.38
Global ex North America	EUR	1,462.46	378,095.51	47.00	0.00	2.72	2.53	13.71	4.35	-9.25	-2.12	-0.55	-2.12	17.01	14.35
Global ex United States	EUR	1,482.13	407,681.73	50.68	0.00	2.81	2.53	13.95	3.81	-10.06	-1.95	-0.39	-1.95	16.84	13.76
Global ex Japan	EUR	1,118.02	701,668.47	87.23	0.00	-NA-	-NA-	17.77	4.54	-7.25	5.95	-0.05	5.95	-NA-	12.98
Global Dividend+	EUR	1,739.41	686,255.80	85.31	0.00	-NA-	-NA-	17.92	4.63	-9.15	5.53	-0.19	5.53	-NA-	12.29
Global	USD	2,085.68	1,108,641.25	100.00	0.00	3.91	3.60	18.30	4.45	-1.48	3.14	-0.29	3.14	21.62	16.58
Asia	USD	1,702.78	347,292.97	31.33	0.00	2.86	3.81	13.69	2.85	-11.14	-5.36	0.28	-5.36	22.73	20.94
Europe	USD	2,298.51	172,545.41	15.56	0.00	4.46	3.03	16.45	4.34	21.29	5.32	-2.85	5.32	23.48	18.69
North America	USD	2,511.87	587,531.12	53.00	0.00	5.51	3.69	23.53	5.69	-0.54	8.32	0.14	8.32	25.43	16.17
Global ex Asia	USD	2,372.08	761,348.28	68.67	0.00	4.90	3.39	21.32	5.21	3.74	7.62	-0.54	7.62	23.63	15.97
Global ex Europe	USD	2,035.05	936,095.84	84.44	0.00	3.78	3.73	18.75	4.55	-4.73	2.75	0.19	2.75	22.08	16.73
Global ex North America	USD	1,948.43	521,110.13	47.00	0.00	3.50	3.71	14.56	3.34	-2.59	-2.10	-0.76	-2.10	21.47	19.17
Global ex United States	USD	2,038.04	561,887.35	50.68	0.00	3.75	3.76	14.81	2.81	-3.46	-1.92	-0.60	-1.92	21.21	18.48
Global ex Japan	USD	1,179.41	967,074.56	87.23	0.00	-NA-	-NA-	18.65	3.53	-0.45	5.97	-0.26	5.97	-NA-	16.93
Global ex Australia	USD	1,342.25	1,035,787.79	93.43	0.00	-NA-	-NA-	18.67	4.69	-0.62	2.97	-0.44	2.97	-NA-	16.53
Global ex Australia Hedged	USD	1,372.26	1,035,787.79	93.43	0.00	-NA-	-NA-	18.29	6.03	0.17	2.72	-0.30	2.72	-NA-	15.04
Global Dividend+	USD	1,980.21	945,832.05	85.31	0.00	-NA-	3.46	18.81	3.61	-2.49	5.55	-0.40	5.55	-NA-	15.93

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

Version: March 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Mar-14													
Global	GBP	2,016.19	664,991.90	100.00	0.00	3.29	4.61	14.78	3.09	-10.26	2.47	0.23	2.47	19.16	12.79
Asia	GBP	1,646.05	208,315.37	31.33	0.00	2.23	4.83	10.30	1.51	-19.06	-5.98	0.80	-5.98	19.40	16.75
Europe	GBP	2,221.93	103,497.23	15.56	0.00	3.89	4.03	12.98	2.98	10.47	4.63	-2.35	4.63	20.48	14.71
North America	GBP	2,428.18	352,416.47	53.00	0.00	4.88	4.70	19.85	4.31	-9.41	7.61	0.67	7.61	24.39	13.66
Global ex Asia	GBP	2,293.05	456,676.53	68.67	0.00	4.29	4.40	17.71	3.84	-5.51	6.92	-0.02	6.92	22.02	12.95
Global ex Europe	GBP	1,967.25	561,494.67	84.44	0.00	3.15	4.75	15.21	3.19	-13.23	2.08	0.72	2.08	19.82	13.13
Global ex North America	GBP	1,883.51	312,575.43	47.00	0.00	2.89	4.73	11.15	2.00	-11.28	-2.74	-0.24	-2.74	17.95	14.72
Global ex United States	GBP	1,970.14	337,034.67	50.68	0.00	3.15	4.78	11.39	1.47	-12.08	-2.57	-0.08	-2.57	17.71	14.05
Global ex Japan	GBP	1,140.12	580,076.52	87.23	0.00	-NA-	-NA-	15.12	2.18	-9.33	5.28	0.26	5.28	-NA-	13.49
Global Dividend+	GBP	2,129.02	567,334.70	85.31	0.00	-NA-	4.48	15.27	2.26	-11.19	4.86	0.12	4.86	-NA-	12.57
Global	JPY	2,098.52	114,173,419.05	100.00	0.00	3.92	3.49	19.30	12.29	7.92	1.06	0.61	1.06	23.64	19.50
Asia	JPY	1,713.26	35,765,966.91	31.33	0.00	2.87	3.71	14.64	10.57	-2.66	-7.27	1.18	-7.27	25.00	24.11
Europe	JPY	2,312.65	17,769,589.34	15.56	0.00	4.47	2.92	17.42	12.17	32.85	3.19	-1.98	3.19	25.19	22.18
North America	JPY	2,527.33	60,506,892.08	53.00	0.00	5.52	3.58	24.56	13.62	8.95	6.13	1.05	6.13	26.88	18.26
Global ex Asia	JPY	2,386.68	78,407,452.14	68.67	0.00	4.91	3.28	22.33	13.11	13.63	5.45	0.36	5.45	25.19	18.51
Global ex Europe	JPY	2,047.58	96,403,829.71	84.44	0.00	3.79	3.63	19.74	12.40	4.35	0.68	1.10	0.68	24.12	19.47
Global ex North America	JPY	1,960.42	53,666,526.97	47.00	0.00	3.51	3.61	15.53	11.10	6.69	-4.07	0.13	-4.07	23.70	22.56
Global ex United States	JPY	2,050.59	57,865,968.34	50.68	0.00	3.76	3.63	15.77	10.53	5.74	-3.90	0.30	-3.90	23.47	21.86
Global ex Japan	JPY	1,186.67	99,594,173.88	87.23	0.00	-NA-	-NA-	19.65	11.30	9.05	3.84	0.64	3.84	-NA-	19.60
Global Dividend+	JPY	1,840.37	97,406,513.92	85.31	0.00	-NA-	-NA-	19.80	11.39	6.81	3.42	0.50	3.42	-NA-	18.60

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	1,472.51	1,196,138.80	148.70	0.00	-NA-	-NA-	11.68	8.34	10.82	-0.44	-3.73	-0.44	-NA-	9.20
Asia	AUD	1,202.18	374,702.46	46.58	0.00	-NA-	-NA-	7.32	6.67	-0.04	-8.64	-3.18	-8.64	-NA-	12.62
Europe	AUD	1,622.77	186,163.25	23.14	0.00	-NA-	-NA-	9.93	8.22	36.43	1.66	-6.21	1.66	-NA-	13.91
North America	AUD	1,773.41	633,900.97	78.81	0.00	-NA-	-NA-	16.61	9.62	11.88	4.56	-3.31	4.56	-NA-	11.15
Global ex Asia	AUD	1,674.71	821,436.34	102.12	0.00	-NA-	-NA-	14.52	9.12	16.69	3.88	-3.97	3.88	-NA-	10.62
Global ex Europe	AUD	1,436.76	1,009,975.55	125.56	0.00	-NA-	-NA-	12.10	8.43	7.16	-0.82	-3.27	-0.82	-NA-	9.24
Global ex North America	AUD	1,375.61	562,237.83	69.90	0.00	-NA-	-NA-	8.15	7.19	9.57	-5.50	-4.19	-5.50	-NA-	11.02
Global ex United States	AUD	1,438.88	606,233.31	75.37	0.00	-NA-	-NA-	8.38	6.63	8.59	-5.33	-4.03	-5.33	-NA-	10.29
Global ex Japan	AUD	832.68	1,043,399.22	129.71	0.00	-NA-	-NA-	12.01	7.38	11.98	2.29	-3.70	2.29	-NA-	9.66
Global Dividend+	AUD	1,628.55	1,020,480.18	126.86	0.00	-NA-	-NA-	12.15	7.46	9.68	1.88	-3.84	1.88	-NA-	8.71
Global ex Australia Hedged	AUD	1,466.45	1,117,535.51	93.43	0.00	-NA-	-NA-	20.35	8.06	1.59	3.25	-0.08	3.25	-NA-	15.17
Global Hedged	AUD	1,337.38	1,196,138.80	100.00	0.00	-NA-	-NA-	19.24	7.86	1.46	3.17	-0.18	3.17	-NA-	14.47

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Index Description	Curr	Close Value Mar-14	12 Mths Estimated Div Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Gross Total Return													
Global	Local	3358.26	3.73	8.05	7.18	21.87	10.24	4.02	3.77	0.07	3.77	19.75	14.35
Global ex Asia	Local	4287.78	3.91	10.02	7.58	25.70	10.04	6.97	8.88	0.06	8.88	22.39	14.33
Global ex Europe	Local	3373.96	3.74	8.08	7.29	22.22	10.28	1.87	3.36	0.43	3.36	20.77	15.12
Global ex North America	Local	2592.25	3.42	6.36	6.90	17.65	10.40	3.61	-2.37	-0.58	-2.37	18.12	15.54
Global ex UK	Local	3853.17	-NA-	10.06	7.41	21.86	10.00	2.80	3.57	0.32	3.57	20.00	14.53
Asia	Local	2212.04	3.33	5.43	6.71	16.30	10.12	-2.36	-6.19	0.07	-6.19	20.38	18.51
Europe	Local	3362.98	3.63	8.07	7.08	20.32	10.23	18.48	6.00	-1.85	6.00	18.82	13.25
Europe ex UK	Local	3925.87	4.05	9.24	8.70	19.17	7.83	12.80	5.55	-0.70	5.55	18.24	12.83
Nordic	Local	5017.30	-NA-	10.37	10.59	27.64	12.76	26.24	11.96	-2.28	11.96	25.42	14.82
North America	Local	4947.09	3.99	11.50	8.18	28.24	10.23	4.22	9.77	0.64	9.77	25.08	15.59

Price Return

Global	Local	1837.42	0.00	3.45	2.97	17.25	6.14	0.29	2.89	-0.37	2.89	19.70	14.41
Global ex Europe	Local	1825.75	0.00	3.37	3.07	17.72	6.29	-1.75	2.45	0.00	2.45	20.73	15.18
Global ex Asia	Local	2222.12	0.00	4.64	3.06	20.62	5.76	2.84	7.89	-0.45	7.89	22.28	14.37
Global ex North America	Local	1540.90	0.00	2.62	3.06	13.32	6.36	0.21	-3.04	-0.93	-3.04	18.10	15.63
Global ex UK	Local	2080.80	0.00	5.30	3.14	17.22	5.91	-0.90	2.71	-0.11	2.71	19.95	14.59
Asia	Local	1340.40	0.00	1.88	3.03	12.35	6.38	-5.34	-6.86	-0.21	-6.86	20.35	18.54
Europe	Local	1909.28	0.00	3.86	2.84	15.02	5.48	13.73	5.33	-2.37	5.33	18.74	13.15
Europe ex UK	Local	2083.34	0.00	4.73	3.98	13.44	2.80	7.94	5.14	-1.08	5.14	18.21	12.82
Nordic	Local	2775.33	0.00	6.97	6.18	22.96	9.05	22.51	9.69	-4.26	9.69	25.42	15.08
North America	Local	2462.14	0.00	5.42	3.52	23.20	6.08	0.18	8.68	0.13	8.68	25.01	15.64

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

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

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FTSE EPRA/NAREIT Developed Index Series - Asset Class Comparison

Gross Total Return			12 Mths										
Index Description	Curr	Close Value	Estimated	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
		Mar-14	Div Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Global Real Estate **	Local	3358.26	3.73	8.05	7.18	21.87	10.24	4.02	3.77	0.07	3.77	19.75	14.35
Global FTSE	Local	329.40	2.97	7.47	7.20	17.07	10.26	16.66	0.51	-0.15	0.51	14.12	11.77
Global JP Morgan Bonds	Local	484.96	-NA-	5.22	3.71	3.45	4.21	1.00	2.17	0.13	2.17	3.00	2.84

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

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

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Mar	Free Float Global (%) Weight 31-Mar
Simon Property Group *	US	37,393.22	4.65
Mitsubishi Estate	JP	21,803.93	2.71
Mitsui Fudosan	JP	18,772.72	2.33
Unibail-Rodamco *	NL	18,327.78	2.28
Public Storage *	US	17,475.09	2.17
Equity Residential Props *	US	14,995.08	1.86
Prologis *	US	14,759.64	1.83
Sun Hung Kai Props	HK	13,693.23	1.70
Westfield Group *	AU	13,321.48	1.66
Ventas *	US	12,930.49	1.61
HCP *	US	12,746.07	1.58
Boston Properties *	US	12,600.95	1.57
Health Care REIT *	US	12,539.27	1.56
Sumitomo Realty & Dev	JP	12,337.33	1.53
Avalonbay Communities *	US	12,326.55	1.53
Vornado Realty Trust *	US	11,980.15	1.49
Host Hotels & Resorts *	US	10,936.50	1.36
Land Securities *	UK	9,715.78	1.21
Link REIT *	HK	8,151.59	1.01
General Growth Properties *	US	8,040.15	1.00
		294,846.98	36.66 (**)

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	140	426,287.77	53.06%
EPRA/NAREIT Asia	83	251,981.12	31.36%
EPRA/NAREIT Europe	88	125,191.67	15.58%
EPRA/NAREIT Global	312	803,460.55	100.00%
Global Ex Europe	224	679,191.61	84.53%
Global Ex Asia	229	552,402.16	68.75%
Global Ex Nth America	172	378,095.51	47.06%

(**) The Top 20 Constituents represent 36.66% of the market capitalisation of the Developed Index.

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

EPRA/NAREIT Global Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return Mar-14	Return Mar-14	Return Mar-14	
New World China Land	Non-Rental	Diversified	HK	41.25	0.00	41.25	▲
Hulic	Rental	Diversified	JP	20.75	0.00	20.75	▲
IGD *	Rental	Retail	IT	13.77	0.00	13.77	▲
Eurobank Properties *	Rental	Diversified	GR	13.75	0.00	13.75	▲
NTT Urban Development	Non-Rental	Office	JP	10.83	0.91	11.74	▲
Shimao Property Holdings	Non-Rental	Diversified	HK	8.97	0.00	8.97	▲
Soho China Ltd.	Non-Rental	Diversified	HK	8.50	0.00	8.50	▲
Hospitality Properties *	Rental	Lodging/Resorts	US	8.38	0.00	8.38	▲
Redefine International *	Rental	Diversified	UK	8.33	0.00	8.33	▲
City Developments	Non-Rental	Diversified	SG	7.56	0.00	7.56	▲
Tokyo Tatemono	Non-Rental	Office	JP	7.14	0.00	7.14	▲
Hysan Development	Rental	Diversified	HK	4.17	2.93	7.10	▲
Leasinvest Real Estate *	Rental	Office	BE	7.04	0.00	7.04	▲
Swire Properties	Rental	Diversified	HK	7.02	0.00	7.02	▲
Azrieli Group	Rental	Diversified	ISR	6.92	0.00	6.92	▲
Campus Crest Communities *	Rental	Residential	US	4.83	1.99	6.82	▲
Granite Real Estate *	Rental	Industrial	CA	6.16	0.00	6.16	▲
Link REIT *	Rental	Retail	HK	5.83	0.00	5.83	▲
Urstadt Biddle Class A *	Rental	Retail	US	5.35	0.00	5.35	▲
Deutsche Annington Immobilien AG	Rental	Residential	DE	5.29	0.00	5.29	▲

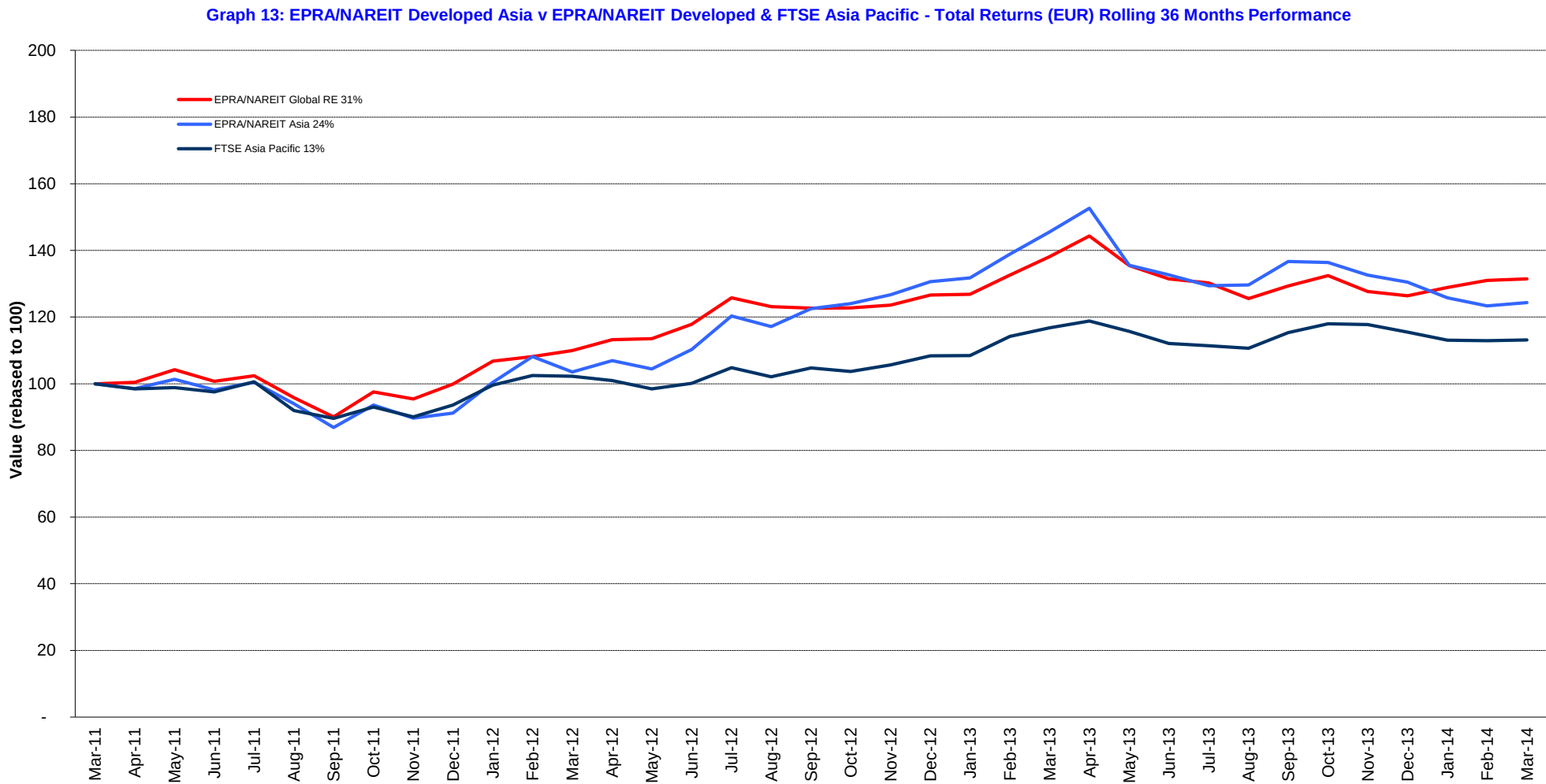
EPRA/NAREIT Global Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return Mar-14	Return Mar-14	Return Mar-14	
Land Securities *	Rental	Diversified	UK	-5.99	0.70	-5.29	▼
W. P. Carey Inc. *	Rental	Diversified	US	-5.43	0.00	-5.43	▼
Aedifica *	Rental	Diversified	BE	-5.47	0.00	-5.47	▼
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	-6.89	0.81	-6.08	▼
Aeon Mall Co Ltd	Rental	Retail	JP	-6.36	0.00	-6.36	▼
Global Logistic Properties	Rental	Industrial	SG	-6.36	0.00	-6.36	▼
Mack-Cali Realty *	Rental	Office	US	-6.56	0.00	-6.56	▼
Capital & Counties Properties	Rental	Retail	UK	-7.01	0.00	-7.01	▼
Nippon Building Fund *	Rental	Office	JP	-7.39	0.00	-7.39	▼
Realty Income *	Rental	Retail	US	-8.01	0.41	-7.60	▼
Mercialys *	Rental	Retail	FR	-7.82	0.00	-7.82	▼
Rouse Properties *	Rental	Retail	US	-7.91	0.00	-7.91	▼
Sponda	Rental	Diversified	FI	-12.69	4.57	-8.12	▼
Wharf Holdings	Non-Rental	Diversified	HK	-8.40	0.00	-8.40	▼
Development Securities	Non-Rental	Retail	UK	-8.59	0.00	-8.59	▼
Technopolis	Rental	Office	FI	-9.27	0.00	-9.27	▼
DuPont Fabros Technology *	Rental	Specialty	US	-9.37	0.00	-9.37	▼
INTU Properties *	Rental	Retail	UK	-13.15	0.00	-13.15	▼
New World Development	Non-Rental	Diversified	HK	-17.47	1.27	-16.20	▼
Country Garden Holdings	Non-Rental	Diversified	HK	-19.40	0.00	-19.40	▼

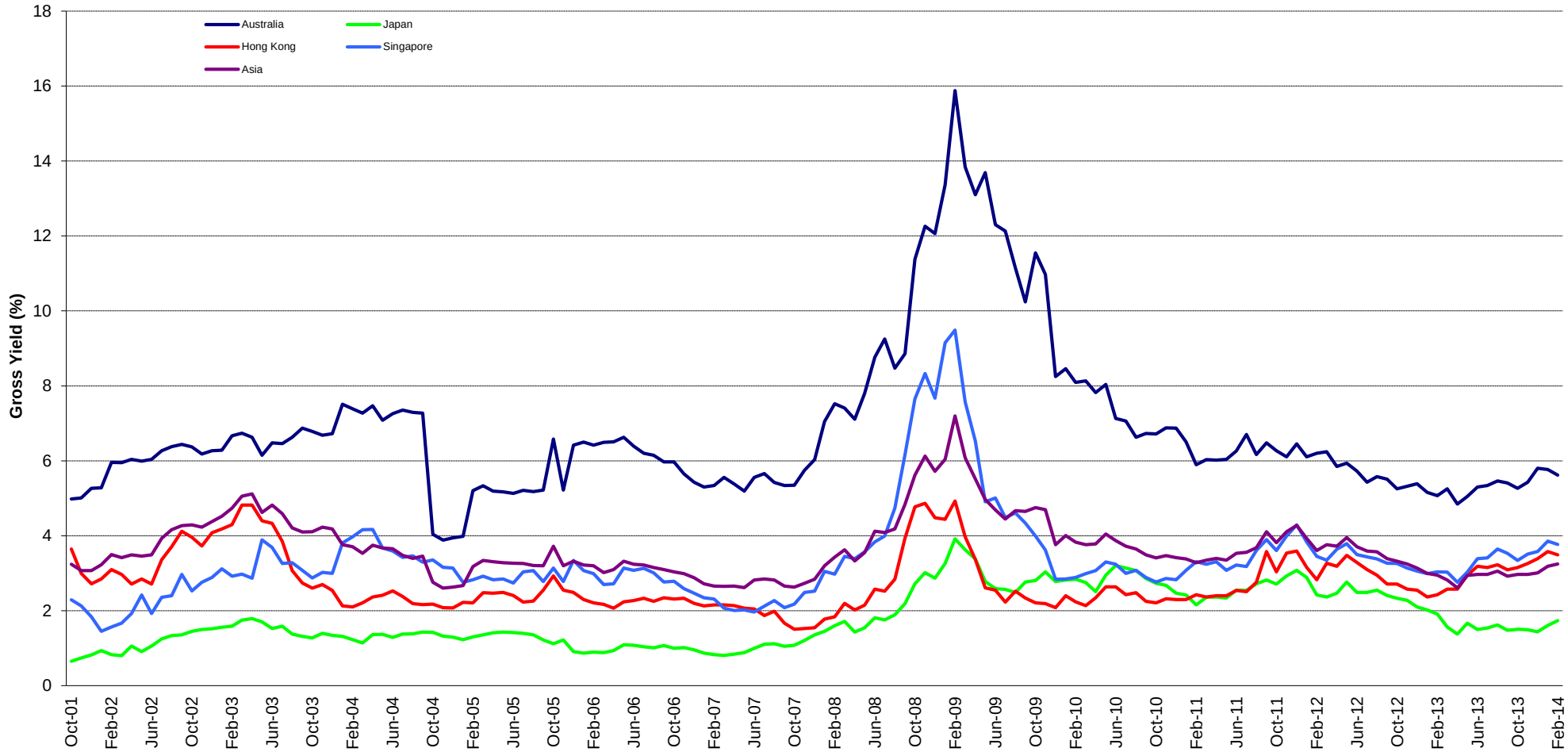
Section 3.2

FTSE EPRA/NAREIT Developed Asia Index Series

FTSE EPRA/NAREIT Developed Asia Index Series



Graph 14: Dividend Yields



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

Ex Date	Description
5 March 2014	Commonwealth Property Office Fund (Australia): Deleted following a take-over by Dexus Property Group
5 March 2014	Dexus Property Group (Australia): New number of shares: 5,761,143,040
24 March 2014	Advance Residence Investment (Japan): New number of shares: 1,300,000
24 March 2014	Aeon Mall Co. (Japan): New free float percentage: 44% (was 49%)
24 March 2014	CFS Retail Property Trust (Australia): New number of shares: 3,018,050,810
24 March 2014	Cromwell Property Group (Australia): Number of shares: 1,716,999,224. Free float percentage: 84%
24 March 2014	Fortune REIT (Singapore): Reclassification from Singapore to Hong Kong
24 March 2014	Industrial and Infrastructure Fund Investment Corp. (Japan): New number of shares: 165,532
24 March 2014	Japan Excellent (Japan): New number of shares: 1,212,750
24 March 2014	Kiwi Income Trust (New Zealand): New number of shares: 1,014,770,280
24 March 2014	Mapletree Industrial Trust (Singapore): New number of shares: 1,676,218,904
24 March 2014	Sumitomo Realty & Development (Japan): New free float percentage: 91% (was 100%)
24 March 2014	Westfield Group (Australia): New number of shares: 2,078,089,686
26 March 2014	New World Development (Hong Kong): Rights issue: 0.333333 for 1 at HKD 6.2
27 March 2014	Mori Trust Sogo REIT (Japan): Stock Split: 5 for 1. New number of shares: 1,320,000
31 March 2014	Australand Property Group (Australia): New free float percentage: 90% (was 61%)
31 March 2014	Orix JREIT (Japan): New number of shares: 1,952,904

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
12 March 2014	Sino Land	Non-Rental	Diversified	HKD	0.120	3.51	16-Apr	Semi-Annual
13 March 2014	Sun Hung Kai Props	Non-Rental	Diversified	HKD	0.950	2.63	16-Apr	Semi-Annual
14 March 2014	New World Development	Non-Rental	Diversified	HKD	0.120	5.51	23-May	Semi-Annual
19 March 2014	Hongkong Land Hldgs	Rental	Office	USD	0.120	2.32	14-May	Semi-Annual
20 March 2014	Hysan Development	Rental	Diversified	USD	0.950	1.84	3-Apr	Semi-Annual
24 March 2014	Suntec REIT *	Rental	Diversified	SGD	0.021	5.87	17-Apr	Quarterly
27 March 2014	Nomura Real Estate Holdings	Non-Rental	Diversified	JPY	15.000	0.00	April	Dividend
27 March 2014	Mitsui Fudosan	Non-Rental	Diversified	JPY	11.000	0.64	April	Semi-Annual
27 March 2014	Mitsubishi Estate	Non-Rental	Diversified	JPY	6.000	0.65	April	Semi-Annual
27 March 2014	Sumitomo Realty & Dev	Non-Rental	Diversified	JPY	10.000	0.45	April	Semi-Annual
27 March 2014	NTT Urban Development	Non-Rental	Office	JPY	8.000	113.17	April	Semi-Annual
27 March 2014	Japan Real Estate *	Rental	Office	JPY	7580.000	9.08	April	Semi-Annual
27 March 2014	Mori Trust Sogo REIT *	Rental	Office	JPY	17200.000	23.95	April	Semi-Annual

** Based on previous period figures

*** Estimated

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 April 2014	Swire Properties	Rental	Diversified	HKD	0.400	0.00	8-May	Dividend
9 April 2014	New World Development	Non-Rental	Diversified	HKD	0.18 ***	5.51	May	Semi-Annual
10 April 2014	Country Garden Holdings	Non-Rental	Diversified	HKD	0.0952 ***	2.94	May	Annual
10 April 2014	Sino Land	Non-Rental	Diversified	HKD	0.1 ***	3.51	May	Semi-Annual
11 April 2014	New World China Land	Non-Rental	Diversified	HKD	0.040	0.92	15-May	Semi-Annual
17 April 2014	Henderson Land Dev	Non-Rental	Diversified	HKD	0.4 ***	2.43	May	Semi-Annual
22 April 2014	Keppel Land	Non-Rental	Diversified	SGD	0.130	2.38	8-May	Annual
25 April 2014	Premier Investment Co. *	Rental	Diversified	JPY	9680.000	10.95	May	Semi-Annual
25 April 2014	Nomura Real Estate Office Fund *	Rental	Office	JPY	10000.000	7.43	May	Semi-Annual
25 April 2014	Kenedix Office Investment Corporation *	Rental	Office	JPY	9360.000	6.13	May	Semi-Annual
25 April 2014	Top REIT *	Rental	Diversified	JPY	10450.000	5.28	May	Semi-Annual
28 April 2014	Hang Lung Properties	Rental	Diversified	HKD	0.580	2.96	15-May	Semi-Annual
28 April 2014	Ascendas REIT *	Rental	Industrial	SGD	0.0369 ***	4.93	May	Dividend
28 April 2014	CapitaMall Trust *	Rental	Retail	SGD	0.0348 ***	4.94	May	Dividend
29 April 2014	CapitaMalls Asia	Non-Rental	Retail	SGD	0.018	0.00	16-May	Dividend
30 April 2014	City Developments	Non-Rental	Diversified	SGD	0.080	0.00	20-May	Dividend

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-Mar	Mkt Cap	Global	Asia	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD			Annualised	(%)
Westfield Group *	Rental	Retail	REIT	10.25	13,321	1.66	5.29	4.98	-NA-	-NA-	11.69	7.92	-0.83	4.11	-0.19	0.00	-0.19	4.11	-NA-	14.11	16,294	89
Westfield Retail Trust *	Rental	Retail	REIT	2.98	6,121	0.76	2.43	6.66	-NA-	-NA-	-NA-	-NA-	5.15	3.58	-4.18	0.00	-4.18	3.58	-NA-	15.94	7,387	88
Stockland Trust Group *	Non-Rental	Diversified	REIT	3.75	5,815	0.72	2.31	6.40	5.69	2.10	9.98	6.40	9.32	3.88	-2.85	0.00	-2.85	3.88	22.89	17.64	7,379	92
Goodman Group *	Non-Rental	Industrial	REIT	4.73	5,450	0.68	2.16	4.24	-NA-	-NA-	26.21	14.60	3.15	0.00	-1.46	0.00	-1.46	0.00	-NA-	19.03	5,258	70
Mirvac Group *	Non-Rental	Diversified	REIT	1.70	4,187	0.52	1.66	5.24	-NA-	-2.20	19.59	15.87	10.43	1.19	-3.68	0.00	-3.68	1.19	34.59	15.95	5,261	91
Dexus Property Group *	Rental	Diversified	REIT	1.06	4,107	0.51	1.63	5.83	-NA-	-NA-	12.34	13.11	7.87	5.47	-0.93	0.00	-0.93	5.47	-NA-	13.68	7,458	132
GPT Group *	Rental	Diversified	REIT	3.66	3,870	0.48	1.54	6.97	-2.65	-9.66	14.98	10.10	4.15	7.65	-1.61	0.00	-1.61	7.65	32.51	12.66	4,703	88
CFS Retail Property Trust *	Rental	Retail	REIT	1.89	2,685	0.33	1.07	7.20	-NA-	7.64	9.32	7.55	0.80	-2.83	-4.06	0.00	48.00	-2.83	15.07	13.12	3,653	99
Federation Centres *	Rental	Retail	REIT	2.36	2,265	0.28	0.90	6.36	-NA-	-NA-	-NA-	-NA-	0.00	0.85	-1.26	0.00	-1.26	0.85	-NA-	-NA-	-NA-	-NA-
Investa Office Fund *	Rental	Office	REIT	3.24	1,311	0.16	0.52	5.63	-NA-	-1.45	17.04	13.68	11.85	3.51	1.25	0.00	1.25	3.51	36.65	11.25	1,636	91
Cromwell Property Group *	Rental	Office	REIT	0.96	931	0.12	0.37	7.81	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
BWP Trust *	Rental	Retail	REIT	2.33	744	0.09	0.30	5.96	-NA-	9.81	16.99	17.25	4.40	6.39	-2.10	0.00	-2.10	6.39	17.79	13.57	709	69
Charter Hall Retail REIT *	Rental	Retail	REIT	3.58	743	0.09	0.29	7.58	-NA-	-7.16	24.64	4.69	-8.44	-0.28	-0.56	0.00	-0.56	-0.28	52.04	13.98	-NA-	-NA-
Australia Total					51,550	6.41	20.46	5.78														
Kiwi Income Property Trust *	Rental	Diversified	REIT	1.12	712	0.09	0.28	5.83	4.77	6.19	9.61	10.40	1.31	3.24	-0.89	0.00	-0.89	3.24	13.55	11.83	283	29
New Zealand Total					712	0.09	0.28	5.83														

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

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Mar	Free Float	Free Float	Free Float	Div Yld (%) 31-Mar	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr QTD	Price Rtn (%) Mar-14	Dividend Rtn (%) Mar-14	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)	
					Mkt Cap EUR (m) 31-Mar	Wght (%) 31-Mar	Asia Wght (%) 31-Mar													3 month Annualised USD (m)		
Sun Hung Kai Props	Non-Rental	Diversified	Non-REIT	95.00	13,693	1.70	5.43	3.53	4.93	5.53	9.73	-5.17	-5.98	-2.44	-4.33	0.96	-3.37	-2.44	30.20	28.83	12,131	64
Link REIT *	Rental	Retail	REIT	38.15	8,152	1.01	3.24	4.08	-NA-	-NA-	23.62	20.20	-6.13	1.46	5.83	0.00	5.83	1.46	-NA-	18.79	5,021	45
Wharf Holdings	Non-Rental	Diversified	Non-REIT	49.60	7,022	0.87	2.79	3.43	-NA-	-NA-	-NA-	-NA-	-25.87	-16.36	-8.40	0.00	-8.40	-16.36	-NA-	-NA-	1,022	11
Hongkong Land Hldgs	Rental	Office	Non-REIT	6.47	5,510	0.69	2.19	2.78	5.69	15.80	26.21	-0.10	-10.26	11.69	3.19	1.91	5.10	11.69	29.81	27.02	2,011	26
Hang Lung Properties	Rental	Diversified	Non-REIT	22.30	4,656	0.58	1.85	3.32	5.73	9.81	6.98	-10.87	-20.55	-8.98	3.48	0.00	3.48	-8.98	32.05	31.45	3,648	57
Henderson Land Dev	Non-Rental	Diversified	Non-REIT	45.25	4,360	0.54	1.73	2.19	3.17	5.09	13.24	-0.46	-4.07	2.26	4.02	0.00	4.02	2.26	30.73	29.77	3,568	59
New World Development	Non-Rental	Diversified	Non-REIT	7.80	3,655	0.45	1.45	5.07	-1.06	6.27	7.99	-8.44	-33.55	-14.06	-17.47	1.27	-16.20	-14.06	44.33	44.48	4,129	82
Sino Land	Non-Rental	Diversified	Non-REIT	11.40	3,173	0.39	1.26	4.39	4.46	13.13	14.28	0.70	-9.57	8.68	3.64	1.09	4.73	8.68	42.85	31.60	2,384	55
Swire Properties	Rental	Diversified	Non-REIT	22.10	2,419	0.30	0.96	2.62	-NA-	-NA-	-NA-	-NA-	-18.40	12.76	7.02	0.00	7.02	12.76	-NA-	-NA-	-NA-	-NA-
Shimao Property Holdings	Non-Rental	Diversified	Non-REIT	17.00	1,984	0.25	0.79	3.24	-NA-	-NA-	22.60	18.20	17.79	-4.60	8.97	0.00	8.97	-4.60	-NA-	46.56	5,401	198
Hysan Development	Rental	Diversified	Non-REIT	33.75	1,977	0.25	0.78	3.47	3.26	11.53	23.63	4.46	-10.92	3.89	4.17	2.93	7.10	3.89	32.04	31.74	1,266	46
New World China Land	Non-Rental	Diversified	Non-REIT	6.54	1,586	0.20	0.63	1.07	-NA-	15.21	25.16	33.77	99.10	74.40	41.25	0.00	41.25	74.40	53.59	45.35	1,197	55
Kerry Properties	Non-Rental	Diversified	Non-REIT	25.80	1,551	0.19	0.62	3.49	-NA-	10.01	9.87	-9.86	-22.50	-4.09	0.78	0.00	0.78	-4.09	39.07	31.35	1,267	59
Country Garden Holdings	Non-Rental	Diversified	Non-REIT	3.24	1,326	0.16	0.53	5.34	-NA-	-NA-	-NA-	-NA-	-12.92	-30.77	-19.40	0.00	-19.40	-30.77	-NA-	-NA-	3,738	205
Soho China Ltd.	Non-Rental	Diversified	Non-REIT	6.38	918	0.11	0.36	4.89	-NA-	-NA-	-NA-	-NA-	2.31	-4.49	8.50	0.00	8.50	-4.49	-NA-	-NA-	682	54
Champion REIT *	Rental	Office	REIT	3.54	770	0.10	0.31	5.84	-NA-	-NA-	20.46	-2.49	-7.02	3.21	1.72	0.00	1.72	3.21	-NA-	21.39	374	35
Agile Property Holdings	Non-Rental	Diversified	Non-REIT	6.36	744	0.09	0.30	6.04	-NA-	-NA-	12.08	-15.26	-27.09	-23.47	-4.07	0.00	-4.07	-23.47	-NA-	53.10	1,797	175
Fortune Real Estate Investment Trust *	Rental	Retail	REIT	5.99	725	0.09	0.29	6.01	-NA-	-NA-	-NA-	-NA-	-12.68	-4.01	-0.50	0.00	-0.50	-4.01	-NA-	-NA-	156	16
Hong Kong Total					64,913	8.07	25.76	3.57														

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

Version: March 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Free Float		Free Float		Free Float		Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Mar-14	Dividend Mar-14	Total Rtn (%)	Total Rtn (%)	10 Yrs Vltg (%)	36M Vltg (%)	Turnover			
				Local Price	EUR (m)	Global Wght (%)	Asia Wght (%)	Total Rtn (%)	Total Rtn (%)														Total Rtn (%)	Total Rtn (%)	3 month Annualised	Annual Velocity
				31-Mar	31-Mar	31-Mar	31-Mar	31-Mar	- 20 Yrs *														- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr
Mitsubishi Estate	Non-Rental	Diversified	Non-REIT	2446	21,804	2.71	8.65	0.49	4.78	6.15	17.80	20.83	-5.32	-22.03	1.79	0.25	2.04	-22.03	35.77	37.32	39,410	131				
Mitsui Fudosan	Non-Rental	Diversified	Non-REIT	3149	18,773	2.33	7.45	0.70	5.50	9.75	24.94	32.79	20.16	-16.51	4.03	0.36	4.39	-16.51	34.48	36.30	34,281	132				
Sumitomo Realty & Dev	Non-Rental	Diversified	Non-REIT	4042	12,337	1.53	4.90	0.49	9.78	12.02	30.71	35.09	12.99	-22.52	-1.25	0.24	-1.00	-22.52	43.54	41.73	27,631	162				
Nippon Building Fund *	Rental	Office	REIT	539000	5,009	0.62	1.99	3.17	-NA-	8.46	10.71	16.06	-11.95	-11.93	-7.39	0.00	-7.39	-11.93	24.95	29.61	4,125	60				
Japan Real Estate *	Rental	Office	REIT	518000	4,307	0.54	1.71	2.95	-NA-	7.38	11.53	15.31	-16.10	-6.81	-5.99	1.38	-4.61	-6.81	23.94	28.60	3,840	65				
Japan Retail Fund *	Rental	Retail	REIT	203200	3,304	0.41	1.31	3.94	-NA-	7.97	22.71	20.18	-9.06	-3.23	1.20	0.00	1.20	-3.23	27.28	25.51	3,335	73				
Hulic	Rental	Diversified	Non-REIT	1414	2,943	0.37	1.17	0.46	-NA-	-NA-	-NA-	-NA-	82.92	-9.07	20.75	0.00	20.75	-9.07	-NA-	-NA-	6,682	165				
Tokyo Tatemono	Non-Rental	Office	Non-REIT	885	2,565	0.32	1.02	0.56	2.32	3.58	29.35	42.40	34.90	-24.23	7.14	0.00	7.14	-24.23	51.97	49.95	16,315	461				
United Urban Investment *	Rental	Diversified	REIT	151600	2,542	0.32	1.01	3.63	-NA-	14.14	27.19	16.95	2.95	0.20	-2.51	0.00	-2.51	0.20	31.36	26.52	1,966	56				
Advance Residence Investment *	Rental	Residential	REIT	219800	1,973	0.25	0.78	4.19	-NA-	-NA-	-NA-	-NA-	-11.25	-1.19	0.83	0.00	0.83	-1.19	-NA-	-NA-	-NA-	-NA-				
Nippon Prologis REIT *	Rental	Industrial	REIT	208200	1,917	0.24	0.76	2.30	-NA-	-NA-	-NA-	-NA-	5.13	3.48	-4.50	0.00	-4.50	3.48	-NA-	-NA-	2,210	84				
Japan Prime Realty Inv. *	Rental	Office	REIT	334000	1,864	0.23	0.74	3.60	-NA-	4.48	16.61	18.06	-7.42	-0.89	-5.25	0.00	-5.25	-0.89	30.96	32.21	1,272	50				
Aeon Mall Co Ltd	Rental	Retail	Non-REIT	2636	1,839	0.23	0.73	0.83	-NA-	10.06	19.15	18.47	2.52	-10.30	-6.36	0.00	-6.36	-10.30	35.41	30.01	4,112	162				
Frontier Real Estate Investment *	Rental	Retail	REIT	549000	1,823	0.23	0.72	3.38	-NA-	-NA-	-NA-	-NA-	3.58	5.58	-0.54	0.00	-0.54	5.58	-NA-	-NA-	1,203	48				
ORIX JREIT *	Rental	Office	REIT	128800	1,772	0.22	0.70	3.77	-NA-	11.23	23.31	23.27	0.72	-0.40	0.08	0.00	0.08	-0.40	32.10	32.43	2,812	115				
Nomura Real Estate Holdings	Non-Rental	Diversified	Non-REIT	1970	1,664	0.21	0.66	1.52	-NA-	-NA-	-NA-	-NA-	-4.03	-16.17	-5.47	0.72	-4.75	-16.17	-NA-	-NA-	4,118	180				
Japan Logistics Fund *	Rental	Industrial	REIT	232000	1,357	0.17	0.54	2.79	-NA-	-NA-	-NA-	-NA-	5.92	4.04	1.93	0.00	1.93	4.04	-NA-	-NA-	1,519	81				
Activia Properties *	Rental	Diversified	REIT	829000	1,306	0.16	0.52	3.92	-NA-	-NA-	-NA-	-NA-	-6.53	0.00	-4.16	0.00	-4.16	0.00	-NA-	-NA-	-NA-	-NA-				
GLP J-REIT *	Rental	Industrial	REIT	103900	1,299	0.16	0.52	3.70	-NA-	-NA-	-NA-	-NA-	5.06	1.31	-3.08	0.00	-3.08	1.31	-NA-	-NA-	1,380	77				
Nomura Real Estate Master Fund *	Rental	Diversified	REIT	106100	1,245	0.15	0.49	3.33	-NA-	-NA-	-NA-	-NA-	-NA-	-2.12	0.09	0.00	0.09	-2.12	-NA-	-NA-	1,893	110				
Kenedix Office Investment Corporation *	Rental	Office	REIT	512000	1,192	0.15	0.47	3.66	-NA-	-NA-	27.39	18.47	15.36	2.50	1.39	0.00	1.39	2.50	-NA-	33.60	1,081	66				
Nomura Real Estate Office Fund *	Rental	Office	REIT	450500	1,123	0.14	0.45	4.97	-NA-	-0.99	1.58	-2.20	-33.03	-7.87	4.77	0.00	4.77	-7.87	27.08	29.43	2,915	188				
Mori Hills REIT Investment *	Rental	Office	REIT	136400	1,100	0.14	0.44	2.87	-NA-	-NA-	-NA-	-NA-	-2.71	-2.29	-1.09	0.00	-1.09	-2.29	-NA-	-NA-	963	64				
Mori Trust Sogo REIT *	Rental	Office	REIT	155500	1,085	0.13	0.43	4.51	-NA-	10.64	18.26	17.94	-6.76	3.04	-7.44	10.24	2.80	3.04	26.47	29.61	1,232	82				
Nippon Accommodations Fund *	Rental	Residential	REIT	345500	1,080	0.13	0.43	4.07	-NA-	-NA-	-NA-	-NA-	-2.48	1.67	-1.57	0.00	-1.57	1.67	-NA-	-NA-	715	48				
Japan Excellent *	Rental	Office	REIT	131600	1,012	0.13	0.40	3.73	-NA-	-NA-	-NA-	-NA-	-8.36	6.73	2.02	0.00	2.02	6.73	-NA-	-NA-	1,211	87				
Daiwahouse Residential Invest *	Rental	Residential	REIT	415000	895	0.11	0.36	4.04	-NA-	-NA-	-NA-	-NA-	-8.59	-1.07	-0.72	0.00	-0.72	-1.07	-NA-	-NA-	607	49				
Industrial & Infrastructure Fund Investment *	Rental	Industrial	REIT	849000	891	0.11	0.35	3.73	-NA-	-NA-	-NA-	-NA-	-18.52	-3.19	-2.53	0.00	-2.53	-3.19	-NA-	-NA-	-NA-	-NA-				
Tokyu REIT *	Rental	Diversified	REIT	124900	807	0.10	0.32	3.91	-NA-	13.05	24.44	24.00	5.74	5.78	0.40	0.00	0.40	5.78	39.04	34.83	781	70				
NTT Urban Development	Non-Rental	Office	Non-REIT	972	743	0.09	0.30	1.65	-NA-	-NA-	46.89	72.67	-11.23	-18.94	10.83	0.91	11.74	-18.94	-NA-	117.27	2,751	268				
Premier Investment Co. *	Rental	Diversified	REIT	400500	589	0.07	0.23	5.04	-NA-	0.71	11.13	6.87	-17.71	-1.60	1.52	0.00	1.52	-1.60	37.41	30.54	676	83				
Top REIT *	Rental	Diversified	REIT	468500	555	0.07	0.22	4.69	-NA-	-NA-	-NA-	-NA-	-11.77	-5.16	0.11	0.00	0.11	-5.16	-NA-	-NA-	525	69				
Japan Total					102,715	12.77	40.76	1.76																		

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

Version: March 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	
				Price	Mkt Cap	Global	Asia														3 month	Annual
				31-Mar	31-Mar	31-Mar	31-Mar	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD	Vlty (%)	Vlty (%)	Annualised	Velocity
Global Logistic Properties	Rental	Industrial	Non-REIT	2.65	4,582	0.57	1.82	1.51	-NA-	-NA-	-NA-	-NA-	2.67	-8.30	-6.36	0.00	-6.36	-8.30	-NA-	-NA-	-NA-	-NA-
Capitaland	Non-Rental	Diversified	Non-REIT	2.89	4,230	0.53	1.68	2.42	1.10	11.44	6.63	-2.05	-16.15	-4.62	1.40	0.00	1.40	-4.62	32.84	26.73	4,876	84
City Developments	Non-Rental	Diversified	Non-REIT	10.10	3,444	0.43	1.37	0.79	-NA-	-NA-	-NA-	-NA-	-8.36	5.21	7.56	0.00	7.56	5.21	-NA-	-NA-	1,717	36
CapitaMall Trust *	Rental	Retail	REIT	1.89	2,827	0.35	1.12	5.43	-NA-	9.16	11.68	5.08	-4.66	0.64	-0.53	0.00	-0.53	0.64	23.24	15.05	3,116	80
Ascendas REIT *	Rental	Industrial	REIT	2.26	2,565	0.32	1.02	6.08	-NA-	10.86	19.26	9.42	-8.82	4.34	4.63	0.00	4.63	4.34	24.90	17.30	3,008	85
Suntec REIT *	Rental	Diversified	REIT	1.66	1,967	0.24	0.78	6.88	-NA-	-NA-	28.42	8.53	-1.43	10.82	-0.30	1.26	0.96	10.82	-NA-	21.58	2,698	100
CapitaCommercial Trust *	Rental	Office	REIT	1.49	1,676	0.21	0.67	5.48	-NA-	-NA-	21.68	7.40	-1.17	5.26	1.37	0.00	1.37	5.26	-NA-	21.17	2,206	96
UOL Group	Non-Rental	Diversified	Non-REIT	6.26	1,639	0.20	0.65	2.40	-NA-	-NA-	-NA-	-NA-	-8.17	1.13	2.29	0.00	2.29	1.13	-NA-	-NA-	-NA-	-NA-
CapitaMalls Asia	Non-Rental	Retail	Non-REIT	1.79	1,404	0.17	0.56	1.89	-NA-	-NA-	-NA-	-NA-	-11.04	-8.67	0.00	0.00	0.00	-8.67	-NA-	-NA-	2,396	124
Keppel Land	Non-Rental	Diversified	Non-REIT	3.36	1,377	0.17	0.55	3.57	3.73	13.75	30.06	-5.77	-11.68	0.60	4.67	0.00	4.67	0.60	49.13	34.33	1,643	87
Keppel REIT *	Rental	Office	REIT	1.14	970	0.12	0.38	6.91	-NA-	-NA-	-NA-	-NA-	-16.18	-3.80	-2.98	0.00	-2.98	-3.80	-NA-	-NA-	777	58
Mapletree Industrial Trust *	Rental	Industrial	REIT	1.37	924	0.11	0.37	7.16	-NA-	-NA-	-NA-	-NA-	4.11	4.13	1.11	0.00	1.11	4.13	-NA-	-NA-	637	50
Mapletree Commercial Trust *	Rental	Diversified	REIT	1.22	900	0.11	0.36	5.23	-NA-	-NA-	-NA-	-NA-	-4.42	4.09	0.83	0.00	0.83	4.09	-NA-	-NA-	-NA-	-NA-
Mapletree Logistics Trust *	Rental	Industrial	REIT	1.05	863	0.11	0.34	6.88	-NA-	-NA-	30.45	11.38	-8.07	0.80	0.97	0.00	0.97	0.80	-NA-	13.53	607	51
CDL Hospitality Trusts *	Rental	Lodging/Resorts	REIT	1.66	601	0.07	0.24	6.63	-NA-	-NA-	-NA-	-NA-	-13.92	4.30	1.53	0.00	1.53	4.30	-NA-	-NA-	272	33
Yanlord Land Group	Non-Rental	Diversified	Non-REIT	1.07	409	0.05	0.16	1.74	-NA-	-NA-	-NA-	-NA-	-27.43	-12.65	-4.46	0.00	-4.46	-12.65	-NA-	-NA-	8,675	1,539
Wing Tai Holdings	Non-Rental	Diversified	Non-REIT	1.83	404	0.05	0.16	6.56	1.05	10.48	23.24	8.05	-2.36	-6.87	-1.08	0.00	-1.08	-6.87	42.43	28.64	216	39
Singapore Total					30,782	3.83	12.22	3.78														

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

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Asia	EUR	2,064.97	251,981.12	100.00	3.33	5.53	6.30	16.83	7.52	-14.60	-4.70	0.77	-4.70	18.93	16.77
Pure Asia	EUR	2,179.32	231,233.62	91.77	3.23	5.82	6.88	16.71	8.03	-14.37	-5.63	0.42	-5.63	19.56	17.31
Asia ex Australia	EUR	2,061.62	199,121.72	79.02	2.68	-NA-	-NA-	15.70	7.20	-14.98	-7.38	0.42	-7.38	-NA-	18.32
Asia Dividend+	EUR	2,515.05	174,069.82	69.08	4.39	-NA-	-NA-	17.13	4.74	-16.56	0.98	0.42	0.98	-NA-	15.39
Australia	EUR	1,849.59	52,859.39	20.98	5.78	7.60	2.54	20.15	8.28	-13.25	6.82	2.09	6.82	21.59	16.57
Pure Australia	EUR	1,432.91	37,484.14	14.88	6.03	6.23	-0.04	20.63	9.30	-11.35	6.44	1.38	6.44	25.14	17.13
Japan	EUR	2,601.65	102,714.81	40.76	1.76	3.55	6.49	18.14	16.42	-13.18	-12.07	0.00	-12.07	25.94	25.25
Hong Kong	EUR	1,876.86	64,912.68	25.76	3.57	5.77	8.27	12.43	-0.06	-17.67	-2.55	0.54	-2.55	24.79	22.25
Singapore	EUR	1,654.82	30,781.86	12.22	3.78	2.36	11.64	19.23	5.11	-15.50	-0.17	1.53	-0.17	23.48	18.58
New Zealand	EUR	2,153.36	712.38	0.28	5.83	-NA-	-NA-	19.09	16.30	-2.71	8.82	2.57	8.82	-NA-	14.30
Asia	USD	2,815.41	347,292.97	100.00	3.33	6.45	7.53	17.70	6.48	-8.33	-4.68	0.55	-4.68	22.76	20.90
Pure Asia	USD	2,971.23	318,697.73	91.77	3.23	6.74	8.11	17.59	6.98	-8.09	-5.61	0.21	-5.61	23.37	21.28
Asia ex Australia	USD	2,174.76	274,439.51	79.02	2.68	-NA-	-NA-	16.56	6.16	-8.74	-7.36	0.21	-7.36	-NA-	22.29
Asia Dividend+	USD	2,863.22	239,911.73	69.08	4.39	-NA-	7.75	18.00	3.73	-10.44	1.00	0.21	1.00	-NA-	19.76
Australia	USD	2,543.34	72,853.46	20.98	5.78	8.59	3.72	21.05	7.23	-6.89	6.85	1.88	6.85	24.86	20.34
Pure Australia	USD	1,970.37	51,662.51	14.88	6.03	7.21	1.11	21.53	8.24	-4.85	6.47	1.17	6.47	28.57	21.08
Japan	USD	3,577.47	141,566.69	40.76	1.76	4.50	7.72	19.03	15.29	-6.82	-12.05	-0.21	-12.05	27.29	26.31
Hong Kong	USD	2,580.83	89,465.90	25.76	3.57	6.74	9.51	13.27	-1.02	-11.63	-2.53	0.33	-2.53	28.63	26.80
Singapore	USD	2,275.50	42,425.10	12.22	3.78	3.30	12.93	20.12	4.10	-9.30	-0.14	1.32	-0.14	28.58	23.34
New Zealand	USD	2,183.46	981.83	0.28	5.83	-NA-	-NA-	19.98	15.18	4.43	8.85	2.35	8.85	-NA-	16.19
Asia	GBP	2,721.60	208,315.37	100.00	3.33	5.81	8.58	14.20	5.10	-16.51	-5.31	1.08	-5.31	19.47	16.70
Pure Asia	GBP	2,872.24	191,163.20	91.77	3.23	6.12	9.17	14.09	5.59	-16.29	-6.23	0.73	-6.23	20.17	17.10
Asia ex Australia	GBP	2,102.30	164,615.97	79.02	2.68	-NA-	-NA-	13.09	4.78	-16.88	-7.97	0.74	-7.97	-NA-	18.07
Asia Dividend+	GBP	3,078.39	143,905.31	69.08	4.39	-NA-	8.80	14.49	2.38	-18.43	0.34	0.73	0.34	-NA-	16.03
Australia	GBP	2,458.60	43,699.40	20.98	5.78	7.96	4.74	17.45	5.84	-15.20	6.15	2.41	6.15	22.32	17.25
Pure Australia	GBP	1,904.72	30,988.52	14.88	6.03	6.59	2.10	17.91	6.83	-13.34	5.77	1.70	5.77	26.54	17.83
Japan	GBP	3,458.28	84,915.39	40.76	1.76	3.90	8.77	15.48	13.80	-15.13	-12.63	0.32	-12.63	25.53	23.40
Hong Kong	GBP	2,494.84	53,663.98	25.76	3.57	6.13	10.59	9.90	-2.31	-19.52	-3.17	0.85	-3.17	25.72	23.32
Singapore	GBP	2,199.69	25,447.68	12.22	3.78	2.70	14.03	16.54	2.74	-17.39	-0.80	1.85	-0.80	24.81	19.57
New Zealand	GBP	2,514.29	588.93	0.28	5.83	-NA-	-NA-	16.41	13.68	-4.89	8.14	2.89	8.14	-NA-	14.32

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

Version: March 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Asia	JPY	2,832.74	35,765,966.91	100.00	3.33	6.47	7.42	18.69	14.47	0.41	-6.61	1.46	-6.61	25.05	24.12
Pure Asia	JPY	2,989.52	32,821,085.80	91.77	3.23	6.75	8.00	18.58	15.01	0.68	-7.52	1.11	-7.52	25.58	24.49
Asia ex Australia	JPY	2,188.15	28,263,153.24	79.02	2.68	-NA-	-NA-	17.54	14.14	-0.04	-9.23	1.12	-9.23	-NA-	25.66
Asia Dividend+	JPY	2,661.03	24,707,309.72	69.08	4.39	-NA-	-NA-	18.99	11.51	-1.90	-1.03	1.11	-1.03	-NA-	22.58
Australia	JPY	2,558.99	7,502,813.67	20.98	5.78	8.60	3.62	22.07	15.28	1.99	4.69	2.79	4.69	26.75	22.47
Pure Australia	JPY	1,982.50	5,320,463.76	14.88	6.03	7.22	1.01	22.55	16.37	4.22	4.32	2.08	4.32	29.82	22.92
Japan	JPY	3,620.10	14,579,245.17	40.76	1.76	5.14	7.61	20.02	23.95	2.07	-13.83	0.69	-13.83	28.88	29.66
Hong Kong	JPY	2,596.72	9,213,645.40	25.76	3.57	6.76	9.40	14.23	6.41	-3.21	-4.50	1.24	-4.50	30.75	29.59
Singapore	JPY	2,289.51	4,369,148.68	12.22	3.78	3.31	12.81	21.13	11.91	-0.65	-2.16	2.23	-2.16	30.49	26.24
New Zealand	JPY	2,194.43	101,113.98	0.28	5.83	-NA-	-NA-	20.99	23.82	14.39	6.65	3.28	6.65	-NA-	18.14
Australia	AUD	1,819.93	78,603.29	20.98	5.78	7.44	1.73	14.26	11.22	4.73	3.13	-1.64	3.13	17.98	11.47
Australia Hedged	USD	780.95	72,853.46	6.57	0.00	-NA-	-NA-	10.90	8.01	2.69	2.56	-1.91	2.56	-NA-	11.52
Pure Australia	AUD	1,409.05	55,739.88	14.88	6.03	6.07	-0.84	14.70	12.27	7.03	2.77	-2.32	2.77	21.98	11.49
Hong Kong	HKD	2,592.28	693,991.44	25.76	3.57	6.81	9.47	13.30	-1.11	-11.70	-2.49	0.28	-2.49	28.57	26.65
Singapore	SGD	1,725.35	53,351.68	12.22	3.78	2.49	9.73	15.65	4.01	-8.06	-0.54	0.59	-0.54	24.85	18.01
New Zealand	NZD	1,817.42	1,131.47	0.28	5.83	-NA-	-NA-	10.31	10.32	0.85	3.24	-0.89	3.24	-NA-	11.73
Asia 33	EUR	1,354.25	168,082.60	66.70	3.53	-NA-	-NA-	16.75	8.25	-14.25	-4.19	-0.06	-4.19	-NA-	-NA-
Asia 33	USD	1,857.14	231,029.54	66.52	3.53	-NA-	-NA-	17.57	7.06	-8.05	-4.35	0.17	-4.35	-NA-	-NA-
Asia 33	GBP	1,799.09	138,873.25	66.66	3.53	-NA-	-NA-	14.01	5.96	-16.06	-4.99	0.76	-4.99	-NA-	-NA-
Asia 33	JPY	1,871.02	23,823,765.93	66.61	3.53	-NA-	-NA-	18.71	15.19	0.84	-6.17	1.55	-6.17	-NA-	-NA-
Asia 33	HKD	1,846.85	1,792,142.33	66.61	3.53	-NA-	-NA-	17.59	6.95	-8.11	-4.30	0.13	-4.30	-NA-	-NA-
Asia 33	AUD	1,316.77	250,329.98	99.34	3.53	-NA-	-NA-	10.90	11.19	3.73	-7.57	-2.75	-7.57	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,987.70	374,702.46	148.70	3.33	-NA-	-NA-	11.11	10.44	3.11	-8.00	-2.92	-8.00	-NA-	12.57
Pure Asia	AUD	2,097.72	343,850.39	136.46	3.23	-NA-	-NA-	11.00	10.96	3.38	-8.89	-3.25	-8.89	-NA-	13.25
Asia ex Australia	AUD	1,535.40	296,099.17	117.51	2.68	-NA-	-NA-	10.03	10.11	2.65	-10.58	-3.25	-10.58	-NA-	14.77
Asia Dividend+	AUD	2,354.75	258,846.34	102.72	4.39	-NA-	-NA-	11.40	7.58	0.74	-2.50	-3.25	-2.50	-NA-	10.66
Australia	AUD	1,819.93	78,603.29	31.19	5.78	-NA-	-NA-	14.26	11.22	4.73	3.13	-1.64	3.13	-NA-	11.47
Pure Australia	AUD	1,409.05	55,739.88	22.12	6.03	-NA-	-NA-	14.70	12.27	7.03	2.77	-2.32	2.77	-NA-	11.49
Japan	AUD	2,525.73	152,739.59	60.62	1.76	-NA-	-NA-	12.36	19.58	4.82	-15.11	-3.65	-15.11	-NA-	23.62
Hong Kong	AUD	1,822.09	96,526.83	38.31	3.57	-NA-	-NA-	6.93	2.66	-0.60	-5.92	-3.13	-5.92	-NA-	18.85
Singapore	AUD	1,606.53	45,773.42	18.17	3.78	-NA-	-NA-	13.39	7.97	2.02	-3.61	-2.18	-3.61	-NA-	15.23
New Zealand	AUD	1,846.66	1,059.32	0.42	5.83	-NA-	-NA-	13.26	19.46	17.46	5.07	-1.18	5.07	-NA-	13.43

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Asia	EUR	2,058.45	251,981.12	100.00	3.19	-NA-	-NA-	16.76	7.46	-14.66	-4.74	0.75	-4.74	-NA-	16.77
Pure Asia	EUR	2,170.96	231,233.62	91.77	3.09	-NA-	-NA-	16.64	7.96	-14.43	-5.67	0.40	-5.67	-NA-	17.31
Asia ex Australia	EUR	2,053.38	199,121.72	79.02	2.54	-NA-	-NA-	15.62	7.13	-15.05	-7.42	0.40	-7.42	-NA-	18.32
Australia	EUR	1,849.18	52,859.39	20.98	5.66	-NA-	-NA-	20.15	8.27	-13.27	6.80	2.09	6.80	-NA-	16.57
Pure Australia	EUR	1,432.74	37,484.14	14.88	5.91	-NA-	-NA-	20.62	9.30	-11.36	6.43	1.38	6.43	-NA-	17.13
Hong Kong	EUR	1,876.86	64,912.68	25.76	3.57	-NA-	-NA-	12.43	-0.06	-17.67	-2.55	0.54	-2.55	-NA-	22.25
Japan	EUR	2,567.59	102,714.81	40.76	1.49	-NA-	-NA-	17.94	16.23	-13.32	-12.14	-0.04	-12.14	-NA-	25.25
New Zealand	EUR	1,617.76	712.38	0.28	5.83	-NA-	-NA-	12.21	16.30	-2.71	8.82	2.57	8.82	-NA-	14.30
Singapore	EUR	1,684.25	30,781.86	12.22	3.78	-NA-	-NA-	19.22	5.11	-15.50	-0.17	1.53	-0.17	-NA-	18.58
Asia	USD	2,806.52	347,292.97	100.00	3.19	-NA-	-NA-	17.64	6.42	-8.40	-4.72	0.54	-4.72	-NA-	20.90
Pure Asia	USD	2,959.83	318,697.73	91.77	3.09	-NA-	-NA-	17.51	6.91	-8.16	-5.65	0.19	-5.65	-NA-	21.28
Asia ex Australia	USD	2,166.07	274,439.51	79.02	2.54	-NA-	-NA-	16.49	6.09	-8.82	-7.40	0.19	-7.40	-NA-	22.29
Australia	USD	2,542.78	72,853.46	20.98	5.66	-NA-	-NA-	21.05	7.22	-6.91	6.82	1.88	6.82	-NA-	20.34
Pure Australia	USD	1,970.13	51,662.51	14.88	5.91	-NA-	-NA-	21.53	8.24	-4.86	6.45	1.17	6.45	-NA-	21.08
Hong Kong	USD	2,580.83	89,465.90	25.76	3.57	-NA-	-NA-	13.27	-1.02	-11.63	-2.53	0.33	-2.53	-NA-	26.80
Japan	USD	3,530.64	141,566.69	40.76	1.49	-NA-	-NA-	18.82	15.10	-6.97	-12.13	-0.25	-12.13	-NA-	26.31
New Zealand	USD	2,224.55	981.83	0.28	5.83	-NA-	-NA-	20.16	15.18	4.43	8.85	2.35	8.85	-NA-	16.19
Singapore	USD	2,315.97	42,425.10	12.22	3.78	-NA-	-NA-	20.12	4.10	-9.30	-0.14	1.32	-0.14	-NA-	23.34
Asia	GBP	2,713.01	208,315.37	100.00	3.19	-NA-	-NA-	14.14	5.04	-16.57	-5.34	1.06	-5.34	-NA-	16.70
Pure Asia	GBP	2,861.21	191,163.20	91.77	3.09	-NA-	-NA-	14.02	5.52	-16.35	-6.27	0.71	-6.27	-NA-	17.10
Asia ex Australia	GBP	2,093.90	164,615.97	79.02	2.54	-NA-	-NA-	13.02	4.71	-16.95	-8.01	0.71	-8.01	-NA-	18.07
Australia	GBP	2,458.06	43,699.40	20.98	5.66	-NA-	-NA-	17.44	5.83	-15.22	6.12	2.41	6.12	-NA-	17.25
Pure Australia	GBP	1,904.49	30,988.52	14.88	5.91	-NA-	-NA-	17.91	6.83	-13.35	5.76	1.70	5.76	-NA-	17.82
Hong Kong	GBP	2,494.84	53,663.98	25.76	3.57	-NA-	-NA-	9.90	-2.31	-19.52	-3.17	0.85	-3.17	-NA-	23.32
Japan	GBP	3,413.00	84,915.39	40.76	1.49	-NA-	-NA-	15.29	13.60	-15.26	-12.70	0.28	-12.70	-NA-	23.40
New Zealand	GBP	2,150.44	588.93	0.28	5.83	-NA-	-NA-	12.57	13.68	-4.89	8.14	2.89	8.14	-NA-	14.32
Singapore	GBP	2,238.81	25,447.68	12.22	3.78	-NA-	-NA-	16.54	2.74	-17.39	-0.80	1.85	-0.80	-NA-	19.57

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Asia	JPY	2,823.80	35,765,966.91	100.00	3.19	-NA-	-NA-	18.63	14.41	0.33	-6.64	1.44	-6.64	-NA-	24.12
Pure Asia	JPY	2,978.05	32,821,085.80	91.77	3.09	-NA-	-NA-	18.50	14.94	0.60	-7.55	1.10	-7.55	-NA-	24.49
Asia ex Australia	JPY	2,179.40	28,263,153.24	79.02	2.54	-NA-	-NA-	17.46	14.05	-0.12	-9.27	1.09	-9.27	-NA-	25.66
Australia	JPY	2,558.43	7,502,813.67	20.98	5.66	-NA-	-NA-	22.06	15.27	1.96	4.67	2.79	4.67	-NA-	22.47
Pure Australia	JPY	1,982.26	5,320,463.76	14.88	5.91	-NA-	-NA-	22.55	16.36	4.21	4.31	2.08	4.31	-NA-	22.92
Hong Kong	JPY	2,596.72	9,213,645.40	25.76	3.57	-NA-	-NA-	14.23	6.41	-3.21	-4.50	1.24	-4.50	-NA-	29.59
Japan	JPY	3,572.69	14,579,245.17	40.76	1.49	-NA-	-NA-	19.82	23.74	1.90	-13.90	0.65	-13.90	-NA-	29.66
New Zealand	JPY	2,238.25	101,113.98	0.28	5.83	-NA-	-NA-	21.19	23.82	14.39	6.65	3.28	6.65	-NA-	18.14
Singapore	JPY	2,330.23	4,369,148.68	12.22	3.78	-NA-	-NA-	21.13	11.91	-0.65	-2.16	2.23	-2.16	-NA-	26.24
Australia	AUD	1,819.53	78,603.29	20.98	5.66	-NA-	-NA-	14.26	11.21	4.71	3.11	-1.64	3.11	-NA-	11.47
Pure Australia	AUD	1,408.88	55,739.88	14.88	5.91	-NA-	-NA-	14.70	12.26	7.01	2.76	-2.32	2.76	-NA-	11.49
Hong Kong	HKD	2,592.28	693,991.44	25.76	3.57	-NA-	-NA-	13.30	-1.11	-11.70	-2.49	0.28	-2.49	-NA-	26.65
New Zealand	NZD	1,851.64	1,131.47	0.28	5.83	-NA-	-NA-	10.47	10.32	0.85	3.24	-0.89	3.24	-NA-	11.73
Singapore	SGD	1,756.03	53,351.68	12.22	3.78	-NA-	-NA-	15.65	4.01	-8.06	-0.54	0.59	-0.54	-NA-	18.01

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

Version: March 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Asia	AUD	1,981.43	374,702.46	148.70	3.19	-NA-	-NA-	11.05	10.38	3.03	-8.03	-2.93	-8.03	-NA-	12.58
Pure Asia	AUD	2,089.67	343,850.39	136.46	3.09	-NA-	-NA-	10.93	10.89	3.31	-8.93	-3.27	-8.93	-NA-	13.26
Asia ex Australia	AUD	1,529.27	296,099.17	117.51	2.54	-NA-	-NA-	9.96	10.03	2.56	-10.62	-3.27	-10.62	-NA-	14.78
Australia	AUD	1,819.53	78,603.29	31.19	5.66	-NA-	-NA-	14.26	11.21	4.71	3.11	-1.64	3.11	-NA-	11.47
Pure Australia	AUD	1,408.88	55,739.88	22.12	5.91	-NA-	-NA-	14.70	12.26	7.01	2.76	-2.32	2.76	-NA-	11.49
Hong Kong	AUD	1,822.09	96,526.83	38.31	3.57	-NA-	-NA-	6.93	2.66	-0.60	-5.92	-3.13	-5.92	-NA-	18.85
Japan	AUD	2,492.66	152,739.59	60.62	1.49	-NA-	-NA-	12.17	19.38	4.65	-15.18	-3.69	-15.18	-NA-	23.61
New Zealand	AUD	1,570.56	1,059.32	0.42	5.83	-NA-	-NA-	9.40	19.46	17.46	5.07	-1.18	5.07	-NA-	13.43
Singapore	AUD	1,635.10	45,773.42	18.17	3.78	-NA-	-NA-	13.39	7.97	2.02	-3.61	-2.18	-3.61	-NA-	15.23

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

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Asia	EUR	1,250.00	251,981.12	100.00	0.00	1.97	2.63	12.84	3.86	-17.21	-5.38	0.49	-5.38	18.93	16.83
Pure Asia	EUR	1,362.06	231,233.62	91.77	0.00	2.41	3.51	12.95	4.47	-16.90	-6.21	0.12	-6.21	19.51	17.36
Asia ex Australia	EUR	1,640.78	199,121.72	79.02	0.00	-NA-	-NA-	12.59	4.27	-17.05	-7.95	0.09	-7.95	-NA-	18.37
Asia Dividend+	EUR	1,769.33	174,069.82	69.08	0.00	-NA-	-NA-	12.12	0.36	-19.96	0.07	0.14	0.07	-NA-	15.53
Australia	EUR	745.43	52,859.39	20.98	0.00	0.77	-3.80	13.05	2.15	-18.03	5.65	2.05	5.65	21.55	16.89
Pure Australia	EUR	573.27	37,484.14	14.88	0.00	-0.54	-6.30	13.27	2.87	-16.50	5.80	1.33	5.80	25.24	17.58
Japan	EUR	2,063.53	102,714.81	40.76	0.00	2.18	4.49	15.42	13.91	-14.60	-12.54	-0.26	-12.54	25.88	25.20
Hong Kong	EUR	1,253.53	64,912.68	25.76	0.00	2.64	5.32	9.28	-3.10	-20.30	-3.14	-0.07	-3.14	24.73	22.32
Singapore	EUR	1,047.96	30,781.86	12.22	0.00	-0.51	7.73	15.00	1.47	-18.39	-1.09	1.45	-1.09	23.24	18.26
New Zealand	EUR	1,187.32	712.38	0.28	0.00	-NA-	-NA-	11.21	9.31	-8.06	8.82	2.57	8.82	-NA-	14.36
Asia	USD	1,702.78	347,292.97	100.00	0.00	2.86	3.81	13.69	2.85	-11.14	-5.36	0.28	-5.36	22.73	20.94
Pure Asia	USD	1,855.44	318,697.73	91.77	0.00	3.30	4.71	13.80	3.45	-10.81	-6.19	-0.09	-6.19	23.30	21.32
Asia ex Australia	USD	1,730.88	274,439.51	79.02	0.00	-NA-	-NA-	13.43	3.26	-10.97	-7.93	-0.12	-7.93	-NA-	22.36
Asia Dividend+	USD	2,014.26	239,911.73	69.08	0.00	-NA-	2.97	12.96	-0.62	-14.09	0.10	-0.07	0.10	-NA-	19.85
Australia	USD	1,025.03	72,853.46	20.98	0.00	1.70	-2.69	13.89	1.16	-12.01	5.67	1.84	5.67	24.80	20.48
Pure Australia	USD	788.30	51,662.51	14.88	0.00	0.37	-5.22	14.12	1.87	-10.38	5.82	1.12	5.82	28.54	21.31
Japan	USD	2,837.51	141,566.69	40.76	0.00	3.11	5.69	16.29	12.81	-8.34	-12.52	-0.47	-12.52	27.21	26.26
Hong Kong	USD	1,723.71	89,465.90	25.76	0.00	3.58	6.54	10.10	-4.04	-14.46	-3.12	-0.28	-3.12	28.57	26.90
Singapore	USD	1,441.02	42,425.10	12.22	0.00	0.40	8.98	15.86	0.48	-12.41	-1.07	1.24	-1.07	28.40	23.08
New Zealand	USD	1,203.91	981.83	0.28	0.00	-NA-	-NA-	12.04	8.25	-1.32	8.85	2.35	8.85	-NA-	17.15
Asia	GBP	1,646.05	208,315.37	100.00	0.00	2.23	4.83	10.30	1.51	-19.06	-5.98	0.80	-5.98	19.40	16.75
Pure Asia	GBP	1,793.62	191,163.20	91.77	0.00	2.70	5.73	10.41	2.11	-18.76	-6.80	0.43	-6.80	20.06	17.14
Asia ex Australia	GBP	1,673.21	164,615.97	79.02	0.00	-NA-	-NA-	10.06	1.91	-18.91	-8.53	0.40	-8.53	-NA-	18.14
Asia Dividend+	GBP	2,165.63	143,905.31	69.08	0.00	-NA-	3.98	9.60	-1.91	-21.75	-0.56	0.45	-0.56	-NA-	16.14
Australia	GBP	990.88	43,699.40	20.98	0.00	1.11	-1.74	10.50	-0.15	-19.86	4.98	2.37	4.98	22.09	17.41
Pure Australia	GBP	762.03	30,988.52	14.88	0.00	-0.21	-4.29	10.73	0.55	-18.38	5.13	1.65	5.13	26.43	18.07
Japan	GBP	2,742.97	84,915.39	40.76	0.00	2.52	6.73	12.83	11.34	-16.51	-13.10	0.05	-13.10	25.43	23.35
Hong Kong	GBP	1,666.27	53,663.98	25.76	0.00	2.98	7.58	6.82	-5.28	-22.09	-3.75	0.24	-3.75	25.64	23.41
Singapore	GBP	1,393.01	25,447.68	12.22	0.00	-0.18	10.04	12.41	-0.82	-20.22	-1.72	1.76	-1.72	24.73	19.30
New Zealand	GBP	1,386.33	588.93	0.28	0.00	-NA-	-NA-	8.71	6.84	-10.12	8.14	2.89	8.14	-NA-	14.68

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

Version: March 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Asia	JPY	1,713.26	35,765,966.91	100.00	0.00	2.87	3.71	14.64	10.57	-2.66	-7.27	1.18	-7.27	25.00	24.11
Pure Asia	JPY	1,866.86	32,821,085.80	91.77	0.00	3.31	4.60	14.76	11.22	-2.30	-8.08	0.81	-8.08	25.49	24.49
Asia ex Australia	JPY	1,741.54	28,263,153.24	79.02	0.00	-NA-	-NA-	14.39	11.01	-2.48	-9.78	0.78	-9.78	-NA-	25.71
Asia Dividend+	JPY	1,872.02	24,707,309.72	69.08	0.00	-NA-	-NA-	13.91	6.85	-5.90	-1.92	0.83	-1.92	-NA-	22.59
Australia	JPY	1,031.34	7,502,813.67	20.98	0.00	1.71	-2.79	14.85	8.76	-3.63	3.54	2.76	3.54	26.62	22.44
Pure Australia	JPY	793.15	5,320,463.76	14.88	0.00	0.38	-5.31	15.08	9.52	-1.84	3.68	2.03	3.68	29.72	22.98
Japan	JPY	2,876.65	14,579,245.17	40.76	0.00	3.75	5.59	17.26	21.28	0.41	-14.29	0.43	-14.29	28.79	29.60
Hong Kong	JPY	1,734.32	9,213,645.40	25.76	0.00	3.59	6.43	11.03	3.17	-6.30	-5.07	0.62	-5.07	30.68	29.63
Singapore	JPY	1,449.89	4,369,148.68	12.22	0.00	0.41	8.87	16.83	8.03	-4.06	-3.07	2.15	-3.07	30.36	26.12
New Zealand	JPY	1,209.97	101,113.98	0.28	0.00	-NA-	-NA-	12.98	16.38	8.09	6.65	3.28	6.65	-NA-	18.74
Australia	AUD	733.41	78,603.29	20.98	0.00	0.63	-4.56	7.52	4.93	-1.03	2.00	-1.68	2.00	17.86	11.65
Australia Hedged	USD	437.48	72,853.46	20.98	0.00	-NA-	-NA-	4.30	1.92	-2.87	1.40	-1.94	1.40	-NA-	11.68
Pure Australia	AUD	563.96	55,739.88	14.88	0.00	-0.69	-7.04	7.73	5.66	0.81	2.14	-2.37	2.14	22.07	11.95
Hong Kong	HKD	1,731.83	693,991.44	25.76	0.00	3.64	6.49	10.12	-4.12	-14.52	-3.08	-0.33	-3.08	28.50	26.75
Singapore	SGD	1,094.65	53,351.68	12.22	0.00	-0.38	5.89	11.55	0.40	-11.21	-1.47	0.50	-1.47	24.67	17.79
New Zealand	NZD	1,002.12	1,131.47	0.28	0.00	-NA-	-NA-	3.04	3.70	-4.70	3.24	-0.89	3.24	-NA-	11.26
Asia 33	EUR	973.85	168,082.60	66.70	0.00	-NA-	-NA-	12.61	4.40	-17.00	-4.94	-0.38	-4.94	-NA-	-NA-
Asia 33	USD	1,335.48	231,029.54	66.52	0.00	-NA-	-NA-	13.40	3.25	-11.00	-5.10	-0.14	-5.10	-NA-	-NA-
Asia 33	GBP	1,293.74	138,873.25	66.66	0.00	-NA-	-NA-	9.97	2.18	-18.75	-5.74	0.44	-5.74	-NA-	-NA-
Asia 33	JPY	1,345.46	23,823,765.93	66.61	0.00	-NA-	-NA-	14.50	11.09	-2.40	-6.91	1.23	-6.91	-NA-	-NA-
Asia 33	HKD	1,328.07	1,792,142.33	66.61	0.00	-NA-	-NA-	13.42	3.14	-11.06	-5.05	-0.19	-5.05	-NA-	-NA-
Asia 33	AUD	946.89	250,329.98	21.87	0.00	-NA-	-NA-	6.96	7.23	0.40	-8.30	-3.05	-8.30	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,202.18	374,702.46	148.70	0.00	-NA-	-NA-	7.32	6.67	-0.04	-8.64	-3.18	-8.64	-NA-	12.62
Pure Asia	AUD	1,309.96	343,850.39	136.46	0.00	-NA-	-NA-	7.43	7.30	0.33	-9.45	-3.54	-9.45	-NA-	13.32
Asia ex Australia	AUD	1,222.02	296,099.17	117.51	0.00	-NA-	-NA-	7.08	7.10	0.14	-11.12	-3.57	-11.12	-NA-	14.86
Asia Dividend+	AUD	1,656.55	258,846.34	102.72	0.00	-NA-	-NA-	6.63	3.08	-3.37	-3.38	-3.52	-3.38	-NA-	10.81
Australia	AUD	733.41	78,603.29	31.19	0.00	-NA-	-NA-	7.52	4.93	-1.03	2.00	-1.68	2.00	-NA-	11.65
Pure Australia	AUD	563.96	55,739.88	22.12	0.00	-NA-	-NA-	7.73	5.66	0.81	2.14	-2.37	2.14	-NA-	11.95
Japan	AUD	2,003.31	152,739.59	60.62	0.00	-NA-	-NA-	9.78	17.00	3.11	-15.56	-3.90	-15.56	-NA-	23.53
Hong Kong	AUD	1,216.95	96,526.83	38.31	0.00	-NA-	-NA-	3.94	-0.47	-3.78	-6.49	-3.72	-6.49	-NA-	18.93
Singapore	AUD	1,017.37	45,773.42	18.17	0.00	-NA-	-NA-	9.37	4.22	-1.48	-4.51	-2.26	-4.51	-NA-	14.97
New Zealand	AUD	1,018.21	1,059.32	0.42	0.00	-NA-	-NA-	5.77	12.28	11.00	5.07	-1.18	5.07	-NA-	12.93

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

Version: March 2014

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

			12 Mths Estimated										
Gross Total Return				Div	Total	Total	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Close Value 31-Mar	Yld (%) 31-Mar	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) 31-Mar	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Asia Real Estate **	Local	2,212.04	3.33	5.43	6.71	16.30	10.12	-2.36	-6.19	0.07	-6.19	20.38	18.51
Asia FTSE	Local	323.66	2.80	-NA-	6.11	13.05	7.21	10.40	-3.92	-0.53	-3.92	16.09	12.97
Japan Real Estate **	JPY	3,620.10	1.76	5.14	7.61	20.02	23.95	2.07	-13.83	0.69	-13.83	28.88	29.66
Japan FTSE	JPY	108.32	2.21	0.22	1.92	11.06	13.26	16.76	-8.55	-1.55	-8.55	19.19	19.45
Japan JP Morgan Bonds	JPY	264.56	-NA-	3.02	1.94	2.24	2.58	0.58	0.90	-0.19	0.90	1.95	1.64
Australia Real Estate **	AUD	1,819.93	5.78	7.44	1.73	14.26	11.22	4.73	3.13	-1.64	3.13	17.98	11.47
Australia FTSE	AUD	1,368.41	4.91	9.73	9.62	13.20	8.57	13.63	1.58	-0.15	1.58	13.61	11.70
Australia JP Morgan Bonds	AUD	893.59	-NA-	6.92	5.94	4.87	6.46	1.47	1.34	-0.06	1.34	3.92	4.20
Hong Kong Real Estate **	HKD	2,592.28	3.57	6.81	9.47	13.30	-1.11	-11.70	-2.49	0.28	-2.49	28.57	26.65
Hong Kong FTSE	HKD	2,107.67	2.59	7.44	11.97	17.52	4.35	3.78	-1.79	-1.47	-1.79	22.14	18.93
Hong Kong JP Morgan Bonds	HKD	170.18	-NA-	-NA-	2.86	1.40	1.48	-2.35	0.33	-0.43	0.33	3.50	2.64
Singapore Real Estate **	SGD	1,725.35	3.78	2.49	9.73	15.65	4.01	-8.06	-0.54	0.59	-0.54	24.85	18.01
Singapore FTSE	SGD	610.19	3.22	4.40	8.88	16.36	2.87	-1.17	-1.24	1.32	-1.24	19.94	14.33
Singapore JP Morgan Bonds	SGD	167.28	-NA-	-NA-	3.03	2.18	2.15	-1.65	0.93	0.00	0.93	3.37	3.26
New Zealand Real Estate **	NZD	1,817.42	5.83	-NA-	-NA-	10.31	10.32	0.85	3.24	-0.89	3.24	-NA-	11.73
New Zealand FTSE	NZD	266.84	113.43	-NA-	5.51	12.88	12.39	13.43	8.91	3.08	8.91	13.03	9.96
New Zealand JP Morgan Bonds	NZD	367.70	-NA-	6.85	6.20	5.45	5.57	-1.61	1.28	-0.04	1.28	3.63	3.66

** 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 319.

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Asia
				(EUR m) 31-Mar	(%) Weight 31-Mar
Mitsubishi Estate	Non-Rental	Diversified	JP	21,804	8.65
Mitsui Fudosan	Non-Rental	Diversified	JP	18,773	7.45
Sun Hung Kai Props	Non-Rental	Diversified	HK	13,693	5.43
Westfield Group *	Rental	Retail	AU	13,321	5.29
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	12,337	4.90
Link REIT *	Rental	Retail	HK	8,152	3.24
Wharf Holdings	Non-Rental	Diversified	HK	7,022	2.79
Westfield Retail Trust *	Rental	Retail	AU	6,121	2.43
Stockland Trust Group *	Non-Rental	Diversified	AU	5,815	2.31
Hongkong Land Hldgs	Rental	Office	HK	5,510	2.19
Goodman Group *	Non-Rental	Industrial	AU	5,450	2.16
Nippon Building Fund *	Rental	Office	JP	5,009	1.99
Hang Lung Properties	Rental	Diversified	HK	4,656	1.85
Global Logistic Properties	Rental	Industrial	SG	4,582	1.82
Henderson Land Dev	Non-Rental	Diversified	HK	4,360	1.73
Japan Real Estate *	Rental	Office	JP	4,307	1.71
Capitaland	Non-Rental	Diversified	SG	4,230	1.68
Mirvac Group *	Non-Rental	Diversified	AU	4,187	1.66
Dexus Property Group *	Rental	Diversified	AU	4,107	1.63
GPT Group *	Rental	Diversified	AU	3,870	1.54
				157,305.92	62.43 (**)

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Asia
	31-Mar	(EUR m) 31-Mar	(%) Weight 31-Mar
EPRA/NAREIT Australia	14	52,859	20.98%
EPRA/NAREIT Japan	32	102,715	40.76%
EPRA/NAREIT Hong Kong	19	64,913	25.76%
EPRA/NAREIT Singapore	17	30,782	12.22%
EPRA/NAREIT New Zealand	1	712	0.28%
EPRA/NAREIT Asia	83	251,981	100.00%

(**) The Top 20 Constituents represent 62.43% of the market capitalisation of the Developed Asia Index.

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

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return Mar-14	Return Mar-14	Return Mar-14	
New World China Land	Non-Rental	Diversified	HK	41.25	0.00	41.25	▲
Hulic	Rental	Diversified	JP	20.75	0.00	20.75	▲
NTT Urban Development	Non-Rental	Office	JP	10.83	0.91	11.74	▲
Shimao Property Holdings	Non-Rental	Diversified	HK	8.97	0.00	8.97	▲
Soho China Ltd.	Non-Rental	Diversified	HK	8.50	0.00	8.50	▲
City Developments	Non-Rental	Diversified	SG	7.56	0.00	7.56	▲
Tokyo Tatemono	Non-Rental	Office	JP	7.14	0.00	7.14	▲
Hysan Development	Rental	Diversified	HK	4.17	2.93	7.10	▲
Swire Properties	Rental	Diversified	HK	7.02	0.00	7.02	▲
Link REIT *	Rental	Retail	HK	5.83	0.00	5.83	▲
Hongkong Land Hldgs	Rental	Office	HK	3.19	1.91	5.10	▲
Nomura Real Estate Office Fund *	Rental	Office	JP	4.77	0.00	4.77	▲
Sino Land	Non-Rental	Diversified	HK	3.64	1.09	4.73	▲
Keppel Land	Non-Rental	Diversified	SG	4.67	0.00	4.67	▲
Ascendas REIT *	Rental	Industrial	SG	4.63	0.00	4.63	▲
Mitsui Fudosan	Non-Rental	Diversified	JP	4.03	0.36	4.39	▲
Henderson Land Dev	Non-Rental	Diversified	HK	4.02	0.00	4.02	▲
Hang Lung Properties	Rental	Diversified	HK	3.48	0.00	3.48	▲
Advance Residence Investment *	Rental	Residential	JP	0.83	2.14	2.97	▲
Mori Trust Sogo REIT *	Rental	Office	JP	-7.44	10.24	2.80	▲

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return Mar-14	Return Mar-14	Return Mar-14	
Stockland Trust Group *	Non-Rental	Diversified	AU	-2.85	0.00	-2.85	▼
Keppel REIT *	Rental	Office	SG	-2.98	0.00	-2.98	▼
GLP J-REIT *	Rental	Industrial	JP	-3.08	0.00	-3.08	▼
Sun Hung Kai Props	Non-Rental	Diversified	HK	-4.33	0.96	-3.37	▼
Mirvac Group *	Non-Rental	Diversified	AU	-3.68	0.00	-3.68	▼
CFS Retail Property Trust *	Rental	Retail	AU	-4.06	0.00	-4.06	▼
Agile Property Holdings	Non-Rental	Diversified	HK	-4.07	0.00	-4.07	▼
Activia Properties *	Rental	Diversified	JP	-4.16	0.00	-4.16	▼
Westfield Retail Trust *	Rental	Retail	AU	-4.18	0.00	-4.18	▼
Yanlord Land Group	Non-Rental	Diversified	SG	-4.46	0.00	-4.46	▼
Nippon Prologis REIT *	Rental	Industrial	JP	-4.50	0.00	-4.50	▼
Japan Real Estate *	Rental	Office	JP	-5.99	1.38	-4.61	▼
Nomura Real Estate Holdings	Non-Rental	Diversified	JP	-5.47	0.72	-4.75	▼
Japan Prime Realty Inv. *	Rental	Office	JP	-5.25	0.00	-5.25	▼
Aeon Mall Co Ltd	Rental	Retail	JP	-6.36	0.00	-6.36	▼
Global Logistic Properties	Rental	Industrial	SG	-6.36	0.00	-6.36	▼
Nippon Building Fund *	Rental	Office	JP	-7.39	0.00	-7.39	▼
Wharf Holdings	Non-Rental	Diversified	HK	-8.40	0.00	-8.40	▼
New World Development	Non-Rental	Diversified	HK	-17.47	1.27	-16.20	▼
Country Garden Holdings	Non-Rental	Diversified	HK	-19.40	0.00	-19.40	▼

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FTSE EPRA/NAREIT Developed Asia Index Series

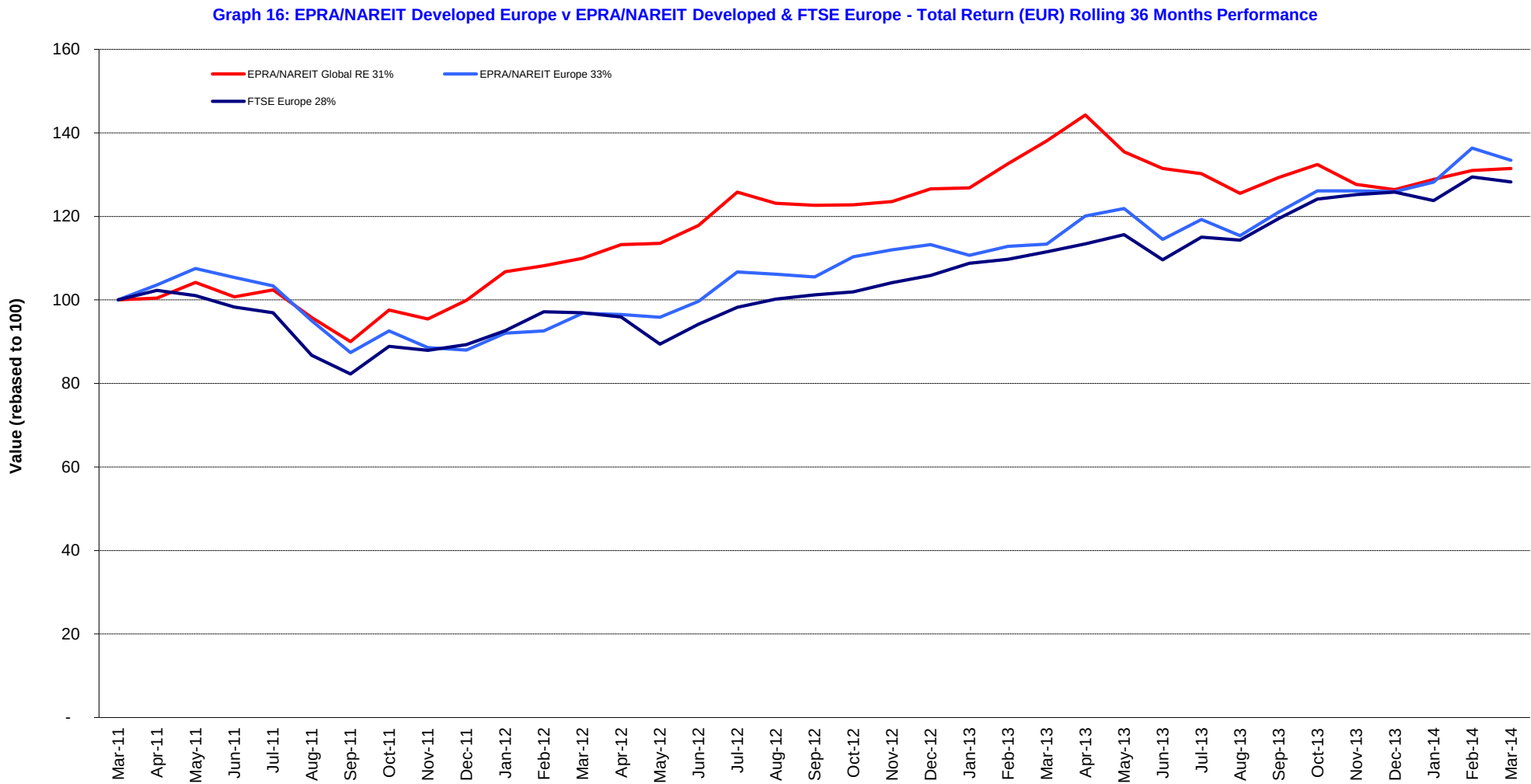


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Section 3.3

FTSE EPRA/NAREIT Developed Europe and EMEA Index Series

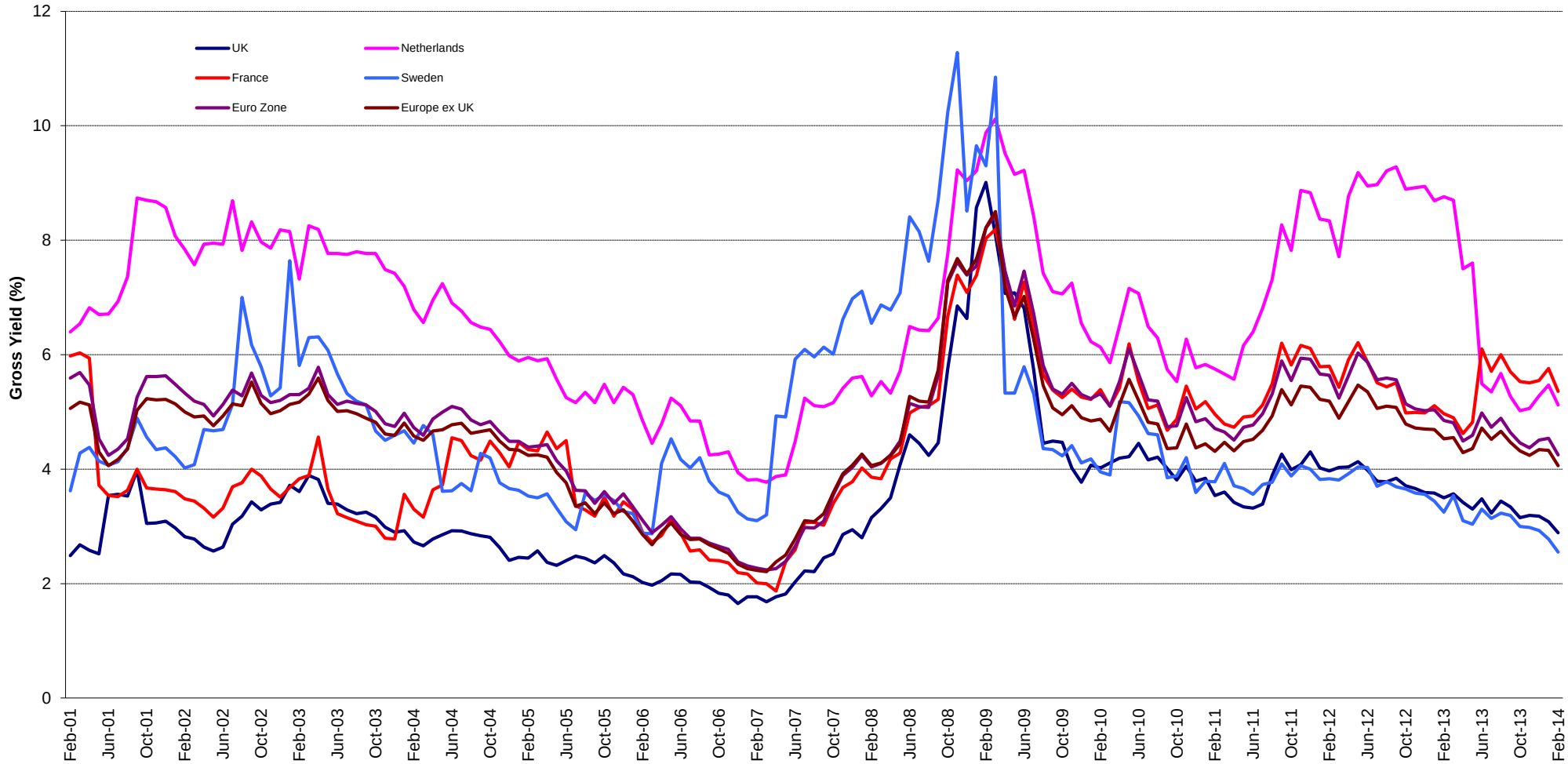
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Graph 17: Dividend Yields



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

Ex Date	Description
7 March 2014	Unite Group (UK): Open offer: 2 for 21 at GBp 410. New number of shares: 193,339,069
20 March 2014	Citycon (Finland): Capital Repayment EUR 0.12
24 March 2014	ANF-Immobilier S.A. (France): New number of shares: 17,298,682
24 March 2014	Befimmo (Belgium): New number of shares: 22,032,350
24 March 2014	Castellum (Sweden): New number of shares: 164,000,000
24 March 2014	Deutsche Annington Immobilien (Germany): New free float percentage: 26% (was 16%)
24 March 2014	Deutsche Annington Immobilien (Germany): New number of shares: 240,242,425
24 March 2014	Deutsche Wohnen (non ranking for dividend) (Germany): New number of shares: 117,309,588
24 March 2014	Dios Fastigheter (Sweden): Number of shares: 74,729,134. Free float percentage: 50%
24 March 2014	Fastighets AB Balder B (Sweden): New number of shares: 148,307,820
24 March 2014	Hufvudstaden (Sweden): New number of shares: 197,990,869
24 March 2014	Icade (France): New number of shares: 73,569,760
24 March 2014	Inmobiliaria Colonial (Spain): Number of shares: 225,918,685. Free float percentage: 53%
24 March 2014	Mucklow <A&J> Group (UK): Deleted on market size rule
24 March 2014	Picton Property Income (UK): New number of shares: 379,869,729
24 March 2014	Prime Office AG (Germany): Reclassified from REIT to Non-REIT
24 March 2014	Redefine International (UK): New number of shares: 1,270,328,654
24 March 2014	Schroder Real Estate Investment Trust (UK): New number of shares: 391,513,409
24 March 2014	Shaftesbury (UK): New number of shares: 252,597,174
24 March 2014	Vastned Retail (Netherlands): New number of shares: 18,536,646
24 March 2014	Warehouses De Pauw (Belgium): New number of shares: 16,079,247
24 March 2014	Wereldhave (Netherlands): Reclassified from Diversified to Retail
28 March 2014	Hemfosa Fastigheter (Sweden): IPO Fast Track inclusion. Number of shares: 65,720,104. Free float percentage: 84%.
31 March 2014	INTU Properties (UK): 2 for 7 Rights issue at GBP 1.80. Creation of separate lines. Details to follow.
31 March 2014	INTU Properties (Dummy Call) (UK): Number of shares: 276,284,187. Free float percentage: 70%.
31 March 2014	INTU Properties (Nil Paid) (UK): Number of shares: 276,284,187. Free float percentage: 70%.

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 March 2014	St Modwen Properties	Non-Rental	Diversified	GBP	0.030	3.25	4-Apr	Semi-Annual
12 March 2014	F&C Commercial Prop	Rental	Diversified	GBP	0.005	4.57	28-Mar	Quarterly
12 March 2014	F&C UK Real Estate Investment	Rental	Diversified	GBP	0.013	8.89	31-Mar	Quarterly
12 March 2014	Hammerson *	Rental	Retail	GBP	0.108	5.39	25-Apr	Dividend
12 March 2014	Land Securities *	Rental	Diversified	GBP	0.076	6.37	11-Apr	Quarterly
12 March 2014	Primary Health Prop.*	Rental	Health Care	GBP	0.108	5.31	25-Apr	Semi-Annual
12 March 2014	Safestore Holdings *	Rental	Self Storage	GBP	0.039	0.00	11-Apr	Dividend
19 March 2014	British Land *	Rental	Diversified	GBP	0.068	5.45	5-Feb	Quarterly
20 March 2014	Citycon OYJ	Rental	Retail	EUR	0.030	1.55	31-Mar	Annual
20 March 2014	Sponda	Rental	Diversified	EUR	0.180	14.53	31-Mar	Annual
21 March 2014	Castellum	Rental	Diversified	SEK	4.250	2.79	28-Mar	Annual
21 March 2014	Hufvudstaden A	Rental	Office	SEK	2.750	1.92	28-Mar	Annual
26 March 2014	Fabege	Rental	Office	SEK	3.000	4.74	2-Apr	Annual
26 March 2014	Segro *	Rental	Industrial	GBP	0.099	0.00	9-May	Dividend

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 April 2014	Alreal	Non-Rental	Office	CHF	0.055	3.92	4-Apr	Annual
3 April 2014	Societe de la Tour Eiffel *	Rental	Diversified	EUR	3 ***	13.05	May	Semi-Annual
4 April 2014	Fabege	Rental	Office	SEK	4 ***	4.74	May	Annual
7 April 2014	PSP Swiss Property	Rental	Office	CHF	3.250	2.89	10-Apr	Annual
9 April 2014	Hammerson *	Rental	Retail	GBP	0.153 ***	5.39	May	Dividend
10 April 2014	Unibail-Rodamco *	Rental	Retail	EUR	1.7 ***	3.74	May	Quarterly
10 April 2014	Vastned Retail *	Rental	Retail	EUR	2.73 ***	10.91	May	Semi-Annual
14 April 2014	Klepierre *	Rental	Retail	EUR	1.550	3.85	17-Apr	Annual
14 April 2014	Wereldhave Belgium *	Rental	Diversified	EUR	4.400	4.27	17-Apr	Annual
15 April 2014	INTU Properties *	Rental	Retail	GBP	0.100	12.79	20-May	Semi-Annual
16 April 2014	British Land *	Rental	Diversified	GBP	0.0875 ***	5.45	May	Quarterly
16 April 2014	Unite Group	Rental	Diversified	GBP	0.036	0.43	19-May	Annual
18 April 2014	Intervest Offices *	Rental	Office	EUR	1.94 ***	8.82	May	Annual
22 April 2014	Azrieli Group	Rental	Diversified	ILX	230.884	0.00	7-May	Dividend
23 April 2014	Hansteen Holdings *	Rental	Industrial	GBP	0.032	0.00	21-May	Dividend
24 April 2014	Klovern AB	Rental	Diversified	SEK	1.500	4.34	2-May	Annual
25 April 2014	Gecina *	Rental	Diversified	EUR	4.600	5.19	30-Apr	Annual
28 April 2014	IGD *	Rental	Retail	EUR	0.056 ***	4.32	May	Annual
29 April 2014	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.090	31.56	7-May	Quarterly
29 April 2014	Wereldhave *	Rental	Retail	EUR	3.300	7.53	8-May	Annual
30 April 2014	Kungsleden	Rental	Diversified	SEK	1.250	14.95	8-May	Annual
30 April 2014	Wallenstam AB	Rental	Diversified	SEK	2.000	0.00	8-May	Dividend
30 April 2014	Wihlborgs Fastigheter	Rental	Diversified	SEK	4.250	4.96	8-May	Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Mar	Free Float Mkt Cap	Free Float Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Mar-14	Dividend Mar-14	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					EUR (m) 31-Mar	31-Mar	31-Mar															
CA Immobilien Anlage	Rental	Diversified	Non-REIT	13.12	956	0.12	0.76	2.90	0.65	-3.49	30.10	1.25	31.47	1.82	-3.25	0.00	-3.25	1.82	39.46	25.52	592	62
Conwert Immobilien	Non-Rental	Residential	Non-REIT	9.61	589	0.07	0.47	1.56	-NA-	-1.59	16.81	-4.80	14.82	3.01	-2.83	0.00	-2.83	3.01	33.94	20.75	386	66
Austria Total					1,545	0.19	1.23	2.63														
Cofinimmo *	Rental	Diversified	REIT	86.49	1,462	0.18	1.17	7.52	-NA-	2.88	8.43	0.88	4.07	-3.63	-0.63	0.00	-0.63	-3.63	13.27	8.12	733	50
Befimmo *	Rental	Office	REIT	51.46	862	0.11	0.69	6.83	-NA-	2.99	3.51	-1.73	10.74	2.00	-1.04	0.00	-1.04	2.00	18.49	13.44	312	36
Warehouses De Pauw *	Rental	Industrial	REIT	54.53	596	0.07	0.48	5.70	-NA-	9.16	19.58	16.67	16.44	3.47	-0.69	0.00	-0.69	3.47	18.28	12.83	-NA-	-NA-
Aedifica	Rental	Diversified	REIT	49.96	439	0.05	1.85	2.10	-NA-	-NA-	10.40	7.82	0.56	-3.05	-5.47	0.00	-5.47	-3.05	-NA-	11.30	144	33
Wereldhave Belgium *	Rental	Diversified	REIT	88.90	174	0.02	0.14	4.78	-NA-	6.76	16.56	11.07	14.32	6.83	-0.11	0.00	-0.11	6.83	17.55	14.13	40	23
Leasinvest Real Estate *	Rental	Office	REIT	80.17	158	0.02	0.13	5.33	-NA-	8.10	16.50	11.31	18.89	8.93	7.04	0.00	7.04	8.93	17.21	16.03	45	28
Intervest Offices *	Rental	Office	REIT	22.00	146	0.02	0.12	8.00	-NA-	5.17	9.16	2.67	20.61	12.94	0.36	0.00	0.36	12.94	19.29	17.71	34	24
Belgium Total					3,837	0.48	4.57	6.26														
Sponda	Rental	Diversified	Non-REIT	3.44	828	0.10	0.66	5.23	-NA-	5.02	26.72	-0.50	-1.63	5.85	-12.69	4.57	-8.12	5.85	35.36	21.43	348	42
Citycon OYJ	Rental	Retail	Non-REIT	2.58	592	0.07	0.47	1.16	6.57	10.51	20.98	2.11	22.55	6.75	-5.21	1.10	-4.11	6.75	31.14	20.55	257	43
Technopolis	Rental	Office	Non-REIT	4.21	400	0.05	0.32	2.38	-NA-	11.46	19.42	12.19	24.71	-3.22	-9.27	0.00	-9.27	-3.22	30.88	25.99	93	23
Finland Total					1,820	0.23	1.45	3.28														
Klepierre *	Rental	Retail	REIT	32.48	3,169	0.39	2.53	4.62	12.29	10.91	24.29	8.70	10.88	-3.58	-1.69	0.00	-1.69	-3.58	30.44	19.35	1,647	52
Icade	Rental	Diversified	REIT	71.81	2,325	0.29	1.86	5.07	-NA-	-NA-	11.25	-1.57	10.60	6.12	0.55	0.00	0.55	6.12	-NA-	21.14	2,032	87
Fonciere Des Regions *	Rental	Diversified	REIT	67.24	2,265	0.28	1.81	6.25	12.02	10.47	21.38	2.02	16.96	7.16	-0.97	0.00	-0.97	7.16	29.26	21.10	1,130	50
Gecina *	Rental	Diversified	REIT	96.50	1,770	0.22	1.41	4.56	7.38	8.07	32.11	4.07	11.47	0.49	-3.17	0.00	-3.17	0.49	38.34	23.95	950	54
Mercialys *	Rental	Retail	REIT	15.20	629	0.08	0.50	6.12	-NA-	-NA-	10.52	4.83	3.56	-0.33	-7.82	0.00	-7.82	-0.33	-NA-	14.84	502	80
Societe de la Tour Eiffel *	Rental	Diversified	REIT	49.81	278	0.03	0.22	6.63	4.86	6.85	33.10	-1.77	19.35	2.55	-2.33	0.00	-2.33	2.55	41.92	25.21	92	33
ANF-Immobilier S.A. *	Rental	Diversified	REIT	23.90	165	0.02	0.15	19.16	3.60	8.59	9.83	-1.47	14.80	7.08	-0.42	0.00	-0.42	7.08	29.38	16.54	58	35
Affine *	Rental	Diversified	REIT	14.76	85	0.01	0.07	8.13	0.49	3.82	19.69	-5.29	12.00	5.88	-1.27	0.00	-1.27	5.88	29.85	23.47	53	62
France Total					10,685	1.33	8.55	5.45														

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-Mar	Mkt Cap	Global	Europe	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Mar-14	Mar-14	Mar-14	YTD	Vity (%)	Vity (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD							Annualised	(%)
Deutsche Wohnen	Rental	Residential	Non-REIT	15.56	2,628	0.33	2.10	1.35	-NA-	10.40	18.72	15.71	11.21	10.87	1.37	0.00	1.37	10.87	64.52	19.34	2	0
LEG Immobilien AG	Rental	Residential	Non-REIT	47.61	2,320	0.29	1.85	0.86	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Deutsche Wohnen non ranking for dividend	Rental	Residential	Non-REIT	15.16	1,778	0.22	1.42	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	12.34	1.71	0.00	1.71	12.34	-NA-	-NA-	-NA-	-NA-
Deutsche Euroshop	Rental	Retail	Non-REIT	33.02	1,514	0.19	1.21	3.63	-NA-	10.78	12.59	10.55	8.43	3.74	1.41	0.00	1.41	3.74	18.00	12.91	980	65
Gagfah	Rental	Residential	Non-REIT	11.02	1,404	0.17	1.12	0.00	-NA-	-NA-	27.20	22.68	15.02	2.99	0.00	0.00	0.00	2.99	-NA-	40.80	873	62
Deutsche Annington	Rental	Residential	Non-REIT	20.71	1,294	0.16	1.03	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	15.06	5.29	0.00	5.29	15.06	-NA-	-NA-	990	77
TAG Immobilien	Non-Rental	Diversified	Non-REIT	9.00	1,115	0.14	0.89	2.78	-NA-	3.14	40.85	10.97	2.58	2.51	-1.59	0.00	-1.59	2.51	35.74	17.50	-NA-	-NA-
Alstria Office *	Rental	Office	REIT	9.73	660	0.08	0.53	5.14	-NA-	-NA-	26.46	4.24	16.38	6.32	-3.33	0.00	-3.33	6.32	-NA-	18.54	388	59
Hamborner REIT AG *	Rental	Diversified	REIT	7.69	350	0.04	0.28	5.20	-NA-	1.35	5.56	3.67	12.42	4.82	0.38	0.00	0.38	4.82	18.50	11.77	191	55
DIC Asset	Rental	Diversified	Non-REIT	6.71	230	0.03	0.18	4.93	-NA-	14.81	18.81	-4.19	-5.33	0.34	-1.80	0.00	-1.80	0.34	65.39	27.80	-NA-	-NA-
Prime Office AG	Rental	Office	Non-REIT	2.89	188	0.02	0.15	0.00	-NA-	-NA-	-NA-	-NA-	-9.37	-6.11	-2.89	0.00	-2.89	-6.11	-NA-	-NA-	-NA-	-NA-
Germany Total					13,481	1.68	10.76	1.52														
Eurobank Properties *	Rental	Diversified	REIT	9.10	217	0.03	0.17	0.00	-NA-	-NA-	13.73	22.65	88.10	35.49	13.75	0.00	13.75	35.49	-NA-	48.43	182	84
Greece Total					217	0.03	0.17	0.00														
Beni Stabili *	Rental	Office	REIT	0.63	515	0.06	0.41	3.52	-NA-	2.58	11.53	-1.97	39.11	27.55	-2.50	0.00	-2.50	27.55	33.90	38.31	672	131
IGD *	Rental	Retail	REIT	1.30	175	0.02	0.14	5.40	-NA-	-NA-	12.26	-0.15	64.01	49.94	13.77	0.00	13.77	49.94	-NA-	34.68	360	206
Italy Total					690	0.09	0.55	4.00														
Unibail-Rodamco *	Rental	Retail	REIT	188.50	18,328	2.28	14.64	4.46	13.87	15.27	18.66	11.20	8.37	1.21	-1.26	0.00	-1.26	1.21	21.41	17.85	15,242	83
Corio *	Rental	Retail	REIT	33.17	2,217	0.28	1.77	8.32	5.52	5.52	8.43	-5.71	-1.28	1.83	-2.47	0.00	-2.47	1.83	22.54	19.77	2,795	126
Wereldhave *	Rental	Retail	REIT	61.79	1,340	0.17	1.07	5.34	4.98	4.88	9.73	-0.39	20.69	8.08	-0.58	0.00	-0.58	8.08	20.83	21.61	1,535	115
Eurocommercial Props *	Rental	Retail	REIT	31.90	1,323	0.16	1.06	6.02	7.81	7.09	15.05	2.47	18.42	3.35	-2.19	0.00	-2.19	3.35	19.86	16.93	705	53
Vastned Retail *	Rental	Retail	REIT	35.75	663	0.08	0.53	6.88	3.88	4.39	11.86	-4.20	18.10	8.37	-2.34	0.00	-2.34	8.37	25.91	21.63	547	83
Nieuwe Steen Inv *	Rental	Diversified	REIT	4.41	573	0.07	0.46	12.26	-NA-	0.55	-5.08	-22.07	-3.91	-4.24	-1.85	0.00	-1.85	-4.24	21.41	23.28	228	40
Netherlands Total					24,444	3.04	19.53	5.19														
Norwegian Property ASA	Rental	Office	Non-REIT	7.25	458	0.06	0.37	2.76	-NA-	-NA-	14.14	-8.60	-18.13	-0.28	-0.68	0.00	-0.68	-0.28	-NA-	23.05	78	17
Norway Total					458	0.06	0.37	2.76														

FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Mar	Free Float	Free Float	Free Float	Div Yld (%) 31-Mar	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-14	Dividend Rtn (%) Mar-14	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					Mkt Cap EUR (m) 31-Mar	Global Wght (%) 31-Mar	Europe Wght (%) 31-Mar															
Wihlborgs Fastigheter	Rental	Diversified	Non-REIT	126.00	932	0.12	0.74	3.17	-NA-	-NA-	27.34	14.40	21.21	9.33	-1.56	0.00	-1.56	9.33	-NA-	12.69	364	39
Castellum	Rental	Diversified	Non-REIT	107.60	1,975	0.25	1.58	3.95	-NA-	12.24	22.28	9.19	20.53	11.74	-4.19	3.78	-0.40	11.74	25.41	13.56	1,138	58
Wallenstam AB	Rental	Diversified	Non-REIT	106.10	1,187	0.15	0.92	1.18	-NA-	-NA-	-NA-	-NA-	26.59	9.10	0.09	0.00	0.09	9.10	-NA-	-NA-	550	46
Hemfosa Fastigheter AB	Rental	Diversified	Non-REIT	100.00	441	0.05	0.18	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Hufvudstaden A	Rental	Office	Non-REIT	91.30	1,133	0.14	0.90	3.01	6.32	13.92	19.54	9.66	14.98	9.17	-5.14	2.86	-2.29	9.17	22.41	15.14	575	51
Fabege	Rental	Office	Non-REIT	84.40	1,250	0.16	1.00	3.55	9.33	12.30	28.19	11.02	31.23	13.80	-5.27	3.37	-1.91	13.80	33.58	19.78	846	68
Fastighets AB Balder B *	Rental	Diversified	Non-REIT	78.50	795	0.10	0.13	0.00	-NA-	19.66	61.55	35.34	71.02	18.94	-4.85	0.00	-4.85	18.94	42.23	25.76	1,039	131
Dios Fastigheter AB	Rental	Diversified	Non-REIT	53.75	225	0.03	0.42	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Kungsleden	Rental	Diversified	Non-REIT	53.50	817	0.10	0.65	1.87	-NA-	11.61	15.28	-1.58	29.76	23.84	-3.17	0.00	-3.17	23.84	40.63	26.87	413	51
Klovern AB	Rental	Diversified	Non-REIT	34.60	290	0.04	0.23	4.34	-NA-	12.01	23.51	8.45	28.01	21.40	-3.35	0.00	-3.35	21.40	29.92	20.33	320	110
Sweden Total					7,937	0.99	5.88	2.52														
Swiss Prime Site	Rental	Office	Non-REIT	75.15	3,398	0.42	2.71	4.79	-NA-	8.06	12.96	3.22	-2.21	8.83	1.69	0.00	1.69	8.83	14.54	9.29	-NA-	-NA-
PSP Swiss Property	Rental	Office	Non-REIT	83.10	2,716	0.34	2.17	3.85	-NA-	8.77	12.96	3.18	-3.93	10.07	1.90	0.00	1.90	10.07	15.95	8.12	1,360	50
Allreal	Non-Rental	Office	Non-REIT	127.50	1,001	0.12	0.80	4.31	-NA-	5.65	4.60	-2.90	-7.61	3.24	3.66	0.00	3.66	3.24	11.30	7.45	328	33
Mobimo	Rental	Diversified	Non-REIT	187.50	948	0.12	0.78	5.07	-NA-	-NA-	-NA-	-NA-	-11.97	0.75	-4.39	0.00	-4.39	0.75	-NA-	-NA-	433	46
Switzerland Total					8,064	1.00	6.46	4.45														
Azrieli Group	Rental	Diversified	Non-REIT	122.00	923	0.11	0.70	1.79	-NA-	-NA-	-NA-	7.66	22.59	5.72	6.92	0.00	6.92	5.72	-NA-	15.34	65,714	7,122
Israel Total					923	0.11	0.70	1.79														

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

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

Version: March 2014

FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-Mar	31-Mar	31-Mar	31-Mar	31-Mar	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)			- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD		Annualised	(%)
Land Securities *	Rental	Diversified	REIT	10.21	9,716	1.21	7.76	2.98	6.02	4.06	21.53	14.58	26.83	6.76	-5.99	0.70	-5.29	6.76	25.46	19.31	5,837	60
British Land *	Rental	Diversified	REIT	6.54	7,898	0.98	6.31	4.11	5.93	5.34	16.96	9.93	25.27	6.12	-6.17	0.97	-5.20	6.12	23.11	18.48	5,819	74
Hammerson *	Rental	Retail	REIT	5.54	4,742	0.59	3.79	3.45	7.10	5.47	20.24	10.77	18.54	12.51	-3.57	1.88	-1.69	12.51	26.78	17.32	3,162	67
Derwent London *	Rental	Office	REIT	27.10	2,999	0.37	2.40	1.27	12.49	14.13	33.92	19.62	27.71	8.62	-2.20	0.00	-2.20	8.62	25.19	19.28	1,170	39
SEGRO *	Rental	Industrial	REIT	3.32	2,978	0.37	2.38	4.46	2.07	-4.10	13.90	6.43	36.59	2.37	-6.98	2.77	-4.20	2.37	31.35	20.47	1,662	56
Capital & Counties Properties	Rental	Retail	Non-REIT	3.50	2,774	0.34	2.22	0.43	-NA-	-NA-	-NA-	28.20	29.15	6.32	-7.01	0.00	-7.01	6.32	-NA-	19.72	2,175	78
Great Portland Estates *	Rental	Office	REIT	6.31	2,625	0.33	2.10	1.38	8.46	14.02	30.00	19.39	29.00	5.34	-2.17	0.00	-2.17	5.34	22.76	18.12	1,037	39
INTU Properties	Rental	Retail	REIT	2.82	2,309	0.29	1.84	5.32	5.19	0.28	5.51	-4.92	-11.16	-9.00	-13.15	0.00	-13.15	-9.00	26.15	17.79	2,781	120
Shaftesbury *	Rental	Diversified	REIT	6.58	2,010	0.25	1.61	1.90	12.12	14.26	25.63	13.28	14.28	5.94	-0.90	0.00	-0.90	5.94	25.50	14.15	1,111	55
Grainger Plc	Non-Rental	Residential	Non-REIT	2.41	1,198	0.15	0.96	0.85	12.28	3.54	34.05	32.01	79.14	18.25	-1.95	0.00	-1.95	18.25	49.79	32.37	395	33
Unite Group	Rental	Diversified	Non-REIT	4.34	1,015	0.13	0.81	1.05	-NA-	8.77	45.55	27.32	37.91	8.68	-2.47	0.00	-2.47	8.68	54.57	21.68	339	33
LondonMetric Property	Rental	Diversified	REIT	1.42	1,001	0.12	0.80	4.94	-NA-	-NA-	8.71	8.61	40.28	2.46	-1.94	0.00	-1.94	2.46	-NA-	17.09	851	85
Big Yellow Group *	Rental	Self Storage	REIT	5.47	849	0.11	0.68	2.56	-NA-	16.70	25.41	20.63	57.89	14.33	-4.37	0.00	-4.37	14.33	32.89	22.32	562	66
Hansteen Holdings	Rental	Industrial	REIT	1.09	844	0.10	0.67	4.21	-NA-	-NA-	17.38	13.01	32.38	0.92	-2.67	0.00	-2.67	0.92	-NA-	17.70	438	52
St Modwen Properties	Non-Rental	Diversified	Non-REIT	4.00	800	0.10	0.64	1.00	12.48	4.45	34.76	31.86	57.08	9.72	1.39	0.76	2.15	9.72	45.55	33.31	252	32
Workspace Group *	Rental	Office	REIT	5.93	748	0.09	0.60	1.69	4.75	-5.65	39.20	32.84	75.55	12.89	-0.08	0.00	-0.08	12.89	41.41	22.94	-NA-	-NA-
F&C Commercial Prop	Rental	Diversified	Non-REIT	1.20	721	0.09	0.58	4.99	-NA-	-NA-	17.69	10.29	21.91	1.08	-0.08	0.42	0.33	1.08	-NA-	8.69	-NA-	-NA-
Safestore Holdings	Rental	Self Storage	REIT	2.37	593	0.07	0.47	2.43	-NA-	-NA-	37.58	18.55	104.85	49.63	-0.32	1.64	1.32	49.63	-NA-	28.66	593	100
Quintain Estates	Non-Rental	Diversified	Non-REIT	1.03	567	0.07	0.45	0.00	-NA-	-2.31	91.84	32.78	53.73	8.99	-0.96	0.00	-0.96	8.99	126.31	33.83	156	27
Redefine International	Rental	Diversified	REIT	55.25	526	0.07	1.42	5.63	-NA-	-NA-	-NA-	-NA-	-NA-	-7.53	8.33	0.00	8.33	-7.53	-NA-	-NA-	448	85
Helical Bar	Non-Rental	Diversified	Non-REIT	3.74	449	0.06	0.36	1.53	11.89	10.02	6.81	12.87	60.54	14.47	0.20	0.00	0.20	14.47	26.20	26.56	201	45
Primary Health Prop. *	Rental	Health Care	REIT	3.45	443	0.06	0.35	5.58	-NA-	8.08	14.05	8.37	10.99	0.80	-3.63	3.03	-0.61	0.80	23.66	8.58	132	30
UK Commercial Property Trust	Rental	Diversified	Non-REIT	0.81	397	0.05	0.32	6.51	-NA-	-NA-	12.83	5.99	23.67	6.51	2.02	0.00	2.02	6.51	-NA-	11.41	459	115
Medicx Fund	Rental	Health Care	Non-REIT	0.85	347	0.04	0.35	6.78	-NA-	-NA-	4.56	5.32	-4.20	0.60	1.81	0.00	1.81	0.60	-NA-	11.26	198	57
Development Securities	Non-Rental	Retail	Non-REIT	2.34	346	0.04	0.28	2.05	0.37	-2.04	1.65	3.92	59.00	-12.28	-8.59	0.00	-8.59	-12.28	36.61	42.32	46	13
Daejan Holdings	Rental	Diversified	Non-REIT	48.90	289	0.04	0.23	1.82	6.97	9.42	23.17	25.08	36.68	9.22	-2.40	0.00	-2.40	9.22	25.74	22.59	57	20
Invista Foundation Prop	Rental	Diversified	Non-REIT	0.52	244	0.03	0.19	5.32	-NA-	-NA-	22.38	13.40	25.55	4.24	-3.29	0.00	-3.29	4.24	-NA-	17.95	182	75
F&C UK Real Estate Investment	Rental	Diversified	Non-REIT	0.81	209	0.03	0.17	4.63	-NA-	-NA-	18.30	6.42	34.19	-1.50	-4.14	1.48	-2.66	-1.50	-NA-	17.28	150	72
Standard Life Inv Prop	Rental	Diversified	Non-REIT	0.75	140	0.02	0.11	6.06	-NA-	1.93	28.46	10.18	31.59	8.40	3.10	0.00	3.10	8.40	27.30	15.33	88	63
United Kingdom Total					50,039	6.22	41.04	3.01														

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

Version: March 2014

FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
Fonciere Des Regions	FDRFP	3.34	1/1/2017	FDR		CONVERTIBLE	EUR	EXCH	549,999,927.400			95	93.5	N	FR0011050111	EI6842534
Fonciere Des Regions	FDRFP	3.875	1/16/2018		NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB-	106.491	106.058	N	FR0011345545	EJ3960055
Fonciere Des Regions	FDRFP	3.3	4/30/2020		NR	AT MATURITY	EUR	BVAL	180,000,000.000		BBB-	101.653	99.813	N	FR0011442979	EJ5837541
Gecina SA	GFCFP	4.5	9/19/2014	EMTN	BBB	AT MATURITY	EUR	BGN	500,000,000.000	Baa2	BBB	103.384	103.267	N	FR0010943316	EI4032278
Gecina SA	GFCFP	2.125	1/1/2016	GFC	BBB	CONVERTIBLE	EUR	EXCH	320,000,000.000	Baa2	BBB	127.68	127.68	N	FR0010881573	EI2088561
Gecina SA	GFCFP	4.25	2/3/2016	EMTN	BBB	AT MATURITY	EUR	BGN	500,000,000.000	Baa2	BBB	106.975	106.747	N	FR0011001361	EI5516535
Gecina SA	GFCFP	4.75	4/11/2019	EMTN	BBB	AT MATURITY	EUR	BGN	650,000,000.000	Baa2	BBB	112.126	111.757	N	FR0011233337	EJ1202179
Gecina SA	GFCFP	2.875	5/30/2023	EMTN	BBB	AT MATURITY	EUR	BGN	300,000,000.000	Baa2	BBB	96.654	96.198	N	FR0011502814	EJ6881316
Affine SA	IMLFP	5.8	10/2/2018			AT MATURITY	EUR	BVAL	5,000,000.000			118.747	118.489	N	FR0011352251	EJ6337954
Affine SA	IMLFP	0	10/15/2023	ORA		CONVERTIBLE	EUR	BGN	20,000,000.000					N	FR0010019562	ED1516951
Affine SA	IMLFP	0	6/28/2025	ORA		CONVERTIBLE	EUR	BGN	10,000,000.000					N	EF0361834	
Affine SA	IMLFP	3.027				PERPETUAL	EUR	BGN	75,000,000.000					N	FR0010499111	EG6228704
Klepierre	LIFP	4.25	3/16/2016	Field Not	NR	AT MATURITY	EUR	BGN	700,000,000.000		BBB+	107.516	107.244	N	FR0010301705	EF3062710
Klepierre	LIFP	4	4/13/2017	EMTN	NR	AT MATURITY	EUR	BGN	850,000,000.000		BBB+	108.774	108.396	N	FR0010885160	EI2152011
Klepierre	LIFP	2.75	9/17/2019	EMTN	NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB+	103.52	103.022	N	FR0011321405	EJ3578824
Klepierre	LIFP	4.625	4/14/2020	EMTN	NR	AT MATURITY	EUR	BGN	300,000,000.000		BBB+	113.999	113.151	N	FR0010885582	EI2154934
Klepierre	LIFP	4.75	3/14/2021	EMTN	NR	AT MATURITY	EUR	BGN	600,000,000.000		BBB+	115.553	114.885	N	FR0011019397	EI5961053
Klepierre	LIFP	4.23	5/21/2027	EMTN		AT MATURITY	EUR	BVAL	50,000,000.000			110.579	110.005	N	FR0011255280	EJ1860265
GSW Immobilien AG	GIBGR	2	11/20/2019			CONV/PUT	EUR	BGN	182,900,000.000			108.877	107.601	N	DE000GSW1CB6	EJ4466649
Deutsche Annington Finance BV	DAIGAG	2.125	7/25/2016		NR	AT MATURITY	EUR	BGN	700,000,000.000		BBB	102.004	101.794	N	DE000A1HNTJ5	EJ7607710
Deutsche Annington Finance BV	DAIGAG	3.2	10/2/2017	144A	NR	AT MATURITY	USD	BVAL	750,000,000.000		BBB	102.773	102.499	N	US25155FAA49	EJ8552824
Deutsche Annington Finance BV	DAIGAG	3.2	10/2/2017	REGS	NR	AT MATURITY	USD	TRAC	750,000,000.000		BBB	101	101	Y	USN8172PAC88	EJ8559126
Deutsche Annington Finance BV	DAIGAG	3.125	7/25/2019		NR	AT MATURITY	EUR	BGN	600,000,000.000		BBB	103.586	103.322	N	DE000A1HNV52	EJ7608114
Deutsche Annington Finance BV	DAIGAG	3.625	10/8/2021		NR	AT MATURITY	EUR	BGN	500,000,000.000		BBB	104.136	103.781	N	DE000A1HRVD5	EJ8634770
Deutsche Annington Finance BV	DAIGAG	5	10/2/2023	144A	NR	AT MATURITY	USD	BVAL	250,000,000.000		BBB	102.498	101.897	N	US25155FAB22	EJ8554986
Deutsche Annington Finance BV	DAIGAG	5	10/2/2023	REGS	NR	AT MATURITY	USD	BVAL	250,000,000.000		BBB	102.498	101.897	Y	USN8172PAD61	EJ8559308
DIC Asset AG	DICGR	5.875	5/16/2016			CALL/PUT	EUR	BVAL	100,000,000.000			103.318	103.187	N	DE000A1KQ1N3	EI6668863
DIC Asset AG	DICGR	5.75	7/9/2018			AT MATURITY	EUR	BGN	75,000,000.000					N	DE000A1TNJ22	EJ7205465
Alstria Office REIT-AG	AOXGR	2.75	6/14/2018	AOX		CONVERTIBLE	EUR	BGN	79,400,000.000			106.943	105.626	N	DE000A1TNBW1	EJ7134038
Deutsche Euroshop AG	DEQGR	1.75	11/20/2017	DEQ		CONVERTIBLE	EUR	BGN	100,000,000.000			112.639	111.203	N	DE000A1R0W05	EJ44444091

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

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

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

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Allreal Holding AG	ALLNSW	2.125	10/9/2014		NR	CONVERTIBLE	CHF	BGN	200,000,000.000			101.885	100.851	N	CH0105537671	EH9757764
Allreal Holding AG	ALLNSW	2.5	5/12/2016			AT MATURITY	CHF	BGN	150,000,000.000					N	CH0122487488	EI6445767
Allreal Holding AG	ALLNSW	2	9/23/2020			AT MATURITY	CHF	BGN	150,000,000.000			101.18	100.831	N	CH0222136654	EJ8065298
Swiss Prime Site AG	SPSNSW	1.875	1/20/2015			CONVERTIBLE	CHF	EXCH	300,000,000.000			104.1	103.79	N	CH0108774156	EI1043385
Swiss Prime Site AG	SPSNSW	1.875	6/21/2016			CONVERTIBLE	CHF	EXCH	190,350,000.000			103.2	102.7	N	CH0131196237	EI7048818
Swiss Prime Site AG	SPSNSW	1.125	7/11/2018			AT MATURITY	CHF	BGN	115,000,000.000			100.944	100.218	N	CH0215645661	EJ7256302
Swiss Prime Site AG	SPSNSW	2	10/21/2020			AT MATURITY	CHF	BGN	230,000,000.000			101.279	100.84	N	CH0215650737	EJ8384087
BLD Property Holdings Ltd	BLNDLN	6.125	9/30/2014			AT MATURITY	GBP	BVAL	50,000,000.000			104.29	104.203	N	GB0006781172	EC1297752
British Land Co Jersey Ltd/The	BLNDLN	1.5	9/10/2017	BLND	NR	CONVERTIBLE	GBP	BGN	400,000,000.000			113.55	112.77	N	XS0827594762	EJ3522228
British Land Co PLC	BLNDLN	6.75	3/31/2020	BR		AT MATURITY	GBP	BVAL	200,000,000.000			118.029	116.818	N	XS0085945037	TT3379852
British Land Co PLC	BLNDLN	6.75	3/31/2020	RG		AT MATURITY	GBP	BVAL	200,000,000.000			117.936	117.366	N	GB0002647542	CP5018157
BLD Property Holdings Ltd	BLNDLN	9.125	12/31/2020			AT MATURITY	GBP	BVAL	30,000,000.000			134.554	133.651	N	GB0000526474	TT3254592
Broadgate Financing PLC	BLNDLN	1.4775	1/5/2022	C1	BBB	CALL/SINK	GBP	EXCH	235,000,000.000	A2	BBB			N	XS0213093031	ED8223593
Broadgate Financing PLC	BLNDLN	2.1175	10/5/2023	D	BBB-	SINKABLE	GBP	EXCH	150,000,000.000	Baa2	BBB-			N	XS0213093627	ED8223759
British Land Co PLC	BLNDLN	5.357	3/31/2028	BR		AT MATURITY	GBP	BGN	310,000,000.000			108.293	105.381	N	XS0263450909	EF6556502
British Land Co PLC	BLNDLN	5.357	3/31/2028	RG		AT MATURITY	GBP	BVAL	310,000,000.000			106.643	105.304	N	GB00B192PK76	EF6556106
Broadgate Financing PLC	BLNDLN	4.949	4/5/2029	A2	AAA	SINKABLE	GBP	BGN	315,000,000.000	Aaa	AAA	114.227	113.269	N	XS0211897664	ED8223395
Broadgate Financing PLC	BLNDLN	0.9175	1/5/2030	A1	AAA	SINKABLE	GBP	BGN	225,000,000.000	Aaa	AAA			N	XS0213092066	ED8223239
Broadgate Financing PLC	BLNDLN	4.851	4/5/2031	A3	AAA	SINKABLE	GBP	BGN	175,000,000.000	Aaa	AAA	111.008	109.817	N	XS0211897821	ED8223635
Broadgate Financing PLC	BLNDLN	4.999	10/5/2031	B	AA-	SINKABLE	GBP	BGN	365,000,000.000	Aa2	AA-	111.489	110.154	N	XS0211898043	ED8223478
Broadgate Financing PLC	BLNDLN	5.098	4/5/2033	C2	BBB	SINKABLE	GBP	BGN	215,000,000.000	A2	BBB	100.846	97.153	N	XS0211898126	ED8223718
Broadgate Financing PLC	BLNDLN	4.821	7/5/2033	A4	AAA	AT MATURITY	GBP	BGN	400,000,000.000	Aaa	AAA	111.335	109.969	N	XS0213092652	ED8223676
British Land Co PLC	BLNDLN	5.264	9/24/2035	BR		AT MATURITY	GBP	BVAL	330,000,000.000			102.906	100.261	N	XS0263451972	EF6558664
British Land Co PLC	BLNDLN	5.0055	9/24/2035	RG		SINKABLE	GBP	BGN	110,000,000.000					N	GB00B1J01F91	EG0560433
British Land Co PLC	BLNDLN	5.264	9/24/2035	RG		AT MATURITY	GBP	BVAL	330,000,000.000			101.871	100.642	N	GB00B19ZSN13	EF6556700
British Land Co PLC	BLNDLN	5.0055	9/24/2035	BR		SINKABLE	GBP	BGN	110,000,000.000					N	XS0276843603	EG0559914
Great Portland Estates Capital Jer	GPORLN	1	9/10/2018	GPOR		CONVERTIBLE	GBP	BGN	150,000,000.000			104.946	104.191	N	XS0969485068	EJ8158911
Great Portland Estates PLC	GPORLN	5.625	1/31/2029			AT MATURITY	GBP	BVAL	142,900,000.000			109.647	108.633	N	GB0004841101	EC0919273

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

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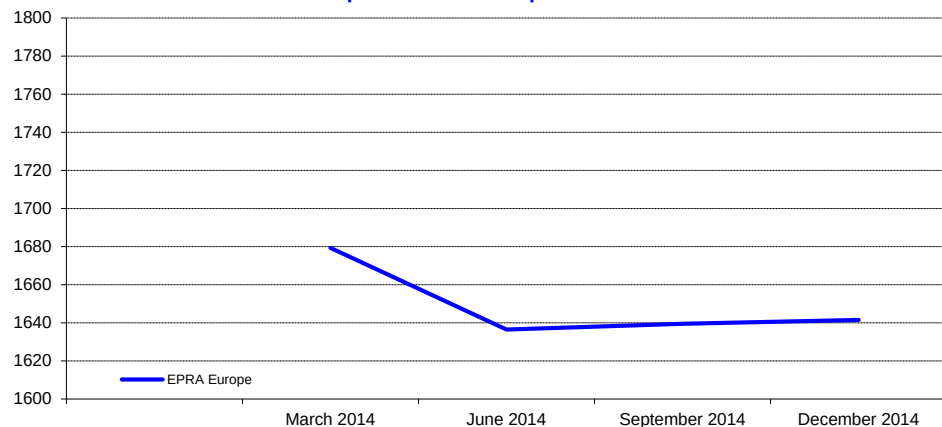
Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
INTU Jersey Ltd	INTULN	2.5	10/4/2018			CONVERTIBLE	GBP	BGN	300,000,000.000			109.877	109.146	N	XS0834486796	EJ3741794
Intu SGS Finance PLC	INTULN	3.875	3/17/2023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

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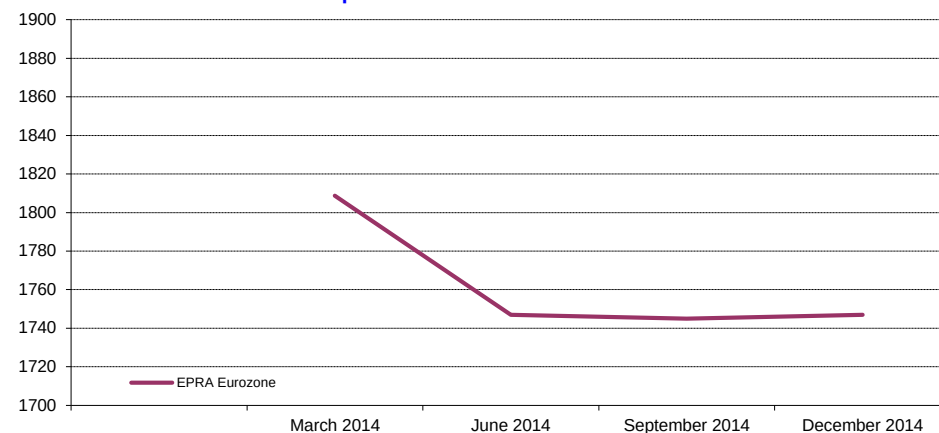
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Graph 18: EPRA Europe Future



Graph 19: EPRA Eurozone Future



Bloomberg

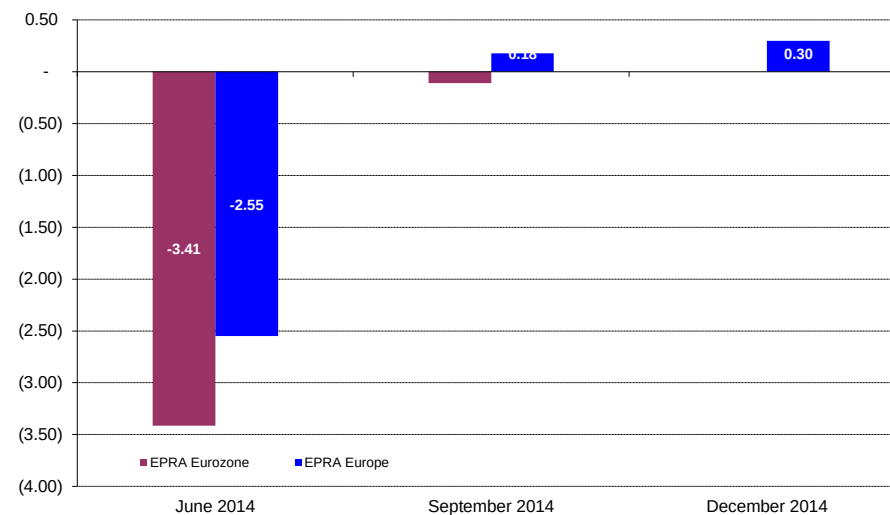
Code	Settlement	Underlying	Open	Close
Future	Date	Index	Interest	Value
Contract				Mar-14
RIEM4	June 2014	EPRA Europe	7,177	1,636.50
RIEU4	September 2014	EPRA Europe	-	1,639.50
RIEZ4	December 2014	EPRA Europe	-	1,641.50
REIM4	June 2014	EPRA Eurozone	-	1,747.00
REIU4	September 2014	EPRA Eurozone	-	1,745.00
REIZ4	December 2014	EPRA Eurozone	-	1,747.00

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

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



Graph 20: Futures Spread



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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	EUR	2,947.21	125,191.67	100.00	3.63	7.72	6.04	20.90	10.09	17.70	5.96	-2.15	5.96	18.77	13.26
Euro Zone	EUR	3,490.21	56,942.41	45.48	4.25	8.61	7.48	17.21	5.40	10.71	3.51	-1.08	3.51	19.11	14.89
Europe ex UK	EUR	3,939.31	74,509.32	59.52	4.05	9.18	8.51	18.47	6.10	9.83	5.00	-0.97	5.00	18.44	13.16
Europe Liquid 40	EUR	2,836.85	103,535.41	82.70	3.72	7.51	5.90	20.97	9.61	15.56	5.53	-2.33	5.53	19.29	13.74
Europe Liquid 40 ex UK	EUR	4,383.18	63,839.64	50.99	4.14	7.88	9.29	18.86	6.33	9.21	4.62	-0.99	4.62	18.69	13.53
Europe ex UK Dividend+	EUR	3,319.02	68,722.60	54.89	4.37	-NA-	9.87	18.09	5.38	8.99	4.68	-1.04	4.68	18.22	13.07
Europe (UK Restricted)	EUR	2,857.49	103,714.50	82.84	3.76	-NA-	6.96	20.17	8.83	15.25	5.67	-1.79	5.67	18.47	13.13
Euro Zone Capped	EUR	3,068.85	41,259.06	32.96	4.10	-NA-	-NA-	16.62	3.34	11.55	4.25	-1.04	4.25	-NA-	14.63
Europe Capped	EUR	2,874.70	118,446.56	94.61	3.58	-NA-	-NA-	21.14	10.02	18.40	6.25	-2.20	6.25	-NA-	13.16
Europe ex UK Capped	EUR	3,671.90	62,259.00	49.73	3.97	-NA-	-NA-	18.35	5.02	10.12	5.81	-0.93	5.81	-NA-	12.77
Europe Liquid 40 Capped	EUR	2,714.07	93,944.02	75.04	3.65	-NA-	-NA-	21.35	9.35	16.36	5.97	-2.42	5.97	-NA-	13.63
Europe Liquid 40 ex UK Capped	EUR	3,961.98	50,471.50	40.32	4.06	-NA-	-NA-	18.81	4.85	9.44	5.56	-0.91	5.56	-NA-	13.05
UK	EUR	1,941.39	50,682.34	40.48	3.01	5.57	2.18	24.86	16.90	30.92	7.33	-3.80	7.33	23.01	15.30
Netherlands	EUR	2,949.42	24,443.86	19.53	5.19	6.89	5.02	9.60	-4.24	6.48	1.78	-1.43	1.78	18.91	16.81
France	EUR	6,264.13	10,685.12	8.54	5.45	12.32	13.68	20.38	8.89	9.18	1.86	-1.70	1.86	20.72	17.51
Austria	EUR	653.22	1,545.05	1.23	2.39	-NA-	-6.44	24.50	-0.06	25.31	2.27	-3.09	2.27	36.79	21.99
Sweden	EUR	8,291.49	9,044.68	7.22	2.52	12.80	16.03	31.06	11.79	18.51	11.80	-2.83	11.80	27.00	17.06
Germany	EUR	948.85	13,480.61	10.77	1.52	1.52	3.94	16.34	7.47	9.44	7.86	0.81	7.86	27.03	15.21
Switzerland	EUR	3,576.82	8,064.45	6.44	4.45	10.20	11.53	18.21	7.15	-0.08	8.86	1.77	8.86	13.62	9.94
Belgium	EUR	2,503.46	3,837.05	3.06	6.26	6.08	5.54	9.74	3.95	8.85	0.20	-0.97	0.20	12.95	8.11
Italy	EUR	1,764.20	689.70	0.55	4.00	4.62	-1.89	12.42	-0.12	46.38	32.57	1.17	32.57	33.29	35.59
Finland	EUR	4,519.29	1,819.94	1.45	3.28	5.26	6.63	22.71	2.12	10.12	4.54	-6.68	4.54	27.99	19.08
Greece	EUR	762.05	217.17	0.17	0.00	-NA-	-2.68	11.75	22.74	88.10	35.49	13.75	35.49	-NA-	49.66
Norway	EUR	116.85	457.78	0.37	2.76	-8.57	-20.03	15.78	-10.45	-26.08	1.03	-0.41	1.03	-NA-	25.26
Spain	EUR	21.06	223.91	0.18	0.00	-15.81	-37.54	-NA-	-54.41	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,830.15	126,114.39	100.00	3.61	-NA-	-NA-	-NA-	10.09	17.71	5.95	-2.08	5.95	-NA-	-NA-
Israel	EUR	1,221.09	922.72	0.73	1.79	-NA-	-NA-	-NA-	9.02	19.35	5.12	7.08	5.12	-NA-	-NA-

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

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	USD	4,032.83	172,545.41	100.00	3.63	8.68	7.26	21.79	9.02	26.33	5.98	-2.35	5.98	23.51	18.68
Euro Zone	USD	4,740.15	78,480.88	45.48	4.25	9.54	8.71	18.07	4.36	18.82	3.53	-1.29	3.53	24.64	20.60
Europe ex UK	USD	5,387.51	102,692.48	59.52	4.05	10.15	9.76	19.35	5.06	17.88	5.03	-1.18	5.03	23.99	18.91
Europe Liquid 40	USD	3,105.08	142,697.67	82.70	3.72	-NA-	7.29	21.86	8.53	24.04	5.55	-2.53	5.55	23.88	19.05
Europe Liquid 40 ex UK	USD	4,796.05	87,986.99	50.99	4.14	-NA-	10.72	19.73	5.28	17.22	4.64	-1.19	4.64	24.07	19.19
Europe ex UK Dividend+	USD	3,775.74	94,716.92	54.89	4.37	-NA-	11.30	18.97	4.35	16.98	4.71	-1.25	4.71	23.78	18.78
Europe (UK Restricted)	USD	1,524.42	142,944.52	82.84	3.76	-NA-	8.36	21.07	7.77	23.70	5.69	-2.00	5.69	23.48	18.68
Euro Zone Capped	USD	4,169.35	56,865.30	32.96	4.10	-NA-	-NA-	17.48	2.33	19.72	4.28	-1.25	4.28	-NA-	20.28
Europe Capped	USD	3,934.35	163,248.98	94.61	3.58	-NA-	-NA-	22.04	8.95	27.08	6.27	-2.41	6.27	-NA-	18.55
Europe ex UK Capped	USD	5,023.65	85,808.46	49.73	3.97	-NA-	-NA-	19.23	4.00	18.20	5.83	-1.13	5.83	-NA-	18.48
Europe Liquid 40 Capped	USD	2,971.73	129,478.35	75.04	3.65	-NA-	-NA-	22.25	8.29	24.89	6.00	-2.62	6.00	-NA-	18.86
Europe Liquid 40 ex UK Capped	USD	4,337.99	69,562.35	40.32	4.06	-NA-	-NA-	19.70	3.83	17.46	5.59	-1.12	5.59	-NA-	18.65
UK	USD	2,669.57	69,852.94	40.48	3.01	6.54	3.35	25.80	15.77	40.52	7.35	-4.00	7.35	25.96	19.70
Netherlands	USD	3,941.77	33,689.74	19.53	5.19	7.72	6.23	10.43	-5.16	14.29	1.81	-1.63	1.81	24.58	23.32
France	USD	8,568.33	14,726.77	8.54	5.45	13.32	14.98	21.25	7.82	17.19	1.89	-1.91	1.89	26.02	22.79
Austria	USD	1,026.78	2,129.47	1.23	2.39	-NA-	-5.36	25.43	-1.03	34.50	2.30	-3.29	2.30	40.18	27.00
Sweden	USD	11,401.47	12,465.83	7.22	2.52	13.83	17.36	32.04	10.70	27.20	11.82	-3.03	11.82	31.76	21.29
Germany	USD	1,299.97	18,579.65	10.77	1.52	2.43	5.15	17.22	6.43	17.47	7.88	0.60	7.88	33.02	18.39
Switzerland	USD	4,918.42	11,114.83	6.44	4.45	11.21	12.82	19.10	6.12	7.25	8.88	1.56	8.88	18.51	13.88
Belgium	USD	3,420.04	5,288.41	3.06	6.26	7.02	6.73	10.54	2.95	16.83	0.23	-1.18	0.23	17.63	14.24
Italy	USD	2,414.55	950.59	0.55	4.00	5.55	-0.76	13.25	-1.10	57.11	32.60	0.96	32.60	37.66	40.50
Finland	USD	6,189.98	2,508.34	1.45	3.28	6.20	7.86	23.64	1.13	18.20	4.56	-6.88	4.56	32.62	23.93
Greece	USD	855.48	299.32	0.17	0.00	-NA-	-1.55	12.59	21.54	101.89	35.52	13.51	35.52	-NA-	54.11
Norway	USD	160.68	630.93	0.37	2.76	-7.74	-18.37	16.65	-11.32	-20.66	1.05	-0.62	1.05	-NA-	29.44
Spain	USD	26.44	308.60	0.18	0.00	-15.43	-37.37	-NA-	-56.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,988.34	173,817.16	100.00	3.61	-NA-	-NA-	-NA-	9.02	26.35	5.97	-2.29	5.97	-NA-	-NA-
Israel	USD	1,679.09	1,271.75	0.73	1.79	-NA-	-NA-	-NA-	7.96	28.10	5.14	6.85	5.14	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	3,898.47	103,497.23	100.00	3.63	8.08	8.31	18.17	7.60	15.06	5.29	-1.84	5.29	20.49	14.76
Euro Zone	GBP	4,582.22	47,074.88	45.48	4.25	8.95	9.77	14.55	3.01	8.23	2.86	-0.77	2.86	22.02	17.27
Europe ex UK	GBP	5,208.01	61,597.62	59.52	4.05	9.53	10.83	15.79	3.70	7.37	4.34	-0.67	4.34	21.55	15.43
Europe Liquid 40	GBP	3,001.63	85,593.78	82.70	3.72	-NA-	8.34	18.24	7.12	12.97	4.86	-2.02	4.86	20.85	15.17
Europe Liquid 40 ex UK	GBP	4,636.25	52,776.89	50.99	4.14	-NA-	11.80	16.16	3.91	6.77	3.95	-0.68	3.95	21.61	15.77
Europe ex UK Dividend+	GBP	4,059.49	56,813.68	54.89	4.37	-NA-	12.22	15.42	3.00	6.54	4.02	-0.74	4.02	21.48	15.39
Europe (UK Restricted)	GBP	1,473.63	85,741.84	82.84	3.76	-NA-	9.42	17.46	6.37	12.67	5.00	-1.49	5.00	20.62	14.88
Euro Zone Capped	GBP	4,030.44	34,109.29	32.96	4.10	-NA-	-NA-	13.98	1.00	9.05	3.59	-0.74	3.59	-NA-	17.04
Europe Capped	GBP	3,803.26	97,920.99	94.61	3.58	-NA-	-NA-	18.41	7.53	15.75	5.58	-1.90	5.58	-NA-	14.61
Europe ex UK Capped	GBP	4,856.27	51,470.15	49.73	3.97	-NA-	-NA-	15.68	2.65	7.65	5.14	-0.62	5.14	-NA-	15.03
Europe Liquid 40 Capped	GBP	2,872.72	77,664.49	75.04	3.65	-NA-	-NA-	18.61	6.88	13.75	5.30	-2.11	5.30	-NA-	14.96
Europe Liquid 40 ex UK Capped	GBP	4,193.45	41,725.31	40.32	4.06	-NA-	-NA-	16.13	2.48	6.99	4.90	-0.60	4.90	-NA-	15.25
UK	GBP	2,593.70	41,899.61	40.48	3.01	6.01	4.37	22.05	14.26	27.99	6.65	-3.50	6.65	22.61	15.40
Netherlands	GBP	3,810.43	20,207.99	19.53	5.19	7.09	7.27	7.14	-6.40	4.09	1.14	-1.12	1.14	22.04	19.73
France	GBP	8,282.85	8,833.50	8.54	5.45	12.67	16.10	17.64	6.42	6.74	1.22	-1.40	1.22	23.57	19.69
Austria	GBP	992.57	1,277.31	1.23	2.39	-NA-	-4.43	21.70	-2.32	22.50	1.63	-2.79	1.63	37.31	23.83
Sweden	GBP	11,021.59	7,477.33	7.22	2.52	13.17	18.51	28.11	9.26	15.86	11.09	-2.53	11.09	31.31	18.63
Germany	GBP	1,256.65	11,144.56	10.77	1.52	1.84	6.18	13.73	5.04	6.99	7.17	1.13	7.17	32.51	15.95
Switzerland	GBP	4,754.54	6,666.96	6.44	4.45	10.57	13.93	15.55	4.74	-2.32	8.17	2.09	8.17	16.91	9.88
Belgium	GBP	3,306.10	3,172.13	3.06	6.26	6.40	7.78	7.25	1.61	6.41	-0.43	-0.66	-0.43	16.07	11.74
Italy	GBP	2,334.10	570.19	0.55	4.00	4.94	0.21	9.88	-2.39	43.10	31.73	1.49	31.73	35.09	37.77
Finland	GBP	5,983.75	1,504.57	1.45	3.28	5.59	8.92	19.96	-0.19	7.65	3.88	-6.39	3.88	30.81	21.08
Greece	GBP	826.98	179.54	0.17	0.00	-NA-	-NA-	9.23	19.96	83.89	34.63	14.10	34.63	-NA-	51.40
Norway	GBP	155.33	378.45	0.37	2.76	-8.27	-18.42	13.18	-12.47	-27.74	0.39	-0.10	0.39	-NA-	26.74
Spain	GBP	25.55	185.11	0.18	0.00	-15.92	-36.76	-NA-	-56.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,922.09	104,260.06	100.00	3.61	-NA-	-NA-	-NA-	7.60	15.08	5.28	-1.78	5.28	-NA-	-NA-
Israel	GBP	1,623.15	762.83	0.73	1.79	-NA-	-NA-	-NA-	6.56	16.67	4.45	7.41	4.45	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	JPY	4,057.66	17,769,589.34	100.00	3.63	8.69	7.15	22.82	17.21	38.38	3.84	-1.47	3.84	25.25	22.15
Euro Zone	JPY	4,769.33	8,082,353.74	45.48	4.25	9.55	8.60	19.06	12.20	30.15	1.45	-0.40	1.45	26.09	24.58
Europe ex UK	JPY	5,420.67	10,575,784.55	59.52	4.05	10.17	9.65	20.35	12.95	29.12	2.91	-0.29	2.91	25.37	22.76
Europe Liquid 40	JPY	3,124.19	14,695,720.03	82.70	3.72	-NA-	7.18	22.89	16.68	35.86	3.43	-1.65	3.43	25.64	22.41
Europe Liquid 40 ex UK	JPY	4,825.57	9,061,340.12	50.99	4.14	-NA-	10.60	20.73	13.19	28.40	2.53	-0.30	2.53	25.52	23.00
Europe ex UK Dividend+	JPY	3,509.11	9,754,421.88	54.89	4.37	-NA-	11.19	19.97	12.19	28.13	2.59	-0.36	2.59	25.09	22.61
Europe (UK Restricted)	JPY	1,533.81	14,721,141.01	82.84	3.76	-NA-	8.25	22.08	15.86	35.50	3.56	-1.12	3.56	25.20	22.28
Euro Zone Capped	JPY	4,195.02	5,856,273.40	32.96	4.10	-NA-	-NA-	18.46	10.02	31.14	2.17	-0.36	2.17	-NA-	24.39
Europe Capped	JPY	3,958.56	16,812,195.84	94.61	3.58	-NA-	-NA-	23.07	17.13	39.20	4.13	-1.53	4.13	-NA-	22.00
Europe ex UK Capped	JPY	5,054.57	8,836,984.39	49.73	3.97	-NA-	-NA-	20.23	11.81	29.47	3.69	-0.24	3.69	-NA-	22.37
Europe Liquid 40 Capped	JPY	2,990.02	13,334,327.50	75.04	3.65	-NA-	-NA-	23.28	16.42	36.80	3.86	-1.74	3.86	-NA-	22.19
Europe Liquid 40 ex UK Capped	JPY	4,364.69	7,163,878.56	40.32	4.06	-NA-	-NA-	20.70	11.62	28.66	3.46	-0.23	3.46	-NA-	22.50
UK	JPY	2,686.00	7,193,804.79	40.48	3.01	6.55	3.25	26.85	24.46	53.92	5.19	-3.14	5.19	27.97	22.31
Netherlands	JPY	3,966.03	3,469,538.32	19.53	5.19	7.73	6.12	11.35	1.96	25.19	-0.25	-0.75	-0.25	26.23	27.45
France	JPY	8,621.07	1,516,636.11	8.54	5.45	13.34	14.86	22.27	15.91	28.36	-0.17	-1.02	-0.17	27.02	26.49
Austria	JPY	1,033.10	219,303.59	1.23	2.39	-NA-	-5.46	26.49	6.40	47.33	0.23	-2.42	0.23	41.82	31.46
Sweden	JPY	11,471.64	1,283,793.66	7.22	2.52	13.84	17.24	33.15	19.01	39.33	9.56	-2.16	9.56	32.38	24.13
Germany	JPY	1,307.97	1,913,424.91	10.77	1.52	2.44	5.04	18.20	14.42	28.67	5.70	1.51	5.70	33.17	22.03
Switzerland	JPY	4,948.69	1,144,660.52	6.44	4.45	11.22	12.71	20.10	14.08	17.47	6.69	2.47	6.69	19.00	16.30
Belgium	JPY	3,441.10	544,627.34	3.06	6.26	7.03	6.63	11.47	10.68	27.97	-1.80	-0.28	-1.80	19.82	19.19
Italy	JPY	2,429.41	97,896.07	0.55	4.00	5.56	-0.87	14.20	6.32	72.09	29.92	1.87	29.92	39.15	44.17
Finland	JPY	6,228.08	258,321.03	1.45	3.28	6.21	7.75	24.67	8.72	29.47	2.45	-6.04	2.45	33.51	27.34
Greece	JPY	860.75	30,825.07	0.17	0.00	-NA-	-NA-	13.53	30.67	121.15	32.79	14.53	32.79	-NA-	56.52
Norway	JPY	161.67	64,976.64	0.37	2.76	-7.73	-18.69	17.63	-4.66	-13.09	-0.98	0.28	-0.98	-NA-	31.25
Spain	JPY	26.60	31,781.30	0.18	0.00	-15.42	-37.44	-NA-	-52.86	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	2,000.58	17,900,560.07	100.00	3.61	-NA-	-NA-	-NA-	17.20	38.39	3.83	-1.41	3.83	-NA-	-NA-
Israel	JPY	1,689.42	130,970.72	0.73	1.79	-NA-	-NA-	-NA-	16.07	40.31	3.02	7.81	3.02	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	2,847.22	186,163.25	148.70	3.63	-NA-	-NA-	14.97	13.08	42.10	2.30	-5.72	2.30	-NA-	14.17
Euro Zone	AUD	3,346.59	84,674.85	67.64	4.25	-NA-	-NA-	11.46	8.25	33.66	-0.06	-4.70	-0.06	-NA-	16.10
Europe ex UK	AUD	3,803.63	110,797.30	88.50	4.05	-NA-	-NA-	12.66	8.97	32.60	1.38	-4.59	1.38	-NA-	14.13
Europe Liquid 40	AUD	2,192.22	153,959.84	122.98	3.72	-NA-	-NA-	15.04	12.57	39.52	1.89	-5.90	1.89	-NA-	14.45
Europe Liquid 40 ex UK	AUD	3,386.05	94,931.21	75.83	4.14	-NA-	-NA-	13.02	9.20	31.86	1.00	-4.60	1.00	-NA-	14.38
Europe ex UK Dividend+	AUD	3,105.22	102,192.28	81.63	4.37	-NA-	-NA-	12.30	8.23	31.58	1.07	-4.66	1.07	-NA-	14.19
Europe (UK Restricted)	AUD	1,076.26	154,226.16	123.19	3.76	-NA-	-NA-	14.29	11.78	39.14	2.02	-5.38	2.02	-NA-	14.07
Euro Zone Capped	AUD	2,943.60	61,353.30	49.01	4.10	-NA-	-NA-	10.90	6.14	34.67	0.65	-4.66	0.65	-NA-	16.33
Europe Capped	AUD	2,777.69	176,133.11	140.69	3.58	-NA-	-NA-	15.21	13.00	42.95	2.58	-5.78	2.58	-NA-	14.17
Europe ex UK Capped	AUD	3,546.74	92,580.74	73.95	3.97	-NA-	-NA-	12.55	7.87	32.95	2.15	-4.55	2.15	-NA-	13.99
Europe Liquid 40 Capped	AUD	2,098.07	139,697.20	111.59	3.65	-NA-	-NA-	15.40	12.31	40.48	2.31	-5.98	2.31	-NA-	14.44
Europe Liquid 40 ex UK Capped	AUD	3,062.66	75,052.44	59.95	4.06	-NA-	-NA-	12.99	7.69	32.13	1.92	-4.53	1.92	-NA-	14.20
UK	AUD	1,884.74	75,365.96	60.20	3.01	-NA-	-NA-	18.75	20.07	58.06	3.62	-7.32	3.62	-NA-	15.94
Netherlands	AUD	2,782.92	36,348.65	29.03	5.19	-NA-	-NA-	4.24	-1.64	28.56	-1.73	-5.03	-1.73	-NA-	18.51
France	AUD	6,049.32	15,889.05	12.69	5.45	-NA-	-NA-	14.46	11.83	31.82	-1.65	-5.29	-1.65	-NA-	18.20
Austria	AUD	724.92	2,297.54	1.84	2.39	-NA-	-NA-	18.41	2.65	51.29	-1.26	-6.63	-1.26	-NA-	24.31
Sweden	AUD	8,049.54	13,449.68	10.74	2.52	-NA-	-NA-	24.65	14.82	43.08	7.94	-6.38	7.94	-NA-	16.30
Germany	AUD	917.79	20,046.01	16.01	1.52	-NA-	-NA-	10.65	10.38	32.13	4.13	-2.87	4.13	-NA-	16.72
Switzerland	AUD	3,472.45	11,992.05	9.58	4.45	-NA-	-NA-	12.43	10.06	20.63	5.10	-1.95	5.10	-NA-	10.45
Belgium	AUD	2,414.58	5,705.79	4.56	6.26	-NA-	-NA-	4.35	6.78	31.41	-3.26	-4.59	-3.26	-NA-	12.47
Italy	AUD	1,704.69	1,025.61	0.82	4.00	-NA-	-NA-	6.90	2.57	76.72	27.99	-2.53	27.99	-NA-	36.40
Finland	AUD	4,370.19	2,706.30	2.16	3.28	-NA-	-NA-	16.71	4.89	32.95	0.93	-10.09	0.93	-NA-	19.72
Greece	AUD	603.98	322.94	0.26	0.00	-NA-	-NA-	6.28	26.06	127.09	30.81	9.59	30.81	-NA-	47.75
Norway	AUD	113.44	680.73	0.54	2.76	-NA-	-NA-	10.12	-8.02	-10.76	-2.46	-4.05	-2.46	-NA-	24.01
Spain	AUD	18.66	332.96	0.27	0.00	-NA-	-NA-	-NA-	-54.52	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,403.79	187,535.37	100.00	3.61	-NA-	-NA-	-NA-	13.07	42.12	2.29	-5.66	2.29	-NA-	-NA-
Israel	AUD	1,185.45	1,372.12	0.73	1.79	-NA-	-NA-	-NA-	11.97	44.09	1.49	3.16	1.49	-NA-	-NA-

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

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Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	2,727.23	9,818.28	0.06	4.45	9.09	8.82	13.22	4.87	0.04	8.15	1.85	8.15	12.99	7.54
Sweden	SEK	8,704.76	80,822.84	0.45	2.52	13.10	15.61	25.77	11.72	26.84	12.88	-1.86	12.88	26.13	14.32
Norway	NOK	154.92	3,777.43	0.02	2.76	-7.08	-18.78	13.88	-8.95	-18.56	-0.28	-0.68	-0.28	48.14	23.12

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	EUR	1,755.98	125,191.67	100.00	3.06	-NA-	-NA-	19.95	9.22	16.81	5.88	-2.21	5.88	-NA-	13.21
Euro Zone	EUR	1,940.34	56,942.41	45.48	3.35	-NA-	-NA-	15.76	4.06	9.39	3.48	-1.11	3.48	-NA-	14.86
Europe ex UK	EUR	3,562.25	74,509.32	59.52	3.10	-NA-	7.31	17.01	4.77	8.49	4.88	-1.09	4.88	18.42	13.12
Europe Liquid 40	EUR	2,650.09	103,535.41	82.70	3.13	-NA-	-NA-	19.98	8.70	14.63	5.45	-2.40	5.45	-NA-	13.69
Europe Liquid 40 ex UK	EUR	3,908.46	63,839.64	50.99	3.18	-NA-	-NA-	17.34	4.95	7.82	4.49	-1.11	4.49	-NA-	13.48
Europe (UK Restricted)	EUR	2,857.49	103,714.50	82.84	3.07	-NA-	6.96	20.17	8.83	15.25	5.67	-1.79	5.67	18.47	13.13
Euro Zone Capped	EUR	2,790.27	41,259.06	32.96	3.14	-NA-	-NA-	15.17	2.09	10.27	4.21	-1.09	4.21	-NA-	14.61
Europe Liquid 40 Capped	EUR	2,560.85	93,944.02	94.61	3.06	-NA-	-NA-	20.33	8.50	15.50	5.88	-2.50	5.88	-NA-	13.58
Europe Capped	EUR	2,712.52	118,446.56	49.73	3.02	-NA-	-NA-	20.13	9.20	17.56	6.17	-2.27	6.17	-NA-	13.12
Europe ex UK Capped	EUR	3,329.81	62,259.00	75.04	2.97	-NA-	-NA-	16.87	3.74	8.80	5.66	-1.06	5.66	-NA-	12.72
Europe Liquid 40 ex UK Capped	EUR	3,583.11	50,471.50	40.32	3.02	-NA-	-NA-	17.45	3.52	8.07	5.40	-1.07	5.40	-NA-	13.00
Developed Europe Ex UK Dividend+ Net of Tax	EUR	3,000.51	68,722.60	54.89	-NA-	-NA-	-NA-	-NA-	3.99	7.58	4.55	-1.17	4.55	-NA-	-NA-
UK	EUR	1,284.34	50,682.34	40.48	3.01	-NA-	-NA-	24.86	16.90	30.92	7.33	-3.80	7.33	-NA-	15.30
Netherlands	EUR	2,680.85	24,443.86	19.53	4.41	-NA-	-NA-	8.45	-5.24	5.56	1.78	-1.43	1.78	-NA-	16.82
France	EUR	5,610.07	10,685.12	8.54	3.81	-NA-	-NA-	18.64	7.20	7.49	1.86	-1.70	1.86	-NA-	17.47
Austria	EUR	634.99	1,545.05	1.23	1.79	-NA-	-NA-	23.94	-0.70	24.42	2.27	-3.09	2.27	-NA-	22.01
Sweden	EUR	7,311.52	9,044.68	7.22	1.76	-NA-	-NA-	29.46	10.64	17.46	11.16	-3.39	11.16	-NA-	17.16
Germany	EUR	880.64	13,480.61	10.77	1.12	-NA-	-NA-	15.29	6.75	8.74	7.86	0.81	7.86	-NA-	15.24
Switzerland	EUR	3,256.68	8,064.45	6.44	2.89	-NA-	-NA-	16.67	5.60	-1.78	8.63	1.56	8.63	-NA-	9.56
Belgium	EUR	2,152.31	3,837.05	3.06	4.70	-NA-	-NA-	7.82	2.18	7.17	0.20	-0.97	0.20	-NA-	8.07
Italy	EUR	1,651.48	689.70	0.55	3.20	-NA-	-NA-	11.49	-1.23	44.93	32.57	1.17	32.57	-NA-	35.74
Finland	EUR	4,073.94	1,819.94	1.45	2.30	-NA-	-NA-	21.48	1.01	9.06	3.53	-7.58	3.53	-NA-	19.10
Greece	EUR	733.48	217.17	0.17	0.00	-NA-	-NA-	10.96	21.48	88.10	35.49	13.75	35.49	-NA-	49.72
Norway	EUR	110.85	457.78	0.37	2.07	-NA-	-NA-	15.46	-10.87	-26.49	1.03	-0.41	1.03	-NA-	25.31
Spain	EUR	125.47	223.91	0.18	0.00	-NA-	-NA-	-NA-	-54.41	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,755.61	126,114.39	205.55	3.05	-NA-	-NA-	-NA-	9.22	16.83	5.88	-2.15	5.88	-NA-	-NA-
Israel	EUR	1,203.24	922.72	1.50	1.34	-NA-	-NA-	-NA-	8.48	18.71	5.12	7.08	5.12	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	USD	1,922.30	172,545.41	100.00	3.06	-NA-	-NA-	20.84	8.16	25.38	5.91	-2.42	5.91	-NA-	18.68
Euro Zone	USD	2,123.39	78,480.88	45.48	3.35	-NA-	-NA-	16.61	3.05	17.41	3.50	-1.32	3.50	-NA-	20.66
Europe ex UK	USD	4,875.59	102,692.48	59.52	3.10	-NA-	8.72	17.87	3.75	16.45	4.91	-1.29	4.91	23.99	18.93
Europe Liquid 40	USD	2,896.35	142,697.67	82.70	3.13	-NA-	-NA-	20.87	7.64	23.04	5.47	-2.61	5.47	-NA-	19.05
Europe Liquid 40 ex UK	USD	4,268.10	87,986.99	50.99	3.18	-NA-	-NA-	18.20	3.92	15.73	4.51	-1.32	4.51	-NA-	19.21
Europe (UK Restricted)	USD	1,524.42	142,944.52	82.84	3.07	-NA-	8.36	21.07	7.77	23.70	5.69	-2.00	5.69	23.48	18.68
Euro Zone Capped	USD	3,791.39	56,865.30	32.96	3.14	-NA-	-NA-	16.03	1.09	18.35	4.23	-1.30	4.23	-NA-	20.29
Europe Liquid 40 Capped	USD	2,803.85	129,478.35	94.61	3.06	-NA-	-NA-	21.23	7.45	23.97	5.91	-2.70	5.91	-NA-	18.83
Europe Capped	USD	3,712.50	163,248.98	49.73	3.02	-NA-	-NA-	21.03	8.13	26.18	6.20	-2.48	6.20	-NA-	18.53
Europe ex UK Capped	USD	4,555.68	85,808.46	75.04	2.97	-NA-	-NA-	17.74	2.73	16.78	5.68	-1.27	5.68	-NA-	18.46
Europe Liquid 40 ex UK Capped	USD	3,922.62	69,562.35	40.32	3.02	-NA-	-NA-	18.33	2.52	15.99	5.42	-1.27	5.42	-NA-	18.61
Developed Europe Ex UK Dividend+ Net of Tax	USD	3,414.05	94,716.92	54.89	-NA-	-NA-	-NA-	-NA-	2.98	15.47	4.58	-1.37	4.58	-NA-	-NA-
UK	USD	1,406.62	69,852.94	40.48	3.01	-NA-	-NA-	25.80	15.77	40.52	7.35	-4.00	7.35	-NA-	19.70
Netherlands	USD	3,582.83	33,689.74	19.53	4.41	-NA-	-NA-	9.27	-6.16	13.30	1.81	-1.63	1.81	-NA-	23.28
France	USD	7,676.28	14,726.77	8.54	3.81	-NA-	-NA-	19.51	6.15	15.37	1.89	-1.91	1.89	-NA-	22.90
Austria	USD	998.16	2,129.47	1.23	1.79	-NA-	-NA-	24.87	-1.66	33.54	2.30	-3.29	2.30	-NA-	27.05
Sweden	USD	10,053.93	12,465.83	7.22	1.76	-NA-	-NA-	30.43	9.57	26.07	11.18	-3.59	11.18	-NA-	21.32
Germany	USD	1,206.42	18,579.65	10.77	1.12	-NA-	-NA-	16.16	5.72	16.71	7.88	0.60	7.88	-NA-	18.40
Switzerland	USD	4,478.19	11,114.83	6.44	2.89	-NA-	-NA-	17.54	4.58	5.42	8.65	1.34	8.65	-NA-	13.43
Belgium	USD	2,942.13	5,288.41	3.06	4.70	-NA-	-NA-	8.62	1.19	15.03	0.23	-1.18	0.23	-NA-	14.45
Italy	USD	2,260.69	950.59	0.55	3.20	-NA-	-NA-	12.32	-2.19	55.56	32.60	0.96	32.60	-NA-	40.71
Finland	USD	5,579.51	2,508.34	1.45	2.30	-NA-	-NA-	22.39	0.03	17.05	3.55	-7.78	3.55	-NA-	23.95
Greece	USD	823.29	299.32	0.17	0.00	-NA-	-NA-	11.79	20.30	101.90	35.52	13.51	35.52	-NA-	54.17
Norway	USD	152.43	630.93	0.37	2.07	-NA-	-NA-	16.33	-11.73	-21.10	1.05	-0.62	1.05	-NA-	29.49
Spain	USD	138.81	308.60	0.18	0.00	-NA-	-NA-	-NA-	-56.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,907.55	173,817.16	283.31	3.05	-NA-	-NA-	-NA-	8.16	25.39	5.90	-2.36	5.90	-NA-	-NA-
Israel	USD	1,654.55	1,271.75	2.07	1.34	-NA-	-NA-	-NA-	7.43	27.41	5.14	6.85	5.14	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	1,858.25	103,497.23	100.00	3.18	-NA-	-NA-	17.24	6.76	14.19	5.21	-1.91	5.21	-NA-	14.74
Euro Zone	GBP	2,052.64	47,074.88	45.48	3.35	-NA-	-NA-	13.14	1.71	6.94	2.82	-0.81	2.82	-NA-	17.28
Europe ex UK	GBP	4,713.15	61,597.62	59.52	3.10	-NA-	9.78	14.36	2.40	6.06	4.22	-0.78	4.22	21.56	15.43
Europe Liquid 40	GBP	2,799.85	85,593.78	82.70	3.13	-NA-	-NA-	17.27	6.24	12.06	4.78	-2.10	4.78	-NA-	15.15
Europe Liquid 40 ex UK	GBP	4,125.89	52,776.89	50.99	3.18	-NA-	-NA-	14.68	2.57	5.41	3.83	-0.80	3.83	-NA-	15.76
Europe (UK Restricted)	GBP	1,473.63	85,741.84	82.84	3.07	-NA-	9.42	17.46	6.37	12.67	5.00	-1.49	5.00	20.62	14.88
Euro Zone Capped	GBP	3,665.06	34,109.29	32.96	3.14	-NA-	-NA-	12.58	-0.22	7.80	3.55	-0.78	3.55	-NA-	17.04
Europe Liquid 40 Capped	GBP	2,710.43	77,664.49	94.61	3.06	-NA-	-NA-	17.62	6.05	12.91	5.21	-2.19	5.21	-NA-	14.93
Europe Capped	GBP	3,588.81	97,920.99	49.73	3.02	-NA-	-NA-	17.42	6.73	14.93	5.50	-1.97	5.50	-NA-	14.59
Europe ex UK Capped	GBP	4,403.89	51,470.15	75.04	2.97	-NA-	-NA-	14.24	1.40	6.37	4.99	-0.75	4.99	-NA-	15.02
Europe Liquid 40 ex UK Capped	GBP	3,791.93	41,725.31	40.32	3.02	-NA-	-NA-	14.81	1.19	5.65	4.73	-0.76	4.73	-NA-	15.23
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,670.62	56,813.68	54.89	-NA-	-NA-	-NA-	-NA-	1.64	5.17	3.89	-0.86	3.89	-NA-	-NA-
UK	GBP	1,359.76	41,899.61	40.48	3.01	-NA-	-NA-	22.05	14.26	27.99	6.65	-3.50	6.65	-NA-	15.40
Netherlands	GBP	3,463.45	20,207.99	19.53	4.41	-NA-	-NA-	6.01	-7.38	3.20	1.14	-1.12	1.14	-NA-	19.76
France	GBP	7,420.52	8,833.50	8.54	3.81	-NA-	-NA-	15.95	4.77	5.08	1.22	-1.40	1.22	-NA-	19.70
Austria	GBP	964.90	1,277.31	1.23	1.79	-NA-	-NA-	21.15	-2.94	21.63	1.63	-2.79	1.63	-NA-	23.85
Sweden	GBP	9,718.95	7,477.33	7.22	1.76	-NA-	-NA-	26.55	8.14	14.82	10.45	-3.09	10.45	-NA-	18.69
Germany	GBP	1,166.22	11,144.56	10.77	1.12	-NA-	-NA-	12.70	4.35	6.30	7.17	1.13	7.17	-NA-	15.93
Switzerland	GBP	4,328.99	6,666.96	6.44	2.89	-NA-	-NA-	14.04	3.22	-3.98	7.94	1.87	7.94	-NA-	9.53
Belgium	GBP	2,844.10	3,172.13	3.06	4.70	-NA-	-NA-	5.38	-0.12	4.77	-0.43	-0.66	-0.43	-NA-	11.81
Italy	GBP	2,185.37	570.19	0.55	3.20	-NA-	-NA-	8.97	-3.47	41.68	31.73	1.49	31.73	-NA-	37.92
Finland	GBP	5,393.61	1,504.57	1.45	2.30	-NA-	-NA-	18.75	-1.27	6.61	2.87	-7.29	2.87	-NA-	21.06
Greece	GBP	795.86	179.54	0.17	0.00	-NA-	-NA-	8.47	18.74	83.89	34.63	14.10	34.63	-NA-	51.47
Norway	GBP	147.35	378.45	0.37	2.07	-NA-	-NA-	12.86	-12.88	-28.14	0.39	-0.10	0.39	-NA-	26.81
Spain	GBP	134.18	185.11	0.18	0.00	-NA-	-NA-	-NA-	-56.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,844.00	104,260.06	169.93	3.05	-NA-	-NA-	-NA-	6.75	14.21	5.21	-1.85	5.21	-NA-	-NA-
Israel	GBP	1,599.42	762.83	1.24	1.34	-NA-	-NA-	-NA-	6.03	16.05	4.45	7.41	4.45	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Europe	JPY	1,934.13	17,769,589.34	100.00	-NA-	-NA-	-NA-	21.85	16.28	37.33	3.77	-1.54	3.77	-NA-	22.16
Euro Zone	JPY	2,136.46	8,082,353.74	45.48	3.35	-NA-	-NA-	17.59	10.79	28.61	1.41	-0.43	1.41	-NA-	24.64
Europe ex UK	JPY	4,905.60	10,575,784.55	59.52	3.10	-NA-	8.61	18.86	11.54	27.55	2.79	-0.40	2.79	25.43	22.79
Europe Liquid 40	JPY	2,914.17	14,695,720.03	82.70	3.13	-NA-	-NA-	21.88	15.72	34.77	3.35	-1.73	3.35	-NA-	22.41
Europe Liquid 40 ex UK	JPY	4,294.37	9,061,340.12	50.99	3.18	-NA-	-NA-	19.19	11.72	26.76	2.40	-0.43	2.40	-NA-	23.02
Europe (UK Restricted)	JPY	1,533.81	14,721,141.01	82.84	3.07	-NA-	8.25	22.08	15.86	35.50	3.56	-1.12	3.56	25.20	22.28
Euro Zone Capped	JPY	3,814.72	5,856,273.40	32.96	3.14	-NA-	-NA-	17.00	8.68	29.64	2.13	-0.41	2.13	-NA-	24.40
Europe Liquid 40 Capped	JPY	2,821.11	13,334,327.50	94.61	3.06	-NA-	-NA-	22.24	15.52	35.79	3.77	-1.83	3.77	-NA-	22.18
Europe Capped	JPY	3,735.35	16,812,195.84	49.73	3.02	-NA-	-NA-	22.04	16.25	38.21	4.05	-1.60	4.05	-NA-	22.00
Europe ex UK Capped	JPY	4,583.72	8,836,984.39	75.04	2.97	-NA-	-NA-	18.73	10.45	27.92	3.55	-0.38	3.55	-NA-	22.36
Europe Liquid 40 ex UK Capped	JPY	3,946.77	7,163,878.56	40.32	3.02	-NA-	-NA-	19.32	10.22	27.05	3.29	-0.38	3.29	-NA-	22.48
Developed Europe Ex UK Dividend+ Net of Tax	JPY	3,172.97	9,754,421.88	54.89	-NA-	-NA-	-NA-	-NA-	10.71	26.48	2.47	-0.48	2.47	-NA-	-NA-
UK	JPY	1,415.28	7,193,804.79	40.48	3.01	-NA-	-NA-	26.85	24.46	53.92	5.19	-3.14	5.19	-NA-	22.32
Netherlands	JPY	3,604.88	3,469,538.32	19.53	4.41	-NA-	-NA-	10.18	0.89	24.11	-0.25	-0.75	-0.25	-NA-	27.43
France	JPY	7,723.53	1,516,636.11	8.54	3.81	-NA-	-NA-	20.51	14.12	26.37	-0.17	-1.02	-0.17	-NA-	26.59
Austria	JPY	1,004.30	219,303.59	1.23	1.79	-NA-	-NA-	25.92	5.72	46.27	0.23	-2.42	0.23	-NA-	31.49
Sweden	JPY	10,115.81	1,283,793.66	7.22	1.76	-NA-	-NA-	31.52	17.79	38.09	8.94	-2.72	8.94	-NA-	24.16
Germany	JPY	1,213.84	1,913,424.91	10.77	1.12	-NA-	-NA-	17.14	13.66	27.84	5.70	1.51	5.70	-NA-	22.05
Switzerland	JPY	4,505.76	1,144,660.52	6.44	2.89	-NA-	-NA-	18.53	12.43	15.48	6.46	2.26	6.46	-NA-	15.99
Belgium	JPY	2,960.24	544,627.34	3.06	4.70	-NA-	-NA-	9.53	8.79	26.00	-1.80	-0.28	-1.80	-NA-	19.34
Italy	JPY	2,274.61	97,896.07	0.55	3.20	-NA-	-NA-	13.26	5.15	70.39	29.92	1.87	29.92	-NA-	44.35
Finland	JPY	5,613.85	258,321.03	1.45	2.30	-NA-	-NA-	23.42	7.54	28.21	1.46	-6.94	1.46	-NA-	27.31
Greece	JPY	828.36	30,825.07	0.17	0.00	-NA-	-NA-	12.73	29.34	121.14	32.79	14.53	32.79	-NA-	56.56
Norway	JPY	153.37	64,976.64	0.37	2.07	-NA-	-NA-	17.30	-5.10	-13.58	-0.98	0.28	-0.98	-NA-	31.30
Spain	JPY	139.66	31,781.30	0.18	0.00	-NA-	-NA-	-NA-	-52.86	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,919.29	17,900,560.07	29176.20	3.05	-NA-	-NA-	-NA-	16.28	37.35	3.76	-1.48	3.76	-NA-	-NA-
Israel	JPY	1,664.73	130,970.72	213.47	1.34	-NA-	-NA-	-NA-	15.50	39.56	3.02	7.81	3.02	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	1,357.16	186,163.25	148.70	3.06	-NA-	-NA-	14.07	12.19	41.03	2.23	-5.79	2.23	-NA-	14.08
Euro Zone	AUD	1,499.13	84,674.85	67.64	3.35	-NA-	-NA-	10.08	6.88	32.07	-0.09	-4.73	-0.09	-NA-	15.99
Europe ex UK	AUD	3,442.21	110,797.30	88.50	3.10	-NA-	-NA-	11.27	7.61	30.98	1.26	-4.70	1.26	-NA-	14.02
Europe Liquid 40	AUD	2,044.85	153,959.84	122.98	3.13	-NA-	-NA-	14.10	11.64	38.40	1.81	-5.97	1.81	-NA-	14.35
Europe Liquid 40 ex UK	AUD	3,013.31	94,931.21	75.83	3.18	-NA-	-NA-	11.58	7.79	30.18	0.88	-4.72	0.88	-NA-	14.26
Europe (UK Restricted)	AUD	1,076.26	154,226.16	123.19	3.07	-NA-	-NA-	14.29	11.78	39.14	2.02	-5.38	2.02	-NA-	14.07
Euro Zone Capped	AUD	2,676.75	61,353.30	0.00	3.14	-NA-	-NA-	9.53	4.85	33.13	0.61	-4.70	0.61	-NA-	16.25
Europe Capped	AUD	1,979.54	139,697.20	82.67	3.06	-NA-	-NA-	14.44	11.45	39.44	2.23	-6.06	2.23	-NA-	14.36
Europe ex UK Capped	AUD	2,621.06	176,133.11	76.93	3.02	-NA-	-NA-	14.25	12.16	41.93	2.51	-5.85	2.51	-NA-	14.09
Europe Liquid 40 Capped	AUD	3,216.35	92,580.74	72.74	2.97	-NA-	-NA-	11.15	6.55	31.36	2.01	-4.68	2.01	-NA-	13.90
Europe Liquid 40 ex UK Capped	AUD	2,769.41	75,052.44	5.74	3.02	-NA-	-NA-	11.70	6.33	30.47	1.76	-4.68	1.76	-NA-	14.11
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,807.76	102,192.28	54.89	-NA-	-NA-	-NA-	-NA-	6.81	29.88	0.94	-4.78	0.94	-NA-	-NA-
UK	AUD	993.09	75,365.96	60.20	3.01	-NA-	-NA-	18.75	20.07	58.06	3.62	-7.32	3.62	-NA-	15.94
Netherlands	AUD	2,529.51	36,348.65	29.03	4.41	-NA-	-NA-	3.15	-2.67	27.45	-1.73	-5.03	-1.73	-NA-	18.49
France	AUD	5,419.53	15,889.05	12.69	3.81	-NA-	-NA-	12.81	10.09	29.77	-1.65	-5.29	-1.65	-NA-	18.05
Austria	AUD	704.71	2,297.54	1.84	1.79	-NA-	-NA-	17.88	1.99	50.21	-1.26	-6.63	-1.26	-NA-	24.28
Sweden	AUD	7,098.16	13,449.68	10.74	1.76	-NA-	-NA-	23.12	13.64	41.81	7.32	-6.92	7.32	-NA-	16.42
Germany	AUD	851.74	20,046.01	16.01	1.12	-NA-	-NA-	9.66	9.65	31.28	4.13	-2.87	4.13	-NA-	16.72
Switzerland	AUD	3,161.65	11,992.05	9.58	2.89	-NA-	-NA-	10.96	8.47	18.58	4.88	-2.16	4.88	-NA-	10.06
Belgium	AUD	2,077.17	5,705.79	4.56	4.70	-NA-	-NA-	2.53	4.96	29.39	-3.26	-4.59	-3.26	-NA-	12.29
Italy	AUD	1,596.07	1,025.61	0.82	3.20	-NA-	-NA-	6.03	1.44	74.98	27.99	-2.53	27.99	-NA-	36.48
Finland	AUD	3,939.19	2,706.30	2.16	2.30	-NA-	-NA-	15.54	3.75	31.66	-0.05	-10.96	-0.05	-NA-	19.76
Greece	AUD	581.25	322.94	0.26	0.00	-NA-	-NA-	5.53	24.78	127.10	30.81	9.59	30.81	-NA-	47.76
Norway	AUD	107.62	680.73	0.54	2.07	-NA-	-NA-	9.81	-8.45	-11.25	-2.46	-4.05	-2.46	-NA-	24.06
Spain	AUD	98.00	332.96	0.27	0.00	-NA-	-NA-	-NA-	-54.52	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,346.75	187,535.37	305.66	3.05	-NA-	-NA-	-NA-	12.18	41.05	2.22	-5.73	2.22	-NA-	-NA-
Israel	AUD	1,168.13	1,372.12	2.24	1.34	-NA-	-NA-	-NA-	11.43	43.32	1.49	3.16	1.49	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	2,483.41	9,818.28	6.44	2.89	-NA-	-NA-	11.75	3.36	-1.66	7.92	1.64	7.92	-NA-	7.00
Sweden	SEK	7,674.66	80,822.84	7.22	1.76	-NA-	-NA-	24.24	10.57	25.71	12.24	-2.42	12.24	-NA-	14.36
Norway	NKK	146.97	3,777.43	0.37	2.07	-NA-	-NA-	13.56	-9.37	-19.01	-0.28	-0.68	-0.28	-NA-	23.17

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	YTD	Vlty (%)	Vlty (%)
Europe	EUR	1,679.33	125,191.67	100.00	0.00	3.54	1.85	15.58	5.36	13.00	5.29	-2.65	5.29	18.65	13.14
Euro Zone	EUR	1,808.73	56,942.41	45.48	0.00	3.49	2.61	11.25	0.17	5.83	3.40	-1.19	3.40	19.09	14.97
Europe ex UK	EUR	2,093.60	74,509.32	59.52	0.00	4.67	3.81	12.79	1.17	5.11	4.61	-1.34	4.61	18.41	13.16
Europe Liquid 40	EUR	1,574.83	103,535.41	82.70	0.00	3.20	1.70	15.55	4.80	10.80	4.83	-2.88	4.83	19.15	13.59
Europe Liquid 40 ex UK	EUR	2,225.80	63,839.64	50.99	0.00	4.99	4.50	12.98	1.24	4.34	4.20	-1.38	4.20	18.68	13.50
Europe ex UK Dividend+	EUR	2,213.89	68,722.60	54.89	0.00	-NA-	4.40	12.12	0.22	4.04	4.27	-1.44	4.27	18.24	13.05
Europe (UK Restricted)	EUR	1,645.17	103,714.50	82.84	0.00	-NA-	2.55	14.74	4.04	10.54	5.09	-2.26	5.09	18.36	13.04
Euro Zone Capped	EUR	1,588.61	41,259.06	32.96	0.00	-NA-	-NA-	10.57	-1.79	6.55	4.10	-1.19	4.10	-NA-	14.70
Europe Capped	EUR	1,640.38	118,446.56	94.61	0.00	-NA-	-NA-	15.84	5.34	13.72	5.55	-2.73	5.55	-NA-	13.05
Europe ex UK Capped	EUR	1,954.78	62,259.00	49.73	0.00	-NA-	-NA-	12.64	0.19	5.39	5.33	-1.37	5.33	-NA-	12.76
Europe Liquid 40 Capped	EUR	1,510.29	93,944.02	75.04	0.00	-NA-	-NA-	15.92	4.61	11.62	5.20	-3.02	5.20	-NA-	13.48
Europe Liquid 40 ex UK Capped	EUR	2,020.86	50,471.50	40.32	0.00	-NA-	-NA-	12.90	-0.12	4.57	5.03	-1.41	5.03	-NA-	13.03
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,213.89	68,722.60	54.89	0.00	-NA-	-NA-	-NA-	0.22	4.04	4.27	-1.44	4.27	-NA-	-NA-
UK	EUR	1,194.46	50,682.34	40.48	0.00	1.70	-1.35	20.28	12.64	26.49	6.27	-4.49	6.27	23.08	15.33
Netherlands	EUR	1,170.89	24,443.86	19.53	0.00	0.17	-1.24	2.20	-10.68	0.56	1.78	-1.43	1.78	19.23	17.38
France	EUR	3,400.51	10,685.12	8.54	0.00	7.03	8.40	14.12	3.09	3.68	1.86	-1.70	1.86	20.78	17.59
Austria	EUR	583.73	1,545.05	1.23	0.00	-NA-	-7.48	22.29	-2.58	21.79	2.27	-3.09	2.27	36.82	22.10
Sweden	EUR	4,393.46	9,044.68	7.22	0.00	8.90	11.08	25.82	8.02	15.04	9.69	-4.66	9.69	27.14	17.51
Germany	EUR	580.91	13,480.61	10.77	0.00	-1.55	0.30	12.44	4.79	6.81	7.86	0.81	7.86	27.03	15.38
Switzerland	EUR	2,373.52	8,064.45	6.44	0.00	7.36	8.21	13.88	2.81	-4.83	8.21	1.16	8.21	13.63	9.29
Belgium	EUR	1,001.43	3,837.05	3.06	0.00	-0.05	-1.23	2.32	-2.90	2.34	0.20	-0.97	0.20	13.23	8.59
Italy	EUR	1,127.01	689.70	0.55	0.00	1.12	-5.09	7.84	-5.10	39.38	32.57	1.17	32.57	33.59	36.52
Finland	EUR	2,460.59	1,819.94	1.45	0.00	1.92	2.59	18.57	-1.50	6.64	1.23	-9.63	1.23	28.02	19.40
Greece	EUR	562.91	217.17	0.17	0.00	-NA-	-5.58	7.59	16.96	88.10	35.49	13.75	35.49	-NA-	50.20
Norway	EUR	94.98	457.78	0.37	0.00	-9.56	-21.57	14.51	-12.08	-27.69	1.03	-0.41	1.03	-NA-	25.50
Spain	EUR	15.97	223.91	0.18	0.00	-17.40	-38.32	-NA-	-54.41	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,435.91	126,114.39	2343.22	0.00	-NA-	-NA-	-NA-	5.37	13.03	5.29	-2.58	5.29	-NA-	-NA-
Israel	EUR	1,147.22	922.72	17.14	0.00	-NA-	-NA-	-NA-	6.77	16.84	5.12	7.08	5.12	-NA-	-NA-

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Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	YTD	Vity (%)	Vity (%)
Europe	USD	2,298.51	172,545.41	100.00	0.00	4.46	3.03	16.45	4.34	21.29	5.32	-2.85	5.32	23.48	18.69
Euro Zone	USD	2,475.60	78,480.88	45.48	0.00	4.41	3.80	12.08	-0.80	13.59	3.42	-1.40	3.42	24.78	20.93
Europe ex UK	USD	2,865.51	102,692.48	59.52	0.00	5.61	5.01	13.63	0.19	12.82	4.64	-1.55	4.64	24.08	19.08
Europe Liquid 40	USD	1,724.32	142,697.67	82.70	0.00	-NA-	3.03	16.41	3.78	18.93	4.85	-3.08	4.85	23.85	19.04
Europe Liquid 40 ex UK	USD	2,437.09	87,986.99	50.99	0.00	-NA-	5.87	13.83	0.25	11.99	4.22	-1.59	4.22	24.19	19.35
Europe ex UK Dividend+	USD	2,520.37	94,716.92	54.89	0.00	-NA-	5.77	12.96	-0.75	11.67	4.29	-1.64	4.29	23.96	18.95
Europe (UK Restricted)	USD	1,045.52	142,944.52	82.84	0.00	-NA-	3.90	15.60	3.03	18.65	5.11	-2.46	5.11	23.47	18.74
Euro Zone Capped	USD	2,174.37	56,865.30	32.96	0.00	-NA-	-NA-	11.40	-2.75	14.36	4.12	-1.40	4.12	-NA-	20.42
Europe Capped	USD	2,245.37	163,248.98	94.61	0.00	-NA-	-NA-	16.71	4.32	22.06	5.57	-2.94	5.57	-NA-	18.50
Europe ex UK Capped	USD	2,675.82	85,808.46	49.73	0.00	-NA-	-NA-	13.49	-0.78	13.12	5.36	-1.57	5.36	-NA-	18.50
Europe Liquid 40 Capped	USD	1,653.99	129,478.35	75.04	0.00	-NA-	-NA-	16.79	3.60	19.80	5.22	-3.23	5.22	-NA-	18.76
Europe Liquid 40 ex UK Capped	USD	2,213.39	69,562.35	40.32	0.00	-NA-	-NA-	13.74	-1.09	12.24	5.05	-1.62	5.05	-NA-	18.63
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,520.37	94,716.92	54.89	0.00	-NA-	-NA-	-NA-	-0.75	11.67	4.29	-1.64	4.29	-NA-	-NA-
UK	USD	1,642.47	69,852.94	40.48	0.00	2.64	-0.22	21.18	11.54	35.76	6.29	-4.69	6.29	26.01	19.68
Netherlands	USD	1,602.61	33,689.74	19.53	0.00	1.06	-0.10	2.97	-11.54	7.93	1.81	-1.63	1.81	24.77	23.46
France	USD	4,654.32	14,726.77	8.54	0.00	7.99	9.66	14.98	2.09	11.28	1.89	-1.91	1.89	26.32	23.32
Austria	USD	917.70	2,129.47	1.23	0.00	-NA-	-6.42	23.20	-3.53	30.71	2.30	-3.29	2.30	40.24	27.25
Sweden	USD	6,041.36	12,465.83	7.22	0.00	9.90	12.36	26.76	6.98	23.48	9.71	-4.86	9.71	31.87	21.50
Germany	USD	795.11	18,579.65	10.77	0.00	-0.67	1.45	13.28	3.78	14.65	7.88	0.60	7.88	32.97	18.48
Switzerland	USD	3,263.78	11,114.83	6.44	0.00	8.35	9.46	14.73	1.81	2.15	8.23	0.95	8.23	18.39	12.92
Belgium	USD	1,370.67	5,288.41	3.06	0.00	0.85	-0.09	3.09	-3.84	9.84	0.23	-1.18	0.23	18.10	15.38
Italy	USD	1,542.55	950.59	0.55	0.00	2.02	-4.00	8.65	-6.02	49.59	32.60	0.96	32.60	38.00	41.65
Finland	USD	3,367.86	2,508.34	1.45	0.00	2.83	3.77	19.46	-2.45	14.46	1.26	-9.82	1.26	32.61	24.18
Greece	USD	631.24	299.32	0.17	0.00	-NA-	-4.50	8.39	15.82	101.89	35.52	13.51	35.52	-NA-	54.54
Norway	USD	130.60	630.93	0.37	0.00	-8.74	-19.94	15.37	-12.94	-22.39	1.05	-0.62	1.05	-NA-	29.66
Spain	USD	20.02	308.60	0.18	0.00	-17.02	-38.16	-NA-	-56.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,560.58	173,817.16	3229.54	0.00	-NA-	-NA-	-NA-	4.35	21.32	5.31	-2.79	5.31	-NA-	-NA-
Israel	USD	1,577.52	1,271.75	23.63	0.00	-NA-	-NA-	-NA-	5.74	25.41	5.14	6.85	5.14	-NA-	-NA-

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Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	2,221.93	103,497.23	100.00	0.00	3.89	4.03	12.98	2.98	10.47	4.63	-2.35	4.63	20.48	14.71
Euro Zone	GBP	2,393.12	47,074.88	45.48	0.00	3.86	4.81	8.75	-2.09	3.46	2.75	-0.88	2.75	22.20	17.47
Europe ex UK	GBP	2,770.04	61,597.62	59.52	0.00	5.01	6.04	10.25	-1.11	2.76	3.95	-1.03	3.95	21.69	15.55
Europe Liquid 40	GBP	1,666.86	85,593.78	82.70	0.00	-NA-	4.04	12.95	2.43	8.32	4.16	-2.58	4.16	20.85	15.10
Europe Liquid 40 ex UK	GBP	2,355.89	52,776.89	50.99	0.00	-NA-	6.91	10.44	-1.06	2.00	3.54	-1.08	3.54	21.80	15.86
Europe ex UK Dividend+	GBP	2,709.78	56,813.68	54.89	0.00	-NA-	6.64	9.59	-2.04	1.71	3.61	-1.13	3.61	21.71	15.49
Europe (UK Restricted)	GBP	1,010.69	85,741.84	82.84	0.00	-NA-	4.92	12.16	1.69	8.06	4.42	-1.95	4.42	20.64	14.88
Euro Zone Capped	GBP	2,101.92	34,109.29	32.96	0.00	-NA-	-NA-	8.08	-4.01	4.16	3.44	-0.88	3.44	-NA-	17.21
Europe Capped	GBP	2,170.56	97,920.99	94.61	0.00	-NA-	-NA-	13.23	2.96	11.17	4.88	-2.43	4.88	-NA-	14.56
Europe ex UK Capped	GBP	2,586.67	51,470.15	49.73	0.00	-NA-	-NA-	10.11	-2.07	3.03	4.67	-1.06	4.67	-NA-	15.12
Europe Liquid 40 Capped	GBP	1,598.88	77,664.49	75.04	0.00	-NA-	-NA-	13.32	2.25	9.12	4.53	-2.72	4.53	-NA-	14.86
Europe Liquid 40 ex UK Capped	GBP	2,139.65	41,725.31	40.32	0.00	-NA-	-NA-	10.36	-2.37	2.23	4.36	-1.11	4.36	-NA-	15.33
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,709.78	56,813.68	54.89	0.00	-NA-	-NA-	-NA-	-2.04	1.71	3.61	-1.13	3.61	-NA-	-NA-
UK	GBP	1,595.84	41,899.61	40.48	0.00	2.12	0.76	17.57	10.09	23.65	5.60	-4.19	5.60	22.64	15.38
Netherlands	GBP	1,549.22	20,207.99	19.53	0.00	0.48	0.88	-0.10	-12.69	-1.70	1.14	-1.12	1.14	22.53	20.34
France	GBP	4,499.25	8,833.50	8.54	0.00	7.37	10.73	11.56	0.76	1.35	1.22	-1.40	1.22	23.86	19.94
Austria	GBP	887.13	1,277.31	1.23	0.00	-NA-	-5.50	19.54	-4.78	19.06	1.63	-2.79	1.63	37.36	23.95
Sweden	GBP	5,840.07	7,477.33	7.22	0.00	9.26	13.46	22.99	5.58	12.47	8.99	-4.37	8.99	31.48	18.95
Germany	GBP	768.62	11,144.56	10.77	0.00	-1.25	2.45	9.91	2.43	4.42	7.17	1.13	7.17	32.41	15.94
Switzerland	GBP	3,155.04	6,666.96	6.44	0.00	7.72	10.53	11.32	0.49	-6.96	7.52	1.48	7.52	17.11	9.30
Belgium	GBP	1,325.01	3,172.13	3.06	0.00	0.26	0.89	0.02	-5.09	0.05	-0.43	-0.66	-0.43	16.37	12.45
Italy	GBP	1,491.15	570.19	0.55	0.00	1.43	-3.06	5.41	-7.24	36.25	31.73	1.49	31.73	35.47	38.69
Finland	GBP	3,255.65	1,504.57	1.45	0.00	2.23	4.79	15.90	-3.72	4.25	0.59	-9.35	0.59	30.72	21.23
Greece	GBP	610.20	179.54	0.17	0.00	-NA-	-NA-	5.17	14.32	83.88	34.63	14.10	34.63	-NA-	51.94
Norway	GBP	126.25	378.45	0.37	0.00	-9.26	-19.99	11.94	-14.07	-29.31	0.39	-0.10	0.39	-NA-	27.05
Spain	GBP	19.35	185.11	0.18	0.00	-17.50	-37.55	-NA-	-56.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,508.58	104,260.06	1937.16	0.00	-NA-	-NA-	-NA-	2.99	10.49	4.63	-2.28	4.63	-NA-	-NA-
Israel	GBP	1,524.96	762.83	14.17	0.00	-NA-	-NA-	-NA-	4.36	14.22	4.45	7.41	4.45	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vity (%)	Vity (%)
Europe	JPY	2,312.65	17,769,589.34	100.00	0.00	4.47	2.92	17.42	12.17	32.85	3.19	-1.98	3.19	25.19	22.18
Euro Zone	JPY	2,490.84	8,082,353.74	45.48	0.00	4.43	3.69	13.03	6.65	24.42	1.34	-0.51	1.34	26.23	24.90
Europe ex UK	JPY	2,883.15	10,575,784.55	59.52	0.00	5.62	4.90	14.59	7.71	23.58	2.53	-0.66	2.53	25.44	22.94
Europe Liquid 40	JPY	1,734.93	14,695,720.03	82.70	0.00	-NA-	2.93	17.39	11.57	30.27	2.74	-2.21	2.74	25.59	22.43
Europe Liquid 40 ex UK	JPY	2,452.09	9,061,340.12	50.99	0.00	-NA-	5.76	14.78	7.77	22.67	2.12	-0.70	2.12	25.61	23.17
Europe ex UK Dividend+	JPY	2,342.39	9,754,421.88	54.89	0.00	-NA-	4.83	13.90	6.70	22.32	2.19	-0.76	2.19	25.24	22.78
Europe (UK Restricted)	JPY	1,051.96	14,721,141.01	82.84	0.00	-NA-	3.79	16.57	10.77	29.96	2.99	-1.58	2.99	25.16	22.36
Euro Zone Capped	JPY	2,187.75	5,856,273.40	32.96	0.00	-NA-	-NA-	12.33	4.56	25.27	2.02	-0.51	2.02	-NA-	24.54
Europe Capped	JPY	2,259.19	16,812,195.84	94.61	0.00	-NA-	-NA-	17.69	12.15	33.70	3.44	-2.06	3.44	-NA-	21.99
Europe ex UK Capped	JPY	2,692.29	8,836,984.39	49.73	0.00	-NA-	-NA-	14.44	6.67	23.90	3.23	-0.69	3.23	-NA-	22.44
Europe Liquid 40 Capped	JPY	1,664.17	13,334,327.50	75.04	0.00	-NA-	-NA-	17.77	11.37	31.23	3.10	-2.35	3.10	-NA-	22.14
Europe Liquid 40 ex UK Capped	JPY	2,227.02	7,163,878.56	40.32	0.00	-NA-	-NA-	14.70	6.34	22.94	2.93	-0.73	2.93	-NA-	22.53
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,342.39	9,754,421.88	54.89	0.00	-NA-	-NA-	-NA-	6.70	22.32	2.19	-0.76	2.19	-NA-	-NA-
UK	JPY	1,652.58	7,193,804.79	40.48	0.00	2.65	-0.32	22.20	19.92	48.71	4.15	-3.83	4.15	27.96	22.28
Netherlands	JPY	1,612.48	3,469,538.32	19.53	0.00	1.08	-0.20	3.83	-4.90	18.22	-0.25	-0.75	-0.25	26.43	27.64
France	JPY	4,682.97	1,516,636.11	8.54	0.00	8.00	9.54	15.94	9.76	21.89	-0.17	-1.02	-0.17	27.33	26.97
Austria	JPY	923.35	219,303.59	1.23	0.00	-NA-	-6.51	24.24	3.72	43.18	0.23	-2.42	0.23	41.85	31.62
Sweden	JPY	6,078.54	1,283,793.66	7.22	0.00	9.91	12.24	27.82	15.01	35.25	7.50	-4.01	7.50	32.33	24.31
Germany	JPY	800.00	1,913,424.91	10.77	0.00	-0.66	1.35	14.23	11.57	25.58	5.70	1.51	5.70	33.15	22.16
Switzerland	JPY	3,283.87	1,144,660.52	6.44	0.00	8.36	9.35	15.70	9.46	11.89	6.05	1.86	6.05	18.92	15.69
Belgium	JPY	1,379.11	544,627.34	3.06	0.00	0.86	-0.19	3.95	3.38	20.32	-1.80	-0.28	-1.80	20.14	20.02
Italy	JPY	1,552.04	97,896.07	0.55	0.00	2.03	-4.09	9.56	1.04	63.86	29.92	1.87	29.92	39.46	45.19
Finland	JPY	3,388.59	258,321.03	1.45	0.00	2.84	3.67	20.46	4.87	25.37	-0.79	-9.01	-0.79	33.32	27.43
Greece	JPY	635.12	30,825.07	0.17	0.00	-NA-	-NA-	9.30	24.52	121.14	32.79	14.53	32.79	-NA-	56.96
Norway	JPY	131.40	64,976.64	0.37	0.00	-8.73	-20.26	16.34	-6.40	-14.99	-0.98	0.28	-0.98	-NA-	31.49
Spain	JPY	20.14	31,781.30	0.18	0.00	-17.01	-38.22	-NA-	-52.86	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,570.18	17,900,560.07	332594.07	0.00	-NA-	-NA-	-NA-	12.19	32.88	3.19	-1.91	3.19	-NA-	-NA-
Israel	JPY	1,587.23	130,970.72	2433.45	0.00	-NA-	-NA-	-NA-	13.68	37.36	3.02	7.81	3.02	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vity (%)	Vity (%)
Europe	AUD	1,622.77	186,163.25	148.70	0.00	-NA-	-NA-	9.93	8.22	36.43	1.66	-6.21	1.66	-NA-	13.91
Euro Zone	AUD	1,747.80	84,674.85	67.64	0.00	-NA-	-NA-	5.81	2.89	27.77	-0.17	-4.80	-0.17	-NA-	15.89
Europe ex UK	AUD	2,023.08	110,797.30	88.50	0.00	-NA-	-NA-	7.27	3.92	26.90	1.00	-4.95	1.00	-NA-	13.88
Europe Liquid 40	AUD	1,217.38	153,959.84	122.98	0.00	-NA-	-NA-	9.89	7.64	33.77	1.21	-6.43	1.21	-NA-	14.14
Europe Liquid 40 ex UK	AUD	1,720.61	94,931.21	75.83	0.00	-NA-	-NA-	7.45	3.98	25.97	0.60	-4.99	0.60	-NA-	14.11
Europe ex UK Dividend+	AUD	2,072.78	102,192.28	81.63	0.00	-NA-	-NA-	6.63	2.94	25.61	0.67	-5.04	0.67	-NA-	13.92
Europe (UK Restricted)	AUD	738.15	154,226.16	123.19	0.00	-NA-	-NA-	9.13	6.86	33.46	1.46	-5.83	1.46	-NA-	13.80
Euro Zone Capped	AUD	1,535.12	61,353.30	49.01	0.00	-NA-	-NA-	5.16	0.87	28.64	0.51	-4.80	0.51	-NA-	16.19
Europe Capped	AUD	1,585.25	176,133.11	140.69	0.00	-NA-	-NA-	10.17	8.19	37.30	1.90	-6.29	1.90	-NA-	13.94
Europe ex UK Capped	AUD	1,889.16	92,580.74	73.95	0.00	-NA-	-NA-	7.13	2.91	27.24	1.70	-4.97	1.70	-NA-	13.81
Europe Liquid 40 Capped	AUD	1,167.73	139,697.20	111.59	0.00	-NA-	-NA-	10.25	7.45	34.76	1.56	-6.57	1.56	-NA-	14.18
Europe Liquid 40 ex UK Capped	AUD	1,562.68	75,052.44	59.95	0.00	-NA-	-NA-	7.37	2.59	26.25	1.40	-5.02	1.40	-NA-	14.03
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,072.78	102,192.28	54.89	0.00	-NA-	-NA-	-NA-	2.94	25.61	0.67	-5.04	0.67	-NA-	-NA-
UK	AUD	1,159.60	75,365.96	60.20	0.00	-NA-	-NA-	14.39	15.69	52.71	2.60	-7.98	2.60	-NA-	15.97
Netherlands	AUD	1,131.46	36,348.65	29.03	0.00	-NA-	-NA-	-2.80	-8.25	21.40	-1.73	-5.03	-1.73	-NA-	18.87
France	AUD	3,285.99	15,889.05	12.69	0.00	-NA-	-NA-	8.54	5.89	25.17	-1.65	-5.29	-1.65	-NA-	17.93
Austria	AUD	647.91	2,297.54	1.84	0.00	-NA-	-NA-	16.30	0.06	47.03	-1.26	-6.63	-1.26	-NA-	24.25
Sweden	AUD	4,265.25	13,449.68	10.74	0.00	-NA-	-NA-	19.66	10.95	38.89	5.90	-8.15	5.90	-NA-	16.84
Germany	AUD	561.35	20,046.01	16.01	0.00	-NA-	-NA-	6.94	7.64	28.96	4.13	-2.87	4.13	-NA-	16.79
Switzerland	AUD	2,304.26	11,992.05	9.58	0.00	-NA-	-NA-	8.31	5.60	14.90	4.47	-2.53	4.47	-NA-	9.78
Belgium	AUD	967.71	5,705.79	4.56	0.00	-NA-	-NA-	-2.68	-0.26	23.56	-3.26	-4.59	-3.26	-NA-	12.22
Italy	AUD	1,089.05	1,025.61	0.82	0.00	-NA-	-NA-	2.56	-2.53	68.27	27.99	-2.53	27.99	-NA-	37.02
Finland	AUD	2,377.74	2,706.30	2.16	0.00	-NA-	-NA-	12.77	1.18	28.75	-2.26	-12.93	-2.26	-NA-	20.09
Greece	AUD	445.66	322.94	0.26	0.00	-NA-	-NA-	2.32	20.13	127.10	30.81	9.59	30.81	-NA-	48.13
Norway	AUD	92.21	680.73	0.54	0.00	-NA-	-NA-	8.91	-9.70	-12.70	-2.46	-4.05	-2.46	-NA-	24.25
Spain	AUD	14.14	332.96	0.27	0.00	-NA-	-NA-	-NA-	-54.52	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,101.78	187,535.37	3484.42	0.00	-NA-	-NA-	-NA-	8.23	36.46	1.66	-6.14	1.66	-NA-	-NA-
Israel	AUD	1,113.75	1,372.12	25.49	0.00	-NA-	-NA-	-NA-	9.67	41.06	1.49	3.16	1.49	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	1,810.70	9,818.28	6.44	0.00	6.29	5.58	9.08	0.63	-4.71	7.50	1.24	7.50	13.09	6.56
Sweden	SEK	4,610.58	80,822.84	7.22	0.00	9.20	10.67	20.75	7.96	23.13	10.75	-3.71	10.75	26.35	14.62
Norway	NOK	125.94	3,777.43	0.37	0.00	-8.08	-20.35	12.63	-10.61	-20.33	-0.28	-0.68	-0.28	48.11	23.38

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

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

		12 Mths											
		Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	31-Mar	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Europe Real Estate **	Local	3,362.98	3.63	8.07	7.08	20.32	10.23	18.48	6.00	-1.85	6.00	18.82	13.25
Europe FTSE	Local	292.55	3.91	7.82	7.16	15.55	7.78	15.22	1.55	-0.74	1.55	14.98	13.16
Europe JP Morgan Bonds	Local	616.27	-NA-	6.26	4.93	5.21	6.77	4.08	3.61	0.77	3.61	3.88	4.24
UK Real Estate **	GBP	2,593.70	3.01	6.01	4.37	22.05	14.26	27.99	6.65	-3.50	6.65	22.61	15.40
UK FTSE	GBP	1,109.48	3.77	7.53	8.13	15.23	7.59	6.84	-0.91	-2.41	-0.91	13.83	12.38
UK JP Morgan Bonds	GBP	731.85	-NA-	6.71	5.43	4.76	5.84	-2.58	2.37	-0.01	2.37	5.54	5.73
Netherlands Real Estate **	EUR	2,949.42	5.19	6.89	5.02	9.60	-4.24	6.48	1.78	-1.43	1.78	18.91	16.81
Netherlands FTSE	EUR	936.26	-NA-	6.64	5.72	16.54	5.53	18.85	0.36	0.99	0.36	18.90	15.36
Netherlands JP Morgan Bonds	EUR	498.38	-NA-	5.81	4.74	5.03	6.03	1.43	2.89	0.68	2.89	4.36	5.41
France Real Estate **	EUR	6,264.13	5.45	12.32	13.68	20.38	8.89	9.18	1.86	-1.70	1.86	20.72	17.51
France FTSE	EUR	887.04	4.15	7.53	6.79	15.83	9.11	23.76	3.63	0.47	3.63	16.21	14.90
France JP Morgan Bonds	EUR	622.87	-NA-	5.91	4.80	5.06	6.37	2.75	2.98	0.75	2.98	4.41	5.40
Sweden Real Estate **	SEK	8,704.76	2.52	13.10	15.61	25.77	11.72	26.84	12.88	-1.86	12.88	26.13	14.32
Sweden FTSE	SEK	2,647.36	4.46	11.86	10.71	20.95	9.32	16.07	2.39	-0.24	2.39	19.13	15.46
Sweden JP Morgan Bonds	SEK	728.83	-NA-	6.38	4.39	3.50	4.67	0.55	2.67	0.75	2.67	4.40	4.79
Switzerland Real Estate **	CHF	2,727.23	4.45	9.09	8.82	13.22	4.87	0.04	8.15	1.85	8.15	12.99	7.54
Switzerland FTSE	CHF	776.65	3.22	8.03	6.90	14.80	12.53	11.00	3.50	-0.40	3.50	12.80	10.83
Germany Real Estate **	EUR	948.85	1.52	0.00	3.94	16.34	7.47	9.44	7.86	0.81	7.86	27.03	15.21
Germany FTSE	EUR	643.49	3.86	-15.81	9.36	18.89	10.67	22.82	0.09	-1.25	0.09	18.26	18.41
Germany JP Morgan Bonds	EUR	458.03	-NA-	10.25	4.59	4.42	5.65	0.07	2.74	0.45	2.74	4.22	4.99
Austria Real Estate **	EUR	653.22	2.39	0.00	0.00	24.50	-0.06	25.31	2.27	-3.09	2.27	36.79	21.99
Austria FTSE	EUR	466.43	2.83	1.52	2.21	12.43	-4.20	8.28	-3.74	-4.27	-3.74	26.11	20.41
Austria JP Morgan Bonds	EUR	240.58	-NA-	7.35	5.06	6.11	6.91	1.80	3.07	0.85	3.07	4.61	5.63

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

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

Version: March 2014

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

Index Description	Curr	Close Value 31-Mar	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
			31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD		
Italy Real Estate **	EUR	1,764.20	4.00	4.62	-1.89	12.42	-0.12	46.38	32.57	1.17	32.57	33.29	35.59
Italy FTSE	EUR	313.37	5.13	5.76	1.95	9.98	3.01	43.37	13.26	5.39	13.26	20.01	22.18
Italy JP Morgan Bonds	EUR	965.71	-NA-	7.12	5.18	6.37	8.58	13.04	5.33	1.38	5.33	6.08	9.29
Belgium Real Estate **	EUR	2,503.46	6.26	6.08	5.54	9.74	3.95	8.85	0.20	-0.97	0.20	12.95	8.11
Belgium FTSE	EUR	1,005.63	3.65	7.77	7.78	22.59	17.90	13.52	3.01	0.57	3.01	18.89	12.87
Belgium JP Morgan Bonds	EUR	593.51	-NA-	6.23	5.00	5.93	7.83	3.16	3.44	0.91	3.44	4.88	6.62
Finland Real Estate **	EUR	4,519.29	3.28	5.26	6.63	22.71	2.12	10.12	4.54	-6.68	4.54	27.99	19.08
Finland FTSE	EUR	1,231.05	5.25	10.77	2.03	13.24	5.49	32.87	-0.88	-2.20	-0.88	24.13	20.06
Finland JP Morgan Bonds	EUR	404.42	-NA-	6.08	4.59	4.85	5.74	1.09	2.64	0.52	2.64	3.61	4.59
Greece Real Estate **	EUR	762.05	0.00	-NA-	-2.68	11.75	22.74	88.10	35.49	13.75	35.49	-NA-	49.66
Greece FTSE	EUR	157.29	2.40	-NA-	-5.94	-8.27	-9.22	69.09	17.45	-5.82	17.45	33.76	41.28
Greece JP Morgan Bonds	EUR	-	-NA-	-NA-	-100.00	-100.00	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Real Estate **	NOK	116.85	2.76	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,404.10	5.19	11.70	11.94	17.90	7.09	15.87	-0.24	0.48	-0.24	22.43	14.82
Norway JP Morgan Bonds	NOK	-	-NA-	6.13	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
				31-Mar	31-Mar
Unibail-Rodamco *	Rental	Retail	NL	18,328	14.64
Land Securities *	Rental	Diversified	UK	9,716	7.76
British Land *	Rental	Diversified	UK	7,898	6.31
Hammerson *	Rental	Retail	UK	4,742	3.79
Swiss Prime Site	Rental	Office	CH	3,398	2.71
Klepierre *	Rental	Retail	FR	3,169	2.53
Derwent London *	Rental	Office	UK	2,999	2.40
SEGRO *	Rental	Industrial	UK	2,978	2.38
Capital & Counties Properties	Rental	Retail	UK	2,774	2.22
PSP Swiss Property	Rental	Office	CH	2,716	2.17
Deutsche Wohnen	Rental	Residential	DE	2,628	2.10
Great Portland Estates *	Rental	Office	UK	2,625	1.82
Icade	Rental	Diversified	FR	2,325	1.86
LEG Immobilien AG	Rental	Residential	DE	2,320	1.62
INTU Properties	Rental	Retail	UK	2,309	1.84
Fonciere Des Regions *	Rental	Diversified	FR	2,265	1.81
Corio *	Rental	Retail	NL	2,217	1.77
Shaftesbury *	Rental	Diversified	UK	2,010	1.58
Castellum	Rental	Diversified	SE	1,975	1.58
Deutsche Wohnen non ranking for dividend	Rental	Residential	DE	1,778	1.03
				81,170.04	63.92 (**)

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	32	50,682	40.56%
EPRA/NAREIT Netherlands	6	24,444	19.56%
EPRA/NAREIT France	8	10,685	8.55%
EPRA/NAREIT Austria	2	1,545	1.24%
EPRA/NAREIT Sweden	10	9,045	7.24%
EPRA/NAREIT Germany	11	13,481	10.79%
EPRA/NAREIT Switzerland	4	8,064	6.45%
EPRA/NAREIT Belgium	7	3,837	3.07%
EPRA/NAREIT Italy	2	690	0.55%
EPRA/NAREIT Finland	3	1,820	1.46%
EPRA/NAREIT Greece	1	217	0.17%
EPRA/NAREIT Norway	1	458	0.37%
EPRA/NAREIT Europe Index	88	124,968	100.00%
EPRA/NAREIT Euro Zone	41	56,942	45.57%
EPRA/NAREIT Ex-UK	56	74,509	59.62%
EPRA/NAREIT Europe Liquid 40	42	103,535	82.85%
EPRA/NAREIT Europe Liquid 40 Ex UK	30	63,840	51.08%

(**) The Top 20 Constituents represent 63.92% of the market capitalisation of the Developed Europe Index.

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 31-Mar	Dividend Return 31-Mar	Total Return 31-Mar	
IGD *	Rental	Retail	IT	13.77	0.00	13.77	▲
Eurobank Properties *	Rental	Diversified	GR	13.75	0.00	13.75	▲
Redefine International	Rental	Diversified	UK	8.33	0.00	8.33	▲
Leasinvest Real Estate *	Rental	Office	BE	7.04	0.00	7.04	▲
Azrieli Group	Rental	Diversified	ISR	6.92	0.00	6.92	▲
Deutsche Annington	Rental	Residential	DE	5.29	0.00	5.29	▲
Allreal	Non-Rental	Office	CH	3.66	0.00	3.66	▲
Standard Life Inv Prop	Rental	Diversified	UK	3.10	0.00	3.10	▲
St Modwen Properties	Non-Rental	Diversified	UK	1.39	0.76	2.15	▲
UK Commercial Property Trust	Rental	Diversified	UK	2.02	0.00	2.02	▲
PSP Swiss Property	Rental	Office	CH	1.90	0.00	1.90	▲
Medicx Fund	Rental	Health Care	UK	1.81	0.00	1.81	▲
Deutsche Wohnen non ranking for dividen	Rental	Residential	DE	1.71	0.00	1.71	▲
Swiss Prime Site	Rental	Office	CH	1.69	0.00	1.69	▲
Deutsche Euroshop	Rental	Retail	DE	1.41	0.00	1.41	▲
Deutsche Wohnen	Rental	Residential	DE	1.37	0.00	1.37	▲
Safestore Holdings	Rental	Self Storage	UK	-0.32	1.64	1.32	▲
LEG Immobilien AG	Rental	Residential	DE	1.08	0.00	1.08	▲
Icade	Rental	Diversified	FR	0.55	0.00	0.55	▲
Hamborner REIT AG *	Rental	Diversified	DE	0.38	0.00	0.38	▲

Bottom 20 Performance:

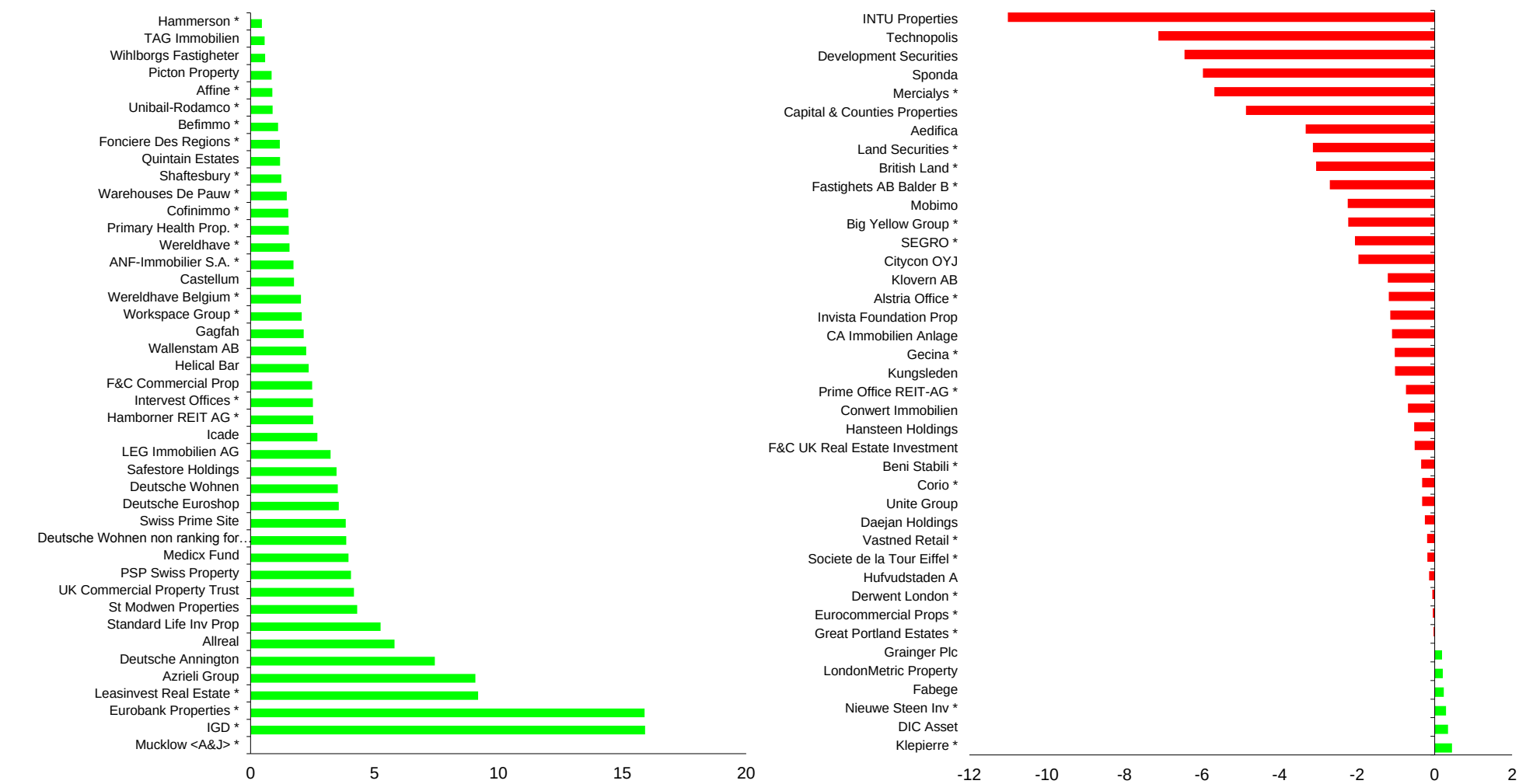
Stock	Investment Focus	Sector	Country	Price Return 31-Mar	Dividend Return 31-Mar	Total Return 31-Mar	
Kungsleden	Rental	Diversified	SE	-3.17	0.00	-3.17	▼
Gecina *	Rental	Diversified	FR	-3.17	0.00	-3.17	▼
CA Immobilien Anlage	Rental	Diversified	AT	-3.25	0.00	-3.25	▼
Invista Foundation Prop	Rental	Diversified	UK	-3.29	0.00	-3.29	▼
Alstria Office *	Rental	Office	DE	-3.33	0.00	-3.33	▼
Klovern AB	Rental	Diversified	SE	-3.35	0.00	-3.35	▼
Citycon OYJ	Rental	Retail	FI	-5.21	1.10	-4.11	▼
SEGRO *	Rental	Industrial	UK	-6.98	2.77	-4.20	▼
Big Yellow Group *	Rental	Self Storage	UK	-4.37	0.00	-4.37	▼
Mobimo	Rental	Diversified	CH	-4.39	0.00	-4.39	▼
Fastighets AB Balder B *	Rental	Diversified	SE	-4.85	0.00	-4.85	▼
British Land *	Rental	Diversified	UK	-6.17	0.97	-5.20	▼
Land Securities *	Rental	Diversified	UK	-5.99	0.70	-5.29	▼
Aedifica	Rental	Diversified	BE	-5.47	0.00	-5.47	▼
Capital & Counties Properties	Rental	Retail	UK	-7.01	0.00	-7.01	▼
Mercialys *	Rental	Retail	FR	-7.82	0.00	-7.82	▼
Sponda	Rental	Diversified	FI	-12.69	4.57	-8.12	▼
Development Securities	Non-Rental	Retail	UK	-8.59	0.00	-8.59	▼
Technopolis	Rental	Office	FI	-9.27	0.00	-9.27	▼
INTU Properties	Rental	Retail	UK	-13.15	0.00	-13.15	▼

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FTSE EPRA/NAREIT Developed Europe Index Series

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

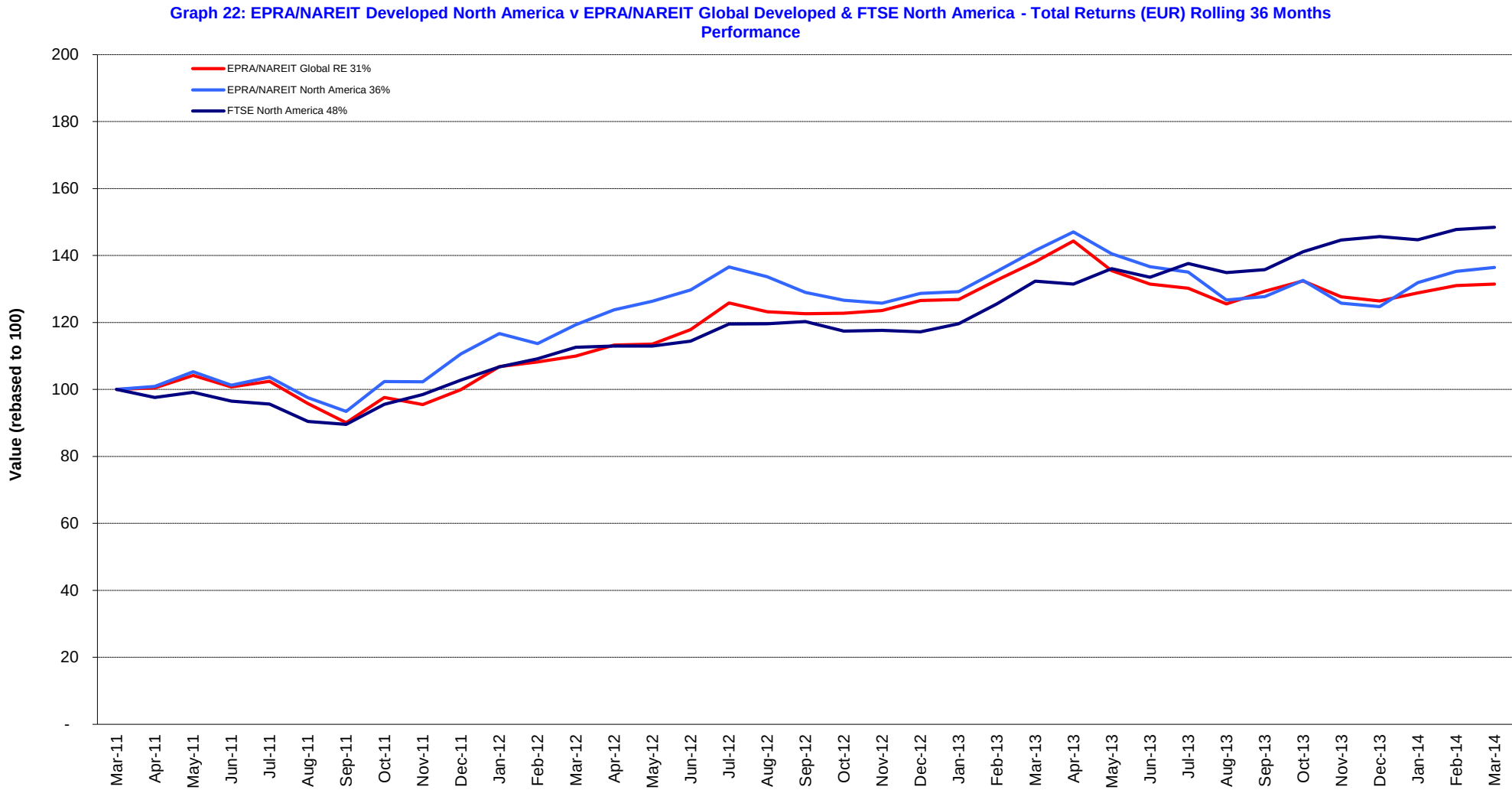


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Section 3.4

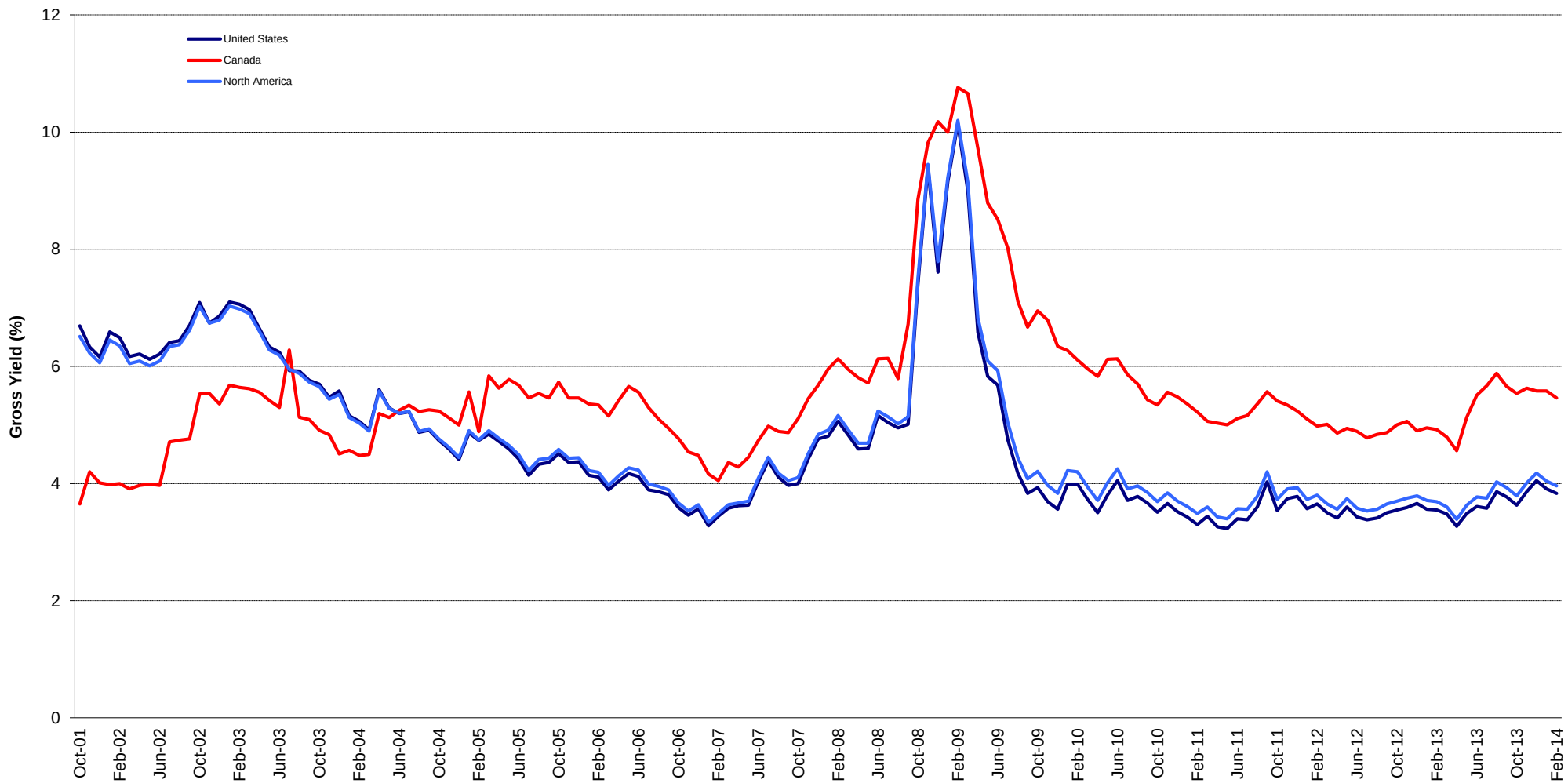
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Graph 23: Dividend Yields



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

Ex Date	Description
24 March 2014	American Homes 4 Rent (USA): New free float percentage: 72% (was 25%)
24 March 2014	Canadian Apartment Properties REIT (Canada): New number of shares: 110,428,003
24 March 2014	Cominar REIT (Canada): New number of shares: 127,051,095
24 March 2014	Cousins Properties (USA): Reclassified from Diversified to Office
24 March 2014	DuPont Fabros Technology (USA): New number of shares: 65,655,906
24 March 2014	Eastgroup Properties (USA): New number of shares: 30,911,906
24 March 2014	EPR Properties (USA): New number of shares: 52,927,224
24 March 2014	Essex Property Trust (USA): New number of shares: 38,606,706
24 March 2014	Extra Space Storage (USA): New number of shares: 115,802,553
24 March 2014	Federal Realty Investment Trust (USA): New number of shares: 66,822,208
24 March 2014	General Growth Properties (USA): New number of shares: 883,679,074
24 March 2014	Healthcare REIT (USA): New number of shares: 289,970,598
24 March 2014	Healthcare Trust of America (USA): Number of shares: 236,909,089. Free float percentage: 100%
24 March 2014	Hudson Pacific Properties (USA): New number of shares: 67,012,519
24 March 2014	Investors Real Estate Trust (USA): New number of shares: 106,937,304
24 March 2014	Northwest Healthcare Properties REIT (Canada): Deleted on market size rule
24 March 2014	Omega Healthcare Investors (USA): New number of shares: 124,226,223
24 March 2014	Piedmont Office Realty Trust (USA): New number of shares: 154,288,003
24 March 2014	Realty Income (USA): New number of shares: 207,593,695
24 March 2014	Retail Properties of America (USA): Number of shares: 187,741,584. Free float percentage: 100%
24 March 2014	Simon Property Group (USA): New number of shares: 314,251,245
25 March 2014	Brookfield Office Properties (Canada): Deleted following a take-over bid by Brookfield Property Partners (unlisted)
31 March 2014	Hudson Pacific Properties (USA): New free float percentage: 82% (was 75%)
31 March 2014	Sun Communities Inc (USA): New number of shares: 40,369,065

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
4 March 2014	Weingarten Realty *	Rental	Retail	USD	0.325	7.00	14-Mar	Quarterly
5 March 2014	Ventas *	Rental	Health Care	USD	0.725	3.38	28-Mar	Quarterly
10 March 2014	Parkway Properties *	Rental	Office	USD	0.188	12.47	26-Mar	Quarterly
11 March 2014	DDR Corp. *	Rental	Retail	USD	0.155	13.70	8-Apr	Quarterly
12 March 2014	American Assets Trust Inc. *	Rental	Diversified	USD	0.220	0.00	28-Mar	Dividend
12 March 2014	BRE Properties *	Rental	Residential	USD	0.395	3.58	31-Mar	Quarterly
12 March 2014	Digital Realty Trust *	Rental	Diversified	USD	0.830	2.37	31-Mar	Quarterly
12 March 2014	Essex Property Trust *	Rental	Residential	USD	1.210	2.40	31-Mar	Quarterly
12 March 2014	Extra Space Storage *	Rental	Self Storage	USD	0.400	2.06	28-Mar	Quarterly
12 March 2014	Medical Properties Trust *	Rental	Health Care	USD	0.210	7.90	11-Apr	Quarterly
12 March 2014	Public Storage *	Rental	Self Storage	USD	1.400	1.31	31-Mar	Quarterly
12 March 2014	PS Business Parks *	Rental	Industrial/Office Mi.	USD	0.500	2.10	31-Mar	Quarterly
12 March 2014	Retail Opportunity Investments Corp. *	Rental	Retail	USD	0.160	0.00	238/3	Dividend
12 March 2014	Washington Real Estate *	Rental	Diversified	USD	0.300	7.20	31-Mar	Quarterly
13 March 2014	Equity One Inc *	Rental	Retail	USD	0.220	5.37	31-Mar	Quarterly
13 March 2014	H & R Real Estate *	Rental	Diversified	CAD	0.113	6.30	31-Mar	Monthly
13 March 2014	Investors Real Estate *	Rental	Diversified	USD	0.130	7.52	1-Apr	Quarterly
13 March 2014	Taubman Centers *	Rental	Retail	USD	0.540	2.34	31-Mar	Quarterly
13 March 2014	Universal Health Realty *	Rental	Health Care	USD	0.625	6.39	31-Mar	Quarterly
18 March 2014	Ramco-Gershenson *	Rental	Retail	USD	0.188	9.93	1-Apr	Quarterly
19 March 2014	Eastgroup Properties *	Rental	Industrial	USD	0.540	3.31	31-Mar	Quarterly
19 March 2014	Federal Realty Inv *	Rental	Retail	USD	0.780	2.20	15-Apr	Quarterly
19 March 2014	LTC Properties *	Rental	Health Care	USD	0.170	4.15	31-Mar	Monthly
20 March 2014	Equity Residential Props *	Rental	Residential	USD	0.500	3.33	11-Apr	Quarterly
24 March 2014	Campus Crest Communities *	Rental	Residential	USD	0.165	0.00	9-Apr	Dividend
25 March 2014	First Capital Realty	Rental	Retail	CAD	0.210	0.00	10-Apr	Dividend
26 March 2014	Equity Lifestyle Properties *	Rental	Residential	USD	0.325	1.97	11-Apr	Quarterly
26 March 2014	Getty Realty *	Rental	Retail	USD	0.200	9.90	10-Apr	Quarterly
27 March 2014	Agree Realty Corp *	Rental	Retail	USD	0.430	6.58	1-Aug	Quarterly
27 March 2014	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.120	5.59	15-Apr	Dividend
27 March 2014	Acadia Realty Trust *	Rental	Retail	USD	0.230	3.18	15-Apr	Quarterly
27 March 2014	Allied Properties REIT *	Rental	Office	CAD	0.118	3.80	15-Apr	Monthly
27 March 2014	Alexandria Real Estate *	Rental	Office	USD	0.700	4.38	15-Apr	Quarterly
27 March 2014	Avalonbay Communities *	Rental	Residential	USD	1.160	2.72	15-Apr	Quarterly
27 March 2014	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	15-Apr	Dividend

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 March 2014	Boardwalk REIT *	Rental	Residential	CAD	0.170	2.97	15-Apr	Monthly
27 March 2014	BioMed Realty Trust *	Rental	Office	USD	0.250	6.54	15-Apr	Quarterly
27 March 2014	Boston Properties *	Rental	Office	USD	0.650	2.37	30-Apr	Quarterly
27 March 2014	Canadian Apartment Props *	Rental	Residential	CAD	0.096	5.07	15-Apr	Monthly
27 March 2014	CBL & Associates Props *	Rental	Retail	USD	0.245	11.30	16-Apr	Quarterly
27 March 2014	Chesapeake Lodging Trust *	Rental	Lodging/Resorts	USD	0.300	0.00	15-Apr	Dividend
27 March 2014	Camden Property Trust *	Rental	Residential	USD	0.660	4.16	15-Apr	Quarterly
27 March 2014	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	15-Apr	Dividend
27 March 2014	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.045	7.63	15-Apr	Monthly
27 March 2014	Cominar REIT *	Rental	Diversified	CAD	0.120	7.63	15-Apr	Monthly
27 March 2014	Calloway REIT *	Rental	Retail	CAD	0.129	6.01	15-Apr	Monthly
27 March 2014	Dundee REIT *	Rental	Diversified	CAD	0.187	0.00	15-Apr	Dividend
27 March 2014	Douglas Emmett *	Rental	Office	USD	0.200	2.07	15-Apr	Dividend
27 March 2014	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.103	6.38	10-Apr	Dividend
27 March 2014	EPR Properties *	Rental	Diversified	USD	0.285	6.29	15-Apr	Quarterly
27 March 2014	First Industrial Realty *	Rental	Industrial	USD	0.103	12.47	21-Apr	Quarterly
27 March 2014	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	4.49	15-Apr	Quarterly
27 March 2014	Glimcher Realty Trust *	Rental	Retail	USD	0.100	0.00	15-Apr	Dividend
27 March 2014	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.140	3.21	15-Apr	Quarterly
27 March 2014	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.060	15.44	15-Apr	Dividend
27 March 2014	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.033	20.09	15-Apr	Monthly
27 March 2014	Inland Real Estate Corp *	Rental	Retail	USD	0.048	9.29	17-Apr	Monthly
27 March 2014	Killam Properties	Rental	Residential	CAD	0.050	0.00	15-Apr	Dividend
27 March 2014	Kilroy Realty *	Rental	Office	USD	0.350	3.96	16-Apr	Quarterly
27 March 2014	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.280	5.75	15-Apr	Monthly
27 March 2014	Lexington Corporate *	Rental	Diversified	USD	0.165	10.72	15-Apr	Quarterly
27 March 2014	Morguard REIT *	Rental	Diversified	CAD	0.080	5.29	15-Apr	Monthly
27 March 2014	National Health Investors *	Rental	Health Care	USD	0.770	0.00	9-May	Dividend
27 March 2014	Northern Property REIT *	Rental	Residential	CAD	0.132	5.34	15-Apr	Monthly
27 March 2014	Corporate Office Props *	Rental	Office	USD	0.275	5.35	15-Apr	Quarterly
27 March 2014	Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	USD	0.230	0.00	15-Apr	Dividend
27 March 2014	Post Properties *	Rental	Residential	USD	0.360	3.16	15-Apr	Quarterly
27 March 2014	Canadian REIT *	Rental	Diversified	CAD	0.146	2.99	14-Apr	Monthly
27 March 2014	Riocan Real Estate *	Rental	Retail	CAD	0.118	5.11	7-Apr	Monthly
27 March 2014	RLJ Lodging Trust *	Rental	Lodging/Resorts	USD	0.220	0.00	15-Apr	Dividend

** Based on previous period figures

*** Estimated

Version: March 2014

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
27 March 2014	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.050	13.11	15-Apr	Quarterly
27 March 2014	SL Green Realty *	Rental	Office	USD	0.500	2.35	15-Apr	Dividend
27 March 2014	Sun Communities *	Rental	Residential	USD	0.650	5.59	17-Apr	Quarterly
27 March 2014	Technopolis	Rental	Office	EUR	0.100	3.56	7-Apr	Annual
28 March 2014	CubeSmart *	Rental	Self Storage	USD	0.130	4.20	15-Apr	Quarterly
28 March 2014	Realty Income *	Rental	Retail	USD	0.182	3.74	15-Apr	Dividend
1 April 2014	Brandywine Realty Trust *	Rental	Office	USD	0.150	12.17	17-Apr	Quarterly
1 April 2014	Mack-Cali Realty *	Rental	Office	USD	0.300	12.31	11-Apr	Quarterly
1 April 2014	Kimco Realty *	Rental	Retail	USD	0.225	7.68	15-Apr	Quarterly
2 April 2014	Prologis *	Rental	Industrial	USD	0.52 ***	3.82	May	Dividend
2 April 2014	DCT Industrial Trust *	Rental	Industrial	USD	0.070	7.11	16-Apr	Quarterly
2 April 2014	DuPont Fabros Technology *	Rental	Specialty	USD	0.350	2.34	15-Apr	Dividend
2 April 2014	Urstadt Biddle Class A *	Rental	Retail	USD	0.2375 ***	4.60	May	Quarterly
3 April 2014	CubeSmart *	Rental	Self Storage	USD	0.18 ***	4.20	May	Quarterly
3 April 2014	Kite Realty Group Trust *	Rental	Retail	USD	0.065	13.67	14-Apr	Quarterly
4 April 2014	Sovran Self Storage *	Rental	Self Storage	USD	0.63 ***	3.44	May	Quarterly
7 April 2014	UDR Inc. *	Rental	Residential	USD	0.260	6.39	30-Apr	Dividend
10 April 2014	Sun Communities *	Rental	Residential	USD	0.63 ***	5.59	May	Quarterly
11 April 2014	Associated Estates Realty *	Rental	Residential	USD	0.190	4.01	1-May	Quarterly
11 April 2014	Felcor Lodging Trust *	Rental	Lodging/Resorts	USD	0.35 ***	9.40	May	Dividend
11 April 2014	General Growth Properties *	Rental	Retail	USD	0.150	0.00	30-Apr	Dividend
11 April 2014	Hospitality Properties *	Rental	Lodging/Resorts	USD	0.77 ***	10.72	May	Quarterly
11 April 2014	Mid-America Apartment *	Rental	Residential	USD	0.730	3.60	30-Apr	Quarterly
11 April 2014	Rouse Properties *	Rental	Retail	USD	0.170	0.00	30-Apr	Dividend
14 April 2014	Saul Centers *	Rental	Retail	USD	0.400	3.97	30-Apr	Quarterly
16 April 2014	Senior Housing Prop *	Rental	Health Care	USD	0.35 ***	6.23	May	Quarterly
17 April 2014	H & R Real Estate *	Rental	Diversified	CAD	0.12 ***	6.30	May	Monthly
18 April 2014	LTC Properties *	Rental	Health Care	USD	0.13 ***	4.15	May	Monthly
21 April 2014	Commonwealth REIT *	Rental	Office	USD	0.21 ***	3.19	May	Quarterly
28 April 2014	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	3.80	May	Monthly
28 April 2014	Boardwalk REIT *	Rental	Residential	CAD	0.170	2.97	15-May	Monthly
28 April 2014	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	5.07	May	Monthly
28 April 2014	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.06167 ***	7.63	May	Monthly
28 April 2014	Cominar REIT *	Rental	Diversified	CAD	0.113 ***	7.63	May	Monthly
28 April 2014	Calloway REIT *	Rental	Retail	CAD	0.129 ***	6.01	May	Monthly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 April 2014	Education Realty Trust *	Rental	Residential	USD	0.205 ***	8.31	May	Quarterly
28 April 2014	Extendicare Inc.	Rental	Health Care	CAD	0.0925 ***	16.06	May	Monthly
28 April 2014	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	20.09	May	Monthly
28 April 2014	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	9.29	May	Monthly
28 April 2014	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	5.75	May	Monthly
28 April 2014	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	5.29	May	Monthly
28 April 2014	National Retail Properties *	Rental	Retail	USD	0.375 ***	4.31	May	Quarterly
28 April 2014	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.34	May	Monthly
28 April 2014	Omega Healthcare Investors *	Rental	Health Care	USD	0.3 ***	3.55	May	Quarterly
28 April 2014	Canadian REIT *	Rental	Diversified	CAD	0.1108 ***	2.99	May	Monthly
28 April 2014	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	5.11	May	Monthly
28 April 2014	Tanger Factory Outlet *	Rental	Retail	USD	0.38 ***	4.29	May	Quarterly
30 April 2014	First Potomac Realty Trust *	Rental	Industrial/Office Mi:	USD	0.34 ***	10.53	May	Quarterly
30 April 2014	Health Care REIT *	Rental	Health Care	USD	0.68 ***	4.53	May	Quarterly

** Based on previous period figures

*** Estimated

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-Mar	Mkt Cap	Global	Nth Am	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD			Annualised	(%)
Riocan Real Estate *	Rental	Retail	REIT	26.63	5,259	0.65	1.23	5.29	11.19	9.35	21.75	6.56	0.86	8.93	1.41	0.45	1.86	8.93	16.97	11.50	5,496	76
H & R Real Estate *	Rental	Diversified	REIT	22.86	4,026	0.50	0.94	5.91	-NA-	6.90	29.40	6.25	3.13	8.40	2.79	0.51	3.29	8.40	22.69	10.63	4,022	72
Canadian REIT *	Rental	Diversified	REIT	45.07	2,006	0.25	0.47	3.88	10.92	13.08	21.31	12.81	3.93	4.91	3.32	0.33	3.66	4.91	16.45	11.41	1,273	46
Dundee REIT *	Rental	Diversified	REIT	29.06	1,988	0.25	0.47	7.71	-NA-	7.11	25.75	2.54	-14.60	2.78	-1.59	0.63	-0.96	2.78	23.99	10.37	2,423	88
Calloway REIT *	Rental	Retail	REIT	25.76	1,720	0.21	0.40	6.01	-NA-	9.28	27.38	5.63	-6.73	3.92	-0.35	0.50	0.15	3.92	23.31	10.62	2,150	91
Boardwalk REIT *	Rental	Residential	REIT	60.64	1,583	0.20	0.37	3.36	21.27	16.00	22.16	11.31	0.22	2.16	1.85	0.29	2.13	2.16	20.34	11.54	1,537	70
Canadian Apartment Props *	Rental	Residential	REIT	21.32	1,548	0.19	0.36	5.39	-NA-	7.62	16.49	8.20	-10.92	1.68	-2.51	0.44	-2.08	1.68	17.61	11.86	1,972	92
Cominar REIT *	Rental	Diversified	REIT	18.50	1,545	0.19	0.36	7.78	-NA-	7.39	13.31	0.18	-13.60	2.28	2.10	0.66	2.76	2.28	16.48	11.85	2,838	133
Allied Properties REIT *	Rental	Office	REIT	34.50	1,538	0.19	0.36	4.09	-NA-	13.37	26.22	20.54	8.62	6.39	2.99	0.35	3.34	6.39	18.92	10.36	1,231	58
Artis Real Estate Investment	Rental	Diversified	REIT	15.73	1,300	0.16	0.31	6.87	-NA-	-NA-	25.97	10.08	4.41	7.67	0.38	0.57	0.96	7.67	-NA-	14.87	1,440	80
Granite Real Estate *	Rental	Industrial	REIT	40.66	1,254	0.16	0.29	5.40	-NA-	-NA-	-NA-	-NA-	4.63	5.17	6.16	0.00	6.16	5.17	-NA-	-NA-	-NA-	-NA-
Chartwell Seniors Housing REIT *	Rental	Health Care	REIT	10.41	1,180	0.15	0.28	5.19	-NA-	2.79	26.93	9.12	-1.17	5.56	0.77	0.44	1.21	5.56	25.37	14.63	-NA-	-NA-
First Capital Realty	Rental	Retail	Non-REIT	17.55	953	0.12	0.22	4.79	-NA-	7.54	18.39	7.67	-2.96	0.28	-1.18	1.18	0.00	0.28	14.13	9.29	926	71
Crombie Real Estate Investment Trust *	Rental	Retail	REIT	13.33	637	0.08	0.15	6.68	-NA-	-NA-	19.63	7.47	-3.92	0.09	-1.91	0.55	-1.37	0.09	-NA-	9.72	570	65
Northern Property REIT*	Rental	Residential	REIT	27.72	582	0.07	0.14	5.70	-NA-	9.49	15.84	2.59	-7.46	1.32	-5.59	0.45	-5.14	1.32	18.41	14.70	-NA-	-NA-
Dundee International Real Estate Investment	Rental	Industrial/Office	REIT	9.28	577	0.07	0.14	8.62	-NA-	-NA-	-NA-	-NA-	-12.78	10.21	0.43	0.00	0.43	10.21	-NA-	-NA-	-NA-	-NA-
Pure Industrial Real Estate Trust	Rental	Industrial	REIT	4.79	474	0.06	0.11	6.51	-NA-	-NA-	-NA-	-NA-	-8.24	0.42	0.42	0.00	0.42	0.42	-NA-	-NA-	363	56
Extencicare REIT *	Rental	Health Care	Non-REIT	6.91	393	0.05	0.09	6.95	4.30	2.62	17.80	-13.92	-14.69	1.32	-3.49	0.00	-3.49	1.32	38.10	37.97	-NA-	-NA-
Morguard REIT *	Rental	Diversified	REIT	17.00	385	0.05	0.09	5.65	-NA-	9.57	17.15	10.79	0.79	4.80	2.04	0.48	2.52	4.80	21.79	13.00	-NA-	-NA-
Killam Properties	Rental	Residential	Non-REIT	10.20	342	0.04	0.08	5.88	-NA-	2.98	20.60	4.47	-10.13	-1.24	-1.54	0.48	-1.06	-1.24	22.04	14.77	355	75
Innvest REIT *	Rental	Lodging/Resorts	REIT	5.29	295	0.04	0.07	7.55	-NA-	1.80	19.05	-1.88	14.70	15.42	0.00	0.63	0.63	15.42	30.12	27.56	-NA-	-NA-
Canada Total					29,586	3.68	6.94	5.69														
Simon Property Group *	Rental	Retail	REIT	164.00	37,393	4.65	8.77	3.05	11.47	13.30	39.64	18.21	6.43	8.60	1.68	0.00	1.68	8.60	30.38	17.55	58,194	113
Public Storage *	Rental	Self Storage	REIT	168.49	17,475	2.17	4.10	3.32	14.38	15.15	27.68	18.01	14.10	12.87	-0.30	0.83	0.53	12.87	23.35	18.04	31,034	129
Equity Residential Props *	Rental	Residential	REIT	57.99	14,995	1.86	3.52	3.45	9.38	9.86	29.53	3.95	8.86	12.76	-0.82	0.86	0.03	12.76	26.21	17.80	29,262	142
Prologis *	Rental	Industrial	REIT	40.83	14,760	1.83	3.46	3.23	-NA-	3.51	24.82	4.55	2.13	10.50	-0.87	0.00	-0.87	10.50	35.56	26.58	-NA-	-NA-
Ventas *	Rental	Health Care	REIT	60.57	12,930	1.61	3.03	4.79	9.64	11.45	26.22	7.91	-13.44	7.01	-2.98	1.16	-1.82	7.01	31.85	19.21	25,700	144
HCP *	Rental	Health Care	REIT	38.79	12,746	1.58	2.99	5.62	7.78	6.78	21.94	5.76	-17.95	8.30	0.05	0.00	0.05	8.30	29.85	17.82	30,867	176
Boston Properties *	Rental	Office	REIT	114.53	12,601	1.57	2.96	2.27	-NA-	11.39	29.74	9.44	18.46	14.76	1.87	0.58	2.45	14.76	27.88	16.95	23,032	133
Health Care REIT *	Rental	Health Care	REIT	59.60	12,539	1.56	2.94	5.34	7.78	7.77	19.11	9.35	-7.69	12.74	1.46	0.00	1.46	12.74	22.26	18.07	29,486	171

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

Version: March 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Mar	Free Float Mkt Cap	Free Float Global Wght (%) 31-Mar	Free Float Nth Am Wght (%) 31-Mar	Div Yld (%) 31-Mar	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Mar-14	Dividend Mar-14	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
					EUR (m) 31-Mar	31-Mar	31-Mar															
Avalonbay Communities *	Rental	Residential	REIT	131.32	12,327	1.53	2.89	3.53	11.81	12.32	26.17	6.07	7.12	12.05	1.82	0.90	2.72	12.05	26.28	19.44	31,029	183
Vornado Realty Trust *	Rental	Diversified	REIT	98.56	11,980	1.49	2.81	2.96	11.59	8.42	28.24	7.76	21.33	11.83	2.36	0.00	2.36	11.83	30.87	18.67	23,171	140
Host Hotels & Resorts *	Rental	Lodging/Resorts	REIT	20.24	10,937	1.36	2.57	2.77	5.58	6.44	40.90	6.48	18.58	4.84	2.90	0.71	3.61	4.84	44.50	29.18	33,855	225
General Growth Properties	Rental	Retail	REIT	22.00	8,040	1.00	1.89	2.55	7.77	-1.34	112.43	15.60	13.23	9.62	-0.09	0.00	-0.09	9.62	95.18	26.75	27,828	251
American Realty Capital Prop *	Rental	Retail	REIT	14.02	7,650	0.95	1.79	7.13	-NA-	-NA-	-NA-	-NA-	-NA-	9.02	-4.56	0.00	-4.56	9.02	-NA-	-NA-	36,613	347
SL Green Realty *	Rental	Office	REIT	100.62	6,925	0.86	1.62	1.99	-NA-	9.47	57.75	11.46	18.78	9.46	1.30	0.50	1.80	9.46	46.06	23.61	13,941	146
Kimco Realty *	Rental	Retail	REIT	21.88	6,443	0.80	1.51	4.11	8.49	2.65	27.90	9.75	1.50	10.78	-1.71	0.00	-1.71	10.78	39.71	23.12	17,524	197
The Macerich Company *	Rental	Retail	REIT	62.33	6,356	0.79	1.49	3.98	9.19	5.54	65.19	11.73	0.54	6.89	3.66	0.00	3.66	6.89	70.26	19.75	12,581	144
Realty Income *	Rental	Retail	REIT	40.86	6,154	0.77	1.44	5.36	-NA-	9.86	21.49	10.00	-5.09	10.92	-8.01	0.41	-7.60	10.92	21.88	19.78	24,061	284
Federal Realty Inv *	Rental	Retail	REIT	114.72	5,562	0.69	1.30	2.72	9.78	11.84	22.84	14.80	9.02	13.89	3.06	0.70	3.76	13.89	24.78	14.30	14,661	191
Digital Realty Trust *	Rental	Diversified	REIT	53.08	4,945	0.61	1.16	6.25	-NA-	-NA-	14.53	2.16	-15.93	9.75	-1.99	1.53	-0.46	9.75	-NA-	19.99	20,130	295
Essex Property Trust *	Rental	Residential	REIT	170.05	4,763	0.59	1.12	2.85	-NA-	12.38	27.32	13.98	16.14	19.34	1.67	0.72	2.40	19.34	24.69	21.94	19,097	291
UDR Inc. *	Rental	Residential	REIT	25.83	4,689	0.58	1.10	3.64	6.58	7.16	28.59	5.30	10.67	11.63	0.08	0.00	0.08	11.63	29.04	19.49	11,230	174
Camden Property Trust *	Rental	Residential	REIT	67.34	4,145	0.52	0.97	3.92	7.75	7.39	29.43	9.32	1.76	19.55	0.96	0.99	1.95	19.55	30.42	20.62	11,218	196
Duke Realty Corp *	Rental	Industrial/Office M	REIT	16.88	3,981	0.49	0.93	4.03	6.80	-1.36	29.60	10.53	3.42	13.36	0.48	0.00	0.48	13.36	41.27	23.29	9,440	172
Liberty Property Trust *	Rental	Industrial/Office M	REIT	36.96	3,916	0.49	0.92	5.14	-NA-	2.35	18.66	8.64	-3.43	9.12	-3.40	0.00	-3.40	9.12	28.92	21.31	8,543	158
Extra Space Storage *	Rental	Self Storage	REIT	48.51	3,831	0.48	0.90	3.30	-NA-	-NA-	57.39	35.59	27.60	16.09	-1.20	0.81	-0.39	16.09	-NA-	22.03	9,787	185
Alexandria Real Estate *	Rental	Office	REIT	72.56	3,760	0.47	0.88	3.86	-NA-	4.48	18.00	0.59	6.04	15.15	0.15	0.97	1.12	15.15	33.59	19.15	8,380	162
Mid-America Apartment *	Rental	Residential	REIT	68.27	3,688	0.46	0.87	4.28	8.35	9.64	21.38	5.93	2.93	13.60	0.93	0.00	0.93	13.60	24.74	17.82	8,498	167
W. P. Carey Inc.	Rental	Diversified	REIT	60.07	3,668	0.46	0.86	5.96	-NA-	7.07	22.34	19.01	-10.72	-2.09	-5.43	0.00	-5.43	-2.09	22.81	21.01	14,675	290
Developers Diversified *	Rental	Retail	REIT	16.48	3,651	0.45	0.86	3.76	6.01	-1.56	54.82	8.40	-2.18	8.23	-0.84	0.93	0.09	8.23	52.01	22.12	-NA-	-NA-
Kilroy Realty *	Rental	Office	REIT	58.58	3,496	0.43	0.82	2.39	-NA-	8.08	30.86	17.32	14.33	17.44	1.84	0.61	2.45	17.44	28.95	20.04	9,258	192
BRE Properties *	Rental	Residential	REIT	62.78	3,494	0.43	0.82	2.52	9.65	9.14	29.45	12.64	32.21	15.47	1.64	0.64	2.27	15.47	28.15	21.16	8,948	186
Regency Centers *	Rental	Retail	REIT	51.06	3,394	0.42	0.80	3.68	8.45	4.46	17.64	9.20	0.01	11.30	0.57	0.00	0.57	11.30	31.97	20.97	6,249	134
Taubman Centers *	Rental	Retail	REIT	70.79	3,271	0.41	0.77	3.05	11.25	13.25	36.31	12.61	-6.22	11.59	0.48	0.77	1.25	11.59	32.61	20.89	9,747	216
Apartment Investment *	Rental	Residential	REIT	30.22	3,191	0.40	0.75	3.44	-NA-	6.16	43.44	8.53	1.76	17.64	1.10	0.00	1.10	17.64	37.96	20.21	11,578	263
Hospitality Properties *	Rental	Lodging/Resorts	REIT	28.72	3,118	0.39	0.73	6.69	-NA-	1.24	23.99	13.96	11.59	8.03	8.38	0.00	8.38	8.03	31.53	22.41	6,117	142
Senior Housing Prop *	Rental	Health Care	REIT	22.47	3,066	0.38	0.72	6.94	-NA-	6.49	16.39	5.52	-10.44	2.83	0.76	0.00	0.76	2.83	27.80	17.18	10,335	245
Omega Healthcare Investors *	Rental	Health Care	REIT	33.52	3,021	0.38	0.71	5.85	5.35	15.57	24.00	20.14	16.67	14.13	4.88	0.00	4.88	14.13	24.76	23.57	11,123	267
National Retail Properties *	Rental	Retail	REIT	34.32	3,018	0.38	0.71	4.72	7.70	9.49	21.56	14.32	-0.66	14.49	-4.37	0.00	-4.37	14.49	24.23	19.36	8,904	214
BioMed Realty Trust *	Rental	Office	REIT	20.49	2,858	0.36	0.67	4.88	-NA-	-NA-	28.97	6.81	-0.65	14.46	-0.92	1.21	0.29	14.46	-NA-	17.14	6,757	172
American Campus Communities *	Rental	Residential	REIT	37.35	2,835	0.35	0.67	3.86	-NA-	-NA-	20.55	7.93	-14.45	17.08	1.11	0.00	1.11	17.08	-NA-	16.16	7,841	201

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-Mar	31-Mar	31-Mar	31-Mar	31-Mar	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)			- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD		Annualised	(%)
Spirit Realty Capital *	Rental	Diversified	REIT	10.98	2,831	0.35	0.66	6.06	-NA-	-NA-	-NA-	-NA-	10.08	11.70	0.55	0.00	0.55	11.70	-NA-	-NA-	-NA-	-NA-
Douglas Emmett	Rental	Office	REIT	27.14	2,609	0.32	0.61	2.95	-NA-	-NA-	31.90	15.78	11.91	17.39	0.78	0.74	1.52	17.39	-NA-	20.66	5,836	162
Highwoods Properties *	Rental	Office	REIT	38.41	2,504	0.31	0.59	4.43	-NA-	7.69	16.76	7.51	1.36	7.37	1.86	0.00	1.86	7.37	27.03	19.32	6,562	190
Home Props of New York *	Rental	Residential	REIT	60.12	2,480	0.31	0.58	4.86	-NA-	7.69	18.83	4.95	-0.74	13.48	2.00	0.00	2.00	13.48	25.50	17.78	5,844	171
Tanger Factory *	Rental	Retail	REIT	35.00	2,384	0.30	0.56	2.57	10.49	15.36	21.24	12.68	-0.77	10.01	2.01	0.00	2.01	10.01	20.01	13.92	7,016	214
RLJ Lodging Trust *	Rental	Lodging/Resorts	REIT	26.74	2,381	0.30	0.56	3.29	-NA-	-NA-	-NA-	-NA-	20.43	10.86	2.89	0.85	3.73	10.86	-NA-	-NA-	3,963	121
Weingarten Realty *	Rental	Retail	REIT	30.00	2,367	0.29	0.56	4.33	6.34	2.89	30.57	10.19	-0.98	10.59	-1.64	1.07	-0.57	10.59	39.76	20.21	5,741	176
LaSalle Hotel Properties *	Rental	Lodging/Resorts	REIT	31.31	2,362	0.29	0.55	3.58	-NA-	5.66	42.04	7.34	27.46	2.37	-0.10	0.89	0.80	2.37	49.83	27.24	6,985	215
Commonwealth REIT *	Rental	Office	REIT	26.30	2,257	0.28	0.53	3.80	-0.15	-2.16	20.20	5.85	21.66	13.90	-3.13	0.00	-3.13	13.90	38.79	42.44	-NA-	-NA-
Equity Lifestyle Properties *	Rental	Residential	REIT	40.65	2,217	0.28	0.52	3.20	9.61	10.90	20.09	16.31	9.31	13.10	0.99	0.81	1.80	13.10	21.69	18.15	4,298	141
CBL & Associates Props *	Rental	Retail	REIT	17.75	2,188	0.27	0.51	5.52	7.04	0.70	56.45	5.47	-20.76	0.19	-0.22	1.38	1.15	0.19	89.75	33.08	13,141	436
Forest City Enterprises	Rental	Diversified	Non-REIT	19.10	2,067	0.26	0.48	0.00	7.99	-2.73	39.62	0.48	7.48	0.00	-1.95	0.00	-1.95	0.00	62.15	32.92	3,779	133
Entertainment Props *	Rental	Diversified	REIT	53.39	2,050	0.25	0.48	6.41	-NA-	7.24	33.87	10.11	8.77	10.34	0.24	0.54	0.78	10.34	35.39	18.09	-NA-	-NA-
Healthcare Trust Of America Inc *	Rental	Health Care	REIT	11.39	1,958	0.24	0.46	5.05	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Post Properties *	Rental	Residential	REIT	49.10	1,931	0.24	0.45	2.93	5.73	8.12	39.68	10.05	7.11	9.35	1.17	0.74	1.92	9.35	30.48	19.12	6,841	257
Piedmont Office Realty Trust Cl A	Rental	Office	REIT	17.15	1,920	0.24	0.45	4.66	-NA-	-NA-	-NA-	0.83	-8.37	5.02	-0.75	0.00	-0.75	5.02	-NA-	16.55	4,767	180
Retail Properties of America *	Rental	Retail	REIT	13.54	1,844	0.23	0.43	4.89	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Sunstone Hotel Investors *	Rental	Lodging/Resorts	REIT	13.73	1,822	0.23	0.43	1.09	-NA-	-NA-	39.47	10.85	12.75	2.84	1.55	0.37	1.92	2.84	-NA-	30.69	6,246	249
DCT Industrial Trust *	Rental	Industrial	REIT	7.88	1,809	0.22	0.42	3.55	-NA-	-NA-	24.12	16.25	10.27	10.52	-0.51	0.00	-0.51	10.52	-NA-	21.63	11,538	463
Lexington Corporate *	Rental	Diversified	REIT	10.91	1,808	0.22	0.42	6.05	7.54	2.22	43.23	10.44	-2.20	8.47	-4.38	1.45	-2.94	8.47	39.96	24.29	4,797	193
CubeSmart *	Rental	Self Storage	REIT	17.16	1,732	0.22	0.41	3.03	-NA-	-NA-	55.47	19.83	10.82	8.47	-2.00	0.74	-1.26	8.47	-NA-	23.78	5,714	239
Sovran Self Storage *	Rental	Self Storage	REIT	73.45	1,706	0.21	0.40	3.70	-NA-	8.66	32.97	26.10	17.34	13.75	-0.73	0.00	-0.73	13.75	28.23	23.49	4,508	192
Healthcare Realty Trust *	Rental	Health Care	REIT	24.15	1,680	0.21	0.39	4.97	6.61	1.09	15.03	6.92	-10.71	14.73	0.75	0.00	0.75	14.73	27.18	20.66	2,812	121
Diamondrock Hospitality *	Rental	Lodging/Resorts	REIT	11.75	1,664	0.21	0.39	3.49	-NA-	-NA-	27.04	4.52	30.05	2.62	-6.89	0.81	-6.08	2.62	-NA-	29.49	5,548	242
Brandywine Realty Trust *	Rental	Office	REIT	14.46	1,646	0.20	0.39	4.15	7.65	-1.67	43.20	10.23	1.41	3.69	-1.30	0.00	-1.30	3.69	55.34	25.74	4,265	188
American Homes 4 Rent *	Rental	Residential	REIT	16.71	1,614	0.20	0.38	0.60	-NA-	-NA-	-NA-	-NA-	-NA-	3.15	2.01	0.00	2.01	3.15	-NA-	-NA-	4,470	201
Corporate Office Props *	Rental	Office	REIT	26.64	1,587	0.20	0.37	4.13	7.90	4.75	6.14	-5.65	3.97	13.61	-0.11	1.03	0.92	13.61	26.97	25.73	4,127	189
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	REIT	33.77	1,570	0.20	0.37	2.72	-NA-	-NA-	-NA-	-NA-	33.70	10.53	1.59	0.69	2.29	10.53	-NA-	-NA-	2,208	102
First Industrial Realty *	Rental	Industrial	REIT	19.32	1,541	0.19	0.36	2.12	-NA-	-1.67	51.82	18.45	14.87	11.30	0.42	0.53	0.95	11.30	48.88	28.13	3,456	163
Medical Properties Trust *	Rental	Health Care	REIT	12.79	1,499	0.19	0.35	6.57	-NA-	-NA-	34.41	9.55	-15.15	6.38	-3.03	1.59	-1.44	6.38	-NA-	26.13	4,394	213
Cousins Properties *	Rental	Office	REIT	11.47	1,468	0.18	0.34	2.62	6.73	-1.42	15.67	12.97	9.26	12.09	-0.69	0.00	-0.69	12.09	35.46	24.81	3,970	196
Eastgroup Properties *	Rental	Industrial	REIT	62.91	1,411	0.18	0.33	3.43	10.74	8.91	21.20	16.35	11.79	9.53	1.40	0.87	2.27	9.53	24.14	19.03	2,696	139

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

Version: March 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Mar	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Nth Am Wght (%)	Div Yld (%) 31-Mar	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Mar-14	Dividend Mar-14	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
					EUR (m) 31-Mar	31-Mar	31-Mar															
Chambers Street Properties *	Rental	Industrial/Office M	REIT	7.77	1,334	0.17	0.31	6.78	-NA-	-NA-	-NA-	-NA-	-NA-	1.57	-1.77	0.00	-1.77	1.57	-NA-	-NA-	2,110	115
Mack-Cali Realty *	Rental	Office	REIT	20.79	1,324	0.16	0.31	5.77	-NA-	-0.66	8.17	-8.77	-22.61	-1.82	-6.56	0.00	-6.56	-1.82	30.56	19.40	6,132	336
National Health Inv *	Rental	Health Care	REIT	60.46	1,276	0.16	0.30	5.09	6.82	9.97	21.84	12.85	-3.08	9.14	-2.01	1.25	-0.76	9.14	24.34	19.08	2,763	157
Sun Communities *	Rental	Residential	REIT	45.09	1,268	0.16	0.30	5.77	7.25	5.17	37.59	14.35	-3.45	7.27	-2.11	1.41	-0.69	7.27	32.80	20.56	2,478	142
Strategic Hotels & Resorts	Rental	Lodging/Resorts	REIT	10.19	1,238	0.15	0.29	0.00	-NA-	-NA-	71.34	16.47	22.04	7.83	2.00	0.00	2.00	7.83	-NA-	34.66	3,197	187
PS Business Parks *	Rental	Industrial/Office M	REIT	83.62	1,213	0.15	0.28	2.39	10.16	7.97	20.20	15.36	8.26	10.08	-0.48	0.60	0.12	10.08	23.01	16.96	1,741	104
DuPont Fabros Technology *	Rental	Specialty	REIT	24.07	1,147	0.14	0.27	4.15	-NA-	-NA-	32.62	4.71	10.39	-2.59	-9.37	0.00	-9.37	-2.59	-NA-	24.70	3,752	237
Washington Real Estate *	Rental	Diversified	REIT	23.88	1,142	0.14	0.27	5.03	5.15	2.17	12.81	-3.26	-9.91	3.51	-5.05	1.19	-3.86	3.51	24.23	16.05	2,539	161
Glimcher Realty Trust *	Rental	Retail	REIT	10.03	1,056	0.13	0.25	3.99	2.97	-2.76	52.98	6.68	-10.09	8.23	3.08	1.03	4.11	8.23	50.45	28.24	3,519	242
Acadia Realty Trust *	Rental	Retail	REIT	26.38	1,054	0.13	0.25	3.49	5.25	9.76	23.25	14.94	-1.84	7.17	-0.26	0.87	0.60	7.17	25.58	17.48	2,216	153
Government Properties *	Rental	Office	REIT	25.20	999	0.12	0.23	6.83	-NA-	-NA-	-NA-	-2.10	-2.06	1.41	1.16	0.00	1.16	1.41	-NA-	16.25	2,181	158
Equity One Inc *	Rental	Retail	REIT	22.34	959	0.12	0.23	3.94	-NA-	5.57	17.36	10.00	-3.13	0.53	-3.71	0.95	-2.76	0.53	25.35	18.39	2,905	220
LTC Properties *	Rental	Health Care	REIT	37.63	949	0.12	0.22	5.42	8.28	11.46	21.42	15.02	-2.82	7.77	-0.13	0.45	0.32	7.77	24.12	20.89	2,029	155
Parkway Properties *	Rental	Office	REIT	18.25	932	0.12	0.22	4.11	9.63	-2.99	15.88	4.99	2.02	-4.42	-0.98	1.02	0.04	-4.42	38.38	30.85	3,441	268
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	REIT	25.73	926	0.12	0.22	4.66	-NA-	-NA-	-NA-	-NA-	16.78	2.93	-1.23	1.15	-0.08	2.93	-NA-	-NA-	1,951	153
Hudson Pacific Properties	Rental	Office	REIT	23.07	920	0.11	0.22	2.17	-NA-	-NA-	-NA-	-NA-	6.07	5.49	1.14	0.00	1.14	5.49	-NA-	-NA-	-NA-	-NA-
Pennsylvania Real Estate *	Rental	Retail	REIT	18.05	857	0.11	0.20	4.43	4.03	-1.58	42.85	12.04	-2.99	-3.85	-3.78	0.00	-3.78	-3.85	60.24	39.01	3,322	281
American Assets Trust Inc.	Rental	Diversified	REIT	33.74	852	0.11	0.20	2.61	-NA-	-NA-	-NA-	19.48	8.09	8.05	2.03	0.67	2.69	8.05	-NA-	18.13	1,423	121
Empire State Realty Trust *	Rental	Office	REIT	15.11	829	0.10	0.19	1.09	-NA-	-NA-	-NA-	-NA-	-NA-	-1.24	-1.37	0.00	-1.37	-1.24	-NA-	-NA-	-NA-	-NA-
Education Realty Trust *	Rental	Residential	REIT	9.87	822	0.10	0.19	4.46	-NA-	-NA-	27.25	10.82	-2.18	13.15	4.67	0.00	4.67	13.15	-NA-	15.78	3,114	275
Felcor Lodging Trust *	Rental	Lodging/Resorts	REIT	9.04	816	0.10	0.19	0.22	-NA-	1.47	46.12	13.91	52.27	11.03	3.79	0.00	3.79	11.03	66.09	46.59	1,828	162
Franklin Street Properties	Rental	Office	REIT	12.60	806	0.10	0.19	6.03	-NA-	-NA-	4.41	1.88	-8.62	7.03	0.64	0.00	0.64	7.03	-NA-	22.08	873	79
Ramco-Gershenson *	Rental	Retail	REIT	16.30	779	0.10	0.18	4.60	5.35	0.25	25.39	13.55	1.37	4.75	-2.40	1.12	-1.27	4.75	43.93	28.65	1,079	100
Retail Opportunity Investment Corp. *	Rental	Retail	REIT	14.94	779	0.10	0.18	4.28	-NA-	-NA-	11.72	14.77	10.99	2.58	0.74	1.08	1.82	2.58	-NA-	11.09	-NA-	-NA-
STAG Industrial	Rental	Industrial	REIT	24.10	772	0.10	0.18	5.23	-NA-	-NA-	-NA-	-NA-	13.31	18.20	3.39	0.00	3.39	18.20	-NA-	-NA-	-NA-	-NA-
Sabra Health Care REIT *	Rental	Health Care	REIT	27.89	767	0.10	0.18	5.16	-NA-	4.09	15.05	20.22	0.90	8.07	-2.04	0.00	-2.04	8.07	38.15	33.84	1,654	157
Hersha Hospitality Trust	Rental	Lodging/Resorts	REIT	5.83	728	0.09	0.17	4.12	-NA-	-2.74	29.61	3.31	3.94	5.75	3.74	1.07	4.80	5.75	45.85	31.09	3,227	321
Associated Estates Realty	Rental	Residential	REIT	16.94	707	0.09	0.17	4.49	-0.10	8.89	29.23	6.37	-5.04	6.73	-0.94	0.00	-0.94	6.73	33.06	21.18	1,842	189
Investors Real Estate *	Rental	Diversified	REIT	8.98	697	0.09	0.16	5.79	-NA-	4.35	3.92	3.66	-3.75	6.18	2.28	1.48	3.76	6.18	15.96	15.63	728	76
Inland Real Estate Corp *	Rental	Retail	REIT	10.55	655	0.08	0.15	5.40	-NA-	5.31	13.64	8.72	10.21	1.64	-1.49	0.44	-1.05	1.64	28.20	17.57	1,182	131
Brixmor Property Group	Rental	Retail	REIT	21.33	640	0.08	0.15	0.60	-NA-	-NA-	-NA-	-NA-	-NA-	4.92	-3.40	0.00	-3.40	4.92	-NA-	-NA-	2,152	244

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-Mar	Mkt Cap	Global	Nth Am		Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Mar-14	Mar-14	Mar-14	YTD	Vity (%)	Vity (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	Yld (%)	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD							Annualised	(%)
Select Income REIT *	Rental	Industrial/Office M	REIT	30.27	612	0.08	0.14	6.08	-NA-	-NA-	-NA-	-NA-	-NA-	13.20	3.84	0.00	3.84	13.20	-NA-	-NA-	1,767	209
Kite Realty Group Trust *	Rental	Retail	REIT	6.00	563	0.07	0.13	4.00	-NA-	-NA-	24.17	8.17	-7.42	-7.76	-2.91	0.00	-2.91	-7.76	-NA-	21.19	1,264	163
First Potomac Realty Trust *	Rental	Industrial/Office M	REIT	12.92	551	0.07	0.13	4.64	-NA-	0.85	17.80	-1.46	-8.83	12.38	1.89	0.00	1.89	12.38	29.22	25.34	744	98
Alexander's Inc. *	Rental	Retail	REIT	360.99	532	0.07	0.12	3.60	10.83	9.83	19.11	-0.53	12.98	10.38	-3.66	0.00	-3.66	10.38	34.93	27.98	694	95
Ashford Hospitality *	Rental	Lodging/Resorts	REIT	11.27	520	0.06	0.12	4.26	-NA-	9.09	65.19	19.47	41.67	37.56	0.81	1.07	1.88	37.56	55.31	36.39	2,089	291
Rouse Properties *	Rental	Retail	REIT	17.24	455	0.06	0.11	3.02	-NA-	-NA-	-NA-	-NA-	-1.88	-21.72	-7.91	0.00	-7.91	-21.72	-NA-	-NA-	2,460	393
Saul Centers *	Rental	Retail	REIT	47.36	446	0.06	0.10	3.04	7.59	7.55	18.97	5.07	11.57	-0.02	1.92	0.00	1.92	-0.02	28.56	13.48	303	49
Excel Trust *	Rental	Retail	REIT	12.68	418	0.05	0.10	5.52	-NA-	-NA-	-NA-	-NA-	-7.11	11.33	1.20	0.00	1.20	11.33	-NA-	-NA-	832	144
Silver Bay Realty Trust	Rental	Residential	REIT	15.52	415	0.05	0.10	0.77	-NA-	-NA-	-NA-	-NA-	-25.02	-2.94	-0.96	0.00	-0.96	-2.94	-NA-	-NA-	1,302	228
Campus Crest Communities	Rental	Residential	REIT	8.68	407	0.05	0.10	7.60	-NA-	-NA-	-NA-	-3.24	-33.29	-6.00	4.83	1.99	6.82	-6.00	-NA-	22.49	1,550	277
Universal Health Realty *	Rental	Health Care	REIT	42.24	388	0.05	0.09	5.92	8.60	7.17	13.24	6.99	-22.47	7.00	-0.80	1.47	0.67	7.00	23.12	21.57	383	72
Urstadt Biddle Class A *	Rental	Retail	REIT	20.66	352	0.04	0.08	4.89	-NA-	5.85	12.89	7.14	-0.45	11.98	5.35	0.00	5.35	11.98	23.60	17.90	436	90
Cedar Shopping Centers *	Rental	Retail	REIT	6.11	351	0.04	0.08	3.27	0.97	-1.62	34.51	4.24	3.27	-1.60	-0.65	0.00	-0.65	-1.60	55.48	32.82	758	157
Getty Realty *	Rental	Retail	REIT	18.89	343	0.04	0.08	4.24	6.96	2.68	6.47	-2.35	-2.31	3.92	-1.82	1.04	-0.78	3.92	31.06	31.55	343	73
Agree Realty Corp *	Rental	Retail	REIT	30.41	315	0.04	0.07	5.66	-NA-	4.31	19.85	15.82	6.54	6.27	-1.07	1.40	0.33	6.27	33.29	20.06	471	108
Winthrop Realty Trust	Rental	Diversified	REIT	11.59	272	0.03	0.06	5.61	-2.32	0.91	17.20	3.39	-2.70	6.36	-0.43	1.40	0.97	6.36	31.89	22.71	383	102
United States Total					396,701.54	49.32	93.06	3.87														

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	3,836.33	426,287.77	100.00	3.99	10.83	7.12	27.62	10.90	-3.60	9.38	0.87	9.38	23.48	13.99
United States	EUR	3,583.29	396,701.54	93.06	3.87	10.41	6.89	27.74	11.61	-2.57	10.13	0.79	10.13	24.28	14.63
United States Dividend+	EUR	2,487.60	375,065.05	87.98	3.98	-NA-	-NA-	28.29	12.37	-3.28	10.21	0.78	10.21	-NA-	14.41
Canada	EUR	5,280.02	29,586.22	6.94	5.69	11.48	10.22	26.55	4.30	-13.68	1.54	2.04	1.54	19.27	11.94
North America	USD	5,046.92	587,531.12	137.82	3.99	11.60	8.36	28.58	9.83	3.47	9.40	0.66	9.40	25.50	16.12
United States	USD	4,927.31	546,753.90	128.26	3.87	11.42	8.12	28.69	10.52	4.58	10.15	0.58	10.15	26.27	16.70
United States Dividend+	USD	2,831.97	516,933.40	121.26	3.98	-NA-	8.10	29.25	11.28	3.81	10.23	0.56	10.23	-NA-	16.28
Canada	USD	7,260.45	40,777.21	9.57	5.69	12.07	11.49	27.50	3.29	-7.35	1.56	1.83	1.56	21.41	14.34
North America	GBP	4,878.77	352,416.47	82.67	3.99	10.93	9.42	24.75	8.40	-5.76	8.68	1.18	8.68	24.52	13.61
United States	GBP	4,763.14	327,957.23	76.93	3.87	10.77	9.18	24.86	9.09	-4.75	9.43	1.10	9.43	25.40	14.27
United States Dividend+	GBP	3,044.80	310,070.12	72.74	3.98	-NA-	9.16	25.41	9.84	-5.45	9.51	1.09	9.51	-NA-	13.99
Canada	GBP	7,018.54	24,459.24	5.74	5.69	12.22	12.59	23.71	1.95	-15.62	0.90	2.36	0.90	18.98	11.43
North America	JPY	5,077.98	60,506,892.08	14193.91	3.99	11.61	8.25	29.66	18.07	13.34	7.19	1.56	7.19	26.96	18.27
United States	JPY	4,957.64	56,307,450.71	13208.79	3.87	11.43	8.01	29.77	18.82	14.55	7.93	1.48	7.93	27.63	18.74
United States Dividend+	JPY	2,631.99	53,236,386.50	12488.37	3.98	-NA-	-NA-	30.34	19.64	13.71	8.01	1.47	8.01	-NA-	18.21
Canada	JPY	7,305.13	4,199,441.37	985.12	5.69	11.40	11.38	28.57	11.05	1.48	-0.49	2.75	-0.49	23.94	17.33
North America	AUD	3,563.17	633,900.97	148.70	3.99	-NA-	-NA-	21.38	13.91	16.39	5.60	-2.82	5.60	-NA-	11.12
United States	AUD	3,478.73	589,905.49	138.38	3.87	-NA-	-NA-	21.49	14.63	17.63	6.32	-2.90	6.32	-NA-	11.91
United States Dividend+	AUD	2,329.05	557,731.46	130.83	3.98	-NA-	-NA-	22.01	15.42	16.77	6.40	-2.91	6.40	-NA-	11.71
Canada	AUD	5,125.94	43,995.48	10.32	5.69	-NA-	-NA-	20.36	7.13	4.21	-1.97	-1.69	-1.97	-NA-	8.27
Canada	CAD	5,540.48	45,007.85	6.94	5.69	10.94	9.56	24.21	7.73	0.65	5.50	1.53	5.50	15.77	8.78

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

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

Net Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America	EUR	3,460.79	426,287.77	100.00	2.82	-NA-	-NA-	26.13	9.66	-4.71	9.06	0.72	9.06	-NA-	14.00
United States	EUR	3,241.13	396,701.54	93.06	2.71	-NA-	-NA-	26.28	10.38	-3.68	9.81	0.63	9.81	-NA-	14.64
Canada	EUR	4,616.34	29,586.22	6.94	4.26	-NA-	-NA-	24.75	2.94	-14.87	1.18	1.91	1.18	-NA-	11.95
North America	USD	4,552.85	587,531.12	100.00	2.82	-NA-	-NA-	27.08	8.60	2.28	9.08	0.50	9.08	-NA-	16.13
United States	USD	4,456.82	546,753.90	93.06	2.71	-NA-	-NA-	27.22	9.31	3.39	9.83	0.42	9.83	-NA-	16.71
Canada	USD	6,347.84	40,777.21	6.94	4.26	-NA-	-NA-	25.68	1.95	-8.63	1.20	1.70	1.20	-NA-	14.35
North America	GBP	4,401.16	352,416.47	100.00	2.82	-NA-	-NA-	23.29	7.18	-6.85	8.37	1.03	8.37	-NA-	13.62
United States	GBP	4,308.32	327,957.23	93.06	2.71	-NA-	-NA-	23.44	7.88	-5.83	9.12	0.94	9.12	-NA-	14.29
Canada	GBP	6,136.34	24,459.24	6.94	4.26	-NA-	-NA-	21.94	0.62	-16.78	0.54	2.23	0.54	-NA-	11.43
North America	JPY	4,580.87	60,506,892.08	100.00	2.82	-NA-	-NA-	28.14	16.75	12.03	6.88	1.41	6.88	-NA-	18.26
United States	JPY	4,484.25	56,307,450.71	93.06	2.71	-NA-	-NA-	28.29	17.51	13.25	7.62	1.33	7.62	-NA-	18.74
Canada	JPY	6,386.91	4,199,441.37	6.94	4.26	-NA-	-NA-	26.74	9.60	0.08	-0.84	2.62	-0.84	-NA-	17.33
North America	AUD	3,214.35	633,900.97	148.70	2.82	-NA-	-NA-	19.96	12.63	15.04	5.29	-2.97	5.29	-NA-	11.13
United States	AUD	3,146.55	589,905.49	138.38	2.71	-NA-	-NA-	20.10	13.37	16.29	6.02	-3.05	6.02	-NA-	11.92
Canada	AUD	4,481.63	43,995.48	10.32	4.26	-NA-	-NA-	18.65	5.74	2.78	-2.32	-1.81	-2.32	-NA-	8.27
Canada	CAD	4,844.45	45,007.85	6.94	3.10	-NA-	-NA-	22.44	6.33	-0.73	5.13	1.41	5.13	-NA-	8.79

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

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
North America	EUR	1,909.68	426,287.77	100.00	0.00	4.78	2.51	22.61	6.72	-7.33	8.30	0.35	8.30	23.44	14.02
United States	EUR	1,800.10	396,701.54	93.06	0.00	4.41	2.41	22.94	7.56	-6.21	9.08	0.27	9.08	24.23	14.66
United States Dividend+	EUR	1,874.92	375,065.05	87.98	0.00	-NA-	-NA-	23.21	8.10	-7.00	9.13	0.26	9.13	-NA-	14.45
Canada	EUR	2,449.14	29,586.22	6.94	0.00	6.79	4.01	19.50	-1.02	-18.33	0.09	1.53	0.09	19.22	11.95
North America	USD	2,511.87	587,531.12	100.00	0.00	5.51	3.69	23.53	5.69	-0.54	8.32	0.14	8.32	25.43	16.17
United States	USD	2,475.28	546,753.90	93.06	0.00	5.37	3.59	23.86	6.51	0.67	9.10	0.06	9.10	26.19	16.74
United States Dividend+	USD	2,091.58	516,933.40	87.98	0.00	-NA-	3.34	24.14	7.06	-0.18	9.15	0.05	9.15	-NA-	16.33
Canada	USD	3,367.77	40,777.21	6.94	0.00	7.36	5.21	20.39	-1.98	-12.34	0.12	1.32	0.12	21.35	14.36
North America	GBP	2,428.18	352,416.47	100.00	0.00	4.88	4.70	19.85	4.31	-9.41	7.61	0.67	7.61	24.39	13.66
United States	GBP	2,392.81	327,957.23	93.06	0.00	4.76	4.61	20.17	5.13	-8.31	8.39	0.58	8.39	25.27	14.33
United States Dividend+	GBP	1,868.58	310,070.12	87.98	0.00	-NA-	4.35	20.44	5.66	-9.08	8.44	0.57	8.44	-NA-	14.05
Canada	GBP	3,255.56	24,459.24	6.94	0.00	7.50	6.24	16.81	-3.26	-20.16	-0.54	1.85	-0.54	18.90	11.45
North America	JPY	2,527.33	60,506,892.08	100.00	0.00	5.52	3.58	24.56	13.62	8.95	6.13	1.05	6.13	26.88	18.26
United States	JPY	2,490.52	56,307,450.71	93.06	0.00	5.38	3.49	24.90	14.51	10.26	6.90	0.96	6.90	27.53	18.73
United States Dividend+	JPY	2,331.01	53,236,386.50	87.98	0.00	-NA-	-NA-	25.18	15.09	9.34	6.95	0.95	6.95	-NA-	18.21
Canada	JPY	3,388.50	4,199,441.37	6.94	0.00	6.72	5.11	21.40	5.38	-3.99	-1.90	2.23	-1.90	23.87	17.31
North America	AUD	1,773.41	633,900.97	506.34	2.00	-NA-	-NA-	16.61	9.62	11.88	4.56	-3.31	4.56	-NA-	11.15
United States	AUD	1,747.57	589,905.49	471.20	3.00	-NA-	-NA-	16.92	10.48	13.23	5.31	-3.40	5.31	-NA-	11.94
United States Dividend+	AUD	1,666.01	557,731.46	445.50	4.00	-NA-	-NA-	17.19	11.04	12.28	5.36	-3.41	5.36	-NA-	11.74
Canada	AUD	2,377.67	43,995.48	35.14	5.00	-NA-	-NA-	13.65	1.66	-1.40	-3.36	-2.18	-3.36	-NA-	8.27
Canada	CAD	2,570.02	45,007.85	6.94	0.00	6.28	3.39	17.28	2.24	-4.77	4.00	1.03	4.00	15.74	8.81

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

		12 Mths Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	31-Mar	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
North America Real Estate **	Local	4,947.09	3.99	11.50	8.18	28.24	10.23	4.22	9.77	0.64	9.77	25.08	15.59
North America FTSE	Local	348.98	2.54	-NA-	7.59	20.29	13.50	20.80	1.72	0.01	1.72	14.33	12.00
United States Real Estate **	USD	4,927.31	3.87	11.42	8.12	28.69	10.52	4.58	10.15	0.58	10.15	26.27	16.70
United States FTSE	USD	1,448.41	2.47	-NA-	7.64	21.05	14.44	21.23	1.46	-0.05	1.46	14.54	12.41
United States JP Morgan Bonds	USD	534.50	-NA-	5.76	4.14	2.71	3.39	-1.55	1.65	-0.29	1.65	4.57	3.72
Canada Real Estate **	CAD	5,540.48	5.69	10.94	9.56	24.21	7.73	0.65	5.50	1.53	5.50	15.77	8.78
Canada FTSE	CAD	995.81	3.46	-NA-	8.01	11.87	3.17	15.40	5.42	0.88	5.42	13.93	10.25
Canada JP Morgan Bonds	CAD	691.04	-NA-	6.60	4.82	3.21	4.09	-0.53	2.44	-0.14	2.44	3.92	3.72

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
				31-Mar	31-Mar
Simon Property Group *	Rental	Retail	US	37,393	8.77
Public Storage *	Rental	Self Storage	US	17,475	4.10
Equity Residential Props *	Rental	Residential	US	14,995	3.52
Prologis	Rental	Industrial	US	14,760	3.46
Ventas *	Rental	Health Care	US	12,930	3.03
HCP *	Rental	Health Care	US	12,746	2.99
Boston Properties *	Rental	Office	US	12,601	2.96
Health Care REIT *	Rental	Health Care	US	12,539	2.94
Avalonbay Communities *	Rental	Residential	US	12,327	2.89
Vornado Realty Trust *	Rental	Diversified	US	11,980	2.81
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	10,937	2.57
General Growth Properties	Rental	Retail	US	8,040	1.89
American Realty Capital Prop *	Rental	Retail	US	7,650	1.79
SL Green Realty *	Rental	Office	US	6,925	1.62
Kimco Realty *	Rental	Retail	US	6,443	1.51
The Macerich Company *	Rental	Retail	US	6,356	1.49
Realty Income *	Rental	Retail	US	6,154	1.44
Federal Realty Inv *	Rental	Retail	US	5,562	1.30
Riocan Real Estate *	Rental	Retail	CA	5,259	1.23
Digital Realty Trust *	Rental	Diversified	US	4,945	1.16
				228,017.26	53.49 (**)

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	119	396,702	93.06%
EPRA/NAREIT Canada	21	29,586	6.94%
EPRA/NAREIT North America	140	426,288	100.00%

(**) The Top 20 Constituents represent 53.49% of the market capitalisation of the Developed North America Index.

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return Mar-14	Dividend Return Mar-14	Total Return Mar-14	
Hospitality Properties *	Rental	Lodging/Resorts	US	8.38	0.00	8.38	▲
Campus Crest Communities	Rental	Residential	US	4.83	1.99	6.82	▲
Granite Real Estate *	Rental	Industrial	CA	6.16	0.00	6.16	▲
Urstadt Biddle Class A *	Rental	Retail	US	5.35	0.00	5.35	▲
Omega Healthcare Investors *	Rental	Health Care	US	4.88	0.00	4.88	▲
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	3.74	1.07	4.80	▲
Education Realty Trust *	Rental	Residential	US	4.67	0.00	4.67	▲
Glimcher Realty Trust *	Rental	Retail	US	3.08	1.03	4.11	▲
Select Income REIT *	Rental	Industrial/Office Mixed	US	3.84	0.00	3.84	▲
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	3.79	0.00	3.79	▲
Federal Realty Inv *	Rental	Retail	US	3.06	0.70	3.76	▲
Investors Real Estate *	Rental	Diversified	US	2.28	1.48	3.76	▲
RLJ Lodging Trust *	Rental	Lodging/Resorts	US	2.89	0.85	3.73	▲
The Macerich Company *	Rental	Retail	US	3.66	0.00	3.66	▲
Canadian REIT *	Rental	Diversified	CA	3.32	0.33	3.66	▲
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	2.90	0.71	3.61	▲
STAG Industrial	Rental	Industrial	US	3.39	0.00	3.39	▲
Allied Properties REIT *	Rental	Office	CA	2.99	0.35	3.34	▲
H & R Real Estate *	Rental	Diversified	CA	2.79	0.51	3.29	▲
Cominar REIT *	Rental	Diversified	CA	2.10	0.66	2.76	▲

Bottom 20 Performance:

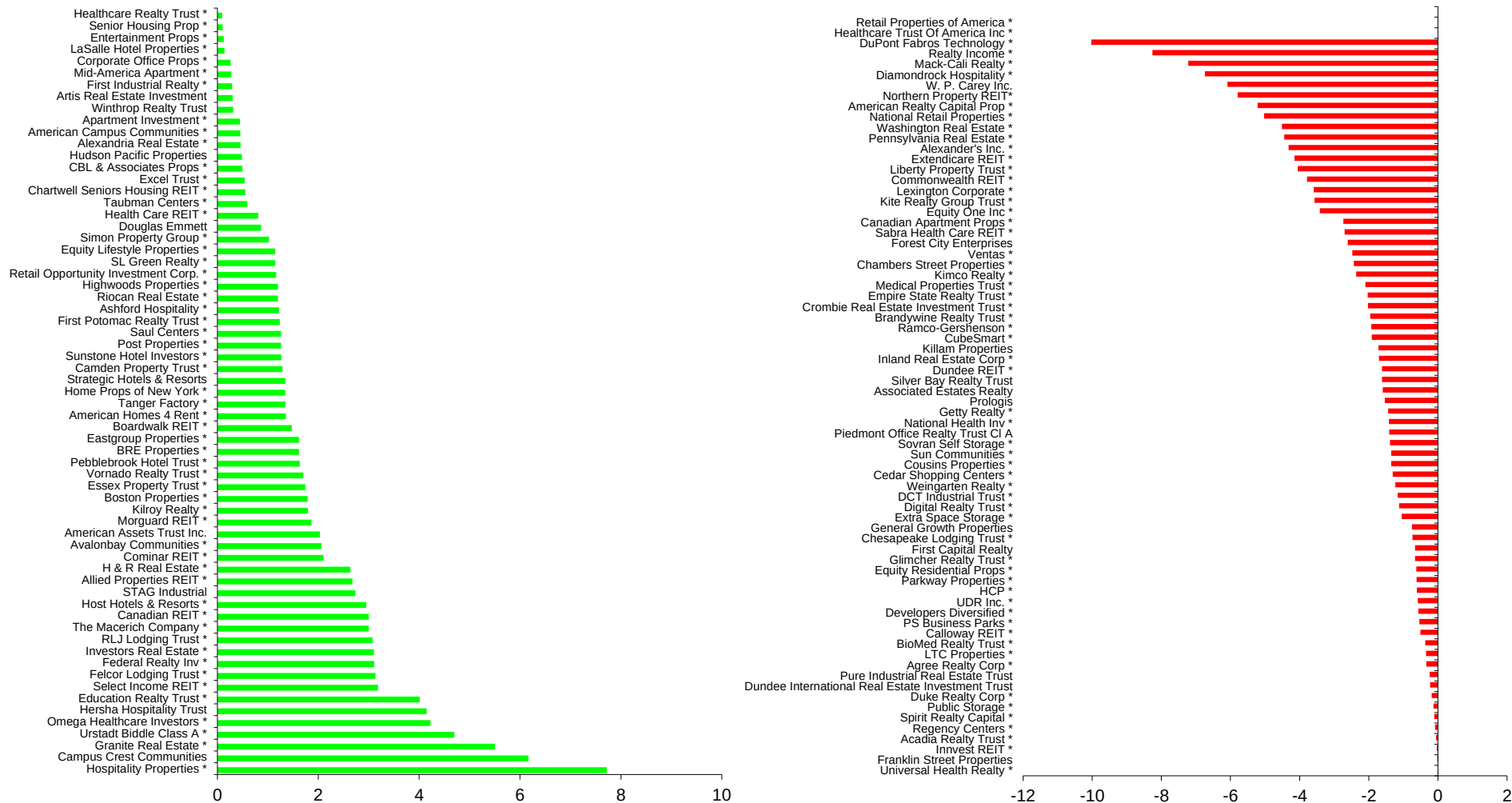
Stock	Investment Focus	Sector	Country	Price Return Mar-14	Dividend Return Mar-14	Total Return Mar-14	
Canadian Apartment Props *	Rental	Residential	CA	-2.51	0.44	-2.08	▼
Equity One Inc *	Rental	Retail	US	-3.71	0.95	-2.76	▼
Kite Realty Group Trust *	Rental	Retail	US	-2.91	0.00	-2.91	▼
Lexington Corporate *	Rental	Diversified	US	-4.38	1.45	-2.94	▼
Commonwealth REIT *	Rental	Office	US	-3.13	0.00	-3.13	▼
Brixmor Property Group	Rental	Retail	US	-3.40	0.00	-3.40	▼
Liberty Property Trust *	Rental	Industrial/Office Mixed	US	-3.40	0.00	-3.40	▼
Extendicare REIT *	Rental	Health Care	CA	-3.49	0.00	-3.49	▼
Alexander's Inc. *	Rental	Retail	US	-3.66	0.00	-3.66	▼
Pennsylvania Real Estate *	Rental	Retail	US	-3.78	0.00	-3.78	▼
Washington Real Estate *	Rental	Diversified	US	-5.05	1.19	-3.86	▼
National Retail Properties *	Rental	Retail	US	-4.37	0.00	-4.37	▼
American Realty Capital Prop *	Rental	Retail	US	-4.56	0.00	-4.56	▼
Northern Property REIT*	Rental	Residential	CA	-5.59	0.45	-5.14	▼
W. P. Carey Inc.	Rental	Diversified	US	-5.43	0.00	-5.43	▼
Diamondrock Hospitality *	Rental	Lodging/Resorts	US	-6.89	0.81	-6.08	▼
Mack-Cali Realty *	Rental	Office	US	-6.56	0.00	-6.56	▼
Realty Income *	Rental	Retail	US	-8.01	0.41	-7.60	▼
Rouse Properties *	Rental	Retail	US	-7.91	0.00	-7.91	▼
DuPont Fabros Technology *	Rental	Specialty	US	-9.37	0.00	-9.37	▼

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

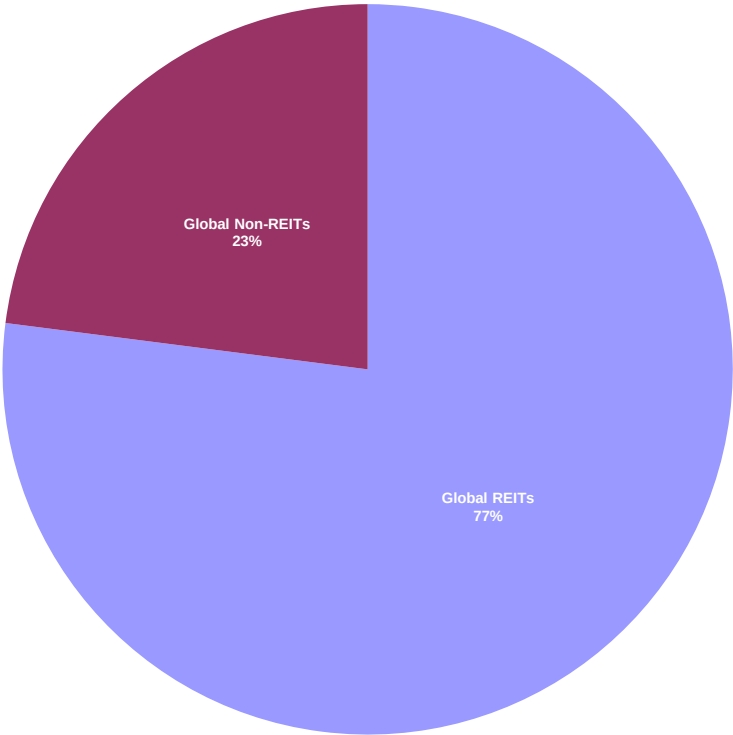


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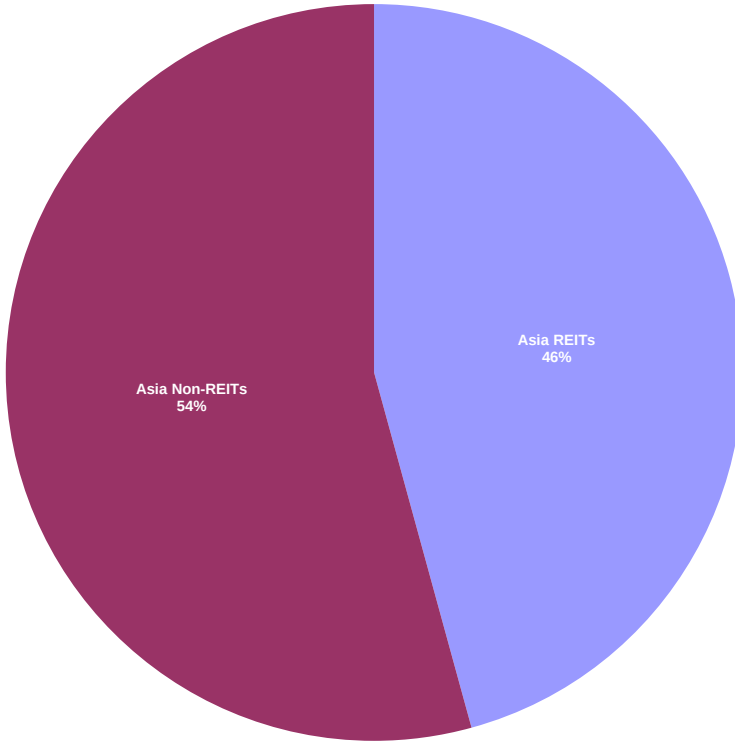
Section 3.5

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

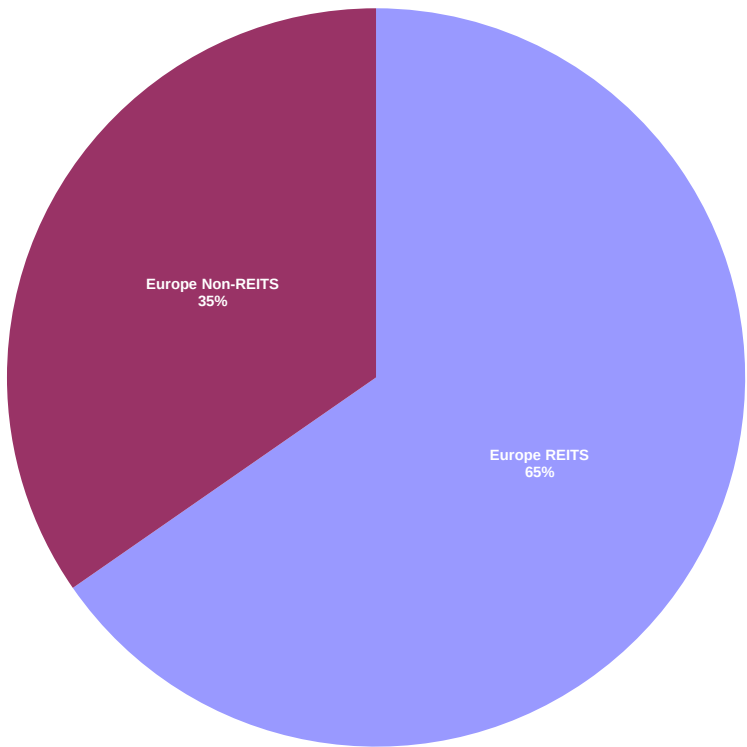
Graph 25: Developed Market Cap Breakdown REIT/Non-REIT



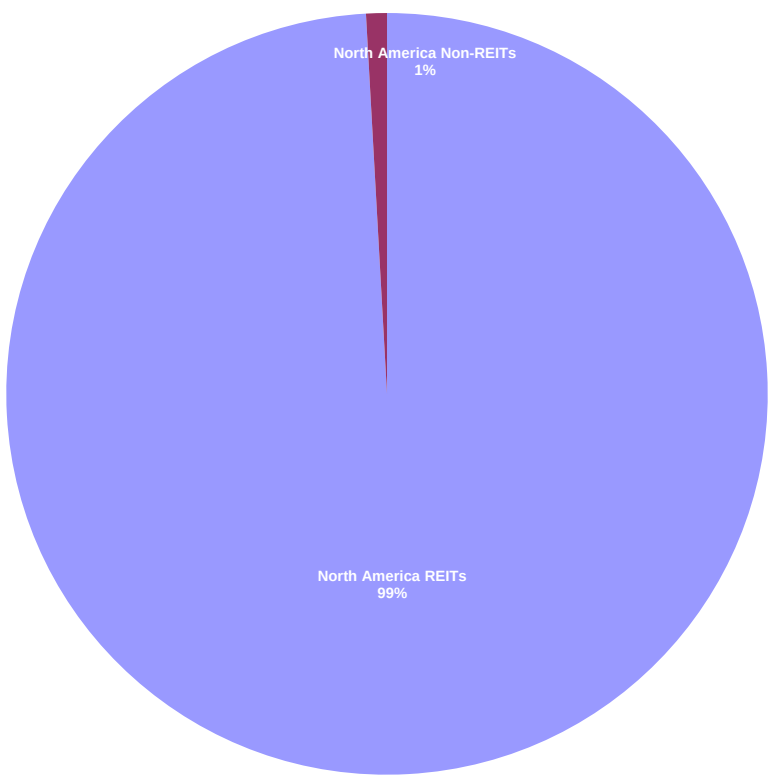
Graph 26: Developed Asia Market Cap Breakdown REIT/Non-REIT



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



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



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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	1,195.01	619,587.02	77.03	4.22	-NA-	-NA-	24.25	10.56	-3.93	7.68	0.32	7.68	-NA-	12.57
Global Non-REITs	EUR	1,141.63	184,796.26	22.97	2.08	-NA-	-NA-	16.86	6.73	-7.74	-6.49	0.53	-6.49	-NA-	17.97
Global ex Asia REITs	EUR	1,199.18	504,341.01	91.30	4.05	-NA-	-NA-	25.81	10.76	-0.53	8.73	0.29	8.73	-NA-	13.23
Global ex Asia Non-REITs	EUR	898.42	48,061.15	8.70	2.39	-NA-	-NA-	22.74	8.80	12.58	7.07	-0.81	7.07	-NA-	11.38
Global ex Europe REITs	EUR	1,257.90	537,779.27	97.35	4.21	-NA-	-NA-	25.30	10.80	-6.68	8.16	0.79	8.16	-NA-	13.08
Global ex Europe Non-REITs	EUR	1,180.51	141,412.34	25.60	1.98	-NA-	-NA-	15.60	5.77	-12.70	-10.03	1.05	-10.03	-NA-	20.65
Global ex US REITs	EUR	965.96	224,952.33	40.72	4.79	-NA-	-NA-	20.02	8.80	-6.13	3.65	-0.49	3.65	-NA-	11.84
Global ex US Non-REITs	EUR	971.74	182,729.40	33.08	2.10	-NA-	-NA-	16.85	6.84	-7.82	-6.56	0.56	-6.56	-NA-	17.95
Asia REITs	EUR	1,175.70	115,246.01	45.74	4.94	-NA-	-NA-	19.12	9.61	-16.21	3.41	0.48	3.41	-NA-	14.59
Asia Non-REITs	EUR	1,196.73	136,735.10	54.26	1.97	-NA-	-NA-	15.22	6.01	-13.41	-10.62	1.02	-10.62	-NA-	21.26
Australia REITs Index	EUR	779.46	51,549.87	20.46	5.79	-NA-	-NA-	20.37	8.58	-13.37	6.71	1.92	6.71	-NA-	-NA-
Hong Kong REITs Index	EUR	2,062.11	9,646.18	3.83	4.36	-NA-	-NA-	24.12	18.98	-12.49	1.61	5.80	1.61	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,171.09	55,266.50	21.93	3.43	-NA-	-NA-	11.27	-1.91	-18.45	-3.20	-0.27	-3.20	-NA-	-NA-
Japan REITs Index	EUR	1,101.01	40,045.33	15.89	3.56	-NA-	-NA-	12.19	7.91	-21.87	-0.52	-2.92	-0.52	-NA-	-NA-
Japan Non-REITs Index	EUR	959.98	62,669.48	24.87	0.61	-NA-	-NA-	21.29	20.96	-8.02	-17.94	1.95	-17.94	-NA-	-NA-
New Zealand REITs Index	EUR	1,483.70	712.38	0.28	5.83	-NA-	-NA-	19.09	16.30	-2.71	8.82	2.57	8.82	-NA-	-NA-
Singapore REITs Index	EUR	1,571.01	13,292.27	5.28	6.14	-NA-	-NA-	24.19	8.67	-14.68	3.75	1.73	3.75	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,137.80	17,489.59	6.94	1.99	-NA-	-NA-	17.10	2.79	-16.41	-3.19	1.31	-3.19	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	EUR	1,050.35	81,807.75	65.35	4.28	-NA-	-NA-	20.24	10.00	18.74	4.69	-2.67	4.69	-NA-	14.77
Europe Non-REITS	EUR	880.99	43,383.91	34.65	2.39	-NA-	-NA-	22.54	10.15	15.46	8.49	-1.13	8.49	-NA-	10.93
Austria Non-REITs Index	EUR	390.40	1,545.05	1.23	2.39	-NA-	-NA-	24.50	-0.06	25.31	2.27	-3.09	2.27	-NA-	-NA-
Belgium REITs Index	EUR	1,314.77	3,837.05	3.06	6.26	-NA-	-NA-	9.74	3.95	8.85	0.20	-0.97	0.20	-NA-	-NA-
Finland Non-REITs Index	EUR	1,114.89	1,819.94	1.45	3.28	-NA-	-NA-	22.71	2.12	10.12	4.54	-6.68	4.54	-NA-	-NA-
France REITs Index	EUR	1,702.40	10,685.12	8.54	5.45	-NA-	-NA-	20.38	8.89	9.18	1.86	-1.70	1.86	-NA-	-NA-
Germany REITs Index	EUR	916.09	1,009.69	0.81	5.16	-NA-	-NA-	26.60	2.55	12.64	4.92	-1.63	4.92	-NA-	-NA-
Germany Non-REITs Index	EUR	656.50	12,470.92	9.96	1.23	-NA-	-NA-	15.88	8.62	8.95	8.13	1.03	8.13	-NA-	-NA-
Greece REITs Index	EUR	1,250.25	217.17	0.17	0.00	-NA-	-NA-	16.23	25.91	88.10	35.49	13.75	35.49	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	813.08	689.70	0.55	4.00	-NA-	-NA-	17.12	6.24	46.38	32.57	1.17	32.57	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	994.82	24,443.86	19.53	5.19	-NA-	-NA-	9.58	-4.73	6.48	1.78	-1.43	1.78	-NA-	-NA-
Netherlands Non-REITs	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	117.50	457.78	0.37	2.76	-NA-	-NA-	15.78	-10.45	-26.08	1.03	-0.41	1.03	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,694.58	9,044.68	7.22	2.52	-NA-	-NA-	31.06	11.79	18.51	11.80	-2.83	11.80	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,775.56	8,064.45	6.44	4.45	-NA-	-NA-	18.21	7.15	-0.08	8.86	1.77	8.86	-NA-	-NA-
Spain Non-REITs Spain	EUR	56.33	223.91	0.18	0.00	-NA-	-NA-	-NA-	-54.41	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	EUR	412.75	40,925.16	32.69	3.26	-NA-	-NA-	24.09	15.37	28.52	7.23	-3.96	7.23	-NA-	16.22
UK Non-REITs	EUR	375.59	9,757.18	7.79	1.95	-NA-	-NA-	29.81	24.18	41.89	7.73	-3.14	7.73	-NA-	12.97
Israel Non-REITs	EUR	1,367.79	922.72	0.73	1.79	-NA-	-NA-	-NA-	9.02	19.35	5.12	7.08	5.12	-NA-	-NA-
Canada REITs Index	EUR	1,566.00	27,898.56	6.54	5.70	-NA-	-NA-	26.35	4.21	-15.61	1.75	2.13	1.75	-NA-	-NA-
Canada Non-REITs Index	EUR	873.83	1,687.66	0.40	5.51	-NA-	-NA-	29.02	5.55	-2.40	-0.14	0.99	-0.14	-NA-	-NA-
United States REITs Index	EUR	1,065.75	394,634.69	92.57	3.89	-NA-	-NA-	27.95	11.74	-2.58	10.18	0.80	10.18	-NA-	-NA-
United States Non-REITs Index	EUR	614.82	2,066.85	0.48	0.00	-NA-	-NA-	15.01	0.12	0.14	-0.02	-1.74	-0.02	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	USD	1,386.24	853,945.81	77.03	4.22	-NA-	-NA-	25.18	9.48	3.11	7.71	0.11	7.71	-NA-	15.55
Global Non-REITs	USD	1,324.32	254,695.44	22.97	2.08	-NA-	-NA-	17.73	5.69	-0.97	-6.47	0.32	-6.47	-NA-	22.73
Global ex Asia REITs	USD	1,390.99	695,107.99	91.30	4.05	-NA-	-NA-	26.75	9.69	6.77	8.76	0.07	8.76	-NA-	16.07
Global ex Asia Non-REITs	USD	1,042.24	66,240.28	8.70	2.39	-NA-	-NA-	23.67	7.74	20.83	7.09	-1.02	7.09	-NA-	16.58
Global ex Europe REITs	USD	1,459.32	741,194.27	97.35	4.21	-NA-	-NA-	26.25	9.73	0.16	8.18	0.58	8.18	-NA-	15.42
Global ex Europe Non-REITs	USD	1,369.42	194,901.56	25.60	1.98	-NA-	-NA-	16.47	4.75	-6.30	-10.01	0.84	-10.01	-NA-	25.14
Global ex US REITs	USD	1,328.28	310,040.55	40.72	4.79	-NA-	-NA-	20.92	7.75	0.75	3.67	-0.70	3.67	-NA-	16.01
Global ex US Non-REITs	USD	1,336.22	251,846.80	33.08	2.10	-NA-	-NA-	17.72	5.81	-1.06	-6.54	0.35	-6.54	-NA-	22.69
Asia REITs	USD	1,364.12	158,837.82	45.74	4.94	-NA-	-NA-	20.02	8.54	-10.07	3.43	0.27	3.43	-NA-	17.32
Asia Non-REITs	USD	1,388.23	188,455.16	54.26	1.97	-NA-	-NA-	16.08	4.98	-7.06	-10.61	0.81	-10.61	-NA-	25.70
Australia REITs Index	USD	1,071.82	71,048.61	20.46	5.79	-NA-	-NA-	21.27	7.53	-7.01	6.73	1.71	6.73	-NA-	-NA-
Hong Kong REITs Index	USD	2,835.57	13,294.84	3.83	4.36	-NA-	-NA-	25.05	17.83	-6.08	1.63	5.58	1.63	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,610.35	76,171.06	21.93	3.43	-NA-	-NA-	12.11	-2.86	-12.47	-3.18	-0.48	-3.18	-NA-	-NA-
Japan REITs Index	USD	1,513.98	55,192.47	15.89	3.56	-NA-	-NA-	13.03	6.86	-16.14	-0.50	-3.13	-0.50	-NA-	-NA-
Japan Non-REITs Index	USD	1,320.05	86,374.21	24.87	0.61	-NA-	-NA-	22.20	19.79	-1.28	-17.93	1.74	-17.93	-NA-	-NA-
New Zealand REITs Index	USD	2,040.21	981.83	0.28	5.83	-NA-	-NA-	19.98	15.18	4.43	8.85	2.35	8.85	-NA-	-NA-
Singapore REITs Index	USD	2,160.27	18,320.06	5.28	6.14	-NA-	-NA-	25.12	7.61	-8.42	3.77	1.52	3.77	-NA-	-NA-
Singapore Non-REITs Index	USD	1,564.56	24,105.03	6.94	1.99	-NA-	-NA-	17.98	1.79	-10.28	-3.17	1.10	-3.17	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	829.63	112,751.54	65.35	4.28	-NA-	-NA-	15.21	3.62	21.75	4.12	-3.29	4.12	-NA-	20.23
Europe Non-REITS	USD	794.46	59,793.88	34.65	2.39	-NA-	-NA-	19.57	5.76	20.22	7.71	-2.00	7.71	-NA-	16.03
Austria Non-REITs Index	USD	452.83	2,129.47	1.23	2.39	-NA-	-NA-	25.43	-1.03	34.50	2.30	-3.29	2.30	-NA-	-NA-
Belgium REITs Index	USD	1,521.80	5,288.41	3.06	6.26	-NA-	-NA-	10.54	2.95	16.83	0.23	-1.18	0.23	-NA-	-NA-
Finland Non-REITs Index	USD	1,293.86	2,508.34	1.45	3.28	-NA-	-NA-	23.64	1.13	18.20	4.56	-6.88	4.56	-NA-	-NA-
France REITs Index	USD	1,972.22	14,726.77	8.54	5.45	-NA-	-NA-	21.25	7.82	17.19	1.89	-1.91	1.89	-NA-	-NA-
Germany REITs Index	USD	1,063.68	1,391.60	0.81	5.16	-NA-	-NA-	27.56	1.54	20.90	4.94	-1.83	4.94	-NA-	-NA-
Germany Non-REITs Index	USD	761.89	17,188.05	9.96	1.23	-NA-	-NA-	16.76	7.57	16.94	8.16	0.82	8.16	-NA-	-NA-
Greece REITs Index	USD	1,453.95	299.32	0.17	0.00	-NA-	-NA-	17.10	24.68	101.90	35.52	13.51	35.52	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	942.03	950.59	0.55	4.00	-NA-	-NA-	17.97	5.20	57.11	32.60	0.96	32.60	-NA-	-NA-
Italy Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	USD	1,154.40	33,689.74	19.53	5.19	-NA-	-NA-	10.40	-5.65	14.29	1.81	-1.63	1.81	-NA-	-NA-
Netherlands Non-REITs	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	161.57	630.93	0.37	2.76	-NA-	-NA-	16.65	-11.32	-20.66	1.05	-0.62	1.05	-NA-	-NA-
Sweden Non-REITs Index	USD	2,330.18	12,465.83	7.22	2.52	-NA-	-NA-	32.04	10.70	27.20	11.82	-3.03	11.82	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,441.54	11,114.83	6.44	4.45	-NA-	-NA-	19.10	6.12	7.25	8.88	1.56	8.88	-NA-	-NA-
Spain Non-REITs Spain	USD	59.86	308.60	0.18	0.00	-NA-	-NA-	-NA-	-56.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	USD	567.57	56,405.11	32.69	3.26	-NA-	-NA-	25.02	14.25	37.94	7.25	-4.16	7.25	-NA-	20.50
UK Non-REITs	USD	516.47	13,447.83	7.79	1.95	-NA-	-NA-	30.79	22.98	52.30	7.75	-3.34	7.75	-NA-	17.49
Israel Non-REITs	USD	1,491.89	1,271.75	0.73	1.79	-NA-	-NA-	-NA-	7.96	28.10	5.14	6.85	5.14	-NA-	-NA-
Canada REITs Index	USD	2,153.37	38,451.19	6.54	5.70	-NA-	-NA-	27.30	3.20	-9.42	1.77	1.92	1.77	-NA-	-NA-
Canada Non-REITs Index	USD	1,201.59	2,326.02	0.40	5.51	-NA-	-NA-	29.99	4.53	4.75	-0.12	0.78	-0.12	-NA-	-NA-
United States REITs Index	USD	1,465.49	543,905.26	92.57	3.89	-NA-	-NA-	28.91	10.66	4.57	10.21	0.59	10.21	-NA-	-NA-
United States Non-REITs Index	USD	845.43	2,848.64	0.48	0.00	-NA-	-NA-	15.87	-0.85	7.48	0.00	-1.95	0.00	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	GBP	1,340.05	512,218.94	77.03	4.22	-NA-	-NA-	21.46	8.06	-6.08	7.00	0.63	7.00	-NA-	12.50
Global Non-REITs	GBP	1,280.19	152,772.96	22.97	2.08	-NA-	-NA-	14.23	4.32	-9.80	-7.08	0.84	-7.08	-NA-	18.19
Global ex Asia REITs	GBP	1,344.64	416,943.88	91.30	4.05	-NA-	-NA-	22.98	8.26	-2.76	8.05	0.60	8.05	-NA-	13.20
Global ex Asia Non-REITs	GBP	1,007.51	39,732.65	8.70	2.39	-NA-	-NA-	19.99	6.34	10.06	6.39	-0.50	6.39	-NA-	12.52
Global ex Europe REITs	GBP	1,410.70	444,587.63	97.35	4.21	-NA-	-NA-	22.49	8.30	-8.78	7.47	1.11	7.47	-NA-	12.71
Global ex Europe Non-REITs	GBP	1,323.79	116,907.03	25.60	1.98	-NA-	-NA-	13.00	3.38	-14.66	-10.60	1.36	-10.60	-NA-	20.70
Global ex US REITs	GBP	1,284.02	185,970.40	40.72	4.79	-NA-	-NA-	17.32	6.34	-8.24	2.99	-0.18	2.99	-NA-	12.20
Global ex US Non-REITs	GBP	1,291.70	151,064.27	33.08	2.10	-NA-	-NA-	14.22	4.43	-9.88	-7.15	0.87	-7.15	-NA-	18.16
Asia REITs	GBP	1,318.67	95,275.06	45.74	4.94	-NA-	-NA-	16.44	7.13	-18.09	2.75	0.79	2.75	-NA-	14.35
Asia Non-REITs	GBP	1,341.97	113,040.31	54.26	1.97	-NA-	-NA-	12.62	3.61	-15.35	-11.19	1.33	-11.19	-NA-	21.32
Australia REITs Index	GBP	1,036.11	42,616.80	20.46	5.79	-NA-	-NA-	17.66	6.13	-15.31	6.03	2.24	6.03	-NA-	-NA-
Hong Kong REITs Index	GBP	2,741.09	7,974.59	3.83	4.36	-NA-	-NA-	21.32	16.29	-14.45	0.97	6.13	0.97	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,556.70	45,689.38	21.93	3.43	-NA-	-NA-	8.77	-4.13	-20.28	-3.81	0.04	-3.81	-NA-	-NA-
Japan REITs Index	GBP	1,463.54	33,105.88	15.89	3.56	-NA-	-NA-	9.66	5.47	-23.62	-1.15	-2.62	-1.15	-NA-	-NA-
Japan Non-REITs Index	GBP	1,276.07	51,809.50	24.87	0.61	-NA-	-NA-	18.56	18.23	-10.08	-18.46	2.27	-18.46	-NA-	-NA-
New Zealand REITs Index	GBP	1,972.23	588.93	0.28	5.83	-NA-	-NA-	16.41	13.68	-4.89	8.14	2.89	8.14	-NA-	-NA-
Singapore REITs Index	GBP	2,088.29	10,988.85	5.28	6.14	-NA-	-NA-	21.40	6.22	-16.59	3.10	2.05	3.10	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,512.43	14,458.83	6.94	1.99	-NA-	-NA-	14.47	0.47	-18.28	-3.80	1.63	-3.80	-NA-	-NA-

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	1,177.28	67,631.31	65.35	4.28	-NA-	-NA-	17.53	7.51	16.08	4.03	-2.37	4.03	-NA-	16.19
Europe Non-REITS	GBP	987.95	35,865.93	34.65	2.39	-NA-	-NA-	19.79	7.66	12.88	7.81	-0.82	7.81	-NA-	12.53
Austria Non-REITs Index	GBP	437.74	1,277.31	1.23	2.39	-NA-	-NA-	21.70	-2.32	22.50	1.63	-2.79	1.63	-NA-	-NA-
Belgium REITs Index	GBP	1,471.09	3,172.13	3.06	6.26	-NA-	-NA-	7.25	1.61	6.41	-0.43	-0.66	-0.43	-NA-	-NA-
Finland Non-REITs Index	GBP	1,250.75	1,504.57	1.45	3.28	-NA-	-NA-	19.96	-0.19	7.65	3.88	-6.39	3.88	-NA-	-NA-
France REITs Index	GBP	1,906.51	8,833.50	8.54	5.45	-NA-	-NA-	17.64	6.42	6.74	1.22	-1.40	1.22	-NA-	-NA-
Germany REITs Index	GBP	1,028.24	834.72	0.81	5.16	-NA-	-NA-	23.76	0.22	10.11	4.26	-1.32	4.26	-NA-	-NA-
Germany Non-REITs Index	GBP	736.50	10,309.84	9.96	1.23	-NA-	-NA-	13.29	6.18	6.51	7.45	1.35	7.45	-NA-	-NA-
Greece REITs Index	GBP	1,405.51	179.54	0.17	0.00	-NA-	-NA-	13.61	23.06	83.88	34.63	14.10	34.63	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	910.64	570.19	0.55	4.00	-NA-	-NA-	14.46	3.83	43.09	31.73	1.49	31.73	-NA-	-NA-
Italy Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	GBP	1,115.94	20,207.99	19.53	5.19	-NA-	-NA-	7.12	-6.88	4.09	1.14	-1.12	1.14	-NA-	-NA-
Netherlands Non-REITs	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	156.19	378.45	0.37	2.76	-NA-	-NA-	13.18	-12.47	-27.74	0.39	-0.10	0.39	-NA-	-NA-
Sweden Non-REITs Index	GBP	2,252.54	7,477.33	7.22	2.52	-NA-	-NA-	28.11	9.26	15.86	11.09	-2.53	11.09	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,360.20	6,666.96	6.44	4.45	-NA-	-NA-	15.55	4.74	-2.32	8.17	2.09	8.17	-NA-	-NA-
Spain Non-REITs Spain	GBP	57.86	185.11	0.18	0.00	-NA-	-NA-	-NA-	-56.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	GBP	666.33	33,833.25	32.69	3.26	-NA-	-NA-	21.30	12.77	25.63	6.55	-3.66	6.55	-NA-	16.13
UK Non-REITs	GBP	606.43	8,066.36	7.79	1.95	-NA-	-NA-	26.89	21.37	38.72	7.05	-2.84	7.05	-NA-	14.25
Israel Non-REITs	GBP	1,231.17	762.83	0.73	1.79	-NA-	-NA-	-NA-	6.56	16.67	4.45	7.41	4.45	-NA-	-NA-
Canada REITs Index	GBP	2,081.63	23,064.03	6.54	5.70	-NA-	-NA-	23.51	1.85	-17.50	1.11	2.45	1.11	-NA-	-NA-
Canada Non-REITs Index	GBP	1,161.55	1,395.21	0.40	5.51	-NA-	-NA-	26.12	3.17	-4.59	-0.77	1.30	-0.77	-NA-	-NA-
United States REITs Index	GBP	1,416.66	326,248.55	92.57	3.89	-NA-	-NA-	25.07	9.22	-4.76	9.49	1.11	9.49	-NA-	-NA-
United States Non-REITs Index	GBP	817.26	1,708.69	0.48	0.00	-NA-	-NA-	12.42	-2.14	-2.10	-0.65	-1.44	-0.65	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global REITs	JPY	1,394.77	87,943,609.20	77.03	4.22	-NA-	-NA-	26.24	17.70	12.95	5.53	1.01	5.53	-NA-	17.99
Global Non-REITs	JPY	1,332.47	26,229,809.85	22.97	2.08	-NA-	-NA-	18.72	13.63	8.47	-8.36	1.22	-8.36	-NA-	26.42
Global ex Asia REITs	JPY	1,399.55	71,585,696.58	91.30	4.05	-NA-	-NA-	27.81	17.93	16.95	6.56	0.98	6.56	-NA-	18.52
Global ex Asia Non-REITs	JPY	1,048.65	6,821,755.56	8.70	2.39	-NA-	-NA-	24.71	15.83	32.36	4.93	-0.12	4.93	-NA-	20.13
Global ex Europe REITs	JPY	1,468.31	76,331,892.35	97.35	4.21	-NA-	-NA-	27.30	17.97	9.71	6.00	1.49	6.00	-NA-	17.62
Global ex Europe Non-REITs	JPY	1,377.85	20,071,937.36	25.60	1.98	-NA-	-NA-	17.45	12.61	2.63	-11.83	1.75	-11.83	-NA-	28.74
Global ex US REITs	JPY	1,336.45	31,929,525.54	40.72	4.79	-NA-	-NA-	21.93	15.84	10.36	1.58	0.19	1.58	-NA-	18.88
Global ex US Non-REITs	JPY	1,344.44	25,936,442.81	33.08	2.10	-NA-	-NA-	18.71	13.75	8.38	-8.42	1.25	-8.42	-NA-	26.36
Asia REITs	JPY	1,372.52	16,357,912.62	45.74	4.94	-NA-	-NA-	21.02	16.69	-1.50	1.34	1.17	1.34	-NA-	19.40
Asia Non-REITs	JPY	1,396.77	19,408,054.29	54.26	1.97	-NA-	-NA-	17.05	12.86	1.80	-12.41	1.72	-12.41	-NA-	29.31
Australia REITs Index	JPY	1,078.42	7,316,940.72	20.46	5.79	-NA-	-NA-	22.29	15.60	1.85	4.58	2.63	4.58	-NA-	-NA-
Hong Kong REITs Index	JPY	2,853.02	1,369,169.18	3.83	4.36	-NA-	-NA-	26.10	26.67	2.88	-0.42	6.53	-0.42	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,620.26	7,844,476.22	21.93	3.43	-NA-	-NA-	13.05	4.43	-4.12	-5.13	0.42	-5.13	-NA-	-NA-
Japan REITs Index	JPY	1,309.20	5,683,996.90	15.89	3.56	-NA-	-NA-	13.97	14.89	-8.14	-2.50	-2.25	-2.50	-NA-	-NA-
Japan Non-REITs Index	JPY	1,141.40	8,895,248.28	24.87	0.61	-NA-	-NA-	23.22	28.79	8.14	-19.58	2.66	-19.58	-NA-	-NA-
New Zealand REITs Index	JPY	2,052.77	101,113.98	0.28	5.83	-NA-	-NA-	20.99	23.82	14.39	6.65	3.28	6.65	-NA-	-NA-
Singapore REITs Index	JPY	2,173.57	1,886,691.85	5.28	6.14	-NA-	-NA-	26.17	15.69	0.31	1.68	2.43	1.68	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,574.19	2,482,456.84	6.94	1.99	-NA-	-NA-	18.97	9.44	-1.73	-5.12	2.01	-5.12	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe REITS	JPY	1,225.36	11,611,716.85	65.35	4.28	-NA-	-NA-	22.15	17.11	39.60	2.60	-2.00	2.60	-NA-	23.54
Europe Non-REITS	JPY	1,028.29	6,157,872.49	34.65	2.39	-NA-	-NA-	24.50	17.27	35.75	6.33	-0.45	6.33	-NA-	19.80
Austria Non-REITs Index	JPY	455.61	219,303.59	1.23	2.39	-NA-	-NA-	26.49	6.40	47.33	0.23	-2.42	0.23	-NA-	-NA-
Belgium REITs Index	JPY	1,531.16	544,627.34	3.06	6.26	-NA-	-NA-	11.47	10.68	27.97	-1.80	-0.28	-1.80	-NA-	-NA-
Finland Non-REITs Index	JPY	1,301.82	258,321.03	1.45	3.28	-NA-	-NA-	24.68	8.72	29.47	2.45	-6.04	2.45	-NA-	-NA-
France REITs Index	JPY	1,984.36	1,516,636.11	8.54	5.45	-NA-	-NA-	22.27	15.91	28.36	-0.17	-1.02	-0.17	-NA-	-NA-
Germany REITs Index	JPY	1,070.22	143,313.88	0.81	5.16	-NA-	-NA-	28.63	9.17	32.42	2.83	-0.95	2.83	-NA-	-NA-
Germany Non-REITs Index	JPY	766.57	1,770,111.03	9.96	1.23	-NA-	-NA-	17.74	15.65	28.09	5.98	1.73	5.98	-NA-	-NA-
Greece REITs Index	JPY	1,462.90	30,825.07	0.17	0.00	-NA-	-NA-	18.08	34.04	121.15	32.79	14.53	32.79	-NA-	-NA-
Greece Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	JPY	947.83	97,896.07	0.55	4.00	-NA-	-NA-	18.96	13.09	72.09	29.92	1.87	29.92	-NA-	-NA-
Italy Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	JPY	1,161.51	3,469,538.32	19.53	5.19	-NA-	-NA-	11.33	1.43	25.19	-0.25	-0.75	-0.25	-NA-	-NA-
Netherlands Non-REITs	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	162.57	64,976.64	0.37	2.76	-NA-	-NA-	17.63	-4.66	-13.10	-0.98	0.28	-0.98	-NA-	-NA-
Sweden Non-REITs Index	JPY	2,344.52	1,283,793.66	7.22	2.52	-NA-	-NA-	33.15	19.01	39.33	9.56	-2.16	9.56	-NA-	-NA-
Switzerland Non-REITs Index	JPY	2,456.57	1,144,660.52	6.44	4.45	-NA-	-NA-	20.10	14.08	17.47	6.69	2.47	6.69	-NA-	-NA-
Spain Non-REITs Spain	JPY	60.23	31,781.30	0.18	0.00	-NA-	-NA-	-NA-	-52.86	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	JPY	571.06	5,808,880.06	32.69	3.26	-NA-	-NA-	26.07	22.83	51.09	5.09	-3.30	5.09	-NA-	22.88
UK Non-REITs	JPY	519.65	1,384,924.73	7.79	1.95	-NA-	-NA-	31.88	32.21	66.82	5.58	-2.47	5.58	-NA-	21.20
Israel Non-REITs	JPY	1,554.06	130,970.72	0.73	1.79	-NA-	-NA-	-NA-	16.07	40.31	3.02	7.81	3.02	-NA-	-NA-
Canada REITs Index	JPY	2,166.63	3,959,896.07	6.54	5.70	-NA-	-NA-	28.37	10.94	-0.79	-0.28	2.84	-0.28	-NA-	-NA-
Canada Non-REITs Index	JPY	1,208.98	239,545.30	0.40	5.51	-NA-	-NA-	31.08	12.38	14.74	-2.13	1.68	-2.13	-NA-	-NA-
United States REITs Index	JPY	1,474.51	56,014,083.66	92.57	3.89	-NA-	-NA-	29.99	18.97	14.54	7.99	1.50	7.99	-NA-	-NA-
United States Non-REITs Index	JPY	850.64	293,367.04	0.48	0.00	-NA-	-NA-	16.84	6.60	17.73	-2.02	-1.07	-2.02	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	AUD	978.70	921,341.98	114.54	4.22	-NA-	-NA-	18.17	13.55	15.99	3.96	-3.35	3.96	-NA-	9.33
Global Non-REITs	AUD	934.98	274,796.83	34.16	2.08	-NA-	-NA-	11.14	9.62	11.39	-9.72	-3.14	-9.72	-NA-	15.24
Global ex Asia REITs	AUD	982.05	749,968.16	135.76	4.05	-NA-	-NA-	19.65	13.77	20.09	4.98	-3.38	4.98	-NA-	10.90
Global ex Asia Non-REITs	AUD	735.83	71,468.18	12.94	2.39	-NA-	-NA-	16.74	11.75	35.92	3.37	-4.43	3.37	-NA-	11.53
Global ex Europe REITs	AUD	1,030.30	799,691.72	144.77	4.21	-NA-	-NA-	19.18	13.81	12.66	4.42	-2.89	4.42	-NA-	9.33
Global ex Europe Non-REITs	AUD	966.82	210,283.82	38.07	1.98	-NA-	-NA-	9.95	8.64	5.39	-13.14	-2.64	-13.14	-NA-	17.63
Global ex US REITs	AUD	937.78	334,509.95	60.56	4.79	-NA-	-NA-	14.15	11.75	13.33	0.07	-4.13	0.07	-NA-	8.16
Global ex US Non-REITs	AUD	943.38	271,723.37	49.19	2.10	-NA-	-NA-	11.13	9.74	11.29	-9.78	-3.12	-9.78	-NA-	15.21
Asia REITs	AUD	963.08	171,373.81	68.01	4.94	-NA-	-NA-	13.30	12.58	1.15	-0.16	-3.19	-0.16	-NA-	9.34
Asia Non-REITs	AUD	980.10	203,328.65	80.69	1.97	-NA-	-NA-	9.58	8.88	4.54	-13.71	-2.67	-13.71	-NA-	18.29
Australia REITs Index	AUD	844.32	76,655.99	30.42	5.79	-NA-	-NA-	14.47	11.53	4.59	3.02	-1.80	3.02	-NA-	-NA-
Hong Kong REITs Index	AUD	2,001.94	14,344.11	5.69	4.36	-NA-	-NA-	18.04	22.21	5.65	-1.90	1.94	-1.90	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,136.92	82,182.72	32.61	3.43	-NA-	-NA-	5.83	0.75	-1.54	-6.54	-3.91	-6.54	-NA-	-NA-
Japan REITs Index	AUD	1,068.89	59,548.44	23.63	3.56	-NA-	-NA-	6.70	10.84	-5.67	-3.95	-6.47	-3.95	-NA-	-NA-
Japan Non-REITs Index	AUD	931.97	93,191.14	36.98	0.61	-NA-	-NA-	15.35	24.25	11.05	-20.78	-1.77	-20.78	-NA-	-NA-
New Zealand REITs Index	AUD	1,440.41	1,059.32	0.42	5.83	-NA-	-NA-	13.26	19.46	17.46	5.07	-1.18	5.07	-NA-	-NA-
Singapore REITs Index	AUD	1,525.17	19,765.94	7.84	6.14	-NA-	-NA-	18.12	11.62	3.01	0.17	-1.99	0.17	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,104.59	26,007.48	10.32	1.99	-NA-	-NA-	11.37	5.58	0.92	-6.53	-2.39	-6.53	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	AUD	859.82	121,650.25	97.17	4.28	-NA-	-NA-	14.35	12.98	43.36	1.08	-6.23	1.08	-NA-	15.58
Europe Non-REITS	AUD	721.54	64,513.00	51.53	2.39	-NA-	-NA-	16.55	13.14	39.40	4.75	-4.74	4.75	-NA-	12.07
Austria Non-REITs Index	AUD	319.70	2,297.54	1.84	2.39	-NA-	-NA-	18.41	2.65	51.29	-1.26	-6.63	-1.26	-NA-	-NA-
Belgium REITs Index	AUD	1,074.40	5,705.79	4.56	6.26	-NA-	-NA-	4.35	6.78	31.41	-3.26	-4.59	-3.26	-NA-	-NA-
Finland Non-REITs Index	AUD	913.48	2,706.30	2.16	3.28	-NA-	-NA-	16.71	4.89	32.95	0.93	-10.09	0.93	-NA-	-NA-
France REITs Index	AUD	1,392.40	15,889.05	12.69	5.45	-NA-	-NA-	14.46	11.83	31.82	-1.65	-5.29	-1.65	-NA-	-NA-
Germany REITs Index	AUD	750.97	1,501.43	1.20	5.16	-NA-	-NA-	20.41	5.32	35.99	1.30	-5.22	1.30	-NA-	-NA-
Germany Non-REITs Index	AUD	537.90	18,544.58	14.81	1.23	-NA-	-NA-	10.22	11.57	31.54	4.40	-2.66	4.40	-NA-	-NA-
Greece REITs Index	AUD	1,026.50	322.94	0.26	0.00	-NA-	-NA-	10.54	29.32	127.10	30.81	9.59	30.81	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs	AUD	665.08	1,025.61	0.82	4.00	-NA-	-NA-	11.36	9.11	76.72	27.99	-2.53	27.99	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	815.02	36,348.65	29.03	5.19	-NA-	-NA-	4.22	-2.14	28.56	-1.73	-5.03	-1.73	-NA-	-NA-
Netherlands Non-REITs	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	114.07	680.73	0.54	2.76	-NA-	-NA-	10.12	-8.02	-10.76	-2.46	-4.05	-2.46	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,645.13	13,449.68	10.74	2.52	-NA-	-NA-	24.65	14.82	43.08	7.94	-6.38	7.94	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,723.75	11,992.05	9.58	4.45	-NA-	-NA-	12.43	10.06	20.63	5.10	-1.95	5.10	-NA-	-NA-
Spain Non-REITs Spain	AUD	42.26	332.96	0.18	0.00	-NA-	-NA-	-NA-	-54.52	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	AUD	400.71	60,856.78	48.61	3.26	-NA-	-NA-	18.02	18.50	55.16	3.53	-7.47	3.53	-NA-	16.54
UK Non-REITs	AUD	364.63	14,509.18	11.59	1.95	-NA-	-NA-	23.46	27.55	71.31	4.01	-6.68	4.01	-NA-	15.29
Israel Non-REITs	AUD	1,015.92	1,372.12	0.73	1.79	-NA-	-NA-	-NA-	11.97	44.09	1.49	3.16	1.49	-NA-	-NA-
Canada REITs Index	AUD	1,520.30	41,485.89	9.73	5.70	-NA-	-NA-	20.17	7.03	1.88	-1.76	-1.60	-1.76	-NA-	-NA-
Canada Non-REITs Index	AUD	848.33	2,509.60	0.59	5.51	-NA-	-NA-	22.71	8.42	17.83	-3.59	-2.70	-3.59	-NA-	-NA-
United States REITs Index	AUD	1,034.65	586,832.03	137.66	3.89	-NA-	-NA-	21.69	14.77	17.62	6.38	-2.88	6.38	-NA-	-NA-
United States Non-REITs Index	AUD	596.88	3,073.46	0.72	0.00	-NA-	-NA-	9.38	2.84	20.90	-3.47	-5.34	-3.47	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global REITs	EUR	814.80	619,587.02	77.03	0.00	-NA-	-NA-	18.73	5.88	-7.87	6.66	-0.11	6.66	-NA-	12.63
Global Non-REITs	EUR	957.61	184,796.26	22.97	0.00	-NA-	-NA-	14.31	4.33	-9.59	-6.96	0.07	-6.96	-NA-	18.07
Global ex Asia REITs	EUR	836.60	504,341.01	62.70	0.00	-NA-	-NA-	20.59	6.36	-4.45	7.73	-0.22	7.73	-NA-	13.23
Global ex Asia Non-REITs	EUR	709.62	48,061.15	5.97	0.00	-NA-	-NA-	19.04	5.51	9.25	6.28	-1.41	6.28	-NA-	11.38
Global ex Europe REITs	EUR	856.55	537,779.27	66.86	0.00	-NA-	-NA-	19.83	6.24	-10.49	7.06	0.36	7.06	-NA-	13.15
Global ex Europe Non-REITs	EUR	1,007.97	141,412.34	17.58	0.00	-NA-	-NA-	13.29	3.59	-14.27	-10.41	0.65	-10.41	-NA-	20.75
Global ex US REITs	EUR	622.01	224,952.33	27.97	0.00	-NA-	-NA-	13.60	3.22	-10.51	2.67	-0.77	2.67	-NA-	11.95
Global ex US Non-REITs	EUR	811.92	182,729.40	22.72	0.00	-NA-	-NA-	14.26	4.42	-9.68	-7.03	0.09	-7.03	-NA-	18.05
Asia REITs	EUR	736.39	115,246.01	45.74	0.00	-NA-	-NA-	12.48	3.85	-20.20	2.29	0.36	2.29	-NA-	14.68
Asia Non-REITs	EUR	1,022.97	136,735.10	54.26	0.00	-NA-	-NA-	12.95	3.87	-14.92	-10.99	0.61	-10.99	-NA-	21.36
Australia REITs Index	EUR	467.56	51,549.87	20.46	0.00	-NA-	-NA-	13.25	2.44	-18.13	5.52	1.89	5.52	-NA-	-NA-
Hong Kong REITs Index	EUR	1,420.88	9,646.18	3.83	0.00	-NA-	-NA-	18.37	13.95	-16.08	1.61	5.80	1.61	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	940.64	55,266.50	21.93	0.00	-NA-	-NA-	8.34	-4.76	-20.95	-3.88	-0.97	-3.88	-NA-	-NA-
Japan REITs Index	EUR	754.62	40,045.33	15.89	0.00	-NA-	-NA-	6.61	3.07	-24.66	-1.44	-3.14	-1.44	-NA-	-NA-
Japan Non-REITs Index	EUR	887.46	62,669.48	24.87	0.00	-NA-	-NA-	20.04	19.86	-8.56	-18.19	1.66	-18.19	-NA-	-NA-
New Zealand REITs Index	EUR	870.41	712.38	0.28	0.00	-NA-	-NA-	11.21	9.31	-8.06	8.82	2.57	8.82	-NA-	-NA-
Singapore REITs Index	EUR	967.48	13,292.27	5.28	0.00	-NA-	-NA-	16.86	2.37	-19.40	1.58	1.54	1.58	-NA-	-NA-
Singapore Non-REITs Index	EUR	984.25	17,489.59	6.94	0.00	-NA-	-NA-	14.80	0.99	-17.90	-3.19	1.31	-3.19	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe REITS	EUR	1,072.91	81,807.75	65.35	0.00	-NA-	-NA-	14.35	4.63	13.43	4.10	-3.09	4.10	-NA-	14.62
Europe Non-REITS	EUR	1,183.44	43,383.91	34.65	0.00	-NA-	-NA-	18.68	6.79	12.01	7.69	-1.80	7.69	-NA-	10.93
Austria Non-REITs Index	EUR	348.87	1,545.05	1.23	0.00	-NA-	-NA-	22.29	-2.58	21.78	2.27	-3.09	2.27	-NA-	-NA-
Belgium REITs Index	EUR	771.36	3,837.05	3.06	0.00	-NA-	-NA-	2.32	-2.90	2.34	0.20	-0.97	0.20	-NA-	-NA-
Finland Non-REITs Index	EUR	826.25	1,819.94	1.45	0.00	-NA-	-NA-	18.57	-1.50	6.64	1.23	-9.63	1.23	-NA-	-NA-
France REITs Index	EUR	1,155.95	10,685.12	8.54	0.00	-NA-	-NA-	14.12	3.09	3.68	1.86	-1.70	1.86	-NA-	-NA-
Germany REITs Index	EUR	627.61	1,009.69	0.81	0.00	-NA-	-NA-	19.57	-2.25	7.58	4.92	-1.63	4.92	-NA-	-NA-
Germany Non-REITs Index	EUR	506.16	12,470.92	9.96	0.00	-NA-	-NA-	12.38	6.33	6.63	8.13	1.03	8.13	-NA-	-NA-
Greece REITs Index	EUR	803.31	217.17	0.17	0.00	-NA-	-NA-	10.32	19.28	88.10	35.49	13.75	35.49	-NA-	-NA-
Greece Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	EUR	575.33	689.70	0.55	0.00	-NA-	-NA-	11.53	0.57	39.38	32.57	1.17	32.57	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	596.84	24,443.86	19.53	0.00	-NA-	-NA-	2.00	-11.26	0.56	1.78	-1.43	1.78	-NA-	-NA-
Netherlands Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	94.85	457.78	0.37	0.00	-NA-	-NA-	14.51	-12.08	-27.69	1.03	-0.41	1.03	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,158.35	9,044.68	7.22	0.00	-NA-	-NA-	25.82	8.02	15.04	9.69	-4.66	9.69	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,366.21	8,064.45	6.44	0.00	-NA-	-NA-	13.88	2.81	-4.83	8.21	1.16	8.21	-NA-	-NA-
Spain Non-REITs	EUR	51.28	223.91	0.18	0.00	-NA-	-NA-	-NA-	-54.41	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	EUR	308.94	40,925.16	32.69	0.00	-NA-	-NA-	19.29	10.91	23.78	6.02	-4.78	6.02	-NA-	16.22
UK Non-REITs	EUR	299.09	9,757.18	7.79	0.00	-NA-	-NA-	26.30	20.93	38.92	7.28	-3.25	7.28	-NA-	13.04
Israel Non-REITs	EUR	1,170.86	922.72	17.14	0.00	-NA-	-NA-	-NA-	6.77	16.84	5.12	7.08	5.12	-NA-	-NA-
Canada REITs Index	EUR	932.66	27,898.56	94.30	0.00	-NA-	-NA-	18.89	-1.38	-20.34	0.27	1.64	0.27	-NA-	-NA-
Canada Non-REITs Index	EUR	630.04	1,687.66	5.70	0.00	-NA-	-NA-	23.46	1.27	-6.78	-1.68	0.07	-1.68	-NA-	-NA-
United States REITs Index	EUR	755.73	394,634.69	99.48	0.00	-NA-	-NA-	23.08	7.66	-6.24	9.13	0.28	9.13	-NA-	-NA-
United States Non-REITs Index	EUR	603.35	2,066.85	0.52	0.00	-NA-	-NA-	14.93	0.12	0.14	-0.02	-1.74	-0.02	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	USD	945.20	853,945.81	77.03	0.00	-NA-	-NA-	19.62	4.86	-1.11	6.68	-0.32	6.68	-NA-	15.61
Global Non-REITs	USD	1,110.87	254,695.44	22.97	0.00	-NA-	-NA-	15.17	3.32	-2.96	-6.94	-0.14	-6.94	-NA-	22.83
Global ex Asia REITs	USD	970.50	695,107.99	62.70	0.00	-NA-	-NA-	21.49	5.33	2.55	7.76	-0.43	7.76	-NA-	16.12
Global ex Asia Non-REITs	USD	823.19	66,240.28	5.97	0.00	-NA-	-NA-	19.93	4.49	17.27	6.31	-1.62	6.31	-NA-	16.49
Global ex Europe REITs	USD	993.64	741,194.27	66.86	0.00	-NA-	-NA-	20.73	5.21	-3.93	7.09	0.15	7.09	-NA-	15.47
Global ex Europe Non-REITs	USD	1,169.29	194,901.56	17.58	0.00	-NA-	-NA-	14.14	2.58	-7.98	-10.40	0.44	-10.40	-NA-	25.27
Global ex US REITs	USD	855.32	310,040.55	27.97	0.00	-NA-	-NA-	14.45	2.22	-3.95	2.70	-0.98	2.70	-NA-	16.11
Global ex US Non-REITs	USD	1,116.46	251,846.80	22.72	0.00	-NA-	-NA-	15.11	3.41	-3.06	-7.01	-0.12	-7.01	-NA-	22.79
Asia REITs	USD	854.24	158,837.82	45.74	0.00	-NA-	-NA-	13.32	2.85	-14.35	2.31	0.15	2.31	-NA-	17.29
Asia Non-REITs	USD	1,186.70	188,455.16	54.26	0.00	-NA-	-NA-	13.80	2.87	-8.68	-10.97	0.40	-10.97	-NA-	25.84
Australia REITs Index	USD	642.94	71,048.61	20.46	0.00	-NA-	-NA-	14.10	1.44	-12.13	5.54	1.67	5.54	-NA-	-NA-
Hong Kong REITs Index	USD	1,953.83	13,294.84	3.83	0.00	-NA-	-NA-	19.25	12.84	-9.93	1.63	5.58	1.63	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,293.46	76,171.06	21.93	0.00	-NA-	-NA-	9.15	-5.69	-15.16	-3.86	-1.18	-3.86	-NA-	-NA-
Japan REITs Index	USD	1,037.67	55,192.47	15.89	0.00	-NA-	-NA-	7.41	2.07	-19.14	-1.42	-3.35	-1.42	-NA-	-NA-
Japan Non-REITs Index	USD	1,220.33	86,374.21	24.87	0.00	-NA-	-NA-	20.94	18.70	-1.85	-18.17	1.45	-18.17	-NA-	-NA-
New Zealand REITs Index	USD	1,196.88	981.83	0.28	0.00	-NA-	-NA-	12.04	8.25	-1.32	8.85	2.35	8.85	-NA-	-NA-
Singapore REITs Index	USD	1,330.37	18,320.06	5.28	0.00	-NA-	-NA-	17.74	1.38	-13.49	1.60	1.32	1.60	-NA-	-NA-
Singapore Non-REITs Index	USD	1,353.42	24,105.03	6.94	0.00	-NA-	-NA-	15.66	0.02	-11.88	-3.17	1.10	-3.17	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	1,217.86	112,751.54	65.35	0.00	-NA-	-NA-	21.13	8.93	27.45	4.71	-2.88	4.71	-NA-	20.17
Europe Non-REITS	USD	1,022.00	59,793.88	34.65	0.00	-NA-	-NA-	23.47	9.08	23.93	8.52	-1.34	8.52	-NA-	16.17
Austria Non-REITs Index	USD	404.71	2,129.47	1.23	0.00	-NA-	-NA-	23.20	-3.53	30.71	2.30	-3.29	2.30	-NA-	-NA-
Belgium REITs Index	USD	894.82	5,288.41	3.06	0.00	-NA-	-NA-	3.09	-3.84	9.84	0.23	-1.18	0.23	-NA-	-NA-
Finland Non-REITs Index	USD	958.49	2,508.34	1.45	0.00	-NA-	-NA-	19.46	-2.45	14.46	1.26	-9.82	1.26	-NA-	-NA-
France REITs Index	USD	1,340.96	14,726.77	8.54	0.00	-NA-	-NA-	14.98	2.09	11.28	1.89	-1.91	1.89	-NA-	-NA-
Germany REITs Index	USD	728.06	1,391.60	0.81	0.00	-NA-	-NA-	20.46	-3.19	15.47	4.94	-1.83	4.94	-NA-	-NA-
Germany Non-REITs Index	USD	587.17	17,188.05	9.96	0.00	-NA-	-NA-	13.22	5.30	14.45	8.16	0.82	8.16	-NA-	-NA-
Greece REITs Index	USD	931.88	299.32	0.17	0.00	-NA-	-NA-	11.15	18.13	101.89	35.52	13.51	35.52	-NA-	-NA-
Greece Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	USD	667.41	950.59	0.76	0.00	-NA-	-NA-	12.37	-0.40	49.60	32.60	0.96	32.60	-NA-	-NA-
Italy Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	USD	692.36	33,689.74	19.53	0.00	-NA-	-NA-	2.76	-12.12	7.93	1.81	-1.63	1.81	-NA-	-NA-
Netherlands Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	130.43	630.93	0.37	0.00	-NA-	-NA-	15.37	-12.94	-22.39	1.05	-0.62	1.05	-NA-	-NA-
Sweden Non-REITs Index	USD	1,592.82	12,465.83	7.22	0.00	-NA-	-NA-	26.76	6.98	23.48	9.71	-4.86	9.71	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,878.64	11,114.83	6.44	0.00	-NA-	-NA-	14.73	1.81	2.15	8.23	0.95	8.23	-NA-	-NA-
Spain Non-REITs	USD	54.49	308.60	0.18	0.00	-NA-	-NA-	-NA-	-56.15	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	USD	424.82	56,405.11	32.69	0.00	-NA-	-NA-	20.19	9.84	32.86	6.05	-4.98	6.05	-NA-	20.45
UK Non-REITs	USD	411.27	13,447.83	7.79	0.00	-NA-	-NA-	27.24	19.76	49.11	7.31	-3.46	7.31	-NA-	17.59
Israel Non-REITs	USD	1,277.09	1,271.75	23.63	0.00	-NA-	-NA-	-NA-	5.74	25.41	5.14	6.85	5.14	-NA-	-NA-
Canada REITs Index	USD	1,282.49	38,451.19	94.30	0.00	-NA-	-NA-	19.78	-2.33	-14.50	0.29	1.43	0.29	-NA-	-NA-
Canada Non-REITs Index	USD	866.35	2,326.02	5.70	0.00	-NA-	-NA-	24.39	0.29	0.06	-1.66	-0.14	-1.66	-NA-	-NA-
United States REITs Index	USD	1,039.19	543,905.26	99.48	0.00	-NA-	-NA-	24.00	6.62	0.64	9.15	0.07	9.15	-NA-	-NA-
United States Non-REITs Index	USD	829.66	2,848.64	0.52	0.00	-NA-	-NA-	15.79	-0.85	7.48	0.00	-1.95	0.00	-NA-	-NA-

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Global REITs	GBP	913.71	512,218.94	77.03	0.00	-NA-	-NA-	16.06	3.49	-9.94	5.98	0.20	5.98	-NA-	12.56
Global Non-REITs	GBP	1,073.86	152,772.96	22.97	0.00	-NA-	-NA-	11.74	1.98	-11.61	-7.55	0.38	-7.55	-NA-	18.31
Global ex Asia REITs	GBP	938.16	416,943.88	62.70	0.00	-NA-	-NA-	17.87	3.96	-6.60	7.05	0.09	7.05	-NA-	13.24
Global ex Asia Non-REITs	GBP	795.77	39,732.65	5.97	0.00	-NA-	-NA-	16.36	3.13	6.81	5.61	-1.11	5.61	-NA-	12.50
Global ex Europe REITs	GBP	960.54	444,587.63	66.86	0.00	-NA-	-NA-	17.14	3.84	-12.50	6.39	0.68	6.39	-NA-	12.77
Global ex Europe Non-REITs	GBP	1,130.33	116,907.03	17.58	0.00	-NA-	-NA-	10.74	1.25	-16.19	-10.98	0.96	-10.98	-NA-	20.83
Global ex US REITs	GBP	826.82	185,970.40	27.97	0.00	-NA-	-NA-	11.05	0.89	-12.52	2.03	-0.46	2.03	-NA-	12.29
Global ex US Non-REITs	GBP	1,079.26	151,064.27	22.72	0.00	-NA-	-NA-	11.69	2.06	-11.71	-7.62	0.40	-7.62	-NA-	18.28
Asia REITs	GBP	825.78	95,275.06	45.74	0.00	-NA-	-NA-	9.95	1.51	-21.99	1.64	0.67	1.64	-NA-	14.33
Asia Non-REITs	GBP	1,147.16	113,040.31	54.26	0.00	-NA-	-NA-	10.41	1.53	-16.83	-11.55	0.92	-11.55	-NA-	21.45
Australia REITs Index	GBP	621.52	42,616.80	20.46	0.00	-NA-	-NA-	10.70	0.12	-19.97	4.85	2.20	4.85	-NA-	-NA-
Hong Kong REITs Index	GBP	1,888.73	7,974.59	3.83	0.00	-NA-	-NA-	15.70	11.38	-17.96	0.97	6.13	0.97	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,250.37	45,689.38	21.93	0.00	-NA-	-NA-	5.90	-6.91	-22.73	-4.49	-0.66	-4.49	-NA-	-NA-
Japan REITs Index	GBP	1,003.09	33,105.88	15.89	0.00	-NA-	-NA-	4.22	0.74	-26.35	-2.07	-2.84	-2.07	-NA-	-NA-
Japan Non-REITs Index	GBP	1,179.67	51,809.50	24.87	0.00	-NA-	-NA-	17.34	17.16	-10.61	-18.71	1.98	-18.71	-NA-	-NA-
New Zealand REITs Index	GBP	1,157.00	588.93	0.28	0.00	-NA-	-NA-	8.71	6.84	-10.12	8.14	2.89	8.14	-NA-	-NA-
Singapore REITs Index	GBP	1,286.04	10,988.85	5.28	0.00	-NA-	-NA-	14.23	0.06	-21.21	0.94	1.85	0.94	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,308.33	14,458.83	6.94	0.00	-NA-	-NA-	12.22	-1.29	-19.74	-3.80	1.63	-3.80	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe REITS	GBP	979.66	67,631.31	65.35	0.00	-NA-	-NA-	11.78	2.27	10.89	3.44	-2.79	3.44	-NA-	16.15
Europe Non-REITS	GBP	1,080.58	35,865.93	34.65	0.00	-NA-	-NA-	16.01	4.38	9.50	7.01	-1.49	7.01	-NA-	12.48
Austria Non-REITs Index	GBP	391.22	1,277.31	1.23	0.00	-NA-	-NA-	19.54	-4.78	19.05	1.63	-2.79	1.63	-NA-	-NA-
Belgium REITS Index	GBP	865.00	3,172.13	3.06	0.00	-NA-	-NA-	0.02	-5.09	0.05	-0.43	-0.66	-0.43	-NA-	-NA-
Finland Non-REITs Index	GBP	926.55	1,504.57	1.45	0.00	-NA-	-NA-	15.90	-3.72	4.25	0.59	-9.35	0.59	-NA-	-NA-
France REITS Index	GBP	1,296.28	8,833.50	8.54	0.00	-NA-	-NA-	11.56	0.76	1.35	1.22	-1.40	1.22	-NA-	-NA-
Germany REITS Index	GBP	703.80	834.72	0.81	0.00	-NA-	-NA-	16.88	-4.45	5.17	4.26	-1.32	4.26	-NA-	-NA-
Germany Non-REITs Index	GBP	567.60	10,309.84	9.96	0.00	-NA-	-NA-	9.85	3.93	4.24	7.45	1.35	7.45	-NA-	-NA-
Greece REITS Index	GBP	900.83	179.54	0.17	0.00	-NA-	-NA-	7.84	16.59	83.88	34.63	14.10	34.63	-NA-	-NA-
Greece Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	GBP	645.17	570.19	0.46	0.00	-NA-	-NA-	9.02	-1.69	36.25	31.73	1.49	31.73	-NA-	-NA-
Italy Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	GBP	669.29	20,207.99	19.53	0.00	-NA-	-NA-	-0.30	-13.26	-1.70	1.14	-1.12	1.14	-NA-	-NA-
Netherlands Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	126.08	378.45	0.37	0.00	-NA-	-NA-	11.94	-14.07	-29.31	0.39	-0.10	0.39	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,539.75	7,477.33	7.22	0.00	-NA-	-NA-	22.99	5.58	12.47	8.99	-4.37	8.99	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,816.05	6,666.96	6.44	0.00	-NA-	-NA-	11.32	0.49	-6.96	7.52	1.48	7.52	-NA-	-NA-
Spain Non-REITs	GBP	52.68	185.11	0.18	0.00	-NA-	-NA-	-NA-	-56.73	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	GBP	498.71	33,833.25	32.69	0.00	-NA-	-NA-	16.61	8.41	21.01	5.35	-4.49	5.35	-NA-	16.07
UK Non-REITs	GBP	482.80	8,066.36	7.79	0.00	-NA-	-NA-	23.46	18.20	35.81	6.60	-2.95	6.60	-NA-	14.30
Israel Non-REITs	GBP	1,053.91	762.83	14.17	0.00	-NA-	-NA-	-NA-	4.36	14.22	4.45	7.41	4.45	-NA-	-NA-
Canada REITs Index	GBP	1,239.76	23,064.03	94.30	0.00	-NA-	-NA-	16.22	-3.60	-22.13	-0.37	1.96	-0.37	-NA-	-NA-
Canada Non-REITs Index	GBP	837.49	1,395.21	5.70	0.00	-NA-	-NA-	20.68	-1.01	-8.87	-2.31	0.38	-2.31	-NA-	-NA-
United States REITs Index	GBP	1,004.57	326,248.55	99.48	0.00	-NA-	-NA-	20.31	5.23	-8.34	8.44	0.59	8.44	-NA-	-NA-
United States Non-REITs Index	GBP	802.02	1,708.69	0.52	0.00	-NA-	-NA-	12.34	-2.14	-2.10	-0.65	-1.44	-0.65	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global REITs	JPY	951.02	87,943,609.20	77.03	0.00	-NA-	-NA-	20.63	12.73	8.31	4.53	0.58	4.53	-NA-	18.01
Global Non-REITs	JPY	1,117.71	26,229,809.85	22.97	0.00	-NA-	-NA-	16.13	11.08	6.29	-8.81	0.76	-8.81	-NA-	26.49
Global ex Asia REITs	JPY	976.47	71,585,696.58	62.70	0.00	-NA-	-NA-	22.51	13.24	12.33	5.58	0.47	5.58	-NA-	18.53
Global ex Asia Non-REITs	JPY	828.26	6,821,755.56	5.97	0.00	-NA-	-NA-	20.94	12.34	28.45	4.16	-0.73	4.16	-NA-	20.06
Global ex Europe REITs	JPY	999.76	76,331,892.35	66.86	0.00	-NA-	-NA-	21.75	13.11	5.23	4.93	1.06	4.93	-NA-	17.60
Global ex Europe Non-REITs	JPY	1,176.48	20,071,937.36	17.58	0.00	-NA-	-NA-	15.09	10.28	0.79	-12.20	1.35	-12.20	-NA-	28.83
Global ex US REITs	JPY	860.58	31,929,525.54	27.97	0.00	-NA-	-NA-	15.41	9.89	5.21	0.63	-0.09	0.63	-NA-	18.95
Global ex US Non-REITs	JPY	1,123.33	25,936,442.81	22.72	0.00	-NA-	-NA-	16.08	11.17	6.18	-8.88	0.78	-8.88	-NA-	26.44
Asia REITs	JPY	859.50	16,357,912.62	45.74	0.00	-NA-	-NA-	14.27	10.57	-6.18	0.25	1.05	0.25	-NA-	19.28
Asia Non-REITs	JPY	1,194.00	19,408,054.29	54.26	0.00	-NA-	-NA-	14.75	10.59	0.03	-12.77	1.31	-12.77	-NA-	29.41
Australia REITs Index	JPY	646.90	7,316,940.72	20.46	0.00	-NA-	-NA-	15.05	9.06	-3.75	3.41	2.59	3.41	-NA-	-NA-
Hong Kong REITs Index	JPY	1,965.85	1,369,169.18	3.83	0.00	-NA-	-NA-	20.26	21.32	-1.34	-0.42	6.53	-0.42	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,301.42	7,844,476.22	21.93	0.00	-NA-	-NA-	10.06	1.40	-7.07	-5.80	-0.29	-5.80	-NA-	-NA-
Japan REITs Index	JPY	897.23	5,683,996.90	15.89	0.00	-NA-	-NA-	8.31	9.73	-11.43	-3.41	-2.48	-3.41	-NA-	-NA-
Japan Non-REITs Index	JPY	1,055.17	8,895,248.28	24.87	0.00	-NA-	-NA-	21.95	27.61	7.51	-19.82	2.37	-19.82	-NA-	-NA-
New Zealand REITs Index	JPY	1,204.25	101,113.98	0.28	0.00	-NA-	-NA-	12.98	16.38	8.09	6.65	3.28	6.65	-NA-	-NA-
Singapore REITs Index	JPY	1,338.55	1,886,691.85	5.28	0.00	-NA-	-NA-	18.72	8.99	-5.25	-0.44	2.24	-0.44	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,361.75	2,482,456.84	6.94	0.00	-NA-	-NA-	16.63	7.52	-3.47	-5.12	2.01	-5.12	-NA-	-NA-

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

Version: March 2014

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

			Free Float	Free Float											
Price Return		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
		Mar-14	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	10 Yrs	36 M
														Vity (%)	Vlty (%)
Europe REITS	JPY	1,471.50	11,611,716.85	65.35	0.00	-NA-	-NA-	16.18	11.40	33.35	2.02	-2.42	2.02	-NA-	23.62
Europe Non-REITS	JPY	1,623.09	6,157,872.49	34.65	0.00	-NA-	-NA-	20.57	13.70	31.69	5.54	-1.12	5.54	-NA-	19.72
Austria Non-REITS Index	JPY	407.20	219,303.59	1.23	0.00	-NA-	-NA-	24.24	3.72	43.18	0.23	-2.42	0.23	-NA-	-NA-
Belgium REITS Index	JPY	900.32	544,627.34	3.06	0.00	-NA-	-NA-	3.95	3.38	20.32	-1.80	-0.28	-1.80	-NA-	-NA-
Finland Non-REITS Index	JPY	964.39	258,321.03	1.45	0.00	-NA-	-NA-	20.46	4.87	25.38	-0.79	-9.01	-0.79	-NA-	-NA-
France REITS Index	JPY	1,349.21	1,516,636.11	8.54	0.00	-NA-	-NA-	15.94	9.76	21.89	-0.17	-1.02	-0.17	-NA-	-NA-
Germany REITS Index	JPY	732.54	143,313.88	0.81	0.00	-NA-	-NA-	21.47	4.07	26.48	2.83	-0.95	2.83	-NA-	-NA-
Germany Non-REITS Index	JPY	590.78	1,770,111.03	9.96	0.00	-NA-	-NA-	14.17	13.21	25.36	5.98	1.73	5.98	-NA-	-NA-
Greece REITS Index	JPY	937.62	30,825.07	0.17	0.00	-NA-	-NA-	12.08	27.00	121.15	32.79	14.53	32.79	-NA-	-NA-
Greece Non-REITS Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITS Index	JPY	671.51	97,896.07	78.20	0.00	-NA-	-NA-	13.31	7.08	63.86	29.92	1.87	29.92	-NA-	-NA-
Italy Non-REITS Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITS Index	JPY	696.62	3,469,538.32	19.53	0.00	-NA-	-NA-	3.62	-5.52	18.22	-0.25	-0.75	-0.25	-NA-	-NA-
Netherlands Non-REITS Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITS Index	JPY	131.23	64,976.64	0.37	0.00	-NA-	-NA-	16.34	-6.40	-14.99	-0.98	0.28	-0.98	-NA-	-NA-
Sweden Non-REITS Index	JPY	1,602.62	1,283,793.66	7.22	0.00	-NA-	-NA-	27.82	15.01	35.25	7.50	-4.01	7.50	-NA-	-NA-
Switzerland Non-REITS Index	JPY	1,890.21	1,144,660.52	6.44	0.00	-NA-	-NA-	15.70	9.46	11.89	6.05	1.86	6.05	-NA-	-NA-
Spain Non-REITS	JPY	54.83	31,781.30	0.18	0.00	-NA-	-NA-	-NA-	-52.86	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	JPY	427.44	5,808,880.06	32.69	0.00	-NA-	-NA-	21.20	18.08	45.52	3.91	-4.13	3.91	-NA-	22.82
UK Non-REITS	JPY	413.80	1,384,924.73	7.79	0.00	-NA-	-NA-	28.31	28.75	63.32	5.14	-2.59	5.14	-NA-	21.23
Israel Non-REITS	JPY	1,330.31	130,970.72	2433.45	0.00	-NA-	-NA-	-NA-	13.68	37.36	3.02	7.81	3.02	-NA-	-NA-
Canada REITS Index	JPY	1,290.38	3,959,896.07	94.30	0.00	-NA-	-NA-	20.79	5.00	-6.35	-1.73	2.34	-1.73	-NA-	-NA-
Canada Non-REITS Index	JPY	871.69	239,545.30	5.70	0.00	-NA-	-NA-	25.43	7.82	9.60	-3.65	0.76	-3.65	-NA-	-NA-
United States REITS Index	JPY	1,045.59	56,014,083.66	99.48	0.00	-NA-	-NA-	25.04	14.63	10.23	6.95	0.97	6.95	-NA-	-NA-
United States Non-REITS Index	JPY	834.76	293,367.04	0.52	0.00	-NA-	-NA-	16.76	6.60	17.73	-2.02	-1.07	-2.02	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global REITs	AUD	667.32	921,341.98	114.54	0.00	-NA-	-NA-	12.92	8.76	11.23	2.97	-3.76	2.97	-NA-	9.35
Global Non-REITs	AUD	784.28	274,796.83	34.16	0.00	-NA-	-NA-	8.72	7.16	9.15	-10.17	-3.59	-10.17	-NA-	15.34
Global ex Asia REITs	AUD	685.18	749,968.16	93.24	0.00	-NA-	-NA-	14.69	9.25	15.35	4.01	-3.86	4.01	-NA-	10.86
Global ex Asia Non-REITs	AUD	581.18	71,468.18	8.88	0.00	-NA-	-NA-	13.22	8.38	31.90	2.61	-5.02	2.61	-NA-	11.47
Global ex Europe REITs	AUD	701.52	799,691.72	99.42	0.00	-NA-	-NA-	13.97	9.12	8.06	3.37	-3.31	3.37	-NA-	9.39
Global ex Europe Non-REITs	AUD	825.53	210,283.82	26.14	0.00	-NA-	-NA-	7.74	6.40	3.50	-13.51	-3.03	-13.51	-NA-	17.74
Global ex US REITs	AUD	603.86	334,509.95	41.59	0.00	-NA-	-NA-	8.04	6.02	8.04	-0.87	-4.40	-0.87	-NA-	8.18
Global ex US Non-REITs	AUD	788.23	271,723.37	33.78	0.00	-NA-	-NA-	8.67	7.25	9.04	-10.24	-3.57	-10.24	-NA-	15.32
Asia REITs	AUD	603.10	171,373.81	68.01	0.00	-NA-	-NA-	6.98	6.67	-3.65	-1.24	-3.31	-1.24	-NA-	9.34
Asia Non-REITs	AUD	837.82	203,328.65	80.69	0.00	-NA-	-NA-	7.43	6.69	2.72	-14.07	-3.07	-14.07	-NA-	18.41
Australia REITs Index	AUD	506.84	76,655.99	30.42	0.00	-NA-	-NA-	7.71	5.21	-1.16	1.87	-1.84	1.87	-NA-	-NA-
Hong Kong REITs Index	AUD	1,379.42	14,344.11	5.69	0.00	-NA-	-NA-	12.58	17.04	1.32	-1.90	1.94	-1.90	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	913.20	82,182.72	32.61	0.00	-NA-	-NA-	3.04	-2.18	-4.57	-7.20	-4.59	-7.20	-NA-	-NA-
Japan REITs Index	AUD	732.60	59,548.44	23.63	0.00	-NA-	-NA-	1.40	5.87	-9.05	-4.85	-6.68	-4.85	-NA-	-NA-
Japan Non-REITs Index	AUD	861.57	93,191.14	36.98	0.00	-NA-	-NA-	14.16	23.11	10.40	-21.02	-2.05	-21.02	-NA-	-NA-
New Zealand REITs Index	AUD	845.01	1,059.32	0.42	0.00	-NA-	-NA-	5.77	12.28	11.00	5.07	-1.18	5.07	-NA-	-NA-
Singapore REITs Index	AUD	939.25	19,765.94	7.84	0.00	-NA-	-NA-	11.14	5.15	-2.70	-1.93	-2.17	-1.93	-NA-	-NA-
Singapore Non-REITs Index	AUD	955.53	26,007.48	10.32	0.00	-NA-	-NA-	9.18	3.73	-0.88	-6.53	-2.39	-6.53	-NA-	-NA-

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

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

Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	AUD	1,072.91	121,650.25	97.17	0.00	-NA-	-NA-	8.76	7.47	36.94	0.51	-6.63	0.51	-NA-	15.24
Europe Non-REITS	AUD	1,183.44	64,513.00	51.53	0.00	-NA-	-NA-	12.87	9.69	35.23	3.97	-5.38	3.97	-NA-	12.02
Austria Non-REITs Index	AUD	285.73	2,297.54	1.84	0.00	-NA-	-NA-	16.30	0.06	47.03	-1.26	-6.63	-1.26	-NA-	-NA-
Belgium REITs Index	AUD	631.75	5,705.79	4.56	0.00	-NA-	-NA-	-2.69	-0.26	23.56	-3.26	-4.59	-3.26	-NA-	-NA-
France REITs Index	AUD	946.73	15,889.05	12.69	0.00	-NA-	-NA-	8.54	5.89	25.17	-1.65	-5.29	-1.65	-NA-	-NA-
Finland Non-REITs Index	AUD	676.70	2,706.30	2.16	0.00	-NA-	-NA-	12.77	1.18	28.75	-2.26	-12.93	-2.26	-NA-	-NA-
Germany REITs Index	AUD	514.01	1,501.43	1.20	0.00	-NA-	-NA-	13.72	0.41	29.88	1.30	-5.22	1.30	-NA-	-NA-
Germany Non-REITs Index	AUD	414.55	18,544.58	14.81	0.00	-NA-	-NA-	6.88	9.21	28.73	4.40	-2.66	4.40	-NA-	-NA-
Greece REITs Index	AUD	657.92	322.94	0.26	0.00	-NA-	-NA-	4.92	22.52	127.09	30.81	9.59	30.81	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs Index	AUD	471.20	1,025.61	0.82	0.00	-NA-	-NA-	6.07	3.30	68.27	27.99	-2.53	27.99	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	488.81	36,348.65	29.03	0.00	-NA-	-NA-	-2.99	-8.85	21.40	-1.73	-5.03	-1.73	-NA-	-NA-
Netherlands Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	92.08	680.73	0.54	0.00	-NA-	-NA-	8.91	-9.70	-12.70	-2.46	-4.05	-2.46	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,124.55	13,449.68	10.74	0.00	-NA-	-NA-	19.66	10.95	38.89	5.90	-8.15	5.90	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,326.34	11,992.05	9.58	0.00	-NA-	-NA-	8.31	5.60	14.90	4.47	-2.53	4.47	-NA-	-NA-
Spain Non-REITs	AUD	38.47	332.96	0.18	0.00	-NA-	-NA-	-NA-	-54.52	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK REITs	AUD	299.93	60,856.78	48.61	0.00	-NA-	-NA-	13.46	13.92	49.44	2.36	-8.26	2.36	-NA-	16.55
UK Non-REITs	AUD	290.36	14,509.18	11.59	0.00	-NA-	-NA-	20.12	24.21	67.72	3.58	-6.79	3.58	-NA-	15.28
Israel Non-REITs	AUD	869.65	1,372.12	25.49	0.00	-NA-	-NA-	-NA-	9.67	41.06	1.49	3.16	1.49	-NA-	-NA-
Canada REITs Index	AUD	905.45	41,485.89	140.22	0.00	-NA-	-NA-	13.07	1.30	-3.83	-3.20	-2.07	-3.20	-NA-	-NA-
Canada Non-REITs Index	AUD	611.65	2,509.60	8.48	0.00	-NA-	-NA-	17.42	4.02	12.55	-5.08	-3.59	-5.08	-NA-	-NA-
United States REITs Index	AUD	733.68	586,832.03	147.93	0.00	-NA-	-NA-	17.06	10.59	13.20	5.36	-3.39	5.36	-NA-	-NA-
United States Non-REITs Index	AUD	585.75	3,073.46	0.77	0.00	-NA-	-NA-	9.31	2.84	20.90	-3.47	-5.34	-3.47	-NA-	-NA-

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

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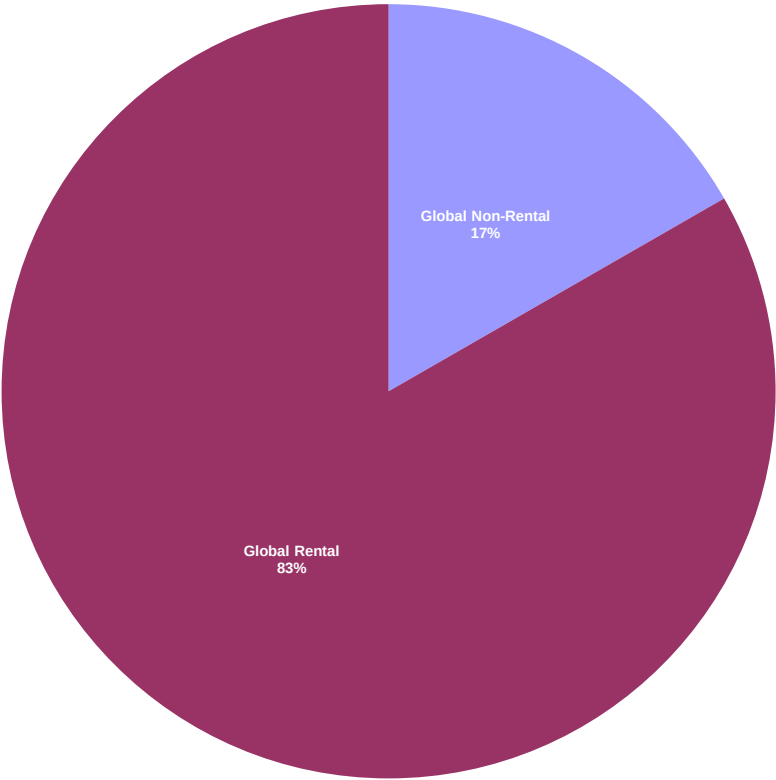
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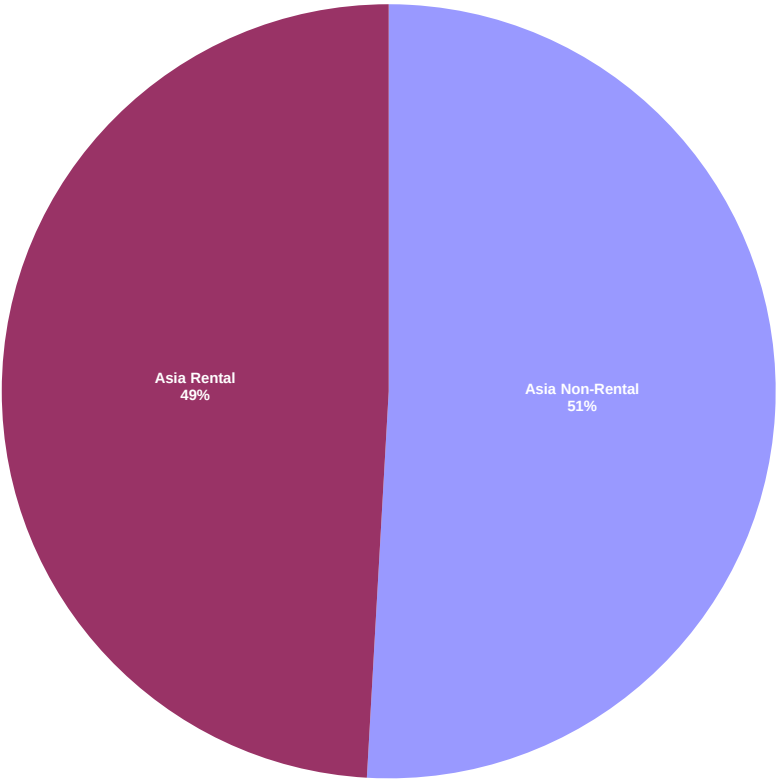
Section 3.6

FTSE EPRA/NAREIT Developed Investment Focus Index Series

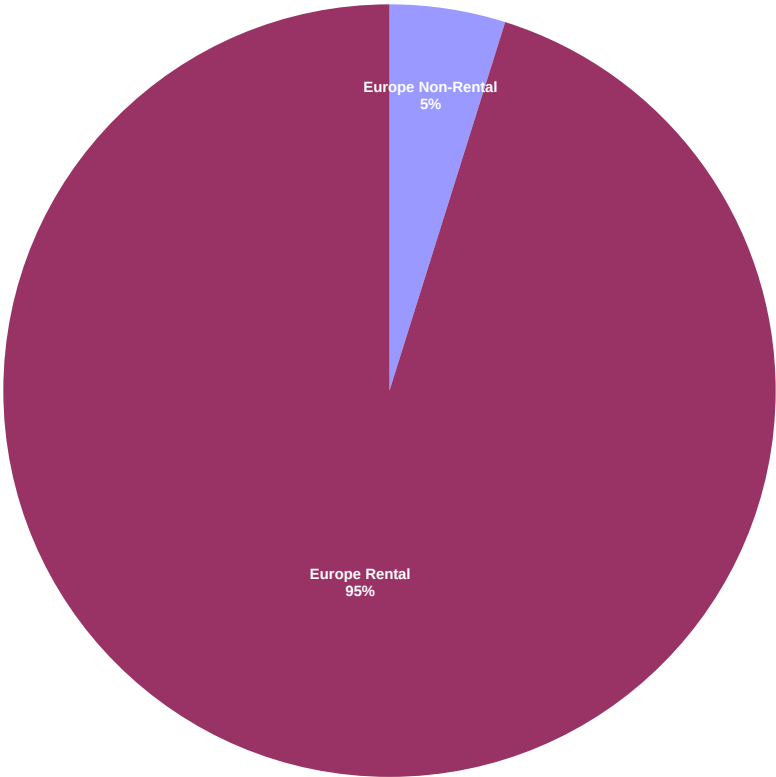
Graph 29: Developed Investment Focus Market Cap Breakdown



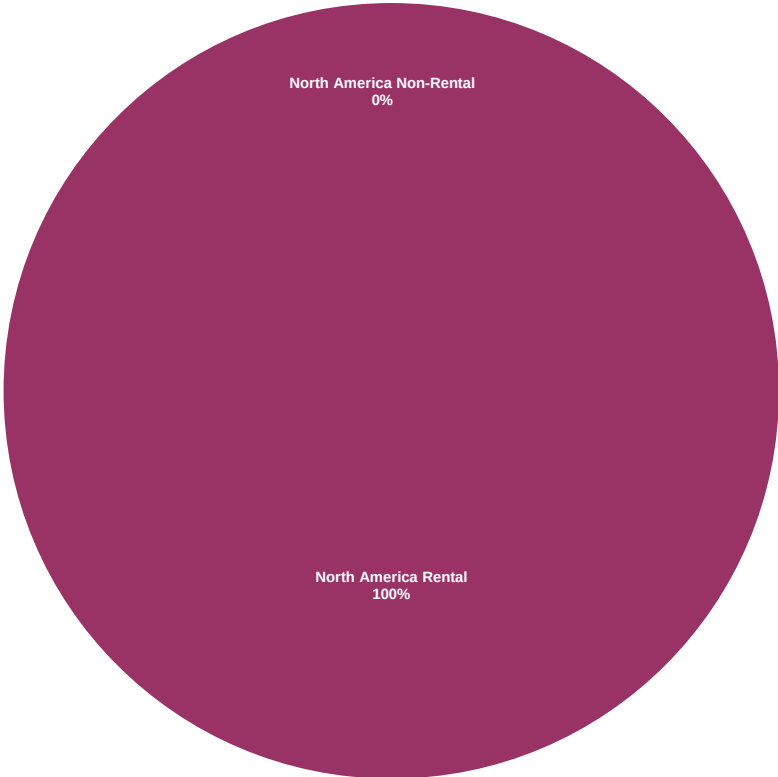
Graph 30: Developed Asia Investment Focus Market Cap Breakdown



Graph 31: Developed Europe Investment Focus Market Cap Breakdown



Graph 32: Developed North America Investment Focus Market Cap Breakdown



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Non-Rental	EUR	1,160.77	134,323.47	16.70	2.30	-NA-	-NA-	15.69	6.93	-11.67	-9.91	0.50	-9.91	-NA-	-NA-
Global Rental	EUR	1,340.24	670,059.81	83.30	4.01	-NA-	-NA-	24.22	10.23	-3.35	7.33	0.33	7.33	-NA-	-NA-
Asia Non-Rental	EUR	1,253.57	128,259.12	50.90	2.32	-NA-	-NA-	15.33	6.87	-12.97	-10.58	0.56	-10.58	-NA-	-NA-
Asia Rental	EUR	1,251.15	123,722.00	49.10	4.37	-NA-	-NA-	19.24	8.48	-16.58	2.20	0.98	2.20	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,286.57	111,498.10	44.25	1.87	-NA-	-NA-	14.85	6.79	-13.43	-12.56	0.41	-12.56	-NA-	-NA-
Asia ex Australia Rental	EUR	1,716.34	87,623.63	34.77	3.70	-NA-	-NA-	18.29	8.27	-17.63	0.20	0.45	0.20	-NA-	-NA-
Australia Non-Rental	EUR	788.82	16,761.02	6.65	5.30	-NA-	-NA-	19.73	7.54	-10.36	5.82	1.67	5.82	-NA-	-NA-
Australia Rental	EUR	889.01	36,098.37	14.33	5.99	-NA-	-NA-	19.94	7.99	-14.43	7.26	2.27	7.26	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,504.74	40,704.22	16.15	3.58	-NA-	-NA-	10.08	-1.67	-17.52	-5.41	-2.23	-5.41	-NA-	-NA-
Hong Kong Rental	EUR	2,209.85	24,208.45	9.61	3.56	-NA-	-NA-	22.45	5.39	-17.95	2.69	5.59	2.69	-NA-	-NA-
Japan Non-Rental	EUR	1,170.60	57,886.73	22.97	0.61	-NA-	-NA-	21.15	20.87	-8.91	-18.70	1.53	-18.70	-NA-	-NA-
Japan Rental	EUR	1,314.02	44,828.08	17.79	3.25	-NA-	-NA-	12.86	8.64	-20.41	-1.40	-1.91	-1.40	-NA-	-NA-
Europe Non-Rental	EUR	703.36	6,064.35	4.84	1.90	-NA-	-NA-	15.08	8.20	28.93	7.28	-0.91	7.28	-NA-	-NA-
Europe Rental	EUR	1,162.61	119,127.32	95.16	3.72	-NA-	-NA-	21.11	10.15	17.16	5.89	-2.21	5.89	-NA-	-NA-
UK Non-Rental	EUR	648.10	3,359.62	2.68	0.95	-NA-	-NA-	22.27	28.69	68.29	10.87	-1.62	10.87	-NA-	-NA-
UK Rental	EUR	808.02	47,322.72	37.80	3.15	-NA-	-NA-	24.83	16.09	28.87	7.09	-3.95	7.09	-NA-	-NA-
North America Non-Rental	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,470.19	426,287.77	100.00	3.99	-NA-	-NA-	27.73	10.99	-3.60	9.38	0.87	9.38	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,450.32	396,701.54	93.06	3.87	-NA-	-NA-	27.84	11.71	-2.57	10.13	0.79	10.13	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	USD	1,356.29	185,131.32	16.70	2.30	-NA-	-NA-	16.55	5.89	-5.20	-9.89	0.29	-9.89	-NA-	-NA-
Global Rental	USD	1,565.97	923,509.93	83.30	4.01	-NA-	-NA-	25.15	9.16	3.74	7.35	0.12	7.35	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	162,030.44	20.14	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	873,757.35	108.62	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,283.90	162,030.44	20.14	1.87	-NA-	-NA-	14.42	5.84	-5.48	-11.70	0.13	-11.70	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	1,538.16	873,757.35	108.62	3.90	-NA-	-NA-	23.66	9.26	4.58	7.36	0.02	7.36	-NA-	-NA-
Asia Non-Rental	USD	1,464.79	176,773.13	50.90	2.32	-NA-	-NA-	16.20	5.84	-6.59	-10.56	0.35	-10.56	-NA-	-NA-
Asia Rental	USD	1,462.03	170,519.84	49.10	4.37	-NA-	-NA-	20.13	7.43	-10.46	2.22	0.77	2.22	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,503.25	153,672.25	44.25	1.87	-NA-	-NA-	15.71	5.76	-7.08	-12.54	0.20	-12.54	-NA-	-NA-
Asia ex Australia Rental	USD	2,005.51	120,767.26	34.77	3.70	-NA-	-NA-	19.17	7.22	-11.59	0.22	0.23	0.22	-NA-	-NA-
Australia Non-Rental	USD	922.49	23,100.88	6.65	5.30	-NA-	-NA-	20.64	6.50	-3.78	5.84	1.46	5.84	-NA-	-NA-
Australia Rental	USD	1,038.87	49,752.58	14.33	5.99	-NA-	-NA-	20.84	6.95	-8.15	7.28	2.05	7.28	-NA-	-NA-
Hong Kong Non-Rental	USD	1,758.10	56,100.59	16.15	3.58	-NA-	-NA-	10.91	-2.62	-11.47	-5.39	-2.43	-5.39	-NA-	-NA-
Hong Kong Rental	USD	2,581.71	33,365.30	9.61	3.56	-NA-	-NA-	23.36	4.36	-11.94	2.71	5.37	2.71	-NA-	-NA-
Japan Non-Rental	USD	1,367.94	79,782.39	22.97	0.61	-NA-	-NA-	22.06	19.70	-2.23	-18.69	1.32	-18.69	-NA-	-NA-
Japan Rental	USD	1,535.62	61,784.30	17.79	3.25	-NA-	-NA-	13.70	7.59	-14.57	-1.38	-2.12	-1.38	-NA-	-NA-
Europe Non-Rental	USD	821.98	8,358.19	4.84	1.90	-NA-	-NA-	15.94	7.15	38.38	7.31	-1.12	7.31	-NA-	-NA-
Europe Rental	USD	1,357.99	164,187.23	95.16	3.72	-NA-	-NA-	22.01	9.08	25.75	5.91	-2.41	5.91	-NA-	-NA-
UK Non-Rental	USD	757.11	4,630.40	2.68	0.95	-NA-	-NA-	23.18	27.45	80.63	10.89	-1.82	10.89	-NA-	-NA-
UK Rental	USD	944.32	65,222.54	37.80	3.15	-NA-	-NA-	25.77	14.96	38.32	7.11	-4.15	7.11	-NA-	-NA-
North America Non-Rental	USD	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	1,717.93	587,531.12	100.00	3.99	-NA-	-NA-	28.69	9.92	3.47	9.40	0.66	9.40	-NA-	-NA-
United States Non-Rental	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	1,694.71	546,753.90	93.06	3.87	-NA-	-NA-	28.80	10.63	4.58	10.15	0.58	10.15	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	GBP	1,311.11	111,046.59	16.70	2.30	-NA-	-NA-	13.08	4.51	-13.65	-10.47	0.81	-10.47	-NA-	-NA-
Global Rental	GBP	1,513.79	553,945.31	83.30	4.01	-NA-	-NA-	21.42	7.74	-5.51	6.65	0.65	6.65	-NA-	-NA-
Asia Non-Rental	GBP	1,415.99	106,033.13	50.90	2.32	-NA-	-NA-	12.74	4.46	-14.92	-11.15	0.88	-11.15	-NA-	-NA-
Asia Rental	GBP	1,413.32	102,282.24	49.10	4.37	-NA-	-NA-	16.55	6.03	-18.45	1.56	1.29	1.56	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,453.16	92,176.62	44.25	1.87	-NA-	-NA-	12.27	4.38	-15.37	-13.11	0.72	-13.11	-NA-	-NA-
Asia ex Australia Rental	GBP	1,938.69	72,439.35	34.77	3.70	-NA-	-NA-	15.63	5.83	-19.48	-0.44	0.76	-0.44	-NA-	-NA-
Australia Non-Rental	GBP	891.75	13,856.51	6.65	5.30	-NA-	-NA-	17.05	5.11	-12.36	5.15	1.99	5.15	-NA-	-NA-
Australia Rental	GBP	1,004.26	29,842.89	14.33	5.99	-NA-	-NA-	17.24	5.55	-16.35	6.58	2.59	6.58	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,699.52	33,650.60	16.15	3.58	-NA-	-NA-	7.61	-3.89	-19.37	-6.01	-1.92	-6.01	-NA-	-NA-
Hong Kong Rental	GBP	2,495.69	20,013.38	9.61	3.56	-NA-	-NA-	19.69	3.00	-19.79	2.04	5.92	2.04	-NA-	-NA-
Japan Non-Rental	GBP	1,322.36	47,855.55	22.97	0.61	-NA-	-NA-	18.43	18.15	-10.95	-19.22	1.85	-19.22	-NA-	-NA-
Japan Rental	GBP	1,484.45	37,059.83	17.79	3.25	-NA-	-NA-	10.32	6.19	-22.19	-2.02	-1.61	-2.02	-NA-	-NA-
Europe Non-Rental	GBP	794.59	5,013.46	4.84	1.90	-NA-	-NA-	12.49	5.76	26.04	6.61	-0.60	6.61	-NA-	-NA-
Europe Rental	GBP	1,312.74	98,483.78	95.16	3.72	-NA-	-NA-	18.38	7.66	14.54	5.22	-1.90	5.22	-NA-	-NA-
UK Non-Rental	GBP	731.89	2,777.43	2.68	0.95	-NA-	-NA-	19.52	25.79	64.52	10.17	-1.31	10.17	-NA-	-NA-
UK Rental	GBP	912.86	39,122.18	37.80	3.15	-NA-	-NA-	22.02	13.47	25.98	6.41	-3.65	6.41	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	1,660.69	352,416.47	100.00	3.99	-NA-	-NA-	24.85	8.49	-5.76	8.68	1.18	8.68	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	1,638.25	327,957.23	93.06	3.87	-NA-	-NA-	24.97	9.19	-4.75	9.43	1.10	9.43	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Non-Rental	JPY	1,364.64	19,065,748.79	16.70	2.30	-NA-	-NA-	17.53	13.84	3.84	-11.70	1.19	-11.70	-NA-	-NA-
Global Rental	JPY	1,575.61	95,107,670.26	83.30	4.01	-NA-	-NA-	26.20	17.35	13.63	5.19	1.03	5.19	-NA-	-NA-
Asia Non-Rental	JPY	1,473.81	18,204,980.93	50.90	2.32	-NA-	-NA-	17.17	13.78	2.32	-12.36	1.26	-12.36	-NA-	-NA-
Asia Rental	JPY	1,471.03	17,560,985.98	49.10	4.37	-NA-	-NA-	21.14	15.49	-1.92	0.16	1.67	0.16	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,512.50	15,825,936.76	44.25	1.87	-NA-	-NA-	16.69	13.70	1.78	-14.30	1.10	-14.30	-NA-	-NA-
Asia ex Australia Rental	JPY	2,017.85	12,437,216.47	34.77	3.70	-NA-	-NA-	20.17	15.27	-3.17	-1.80	1.14	-1.80	-NA-	-NA-
Australia Non-Rental	JPY	928.17	2,379,044.16	6.65	5.30	-NA-	-NA-	21.65	14.50	5.39	3.71	2.37	3.71	-NA-	-NA-
Australia Rental	JPY	1,045.27	5,123,769.51	14.33	5.99	-NA-	-NA-	21.85	14.98	0.60	5.12	2.97	5.12	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,768.92	5,777,519.71	16.15	3.58	-NA-	-NA-	11.84	4.69	-3.03	-7.30	-1.55	-7.30	-NA-	-NA-
Hong Kong Rental	JPY	2,597.60	3,436,125.68	9.61	3.56	-NA-	-NA-	24.40	12.20	-3.54	0.64	6.32	0.64	-NA-	-NA-
Japan Non-Rental	JPY	1,376.36	8,216,389.03	22.97	0.61	-NA-	-NA-	23.08	28.69	7.09	-20.33	2.23	-20.33	-NA-	-NA-
Japan Rental	JPY	1,545.07	6,362,856.14	17.79	3.25	-NA-	-NA-	14.66	15.67	-6.43	-3.37	-1.24	-3.37	-NA-	-NA-
Europe Non-Rental	JPY	827.04	860,767.87	4.84	1.90	-NA-	-NA-	16.92	15.20	51.58	5.14	-0.23	5.14	-NA-	-NA-
Europe Rental	JPY	1,366.35	16,908,821.48	95.16	3.72	-NA-	-NA-	23.03	17.27	37.75	3.77	-1.53	3.77	-NA-	-NA-
UK Non-Rental	JPY	761.77	476,861.69	2.68	0.95	-NA-	-NA-	24.22	37.02	97.85	8.66	-0.94	8.66	-NA-	-NA-
UK Rental	JPY	950.14	6,716,943.10	37.80	3.15	-NA-	-NA-	26.82	23.59	51.51	4.95	-3.29	4.95	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,728.50	60,506,892.08	100.00	3.99	-NA-	-NA-	29.77	18.17	13.34	7.19	1.56	7.19	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,705.15	56,307,450.71	93.06	3.87	-NA-	-NA-	29.88	18.93	14.55	7.93	1.48	7.93	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	AUD	957.56	199,742.48	24.83	2.30	-NA-	-NA-	10.02	9.83	6.64	-13.02	-3.18	-13.02	-NA-	-NA-
Global Rental	AUD	1,105.59	996,396.32	123.87	4.01	-NA-	-NA-	18.14	13.22	16.69	3.62	-3.33	3.62	-NA-	-NA-
Asia Non-Rental	AUD	1,034.16	190,724.64	75.69	2.32	-NA-	-NA-	9.69	9.77	5.07	-13.67	-3.11	-13.67	-NA-	-NA-
Asia Rental	AUD	1,032.21	183,977.82	73.01	4.37	-NA-	-NA-	13.40	11.42	0.72	-1.33	-2.71	-1.33	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	1,061.31	165,800.56	65.80	1.87	-NA-	-NA-	9.23	9.69	4.52	-15.58	-3.26	-15.58	-NA-	-NA-
Asia ex Australia Rental	AUD	1,415.91	130,298.60	51.71	3.70	-NA-	-NA-	12.50	11.21	-0.56	-3.26	-3.23	-3.26	-NA-	-NA-
Australia Non-Rental	AUD	651.28	24,924.08	9.89	5.30	-NA-	-NA-	13.88	10.46	8.23	2.17	-2.04	2.17	-NA-	-NA-
Australia Rental	AUD	733.45	53,679.22	21.30	5.99	-NA-	-NA-	14.07	10.92	3.31	3.55	-1.47	3.55	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,241.23	60,528.23	24.02	3.58	-NA-	-NA-	4.70	1.00	-0.42	-8.68	-5.80	-8.68	-NA-	-NA-
Hong Kong Rental	AUD	1,822.71	35,998.60	14.29	3.56	-NA-	-NA-	16.45	8.24	-0.94	-0.86	1.73	-0.86	-NA-	-NA-
Japan Non-Rental	AUD	965.78	86,079.07	34.16	0.61	-NA-	-NA-	15.22	24.16	9.97	-21.51	-2.18	-21.51	-NA-	-NA-
Japan Rental	AUD	1,084.16	66,660.52	26.45	3.25	-NA-	-NA-	7.33	11.59	-3.91	-4.81	-5.50	-4.81	-NA-	-NA-
Europe Non-Rental	AUD	580.33	9,017.84	7.20	1.90	-NA-	-NA-	9.45	11.13	55.65	3.58	-4.53	3.58	-NA-	-NA-
Europe Rental	AUD	958.75	177,145.41	141.50	3.72	-NA-	-NA-	15.17	13.14	41.45	2.23	-5.78	2.23	-NA-	-NA-
UK Non-Rental	AUD	534.53	4,995.85	3.99	0.95	-NA-	-NA-	16.29	32.19	103.18	7.04	-5.21	7.04	-NA-	-NA-
UK Rental	AUD	666.70	70,370.11	56.21	3.15	-NA-	-NA-	18.72	19.24	55.58	3.39	-7.46	3.39	-NA-	-NA-
North America Non-Rental	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	AUD	1,212.87	633,900.97	148.70	3.99	-NA-	-NA-	21.48	14.00	16.39	5.60	-2.82	5.60	-NA-	-NA-
United States Non-Rental	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	AUD	1,196.48	589,905.49	138.38	3.87	-NA-	-NA-	21.59	14.74	17.63	6.32	-2.90	6.32	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Non-Rental	EUR	957.84	134,323.47	16.70	0.00	-NA-	-NA-	12.99	4.36	-13.49	-10.17	0.20	-10.17	-NA-	-NA-
Global Rental	EUR	927.52	670,059.81	83.30	0.00	-NA-	-NA-	18.95	5.78	-7.15	6.31	-0.13	6.31	-NA-	-NA-
Asia Non-Rental	EUR	1,045.57	128,259.12	50.90	0.00	-NA-	-NA-	12.68	4.30	-14.76	-10.85	0.26	-10.85	-NA-	-NA-
Asia Rental	EUR	808.51	123,722.00	49.10	0.00	-NA-	-NA-	13.30	3.51	-20.06	1.04	0.74	1.04	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,108.83	111,498.10	44.25	0.00	-NA-	-NA-	12.65	4.66	-14.84	-12.87	0.06	-12.87	-NA-	22.56
Asia ex Australia Rental	EUR	1,202.65	87,623.63	34.77	0.00	-NA-	-NA-	13.10	3.93	-20.59	-0.76	0.13	-0.76	-NA-	14.89
Australia Non-Rental	EUR	471.78	16,761.02	6.65	0.00	-NA-	-NA-	12.45	1.22	-15.15	5.82	1.67	5.82	-NA-	-NA-
Australia Rental	EUR	526.57	36,098.37	14.33	0.00	-NA-	-NA-	12.91	1.95	-19.20	5.57	2.22	5.57	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,211.61	40,704.22	16.15	0.00	-NA-	-NA-	7.16	-4.62	-20.11	-5.92	-2.76	-5.92	-NA-	-NA-
Hong Kong Rental	EUR	1,645.10	24,208.45	9.61	0.00	-NA-	-NA-	18.20	2.11	-20.64	1.97	4.86	1.97	-NA-	-NA-
Japan Non-Rental	EUR	1,081.91	57,886.73	22.97	0.00	-NA-	-NA-	19.90	19.78	-9.44	-18.96	1.22	-18.96	-NA-	-NA-
Japan Rental	EUR	920.00	44,828.08	17.79	0.00	-NA-	-NA-	7.62	4.07	-23.02	-2.24	-2.11	-2.24	-NA-	-NA-
Europe Non-Rental	EUR	608.79	6,064.35	4.84	0.00	-NA-	-NA-	12.73	5.97	26.06	7.19	-1.00	7.19	-NA-	-NA-
Europe Rental	EUR	822.09	119,127.32	95.16	0.00	-NA-	-NA-	15.67	5.31	12.38	5.20	-2.73	5.20	-NA-	-NA-
UK Non-Rental	EUR	568.73	3,359.62	2.68	0.00	-NA-	-NA-	20.64	26.78	66.37	10.70	-1.77	10.70	-NA-	-NA-
UK Rental	EUR	594.18	47,322.72	37.80	0.00	-NA-	-NA-	20.11	11.73	24.32	5.96	-4.68	5.96	-NA-	-NA-
North America Non-Rental	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,030.11	426,287.77	-NA-	0.00	-NA-	-NA-	22.72	6.81	-7.33	8.30	0.35	8.30	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,029.43	396,701.54	-NA-	0.00	-NA-	-NA-	23.05	7.66	-6.21	9.08	0.27	9.08	-NA-	-NA-

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

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Non-Rental	USD	1,119.19	185,131.32	16.70	0.00	-NA-	-NA-	13.84	3.35	-7.14	-10.15	-0.01	-10.15	-NA-	-NA-
Global Rental	USD	1,083.77	923,509.93	83.30	0.00	-NA-	-NA-	19.85	4.75	-0.34	6.33	-0.34	6.33	-NA-	-NA-
Asia Non-Rental	USD	1,221.70	176,773.13	50.90	0.00	-NA-	-NA-	13.53	3.29	-8.51	-10.83	0.05	-10.83	-NA-	-NA-
Asia Rental	USD	944.70	170,519.84	49.10	0.00	-NA-	-NA-	14.15	2.51	-14.20	1.06	0.53	1.06	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,295.61	153,672.25	44.25	0.00	-NA-	-NA-	13.49	3.65	-8.60	-12.85	-0.15	-12.85	-NA-	27.02
Asia ex Australia Rental	USD	1,405.24	120,767.26	34.77	0.00	-NA-	-NA-	13.95	2.92	-14.77	-0.73	-0.08	-0.73	-NA-	16.84
Australia Non-Rental	USD	551.25	23,100.88	6.65	0.00	-NA-	-NA-	13.30	0.24	-8.93	5.84	1.46	5.84	-NA-	-NA-
Australia Rental	USD	615.28	49,752.58	14.33	0.00	-NA-	-NA-	13.75	0.97	-13.28	5.59	2.00	5.59	-NA-	-NA-
Hong Kong Non-Rental	USD	1,415.70	56,100.59	16.15	0.00	-NA-	-NA-	7.96	-5.55	-14.25	-5.90	-2.96	-5.90	-NA-	-NA-
Hong Kong Rental	USD	1,922.23	33,365.30	9.61	0.00	-NA-	-NA-	19.09	1.12	-14.82	1.99	4.64	1.99	-NA-	-NA-
Japan Non-Rental	USD	1,264.16	79,782.39	22.97	0.00	-NA-	-NA-	20.80	18.62	-2.80	-18.94	1.01	-18.94	-NA-	-NA-
Japan Rental	USD	1,074.98	61,784.30	17.79	0.00	-NA-	-NA-	8.42	3.06	-17.37	-2.22	-2.32	-2.22	-NA-	-NA-
Europe Non-Rental	USD	711.34	8,358.19	4.84	0.00	-NA-	-NA-	13.58	4.95	35.31	7.21	-1.21	7.21	-NA-	-NA-
Europe Rental	USD	960.58	164,187.23	95.16	0.00	-NA-	-NA-	16.53	4.29	20.62	5.22	-2.94	5.22	-NA-	-NA-
UK Non-Rental	USD	664.53	4,630.40	2.68	0.00	-NA-	-NA-	21.55	25.55	78.57	10.72	-1.98	10.72	-NA-	-NA-
UK Rental	USD	694.27	65,222.54	37.80	0.00	-NA-	-NA-	21.01	10.65	33.44	5.99	-4.88	5.99	-NA-	-NA-
North America Non-Rental	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	1,203.63	587,531.12	-NA-	0.00	-NA-	-NA-	23.64	5.78	-0.54	8.32	0.14	8.32	-NA-	-NA-
United States Non-Rental	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	1,202.84	546,753.90	-NA-	0.00	-NA-	-NA-	23.97	6.62	0.67	9.10	0.06	9.10	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Non-Rental	GBP	1,081.90	111,046.59	16.70	0.00	-NA-	-NA-	10.45	2.00	-15.43	-10.74	0.51	-10.74	-NA-	-NA-
Global Rental	GBP	1,047.66	553,945.31	83.30	0.00	-NA-	-NA-	16.28	3.39	-9.23	5.63	0.18	5.63	-NA-	-NA-
Asia Non-Rental	GBP	1,181.00	106,033.13	50.90	0.00	-NA-	-NA-	10.15	1.94	-16.67	-11.42	0.57	-11.42	-NA-	-NA-
Asia Rental	GBP	913.23	102,282.24	49.10	0.00	-NA-	-NA-	10.75	1.18	-21.85	0.40	1.05	0.40	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,252.45	92,176.62	44.25	0.00	-NA-	-NA-	10.11	2.30	-16.75	-13.42	0.37	-13.42	-NA-	22.63
Asia ex Australia Rental	GBP	1,358.42	72,439.35	34.77	0.00	-NA-	-NA-	10.56	1.59	-22.37	-1.38	0.44	-1.38	-NA-	13.95
Australia Non-Rental	GBP	532.88	13,856.51	6.65	0.00	-NA-	-NA-	9.92	-1.07	-17.06	5.15	1.99	5.15	-NA-	-NA-
Australia Rental	GBP	594.78	29,842.89	14.33	0.00	-NA-	-NA-	10.37	-0.35	-21.01	4.90	2.53	4.90	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,368.54	33,650.60	16.15	0.00	-NA-	-NA-	4.75	-6.78	-21.90	-6.52	-2.46	-6.52	-NA-	-NA-
Hong Kong Rental	GBP	1,858.18	20,013.38	9.61	0.00	-NA-	-NA-	15.54	-0.19	-22.41	1.33	5.18	1.33	-NA-	-NA-
Japan Non-Rental	GBP	1,222.04	47,855.55	22.97	0.00	-NA-	-NA-	17.20	17.07	-11.47	-19.47	1.54	-19.47	-NA-	-NA-
Japan Rental	GBP	1,039.16	37,059.83	17.79	0.00	-NA-	-NA-	5.20	1.72	-24.74	-2.86	-1.81	-2.86	-NA-	-NA-
Europe Non-Rental	GBP	687.64	5,013.46	4.84	0.00	-NA-	-NA-	10.20	3.58	23.24	6.51	-0.69	6.51	-NA-	-NA-
Europe Rental	GBP	928.57	98,483.78	95.16	0.00	-NA-	-NA-	13.07	2.93	9.86	4.53	-2.43	4.53	-NA-	-NA-
UK Non-Rental	GBP	642.39	2,777.43	2.68	0.00	-NA-	-NA-	17.93	23.92	62.64	10.00	-1.47	10.00	-NA-	-NA-
UK Rental	GBP	671.14	39,122.18	37.80	0.00	-NA-	-NA-	17.41	9.21	21.54	5.29	-4.38	5.29	-NA-	-NA-
North America Non-Rental	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	1,163.53	352,416.47	-NA-	0.00	-NA-	-NA-	19.96	4.40	-9.41	7.61	0.67	7.61	-NA-	-NA-
United States Non-Rental	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	1,162.76	327,957.23	-NA-	0.00	-NA-	-NA-	20.28	5.23	-8.31	8.39	0.58	8.39	-NA-	-NA-

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Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Non-Rental	JPY	1,126.08	19,065,748.79	16.70	0.00	-NA-	-NA-	14.80	11.11	1.71	-11.96	0.89	-11.96	-NA-	-NA-
Global Rental	JPY	1,090.44	95,107,670.26	83.30	0.00	-NA-	-NA-	20.85	12.62	9.17	4.18	0.56	4.18	-NA-	-NA-
Asia Non-Rental	JPY	1,229.22	18,204,980.93	50.90	0.00	-NA-	-NA-	14.48	11.04	0.21	-12.63	0.95	-12.63	-NA-	-NA-
Asia Rental	JPY	950.52	17,560,985.98	49.10	0.00	-NA-	-NA-	15.11	10.21	-6.02	-0.98	1.43	-0.98	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,303.59	15,825,936.76	44.25	0.00	-NA-	-NA-	14.45	11.43	0.12	-14.60	0.75	-14.60	-NA-	30.64
Asia ex Australia Rental	JPY	1,413.89	12,437,216.47	34.77	0.00	-NA-	-NA-	14.91	10.65	-6.64	-2.74	0.82	-2.74	-NA-	19.21
Australia Non-Rental	JPY	554.64	2,379,044.16	6.65	0.00	-NA-	-NA-	14.25	7.76	-0.25	3.71	2.37	3.71	-NA-	-NA-
Australia Rental	JPY	619.06	5,123,769.51	14.33	0.00	-NA-	-NA-	14.71	8.55	-5.01	3.46	2.92	3.46	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,424.42	5,777,519.71	16.15	0.00	-NA-	-NA-	8.87	1.54	-6.07	-7.80	-2.09	-7.80	-NA-	-NA-
Hong Kong Rental	JPY	1,934.06	3,436,125.68	9.61	0.00	-NA-	-NA-	20.09	8.72	-6.69	-0.06	5.58	-0.06	-NA-	-NA-
Japan Non-Rental	JPY	1,271.94	8,216,389.03	22.97	0.00	-NA-	-NA-	21.81	27.52	6.47	-20.57	1.92	-20.57	-NA-	-NA-
Japan Rental	JPY	1,081.60	6,362,856.14	17.79	0.00	-NA-	-NA-	9.33	10.80	-9.49	-4.19	-1.44	-4.19	-NA-	-NA-
Europe Non-Rental	JPY	715.72	860,767.87	4.84	0.00	-NA-	-NA-	14.53	12.83	48.21	5.05	-0.32	5.05	-NA-	-NA-
Europe Rental	JPY	966.49	16,908,821.48	95.16	0.00	-NA-	-NA-	17.51	12.12	32.12	3.10	-2.06	3.10	-NA-	-NA-
UK Non-Rental	JPY	668.62	476,861.69	2.68	0.00	-NA-	-NA-	22.57	34.98	95.60	8.49	-1.10	8.49	-NA-	-NA-
UK Rental	JPY	698.54	6,716,943.10	37.80	0.00	-NA-	-NA-	22.03	18.95	46.16	3.85	-4.02	3.85	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,211.04	60,506,892.08	-NA-	0.00	-NA-	-NA-	24.67	13.72	8.95	6.13	1.05	6.13	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,210.24	56,307,450.71	-NA-	0.00	-NA-	-NA-	25.01	14.62	10.27	6.90	0.96	6.90	-NA-	-NA-

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

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

Price Return	Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Global Non-Rental	AUD	790.16	199,742.48	24.83	0.00	-NA-	-NA-	7.46	7.19	4.45	-13.27	-3.46	-13.27	-NA-	-NA-
	Global Rental	AUD	765.15	996,396.32	123.87	0.00	-NA-	-NA-	13.13	8.65	12.10	2.63	-3.78	2.63	-NA-	-NA-
	Asia Non-Rental	AUD	862.53	190,724.64	75.69	0.00	-NA-	-NA-	7.17	7.13	2.91	-13.93	-3.41	-13.93	-NA-	-NA-
	Asia Rental	AUD	666.97	183,977.82	73.01	0.00	-NA-	-NA-	7.76	6.32	-3.49	-2.45	-2.95	-2.45	-NA-	-NA-
	Asia ex Australia Non-Rental	AUD	914.72	165,800.56	65.80	0.00	-NA-	-NA-	7.14	7.50	2.81	-15.87	-3.60	-15.87	-NA-	19.86
	Asia ex Australia Rental	AUD	992.11	130,298.60	51.71	0.00	-NA-	-NA-	7.57	6.75	-4.13	-4.18	-3.53	-4.18	-NA-	11.06
	Australia Non-Rental	AUD	389.19	24,924.08	9.89	0.00	-NA-	-NA-	6.95	3.97	2.43	2.17	-2.04	2.17	-NA-	-NA-
	Australia Rental	AUD	434.39	53,679.22	21.30	0.00	-NA-	-NA-	7.38	4.72	-2.45	1.92	-1.52	1.92	-NA-	-NA-
	Hong Kong Non-Rental	AUD	999.50	60,528.23	24.02	0.00	-NA-	-NA-	1.92	-2.04	-3.55	-9.17	-6.31	-9.17	-NA-	-NA-
	Hong Kong Rental	AUD	1,357.11	35,998.60	14.29	0.00	-NA-	-NA-	12.42	4.89	-4.18	-1.55	1.02	-1.55	-NA-	-NA-
	Japan Non-Rental	AUD	892.51	86,079.07	34.16	0.00	-NA-	-NA-	14.03	23.03	9.34	-21.75	-2.48	-21.75	-NA-	-NA-
	Japan Rental	AUD	758.94	66,660.52	26.45	0.00	-NA-	-NA-	2.35	6.90	-7.06	-5.61	-5.69	-5.61	-NA-	-NA-
	Europe Non-Rental	AUD	502.21	9,017.84	7.20	0.00	-NA-	-NA-	7.22	8.85	52.20	3.49	-4.62	3.49	-NA-	-NA-
	Europe Rental	AUD	678.18	177,145.41	141.50	0.00	-NA-	-NA-	10.01	8.16	35.68	1.56	-6.29	1.56	-NA-	-NA-
	UK Non-Rental	AUD	469.17	4,995.85	3.99	0.00	-NA-	-NA-	14.74	30.22	100.87	6.87	-5.36	6.87	-NA-	-NA-
	UK Rental	AUD	490.16	70,370.11	56.21	0.00	-NA-	-NA-	14.23	14.76	50.10	2.31	-8.16	2.31	-NA-	-NA-
	North America Non-Rental	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	North America Rental	AUD	849.77	633,900.97	-NA-	0.00	-NA-	-NA-	16.71	9.71	11.88	4.56	-3.31	4.56	-NA-	-NA-
	United States Non-Rental	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	United States Rental	AUD	849.21	589,905.49	-NA-	0.00	-NA-	-NA-	17.03	10.58	13.23	5.31	-3.40	5.31	-NA-	-NA-

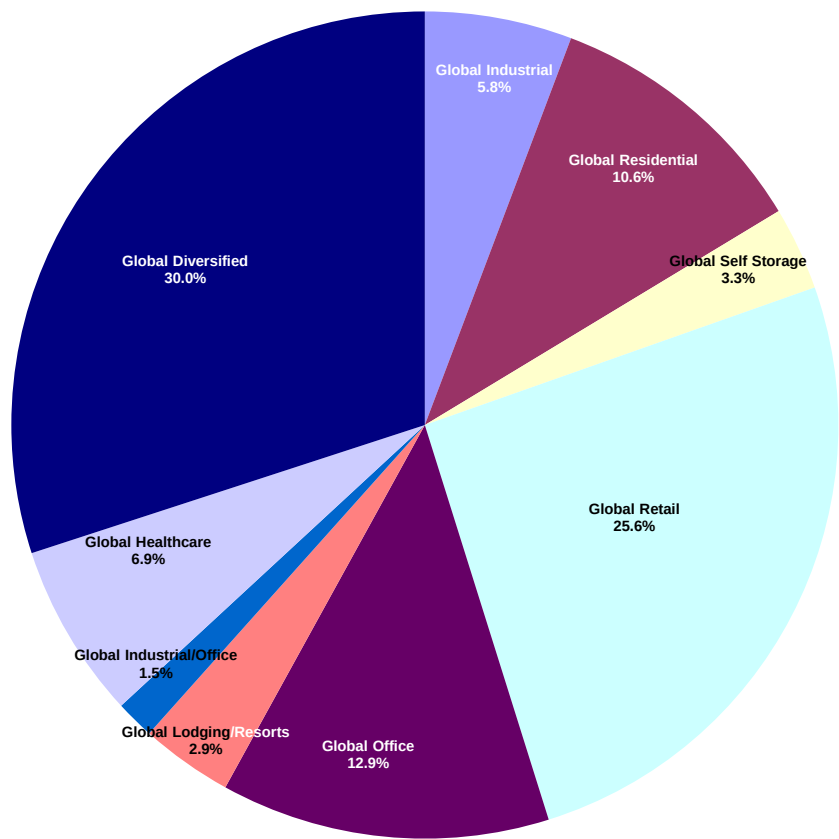
* -20, -10, -5 & -3 Years Total Returns are annualised

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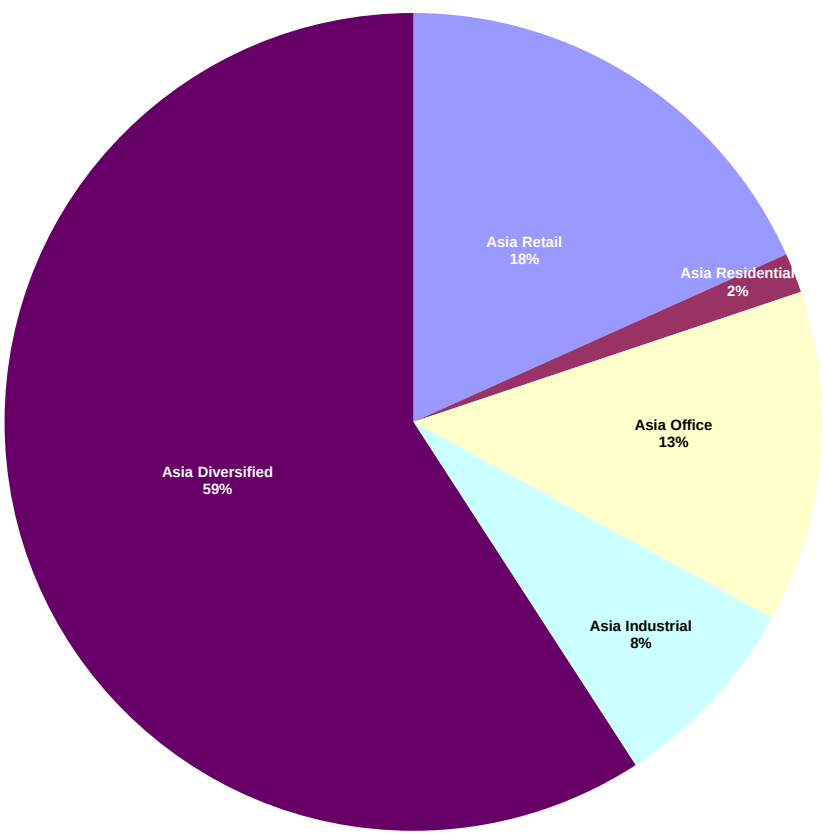
Section 3.7

FTSE EPRA/NAREIT Developed Sector Index Series

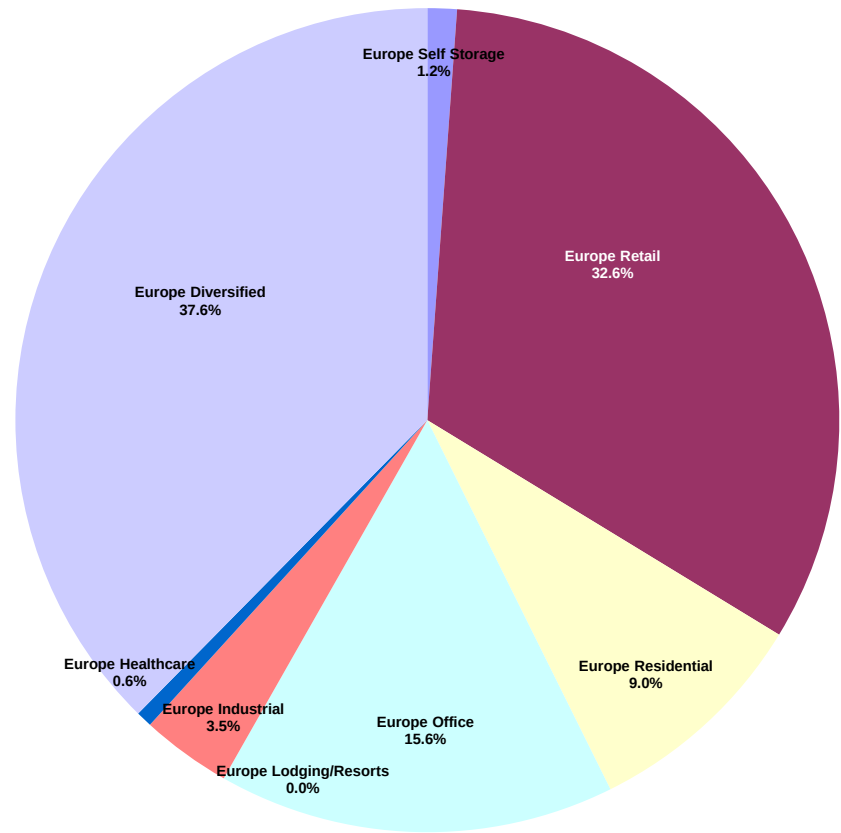
Graph 33: Sector Breakdown - Developed



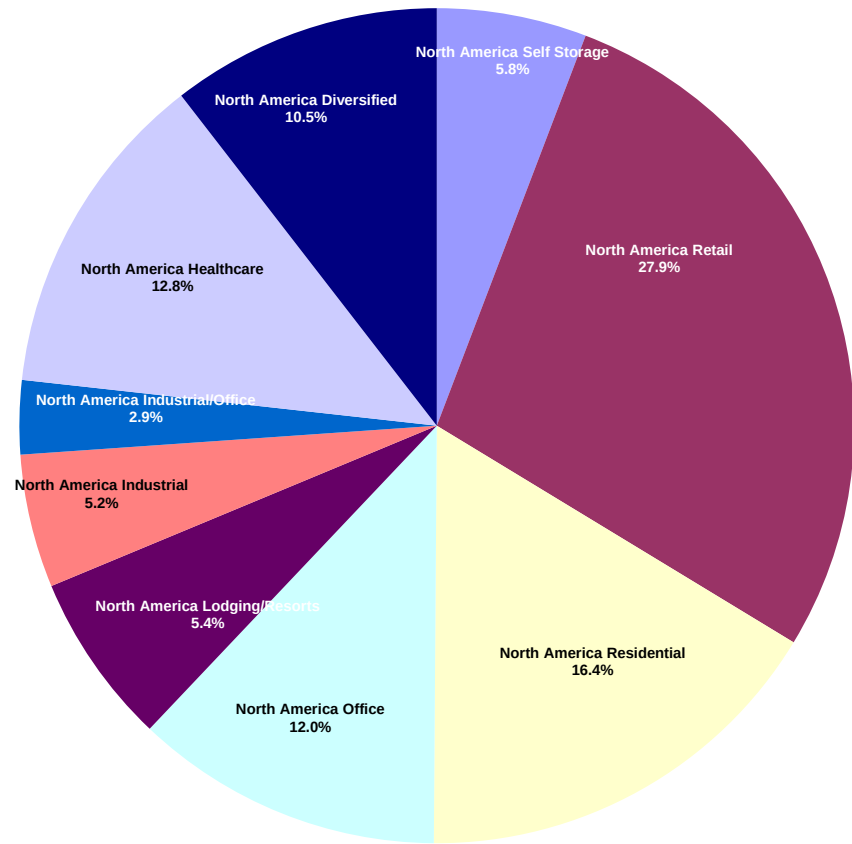
Graph 34: Sector Breakdown - Developed Asia



Graph 35: Sector Breakdown - Developed Europe



Graph 36: Sector Breakdown - Developed North America



FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Industrial	EUR	648.55	46,287.07	5.75	3.69	-NA-	-NA-	27.46	11.87	-2.89	5.60	-0.27	5.60	-NA-	-NA-
Global Residential	EUR	1,612.15	85,201.08	10.59	3.22	-NA-	-NA-	22.18	7.95	-1.51	11.65	1.30	11.65	-NA-	-NA-
Global Self Storage	EUR	2,593.03	26,187.44	3.26	3.28	-NA-	-NA-	31.53	23.01	10.71	13.78	0.22	13.78	-NA-	-NA-
Global Retail	EUR	1,291.09	205,552.98	25.55	4.23	-NA-	-NA-	25.02	12.42	-5.20	5.93	0.14	5.93	-NA-	-NA-
Global Office	EUR	1,414.99	103,401.86	12.85	3.33	-NA-	-NA-	21.20	8.02	-4.17	5.54	0.25	5.54	-NA-	-NA-
Global Lodging/Resorts	EUR	992.73	28,977.70	3.60	3.29	-NA-	-NA-	35.91	9.90	11.21	6.25	3.06	6.25	-NA-	-NA-
Global Industrial/Office	EUR	998.92	12,183.62	1.51	4.87	-NA-	-NA-	22.51	10.92	-8.35	10.74	-0.13	10.74	-NA-	-NA-
Global Healthcare	EUR	2,109.52	55,181.95	6.86	5.42	-NA-	-NA-	22.42	9.56	-17.30	8.75	0.35	8.75	-NA-	-NA-
Global Diversified	EUR	1,169.18	241,409.57	30.01	3.31	-NA-	-NA-	18.51	7.30	-6.07	-2.97	0.13	-2.97	-NA-	-NA-
Asia Retail	EUR	1,256.73	45,952.57	18.28	4.94	-NA-	-NA-	18.57	9.57	-15.63	3.50	1.88	3.50	-NA-	-NA-
Asia Residential	EUR	2,520.81	3,947.93	1.57	4.12	-NA-	-NA-	10.10	7.83	-21.95	1.59	-0.87	1.59	-NA-	-NA-
Asia Office	EUR	1,489.30	32,940.27	13.10	3.54	-NA-	-NA-	16.62	7.34	-19.14	-2.46	-0.67	-2.46	-NA-	-NA-
Asia Industrial	EUR	748.87	19,847.58	7.90	3.75	-NA-	-NA-	30.23	14.67	-11.08	1.10	-0.71	1.10	-NA-	-NA-
Asia Diversified	EUR	1,183.98	148,692.26	59.15	2.69	-NA-	-NA-	16.66	6.59	-13.49	-8.40	0.97	-8.40	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,264.16	129,403.81	51.48	2.19	-NA-	-NA-	15.89	6.29	-14.06	-10.35	0.84	-10.35	-NA-	-NA-
Asia ex Australia Industrial	EUR	2,313.42	14,398.04	5.73	3.57	-NA-	-NA-	27.70	14.80	-9.61	0.19	-1.80	0.19	-NA-	-NA-
Asia ex Australia Office	EUR	1,465.71	30,698.00	12.21	3.33	-NA-	-NA-	15.20	6.15	-20.36	-2.95	-0.93	-2.95	-NA-	-NA-
Asia ex Australia Residential	EUR	2,502.21	3,947.93	1.57	4.12	-NA-	-NA-	10.10	7.83	-21.95	1.59	-0.87	1.59	-NA-	-NA-
Asia ex Australia Retail	EUR	1,737.43	20,073.42	7.99	3.80	-NA-	-NA-	18.70	14.69	-15.00	-0.48	1.63	-0.48	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	EUR	1,819.34	1,442.74	1.15	2.51	-NA-	-NA-	29.82	24.47	79.26	27.19	-2.38	27.19	-NA-	-NA-
Europe Retail	EUR	1,120.20	40,763.20	32.56	4.32	-NA-	-NA-	17.59	8.00	11.45	2.97	-2.20	2.97	-NA-	-NA-
Europe Residential	EUR	668.16	11,210.44	8.95	0.67	-NA-	-NA-	24.49	14.72	17.89	10.61	0.84	10.61	-NA-	-NA-
Europe Office	EUR	1,518.22	19,481.21	15.56	3.23	-NA-	-NA-	21.41	8.54	13.20	8.51	-0.84	8.51	-NA-	-NA-
Europe Industrial	EUR	487.26	4,418.54	3.53	4.58	-NA-	-NA-	28.21	13.55	35.80	2.79	-3.75	2.79	-NA-	-NA-
Europe Healthcare	EUR	981.69	790.01	0.63	6.11	-NA-	-NA-	16.31	9.50	8.87	1.95	-0.06	1.95	-NA-	-NA-
Europe Diversified	EUR	1,174.28	47,085.53	37.61	3.81	-NA-	-NA-	21.74	11.11	22.27	6.28	-3.16	6.28	-NA-	-NA-
Eurozone Retail	EUR	1,616.63	29,948.96	23.92	4.86	-NA-	-NA-	16.46	4.76	8.99	1.49	-1.35	1.49	-NA-	-NA-
Eurozone Residential	EUR	662.26	10,012.86	8.00	0.65	-NA-	-NA-	23.25	12.17	11.67	9.59	1.23	9.59	-NA-	-NA-
Eurozone Office	EUR	1,060.43	3,153.15	2.52	4.46	-NA-	-NA-	8.40	-3.78	14.15	6.71	-2.50	6.71	-NA-	-NA-
Eurozone Industrial	EUR	1,163.61	596.22	0.48	5.70	-NA-	-NA-	31.15	22.25	17.46	3.47	-0.69	3.47	-NA-	-NA-
Eurozone Diversified	EUR	1,289.43	13,231.22	10.57	5.49	-NA-	-NA-	17.89	5.46	11.41	3.34	-1.75	3.34	-NA-	-NA-
UK Self Storage	EUR	1,819.34	1,442.74	1.15	2.51	-NA-	-NA-	29.82	24.47	79.26	27.19	-2.38	27.19	-NA-	-NA-
UK Retail	EUR	700.64	10,814.24	8.64	2.82	-NA-	-NA-	19.71	12.80	18.77	7.27	-4.43	7.27	-NA-	-NA-
UK Residential	EUR	765.90	1,197.58	0.96	0.85	-NA-	-NA-	37.78	35.87	83.56	19.01	-2.26	19.01	-NA-	-NA-
UK Industrial	EUR	386.52	3,822.32	3.05	4.40	-NA-	-NA-	27.45	11.67	39.00	2.72	-4.16	2.72	-NA-	-NA-
UK Healthcare	EUR	981.69	790.01	0.63	6.11	-NA-	-NA-	16.31	9.50	8.87	1.95	-0.06	1.95	-NA-	-NA-
UK Diversified	EUR	852.40	26,243.87	20.96	3.31	-NA-	-NA-	24.17	17.20	31.06	6.61	-4.11	6.61	-NA-	-NA-
UK Office	EUR	1,467.74	6,371.59	5.09	1.37	-NA-	-NA-	37.30	24.08	35.74	8.41	-2.25	8.41	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	EUR	2,664.45	24,744.70	5.80	3.33	-NA-	-NA-	31.95	23.04	8.35	13.10	0.37	13.10	-NA-	-NA-
North America Retail	EUR	1,315.04	118,837.21	27.88	3.92	-NA-	-NA-	31.54	14.17	-5.20	8.11	0.27	8.11	-NA-	-NA-
North America Residential	EUR	1,732.53	70,042.71	16.43	3.58	-NA-	-NA-	27.28	8.35	-2.23	12.38	1.49	12.38	-NA-	-NA-
North America Office	EUR	1,266.66	50,980.39	11.96	3.24	-NA-	-NA-	26.45	8.43	1.87	10.09	1.22	10.09	-NA-	-NA-
North America Lodging/Resorts	EUR	1,013.75	28,377.19	6.66	3.22	-NA-	-NA-	36.06	10.12	12.23	6.28	3.08	6.28	-NA-	-NA-
North America Industrial	EUR	709.73	22,020.95	5.17	3.46	-NA-	-NA-	26.83	10.60	-0.68	10.63	0.87	10.63	-NA-	-NA-
North America Industrial/Office	EUR	998.92	12,183.62	2.86	4.87	-NA-	-NA-	22.51	10.92	-8.35	10.74	-0.13	10.74	-NA-	-NA-
North America Healthcare	EUR	2,148.79	54,391.94	12.76	5.41	-NA-	-NA-	22.42	9.50	-17.56	8.86	0.36	8.86	-NA-	-NA-
North America Diversified	EUR	1,273.65	44,709.06	10.49	4.87	-NA-	-NA-	25.91	6.44	-3.76	7.06	0.75	7.06	-NA-	-NA-
United States Self Storage	EUR	2,664.45	24,744.70	5.80	3.33	-NA-	-NA-	31.95	23.04	8.35	13.10	0.37	13.10	-NA-	-NA-
United States Retail	EUR	1,271.39	110,268.73	25.87	3.80	-NA-	-NA-	31.99	15.37	-4.16	8.66	0.17	8.66	-NA-	-NA-
United States Residential	EUR	1,688.99	65,987.62	15.48	3.51	-NA-	-NA-	27.70	8.53	-0.87	13.44	1.61	13.44	-NA-	-NA-
United States Office	EUR	1,274.97	49,441.91	11.60	3.21	-NA-	-NA-	25.80	8.47	1.96	11.24	1.21	11.24	-NA-	-NA-
United States Lodging/Resorts	EUR	988.04	28,081.83	6.59	3.18	-NA-	-NA-	36.37	10.38	12.39	6.23	3.10	6.23	-NA-	-NA-
United States Industrial	EUR	720.56	20,292.99	4.76	3.27	-NA-	-NA-	27.24	11.20	0.08	11.46	0.48	11.46	-NA-	-NA-
United States Industrial/Office	EUR	1,018.83	11,606.17	2.72	4.69	-NA-	-NA-	22.99	11.65	-7.64	10.86	-0.21	10.86	-NA-	-NA-
United States Healthcare	EUR	2,269.24	52,818.98	12.39	5.40	-NA-	-NA-	22.19	9.96	-17.58	9.13	0.35	9.13	-NA-	-NA-
United States Diversified	EUR	1,129.81	33,458.62	7.85	4.42	-NA-	-NA-	26.05	7.61	1.15	8.60	0.10	8.60	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Industrial	USD	757.89	63,795.15	5.75	3.69	-NA-	-NA-	28.42	10.79	4.23	5.62	-0.48	5.62	-NA-	-NA-
Global Residential	USD	1,883.83	117,428.38	10.59	3.22	-NA-	-NA-	23.10	6.91	5.71	11.67	1.09	11.67	-NA-	-NA-
Global Self Storage	USD	3,030.79	36,092.84	3.26	3.28	-NA-	-NA-	32.53	21.82	18.82	13.80	0.01	13.80	-NA-	-NA-
Global Retail	USD	1,508.57	283,303.40	25.55	4.23	-NA-	-NA-	25.96	11.33	1.75	5.95	-0.07	5.95	-NA-	-NA-
Global Office	USD	1,653.41	142,513.62	12.85	3.33	-NA-	-NA-	22.11	6.97	2.86	5.56	0.04	5.56	-NA-	-NA-
Global Lodging/Resorts	USD	1,160.26	39,938.52	3.60	3.29	-NA-	-NA-	36.93	8.84	19.36	6.27	2.85	6.27	-NA-	-NA-
Global Industrial/Office	USD	1,166.71	16,792.07	1.51	4.87	-NA-	-NA-	23.43	9.84	-1.63	10.76	-0.34	10.76	-NA-	-NA-
Global Healthcare	USD	2,464.70	76,054.53	6.86	5.42	-NA-	-NA-	23.34	8.50	-11.24	8.78	0.14	8.78	-NA-	-NA-
Global Diversified	USD	1,365.94	332,722.74	30.01	3.31	-NA-	-NA-	19.39	6.26	0.82	-2.95	-0.08	-2.95	-NA-	-NA-
Asia Retail	USD	1,468.28	63,334.13	18.28	4.94	-NA-	-NA-	19.45	8.51	-9.44	3.53	1.66	3.53	-NA-	-NA-
Asia Residential	USD	2,945.63	5,441.24	1.57	4.12	-NA-	-NA-	10.93	6.78	-16.23	1.62	-1.08	1.62	-NA-	-NA-
Asia Office	USD	1,740.60	45,399.92	13.10	3.54	-NA-	-NA-	17.49	6.30	-13.21	-2.43	-0.88	-2.43	-NA-	-NA-
Asia Industrial	USD	875.64	27,354.92	7.90	3.75	-NA-	-NA-	31.21	13.56	-4.56	1.12	-0.92	1.12	-NA-	-NA-
Asia Diversified	USD	1,383.44	204,935.10	59.15	2.69	-NA-	-NA-	17.53	5.55	-7.15	-8.38	0.75	-8.38	-NA-	-NA-
Asia ex Australia Diversified	USD	1,477.03	178,350.80	51.48	2.19	-NA-	-NA-	16.76	5.26	-7.75	-10.33	0.63	-10.33	-NA-	-NA-
Asia ex Australia Industrial	USD	2,727.94	19,844.10	5.73	3.57	-NA-	-NA-	28.89	13.69	-2.98	0.21	-2.00	0.21	-NA-	-NA-
Asia ex Australia Office	USD	1,712.83	42,309.51	12.21	3.33	-NA-	-NA-	16.06	5.12	-14.52	-2.93	-1.13	-2.93	-NA-	-NA-
Asia ex Australia Residential	USD	2,923.90	5,441.24	1.57	4.12	-NA-	-NA-	10.93	6.78	-16.23	1.62	-1.08	1.62	-NA-	-NA-
Asia ex Australia Retail	USD	2,029.70	27,666.19	7.99	3.80	-NA-	-NA-	19.59	13.57	-8.77	-0.46	1.42	-0.46	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	USD	2,125.82	1,988.45	1.15	2.51	-NA-	-NA-	30.79	23.27	92.41	27.22	-2.58	27.22	-NA-	-NA-
Europe Retail	USD	1,309.11	56,181.88	32.56	4.32	-NA-	-NA-	18.47	6.96	19.62	2.99	-2.40	2.99	-NA-	-NA-
Europe Residential	USD	780.78	15,450.79	8.95	0.67	-NA-	-NA-	25.42	13.60	26.54	10.64	0.63	10.64	-NA-	-NA-
Europe Office	USD	1,773.43	26,849.98	15.56	3.23	-NA-	-NA-	22.32	7.49	21.51	8.54	-1.05	8.54	-NA-	-NA-
Europe Industrial	USD	569.39	6,089.85	3.53	4.58	-NA-	-NA-	29.18	12.45	45.76	2.81	-3.95	2.81	-NA-	-NA-
Europe Healthcare	USD	1,147.40	1,088.84	0.63	6.11	-NA-	-NA-	17.20	8.44	16.85	1.97	-0.27	1.97	-NA-	-NA-
Europe Diversified	USD	1,371.22	64,895.63	37.61	3.81	-NA-	-NA-	22.64	10.03	31.23	6.30	-3.36	6.30	-NA-	-NA-
Eurozone Retail	USD	1,889.25	41,277.15	23.92	4.86	-NA-	-NA-	17.34	3.75	16.99	1.52	-1.56	1.52	-NA-	-NA-
Eurozone Residential	USD	773.86	13,800.23	8.00	0.65	-NA-	-NA-	24.18	11.08	19.85	9.61	1.02	9.61	-NA-	-NA-
Eurozone Office	USD	1,237.45	4,345.83	2.52	4.46	-NA-	-NA-	9.20	-4.72	22.52	6.73	-2.71	6.73	-NA-	-NA-
Eurozone Industrial	USD	1,358.29	821.75	0.48	5.70	-NA-	-NA-	32.14	21.07	26.07	3.50	-0.90	3.50	-NA-	-NA-
Eurozone Diversified	USD	1,504.94	18,235.92	10.57	5.49	-NA-	-NA-	18.75	4.42	19.58	3.36	-1.96	3.36	-NA-	-NA-
UK Self Storage	USD	2,125.82	1,988.45	1.15	2.51	-NA-	-NA-	30.79	23.27	92.41	27.22	-2.58	27.22	-NA-	-NA-
UK Retail	USD	818.76	14,904.73	8.64	2.82	-NA-	-NA-	20.62	11.70	27.48	7.29	-4.63	7.29	-NA-	-NA-
UK Residential	USD	895.32	1,650.56	0.96	0.85	-NA-	-NA-	38.82	34.55	97.02	19.03	-2.46	19.03	-NA-	-NA-
UK Industrial	USD	451.78	5,268.11	3.05	4.40	-NA-	-NA-	28.42	10.59	49.20	2.74	-4.36	2.74	-NA-	-NA-
UK Healthcare	USD	1,147.40	1,088.84	0.63	6.11	-NA-	-NA-	17.20	8.44	16.85	1.97	-0.27	1.97	-NA-	-NA-
UK Diversified	USD	996.12	36,170.62	20.96	3.31	-NA-	-NA-	25.10	16.06	40.67	6.63	-4.31	6.63	-NA-	-NA-
UK Office	USD	1,450.28	8,781.64	5.09	1.37	-NA-	-NA-	35.38	20.63	43.43	8.35	-2.45	8.35	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	USD	3,114.32	34,104.39	5.80	3.33	-NA-	-NA-	32.94	21.85	16.30	13.12	0.16	13.12	-NA-	-NA-
North America Retail	USD	1,536.59	163,787.39	27.88	3.92	-NA-	-NA-	32.53	13.06	1.75	8.14	0.06	8.14	-NA-	-NA-
North America Residential	USD	2,024.47	96,536.36	16.43	3.58	-NA-	-NA-	28.23	7.30	4.94	12.41	1.28	12.41	-NA-	-NA-
North America Office	USD	1,480.04	70,263.72	11.96	3.24	-NA-	-NA-	27.40	7.38	9.34	10.11	1.01	10.11	-NA-	-NA-
North America Lodging/Resorts	USD	1,184.83	39,110.86	6.66	3.22	-NA-	-NA-	37.08	9.05	20.46	6.30	2.86	6.30	-NA-	-NA-
North America Industrial	USD	829.13	30,350.37	5.17	3.46	-NA-	-NA-	27.78	9.52	6.61	10.65	0.65	10.65	-NA-	-NA-
North America Industrial/Office	USD	1,166.71	16,792.07	2.86	4.87	-NA-	-NA-	23.43	9.84	-1.63	10.76	-0.34	10.76	-NA-	-NA-
North America Healthcare	USD	2,510.58	74,965.69	12.76	5.41	-NA-	-NA-	23.34	8.44	-11.52	8.89	0.15	8.89	-NA-	-NA-
North America Diversified	USD	1,488.16	61,620.26	10.49	4.87	-NA-	-NA-	26.85	5.41	3.30	7.08	0.53	7.08	-NA-	-NA-
United States Self Storage	USD	3,114.32	34,104.39	5.80	3.33	-NA-	-NA-	32.94	21.85	16.30	13.12	0.16	13.12	-NA-	-NA-
United States Retail	USD	1,485.60	151,977.88	25.87	3.8	-NA-	-NA-	32.98	14.25	2.87	8.68	-0.04	8.68	-NA-	-NA-
United States Residential	USD	1,973.61	90,947.43	15.48	3.51	-NA-	-NA-	28.66	7.47	6.40	13.47	1.40	13.47	-NA-	-NA-
United States Office	USD	1,489.71	68,143.31	11.60	3.21	-NA-	-NA-	26.74	7.42	9.43	11.27	1.00	11.27	-NA-	-NA-
United States Lodging/Resorts	USD	1,154.76	38,703.78	6.59	3.18	-NA-	-NA-	37.39	9.31	20.64	6.25	2.88	6.25	-NA-	-NA-
United States Industrial	USD	841.79	27,968.81	4.76	3.27	-NA-	-NA-	28.20	10.12	7.42	11.49	0.27	11.49	-NA-	-NA-
United States Industrial/Office	USD	1,189.97	15,996.20	2.72	4.69	-NA-	-NA-	23.91	10.57	-0.87	10.88	-0.42	10.88	-NA-	-NA-
United States Healthcare	USD	2,651.33	72,797.76	12.39	5.4	-NA-	-NA-	23.11	8.89	-11.54	9.16	0.14	9.16	-NA-	-NA-
United States Diversified	USD	1,320.05	46,114.34	7.85	4.42	-NA-	-NA-	26.99	6.56	8.57	8.63	-0.11	8.63	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Industrial	GBP	732.63	38,265.99	5.75	3.69	-NA-	-NA-	24.60	9.35	-5.07	4.93	0.04	4.93	-NA-	-NA-
Global Residential	GBP	1,821.06	70,436.60	10.59	3.22	-NA-	-NA-	19.44	5.52	-3.72	10.94	1.62	10.94	-NA-	-NA-
Global Self Storage	GBP	2,929.81	21,649.43	3.26	3.28	-NA-	-NA-	28.58	20.23	8.22	13.06	0.53	13.06	-NA-	-NA-
Global Retail	GBP	1,458.31	169,932.76	25.55	4.23	-NA-	-NA-	22.21	9.88	-7.32	5.26	0.45	5.26	-NA-	-NA-
Global Office	GBP	1,598.32	85,483.38	12.85	3.33	-NA-	-NA-	18.47	5.58	-6.32	4.87	0.56	4.87	-NA-	-NA-
Global Lodging/Resorts	GBP	1,121.60	23,956.16	3.60	3.29	-NA-	-NA-	32.86	7.42	8.72	5.58	3.38	5.58	-NA-	-NA-
Global Industrial/Office	GBP	1,127.84	10,072.32	1.51	4.87	-NA-	-NA-	19.75	8.41	-10.40	10.04	0.18	10.04	-NA-	-NA-
Global Healthcare	GBP	2,382.58	45,619.49	6.86	5.42	-NA-	-NA-	19.67	7.09	-19.15	8.07	0.66	8.07	-NA-	-NA-
Global Diversified	GBP	1,320.43	199,575.76	30.01	3.31	-NA-	-NA-	15.84	4.87	-8.17	-3.58	0.44	-3.58	-NA-	-NA-
Asia Retail	GBP	1,419.36	37,989.46	18.28	4.94	-NA-	-NA-	15.89	7.10	-17.52	2.85	2.19	2.85	-NA-	-NA-
Asia Residential	GBP	2,847.49	3,263.80	1.57	4.12	-NA-	-NA-	7.62	5.39	-23.70	0.95	-0.56	0.95	-NA-	-NA-
Asia Office	GBP	1,682.60	27,232.05	13.10	3.54	-NA-	-NA-	14.00	4.92	-20.95	-3.07	-0.37	-3.07	-NA-	-NA-
Asia Industrial	GBP	846.47	16,408.20	7.90	3.75	-NA-	-NA-	27.31	12.09	-13.07	0.46	-0.40	0.46	-NA-	-NA-
Asia Diversified	GBP	1,337.35	122,925.41	59.15	2.69	-NA-	-NA-	14.03	4.18	-15.43	-8.98	1.28	-8.98	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,427.82	106,979.46	51.48	2.19	-NA-	-NA-	13.28	3.89	-15.98	-10.91	1.16	-10.91	-NA-	-NA-
Asia ex Australia Industrial	GBP	2,637.05	11,903.01	5.73	3.57	-NA-	-NA-	25.05	12.21	-11.64	-0.44	-1.49	-0.44	-NA-	-NA-
Asia ex Australia Office	GBP	1,655.76	25,378.35	12.21	3.33	-NA-	-NA-	12.60	3.75	-22.14	-3.57	-0.62	-3.57	-NA-	-NA-
Asia ex Australia Residential	GBP	2,826.48	3,263.80	1.57	4.12	-NA-	-NA-	7.62	5.39	-23.70	0.95	-0.56	0.95	-NA-	-NA-
Asia ex Australia Retail	GBP	1,962.07	16,594.90	7.99	3.8	-NA-	-NA-	16.03	12.10	-16.91	-1.11	1.95	-1.11	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	GBP	2,054.99	1,192.73	1.15	2.51	-NA-	-NA-	26.90	21.67	75.24	26.39	-2.07	26.39	-NA-	-NA-
Europe Retail	GBP	1,265.49	33,699.35	32.56	4.32	-NA-	-NA-	14.94	5.56	8.95	2.32	-1.89	2.32	-NA-	-NA-
Europe Residential	GBP	754.77	9,267.78	8.95	0.67	-NA-	-NA-	21.69	12.12	15.25	9.91	1.16	9.91	-NA-	-NA-
Europe Office	GBP	1,714.34	16,105.32	15.56	3.23	-NA-	-NA-	18.68	6.09	10.67	7.83	-0.53	7.83	-NA-	-NA-
Europe Industrial	GBP	550.42	3,652.85	3.53	4.58	-NA-	-NA-	25.33	10.99	32.76	2.14	-3.45	2.14	-NA-	-NA-
Europe Healthcare	GBP	1,109.17	653.11	0.63	6.11	-NA-	-NA-	13.71	7.03	6.43	1.31	0.25	1.31	-NA-	-NA-
Europe Diversified	GBP	1,325.53	38,926.09	37.61	3.81	-NA-	-NA-	18.99	8.59	19.53	5.60	-2.86	5.60	-NA-	-NA-
Eurozone Retail	GBP	1,826.30	24,759.11	23.92	4.86	-NA-	-NA-	13.85	2.40	6.55	0.85	-1.04	0.85	-NA-	-NA-
Eurozone Residential	GBP	748.08	8,277.74	8.00	0.65	-NA-	-NA-	20.48	9.64	9.16	8.89	1.54	8.89	-NA-	-NA-
Eurozone Office	GBP	1,196.22	2,606.75	2.52	4.46	-NA-	-NA-	5.94	-5.96	11.59	6.03	-2.20	6.03	-NA-	-NA-
Eurozone Industrial	GBP	1,313.04	492.91	0.48	5.7	-NA-	-NA-	28.20	19.50	14.83	2.82	-0.38	2.82	-NA-	-NA-
Eurozone Diversified	GBP	1,454.80	10,938.38	10.57	5.49	-NA-	-NA-	15.21	3.06	8.91	2.68	-1.45	2.68	-NA-	-NA-
UK Self Storage	GBP	2,054.99	1,192.73	1.15	2.51	-NA-	-NA-	26.90	21.67	75.24	26.39	-2.07	26.39	-NA-	-NA-
UK Retail	GBP	791.48	8,940.24	8.64	2.82	-NA-	-NA-	17.03	10.25	16.11	6.59	-4.13	6.59	-NA-	-NA-
UK Residential	GBP	865.49	990.05	0.96	0.85	-NA-	-NA-	34.68	32.80	79.44	18.25	-1.95	18.25	-NA-	-NA-
UK Industrial	GBP	436.72	3,159.95	3.05	4.4	-NA-	-NA-	24.59	9.15	35.89	2.07	-3.86	2.07	-NA-	-NA-
UK Healthcare	GBP	1,109.17	653.11	0.63	6.11	-NA-	-NA-	13.71	7.03	6.43	1.31	0.25	1.31	-NA-	-NA-
UK Diversified	GBP	962.93	21,696.08	20.96	3.31	-NA-	-NA-	21.37	14.55	28.12	5.93	-3.81	5.93	-NA-	-NA-
UK Office	GBP	1,658.51	5,267.46	5.09	1.37	-NA-	-NA-	34.21	21.29	32.69	7.72	-1.94	7.72	-NA-	-NA-

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Index Description	Curr	Close Value Mar-14													
North America Self Storage	GBP	3,010.56	20,456.70	5.80	3.33	-NA-	-NA-	28.98	20.26	5.92	12.38	0.68	12.38	-NA-	-NA-
North America Retail	GBP	1,485.40	98,243.94	27.88	3.92	-NA-	-NA-	28.58	11.59	-7.33	7.43	0.58	7.43	-NA-	-NA-
North America Residential	GBP	1,957.02	57,905.02	16.43	3.58	-NA-	-NA-	24.42	5.90	-4.42	11.67	1.81	11.67	-NA-	-NA-
North America Office	GBP	1,430.72	42,146.01	11.96	3.24	-NA-	-NA-	23.61	5.98	-0.41	9.39	1.53	9.39	-NA-	-NA-
North America Lodging/Resorts	GBP	1,145.35	23,459.71	6.66	3.22	-NA-	-NA-	33.00	7.63	9.71	5.61	3.40	5.61	-NA-	-NA-
North America Industrial	GBP	801.51	18,204.94	5.17	3.46	-NA-	-NA-	23.98	8.10	-2.90	9.93	1.18	9.93	-NA-	-NA-
North America Industrial/Office	GBP	1,127.84	10,072.32	2.86	4.87	-NA-	-NA-	19.75	8.41	-10.40	10.04	0.18	10.04	-NA-	-NA-
North America Healthcare	GBP	2,426.93	44,966.37	12.76	5.41	-NA-	-NA-	19.67	7.03	-19.41	8.18	0.67	8.18	-NA-	-NA-
North America Diversified	GBP	1,438.58	36,961.44	10.49	4.87	-NA-	-NA-	23.08	4.04	-5.91	6.38	1.06	6.38	-NA-	-NA-
United States Self Storage	GBP	3,010.56	20,456.70	5.80	3.33	-NA-	-NA-	28.98	20.26	5.92	12.38	0.68	12.38	-NA-	-NA-
United States Retail	GBP	1,436.10	91,160.29	25.87	3.8	-NA-	-NA-	29.02	12.77	-6.30	7.97	0.48	7.97	-NA-	-NA-
United States Residential	GBP	1,907.85	54,552.64	15.48	3.51	-NA-	-NA-	24.83	6.08	-3.09	12.73	1.93	12.73	-NA-	-NA-
United States Office	GBP	1,440.08	40,874.13	11.60	3.21	-NA-	-NA-	22.97	6.03	-0.33	10.54	1.53	10.54	-NA-	-NA-
United States Lodging/Resorts	GBP	1,116.29	23,215.54	6.59	3.18	-NA-	-NA-	33.30	7.89	9.88	5.56	3.42	5.56	-NA-	-NA-
United States Industrial	GBP	813.74	16,776.42	4.76	3.27	-NA-	-NA-	24.38	8.69	-2.16	10.76	0.80	10.76	-NA-	-NA-
United States Industrial/Office	GBP	1,150.32	9,594.94	2.72	4.69	-NA-	-NA-	20.22	9.13	-9.71	10.16	0.10	10.16	-NA-	-NA-
United States Healthcare	GBP	2,563.00	43,665.99	12.39	5.4	-NA-	-NA-	19.45	7.48	-19.43	8.44	0.66	8.44	-NA-	-NA-
United States Diversified	GBP	1,276.07	27,660.58	7.85	4.42	-NA-	-NA-	23.21	5.17	-1.11	7.92	0.41	7.92	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Industrial	JPY	762.55	6,569,943.41	5.75	3.69	-NA-	-NA-	29.50	19.11	14.17	3.49	0.42	3.49	-NA-	-NA-
Global Residential	JPY	1,895.43	12,093,362.22	10.59	3.22	-NA-	-NA-	24.13	14.93	15.80	9.42	2.00	9.42	-NA-	-NA-
Global Self Storage	JPY	3,049.44	3,717,021.31	3.26	3.28	-NA-	-NA-	33.64	30.97	30.15	11.51	0.91	11.51	-NA-	-NA-
Global Retail	JPY	1,517.86	29,176,000.54	25.55	4.23	-NA-	-NA-	27.01	19.69	11.45	3.81	0.83	3.81	-NA-	-NA-
Global Office	JPY	1,663.59	14,676,765.18	12.85	3.33	-NA-	-NA-	23.13	15.01	12.66	3.43	0.94	3.43	-NA-	-NA-
Global Lodging/Resorts	JPY	1,167.40	4,113,068.32	3.60	3.29	-NA-	-NA-	38.08	17.01	30.74	4.13	3.78	4.13	-NA-	-NA-
Global Industrial/Office	JPY	1,173.89	1,729,331.59	1.51	4.87	-NA-	-NA-	24.46	18.09	7.75	8.53	0.56	8.53	-NA-	-NA-
Global Healthcare	JPY	2,479.87	7,832,475.49	6.86	5.42	-NA-	-NA-	24.38	16.64	-2.77	6.58	1.04	6.58	-NA-	-NA-
Global Diversified	JPY	1,374.35	34,265,450.99	30.01	3.31	-NA-	-NA-	20.40	14.23	10.43	-4.91	0.82	-4.91	-NA-	-NA-
Asia Retail	JPY	1,477.32	6,522,465.45	18.28	4.94	-NA-	-NA-	20.45	16.66	-0.80	1.44	2.58	1.44	-NA-	-NA-
Asia Residential	JPY	2,963.76	560,365.99	1.57	4.12	-NA-	-NA-	11.86	14.80	-8.24	-0.43	-0.19	-0.43	-NA-	-NA-
Asia Office	JPY	1,751.31	4,675,510.80	13.10	3.54	-NA-	-NA-	18.48	14.28	-4.94	-4.40	0.01	-4.40	-NA-	-NA-
Asia Industrial	JPY	881.03	2,817,146.68	7.90	3.75	-NA-	-NA-	32.32	22.09	4.54	-0.92	-0.02	-0.92	-NA-	-NA-
Asia Diversified	JPY	1,391.96	21,105,241.60	59.15	2.69	-NA-	-NA-	18.52	13.48	1.70	-10.23	1.66	-10.23	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,486.12	18,367,457.62	51.48	2.19	-NA-	-NA-	17.74	13.16	1.04	-12.14	1.54	-12.14	-NA-	-NA-
Asia ex Australia Industrial	JPY	2,744.73	2,043,645.04	5.73	3.57	-NA-	-NA-	29.97	22.22	6.27	-1.81	-1.12	-1.81	-NA-	-NA-
Asia ex Australia Office	JPY	1,723.37	4,357,245.25	12.21	3.33	-NA-	-NA-	17.03	13.01	-6.37	-4.89	-0.24	-4.89	-NA-	-NA-
Asia ex Australia Residential	JPY	2,941.90	560,365.99	1.57	4.12	-NA-	-NA-	11.86	14.80	-8.24	-0.43	-0.19	-0.43	-NA-	-NA-
Asia ex Australia Retail	JPY	2,042.19	2,849,202.94	7.99	3.8	-NA-	-NA-	20.60	22.10	-0.07	-2.47	2.34	-2.47	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	JPY	2,138.90	204,780.85	1.15	2.51	-NA-	-NA-	31.89	32.52	110.75	24.65	-1.70	24.65	-NA-	-NA-
Europe Retail	JPY	1,317.16	5,785,890.65	32.56	4.32	-NA-	-NA-	19.46	14.99	31.03	0.92	-1.52	0.92	-NA-	-NA-
Europe Residential	JPY	785.59	1,591,199.19	8.95	0.67	-NA-	-NA-	26.47	22.13	38.60	8.40	1.54	8.40	-NA-	-NA-
Europe Office	JPY	1,784.34	2,765,144.98	15.56	3.23	-NA-	-NA-	23.35	15.56	33.09	6.35	-0.15	6.35	-NA-	-NA-
Europe Industrial	JPY	572.90	627,163.67	3.53	4.58	-NA-	-NA-	30.26	20.89	59.66	0.74	-3.08	0.74	-NA-	-NA-
Europe Healthcare	JPY	1,154.47	112,133.71	0.63	6.11	-NA-	-NA-	18.18	16.58	27.99	-0.08	0.63	-0.08	-NA-	-NA-
Europe Diversified	JPY	1,379.66	6,683,276.29	37.61	3.81	-NA-	-NA-	23.67	18.29	43.75	4.15	-2.49	4.15	-NA-	-NA-
Eurozone Retail	JPY	1,900.88	4,250,927.43	23.92	4.86	-NA-	-NA-	18.32	11.54	28.14	-0.53	-0.67	-0.53	-NA-	-NA-
Eurozone Residential	JPY	778.63	1,421,216.42	8.00	0.65	-NA-	-NA-	25.22	19.43	31.28	7.40	1.93	7.40	-NA-	-NA-
Eurozone Office	JPY	1,245.06	447,555.82	2.52	4.46	-NA-	-NA-	10.11	2.44	34.21	4.58	-1.83	4.58	-NA-	-NA-
Eurozone Industrial	JPY	1,366.65	84,627.61	0.48	5.7	-NA-	-NA-	33.25	30.16	38.09	1.41	-0.01	1.41	-NA-	-NA-
Eurozone Diversified	JPY	1,514.21	1,878,026.46	10.57	5.49	-NA-	-NA-	19.74	12.26	30.98	1.27	-1.08	1.27	-NA-	-NA-
UK Self Storage	JPY	2,138.90	204,780.85	1.15	2.51	-NA-	-NA-	31.89	32.52	110.75	24.65	-1.70	24.65	-NA-	-NA-
UK Retail	JPY	823.80	1,534,963.23	8.64	2.82	-NA-	-NA-	21.63	20.09	39.63	5.13	-3.77	5.13	-NA-	-NA-
UK Residential	JPY	900.83	169,982.77	0.96	0.85	-NA-	-NA-	39.98	44.66	115.80	16.63	-1.58	16.63	-NA-	-NA-
UK Industrial	JPY	454.56	542,536.05	3.05	4.4	-NA-	-NA-	29.49	18.89	63.43	0.67	-3.50	0.67	-NA-	-NA-
UK Healthcare	JPY	1,154.47	112,133.71	0.63	6.11	-NA-	-NA-	18.18	16.58	27.99	-0.08	0.63	-0.08	-NA-	-NA-
UK Diversified	JPY	1,002.25	3,725,030.88	20.96	3.31	-NA-	-NA-	26.15	24.77	54.08	4.48	-3.45	4.48	-NA-	-NA-
UK Office	JPY	1,726.23	904,377.30	5.09	1.37	-NA-	-NA-	39.49	32.11	59.58	6.25	-1.57	6.25	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	JPY	3,133.49	3,512,240.46	5.80	3.33	-NA-	-NA-	34.06	30.99	27.39	10.84	1.06	10.84	-NA-	-NA-
North America Retail	JPY	1,546.05	16,867,644.44	27.88	3.92	-NA-	-NA-	33.64	21.55	11.45	5.96	0.96	5.96	-NA-	-NA-
North America Residential	JPY	2,036.93	9,941,797.05	16.43	3.58	-NA-	-NA-	29.31	15.35	14.95	10.14	2.19	10.14	-NA-	-NA-
North America Office	JPY	1,489.15	7,236,109.40	11.96	3.24	-NA-	-NA-	28.47	15.44	19.77	7.89	1.92	7.89	-NA-	-NA-
North America Lodging/Resorts	JPY	1,192.12	4,027,831.92	6.66	3.22	-NA-	-NA-	38.23	17.24	31.94	4.16	3.79	4.16	-NA-	-NA-
North America Industrial	JPY	834.24	3,125,633.06	5.17	3.46	-NA-	-NA-	28.85	17.75	16.77	8.42	1.56	8.42	-NA-	-NA-
North America Industrial/Office	JPY	1,173.89	1,729,331.59	2.86	4.87	-NA-	-NA-	24.46	18.09	7.75	8.53	0.56	8.53	-NA-	-NA-
North America Healthcare	JPY	2,526.03	7,720,341.78	12.76	5.41	-NA-	-NA-	24.38	16.58	-3.08	6.69	1.05	6.69	-NA-	-NA-
North America Diversified	JPY	1,497.32	6,345,962.37	10.49	4.87	-NA-	-NA-	27.92	13.32	13.15	4.92	1.44	4.92	-NA-	-NA-
United States Specialty	JPY	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Self Storage	JPY	3,133.49	3,512,240.46	5.80	3.33	-NA-	-NA-	34.06	30.99	27.39	10.84	1.06	10.84	-NA-	-NA-
United States Retail	JPY	1,494.74	15,651,441.54	25.87	3.8	-NA-	-NA-	34.10	22.83	12.68	6.49	0.86	6.49	-NA-	-NA-
United States Residential	JPY	1,985.75	9,366,221.48	15.48	3.51	-NA-	-NA-	29.74	15.54	16.55	11.18	2.31	11.18	-NA-	-NA-
United States Office	JPY	1,498.88	7,017,738.89	11.60	3.21	-NA-	-NA-	27.81	15.49	19.87	9.02	1.91	9.02	-NA-	-NA-
United States Lodging/Resorts	JPY	1,161.87	3,985,909.09	6.59	3.18	-NA-	-NA-	38.55	17.52	32.14	4.11	3.81	4.11	-NA-	-NA-
United States Industrial	JPY	846.97	2,880,368.19	4.76	3.27	-NA-	-NA-	29.27	18.39	17.66	9.24	1.18	9.24	-NA-	-NA-
United States Industrial/Office	JPY	1,197.29	1,647,368.62	2.72	4.69	-NA-	-NA-	24.95	18.87	8.58	8.64	0.47	8.64	-NA-	-NA-
United States Healthcare	JPY	2,667.65	7,497,077.26	12.39	5.4	-NA-	-NA-	24.15	17.07	-3.10	6.95	1.04	6.95	-NA-	-NA-
United States Diversified	JPY	1,328.18	4,749,085.16	7.85	4.42	-NA-	-NA-	28.06	14.56	18.92	6.44	0.79	6.44	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Industrial	AUD	535.07	68,830.07	8.56	3.69	-NA-	-NA-	21.23	14.91	17.24	1.95	-3.92	1.95	-NA-	-NA-
Global Residential	AUD	1,330.00	126,696.21	15.75	3.22	-NA-	-NA-	16.21	10.88	18.91	7.79	-2.40	7.79	-NA-	-NA-
Global Self Storage	AUD	2,139.76	38,941.41	4.84	3.28	-NA-	-NA-	25.10	26.35	33.66	9.85	-3.44	9.85	-NA-	-NA-
Global Retail	AUD	1,065.07	305,662.62	38.00	4.23	-NA-	-NA-	18.90	15.47	14.45	2.27	-3.52	2.27	-NA-	-NA-
Global Office	AUD	1,167.33	153,761.26	19.12	3.33	-NA-	-NA-	15.27	10.95	15.70	1.89	-3.41	1.89	-NA-	-NA-
Global Lodging/Resorts	AUD	819.15	43,090.60	5.36	3.29	-NA-	-NA-	29.26	12.89	34.26	2.58	-0.70	2.58	-NA-	-NA-
Global Industrial/Office	AUD	823.71	18,117.36	2.25	4.87	-NA-	-NA-	16.51	13.93	10.65	6.91	-3.78	6.91	-NA-	-NA-
Global Healthcare	AUD	1,740.10	82,057.00	10.20	5.42	-NA-	-NA-	16.44	12.53	-0.16	5.00	-3.32	5.00	-NA-	-NA-
Global Diversified	AUD	964.36	358,982.29	44.63	3.31	-NA-	-NA-	12.71	10.21	13.40	-6.32	-3.53	-6.32	-NA-	-NA-
Asia Retail	AUD	1,036.62	68,332.67	18.28	4.94	-NA-	-NA-	12.76	12.54	1.86	-0.07	-1.85	-0.07	-NA-	-NA-
Asia Residential	AUD	2,079.64	5,870.68	1.57	4.12	-NA-	-NA-	4.71	10.75	-5.77	-1.91	-4.50	-1.91	-NA-	-NA-
Asia Office	AUD	1,228.88	48,983.03	13.10	3.54	-NA-	-NA-	10.91	10.25	-2.38	-5.82	-4.30	-5.82	-NA-	-NA-
Asia Industrial	AUD	618.21	29,513.86	7.90	3.75	-NA-	-NA-	23.86	17.79	7.35	-2.39	-4.34	-2.39	-NA-	-NA-
Asia Diversified	AUD	976.72	221,109.24	59.15	2.69	-NA-	-NA-	10.95	9.48	4.44	-11.56	-2.72	-11.56	-NA-	-NA-
Asia ex Australia Diversified	AUD	1,042.80	192,426.83	51.48	2.19	-NA-	-NA-	10.22	9.17	3.76	-13.44	-2.84	-13.44	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,925.95	21,410.26	5.73	3.57	-NA-	-NA-	21.67	17.91	9.13	-3.27	-5.39	-3.27	-NA-	-NA-
Asia ex Australia Office	AUD	1,209.27	45,648.72	12.21	3.33	-NA-	-NA-	9.56	9.03	-3.85	-6.30	-4.55	-6.30	-NA-	-NA-
Asia ex Australia Residential	AUD	2,064.30	5,870.68	1.57	4.12	-NA-	-NA-	4.71	10.75	-5.77	-1.91	-4.50	-1.91	-NA-	-NA-
Asia ex Australia Retail	AUD	1,432.99	29,849.70	7.99	3.8	-NA-	-NA-	12.90	17.80	2.62	-3.92	-2.08	-3.92	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	AUD	1,500.85	2,145.39	1.71	2.51	-NA-	-NA-	23.46	27.85	116.42	22.80	-5.95	22.80	-NA-	-NA-
Europe Retail	AUD	924.24	60,615.93	48.42	4.32	-NA-	-NA-	11.84	10.93	34.55	-0.59	-5.77	-0.59	-NA-	-NA-
Europe Residential	AUD	551.24	16,670.21	13.32	0.67	-NA-	-NA-	18.40	17.83	42.33	6.79	-2.84	6.79	-NA-	-NA-
Europe Office	AUD	1,252.06	28,969.07	23.14	3.23	-NA-	-NA-	15.47	11.49	36.67	4.77	-4.46	4.77	-NA-	-NA-
Europe Industrial	AUD	402.00	6,570.49	5.25	4.58	-NA-	-NA-	21.94	16.63	63.95	-0.76	-7.27	-0.76	-NA-	-NA-
Europe Healthcare	AUD	810.08	1,174.77	0.94	6.11	-NA-	-NA-	10.63	12.48	31.43	-1.57	-3.72	-1.57	-NA-	-NA-
Europe Diversified	AUD	968.09	70,017.40	55.93	3.81	-NA-	-NA-	15.77	14.12	47.62	2.61	-6.70	2.61	-NA-	-NA-
Eurozone Retail	AUD	1,333.83	44,534.88	35.57	4.86	-NA-	-NA-	10.77	7.61	31.59	-2.01	-4.96	-2.01	-NA-	-NA-
Eurozone Residential	AUD	546.35	14,889.39	11.89	0.65	-NA-	-NA-	17.22	15.22	34.82	5.80	-2.47	5.80	-NA-	-NA-
Eurozone Office	AUD	873.65	4,688.82	3.75	4.46	-NA-	-NA-	3.08	-1.18	37.82	3.02	-6.07	3.02	-NA-	-NA-
Eurozone Industrial	AUD	958.97	886.60	0.71	5.7	-NA-	-NA-	24.74	25.57	41.81	-0.10	-4.32	-0.10	-NA-	-NA-
Eurozone Diversified	AUD	1,062.50	19,675.16	15.72	5.49	-NA-	-NA-	12.10	8.30	34.50	-0.23	-5.34	-0.23	-NA-	-NA-
UK Self Storage	AUD	1,500.85	2,145.39	1.71	2.51	-NA-	-NA-	23.46	27.85	116.42	22.80	-5.95	22.80	-NA-	-NA-
UK Retail	AUD	578.06	16,081.06	12.85	2.82	-NA-	-NA-	13.86	15.86	43.39	3.56	-7.92	3.56	-NA-	-NA-
UK Residential	AUD	632.10	1,780.83	1.42	0.85	-NA-	-NA-	31.04	39.56	121.61	14.90	-5.83	14.90	-NA-	-NA-
UK Industrial	AUD	318.96	5,683.88	4.54	4.4	-NA-	-NA-	21.22	14.70	67.82	-0.83	-7.66	-0.83	-NA-	-NA-
UK Healthcare	AUD	810.08	1,174.77	0.94	6.11	-NA-	-NA-	10.63	12.48	31.43	-1.57	-3.72	-1.57	-NA-	-NA-
UK Diversified	AUD	703.27	39,025.32	31.17	3.31	-NA-	-NA-	18.09	20.38	58.23	2.93	-7.62	2.93	-NA-	-NA-
UK Office	AUD	1,211.28	9,474.72	7.57	1.37	-NA-	-NA-	30.59	27.45	63.87	4.67	-5.82	4.67	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	AUD	2,198.74	36,796.02	8.63	3.33	-NA-	-NA-	25.50	26.38	30.81	9.19	-3.30	9.19	-NA-	-NA-
North America Retail	AUD	1,084.85	176,714.02	41.45	3.92	-NA-	-NA-	25.10	17.26	14.45	4.38	-3.39	4.38	-NA-	-NA-
North America Residential	AUD	1,429.30	104,155.32	24.43	3.58	-NA-	-NA-	21.05	11.29	18.04	8.50	-2.22	8.50	-NA-	-NA-
North America Office	AUD	1,044.92	75,809.16	17.78	3.24	-NA-	-NA-	20.26	11.37	22.99	6.29	-2.48	6.29	-NA-	-NA-
North America Lodging/Resorts	AUD	836.50	42,197.62	9.90	3.22	-NA-	-NA-	29.40	13.10	35.50	2.61	-0.69	2.61	-NA-	-NA-
North America Industrial	AUD	585.38	32,745.72	7.68	3.46	-NA-	-NA-	20.62	13.60	19.91	6.81	-2.82	6.81	-NA-	-NA-
North America Industrial/Office	AUD	823.71	18,117.36	4.25	4.87	-NA-	-NA-	16.51	13.93	10.65	6.91	-3.78	6.91	-NA-	-NA-
North America Healthcare	AUD	1,772.49	80,882.23	18.97	5.41	-NA-	-NA-	16.44	12.47	-0.47	5.10	-3.31	5.10	-NA-	-NA-
North America Diversified	AUD	1,050.66	66,483.53	15.60	4.87	-NA-	-NA-	19.75	9.33	16.19	3.36	-2.94	3.36	-NA-	-NA-
United States Self Storage	AUD	2,198.74	36,796.02	8.63	3.33	-NA-	-NA-	25.50	26.38	30.81	9.19	-3.30	9.19	-NA-	-NA-
United States Retail	AUD	1,048.85	163,972.46	38.47	3.8	-NA-	-NA-	25.54	18.50	15.71	4.91	-3.49	4.91	-NA-	-NA-
United States Residential	AUD	1,393.38	98,125.30	23.02	3.51	-NA-	-NA-	21.46	11.47	19.68	9.53	-2.10	9.53	-NA-	-NA-
United States Office	AUD	1,051.75	73,521.40	17.25	3.21	-NA-	-NA-	19.65	11.42	23.09	7.40	-2.49	7.40	-NA-	-NA-
United States Lodging/Resorts	AUD	815.27	41,758.41	9.80	3.18	-NA-	-NA-	29.70	13.37	35.70	2.56	-0.67	2.56	-NA-	-NA-
United States Industrial	AUD	594.31	30,176.20	7.08	3.27	-NA-	-NA-	21.02	14.22	20.83	7.61	-3.19	7.61	-NA-	-NA-
United States Industrial/Office	AUD	840.13	17,258.67	4.05	4.69	-NA-	-NA-	16.97	14.68	11.50	7.03	-3.86	7.03	-NA-	-NA-
United States Healthcare	AUD	1,871.87	78,543.19	18.42	5.4	-NA-	-NA-	16.22	12.94	-0.50	5.36	-3.32	5.36	-NA-	-NA-
United States Diversified	AUD	931.97	49,753.83	11.67	4.42	-NA-	-NA-	19.88	10.52	22.12	4.85	-3.56	4.85	-NA-	-NA-

* -20, -10, -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-14	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
			Ccy (m) Mar-14	(%) Weight Mar-14											
Global Self Storage	EUR	1,984.59	26,187.44	3.26	0.00	-NA-	-NA-	27.42	19.09	7.05	12.84	-0.55	12.84	-NA-	-NA-
Global Retail	EUR	887.38	205,552.98	25.55	0.00	-NA-	-NA-	19.66	7.90	-8.98	4.98	-0.09	4.98	-NA-	-NA-
Global Residential	EUR	1,199.26	85,201.08	10.59	0.00	-NA-	-NA-	18.14	4.48	-4.85	10.68	0.80	10.68	-NA-	-NA-
Global Office	EUR	1,018.67	103,401.86	12.85	0.00	-NA-	-NA-	16.52	4.12	-7.46	4.66	-0.30	4.66	-NA-	-NA-
Global Lodging/Resorts	EUR	742.97	28,977.70	3.60	0.00	-NA-	-NA-	32.72	6.59	7.57	5.30	2.44	5.30	-NA-	-NA-
Global Industrial/Office	EUR	620.91	12,183.62	1.51	0.00	-NA-	-NA-	16.23	5.53	-12.74	9.37	-0.70	9.37	-NA-	-NA-
Global Industrial	EUR	435.52	46,287.07	5.75	0.00	-NA-	-NA-	21.89	7.32	-6.33	4.72	-0.79	4.72	-NA-	-NA-
Global Healthcare	EUR	1,308.79	55,181.95	6.86	0.00	-NA-	-NA-	15.81	4.08	-21.37	7.21	-0.12	7.21	-NA-	-NA-
Global Diversified	EUR	889.23	241,409.57	30.01	0.00	-NA-	-NA-	14.50	3.59	-8.95	-3.60	-0.33	-3.60	-NA-	-NA-
Asia Retail	EUR	798.21	45,952.57	18.24	0.00	-NA-	-NA-	12.39	4.14	-19.62	1.96	1.88	1.96	-NA-	-NA-
Asia Residential	EUR	2,059.20	3,947.93	1.57	0.00	-NA-	-NA-	6.77	3.49	-25.23	-0.49	-0.90	-0.49	-NA-	-NA-
Asia Office	EUR	1,055.27	32,940.27	13.07	0.00	-NA-	-NA-	11.77	3.22	-21.96	-3.43	-1.34	-3.43	-NA-	-NA-
Asia Industrial	EUR	452.32	19,847.58	7.88	0.00	-NA-	-NA-	24.12	9.67	-14.19	0.50	-0.71	0.50	-NA-	-NA-
Asia Diversified	EUR	948.61	148,692.26	59.01	0.00	-NA-	-NA-	13.50	3.67	-15.54	-8.74	0.65	-8.74	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,065.12	129,403.81	51.48	0.00	-NA-	-NA-	13.33	3.89	-15.72	-10.73	0.48	-10.73	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,450.89	14,398.04	5.73	0.00	-NA-	-NA-	21.61	10.06	-12.53	-0.62	-1.80	-0.62	-NA-	-NA-
Asia ex Australia Office	EUR	1,081.70	30,698.00	12.21	0.00	-NA-	-NA-	10.75	2.38	-22.89	-3.92	-1.57	-3.92	-NA-	-NA-
Asia ex Australia Residential	EUR	2,045.48	3,947.93	1.57	0.00	-NA-	-NA-	6.77	3.49	-25.23	-0.49	-0.90	-0.49	-NA-	-NA-
Asia ex Australia Retail	EUR	1,256.12	20,073.42	7.99	0.00	-NA-	-NA-	13.96	10.18	-18.23	-1.17	1.63	-1.17	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	EUR	1,505.02	1,442.74	1.15	0.00	-NA-	-NA-	26.26	20.10	73.40	26.32	-3.05	26.32	-NA-	-NA-
Europe Retail	EUR	802.31	40,763.20	32.56	0.00	-NA-	-NA-	12.33	3.35	6.47	2.71	-2.44	2.71	-NA-	-NA-
Europe Residential	EUR	558.70	11,210.44	8.95	0.00	-NA-	-NA-	21.99	12.95	16.15	10.61	0.84	10.61	-NA-	-NA-
Europe Office	EUR	1,118.18	19,481.21	15.56	0.00	-NA-	-NA-	16.66	4.58	9.17	7.98	-1.30	7.98	-NA-	-NA-
Europe Industrial	EUR	329.18	4,418.54	3.53	0.00	-NA-	-NA-	21.75	6.78	29.19	0.76	-5.65	0.76	-NA-	-NA-
Europe Healthcare	EUR	640.68	790.01	0.63	0.00	-NA-	-NA-	9.79	3.29	2.15	-0.40	-1.62	-0.40	-NA-	-NA-
Europe Diversified	EUR	815.40	47,085.53	37.61	0.00	-NA-	-NA-	15.90	5.78	17.33	5.25	-3.84	5.25	-NA-	-NA-
Eurozone Retail	EUR	1,094.65	29,948.96	23.92	0.00	-NA-	-NA-	10.28	-0.56	3.93	1.47	-1.37	1.47	-NA-	-NA-
Eurozone Residential	EUR	552.34	10,012.86	8.00	0.00	-NA-	-NA-	20.64	10.43	9.97	9.59	1.23	9.59	-NA-	-NA-
Eurozone Office	EUR	676.73	3,153.15	2.52	0.00	-NA-	-NA-	1.85	-9.15	7.98	6.38	-2.80	6.38	-NA-	-NA-
Eurozone Industrial	EUR	740.64	596.22	0.48	0.00	-NA-	-NA-	25.94	15.94	10.16	3.47	-0.69	3.47	-NA-	-NA-
Eurozone Diversified	EUR	876.13	13,231.22	10.57	0.00	-NA-	-NA-	11.49	-0.53	5.78	3.03	-2.05	3.03	-NA-	-NA-
UK Self Storage	EUR	1,505.02	1,442.74	1.15	0.00	-NA-	-NA-	26.26	20.10	73.40	26.32	-3.05	26.32	-NA-	-NA-
UK Retail	EUR	543.81	10,814.24	8.64	0.00	-NA-	-NA-	16.02	9.21	14.24	6.34	-5.25	6.34	-NA-	-NA-
UK Residential	EUR	666.33	1,197.58	0.96	0.00	-NA-	-NA-	35.80	33.98	81.54	19.01	-2.26	19.01	-NA-	-NA-
UK Industrial	EUR	262.16	3,822.32	3.05	0.00	-NA-	-NA-	20.65	4.87	32.60	0.37	-6.35	0.37	-NA-	-NA-
UK Healthcare	EUR	640.68	790.01	0.63	0.00	-NA-	-NA-	9.79	3.29	2.15	-0.40	-1.62	-0.40	-NA-	-NA-
UK Diversified	EUR	603.72	26,243.87	20.96	0.00	-NA-	-NA-	18.99	12.59	26.52	5.45	-4.70	5.45	-NA-	-NA-
UK Office	EUR	1,241.19	6,371.59	5.09	0.00	-NA-	-NA-	34.38	21.81	33.63	8.33	-2.25	8.33	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	EUR	2,031.22	24,744.70	5.80	0.00	-NA-	-NA-	27.78	19.13	4.77	12.15	-0.40	12.15	-NA-	-NA-
North America Retail	EUR	925.70	118,837.21	27.88	0.00	-NA-	-NA-	26.56	10.08	-8.63	7.18	-0.04	7.18	-NA-	-NA-
North America Residential	EUR	1,228.80	70,042.71	16.43	0.00	-NA-	-NA-	22.53	4.72	-5.77	11.34	0.89	11.34	-NA-	-NA-
North America Office	EUR	910.31	50,980.39	11.96	0.00	-NA-	-NA-	21.85	4.66	-1.60	9.14	0.70	9.14	-NA-	-NA-
North America Lodging/Resorts	EUR	759.46	28,377.19	6.66	0.00	-NA-	-NA-	32.94	6.89	8.63	5.39	2.44	5.39	-NA-	-NA-
North America Industrial	EUR	495.58	22,020.95	5.17	0.00	-NA-	-NA-	21.65	6.76	-4.00	9.74	0.17	9.74	-NA-	-NA-
North America Industrial/Office	EUR	620.91	12,183.62	2.86	0.00	-NA-	-NA-	16.23	5.53	-12.74	9.37	-0.70	9.37	-NA-	-NA-
North America Healthcare	EUR	1,330.07	54,391.94	12.76	0.00	-NA-	-NA-	15.82	4.03	-21.60	7.33	-0.09	7.33	-NA-	-NA-
North America Diversified	EUR	883.06	44,709.06	10.49	0.00	-NA-	-NA-	20.55	1.75	-8.33	5.75	0.06	5.75	-NA-	-NA-
United States Self Storage	EUR	2,031.22	24,744.70	5.80	0.00	-NA-	-NA-	27.78	19.13	4.77	12.15	-0.40	12.15	-NA-	-NA-
United States Retail	EUR	912.92	110,268.73	25.87	0.00	-NA-	-NA-	27.36	11.46	-7.47	7.77	-0.12	7.77	-NA-	-NA-
United States Residential	EUR	1,205.25	65,987.62	15.48	0.00	-NA-	-NA-	23.06	4.98	-4.40	12.41	0.99	12.41	-NA-	-NA-
United States Lodging/Resorts	EUR	750.69	28,081.83	6.59	0.00	-NA-	-NA-	33.46	7.24	8.86	5.35	2.46	5.35	-NA-	-NA-
United States Industrial	EUR	505.52	20,292.99	4.76	0.00	-NA-	-NA-	22.14	7.47	-3.06	10.64	-0.23	10.64	-NA-	-NA-
United States Industrial/Office	EUR	635.26	11,606.17	2.72	0.00	-NA-	-NA-	16.76	6.34	-11.87	9.54	-0.78	9.54	-NA-	-NA-
United States Healthcare	EUR	1,418.15	52,818.98	12.39	0.00	-NA-	-NA-	15.69	4.52	-21.60	7.59	-0.10	7.59	-NA-	-NA-
United States Diversified	EUR	821.18	33,458.62	7.85	0.00	-NA-	-NA-	21.40	3.34	-3.20	7.41	-0.63	7.41	-NA-	-NA-
United States Office	EUR	917.18	49,441.91	11.60	0.00	-NA-	-NA-	21.33	4.76	-1.47	10.32	0.68	10.32	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Self Storage	USD	2,318.90	36,092.84	3.26	0.00	-NA-	-NA-	28.37	17.93	14.90	12.86	-0.75	12.86	-NA-	-NA-
Global Retail	USD	1,036.86	283,303.40	25.55	0.00	-NA-	-NA-	20.56	6.86	-2.31	5.00	-0.30	5.00	-NA-	-NA-
Global Residential	USD	1,401.28	117,428.38	10.59	0.00	-NA-	-NA-	19.03	3.47	2.13	10.71	0.59	10.71	-NA-	-NA-
Global Office	USD	1,036.86	283,303.40	12.85	0.00	-NA-	-NA-	20.56	6.86	-2.31	5.00	-0.30	5.00	-NA-	-NA-
Global Lodging/Resorts	USD	868.13	39,938.52	3.60	0.00	-NA-	-NA-	33.71	5.56	15.46	5.33	2.22	5.33	-NA-	-NA-
Global Industrial/Office	USD	725.51	16,792.07	1.51	0.00	-NA-	-NA-	17.10	4.51	-6.34	9.39	-0.91	9.39	-NA-	-NA-
Global Industrial	USD	508.89	63,795.15	5.75	0.00	-NA-	-NA-	22.81	6.28	0.54	4.75	-1.00	4.75	-NA-	-NA-
Global Healthcare	USD	1,529.25	76,054.53	6.86	0.00	-NA-	-NA-	16.68	3.07	-15.60	7.23	-0.33	7.23	-NA-	-NA-
Global Diversified	USD	1,039.02	332,722.74	30.01	0.00	-NA-	-NA-	15.36	2.59	-2.28	-3.58	-0.54	-3.58	-NA-	-NA-
Asia Retail	USD	932.67	63,334.13	18.24	0.00	-NA-	-NA-	13.23	3.13	-13.73	1.98	1.66	1.98	-NA-	-NA-
Asia Residential	USD	2,406.08	5,441.24	1.57	0.00	-NA-	-NA-	7.57	2.49	-19.74	-0.47	-1.11	-0.47	-NA-	-NA-
Asia Office	USD	1,233.03	45,399.92	13.07	0.00	-NA-	-NA-	12.61	2.22	-16.23	-3.40	-1.55	-3.40	-NA-	-NA-
Asia Industrial	USD	528.51	27,354.92	7.88	0.00	-NA-	-NA-	25.05	8.61	-7.90	0.52	-0.92	0.52	-NA-	-NA-
Asia Diversified	USD	1,108.41	204,935.10	59.01	0.00	-NA-	-NA-	14.35	2.67	-9.34	-8.72	0.44	-8.72	-NA-	-NA-
Asia ex Australia Diversified	USD	1,244.55	178,350.80	51.48	0.00	-NA-	-NA-	14.18	2.88	-9.54	-10.71	0.27	-10.71	-NA-	-NA-
Asia ex Australia Industrial	USD	1,710.29	19,844.10	5.73	0.00	-NA-	-NA-	22.74	8.99	-6.12	-0.60	-2.00	-0.60	-NA-	-NA-
Asia ex Australia Office	USD	1,263.92	42,309.51	12.21	0.00	-NA-	-NA-	11.58	1.38	-17.23	-3.90	-1.78	-3.90	-NA-	-NA-
Asia ex Australia Residential	USD	2,390.04	5,441.24	1.57	0.00	-NA-	-NA-	7.57	2.49	-19.74	-0.47	-1.11	-0.47	-NA-	-NA-
Asia ex Australia Retail	USD	1,467.72	27,666.19	7.99	0.00	-NA-	-NA-	14.82	9.11	-12.23	-1.15	1.42	-1.15	-NA-	-NA-

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			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Price Return		Close Value Mar-14													
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Europe Self Storage	USD	1,758.55	1,988.45	1.15	0.00	-NA-	-NA-	27.21	18.94	86.11	26.35	-3.25	26.35	-NA-	-NA-
Europe Retail	USD	937.46	56,181.88	32.56	0.00	-NA-	-NA-	13.17	2.35	14.28	2.73	-2.65	2.73	-NA-	-NA-
Europe Residential	USD	652.81	15,450.79	8.95	0.00	-NA-	-NA-	22.90	11.85	24.66	10.64	0.63	10.64	-NA-	-NA-
Europe Office	USD	1,306.54	26,849.98	15.56	0.00	-NA-	-NA-	17.53	3.56	17.18	8.00	-1.51	8.00	-NA-	-NA-
Europe Industrial	USD	384.63	6,089.85	3.53	0.00	-NA-	-NA-	22.66	5.74	38.67	0.78	-5.85	0.78	-NA-	-NA-
Europe Healthcare	USD	748.60	1,088.84	0.63	0.00	-NA-	-NA-	10.61	2.28	9.64	-0.38	-1.83	-0.38	-NA-	-NA-
Europe Diversified	USD	952.76	64,895.63	37.61	0.00	-NA-	-NA-	16.77	4.75	25.94	5.27	-4.04	5.27	-NA-	-NA-
Eurozone Retail	USD	1,279.04	41,277.15	23.92	0.00	-NA-	-NA-	11.11	-1.53	11.55	1.49	-1.58	1.49	-NA-	-NA-
Eurozone Residential	USD	645.38	13,800.23	8.00	0.00	-NA-	-NA-	21.54	9.36	18.04	9.61	1.02	9.61	-NA-	-NA-
Eurozone Office	USD	790.72	4,345.83	2.52	0.00	-NA-	-NA-	2.62	-10.03	15.89	6.40	-3.00	6.40	-NA-	-NA-
Eurozone Industrial	USD	865.41	821.75	0.48	0.00	-NA-	-NA-	26.88	14.81	18.24	3.50	-0.90	3.50	-NA-	-NA-
Eurozone Diversified	USD	1,023.71	18,235.92	10.57	0.00	-NA-	-NA-	12.32	-1.50	13.53	3.05	-2.25	3.05	-NA-	-NA-
UK Self Storage	USD	1,758.55	1,988.45	1.15	0.00	-NA-	-NA-	27.21	18.94	86.11	26.35	-3.25	26.35	-NA-	-NA-
UK Retail	USD	635.42	14,904.73	8.64	0.00	-NA-	-NA-	16.89	8.16	22.62	6.36	-5.45	6.36	-NA-	-NA-
UK Residential	USD	778.58	1,650.56	0.96	0.00	-NA-	-NA-	36.82	32.69	94.85	19.03	-2.46	19.03	-NA-	-NA-
UK Industrial	USD	306.32	5,268.11	3.05	0.00	-NA-	-NA-	21.56	3.85	42.32	0.39	-6.55	0.39	-NA-	-NA-
UK Healthcare	USD	748.60	1,088.84	0.63	0.00	-NA-	-NA-	10.61	2.28	9.64	-0.38	-1.83	-0.38	-NA-	-NA-
UK Diversified	USD	705.41	36,170.62	20.96	0.00	-NA-	-NA-	19.88	11.50	35.79	5.47	-4.90	5.47	-NA-	-NA-
UK Office	USD	1,450.28	8,781.64	5.09	0.00	-NA-	-NA-	35.38	20.63	43.43	8.35	-2.45	8.35	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	USD	2,373.38	34,104.39	5.80	0.00	-NA-	-NA-	28.74	17.98	12.45	12.17	-0.61	12.17	-NA-	-NA-
North America Retail	USD	1,081.64	163,787.39	27.88	0.00	-NA-	-NA-	27.51	9.01	-1.93	7.21	-0.25	7.21	-NA-	-NA-
North America Residential	USD	1,435.80	96,536.36	16.43	0.00	-NA-	-NA-	23.45	3.70	1.14	11.37	0.68	11.37	-NA-	-NA-
North America Office	USD	1,063.65	70,263.72	11.96	0.00	-NA-	-NA-	22.76	3.65	5.61	9.16	0.49	9.16	-NA-	-NA-
North America Lodging/Resorts	USD	887.40	39,110.86	6.66	0.00	-NA-	-NA-	33.94	5.85	16.60	5.41	2.22	5.41	-NA-	-NA-
North America Industrial	USD	579.06	30,350.37	5.17	0.00	-NA-	-NA-	22.57	5.73	3.04	9.77	-0.04	9.77	-NA-	-NA-
North America Industrial/Office	USD	725.51	16,792.07	2.86	0.00	-NA-	-NA-	17.10	4.51	-6.34	9.39	-0.91	9.39	-NA-	-NA-
North America Healthcare	USD	1,554.13	74,965.69	12.76	0.00	-NA-	-NA-	16.69	3.02	-15.85	7.35	-0.30	7.35	-NA-	-NA-
North America Diversified	USD	1,031.82	61,620.26	10.49	0.00	-NA-	-NA-	21.45	0.76	-1.61	5.77	-0.15	5.77	-NA-	-NA-
United States Self Storage	USD	2,373.38	34,104.39	5.80	0.00	-NA-	-NA-	28.74	17.98	12.45	12.17	-0.61	12.17	-NA-	-NA-
United States Retail	USD	1,066.70	151,977.88	25.87	0.00	-NA-	-NA-	28.32	10.38	-0.68	7.79	-0.33	7.79	-NA-	-NA-
United States Residential	USD	1,408.27	90,947.43	15.48	0.00	-NA-	-NA-	23.98	3.96	2.61	12.44	0.78	12.44	-NA-	-NA-
United States Office	USD	1,071.68	68,143.31	6.59	0.00	-NA-	-NA-	22.24	3.74	5.76	10.35	0.47	10.35	-NA-	-NA-
United States Lodging/Resorts	USD	877.15	38,703.78	4.76	0.00	-NA-	-NA-	34.46	6.20	16.84	5.38	2.24	5.38	-NA-	-NA-
United States Industrial	USD	590.68	27,968.81	2.72	0.00	-NA-	-NA-	23.05	6.42	4.04	10.66	-0.44	10.66	-NA-	-NA-
United States Industrial/Office	USD	742.27	15,996.20	12.39	0.00	-NA-	-NA-	17.63	5.31	-5.41	9.56	-0.99	9.56	-NA-	-NA-
United States Healthcare	USD	1,657.04	72,797.76	7.85	0.00	-NA-	-NA-	16.56	3.51	-15.85	7.62	-0.31	7.62	-NA-	-NA-
United States Diversified	USD	959.51	46,114.34	11.60	0.00	-NA-	-NA-	22.31	2.34	3.89	7.43	-0.84	7.43	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36 M
Price Return		Close Value													
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)
Global Self Storage	GBP	2,241.64	21,649.43	3.26	0.00	-NA-	-NA-	24.55	16.40	4.65	12.12	-0.24	12.12	-NA-	-NA-
Global Retail	GBP	1,002.31	169,932.76	25.55	0.00	-NA-	-NA-	16.97	5.47	-11.02	4.31	0.22	4.31	-NA-	-NA-
Global Residential	GBP	1,354.59	70,436.60	10.59	0.00	-NA-	-NA-	15.48	2.12	-6.98	9.98	1.12	9.98	-NA-	-NA-
Global Office	GBP	1,150.61	85,483.38	12.85	0.00	-NA-	-NA-	13.90	1.77	-9.53	4.00	0.01	4.00	-NA-	-NA-
Global Lodging/Resorts	GBP	839.20	23,956.16	3.60	0.00	-NA-	-NA-	29.73	4.18	5.16	4.64	2.76	4.64	-NA-	-NA-
Global Industrial/Office	GBP	701.33	10,072.32	1.51	0.00	-NA-	-NA-	13.61	3.15	-14.69	8.68	-0.39	8.68	-NA-	-NA-
Global Industrial	GBP	491.93	38,265.99	5.75	0.00	-NA-	-NA-	19.15	4.89	-8.43	4.06	-0.48	4.06	-NA-	-NA-
Global Healthcare	GBP	1,478.30	45,619.49	6.86	0.00	-NA-	-NA-	13.21	1.73	-23.13	6.53	0.19	6.53	-NA-	-NA-
Global Diversified	GBP	1,004.40	199,575.76	30.01	0.00	-NA-	-NA-	11.93	1.26	-10.99	-4.21	-0.02	-4.21	-NA-	-NA-
Asia Retail	GBP	901.60	37,989.46	18.24	0.00	-NA-	-NA-	9.86	1.79	-21.42	1.31	2.19	1.31	-NA-	-NA-
Asia Residential	GBP	2,325.92	3,263.80	1.57	0.00	-NA-	-NA-	4.37	1.15	-26.90	-1.12	-0.59	-1.12	-NA-	-NA-
Asia Office	GBP	1,191.95	27,232.05	13.07	0.00	-NA-	-NA-	9.26	0.89	-23.71	-4.04	-1.03	-4.04	-NA-	-NA-
Asia Industrial	GBP	510.90	16,408.20	7.88	0.00	-NA-	-NA-	21.33	7.20	-16.12	-0.14	-0.40	-0.14	-NA-	-NA-
Asia Diversified	GBP	1,071.48	122,925.41	59.01	0.00	-NA-	-NA-	10.94	1.33	-17.43	-9.32	0.96	-9.32	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,203.08	106,979.46	51.48	0.00	-NA-	-NA-	10.78	1.54	-17.61	-11.30	0.80	-11.30	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,653.30	11,903.01	5.73	0.00	-NA-	-NA-	19.08	7.57	-14.50	-1.25	-1.49	-1.25	-NA-	-NA-
Asia ex Australia Office	GBP	1,221.81	25,378.35	12.21	0.00	-NA-	-NA-	8.26	0.07	-24.62	-4.53	-1.26	-4.53	-NA-	-NA-
Asia ex Australia Residential	GBP	2,310.41	3,263.80	1.57	0.00	-NA-	-NA-	4.37	1.15	-26.90	-1.12	-0.59	-1.12	-NA-	-NA-
Asia ex Australia Retail	GBP	1,418.82	16,594.90	7.99	0.00	-NA-	-NA-	11.40	7.69	-20.06	-1.80	1.95	-1.80	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	GBP	1,699.96	1,192.73	1.15	0.00	-NA-	-NA-	23.42	17.39	69.51	25.52	-2.75	25.52	-NA-	-NA-
Europe Retail	GBP	906.22	33,699.35	32.56	0.00	-NA-	-NA-	9.80	1.01	4.09	2.06	-2.14	2.06	-NA-	-NA-
Europe Residential	GBP	631.06	9,267.78	8.95	0.00	-NA-	-NA-	19.24	10.40	13.54	9.91	1.16	9.91	-NA-	-NA-
Europe Office	GBP	1,263.01	16,105.32	15.56	0.00	-NA-	-NA-	14.03	2.22	6.72	7.30	-0.99	7.30	-NA-	-NA-
Europe Industrial	GBP	371.81	3,652.85	3.53	0.00	-NA-	-NA-	19.01	4.37	26.30	0.12	-5.36	0.12	-NA-	-NA-
Europe Healthcare	GBP	723.66	653.11	0.63	0.00	-NA-	-NA-	7.32	0.95	-0.14	-1.03	-1.31	-1.03	-NA-	-NA-
Europe Diversified	GBP	921.01	38,926.09	37.61	0.00	-NA-	-NA-	13.29	3.39	14.71	4.58	-3.54	4.58	-NA-	-NA-
Eurozone Retail	GBP	1,236.43	24,759.11	23.92	0.00	-NA-	-NA-	7.80	-2.81	1.60	0.83	-1.07	0.83	-NA-	-NA-
Eurozone Residential	GBP	623.88	8,277.74	8.00	0.00	-NA-	-NA-	17.92	7.94	7.51	8.89	1.54	8.89	-NA-	-NA-
Eurozone Office	GBP	764.38	2,606.75	2.52	0.00	-NA-	-NA-	-0.44	-11.20	5.56	5.71	-2.50	5.71	-NA-	-NA-
Eurozone Industrial	GBP	836.57	492.91	0.48	0.00	-NA-	-NA-	23.11	13.32	7.69	2.82	-0.38	2.82	-NA-	-NA-
Eurozone Diversified	GBP	989.61	10,938.38	10.57	0.00	-NA-	-NA-	8.98	-2.78	3.41	2.38	-1.74	2.38	-NA-	-NA-
UK Self Storage	GBP	1,699.96	1,192.73	1.15	0.00	-NA-	-NA-	23.42	17.39	69.51	25.52	-2.75	25.52	-NA-	-NA-
UK Retail	GBP	614.25	8,940.24	8.64	0.00	-NA-	-NA-	13.41	6.75	11.68	5.67	-4.96	5.67	-NA-	-NA-
UK Residential	GBP	752.64	990.05	0.96	0.00	-NA-	-NA-	32.75	30.96	77.47	18.25	-1.95	18.25	-NA-	-NA-
UK Industrial	GBP	296.12	3,159.95	3.05	0.00	-NA-	-NA-	17.94	2.50	29.63	-0.27	-6.06	-0.27	-NA-	-NA-
UK Healthcare	GBP	723.66	653.11	0.63	0.00	-NA-	-NA-	7.32	0.95	-0.14	-1.03	-1.31	-1.03	-NA-	-NA-
UK Diversified	GBP	681.91	21,696.08	20.96	0.00	-NA-	-NA-	16.31	10.05	23.68	4.78	-4.40	4.78	-NA-	-NA-
UK Office	GBP	1,401.96	5,267.46	5.09	0.00	-NA-	-NA-	31.35	19.07	30.63	7.64	-1.94	7.64	-NA-	-NA-

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Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	GBP	2,294.31	20,456.70	5.80	0.00	-NA-	-NA-	24.90	16.44	2.42	11.44	-0.09	11.44	-NA-	-NA-
North America Retail	GBP	1,045.60	98,243.94	27.88	0.00	-NA-	-NA-	23.72	7.59	-10.67	6.51	0.27	6.51	-NA-	-NA-
North America Residential	GBP	1,387.96	57,905.02	16.43	0.00	-NA-	-NA-	19.77	2.35	-7.88	10.64	1.20	10.64	-NA-	-NA-
North America Office	GBP	1,028.21	42,146.01	11.96	0.00	-NA-	-NA-	19.11	2.30	-3.81	8.45	1.01	8.45	-NA-	-NA-
North America Lodging/Resorts	GBP	857.83	23,459.71	6.66	0.00	-NA-	-NA-	29.95	4.47	6.20	4.73	2.75	4.73	-NA-	-NA-
North America Industrial	GBP	559.77	18,204.94	5.17	0.00	-NA-	-NA-	18.92	4.35	-6.15	9.05	0.48	9.05	-NA-	-NA-
North America Industrial/Office	GBP	701.33	10,072.32	2.86	0.00	-NA-	-NA-	13.61	3.15	-14.69	8.68	-0.39	8.68	-NA-	-NA-
North America Healthcare	GBP	1,502.35	44,966.37	12.76	0.00	-NA-	-NA-	13.21	1.68	-23.36	6.65	0.22	6.65	-NA-	-NA-
North America Diversified	GBP	997.44	36,961.44	10.49	0.00	-NA-	-NA-	17.84	-0.55	-10.38	5.08	0.37	5.08	-NA-	-NA-
United States Self Storage	GBP	2,294.31	20,456.70	5.80	0.00	-NA-	-NA-	24.90	16.44	2.42	11.44	-0.09	11.44	-NA-	-NA-
United States Retail	GBP	1,031.16	91,160.29	25.87	0.00	-NA-	-NA-	24.50	8.94	-9.54	7.09	0.19	7.09	-NA-	-NA-
United States Residential	GBP	1,361.35	54,552.64	15.48	0.00	-NA-	-NA-	20.29	2.61	-6.54	11.70	1.31	11.70	-NA-	-NA-
United States Lodging/Resorts	GBP	847.93	23,215.54	6.59	0.00	-NA-	-NA-	30.45	4.82	6.42	4.69	2.78	4.69	-NA-	-NA-
United States Industrial	GBP	571.00	16,776.42	4.76	0.00	-NA-	-NA-	19.39	5.04	-5.24	9.94	0.08	9.94	-NA-	-NA-
United States Industrial/Office	GBP	717.54	9,594.94	2.72	0.00	-NA-	-NA-	14.13	3.94	-13.85	8.84	-0.47	8.84	-NA-	-NA-
United States Healthcare	GBP	1,601.83	43,665.99	12.39	0.00	-NA-	-NA-	13.09	2.16	-23.36	6.91	0.21	6.91	-NA-	-NA-
United States Diversified	GBP	927.54	27,660.58	7.85	0.00	-NA-	-NA-	18.67	1.01	-5.37	6.73	-0.32	6.73	-NA-	-NA-
United States Office	GBP	1,035.97	40,874.13	11.60	0.00	-NA-	-NA-	18.60	2.39	-3.68	9.63	1.00	9.63	-NA-	-NA-

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Index Description	Curr	Close Value Mar-14													
Global Self Storage	JPY	2,333.17	3,717,021.31	3.26	0.00	-NA-	-NA-	29.45	26.79	25.85	10.58	0.14	10.58	-NA-	-NA-
Global Retail	JPY	1,043.24	29,176,000.54	25.55	0.00	-NA-	-NA-	21.57	14.88	7.01	2.88	0.60	2.88	-NA-	-NA-
Global Residential	JPY	1,409.90	12,093,362.22	10.59	0.00	-NA-	-NA-	20.03	11.24	11.87	8.47	1.50	8.47	-NA-	-NA-
Global Office	JPY	1,197.60	14,676,765.18	12.85	0.00	-NA-	-NA-	18.38	10.85	8.80	2.57	0.39	2.57	-NA-	-NA-
Global Lodging/Resorts	JPY	873.47	4,113,068.32	3.60	0.00	-NA-	-NA-	34.84	13.48	26.47	3.20	3.14	3.20	-NA-	-NA-
Global Industrial/Office	JPY	729.97	1,729,331.59	1.51	0.00	-NA-	-NA-	18.08	12.36	2.59	7.18	-0.01	7.18	-NA-	-NA-
Global Industrial	JPY	512.02	6,569,943.41	5.75	0.00	-NA-	-NA-	23.84	14.26	10.12	2.63	-0.10	2.63	-NA-	-NA-
Global Healthcare	JPY	1,538.67	7,832,475.49	6.86	0.00	-NA-	-NA-	17.66	10.81	-7.55	5.07	0.57	5.07	-NA-	-NA-
Global Diversified	JPY	1,045.42	34,265,450.99	30.01	0.00	-NA-	-NA-	16.33	10.29	7.04	-5.52	0.36	-5.52	-NA-	-NA-
Asia Retail	JPY	938.42	6,522,465.45	18.24	0.00	-NA-	-NA-	14.18	10.88	-5.50	-0.08	2.58	-0.08	-NA-	-NA-
Asia Residential	JPY	2,420.89	560,365.99	1.57	0.00	-NA-	-NA-	8.47	10.18	-12.09	-2.47	-0.21	-2.47	-NA-	-NA-
Asia Office	JPY	1,240.62	4,675,510.80	13.07	0.00	-NA-	-NA-	13.55	9.89	-8.25	-5.35	-0.66	-5.35	-NA-	-NA-
Asia Industrial	JPY	531.77	2,817,146.68	7.88	0.00	-NA-	-NA-	26.10	16.77	0.88	-1.51	-0.02	-1.51	-NA-	-NA-
Asia Diversified	JPY	1,115.23	21,105,241.60	59.01	0.00	-NA-	-NA-	15.31	10.37	-0.70	-10.56	1.34	-10.56	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,252.21	18,367,457.62	51.48	0.00	-NA-	-NA-	15.13	10.60	-0.92	-12.51	1.18	-12.51	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,720.81	2,043,645.04	5.73	0.00	-NA-	-NA-	23.77	17.17	2.83	-2.60	-1.12	-2.60	-NA-	-NA-
Asia ex Australia Office	JPY	1,271.70	4,357,245.25	12.21	0.00	-NA-	-NA-	12.52	9.00	-9.34	-5.84	-0.89	-5.84	-NA-	-NA-
Asia ex Australia Residential	JPY	2,404.75	560,365.99	1.57	0.00	-NA-	-NA-	8.47	10.18	-12.09	-2.47	-0.21	-2.47	-NA-	-NA-
Asia ex Australia Retail	JPY	1,476.75	2,849,202.94	7.99	0.00	-NA-	-NA-	15.78	17.31	-3.87	-3.14	2.34	-3.14	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	JPY	1,769.37	204,780.85	1.15	0.00	-NA-	-NA-	28.28	27.86	103.86	23.80	-2.38	23.80	-NA-	-NA-
Europe Retail	JPY	943.23	5,785,890.65	32.56	0.00	-NA-	-NA-	14.12	10.03	25.18	0.66	-1.77	0.66	-NA-	-NA-
Europe Residential	JPY	656.83	1,591,199.19	8.95	0.00	-NA-	-NA-	23.93	20.25	36.55	8.40	1.54	8.40	-NA-	-NA-
Europe Office	JPY	1,314.59	2,765,144.98	15.56	0.00	-NA-	-NA-	18.52	11.34	28.35	5.82	-0.62	5.82	-NA-	-NA-
Europe Industrial	JPY	386.99	627,163.67	3.53	0.00	-NA-	-NA-	23.70	13.68	51.89	-1.25	-5.00	-1.25	-NA-	-NA-
Europe Healthcare	JPY	753.21	112,133.71	0.63	0.00	-NA-	-NA-	11.54	9.96	20.09	-2.39	-0.94	-2.39	-NA-	-NA-
Europe Diversified	JPY	958.62	6,683,276.29	37.61	0.00	-NA-	-NA-	17.75	12.62	37.95	3.15	-3.17	3.15	-NA-	-NA-
Eurozone Retail	JPY	1,286.92	4,250,927.43	23.92	0.00	-NA-	-NA-	12.04	5.87	22.19	-0.56	-0.69	-0.56	-NA-	-NA-
Eurozone Residential	JPY	649.35	1,421,216.42	8.00	0.00	-NA-	-NA-	22.56	17.57	29.30	7.40	1.93	7.40	-NA-	-NA-
Eurozone Office	JPY	795.59	447,555.82	2.52	0.00	-NA-	-NA-	3.48	-3.27	26.94	4.26	-2.13	4.26	-NA-	-NA-
Eurozone Industrial	JPY	870.73	84,627.61	0.48	0.00	-NA-	-NA-	27.95	23.43	29.51	1.41	-0.01	1.41	-NA-	-NA-
Eurozone Diversified	JPY	1,030.02	1,878,026.46	10.57	0.00	-NA-	-NA-	13.27	5.90	24.36	0.97	-1.37	0.97	-NA-	-NA-
UK Self Storage	JPY	1,769.37	204,780.85	1.15	0.00	-NA-	-NA-	28.28	27.86	103.86	23.80	-2.38	23.80	-NA-	-NA-
UK Retail	JPY	639.33	1,534,963.23	8.64	0.00	-NA-	-NA-	17.87	16.28	34.31	4.22	-4.60	4.22	-NA-	-NA-
UK Residential	JPY	783.37	169,982.77	0.96	0.00	-NA-	-NA-	37.97	42.65	113.42	16.63	-1.58	16.63	-NA-	-NA-
UK Industrial	JPY	308.21	542,536.05	3.05	0.00	-NA-	-NA-	22.58	11.65	55.90	-1.64	-5.71	-1.64	-NA-	-NA-
UK Healthcare	JPY	753.21	112,133.71	0.63	0.00	-NA-	-NA-	11.54	9.96	20.09	-2.39	-0.94	-2.39	-NA-	-NA-
UK Diversified	JPY	709.76	3,725,030.88	20.96	0.00	-NA-	-NA-	20.89	19.87	48.74	3.34	-4.04	3.34	-NA-	-NA-
UK Office	JPY	1,459.20	904,377.30	5.09	0.00	-NA-	-NA-	36.52	29.69	57.10	6.17	-1.57	6.17	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
North America Self Storage	JPY	2,387.99	3,512,240.46	5.80	0.00	-NA-	-NA-	29.82	26.83	23.17	9.91	0.29	9.91	-NA-	-NA-
North America Retail	JPY	1,088.30	16,867,644.44	27.88	0.00	-NA-	-NA-	28.58	17.19	7.43	5.04	0.65	5.04	-NA-	-NA-
North America Residential	JPY	1,444.64	9,941,797.05	16.43	0.00	-NA-	-NA-	24.48	11.49	10.78	9.12	1.58	9.12	-NA-	-NA-
North America Office	JPY	1,070.20	7,236,109.40	11.96	0.00	-NA-	-NA-	23.79	11.43	15.68	6.96	1.39	6.96	-NA-	-NA-
North America Lodging/Resorts	JPY	892.86	4,027,831.92	6.66	0.00	-NA-	-NA-	35.06	13.80	27.72	3.29	3.14	3.29	-NA-	-NA-
North America Industrial	JPY	582.63	3,125,633.06	5.17	0.00	-NA-	-NA-	23.60	13.66	12.86	7.55	0.86	7.55	-NA-	-NA-
North America Industrial/Office	JPY	729.97	1,729,331.59	2.86	0.00	-NA-	-NA-	18.08	12.36	2.59	7.18	-0.01	7.18	-NA-	-NA-
North America Healthcare	JPY	1,563.70	7,720,341.78	12.76	0.00	-NA-	-NA-	17.67	10.75	-7.83	5.19	0.60	5.19	-NA-	-NA-
North America Diversified	JPY	1,038.17	6,345,962.37	10.49	0.00	-NA-	-NA-	22.47	8.33	7.77	3.64	0.75	3.64	-NA-	-NA-
United States Self Storage	JPY	2,387.99	3,512,240.46	5.80	0.00	-NA-	-NA-	29.82	26.83	23.17	9.91	0.29	9.91	-NA-	-NA-
United States Retail	JPY	1,073.27	15,651,441.54	25.87	0.00	-NA-	-NA-	29.39	18.67	8.79	5.62	0.57	5.62	-NA-	-NA-
United States Residential	JPY	1,416.94	9,366,221.48	15.48	0.00	-NA-	-NA-	25.02	11.77	12.39	10.17	1.69	10.17	-NA-	-NA-
United States Lodging/Resorts	JPY	882.55	3,985,909.09	6.59	0.00	-NA-	-NA-	35.59	14.17	27.98	3.25	3.16	3.25	-NA-	-NA-
United States Industrial	JPY	594.31	2,880,368.19	4.76	0.00	-NA-	-NA-	24.09	14.42	13.96	8.43	0.46	8.43	-NA-	-NA-
United States Industrial/Office	JPY	746.84	1,647,368.62	2.72	0.00	-NA-	-NA-	18.62	13.21	3.61	7.35	-0.10	7.35	-NA-	-NA-
United States Healthcare	JPY	1,667.24	7,497,077.26	12.39	0.00	-NA-	-NA-	17.54	11.28	-7.83	5.45	0.59	5.45	-NA-	-NA-
United States Diversified	JPY	965.42	4,749,085.16	7.85	0.00	-NA-	-NA-	23.34	10.03	13.80	5.26	0.06	5.26	-NA-	-NA-
United States Office	JPY	1,078.28	7,017,738.89	11.60	0.00	-NA-	-NA-	23.27	11.53	15.84	8.12	1.38	8.12	-NA-	-NA-

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

Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Global Self Storage	AUD	1,637.16	38,941.41	4.84	0.00	-NA-	-NA-	21.18	22.32	29.24	8.94	-4.18	8.94	-NA-	-NA-
Global Retail	AUD	732.03	305,662.62	38.00	0.00	-NA-	-NA-	13.81	10.83	9.89	1.35	-3.74	1.35	-NA-	-NA-
Global Residential	AUD	989.31	126,696.21	15.75	0.00	-NA-	-NA-	12.36	7.32	14.88	6.86	-2.88	6.86	-NA-	-NA-
Global Office	AUD	840.34	153,761.26	19.12	0.00	-NA-	-NA-	10.82	6.95	11.73	1.04	-3.94	1.04	-NA-	-NA-
Global Lodging/Resorts	AUD	612.91	43,090.60	5.36	0.00	-NA-	-NA-	26.22	9.48	29.88	1.67	-1.31	1.67	-NA-	-NA-
Global Industrial/Office	AUD	512.21	18,117.36	2.25	0.00	-NA-	-NA-	10.54	8.39	5.35	5.59	-4.33	5.59	-NA-	-NA-
Global Industrial	AUD	359.28	68,830.07	8.56	0.00	-NA-	-NA-	15.93	10.23	13.09	1.11	-4.42	1.11	-NA-	-NA-
Global Healthcare	AUD	1,079.67	82,057.00	10.20	0.00	-NA-	-NA-	10.15	6.90	-5.06	3.50	-3.77	3.50	-NA-	-NA-
Global Diversified	AUD	733.56	358,982.29	44.63	0.00	-NA-	-NA-	8.90	6.41	9.92	-6.93	-3.97	-6.93	-NA-	-NA-
Asia Retail	AUD	658.48	68,332.67	27.18	0.00	-NA-	-NA-	6.89	6.97	-2.96	-1.56	-1.85	-1.56	-NA-	-NA-
Asia Residential	AUD	1,698.72	5,870.68	2.34	0.00	-NA-	-NA-	1.54	6.30	-9.73	-3.92	-4.52	-3.92	-NA-	-NA-
Asia Office	AUD	870.53	48,983.03	19.49	0.00	-NA-	-NA-	6.30	6.02	-5.78	-6.76	-4.95	-6.76	-NA-	-NA-
Asia Industrial	AUD	373.14	29,513.86	11.74	0.00	-NA-	-NA-	18.05	12.65	3.59	-2.97	-4.34	-2.97	-NA-	-NA-
Asia Diversified	AUD	782.55	221,109.24	87.96	0.00	-NA-	-NA-	7.94	6.48	1.97	-11.89	-3.03	-11.89	-NA-	-NA-
Asia ex Australia Diversified	AUD	878.66	192,426.83	76.55	0.00	-NA-	-NA-	7.78	6.71	1.75	-13.81	-3.19	-13.81	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,207.48	21,410.26	8.52	0.00	-NA-	-NA-	15.86	13.04	5.60	-4.05	-5.39	-4.05	-NA-	-NA-
Asia ex Australia Office	AUD	892.34	45,648.72	18.16	0.00	-NA-	-NA-	5.33	5.16	-6.90	-7.24	-5.17	-7.24	-NA-	-NA-
Asia ex Australia Residential	AUD	1,687.39	5,870.68	2.34	0.00	-NA-	-NA-	1.54	6.30	-9.73	-3.92	-4.52	-3.92	-NA-	-NA-
Asia ex Australia Retail	AUD	1,036.22	29,849.70	11.87	0.00	-NA-	-NA-	8.39	13.17	-1.28	-4.58	-2.08	-4.58	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Mar-14													
Europe Self Storage	AUD	1,241.55	2,145.39	1.71	0.00	-NA-	-NA-	20.09	23.36	109.35	21.96	-6.59	21.96	-NA-	-NA-
Europe Retail	AUD	661.85	60,615.93	48.42	0.00	-NA-	-NA-	6.83	6.15	28.55	-0.83	-6.01	-0.83	-NA-	-NA-
Europe Residential	AUD	460.89	16,670.21	13.32	0.00	-NA-	-NA-	16.02	16.01	40.22	6.79	-2.84	6.79	-NA-	-NA-
Europe Office	AUD	922.43	28,969.07	23.14	0.00	-NA-	-NA-	10.95	7.41	31.80	4.25	-4.91	4.25	-NA-	-NA-
Europe Industrial	AUD	271.55	6,570.49	5.25	0.00	-NA-	-NA-	15.79	9.67	55.98	-2.72	-9.10	-2.72	-NA-	-NA-
Europe Healthcare	AUD	528.52	1,174.77	0.94	0.00	-NA-	-NA-	4.42	6.09	23.33	-3.84	-5.21	-3.84	-NA-	-NA-
Europe Diversified	AUD	672.66	70,017.40	55.93	0.00	-NA-	-NA-	10.23	8.65	41.66	1.62	-7.35	1.62	-NA-	-NA-
Eurozone Retail	AUD	903.02	44,534.88	35.57	0.00	-NA-	-NA-	4.88	2.13	25.48	-2.03	-4.98	-2.03	-NA-	-NA-
Eurozone Residential	AUD	455.64	14,889.39	11.89	0.00	-NA-	-NA-	14.73	13.43	32.77	5.80	-2.47	5.80	-NA-	-NA-
Eurozone Office	AUD	558.26	4,688.82	3.75	0.00	-NA-	-NA-	-3.13	-6.68	30.36	2.71	-6.35	2.71	-NA-	-NA-
Eurozone Industrial	AUD	610.99	886.60	0.71	0.00	-NA-	-NA-	19.78	19.08	33.00	-0.10	-4.32	-0.10	-NA-	-NA-
Eurozone Diversified	AUD	722.75	19,675.16	15.72	0.00	-NA-	-NA-	6.03	2.17	27.70	-0.53	-5.63	-0.53	-NA-	-NA-
UK Self Storage	AUD	1,241.55	2,145.39	1.71	0.00	-NA-	-NA-	20.09	23.36	109.35	21.96	-6.59	21.96	-NA-	-NA-
UK Retail	AUD	448.61	16,081.06	12.85	0.00	-NA-	-NA-	10.34	12.18	37.93	2.67	-8.72	2.67	-NA-	-NA-
UK Residential	AUD	549.68	1,780.83	1.42	0.00	-NA-	-NA-	29.16	37.62	119.17	14.90	-5.83	14.90	-NA-	-NA-
UK Industrial	AUD	216.27	5,683.88	4.54	0.00	-NA-	-NA-	14.75	7.72	60.09	-3.10	-9.77	-3.10	-NA-	-NA-
UK Healthcare	AUD	528.52	1,174.77	0.94	0.00	-NA-	-NA-	4.42	6.09	23.33	-3.84	-5.21	-3.84	-NA-	-NA-
UK Diversified	AUD	498.03	39,025.32	31.17	0.00	-NA-	-NA-	13.17	15.64	52.75	1.81	-8.18	1.81	-NA-	-NA-
UK Office	AUD	1,023.91	9,474.72	7.57	0.00	-NA-	-NA-	27.80	25.12	61.33	4.59	-5.82	4.59	-NA-	-NA-

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Version: March 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vlty (%)	Vlty (%)	
North America Self Storage	AUD	1,675.63	36,796.02	8.63	0.00	-NA-	-NA-	21.53	22.36	26.49	8.28	-4.04	8.28	-NA-	-NA-	
North America Retail	AUD	763.65	176,714.02	41.45	0.00	-NA-	-NA-	20.37	13.06	10.32	3.48	-3.69	3.48	-NA-	-NA-	
North America Residential	AUD	1,013.69	104,155.32	24.43	0.00	-NA-	-NA-	16.53	7.56	13.76	7.50	-2.80	7.50	-NA-	-NA-	
North America Office	AUD	750.95	75,809.16	17.78	0.00	-NA-	-NA-	15.89	7.50	18.79	5.37	-2.98	5.37	-NA-	-NA-	
North America Lodging/Resorts	AUD	626.51	42,197.62	9.90	0.00	-NA-	-NA-	26.44	9.79	31.15	1.75	-1.31	1.75	-NA-	-NA-	
North America Industrial	AUD	408.82	32,745.72	7.68	0.00	-NA-	-NA-	15.70	9.66	15.90	5.95	-3.49	5.95	-NA-	-NA-	
North America Industrial/Office	AUD	512.21	18,117.36	4.25	0.00	-NA-	-NA-	10.54	8.39	5.35	5.59	-4.33	5.59	-NA-	-NA-	
North America Healthcare	AUD	1,097.23	80,882.23	18.97	0.00	-NA-	-NA-	10.15	6.85	-5.35	3.62	-3.74	3.62	-NA-	-NA-	
North America Diversified	AUD	728.47	66,483.53	15.60	0.00	-NA-	-NA-	14.65	4.51	10.67	2.10	-3.59	2.10	-NA-	-NA-	
United States Self Storage	AUD	1,675.63	36,796.02	8.63	0.00	-NA-	-NA-	21.53	22.36	26.49	8.28	-4.04	8.28	-NA-	-NA-	
United States Retail	AUD	753.10	163,972.46	38.47	0.00	-NA-	-NA-	21.13	14.48	11.72	4.05	-3.77	4.05	-NA-	-NA-	
United States Residential	AUD	994.25	98,125.30	23.02	0.00	-NA-	-NA-	17.04	7.83	15.42	8.53	-2.70	8.53	-NA-	-NA-	
United States Lodging/Resorts	AUD	619.28	41,758.41	9.80	0.00	-NA-	-NA-	26.93	10.15	31.43	1.72	-1.29	1.72	-NA-	-NA-	
United States Industrial	AUD	417.02	30,176.20	7.08	0.00	-NA-	-NA-	16.16	10.38	17.03	6.82	-3.87	6.82	-NA-	-NA-	
United States Industrial/Office	AUD	524.05	17,258.67	4.05	0.00	-NA-	-NA-	11.05	9.22	6.40	5.75	-4.41	5.75	-NA-	-NA-	
United States Healthcare	AUD	1,169.89	78,543.19	18.42	0.00	-NA-	-NA-	10.03	7.36	-5.35	3.88	-3.75	3.88	-NA-	-NA-	
United States Diversified	AUD	677.43	49,753.83	11.67	0.00	-NA-	-NA-	15.46	6.15	16.86	3.70	-4.26	3.70	-NA-	-NA-	
United States Office	AUD	756.62	73,521.40	17.25	0.00	-NA-	-NA-	15.40	7.60	18.96	6.51	-3.00	6.51	-NA-	-NA-	

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Part IV

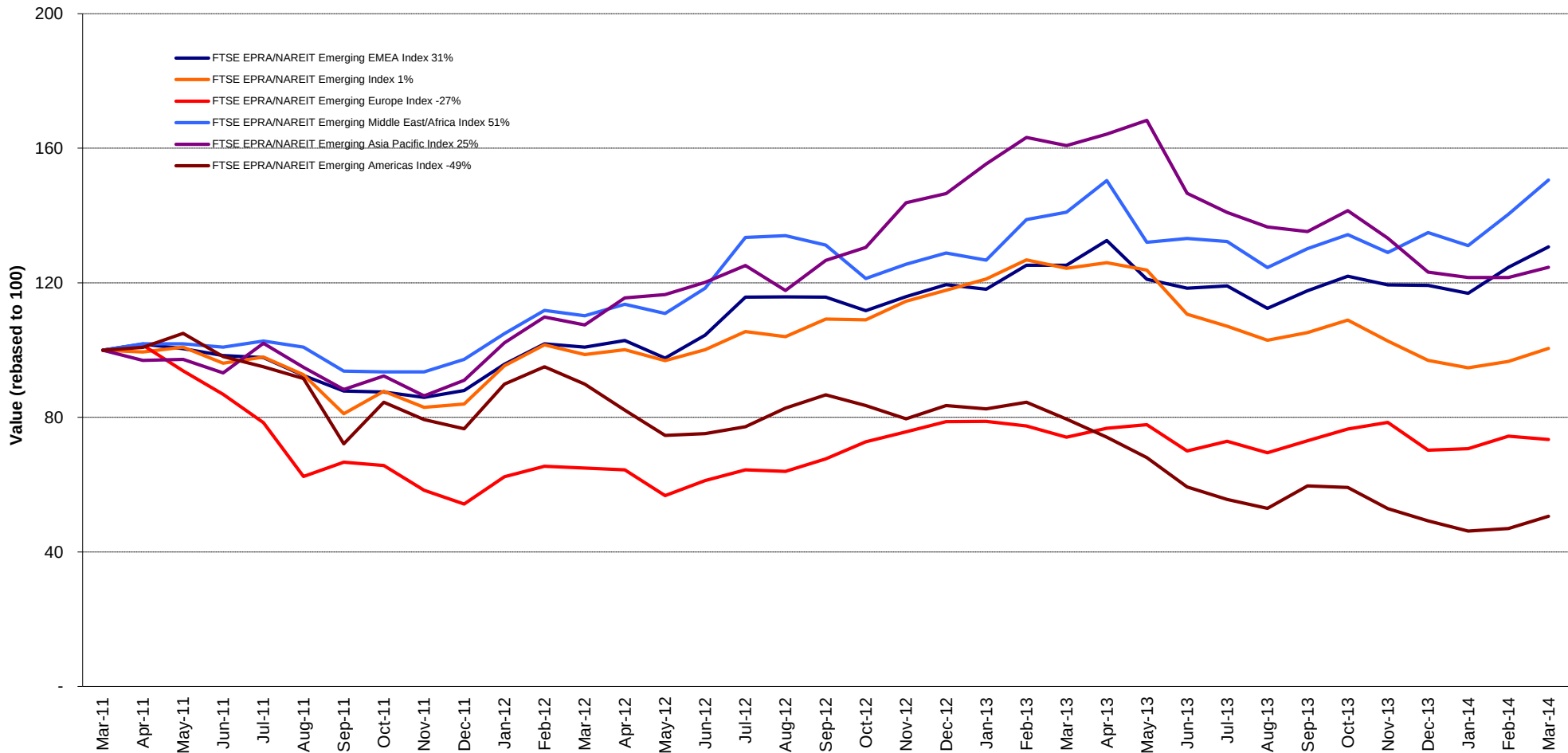
Emerging Markets

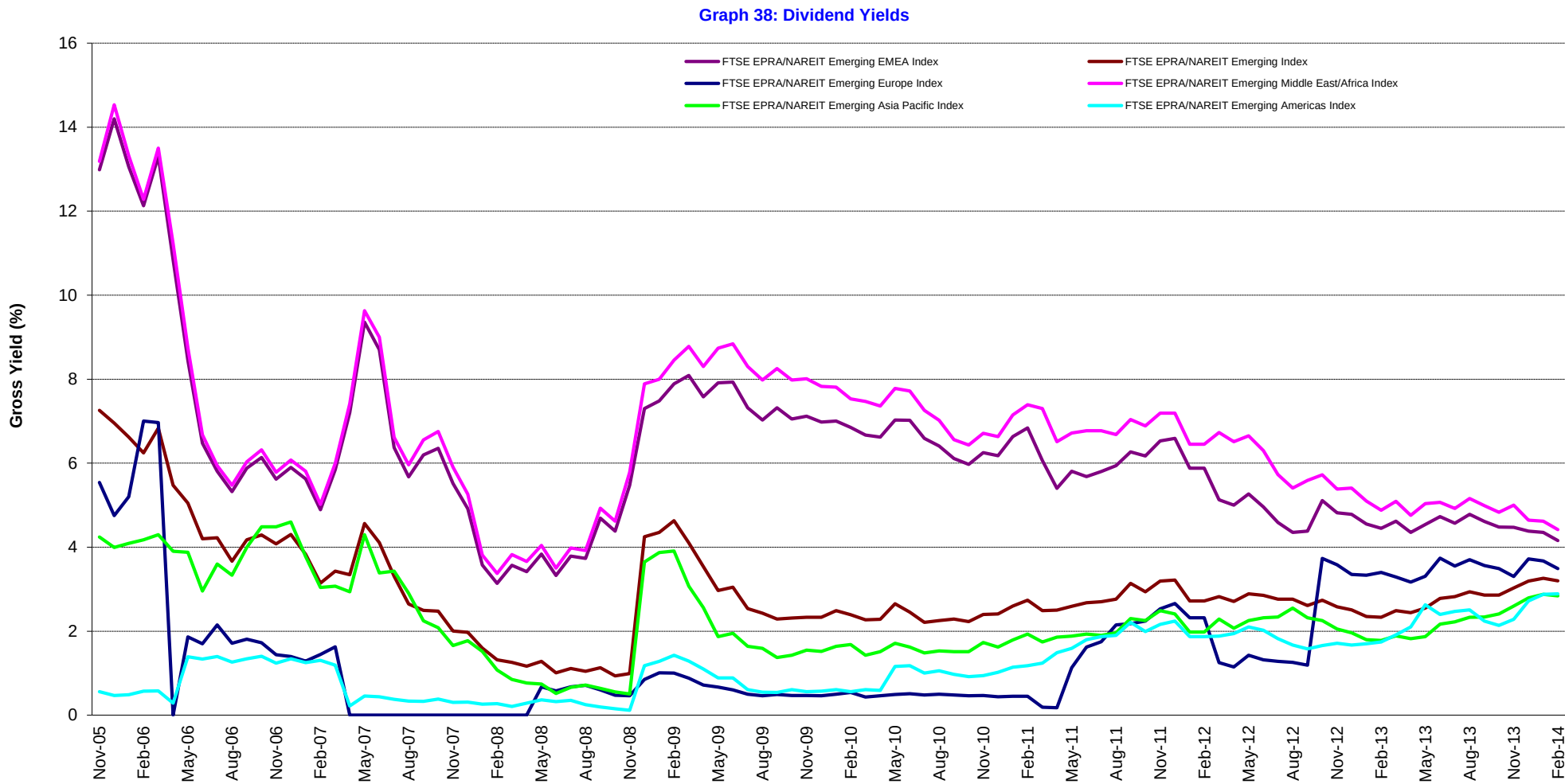
Section 4.1

FTSE EPRA/NAREIT Emerging Markets Index Series

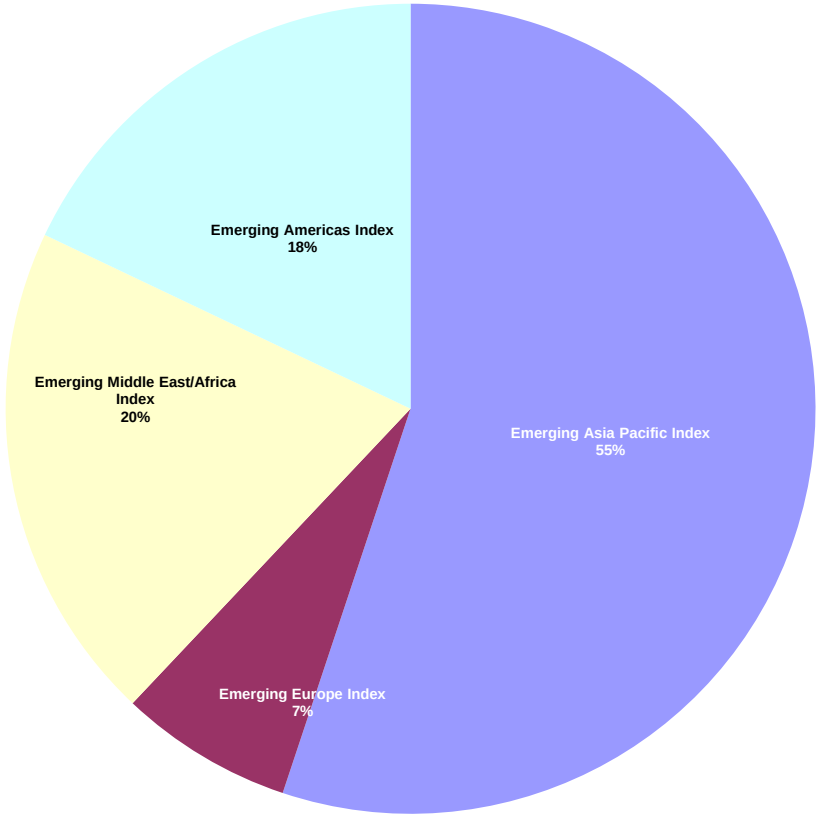
FTSE EPRA/NAREIT Global Emerging Markets Index Series

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

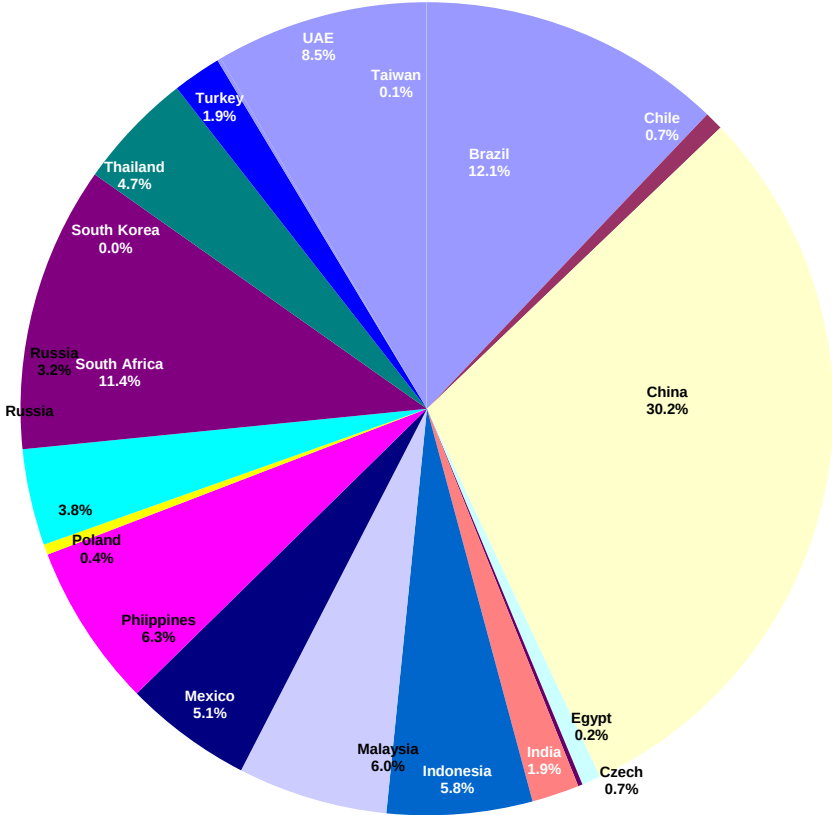




Graph 39: Global Emerging - Regional Breakdown by Market Cap



Graph 40: Global Emerging - Breakdown by Country



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

Ex Date	Description
24 March 2014	Attacq Limited (South Africa): Number of shares: 655,852,302. Free float percentage: 60%
24 March 2014	Redefine Properties (South Africa): New number of shares: 3,070,978,269
24 March 2014	Vukile Property Fund (South Africa): New number of shares: 509,573,007
24 March 2014	Treveria (UK): Deleted on market size rule
24 March 2014	Axis Real Estate Investment Trust (Malaysia): Number of shares: 461,239,089. Free float percentage: 84%
24 March 2014	Bakrieland Development (Indonesia): Deleted on liquidity rule
24 March 2014	Evergrande Real Estate Group (China): New free float percentage: 37% (was 31%)
24 March 2014	Glorious Property Holdings (China): New free float percentage: 32% (was 36%)
24 March 2014	HKR International (China): Deleted on liquidity rule
24 March 2014	Kaisa Group Holdings (China): New free float percentage: 38% (was 33%)
24 March 2014	Malaysian Resources Corp. (Malaysia): Number of shares: 1,651,310,934. Free float percentage: 49%
24 March 2014	Megaworld Corporation (Philippines): New free float percentage: 36% (was 40%)
24 March 2014	Minmetals Land (Red Chip) (China): New free float percentage: 38% (was 33%)
24 March 2014	MKH (Malaysia): Number of shares: 349,252,532. Free float percentage: 40%
24 March 2014	Obero Realty (India): Number of shares: 328,233,262. Free float percentage: 24%
24 March 2014	Tropicana (Malaysia): Number of shares: 1,081,054,854. Free float percentage: 31%
24 March 2014	UOA Development (Malaysia): Number of shares: 1,270,795,000. Free float percentage: 33%
24 March 2014	ImmoFinanz AG (Russia): New number of shares: 1,016,057,419
24 March 2014	Administradora Fibra Danhos (Mexico): Number of shares: 1,313,059,402. Free float percentage: 16%
24 March 2014	Parque Arauco (Chile): Number of shares: 818,281,481. Free float percentage: 63%
24 March 2014	Sao Carlos Empreendimentos e Participacoes (Brazil): Number of shares: 57,737,317. Free float percentage: 30%
31 March 2014	Siam Future Development PCL (Thailand): Bonus Issue: Bonus of 1 for every 8 held. New number of shares: 1,480,607

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

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

** Based on previous period figures
*** Estimated

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

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

** Based on previous period figures
*** Estimated

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Price 31-Mar	Mkt Cap EUR (m) 31-Mar	Wght (%) 31-Mar	Wght (%) 31-Mar	Yld (%) 31-Mar	Rtn (%) - 20 Yrs * 31-Mar	Rtn (%) - 10 Yrs * 31-Mar	Rtn (%) - 5 Yrs * 31-Mar	Rtn (%) - 3 Yrs * 31-Mar	Rtn (%) - 1 Yr 31-Mar	QTD 31-Mar	Rtn (%) Mar-14	Rtn (%) Mar-14	Rtn (%) Mar-14	Rtn (%) YTD				
China Overseas Land & Inv (Red Chip)	Non-rental	Residential	Non-REIT	20.10	7,675	7.90	14.34	2.09	12.15	28.31	10.60	15.91	-6.07	-7.80	-3.60	0.00	-3.60	-7.80	42.71	37.80	18,091	236
China Resources Land (Red Chip)	Non-rental	Residential	Non-REIT	17.02	2,968	3.06	5.55	2.03	-NA-	30.26	7.24	10.43	-21.57	-11.45	-3.08	0.00	-3.08	-11.45	49.61	39.36	4,370	147
Evergrande Real Estate Group	Non-rental	Diversified	Non-REIT	3.66	2,030	2.09	3.79	4.87	-NA-	-NA-	-NA-	1.70	16.93	23.65	10.57	0.00	10.57	23.65	-NA-	56.22	7,005	345
Shenzhen Vanke (B)	Non-rental	Residential	Non-REIT	12.90	1,587	1.63	2.96	1.73	20.25	26.94	10.18	12.64	-14.00	6.61	12.17	0.00	12.17	6.61	46.19	44.35	1,057	67
Sino-Ocean Land Holdings (Red Chip)	Non-rental	Diversified	Non-REIT	4.24	1,414	1.46	2.64	5.66	-NA-	-NA-	-3.63	-3.78	-9.40	-16.70	2.91	0.00	2.91	-16.70	-NA-	49.18	704	50
Longfor Properties Co. Ltd.	Non-rental	Diversified	Non-REIT	10.70	1,358	1.40	2.54	2.33	-NA-	-NA-	-NA-	-0.38	-16.67	-1.29	0.00	0.00	0.00	-1.29	-NA-	35.66	1,435	106
Guangzhou R&F Properties (H)	Non-rental	Diversified	Non-REIT	11.18	1,011	1.04	1.89	6.92	-NA-	-NA-	7.50	5.27	-14.13	-1.41	6.27	0.00	6.27	-1.41	-NA-	49.71	2,474	245
Franshion Properties China (Red Chip)	Non-rental	Diversified	Non-REIT	2.59	888	0.91	1.66	2.70	-NA-	-NA-	5.95	6.08	1.97	-4.07	7.47	0.00	7.47	-4.07	-NA-	38.44	829	93
Mapletree Greater China Commercial Trust	Non-rental	Diversified	Non-REIT	0.82	851	0.88	1.59	3.91	-NA-	-NA-	-NA-	-NA-	-21.63	-2.98	-2.98	0.00	-2.98	-2.98	-NA-	-NA-	533	63
Hui Xian Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.41	808	0.83	1.51	7.20	-NA-	-NA-	-NA-	-NA-	-16.42	-11.66	-9.79	0.00	-9.79	-11.66	-NA-	-NA-	226	28
Yuexiu Property (Red Chip)	Non-rental	Diversified	Non-REIT	1.60	706	0.73	1.32	4.44	-1.24	8.94	17.09	-0.17	-27.61	-16.23	0.00	0.00	0.00	-16.23	57.32	35.16	1,114	158
Sunac China Holdings (P Chip)	Non-rental	Residential	Non-REIT	4.50	670	0.69	1.25	2.18	-NA-	-NA-	-NA-	25.07	-17.73	-3.23	9.49	0.00	9.49	-3.23	-NA-	49.98	1,668	249
Greentown China Holdings	Non-rental	Diversified	Non-REIT	8.38	608	0.63	1.14	7.44	-NA-	-NA-	19.86	2.46	-42.60	-29.22	-17.52	0.00	-17.52	-29.22	-NA-	73.73	1,198	197
Poly (Hong Kong) Investments (Red Chip)	Non-rental	Diversified	Non-REIT	3.43	585	0.60	1.09	6.36	3.63	8.29	12.95	-17.95	-30.14	-17.15	-3.38	0.00	-3.38	-17.15	66.28	64.70	1,203	206
Shanghai Lujiazui Fin & Trade Dev (B)	Non-rental	Diversified	Non-REIT	1.50	555	0.57	1.04	1.74	-NA-	7.92	3.57	0.65	12.95	-7.12	0.20	0.00	0.20	-7.12	42.49	33.51	196	35
K Wah International Holdings	Non-rental	Diversified	Non-REIT	5.20	513	0.53	0.96	2.88	6.55	15.10	38.24	15.10	19.27	-10.64	-13.48	0.00	-13.48	10.64	62.19	46.78	1,339	261
Shenzhen Investment (Red Chip)	Non-rental	Diversified	Non-REIT	2.51	510	0.53	0.95	7.17	-NA-	8.37	5.40	1.22	-19.29	-14.04	-3.46	0.00	-3.46	-14.04	62.56	44.52	626	123
Kaissa Group Holdings (P Chip)	Non-rental	Residential	Non-REIT	2.79	490	0.50	0.91	0.00	-NA-	-NA-	-NA-	7.12	27.40	11.60	6.08	0.00	6.08	11.60	-NA-	49.99	951	194
Renhe Commercial Holdings (P Chip)	Non-rental	Retail	Non-REIT	0.48	475	0.49	0.89	0.00	-NA-	-NA-	-22.71	-25.69	3.23	-3.03	23.08	0.00	23.08	-3.03	-NA-	80.20	671	141
KWG Property Holding (P Chip)	Non-rental	Diversified	Non-REIT	4.26	461	0.47	0.86	4.39	-NA-	-NA-	13.72	-5.39	-12.35	-0.93	8.40	0.00	8.40	-0.93	-NA-	53.56	682	148
Hopson Dev Hold	Non-rental	Residential	Non-REIT	7.21	425	0.44	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-35.85	-22.81	-0.28	0.00	-0.28	-22.81	-NA-	-NA-	224	53
Beijing Capital Land (H)	Non-rental	Residential	Non-REIT	2.85	276	0.28	0.52	9.63	-NA-	0.70	17.55	5.31	-0.35	7.95	-10.38	0.00	-10.38	7.95	65.12	53.61	322	117
China Merchants Prop (B)	Non-rental	Diversified	Non-REIT	18.78	250	0.26	0.47	2.47	11.53	14.89	11.04	10.21	-21.68	-12.61	13.89	0.00	13.89	-12.61	45.13	41.55	315	126
Glorious Property Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.06	247	0.25	0.46	0.00	-NA-	-NA-	-NA-	-20.25	-13.82	-36.53	-8.62	0.00	-8.62	-36.53	-NA-	52.41	298	120
CIFI Holdings (Group) (P Chip)	Non-rental	Residential	Non-REIT	1.52	246	0.25	0.46	2.63	-NA-	-NA-	-NA-	-NA-	12.59	-7.32	-2.56	0.00	-2.56	-7.32	-NA-	-NA-	386	157
C C Land Holdings	Non-rental	Diversified	Non-REIT	1.71	207	0.21	0.39	2.63	-NA-	-NA-	-NA-	-NA-	-28.45	-12.31	0.59	0.00	0.59	-12.31	-NA-	-NA-	72	35
Wuzhou International Holdings *	Non-rental	Diversified	REIT	1.68	186	0.19	0.35	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	30.23	23.53	0.00	23.53	30.23	-NA-	-NA-	293	157
Mingfa Group (International)	Non-rental	Diversified	Non-REIT	2.05	186	0.19	0.35	0.00	-NA-	-NA-	-NA-	-5.90	-20.85	-0.49	2.50	0.00	2.50	-0.49	-NA-	33.73	94	51
Shanghai Industrial Urban Development Group	Non-rental	Diversified	Non-REIT	1.49	181	0.19	0.34	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-22.40	-5.70	0.00	-5.70	-22.40	-NA-	-NA-	173	96
Fantasia Holdings Group Co. Ltd.	Non-rental	Residential	Non-REIT	1.15	180	0.18	0.34	4.78	-NA-	-NA-	-NA-	-0.85	-1.71	-14.18	-14.81	0.00	-14.81	-14.18	-NA-	48.42	224	125
Powerlong Real Estate Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.20	156	0.16	0.29	8.32	-NA-	-NA-	-NA-	-20.85	-33.33	-27.71	-14.29	0.00	-14.29	-27.71	-NA-	47.62	165	106
CSI Properties	Non-rental	Diversified	Non-REIT	0.28	137	0.14	0.26	5.02	-3.37	8.12	28.33	9.23	-23.61	-16.67	-8.33	0.00	-8.33	-16.67	49.28	38.03	65	47
Sinolink Worldwide Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.63	119	0.12	0.22	0.00	-NA-	0.88	3.91	-12.49	-3.08	-13.70	-7.35	0.00	-7.35	-13.70	51.14	36.78	93	78
Beijing North Star (H)	Non-rental	Diversified	Non-REIT	1.78	118	0.12	0.22	4.21	-NA-	1.48	6.49	-1.24	-2.73	1.71	-1.66	0.00	-1.66	1.71	54.94	35.65	67	57
Greenland Hong Kong Holdings *	Non-rental	Diversified	REIT	3.74	108	0.11	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.80	-11.58	0.00	-11.58	-0.80	-NA-	-NA-	215	199
Minmetals Land (Red Chip)	Non-rental	Residential	Non-REIT	0.88	104	0.11	0.20	1.14	-1.03	3.37	7.75	-14.34	-20.72	-14.56	-2.22	0.00	-2.22	-14.56	75.44	44.10	52	49
China Total					29,289	30.16	54.72	3.19														

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

Version: March 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Regional	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Mar-14	Mar-14	Mar-14	YTD	Vity (%)	Vity (%)	3 month	Annual
				31-Mar	EUR (m)	Wght (%)	Wght (%)	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD	Vity (%)	Vity (%)	EUR (m)	Velocity (%)
DLF	Non-rental	Diversified	Non-REIT	176.45	916	0.94	1.71	1.13	-NA-	-NA-	1.72	-5.45	-24.82	5.85	25.01	0.00	25.01	5.85	-NA-	46.66	5,628	615
Ascendas India Trust	Non-rental	Office	Non-REIT	0.77	304	0.31	0.57	5.70	-NA-	-NA-	7.96	-6.43	-6.67	13.24	7.69	0.00	7.69	13.24	-NA-	22.46	119	39
Unitech	Non-rental	Diversified	Non-REIT	14.00	231	0.24	0.43	0.00	17.34	36.92	-16.13	-25.24	-40.55	-8.50	22.81	0.00	22.81	-8.50	95.01	59.53	1,924	832
Oberoi Realty	Non-rental	Diversified	Non-REIT	215.85	207	0.21	0.39	0.93	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	204	99
India Total					1,831	1.89	3.42	1.68														
Lippo Karawaci	Non-rental	Diversified	Non-REIT	1085.00	1,327	1.37	2.48	1.09	-NA-	32.92	6.39	26.20	-20.80	19.23	15.43	0.00	15.43	19.23	55.17	42.11	2,696	203
Ciputra Develop	Non-rental	Diversified	Non-REIT	1160.00	787	0.81	1.47	1.03	4.43	20.73	45.31	55.52	7.41	54.67	18.97	0.00	18.97	54.67	61.69	47.11	831	106
Summarecon	Non-rental	Diversified	Non-REIT	1065.00	736	0.76	1.38	2.02	17.05	29.56	63.21	29.98	-13.94	36.54	5.97	0.00	5.97	36.54	51.52	45.06	606	82
Bumi Serpong Damai PT	Non-rental	Diversified	Non-REIT	1635.00	731	0.75	1.37	0.92	-NA-	-NA-	-NA-	-NA-	-6.57	26.74	6.51	0.00	6.51	26.74	-NA-	-NA-	1,080	148
Alam Sutera Realty	Non-rental	Diversified	Non-REIT	595.00	448	0.46	0.84	2.45	-NA-	-NA-	64.38	34.72	-44.39	38.37	3.48	0.00	3.48	38.37	-NA-	45.77	1,547	345
First Real Estate Investment Trust	Non-rental	Health Care	Non-REIT	1.08	293	0.30	0.55	7.00	-NA-	-NA-	24.24	13.77	-14.00	1.42	2.87	0.00	2.87	1.42	-NA-	18.84	104	36
Pakuwon Jati	Non-rental	Diversified	Non-REIT	350.00	280	0.29	0.52	1.00	10.76	37.08	49.42	19.09	-9.09	29.63	6.06	0.00	6.06	29.63	59.36	40.56	380	136
Kawasan Industri Jababeka	Non-rental	Diversified	Non-REIT	256.00	253	0.26	0.47	0.53	-NA-	-NA-	-NA-	-NA-	-13.35	32.64	15.84	0.00	15.84	32.64	-NA-	-NA-	279	110
Sentul City	Non-rental	Diversified	Non-REIT	181.00	211	0.22	0.39	0.00	-NA-	-NA-	29.34	20.29	-41.61	15.29	6.47	0.00	6.47	15.29	-NA-	62.76	521	247
Intiland Development Tbk PT	Non-rental	Diversified	Non-REIT	453.00	153	0.16	0.00	1.10	-NA-	-NA-	-NA-	-NA-	-21.90	43.81	27.61	0.00	27.61	43.81	-NA-	-NA-	152	99
Ciputra Property	Non-rental	Diversified	Non-REIT	830.00	143	0.15	0.27	1.93	-NA-	-NA-	37.07	30.69	-13.54	33.87	11.41	0.00	11.41	33.87	-NA-	48.52	233	163
Agung Podomoro Land Tbk PT	Non-rental	Diversified	Non-REIT	283.00	130	0.13	0.24	2.12	-NA-	-NA-	-NA-	-NA-	-44.51	31.63	21.98	0.00	21.98	31.63	-NA-	-NA-	285	220
Ciputra Surya	Non-rental	Diversified	Non-REIT	2400.00	121	0.12	0.23	1.75	-NA-	17.33	56.14	65.74	-14.29	83.21	19.40	0.00	19.40	83.21	58.16	58.86	209	173
Indonesia Total					5,362	5.52	9.73	1.58														

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

Version: March 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Regional	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Mar-14	Mar-14	Mar-14	YTD	Vity (%)	Vity (%)	3 month Annualised	Velocity
				31-Mar	31-Mar	31-Mar	31-Mar	31-Mar	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD	Vity (%)	Vity (%)	EUR (m)	(%)
UEM Sunrise	Non-rental	Residential	Non-REIT	2.20	740	0.76	1.38	1.36	-NA-	-NA-	30.16	-6.60	-19.41	-6.78	0.00	0.00	0.00	-6.78	-NA-	41.61	718	97
KLCC Property Holdings	Rental	Diversified	Non-REIT	6.35	637	0.66	1.19	4.09	-NA-	-NA-	17.69	24.49	-3.50	8.55	3.25	0.00	3.25	8.55	-NA-	21.62	-NA-	-NA-
SP Setia	Non-rental	Diversified	Non-REIT	2.92	542	0.56	1.01	3.54	13.38	8.48	12.22	-8.08	-11.52	-2.99	0.34	0.00	0.34	-2.99	28.35	17.39	204	38
IGB *	Non-rental	Diversified	REIT	2.71	520	0.54	0.97	2.31	-NA-	-NA-	-NA-	-NA-	20.44	-0.37	4.63	0.00	4.63	-0.37	-NA-	-NA-	116	22
Mah Sing Group	Non-rental	Diversified	Non-REIT	2.18	430	0.44	0.80	3.44	-NA-	-NA-	-NA-	-NA-	13.74	-3.54	5.31	0.00	5.31	-3.54	-NA-	-NA-	291	68
Eastern & Orient	Non-rental	Diversified	Non-REIT	2.12	341	0.35	0.64	1.59	-1.99	8.48	36.48	24.46	34.18	12.17	5.47	0.00	5.47	12.17	48.22	27.09	290	85
CapitaMalls Malaysia Trust *	Non-rental	Retail	REIT	1.47	341	0.35	0.64	4.52	-NA-	-NA-	-NA-	9.82	-22.22	5.00	0.00	0.00	0.00	5.00	-NA-	15.14	153	45
Malaysian Resources *	Non-rental	Diversified	REIT	1.64	295	0.30	0.55	1.16	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	459	156
Axis Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.38	291	0.30	0.54	4.35	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	177	61
Pavilion Real Estate Investment Trust *	Non-rental	Retail	REIT	1.31	262	0.27	0.49	4.25	-NA-	-NA-	-NA-	-NA-	-17.61	2.34	-2.96	0.00	-2.96	2.34	-NA-	-NA-	96	37
IJM Land Bhd	Non-rental	Diversified	Non-REIT	2.96	253	0.26	0.47	1.69	-NA-	7.53	33.56	4.16	13.85	16.08	12.12	0.00	12.12	16.08	63.53	36.26	166	66
UOA Development	Non-rental	Diversified	Non-REIT	2.17	202	0.21	0.38	5.53	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	209	103
MKH Bhd	Non-rental	Diversified	Non-REIT	4.85	151	0.16	0.28	2.32	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	646	429
Tropicana	Non-rental	Diversified	Non-REIT	1.57	117	0.12	0.22	5.21	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	236	202
Tebrau Teguh Bhd	Non-rental	Diversified	Non-REIT	1.23	108	0.11	0.20	0.00	-10.21	12.92	25.83	18.46	-15.17	-4.65	-2.38	0.00	-2.38	-4.65	69.79	53.51	96	89
Glomac Bhd	Non-rental	Diversified	Non-REIT	1.08	87	0.09	0.16	4.51	-NA-	-1.85	38.68	12.04	9.64	-3.57	0.00	0.00	0.00	-3.57	37.39	31.51	43	49
YTL Land & Development BHD	Non-rental	Diversified	Non-REIT	0.89	63	0.06	0.12	0.00	-12.17	-3.85	-NA-	-NA-	-1.12	-5.35	-1.67	0.00	-1.67	-5.35	-NA-	-NA-	15	24
Malaysia Total					5,380	5.54	10.05	2.96														
Ayala Land	Non-rental	Diversified	Non-REIT	29.90	2,726	2.81	5.09	1.17	8.60	21.34	39.68	28.13	-8.56	20.81	-1.97	0.00	-1.97	20.81	33.51	27.12	1,912	70
SM Prime Hldgs	Rental	Retail	Non-REIT	14.60	1,774	1.83	3.31	1.85	-NA-	15.50	21.79	23.34	-23.56	-0.54	0.00	0.00	0.00	-0.54	25.91	27.76	1,809	102
Megaworld Corporation	Non-rental	Diversified	Non-REIT	4.19	717	0.74	1.34	0.85	-NA-	18.43	50.23	27.27	7.71	29.32	-0.24	0.00	-0.24	29.32	45.20	32.88	1,233	172
Robinson's Land Corporation	Rental	Diversified	Non-REIT	21.90	584	0.60	1.09	1.64	10.71	31.18	41.22	28.05	-14.12	9.72	5.04	0.00	5.04	9.72	43.80	29.17	422	72
Vista Land & Lifescapes	Non-rental	Residential	Non-REIT	5.27	291	0.30	0.54	1.94	-NA-	-NA-	48.21	33.64	-2.77	1.35	-2.41	0.00	-2.41	1.35	-NA-	28.77	261	90
Filinvest Land	Non-rental	Diversified	Non-REIT	1.44	228	0.23	0.43	3.33	1.80	9.98	35.34	12.77	-27.27	2.13	-1.37	0.00	-1.37	2.13	43.87	31.69	178	78
Philippines Total					6,320	6.51	11.81	1.48														

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

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Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-Mar	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Regional Wght (%)	Div Yld (%) 31-Mar	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Rtn (%) Mar-14	Dividend Rtn (%) Mar-14	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					EUR (m) 31-Mar	31-Mar	31-Mar															
Hung Poo Real Estate Development	Non-rental	Diversified	Non-REIT	28.05	138	0.14	0.26	6.06	-NA-	6.20	9.32	-10.32	-12.34	-6.81	-1.75	0.00	-1.75	-6.81	52.14	36.63	93	67
Taiwan Total					138	0.14	0.26	6.06														
Central Pattana	Rental	Retail	Non-REIT	47.00	1,415	1.46	2.64	1.01	16.61	26.62	50.67	53.66	-0.53	14.63	13.94	0.00	13.94	14.63	39.76	32.87	2,027	143
Land & Houses	Non-rental	Residential	Non-REIT	9.60	646	0.66	1.21	5.21	-NA-	-0.71	29.37	22.04	-25.00	7.26	3.23	0.00	3.23	7.26	38.06	31.22	1,403	217
Cpn Retail Growth Leasehold Property Fund	Rental	Diversified	Non-REIT	15.40	423	0.44	0.79	9.76	-NA-	-NA-	-NA-	-NA-	-21.43	-1.91	-0.65	0.00	-0.65	-1.91	-NA-	-NA-	118	28
Preuksa Real Estate	Non-rental	Residential	Non-REIT	20.30	301	0.31	0.56	4.19	-NA-	-NA-	-NA-	5.76	-32.33	11.54	3.57	0.00	3.57	11.54	-NA-	47.35	720	240
Quality Houses	Non-rental	Residential	Non-REIT	3.02	248	0.26	0.46	6.29	-NA-	-NA-	-NA-	-NA-	-32.29	14.39	7.86	0.00	7.86	14.39	-NA-	-NA-	877	354
Supalai PCL	Non-rental	Residential	Non-REIT	17.80	239	0.25	0.45	3.93	0.52	15.43	57.86	21.71	-13.17	21.92	0.56	0.00	0.56	21.92	40.48	34.94	815	341
LPN Development	Non-rental	Diversified	Non-REIT	16.00	206	0.21	0.38	5.25	-NA-	21.01	46.66	21.64	-36.63	3.23	5.96	0.00	5.96	3.23	41.44	32.68	871	423
Amata Corp	Non-rental	Industrial/Office	Non-REIT	14.80	173	0.18	0.32	3.72	-NA-	4.19	38.33	3.12	-39.59	7.25	8.03	0.00	8.03	7.25	46.69	38.24	549	317
Ticon Industrial Connection Pcl	Non-rental	Industrial	Non-REIT	17.20	172	0.18	0.32	5.81	-NA-	-NA-	-NA-	-NA-	-34.48	8.86	4.24	0.00	4.24	8.86	-NA-	-NA-	447	260
WHA	Non-rental	Industrial	Non-REIT	31.25	167	0.17	0.31	0.34	-NA-	-NA-	-NA-	-NA-	-29.59	11.61	0.81	0.00	0.81	11.61	-NA-	-NA-	1,608	964
Sansiri	Non-rental	Residential	Non-REIT	1.89	150	0.15	0.28	5.29	-NA-	-NA-	-NA-	-NA-	-60.46	5.59	-6.44	0.00	-6.44	5.59	-NA-	-NA-	707	471
Property Perfect	Non-rental	Residential	Non-REIT	0.90	106	0.11	0.20	3.67	-NA-	15.05	79.33	96.40	-48.28	-1.10	2.27	0.00	2.27	-1.10	156.50	241.07	60	57
Siam Future Development PCL	Non-rental	Retail	Non-REIT	5.55	101	0.10	0.19	0.22	-NA-	5.56	33.44	10.54	-30.45	10.51	11.50	0.00	11.50	10.51	49.85	47.68	89	88
Asian Property Development	Non-rental	Residential	Non-REIT	5.20	99	0.10	0.19	4.81	-NA-	6.14	26.18	2.48	-43.78	18.18	4.00	0.00	4.00	18.18	46.54	35.75	505	508
SC Asset	Non-rental	Diversified	Non-REIT	3.20	92	0.10	0.17	0.90	-NA-	-4.01	16.93	-14.04	-89.09	5.96	3.90	0.00	3.90	5.96	60.31	64.65	72	78
Thailand Total					4,538	4.67	8.48	3.80														
Asia Total					52,858	54.43	98.47	2.59														

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

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					Mkt Cap EUR (m)	Global Wght (%) 31-Mar	Regional Wght (%) 31-Mar														3 month Annualised EUR (m)	
					EUROPE																	
Globe Trade Centre	Non-rental	Diversified	Non-REIT	7.21	404	0.42	6.00	0.00	-NA-	-NA-	-13.40	-30.13	-5.75	-3.22	-2.17	0.00	-2.17	-3.22	-NA-	37.03	270	67
Poland Total					404	0.42	6.00	0.00														
Emlak Konut Gayrimenkul Yatirim Ortakligi AS	Non-rental	Residential	REIT	2.52	1,656	1.71	24.62	3.17	-NA-	-NA-	-NA-	-NA-	-13.70	20.00	12.00	0.00	12.00	20.00	-NA-	-NA-	15,105	912
Is Gayrimenkul Yatirim Ortak *	Non-rental	Diversified	REIT	1.30	125	0.13	1.86	3.85	-NA-	6.76	14.22	1.14	-13.33	-7.14	2.36	0.00	2.36	-7.14	39.68	27.58	186	149
Sinpas Gayrimenkul Yatirim Ortakligi *	Non-rental	Diversified	REIT	0.73	59	0.06	0.88	6.85	-NA-	-NA-	11.81	-22.61	-48.95	-10.98	7.35	0.00	7.35	-10.98	-NA-	37.43	398	670
Alarko G.Yat.Ort *	Non-rental	Diversified	REIT	19.25	35	0.04	0.52	1.12	-NA-	10.63	25.82	4.87	-12.90	6.94	-5.64	0.00	-5.64	6.94	44.00	36.50	530	1,524
Turkey Total					1,876	1.93	27.87	3.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-
Atrium European Real Estate	Non-rental	Retail	Non-REIT	4.10	686	0.71	10.19	5.37	-NA-	-NA-	-NA-	-3.12	-9.00	-2.03	-7.14	0.00	-7.14	-2.03	-NA-	18.14	208	30
Orco Property Group S.A.	Non-rental	Diversified	Non-REIT	0.99	42	0.04	0.62	0.00	-NA-	-27.34	-24.52	-50.85	-53.74	-40.72	-39.26	0.00	-39.26	-40.72	58.95	48.06	149	356
Czech Total					728	0.75	10.81	0.00														
Immofinanz AG	Non-rental	Diversified	Non-REIT	3.40	3,248	3.34	48.27	4.41	-NA-	-5.60	32.52	3.60	15.09	0.98	-7.33	0.00	-7.33	0.98	57.91	22.70	1,685	52
PIK Group	Non-rental	Residential	Non-REIT	80.85	474	0.49	7.05	0.00	-NA-	-NA-	-NA-	-NA-	34.08	14.68	-1.88	0.00	-1.88	14.68	-NA-	-NA-	-NA-	-NA-
Russia Total					3,722	3.83	55.32	0.00														
Europe Total					6,729	6.93	100.00	1.65														

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					EUR (m) 31-Mar	31-Mar	31-Mar															
Six Of October Development & Investment	Non-rental	Diversified	Non-REIT	25.75	173	0.18	0.89	0.00	-NA-	34.51	17.71	-4.35	34.46	13.89	1.18	0.00	1.18	13.89	104.88	61.64	387	224
Egypt Total					173	0.18	0.89	3.13														
Emaar Properties	Non-rental	Diversified	Non-REIT	9.95	5,871	6.05	30.20	1.01	-NA-	23.43	35.60	55.74	90.98	30.24	9.34	0.00	9.34	30.24	62.42	32.38	13,871	236
Aldar Properties PJSC	Non-rental	Diversified	Non-REIT	3.45	2,143	2.21	11.02	1.74	-NA-	-NA-	5.64	36.37	153.68	25.00	3.92	0.00	3.92	25.00	-NA-	42.82	16,589	774
RAK Properties	Non-rental	Diversified	Non-REIT	1.11	215	0.22	1.11	4.50	-NA-	-NA-	17.77	46.92	141.30	13.27	-9.02	0.00	-9.02	13.27	-NA-	45.81	3,904	1,817
UAE Total					8,230	8.47	42.33	1.29														
Growthpoint Prop Ltd *	Rental	Diversified	REIT	24.40	2,998	3.09	15.42	6.34	3.83	18.94	15.25	14.91	-9.46	0.49	3.83	0.00	3.83	0.49	20.87	20.15	251,003	8,373
Redefine Properties *	Rental	Diversified	REIT	9.55	1,983	2.04	10.20	7.19	-NA-	18.37	12.94	13.76	-3.54	-1.95	1.17	0.00	1.17	-1.95	21.71	15.66	126,318	6,371
Hyprop Investments Ltd *	Rental	Retail	REIT	76.75	1,249	1.29	6.42	5.79	13.78	18.13	13.09	13.36	4.92	0.33	-0.65	0.00	-0.65	0.33	20.89	18.42	89,252	7,148
Capital Property Fund	Rental	Diversified	Non-REIT	10.48	964	0.99	4.96	7.22	7.12	16.84	12.76	10.11	-6.01	-1.60	5.97	0.00	5.97	-1.60	21.26	15.21	50,101	5,196
Resilient Prop Inc Fd *	Rental	Diversified	REIT	56.84	909	0.94	4.67	5.20	-NA-	23.79	20.79	26.18	4.29	2.41	5.26	0.00	5.26	2.41	19.93	18.67	29,741	3,273
Vukile Property Fund *	Rental	Diversified	REIT	16.73	588	0.61	3.02	7.73	-NA-	-NA-	12.91	7.31	-11.13	-1.01	4.37	0.00	4.37	-1.01	-NA-	17.98	19,725	3,354
SA Corporate Real Estate Fund *	Rental	Diversified	REIT	4.00	497	0.51	2.56	8.19	-NA-	11.00	14.47	10.71	-7.41	0.25	4.44	0.00	4.44	0.25	20.27	14.31	20,390	4,101
Acucap Properties Limited *	Rental	Diversified	REIT	40.00	437	0.45	2.25	7.90	-NA-	12.28	7.70	7.00	-19.92	-8.28	0.50	0.00	0.50	-8.28	18.90	16.76	42,651	9,767
Emira Property Fund *	Rental	Diversified	REIT	14.02	414	0.43	2.13	8.43	-NA-	15.18	10.91	4.68	-3.97	-1.96	3.16	0.00	3.16	-1.96	18.85	14.52	34,176	8,249
Fountainhead Property Trust *	Rental	Retail	REIT	7.52	235	0.24	1.21	6.65	-NA-	14.04	10.26	8.33	-16.07	1.62	1.48	0.00	1.48	1.62	19.43	15.00	30,511	12,970
Arrowhead Properties (A) *	Rental	Diversified	REIT	7.00	140	0.14	0.72	8.59	-NA-	-NA-	-NA-	-NA-	-9.33	1.30	1.60	0.00	1.60	1.30	-NA-	-NA-	7,812	5,580
Arrowhead Properties (B) *	Rental	Diversified	REIT	6.86	137	0.14	0.71	8.16	-NA-	-NA-	-NA-	-NA-	-9.74	0.29	-0.29	0.00	-0.29	0.29	-NA-	-NA-	6,753	4,921
South Africa Total					10,551	10.86	54.27	6.79														
Middle East/Africa Total					18,953	19.52	97.49	3.74														
EMEA Total					25,682	26.45	100.00	2.90														

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				Price	Mkt Cap	Global	Regional														3 month															
				EUR (m)	Wght (%)	Wght (%)	Yld (%)														Annualised		Velocity (%)													
																						20 Yrs *	10 Yrs *	5 Yrs *	3 Yrs *	1 Yr	QTD	Mar-14	Mar-14	Mar-14	YTD	Vlty (%)	Vlty (%)	EUR (m)	(%)	
AMERICAS																																				
BR Malls Participacoes S/A Ord	Rental	Retail	Non-REIT	19.58	2,705	2.79	15.53	2.43	-NA-	-NA-	22.84	7.87	-22.05	14.84	9.02	0.00	9.02	14.84	-NA-	26.53	6,644	246														
Cyrela Brazil Realty S/A Empreendimentos e Investimentos	Non-rental	Residential	Non-REIT	13.66	1,226	1.26	7.04	2.79	-NA-	-NA-	10.38	-4.57	-20.31	-5.14	4.59	0.00	4.59	-5.14	-NA-	28.21	5,525	451														
Multiplan Empreendimentos Imobiliarios S/A On Rental	Rental	Retail	Non-REIT	48.42	1,193	1.23	6.85	2.16	-NA-	-NA-	27.89	14.93	-16.52	-2.97	5.03	0.00	5.03	-2.97	-NA-	19.32	3,236	271														
BR Properties S/A Ord	Rental	Industrial/Office	Non-REIT	18.63	1,188	1.22	6.82	2.76	-NA-	-NA-	-NA-	2.27	-16.83	0.16	9.59	0.00	9.59	0.16	-NA-	19.27	5,008	422														
MRV Engenharia e Participacoes SA	Non-rental	Residential	Non-REIT	8.09	801	0.83	4.60	3.24	-NA-	-NA-	14.94	-13.17	-4.26	-4.03	-0.37	0.00	-0.37	-4.03	-NA-	48.84	3,909	488														
PDG Realty S/A Empreendimentos e Participacoes	Non-rental	Residential	Non-REIT	1.44	620	0.64	3.56	0.00	-NA-	-NA-	-11.49	-42.17	-54.29	-20.44	-4.64	0.00	-4.64	-20.44	-NA-	43.99	4,081	658														
Gafisa	Non-rental	Residential	Non-REIT	3.57	499	0.51	2.87	8.66	-NA-	-NA-	-6.70	-28.14	-10.75	1.13	8.18	0.00	8.18	1.13	-NA-	59.13	3,476	696														
Even Construtora e Incorporadora SA ON	Non-rental	Diversified	Non-REIT	7.60	479	0.49	2.75	3.44	-NA-	-NA-	-NA-	-NA-	-21.57	-6.75	6.44	0.00	6.44	-6.75	-NA-	-NA-	1,845	385														
Alianse Shopping Centers SA	Rental	Retail	Non-REIT	17.87	457	0.47	2.62	1.94	-NA-	-NA-	-NA-	14.17	-25.07	-2.35	1.19	0.00	1.19	-2.35	-NA-	22.45	788	173														
EZ TEC Empreendimentos e Participacoes	Non-rental	Residential	Non-REIT	28.15	452	0.46	2.59	1.93	-NA-	-NA-	-NA-	-NA-	3.95	-3.40	8.65	0.00	8.65	-3.40	-NA-	-NA-	1,296	287														
Iguatemi Empresa de Shopping Centers S/A On Rental	Rental	Retail	Non-REIT	21.76	420	0.43	2.41	1.85	-NA-	-NA-	27.67	8.21	-14.50	-2.42	1.78	0.00	1.78	-2.42	-NA-	23.22	1,271	303														
Helbor Empreendimentos S.A.	Non-rental	Diversified	Non-REIT	7.93	309	0.32	1.77	5.06	-NA-	-NA-	64.26	23.11	-22.66	1.67	15.26	0.00	15.26	1.67	-NA-	32.44	296	96														
Direcional Engenharia	Non-rental	Residential	Non-REIT	10.01	264	0.27	1.51	3.64	-NA-	-NA-	-NA-	-NA-	91.76	-16.58	-2.82	0.00	-2.82	-16.58	-NA-	-NA-	-NA-	-NA-														
Tecnisa S.A.	Rental	Diversified	Non-REIT	7.95	232	0.24	1.33	0.00	-NA-	-NA-	19.58	-4.08	-4.79	-11.27	5.44	0.00	5.44	-11.27	-NA-	33.18	672	289														
Sao Carlos Empreendimentos e Participacoes	Rental	Diversified	Non-REIT	33.00	184	0.19	1.05	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	138	75														
Rossi Residencial SA	Rental	Residential	Non-REIT	1.81	161	0.17	0.93	0.00	-NA-	-NA-	-NA-	-NA-	-41.04	-11.27	5.85	0.00	5.85	-11.27	-NA-	-NA-	1,594	987														
Sonae Sierra Brasil	Rental	Retail	Non-REIT	18.86	158	0.16	0.90	1.86	-NA-	-NA-	-NA-	-NA-	-32.04	3.46	20.43	0.00	20.43	3.46	-NA-	-NA-	276	175														
JHSF Participacoes SA	Non-rental	Residential	Non-REIT	3.98	142	0.15	0.81	4.66	-NA-	-NA-	23.76	10.70	-47.84	-6.57	-8.51	0.00	-8.51	-6.57	-NA-	36.80	214	151														
Brookfield Incorporacoes SA	Non-rental	Residential	Non-REIT	1.46	122	0.13	0.70	0.00	-NA-	-NA-	1.50	-37.18	-41.60	26.96	-0.68	0.00	-0.68	26.96	-NA-	46.15	1,328	1,088														
Rodobens Negocios Imobiliarios S/A Ord	Non-rental	Residential	Non-REIT	11.80	98	0.10	0.56	9.21	-NA-	-NA-	4.38	-5.61	-20.38	-9.92	10.80	0.00	10.80	-9.92	-NA-	28.56	110	112														
Brazil Total					11,763	12.11	67.52	2.66																												
Fibra Uno Administracion S.A. de C.V.				42.23	3,552	3.66	20.39	3.09	-NA-	-NA-	-NA-	-NA-	-NA-	0.28	0.62	0.00	0.62	0.28	-NA-	-NA-	-NA-	-NA-														
Macquarie Mexico Real Estate Management S.	Non-rental	Diversified	Non-REIT	24.48	823	0.85	4.72	1.92	-NA-	-NA-	-NA-	-NA-	-NA-	-5.74	6.39	0.00	6.39	-5.74	-NA-	-NA-	863	105														
Administradora Fibra Danhos S.A. de C.V. *	Rental	Diversified	REIT	26.59	311	0.32	1.78	0.90	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	250	81														
Mexico Total					4,948	5.10	28.40	2.59																												
Americas Total					17,422	17.94	100.00	2.63																												
Emerging Markets Total					95,961.70	98.81	97.49	2.65																												

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

Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	2,004.49	97,114.72	100.00	3.11	-NA-	-NA-	14.55	0.17	-19.12	3.67	4.01	3.67	-NA-	17.90
Emerging Asia Pacific Index	EUR	2,322.00	53,522.23	55.11	2.82	-NA-	-NA-	15.58	7.61	-22.51	1.19	2.50	1.19	-NA-	20.30
Emerging EMEA Index	EUR	2,536.06	26,170.84	26.95	4.07	-NA-	-NA-	18.40	9.33	4.35	9.63	4.83	9.63	-NA-	15.24
Emerging Europe Index	EUR	1,063.44	6,729.21	6.93	3.60	-NA-	-NA-	6.04	-9.78	-0.92	4.49	-1.33	4.49	-NA-	24.57
Emerging Middle East/Africa Index	EUR	2,956.19	19,441.63	20.02	4.23	-NA-	-NA-	21.84	14.61	6.75	11.57	7.21	11.57	-NA-	17.74
Emerging Americas Index	EUR	1,166.98	17,421.65	17.94	2.59	-NA-	-NA-	7.76	-20.32	-36.34	2.75	7.66	2.75	-NA-	27.42
Brazil Index	EUR	1,737.81	11,762.52	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-34.83	3.39	9.21	3.39	-NA-	-NA-
Chile Index	EUR	3,126.54	711.07	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	EUR	2,478.17	29,289.15	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-16.04	-6.97	-0.08	-6.97	-NA-	-NA-
Egypt Index	EUR	1,023.44	172.64	0.18	0.00	-NA-	-NA-	-NA-	-NA-	22.32	13.55	1.29	13.55	-NA-	-NA-
India Index	EUR	608.82	1,831.17	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-32.49	7.55	25.19	7.55	-NA-	-NA-
Indonesia Index	EUR	2,393.05	5,612.57	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-35.01	34.92	11.09	34.92	-NA-	-NA-
Malaysia Index	EUR	2,567.35	5,793.19	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-13.95	2.06	2.76	2.06	-NA-	-NA-
Mexico Index	EUR	188.26	4,948.06	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-59.17	1.68	4.56	1.68	-NA-	-NA-
Philippines Index	EUR	4,478.25	6,320.21	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-25.39	11.44	-0.57	11.44	-NA-	-NA-
Poland Index	EUR	447.82	1,089.26	1.17	3.38	-NA-	-NA-	-NA-	-NA-	-4.59	-1.59	-4.38	-1.59	-NA-	-NA-
South Africa Index	EUR	2,628.83	11,039.38	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-19.13	1.10	6.86	1.10	-NA-	-NA-
Thailand Index	EUR	6,961.69	4,538.12	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-34.94	12.13	7.61	12.13	-NA-	-NA-
Turkey Index	EUR	2,107.60	1,875.63	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-31.87	17.01	14.77	17.01	-NA-	-NA-
Taiwan Index	EUR	2,607.27	137.81	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-15.21	-8.82	-2.04	-8.82	-NA-	-NA-
UAE Index	EUR	5,852.51	8,229.61	8.82	1.29	-NA-	-NA-	-NA-	-NA-	84.63	28.48	7.69	28.48	-NA-	-NA-

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

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	2,178.92	133,848.37	100.00	3.11	-NA-	-NA-	15.42	-0.80	-13.19	3.69	3.79	3.69	-NA-	22.94
Emerging Asia Pacific Index	USD	2,524.07	73,767.01	55.11	2.82	-NA-	-NA-	16.45	6.57	-16.83	1.21	2.28	1.21	-NA-	23.43
Emerging EMEA Index	USD	2,757.15	36,069.97	26.95	4.07	-NA-	-NA-	19.29	8.27	12.00	9.65	4.61	9.65	-NA-	20.14
Emerging Europe Index	USD	1,156.01	9,274.54	6.93	3.60	-NA-	-NA-	6.83	-10.65	6.35	4.52	-1.54	4.52	-NA-	28.72
Emerging Middle East/Africa Index	USD	3,213.90	26,795.43	20.02	4.23	-NA-	-NA-	22.76	13.50	14.58	11.60	6.99	11.60	-NA-	21.52
Emerging Americas Index	USD	1,268.39	24,011.39	17.94	2.59	-NA-	-NA-	8.57	-21.09	-31.67	2.77	7.44	2.77	-NA-	32.79
Brazil Index	USD	1,708.14	16,211.69	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-30.05	3.42	8.98	3.42	-NA-	-NA-
Chile Index	USD	3,248.52	980.04	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	USD	2,435.97	40,367.77	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-9.88	-6.95	-0.29	-6.95	-NA-	-NA-
Egypt Index	USD	1,005.96	237.93	0.18	0.00	-NA-	-NA-	-NA-	-NA-	31.29	13.58	1.08	13.58	-NA-	-NA-
India Index	USD	598.40	2,523.82	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-27.54	7.58	24.93	7.58	-NA-	-NA-
Indonesia Index	USD	2,352.25	7,735.53	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-30.24	34.95	10.86	34.95	-NA-	-NA-
Malaysia Index	USD	2,523.44	7,984.47	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-7.64	2.08	2.55	2.08	-NA-	-NA-
Mexico Index	USD	185.04	6,819.66	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-56.17	1.71	4.34	1.71	-NA-	-NA-
Philippines Index	USD	4,401.81	8,710.82	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-19.92	11.46	-0.78	11.46	-NA-	-NA-
Poland Index	USD	440.17	1,501.28	1.17	3.38	-NA-	-NA-	-NA-	-NA-	2.41	-1.56	-4.58	-1.56	-NA-	-NA-
South Africa Index	USD	2,583.95	15,215.03	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-13.20	1.12	6.63	1.12	-NA-	-NA-
Thailand Index	USD	6,842.83	6,254.67	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-30.17	12.15	7.38	12.15	-NA-	-NA-
Turkey Index	USD	2,071.72	2,585.09	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-26.88	17.03	14.53	17.03	-NA-	-NA-
Taiwan Index	USD	2,562.76	189.94	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-8.99	-8.80	-2.25	-8.80	-NA-	-NA-
UAE Index	USD	5,918.44	11,342.46	8.82	1.29	-NA-	-NA-	-NA-	-NA-	98.17	28.51	7.46	28.51	-NA-	-NA-

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Version: March 2014

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,106.32	80,285.74	100.00	3.11	-NA-	-NA-	11.98	-2.09	-20.94	3.01	4.34	3.01	-NA-	20.01
Emerging Asia Pacific Index	GBP	2,439.97	44,247.38	55.11	2.82	-NA-	-NA-	12.99	5.19	-24.25	0.55	2.82	0.55	-NA-	22.05
Emerging EMEA Index	GBP	2,665.28	21,635.71	26.95	4.07	-NA-	-NA-	15.74	6.86	2.01	8.93	5.16	8.93	-NA-	16.75
Emerging Europe Index	GBP	1,117.49	5,563.11	6.93	3.60	-NA-	-NA-	3.65	-11.81	-3.14	3.83	-1.03	3.83	-NA-	25.89
Emerging Middle East/Africa Index	GBP	3,106.82	16,072.60	20.02	4.23	-NA-	-NA-	19.11	12.02	4.36	10.87	7.55	10.87	-NA-	18.77
Emerging Americas Index	GBP	1,226.13	14,402.65	17.94	2.59	-NA-	-NA-	5.34	-22.11	-37.77	2.10	8.00	2.10	-NA-	28.81
Brazil Index	GBP	1,826.26	9,724.19	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-36.29	2.74	9.55	2.74	-NA-	-NA-
Chile Index	GBP	3,473.16	587.85	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	GBP	2,604.43	24,213.64	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-17.92	-7.56	0.23	-7.56	-NA-	-NA-
Egypt Index	GBP	1,075.53	142.72	0.18	0.00	-NA-	-NA-	-NA-	-NA-	19.58	12.84	1.61	12.84	-NA-	-NA-
India Index	GBP	639.78	1,513.85	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-34.00	6.87	25.58	6.87	-NA-	-NA-
Indonesia Index	GBP	2,514.91	4,639.97	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-36.46	34.07	11.43	34.07	-NA-	-NA-
Malaysia Index	GBP	2,697.94	4,789.29	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-15.88	1.41	3.08	1.41	-NA-	-NA-
Mexico Index	GBP	197.84	4,090.61	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-60.08	1.04	4.88	1.04	-NA-	-NA-
Philippines Index	GBP	4,706.21	5,224.98	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-27.06	10.74	-0.26	10.74	-NA-	-NA-
Poland Index	GBP	470.61	900.51	1.17	3.38	-NA-	-NA-	-NA-	-NA-	-6.72	-2.21	-4.08	-2.21	-NA-	-NA-
South Africa Index	GBP	2,762.63	9,126.37	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-20.94	0.46	7.19	0.46	-NA-	-NA-
Thailand Index	GBP	7,316.03	3,751.71	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-36.40	11.42	7.94	11.42	-NA-	-NA-
Turkey Index	GBP	2,214.98	1,550.60	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-33.40	16.27	15.12	16.27	-NA-	-NA-
Taiwan Index	GBP	2,739.98	113.93	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-17.11	-9.39	-1.74	-9.39	-NA-	-NA-
UAE Index	GBP	6,327.71	6,803.50	8.82	1.29	-NA-	-NA-	-NA-	-NA-	80.50	27.67	8.02	27.67	-NA-	-NA-

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Version: March 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Mar-14													
Emerging Index	JPY	2,192.33	13,784,373.89	100.00	3.11	-NA-	-NA-	16.38	6.65	-4.92	1.60	4.73	1.60	-NA-	26.25
Emerging Asia Pacific Index	JPY	2,539.60	7,596,895.88	55.11	2.82	-NA-	-NA-	17.43	14.57	-8.90	-0.83	3.21	-0.83	-NA-	26.65
Emerging EMEA Index	JPY	2,774.12	3,714,665.42	26.95	4.07	-NA-	-NA-	20.29	16.40	22.68	7.44	5.55	7.44	-NA-	23.30
Emerging Europe Index	JPY	1,163.12	955,138.30	6.93	3.60	-NA-	-NA-	7.73	-3.94	16.49	2.41	-0.65	2.41	-NA-	32.56
Emerging Middle East/Africa Index	JPY	3,233.68	2,759,527.12	20.02	4.23	-NA-	-NA-	23.79	22.02	25.51	9.34	7.95	9.34	-NA-	23.91
Emerging Americas Index	JPY	1,276.20	2,472,812.59	17.94	2.59	-NA-	-NA-	9.48	-15.16	-25.16	0.70	8.41	0.70	-NA-	34.90
Brazil Index	JPY	1,656.98	1,669,560.71	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-23.38	1.33	9.97	1.33	-NA-	-NA-
Chile Index	JPY	3,151.21	100,929.31	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	JPY	2,363.01	4,157,274.60	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-1.29	-8.83	0.61	-8.83	-NA-	-NA-
Egypt Index	JPY	975.83	24,503.70	0.18	0.00	-NA-	-NA-	-NA-	-NA-	43.81	11.29	1.99	11.29	-NA-	-NA-
India Index	JPY	580.48	259,915.11	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-20.63	5.41	26.05	5.41	-NA-	-NA-
Indonesia Index	JPY	2,281.79	796,643.68	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-23.59	32.23	11.86	32.23	-NA-	-NA-
Malaysia Index	JPY	2,447.85	822,280.32	6.21	3.13	-NA-	-NA-	-NA-	-NA-	1.16	0.02	3.47	0.02	-NA-	-NA-
Mexico Index	JPY	179.50	702,322.58	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-52.00	-0.35	5.28	-0.35	-NA-	-NA-
Philippines Index	JPY	4,269.97	897,084.07	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-12.28	9.22	0.11	9.22	-NA-	-NA-
Poland Index	JPY	426.99	154,609.23	1.17	3.38	-NA-	-NA-	-NA-	-NA-	12.17	-3.55	-3.72	-3.55	-NA-	-NA-
South Africa Index	JPY	2,506.55	1,566,920.01	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-4.92	-0.91	7.59	-0.91	-NA-	-NA-
Thailand Index	JPY	6,637.87	644,137.02	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-23.52	9.89	8.35	9.89	-NA-	-NA-
Turkey Index	JPY	2,009.66	266,225.14	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-19.90	14.67	15.56	14.67	-NA-	-NA-
Taiwan Index	JPY	2,486.00	19,561.08	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-0.31	-10.64	-1.37	-10.64	-NA-	-NA-
UAE Index	JPY	5,741.17	1,168,103.41	8.82	1.29	-NA-	-NA-	-NA-	-NA-	117.07	25.92	8.43	25.92	-NA-	-NA-

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

Version: March 2014

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	AUD	1,538.34	144,412.11	100.00	3.11	-NA-	-NA-	8.95	2.89	-2.36	0.09	0.21	0.09	-NA-	14.83
Emerging Asia Pacific Index	AUD	1,782.01	79,588.94	55.11	2.82	-NA-	-NA-	9.93	10.54	-6.44	-2.30	-1.25	-2.30	-NA-	17.94
Emerging EMEA Index	AUD	1,946.57	38,916.72	26.95	4.07	-NA-	-NA-	12.61	12.29	25.98	5.84	1.00	5.84	-NA-	13.06
Emerging Europe Index	AUD	816.15	10,006.51	6.93	3.60	-NA-	-NA-	0.85	-7.33	19.62	0.89	-4.94	0.89	-NA-	25.74
Emerging Middle East/Africa Index	AUD	2,269.04	28,910.21	20.02	4.23	-NA-	-NA-	15.89	17.72	28.89	7.72	3.29	7.72	-NA-	14.84
Emerging Americas Index	AUD	895.50	25,906.44	17.94	2.59	-NA-	-NA-	2.49	-18.15	-23.14	-0.80	3.73	-0.80	-NA-	23.98
Brazil Index	AUD	1,453.72	17,491.17	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-21.32	-0.18	5.22	-0.18	-NA-	-NA-
Chile Index	AUD	2,764.66	1,057.39	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	AUD	2,073.14	43,553.72	31.38	3.19	-NA-	-NA-	-NA-	-NA-	1.37	-10.18	-3.73	-10.18	-NA-	-NA-
Egypt Index	AUD	856.13	256.71	0.18	0.00	-NA-	-NA-	-NA-	-NA-	47.68	9.63	-2.41	9.63	-NA-	-NA-
India Index	AUD	509.27	2,723.00	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-18.49	3.84	20.62	3.84	-NA-	-NA-
Indonesia Index	AUD	2,001.89	8,346.04	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-21.54	30.26	7.03	30.26	-NA-	-NA-
Malaysia Index	AUD	2,147.58	8,614.63	6.21	3.13	-NA-	-NA-	-NA-	-NA-	3.89	-1.47	-0.99	-1.47	-NA-	-NA-
Mexico Index	AUD	157.48	7,357.89	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-50.70	-1.83	0.74	-1.83	-NA-	-NA-
Philippines Index	AUD	3,746.18	9,398.31	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-9.92	7.59	-4.21	7.59	-NA-	-NA-
Poland Index	AUD	374.61	1,619.76	1.17	3.38	-NA-	-NA-	-NA-	-NA-	15.19	-4.98	-7.87	-4.98	-NA-	-NA-
South Africa Index	AUD	2,199.08	16,415.85	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-2.36	-2.39	2.95	-2.39	-NA-	-NA-
Thailand Index	AUD	5,823.62	6,748.31	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-21.46	8.25	3.67	8.25	-NA-	-NA-
Turkey Index	AUD	1,763.14	2,789.11	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-17.75	12.97	10.57	12.97	-NA-	-NA-
Taiwan Index	AUD	2,181.05	204.93	0.15	6.06	-NA-	-NA-	-NA-	-NA-	2.37	-11.97	-5.62	-11.97	-NA-	-NA-
UAE Index	AUD	5,036.91	12,237.65	8.82	1.29	-NA-	-NA-	-NA-	-NA-	122.91	24.04	3.75	24.04	-NA-	-NA-

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

Version: March 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging Index	EUR	1,981.66	97,114.72	100.00	2.77	-NA-	-NA-	14.32	-0.07	-19.38	3.61	3.96	3.61	-NA-	17.91
Emerging Asia Pacific Index	EUR	2,293.76	53,522.23	55.11	2.52	-NA-	-NA-	15.31	7.33	-22.72	1.16	2.47	1.16	-NA-	20.32
Emerging EMEA Index	EUR	2,480.68	26,170.84	26.95	3.51	-NA-	-NA-	17.96	8.82	3.69	9.46	4.71	9.46	-NA-	15.25
Emerging Europe Index	EUR	1,046.11	6,729.21	6.93	3.03	-NA-	-NA-	5.72	-10.20	-1.50	4.45	-1.37	4.45	-NA-	24.51
Emerging Middle East/Africa Index	EUR	2,889.11	19,441.63	20.02	3.68	-NA-	-NA-	21.38	14.07	6.06	11.35	7.06	11.35	-NA-	17.74
Emerging Americas Index	EUR	1,166.71	17,421.65	17.94	2.43	-NA-	-NA-	7.76	-20.32	-36.34	2.75	7.66	2.75	-NA-	27.42
Brazil Index	EUR	1,779.58	11,762.52	12.60	2.46	-NA-	-NA-	-NA-	-NA-	-34.83	3.39	9.21	3.39	-NA-	-NA-
Chile Index	EUR	3,165.93	711.07	0.76	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	EUR	2,507.60	29,289.15	31.38	2.87	-NA-	-NA-	-NA-	-NA-	-16.27	-6.99	-0.10	-6.99	-NA-	-NA-
Egypt Index	EUR	1,048.04	172.64	0.18	0.00	-NA-	-NA-	-NA-	-NA-	22.32	13.55	1.29	13.55	-NA-	-NA-
India Index	EUR	623.45	1,831.17	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-32.49	7.55	25.19	7.55	-NA-	-NA-
Indonesia Index	EUR	2,433.02	5,612.57	6.01	1.27	-NA-	-NA-	-NA-	-NA-	-35.20	34.89	11.09	34.89	-NA-	-NA-
Malaysia Index	EUR	2,629.06	5,793.19	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-13.95	2.06	2.76	2.06	-NA-	-NA-
Mexico Index	EUR	192.78	4,948.06	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-59.17	1.68	4.56	1.68	-NA-	-NA-
Philippines Index	EUR	4,470.54	6,320.21	6.77	1.04	-NA-	-NA-	-NA-	-NA-	-25.70	11.34	-0.66	11.34	-NA-	-NA-
Poland Index	EUR	453.06	1,089.26	1.17	2.74	-NA-	-NA-	-NA-	-NA-	-5.19	-1.77	-4.56	-1.77	-NA-	-NA-
South Africa Index	EUR	2,615.22	11,039.38	11.83	5.52	-NA-	-NA-	-NA-	-NA-	-19.95	0.75	6.59	0.75	-NA-	-NA-
Thailand Index	EUR	6,956.93	4,538.12	4.86	3.42	-NA-	-NA-	-NA-	-NA-	-35.15	12.04	7.54	12.04	-NA-	-NA-
Turkey Index	EUR	2,109.74	1,875.63	2.01	2.80	-NA-	-NA-	-NA-	-NA-	-32.12	16.96	14.72	16.96	-NA-	-NA-
Taiwan Index	EUR	2,511.08	137.81	0.15	4.85	-NA-	-NA-	-NA-	-NA-	-16.17	-8.82	-2.04	-8.82	-NA-	-NA-
UAE Index	EUR	5,969.47	8,229.61	8.82	1.29	-NA-	-NA-	-NA-	-NA-	84.63	28.48	7.69	28.48	-NA-	-NA-

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

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging Index	USD	2,154.09	133,848.37	100.00	2.77	-NA-	-NA-	15.18	-1.04	-13.47	3.63	3.75	3.63	-NA-	22.95
Emerging Asia Pacific Index	USD	2,493.35	73,767.01	55.11	2.52	-NA-	-NA-	16.17	6.30	-17.05	1.18	2.26	1.18	-NA-	23.45
Emerging EMEA Index	USD	2,696.91	36,069.97	26.95	3.51	-NA-	-NA-	18.85	7.77	11.30	9.48	4.49	9.48	-NA-	20.16
Emerging Europe Index	USD	1,137.14	9,274.54	6.93	3.03	-NA-	-NA-	6.51	-11.07	5.72	4.48	-1.58	4.48	-NA-	28.67
Emerging Middle East/Africa Index	USD	3,140.95	26,795.43	20.02	3.68	-NA-	-NA-	22.29	12.96	13.84	11.38	6.84	11.38	-NA-	21.53
Emerging Americas Index	USD	1,268.10	24,011.39	17.94	2.43	-NA-	-NA-	8.57	-21.09	-31.67	2.77	7.44	2.77	-NA-	32.79
Brazil Index	USD	1,708.14	16,211.69	12.60	2.46	-NA-	-NA-	-NA-	-NA-	-30.05	3.42	8.98	3.42	-NA-	-NA-
Chile Index	USD	3,212.21	980.04	0.76	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	USD	2,406.95	40,367.77	31.38	2.87	-NA-	-NA-	-NA-	-NA-	-10.13	-6.97	-0.31	-6.97	-NA-	-NA-
Egypt Index	USD	1,005.96	237.93	0.18	0.00	-NA-	-NA-	-NA-	-NA-	31.29	13.58	1.08	13.58	-NA-	-NA-
India Index	USD	598.40	2,523.82	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-27.54	7.58	24.93	7.58	-NA-	-NA-
Indonesia Index	USD	2,335.39	7,735.53	6.01	1.27	-NA-	-NA-	-NA-	-NA-	-30.45	34.92	10.86	34.92	-NA-	-NA-
Malaysia Index	USD	2,523.44	7,984.47	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-7.64	2.08	2.55	2.08	-NA-	-NA-
Mexico Index	USD	185.04	6,819.66	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-56.17	1.71	4.34	1.71	-NA-	-NA-
Philippines Index	USD	4,291.07	8,710.82	6.77	1.04	-NA-	-NA-	-NA-	-NA-	-20.25	11.36	-0.87	11.36	-NA-	-NA-
Poland Index	USD	434.87	1,501.28	1.17	2.74	-NA-	-NA-	-NA-	-NA-	1.76	-1.75	-4.76	-1.75	-NA-	-NA-
South Africa Index	USD	2,510.23	15,215.03	11.83	5.52	-NA-	-NA-	-NA-	-NA-	-14.08	0.77	6.36	0.77	-NA-	-NA-
Thailand Index	USD	6,677.64	6,254.67	4.86	3.42	-NA-	-NA-	-NA-	-NA-	-30.40	12.06	7.32	12.06	-NA-	-NA-
Turkey Index	USD	2,025.05	2,585.09	2.01	2.80	-NA-	-NA-	-NA-	-NA-	-27.15	16.98	14.48	16.98	-NA-	-NA-
Taiwan Index	USD	2,410.27	189.94	0.15	4.85	-NA-	-NA-	-NA-	-NA-	-10.02	-8.80	-2.25	-8.80	-NA-	-NA-
UAE Index	USD	5,895.00	11,342.46	8.82	1.29	-NA-	-NA-	-NA-	-NA-	98.17	28.51	7.46	28.51	-NA-	-NA-

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Version: March 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging Index	GBP	2,082.32	80,285.74	100.00	2.77	-NA-	-NA-	11.75	-2.33	-21.19	2.95	4.29	2.95	-NA-	20.01
Emerging Asia Pacific Index	GBP	2,410.28	44,247.38	55.11	2.52	-NA-	-NA-	12.72	4.91	-24.45	0.52	2.79	0.52	-NA-	22.07
Emerging EMEA Index	GBP	2,607.05	21,635.71	26.95	3.51	-NA-	-NA-	15.31	6.36	1.37	8.77	5.04	8.77	-NA-	16.77
Emerging Europe Index	GBP	1,099.25	5,563.11	6.93	3.03	-NA-	-NA-	3.34	-12.23	-3.71	3.79	-1.07	3.79	-NA-	25.82
Emerging Middle East/Africa Index	GBP	3,036.30	16,072.60	20.02	3.68	-NA-	-NA-	18.65	11.49	3.68	10.65	7.39	10.65	-NA-	18.78
Emerging Americas Index	GBP	1,225.85	14,402.65	17.94	2.43	-NA-	-NA-	5.33	-22.12	-37.77	2.10	8.00	2.10	-NA-	28.81
Brazil Index	GBP	1,826.26	9,724.19	12.60	2.46	-NA-	-NA-	-NA-	-NA-	-36.29	2.74	9.55	2.74	-NA-	-NA-
Chile Index	GBP	3,434.34	587.85	0.76	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	GBP	2,573.40	24,213.64	31.38	2.87	-NA-	-NA-	-NA-	-NA-	-18.15	-7.58	0.21	-7.58	-NA-	-NA-
Egypt Index	GBP	1,075.53	142.72	0.18	0.00	-NA-	-NA-	-NA-	-NA-	19.58	12.84	1.61	12.84	-NA-	-NA-
India Index	GBP	639.78	1,513.85	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-34.00	6.87	25.58	6.87	-NA-	-NA-
Indonesia Index	GBP	2,496.88	4,639.97	6.01	1.27	-NA-	-NA-	-NA-	-NA-	-36.65	34.04	11.43	34.04	-NA-	-NA-
Malaysia Index	GBP	2,697.94	4,789.29	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-15.88	1.41	3.08	1.41	-NA-	-NA-
Mexico Index	GBP	197.84	4,090.61	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-60.08	1.04	4.88	1.04	-NA-	-NA-
Philippines Index	GBP	4,587.80	5,224.98	6.77	1.04	-NA-	-NA-	-NA-	-NA-	-27.36	10.64	-0.35	10.64	-NA-	-NA-
Poland Index	GBP	464.94	900.51	1.17	2.74	-NA-	-NA-	-NA-	-NA-	-7.32	-2.39	-4.26	-2.39	-NA-	-NA-
South Africa Index	GBP	2,683.82	9,126.37	11.83	5.52	-NA-	-NA-	-NA-	-NA-	-21.74	0.11	6.92	0.11	-NA-	-NA-
Thailand Index	GBP	7,139.41	3,751.71	4.86	3.42	-NA-	-NA-	-NA-	-NA-	-36.61	11.33	7.88	11.33	-NA-	-NA-
Turkey Index	GBP	2,165.08	1,550.60	2.01	2.80	-NA-	-NA-	-NA-	-NA-	-33.64	16.22	15.07	16.22	-NA-	-NA-
Taiwan Index	GBP	2,576.94	113.93	0.15	4.85	-NA-	-NA-	-NA-	-NA-	-18.05	-9.39	-1.74	-9.39	-NA-	-NA-
UAE Index	GBP	6,302.65	6,803.50	8.82	1.29	-NA-	-NA-	-NA-	-NA-	80.50	27.67	8.02	27.67	-NA-	-NA-

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Version: March 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging Index	JPY	2,167.35	13,784,373.89	100.00	2.77	-NA-	-NA-	16.15	6.39	-5.22	1.54	4.68	1.54	-NA-	26.26
Emerging Asia Pacific Index	JPY	2,508.70	7,596,895.88	55.11	2.52	-NA-	-NA-	17.15	14.28	-9.14	-0.86	3.18	-0.86	-NA-	26.68
Emerging EMEA Index	JPY	2,713.51	3,714,665.42	26.95	3.51	-NA-	-NA-	19.84	15.86	21.91	7.27	5.43	7.27	-NA-	23.31
Emerging Europe Index	JPY	1,144.14	955,138.30	6.93	3.03	-NA-	-NA-	7.41	-4.40	15.81	2.37	-0.69	2.37	-NA-	32.50
Emerging Middle East/Africa Index	JPY	3,160.28	2,759,527.12	20.02	3.68	-NA-	-NA-	23.31	21.44	24.69	9.13	7.80	9.13	-NA-	23.91
Emerging Americas Index	JPY	1,275.90	2,472,812.59	17.94	2.43	-NA-	-NA-	9.48	-15.17	-25.16	0.70	8.41	0.70	-NA-	34.91
Brazil Index	JPY	1,656.98	1,669,560.71	12.60	2.46	-NA-	-NA-	-NA-	-NA-	-23.38	1.33	9.97	1.33	-NA-	-NA-
Chile Index	JPY	3,116.00	100,929.31	0.76	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	JPY	2,334.86	4,157,274.60	31.38	2.87	-NA-	-NA-	-NA-	-NA-	-1.57	-8.84	0.59	-8.84	-NA-	-NA-
Egypt Index	JPY	975.83	24,503.70	0.18	0.00	-NA-	-NA-	-NA-	-NA-	43.81	11.29	1.99	11.29	-NA-	-NA-
India Index	JPY	580.48	259,915.11	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-20.63	5.41	26.05	5.41	-NA-	-NA-
Indonesia Index	JPY	2,265.44	796,643.68	6.01	1.27	-NA-	-NA-	-NA-	-NA-	-23.82	32.20	11.86	32.20	-NA-	-NA-
Malaysia Index	JPY	2,447.85	822,280.32	6.21	3.13	-NA-	-NA-	-NA-	-NA-	1.16	0.02	3.47	0.02	-NA-	-NA-
Mexico Index	JPY	179.50	702,322.58	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-52.00	-0.35	5.28	-0.35	-NA-	-NA-
Philippines Index	JPY	4,162.53	897,084.07	6.77	1.04	-NA-	-NA-	-NA-	-NA-	-12.64	9.12	0.02	9.12	-NA-	-NA-
Poland Index	JPY	421.84	154,609.23	1.17	2.74	-NA-	-NA-	-NA-	-NA-	11.46	-3.73	-3.90	-3.73	-NA-	-NA-
South Africa Index	JPY	2,435.04	1,566,920.01	11.83	5.52	-NA-	-NA-	-NA-	-NA-	-5.89	-1.26	7.32	-1.26	-NA-	-NA-
Thailand Index	JPY	6,477.62	644,137.02	4.86	3.42	-NA-	-NA-	-NA-	-NA-	-23.76	9.80	8.28	9.80	-NA-	-NA-
Turkey Index	JPY	1,964.39	266,225.14	2.01	2.80	-NA-	-NA-	-NA-	-NA-	-20.20	14.62	15.51	14.62	-NA-	-NA-
Taiwan Index	JPY	2,338.08	19,561.08	0.15	4.85	-NA-	-NA-	-NA-	-NA-	-1.44	-10.64	-1.37	-10.64	-NA-	-NA-
UAE Index	JPY	5,718.43	1,168,103.41	8.82	1.29	-NA-	-NA-	-NA-	-NA-	117.07	25.92	8.43	25.92	-NA-	-NA-

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

Version: March 2014

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

Net Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	AUD	1,520.81	144,412.11	100.00	2.77	-NA-	-NA-	8.73	2.64	-2.67	0.03	0.16	0.03	-NA-	14.84
Emerging Asia Pacific Index	AUD	1,760.33	79,588.94	55.11	2.52	-NA-	-NA-	9.67	10.25	-6.70	-2.33	-1.27	-2.33	-NA-	17.96
Emerging EMEA Index	AUD	1,904.04	38,916.72	26.95	3.51	-NA-	-NA-	12.19	11.77	25.19	5.68	0.88	5.68	-NA-	13.09
Emerging Europe Index	AUD	802.83	10,006.51	6.93	3.03	-NA-	-NA-	0.55	-7.76	18.92	0.85	-4.98	0.85	-NA-	25.68
Emerging Middle East/Africa Index	AUD	2,217.54	28,910.21	20.02	3.68	-NA-	-NA-	15.44	17.16	28.05	7.51	3.15	7.51	-NA-	14.85
Emerging Americas Index	AUD	895.29	25,906.44	17.94	2.43	-NA-	-NA-	2.49	-18.16	-23.14	-0.80	3.73	-0.80	-NA-	23.98
Brazil Index	AUD	1,453.72	17,491.17	12.60	2.46	-NA-	-NA-	-NA-	-NA-	-21.32	-0.18	5.22	-0.18	-NA-	-NA-
Chile Index	AUD	2,733.77	1,057.39	0.76	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	AUD	2,048.45	43,553.72	31.38	2.87	-NA-	-NA-	-NA-	-NA-	1.08	-10.20	-3.75	-10.20	-NA-	-NA-
Egypt Index	AUD	856.13	256.71	0.18	0.00	-NA-	-NA-	-NA-	-NA-	47.68	9.63	-2.41	9.63	-NA-	-NA-
India Index	AUD	509.27	2,723.00	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-18.49	3.84	20.62	3.84	-NA-	-NA-
Indonesia Index	AUD	1,987.54	8,346.04	6.01	1.27	-NA-	-NA-	-NA-	-NA-	-21.77	30.23	7.03	30.23	-NA-	-NA-
Malaysia Index	AUD	2,147.58	8,614.63	6.21	3.13	-NA-	-NA-	-NA-	-NA-	3.89	-1.47	-0.99	-1.47	-NA-	-NA-
Mexico Index	AUD	157.48	7,357.89	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-50.70	-1.83	0.74	-1.83	-NA-	-NA-
Philippines Index	AUD	3,651.93	9,398.31	6.77	1.04	-NA-	-NA-	-NA-	-NA-	-10.29	7.50	-4.29	7.50	-NA-	-NA-
Poland Index	AUD	370.10	1,619.76	1.17	2.74	-NA-	-NA-	-NA-	-NA-	14.46	-5.16	-8.04	-5.16	-NA-	-NA-
South Africa Index	AUD	2,136.34	16,415.85	11.83	5.52	-NA-	-NA-	-NA-	-NA-	-3.35	-2.73	2.69	-2.73	-NA-	-NA-
Thailand Index	AUD	5,683.03	6,748.31	4.86	3.42	-NA-	-NA-	-NA-	-NA-	-21.71	8.17	3.61	8.17	-NA-	-NA-
Turkey Index	AUD	1,723.42	2,789.11	2.01	2.80	-NA-	-NA-	-NA-	-NA-	-18.05	12.92	10.52	12.92	-NA-	-NA-
Taiwan Index	AUD	2,051.27	204.93	0.15	4.85	-NA-	-NA-	-NA-	-NA-	1.21	-11.97	-5.62	-11.97	-NA-	-NA-
UAE Index	AUD	5,016.96	12,237.65	8.82	1.29	-NA-	-NA-	-NA-	-NA-	122.91	24.04	3.75	24.04	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging Index	EUR	1,717.99	97,114.72	100.00	0.00	-NA-	-NA-	11.42	-2.66	-21.52	3.14	3.65	3.14	-NA-	18.06
Emerging Asia Pacific Index	EUR	2,070.47	53,522.23	55.11	0.00	-NA-	-NA-	13.05	5.11	-24.42	0.89	2.29	0.89	-NA-	20.48
Emerging EMEA Index	EUR	1,814.15	26,170.84	26.95	0.00	-NA-	-NA-	11.70	3.81	-0.22	8.48	4.00	8.48	-NA-	15.63
Emerging Europe Index	EUR	956.60	6,729.21	6.93	0.00	-NA-	-NA-	4.00	-12.46	-4.53	4.26	-1.55	4.26	-NA-	24.27
Emerging Middle East/Africa Index	EUR	2,047.94	19,441.63	20.02	0.00	-NA-	-NA-	14.27	8.27	1.77	10.07	6.15	10.07	-NA-	18.07
Emerging Americas Index	EUR	1,078.51	17,421.65	17.94	0.00	-NA-	-NA-	6.08	-21.83	-37.84	2.37	7.55	2.37	-NA-	27.58
Brazil Index	EUR	1,593.40	11,762.52	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-36.24	3.39	9.21	3.39	-NA-	-NA-
Chile Index	EUR	2,816.53	711.07	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	EUR	2,198.82	29,289.15	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-18.37	-7.16	-0.28	-7.16	-NA-	-NA-
Egypt Index	EUR	952.98	172.64	0.18	0.00	-NA-	-NA-	-NA-	-NA-	22.32	13.55	1.29	13.55	-NA-	-NA-
India Index	EUR	582.33	1,831.17	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-33.63	7.55	25.19	7.55	-NA-	-NA-
Indonesia Index	EUR	2,304.17	5,612.57	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-35.97	34.77	11.09	34.77	-NA-	-NA-
Malaysia Index	EUR	2,233.11	5,793.19	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-16.57	1.25	2.66	1.25	-NA-	-NA-
Mexico Index	EUR	185.34	4,948.06	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-59.65	0.47	4.20	0.47	-NA-	-NA-
Philippines Index	EUR	4,115.38	6,320.21	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-26.41	11.11	-0.87	11.11	-NA-	-NA-
Poland Index	EUR	420.23	1,089.26	1.17	3.38	-NA-	-NA-	-NA-	-NA-	-7.73	-2.53	-5.30	-2.53	-NA-	-NA-
South Africa Index	EUR	1,729.51	11,039.38	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-24.44	-1.22	5.07	-1.22	-NA-	-NA-
Thailand Index	EUR	5,456.64	4,538.12	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-36.98	11.27	6.98	11.27	-NA-	-NA-
Turkey Index	EUR	1,813.89	1,875.63	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-33.53	16.67	14.44	16.67	-NA-	-NA-
Taiwan Index	EUR	1,959.46	137.81	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-19.81	-8.82	-2.04	-8.82	-NA-	-NA-
UAE Index	EUR	5,063.80	8,229.61	8.82	1.29	-NA-	-NA-	-NA-	-NA-	81.41	28.31	7.54	28.31	-NA-	-NA-

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

Version: March 2014

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

Price Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	1,867.28	133,848.37	100.00	0.00	-NA-	-NA-	12.25	-3.60	-15.76	3.16	3.43	3.16	-NA-	23.08
Emerging Asia Pacific Index	USD	2,250.39	73,767.01	55.11	0.00	-NA-	-NA-	13.90	4.09	-18.88	0.92	2.07	0.92	-NA-	23.57
Emerging EMEA Index	USD	1,971.81	36,069.97	26.95	0.00	-NA-	-NA-	12.53	2.81	7.09	8.50	3.78	8.50	-NA-	20.55
Emerging Europe Index	USD	1,039.73	9,274.54	6.93	0.00	-NA-	-NA-	4.78	-13.31	2.47	4.28	-1.76	4.28	-NA-	28.47
Emerging Middle East/Africa Index	USD	2,225.91	26,795.43	20.02	0.00	-NA-	-NA-	15.13	7.22	9.23	10.09	5.92	10.09	-NA-	21.94
Emerging Americas Index	USD	1,172.23	24,011.39	17.94	0.00	-NA-	-NA-	6.87	-22.59	-33.28	2.40	7.33	2.40	-NA-	32.96
Brazil Index	USD	1,566.20	16,211.69	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-31.57	3.42	8.98	3.42	-NA-	-NA-
Chile Index	USD	2,926.17	980.04	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	USD	2,161.28	40,367.77	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-12.39	-7.14	-0.49	-7.14	-NA-	-NA-
Egypt Index	USD	936.70	237.93	0.18	0.00	-NA-	-NA-	-NA-	-NA-	31.29	13.58	1.08	13.58	-NA-	-NA-
India Index	USD	572.39	2,523.82	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-28.77	7.58	24.93	7.58	-NA-	-NA-
Indonesia Index	USD	2,264.83	7,735.53	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-31.28	34.80	10.86	34.80	-NA-	-NA-
Malaysia Index	USD	2,194.98	7,984.47	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-10.45	1.28	2.44	1.28	-NA-	-NA-
Mexico Index	USD	182.17	6,819.66	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-56.70	0.50	3.98	0.50	-NA-	-NA-
Philippines Index	USD	4,045.11	8,710.82	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-21.01	11.13	-1.08	11.13	-NA-	-NA-
Poland Index	USD	413.05	1,501.28	1.17	3.38	-NA-	-NA-	-NA-	-NA-	-0.96	-2.51	-5.50	-2.51	-NA-	-NA-
South Africa Index	USD	1,699.98	15,215.03	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-18.90	-1.20	4.85	-1.20	-NA-	-NA-
Thailand Index	USD	5,363.47	6,254.67	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-32.36	11.30	6.75	11.30	-NA-	-NA-
Turkey Index	USD	1,782.92	2,585.09	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-28.65	16.70	14.20	16.70	-NA-	-NA-
Taiwan Index	USD	1,926.01	189.94	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-13.93	-8.80	-2.25	-8.80	-NA-	-NA-
UAE Index	USD	5,120.58	11,342.46	8.82	1.29	-NA-	-NA-	-NA-	-NA-	94.71	28.33	7.32	28.33	-NA-	-NA-

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

Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Mar-14													
Emerging Index	GBP	1,805.07	80,285.74	100.00	0.00	-NA-	-NA-	8.91	-4.85	-23.28	2.49	3.97	2.49	-NA-	20.14
Emerging Asia Pacific Index	GBP	2,175.41	44,247.38	55.11	0.00	-NA-	-NA-	10.51	2.74	-26.12	0.26	2.60	0.26	-NA-	22.21
Emerging EMEA Index	GBP	1,906.11	21,635.71	26.95	0.00	-NA-	-NA-	9.18	1.47	-2.46	7.79	4.32	7.79	-NA-	17.05
Emerging Europe Index	GBP	1,005.08	5,563.11	6.93	0.00	-NA-	-NA-	1.66	-14.43	-6.67	3.60	-1.25	3.60	-NA-	25.53
Emerging Middle East/Africa Index	GBP	2,151.75	16,072.60	20.02	0.00	-NA-	-NA-	11.70	5.83	-0.51	9.37	6.48	9.37	-NA-	19.07
Emerging Americas Index	GBP	1,133.18	14,402.65	17.94	0.00	-NA-	-NA-	3.69	-23.60	-39.23	1.73	7.89	1.73	-NA-	28.99
Brazil Index	GBP	1,674.50	9,724.19	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-37.67	2.74	9.55	2.74	-NA-	-NA-
Chile Index	GBP	3,128.52	587.85	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	GBP	2,310.74	24,213.64	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-20.20	-7.74	0.03	-7.74	-NA-	-NA-
Egypt Index	GBP	1,001.48	142.72	0.18	0.00	-NA-	-NA-	-NA-	-NA-	19.58	12.84	1.61	12.84	-NA-	-NA-
India Index	GBP	611.97	1,513.85	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-35.12	6.87	25.58	6.87	-NA-	-NA-
Indonesia Index	GBP	2,421.45	4,639.97	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-37.41	33.92	11.43	33.92	-NA-	-NA-
Malaysia Index	GBP	2,346.77	4,789.29	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-18.44	0.61	2.98	0.61	-NA-	-NA-
Mexico Index	GBP	194.77	4,090.61	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-60.56	-0.16	4.53	-0.16	-NA-	-NA-
Philippines Index	GBP	4,324.84	5,224.98	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-28.06	10.41	-0.56	10.41	-NA-	-NA-
Poland Index	GBP	441.62	900.51	1.17	3.38	-NA-	-NA-	-NA-	-NA-	-9.79	-3.15	-5.00	-3.15	-NA-	-NA-
South Africa Index	GBP	1,817.54	9,126.37	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-26.13	-1.84	5.40	-1.84	-NA-	-NA-
Thailand Index	GBP	5,734.36	3,751.71	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-38.39	10.57	7.31	10.57	-NA-	-NA-
Turkey Index	GBP	1,906.21	1,550.60	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-35.02	15.93	14.79	15.93	-NA-	-NA-
Taiwan Index	GBP	2,059.19	113.93	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-21.60	-9.39	-1.74	-9.39	-NA-	-NA-
UAE Index	GBP	5,474.68	6,803.50	8.82	1.29	-NA-	-NA-	-NA-	-NA-	77.34	27.49	7.88	27.49	-NA-	-NA-

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Version: March 2014

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Mar-14													
Emerging Index	JPY	1,878.78	13,784,373.89	100.00	0.00	-NA-	-NA-	13.19	3.64	-7.73	1.08	4.37	1.08	-NA-	26.40
Emerging Asia Pacific Index	JPY	2,264.24	7,596,895.88	55.11	0.00	-NA-	-NA-	14.86	11.90	-11.15	-1.12	2.99	-1.12	-NA-	26.82
Emerging EMEA Index	JPY	1,983.94	3,714,665.42	26.95	0.00	-NA-	-NA-	13.48	10.53	17.30	6.32	4.72	6.32	-NA-	23.59
Emerging Europe Index	JPY	1,046.13	955,138.30	6.93	0.00	-NA-	-NA-	5.66	-6.80	12.24	2.18	-0.88	2.18	-NA-	32.28
Emerging Middle East/Africa Index	JPY	2,239.61	2,759,527.12	20.02	0.00	-NA-	-NA-	16.09	15.27	19.64	7.87	6.88	7.87	-NA-	24.23
Emerging Americas Index	JPY	1,179.45	2,472,812.59	17.94	0.00	-NA-	-NA-	7.77	-16.78	-26.92	0.33	8.29	0.33	-NA-	35.09
Brazil Index	JPY	1,519.29	1,669,560.71	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-25.04	1.33	9.97	1.33	-NA-	-NA-
Chile Index	JPY	2,838.52	100,929.31	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	JPY	2,096.54	4,157,274.60	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-4.03	-9.01	0.40	-9.01	-NA-	-NA-
Egypt Index	JPY	908.65	24,503.70	0.18	0.00	-NA-	-NA-	-NA-	-NA-	43.81	11.29	1.99	11.29	-NA-	-NA-
India Index	JPY	555.25	259,915.11	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-21.97	5.41	26.05	5.41	-NA-	-NA-
Indonesia Index	JPY	2,196.99	796,643.68	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-24.73	32.08	11.86	32.08	-NA-	-NA-
Malaysia Index	JPY	2,129.24	822,280.32	6.21	3.13	-NA-	-NA-	-NA-	-NA-	-1.91	-0.77	3.37	-0.77	-NA-	-NA-
Mexico Index	JPY	176.72	702,322.58	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-52.57	-1.53	4.92	-1.53	-NA-	-NA-
Philippines Index	JPY	3,923.95	897,084.07	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-13.48	8.89	-0.18	8.89	-NA-	-NA-
Poland Index	JPY	400.68	154,609.23	1.17	3.38	-NA-	-NA-	-NA-	-NA-	8.49	-4.48	-4.65	-4.48	-NA-	-NA-
South Africa Index	JPY	1,649.06	1,566,920.01	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-11.16	-3.19	5.79	-3.19	-NA-	-NA-
Thailand Index	JPY	5,202.82	644,137.02	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-25.91	9.05	7.72	9.05	-NA-	-NA-
Turkey Index	JPY	1,729.51	266,225.14	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-21.85	14.34	15.23	14.34	-NA-	-NA-
Taiwan Index	JPY	1,868.32	19,561.08	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-5.72	-10.64	-1.37	-10.64	-NA-	-NA-
UAE Index	JPY	4,967.20	1,168,103.41	8.82	1.29	-NA-	-NA-	-NA-	-NA-	113.28	25.75	8.28	25.75	-NA-	-NA-

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

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

Price Return			Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Mar-14													
Emerging Index	AUD	1,318.32	144,412.11	100.00	0.00	-NA-	-NA-	5.97	-0.02	-5.25	-0.42	-0.14	-0.42	-NA-	14.95
Emerging Asia Pacific Index	AUD	1,588.80	79,588.94	55.11	0.00	-NA-	-NA-	7.52	7.96	-8.76	-2.59	-1.45	-2.59	-NA-	18.12
Emerging EMEA Index	AUD	1,392.11	38,916.72	26.95	0.00	-NA-	-NA-	6.23	6.63	20.46	4.73	0.20	4.73	-NA-	13.34
Emerging Europe Index	AUD	734.06	10,006.51	6.93	0.00	-NA-	-NA-	-1.09	-10.08	15.26	0.66	-5.15	0.66	-NA-	25.43
Emerging Middle East/Africa Index	AUD	1,571.51	28,910.21	20.02	0.00	-NA-	-NA-	8.68	11.21	22.86	6.27	2.27	6.27	-NA-	15.10
Emerging Americas Index	AUD	827.61	25,906.44	17.94	0.00	-NA-	-NA-	0.89	-19.71	-24.96	-1.16	3.62	-1.16	-NA-	24.10
Brazil Index	AUD	1,332.92	17,491.17	12.60	2.66	-NA-	-NA-	-NA-	-NA-	-23.03	-0.18	5.22	-0.18	-NA-	-NA-
Chile Index	AUD	2,490.33	1,057.39	0.76	1.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
China Index	AUD	1,839.37	43,553.72	31.38	3.19	-NA-	-NA-	-NA-	-NA-	-1.45	-10.36	-3.93	-10.36	-NA-	-NA-
Egypt Index	AUD	797.19	256.71	0.18	0.00	-NA-	-NA-	-NA-	-NA-	47.68	9.63	-2.41	9.63	-NA-	-NA-
India Index	AUD	487.14	2,723.00	1.96	1.68	-NA-	-NA-	-NA-	-NA-	-19.87	3.84	20.62	3.84	-NA-	-NA-
Indonesia Index	AUD	1,927.49	8,346.04	6.01	1.59	-NA-	-NA-	-NA-	-NA-	-22.70	30.11	7.03	30.11	-NA-	-NA-
Malaysia Index	AUD	1,868.05	8,614.63	6.21	3.13	-NA-	-NA-	-NA-	-NA-	0.73	-2.24	-1.09	-2.24	-NA-	-NA-
Mexico Index	AUD	155.04	7,357.89	5.30	2.59	-NA-	-NA-	-NA-	-NA-	-51.29	-3.00	0.39	-3.00	-NA-	-NA-
Philippines Index	AUD	3,442.61	9,398.31	6.77	1.48	-NA-	-NA-	-NA-	-NA-	-11.15	7.27	-4.49	7.27	-NA-	-NA-
Poland Index	AUD	351.53	1,619.76	1.17	3.38	-NA-	-NA-	-NA-	-NA-	11.41	-5.90	-8.76	-5.90	-NA-	-NA-
South Africa Index	AUD	1,446.78	16,415.85	11.83	6.49	-NA-	-NA-	-NA-	-NA-	-8.77	-4.63	1.23	-4.63	-NA-	-NA-
Thailand Index	AUD	4,564.60	6,748.31	4.86	3.80	-NA-	-NA-	-NA-	-NA-	-23.92	7.43	3.07	7.43	-NA-	-NA-
Turkey Index	AUD	1,517.36	2,789.11	2.01	3.30	-NA-	-NA-	-NA-	-NA-	-19.75	12.64	10.25	12.64	-NA-	-NA-
Taiwan Index	AUD	1,639.14	204.93	0.15	6.06	-NA-	-NA-	-NA-	-NA-	-3.18	-11.97	-5.62	-11.97	-NA-	-NA-
UAE Index	AUD	4,357.89	12,237.65	8.82	1.29	-NA-	-NA-	-NA-	-NA-	119.01	23.88	3.61	23.88	-NA-	-NA-

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

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-Mar	Free Float Emerging (%) Weight 31-Mar
China Overseas Land & Inv (Red Chip)	CHN	7,675.08	7.90
Emaar Properties	UAE	5,871.36	6.05
Fibra Uno Administracion S.A. de C.V.	MEX	3,551.59	3.66
Growthpoint Prop Ltd *	SAF	2,997.91	3.09
China Resources Land (Red Chip)	CHN	2,968.03	3.06
Ayala Land	PHIL	2,726.27	2.81
BR Malls Participacoes S/A Ord	BRAZ	2,704.88	2.79
Aldar Properties PJSC	UAE	2,143.37	2.21
Evergrande Real Estate Group	CHN	2,029.82	2.09
Redefine Properties *	SAF	1,982.66	2.04
SM Prime Hldgs	PHIL	1,773.61	1.83
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	1,656.44	1.71
Shenzhen Vanke (B)	CHN	1,586.68	1.63
Central Pattana	THAI	1,415.35	1.46
Sino-Ocean Land Holdings (Red Chip)	CHN	1,414.31	1.46
Longfor Properties Co. Ltd.	CHN	1,357.94	1.40
Lippo Karawaci	INDO	1,327.38	1.37
Hyprop Investments Ltd *	SAF	1,248.54	1.29
Cyrela Brazil Realty S/A Empreendimentos e Participacoes Or	BRAZ	1,226.15	1.26
Multiplan Empreendimentos Imobiliaros S/A Ord	BRAZ	1,192.58	1.23
Total		48,849.94	50.30 (**)

Country Breakdown

Country Index	Number of Constituents 31-Mar	Free Float Mkt Cap (EUR m) 31-Mar	Free Float Emerging Markets Weight 31-Mar
Emerging Europe Index	9	6,729.21	6.93%
Emerging Middle East/Africa Index	17	19,441.63	20.02%
Total Emerging EMEA Index	26	26,170.84	26.95%
Emerging Asia Pacific Index	94	53,522.23	55.11%
Emerging Americas Index	27	17,421.65	17.94%
Total Emerging Index	147	97,114.72	100.00%

(**) The Top 20 Constituents represent 50.30% of the market capitalisation of the Emerging Markets Index.

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

Top 20 Performance

Stock	Country	Price Return Mar-14	Div Return Mar-14	Total Return Mar-14	
Prestige Estates Projects Ltd	IDA	28.86	0.00	28.86	▲
Intiland Development Tbk PT	INDO	27.61	0.00	27.61	▲
DLF	IDA	25.01	0.00	25.01	▲
Wuzhou International Holdings *	CHN	23.53	0.00	23.53	▲
Renhe Commercial Holdings (P Chip)	CHN	23.08	0.00	23.08	▲
Unitech	IDA	22.81	0.00	22.81	▲
Agung Podomoro Land Tbk PT	INDO	21.98	0.00	21.98	▲
Sonae Sierra Brasil	BRAZ	20.43	0.00	20.43	▲
Ciputra Surya	INDO	19.40	0.00	19.40	▲
Ciputra Develop	INDO	18.97	0.00	18.97	▲
Consorcio Ara *	MEX	16.77	0.00	16.77	▲
Kawasan Industri Jababeka	INDO	15.84	0.00	15.84	▲
Lippo Karawaci	INDO	15.43	0.00	15.43	▲
Helbor Empreendimentos S.A.	BRAZ	15.26	0.00	15.26	▲
Central Pattana	THAI	13.94	0.00	13.94	▲
China Merchants Prop (B)	CHN	13.89	0.00	13.89	▲
Shenzhen Vanke (B)	CHN	12.17	0.00	12.17	▲
IJM Land Bhd	MAL	12.12	0.00	12.12	▲
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	12.00	0.00	12.00	▲
Siam Future Development PCL	THAI	11.50	0.00	11.50	▲

Bottom 20 Performance

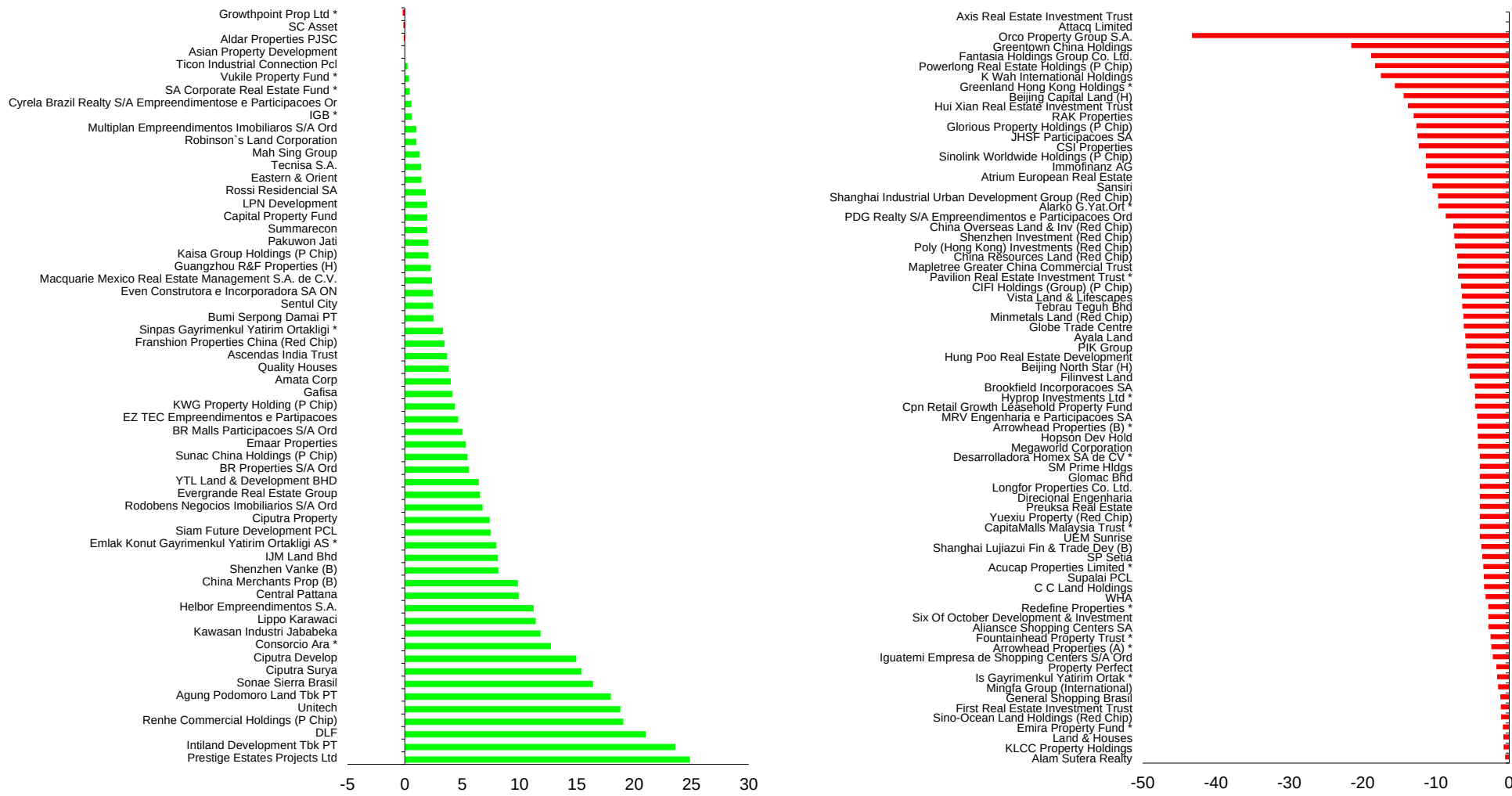
Stock	Country	Price Return Mar-14	Div Return Mar-14	Total Return Mar-14	
China Resources Land (Red Chip)	CHN	-3.08	0.00	-3.08	▼
Poly (Hong Kong) Investments (Red Chip)	CHN	-3.38	0.00	-3.38	▼
Shenzhen Investment (Red Chip)	CHN	-3.46	0.00	-3.46	▼
China Overseas Land & Inv (Red Chip)	CHN	-3.60	0.00	-3.60	▼
PDG Realty S/A Empreendimentos e Participacoes Ord	BRAZ	-4.64	0.00	-4.64	▼
Alarko G.Yat.Ort *	TUR	-5.64	0.00	-5.64	▼
Shanghai Industrial Urban Development Group (Red Chip)	CHN	-5.70	0.00	-5.70	▼
Sansiri	THAI	-6.44	0.00	-6.44	▼
Sinolink Worldwide Holdings (P Chip)	CHN	-7.35	0.00	-7.35	▼
CSI Properties	CHN	-8.33	0.00	-8.33	▼
JHSF Participacoes SA	BRAZ	-8.51	0.00	-8.51	▼
Glorious Property Holdings (P Chip)	CHN	-8.62	0.00	-8.62	▼
RAK Properties	UAE	-9.02	0.00	-9.02	▼
Hui Xian Real Estate Investment Trust	CHN	-9.79	0.00	-9.79	▼
Beijing Capital Land (H)	CHN	-10.38	0.00	-10.38	▼
Greenland Hong Kong Holdings *	CHN	-11.58	0.00	-11.58	▼
K Wah International Holdings	CHN	-13.48	0.00	-13.48	▼
Powerlong Real Estate Holdings (P Chip)	CHN	-14.29	0.00	-14.29	▼
Fantasia Holdings Group Co. Ltd.	CHN	-14.81	0.00	-14.81	▼
Greentown China Holdings	CHN	-17.52	0.00	-17.52	▼

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FTSE EPRA/NAREIT Global Emerging Markets Index Series

Graph 41: Total Return Performance relative to Emerging Market Index

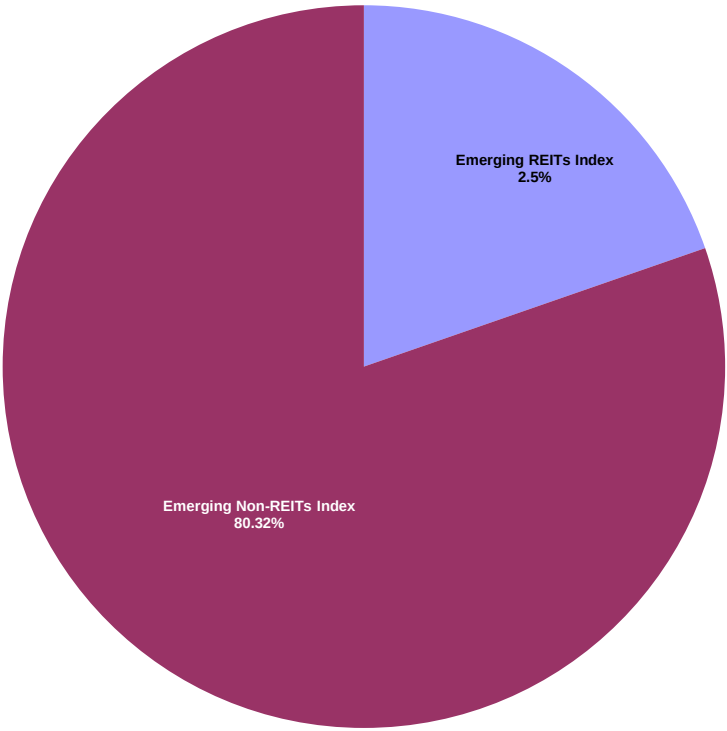


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Section 4.2

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

Graph 42: Global Emerging - Breakdown by Sector



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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	1,844.54	19,113.57	19.68	5.18	-NA-	-NA-	-NA-	-4.55	-22.23	1.71	5.07	1.71	-NA-	16.28
Emerging Non-REITs Index	EUR	2,029.54	78,001.15	80.32	2.61	-NA-	-NA-	-NA-	0.57	-18.76	4.16	3.76	4.16	-NA-	18.37
Emerging Asia Pacific Non-REITs Index	EUR	2,331.53	50,556.17	52.06	2.68	-NA-	-NA-	-NA-	7.66	-22.45	1.47	2.89	1.47	-NA-	20.67
Emerging Americas Non-REITs Index	EUR	1,164.17	12,736.27	13.11	2.53	-NA-	-NA-	-NA-	-20.38	-36.49	3.40	9.07	3.40	-NA-	28.04
Emerging EMEA REITs Index	EUR	1,812.15	11,462.13	11.80	6.18	-NA-	-NA-	-NA-	-5.71	-23.12	3.57	8.20	3.57	-NA-	20.35
Emerging EMEA Non-REITs Index	EUR	3,122.78	14,708.71	15.15	2.42	-NA-	-NA-	-NA-	18.12	24.59	15.13	2.36	15.13	-NA-	15.38
Emerging Europe REITs Index	EUR	1,904.86	1,875.63	1.93	3.30	-NA-	-NA-	-NA-	-14.51	-31.87	17.01	14.77	17.01	-NA-	32.45
Emerging Europe Non-REITs Index	EUR	454.79	4,853.58	5.00	3.71	-NA-	-NA-	-NA-	-22.01	10.48	0.34	-6.40	0.34	-NA-	30.96
Emerging Middle East and Africa REITs Index	EUR	2,123.48	9,586.50	9.87	6.75	-NA-	-NA-	-NA-	-0.47	-21.90	1.29	7.00	1.29	-NA-	21.07
Emerging Middle East and Africa Non-REITs I	EUR	3,765.41	9,855.13	10.15	1.78	-NA-	-NA-	-NA-	25.11	35.99	24.63	7.55	24.63	-NA-	19.42
Emerging REITs Index	USD	2,004.04	26,343.28	19.68	5.18	-NA-	-NA-	-NA-	-5.48	-16.53	1.73	4.85	1.73	-NA-	20.01
Emerging Non-REITs Index	USD	2,206.23	107,505.08	80.32	2.61	-NA-	-NA-	-NA-	-0.41	-12.81	4.18	3.54	4.18	-NA-	23.36
Emerging Asia Pacific Non-REITs Index	USD	2,534.48	69,679.04	52.06	2.68	-NA-	-NA-	-NA-	6.62	-16.77	1.49	2.67	1.49	-NA-	23.81
Emerging Americas Non-REITs Index	USD	1,265.33	17,553.76	13.11	2.53	-NA-	-NA-	-NA-	-21.15	-31.84	3.42	8.84	3.42	-NA-	33.43
Emerging EMEA REITs Index	USD	1,969.16	15,797.68	11.80	6.18	-NA-	-NA-	-NA-	-6.63	-17.48	3.60	7.97	3.60	-NA-	24.31
Emerging EMEA Non-REITs Index	USD	3,395.51	20,272.28	15.15	2.42	-NA-	-NA-	-NA-	16.98	33.73	15.15	2.14	15.15	-NA-	20.18
Emerging Europe REITs Index	USD	2,071.72	2,585.09	1.93	3.30	-NA-	-NA-	-NA-	-15.34	-26.88	17.03	14.53	17.03	-NA-	35.32
Emerging Europe Non-REITs Index	USD	494.31	6,689.45	5.00	3.71	-NA-	-NA-	-NA-	-22.76	18.58	0.37	-6.60	0.37	-NA-	35.17
Emerging Middle East and Africa REITs Index	USD	2,307.14	13,212.60	9.87	6.75	-NA-	-NA-	-NA-	-1.44	-16.17	1.32	6.78	1.32	-NA-	24.22
Emerging Middle East and Africa Non-REITs I	USD	4,094.35	13,582.83	10.15	1.78	-NA-	-NA-	-NA-	23.89	45.97	24.65	7.32	24.65	-NA-	22.83
Emerging REITs Index	GBP	1,937.27	15,801.39	19.68	5.18	-NA-	-NA-	-NA-	-6.71	-23.98	1.07	5.40	1.07	-NA-	16.75
Emerging Non-REITs Index	GBP	2,132.72	64,484.35	80.32	2.61	-NA-	-NA-	-NA-	-1.70	-20.58	3.50	4.08	3.50	-NA-	20.50
Emerging Asia Pacific Non-REITs Index	GBP	2,450.03	41,795.30	52.06	2.68	-NA-	-NA-	-NA-	5.24	-24.19	0.83	3.21	0.83	-NA-	22.46
Emerging Americas Non-REITs Index	GBP	1,223.18	10,529.20	13.11	2.53	-NA-	-NA-	-NA-	-22.18	-37.92	2.74	9.41	2.74	-NA-	29.44
Emerging EMEA REITs Index	GBP	1,903.55	9,475.86	11.80	6.18	-NA-	-NA-	-NA-	-7.84	-24.84	2.92	8.54	2.92	-NA-	20.84
Emerging EMEA Non-REITs Index	GBP	3,282.38	12,159.84	15.15	2.42	-NA-	-NA-	-NA-	15.46	21.80	14.40	2.68	14.40	-NA-	16.78
Emerging Europe REITs Index	GBP	2,002.69	1,550.60	1.93	3.30	-NA-	-NA-	-NA-	-16.44	-33.40	16.27	15.12	16.27	-NA-	33.16
Emerging Europe Non-REITs Index	GBP	477.84	4,012.51	5.00	3.71	-NA-	-NA-	-NA-	-23.77	8.00	-0.29	-6.11	-0.29	-NA-	32.18
Emerging Middle East and Africa REITs Index	GBP	2,230.27	7,925.26	9.87	6.75	-NA-	-NA-	-NA-	-2.72	-23.65	0.65	7.34	0.65	-NA-	21.10
Emerging Middle East and Africa Non-REITs I	GBP	3,957.94	8,147.34	10.15	1.78	-NA-	-NA-	-NA-	22.28	32.95	23.84	7.88	23.84	-NA-	20.25

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

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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	2,016.37	2,712,963.01	19.68	5.18	-NA-	-NA-	-NA-	1.62	-8.57	-0.32	5.80	-0.32	-NA-	23.16
Emerging Non-REITs Index	JPY	2,219.81	11,071,410.88	80.32	2.61	-NA-	-NA-	-NA-	7.07	-4.49	2.08	4.47	2.08	-NA-	26.62
Emerging Asia Pacific Non-REITs Index	JPY	2,550.08	7,175,895.46	52.06	2.68	-NA-	-NA-	-NA-	14.63	-8.83	-0.56	3.60	-0.56	-NA-	27.07
Emerging Americas Non-REITs Index	JPY	1,273.12	1,807,774.36	13.11	2.53	-NA-	-NA-	-NA-	-15.23	-25.34	1.33	9.82	1.33	-NA-	35.56
Emerging EMEA REITs Index	JPY	1,981.28	1,626,924.36	11.80	6.18	-NA-	-NA-	-NA-	0.38	-9.61	1.51	8.95	1.51	-NA-	27.35
Emerging EMEA Non-REITs Index	JPY	3,416.41	2,087,741.06	15.15	2.42	-NA-	-NA-	-NA-	25.76	46.48	12.83	3.07	12.83	-NA-	23.21
Emerging Europe REITs Index	JPY	2,084.47	266,225.14	1.93	3.30	-NA-	-NA-	-NA-	-8.98	-19.90	14.67	15.56	14.67	-NA-	38.76
Emerging Europe Non-REITs Index	JPY	497.35	688,913.16	5.00	3.71	-NA-	-NA-	-NA-	-16.96	29.88	-1.66	-5.75	-1.66	-NA-	37.68
Emerging Middle East and Africa REITs Index	JPY	2,321.34	1,360,699.21	9.87	6.75	-NA-	-NA-	-NA-	5.96	-8.18	-0.73	7.74	-0.73	-NA-	25.57
Emerging Middle East and Africa Non-REITs I	JPY	4,119.55	1,398,827.90	10.15	1.78	-NA-	-NA-	-NA-	33.20	59.88	22.14	8.29	22.14	-NA-	25.21
Emerging REITs Index	AUD	1,414.87	28,422.38	19.68	5.18	-NA-	-NA-	-NA-	-1.96	-6.11	-1.80	1.23	-1.80	12.95	-NA-
Emerging Non-REITs Index	AUD	1,557.62	115,989.73	80.32	2.61	-NA-	-NA-	-NA-	3.30	-1.92	0.56	-0.04	0.56	15.40	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,789.36	75,178.33	52.06	2.68	-NA-	-NA-	-NA-	10.59	-6.38	-2.04	-0.87	-2.04	18.36	-NA-
Emerging Americas Non-REITs Index	AUD	893.34	18,939.16	13.11	2.53	-NA-	-NA-	-NA-	-18.22	-23.33	-0.17	5.08	-0.17	24.55	-NA-
Emerging EMEA REITs Index	AUD	1,390.24	17,044.49	11.80	6.18	-NA-	-NA-	-NA-	-3.16	-7.18	0.00	4.25	0.00	17.11	-NA-
Emerging EMEA Non-REITs Index	AUD	2,397.26	21,872.24	15.15	2.42	-NA-	-NA-	-NA-	21.33	50.42	11.15	-1.38	11.15	14.34	-NA-
Emerging Europe REITs Index	AUD	1,462.65	2,789.11	1.93	3.30	-NA-	-NA-	-NA-	-12.19	-17.75	12.97	10.57	12.97	31.12	-NA-
Emerging Europe Non-REITs Index	AUD	348.99	7,217.40	5.00	3.71	-NA-	-NA-	-NA-	-19.89	33.38	-3.12	-9.82	-3.12	31.44	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,628.86	14,255.38	9.87	6.75	-NA-	-NA-	-NA-	2.23	-5.71	-2.20	3.09	-2.20	16.70	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,890.65	14,654.83	10.15	1.78	-NA-	-NA-	-NA-	28.50	64.19	20.32	3.62	20.32	17.90	-NA-

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

Version: March 2014

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value Mar-14	Ccy (m) Mar-14	(%) Weight Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD		
Emerging REITs Index	EUR	1,796.83	19,113.57	19.68	4.58	-NA-	-NA-	-NA-	-5.03	-22.71	1.52	4.90	1.52	-NA-	16.29
Emerging Non-REITs Index	EUR	2,008.83	78,001.15	80.32	2.33	-NA-	-NA-	-NA-	0.35	-18.98	4.13	3.74	4.13	-NA-	18.38
Emerging Asia Pacific Non-REITs Index	EUR	2,303.63	50,556.17	52.06	2.39	-NA-	-NA-	-NA-	7.39	-22.66	1.44	2.86	1.44	-NA-	20.69
Emerging Americas Non-REITs Index	EUR	1,163.90	12,736.27	13.11	2.32	-NA-	-NA-	-NA-	-20.39	-36.49	3.40	9.07	3.40	-NA-	28.04
Emerging EMEA REITs Index	EUR	1,760.40	11,462.13	11.80	5.26	-NA-	-NA-	-NA-	-6.30	-23.82	3.27	7.93	3.27	-NA-	20.34
Emerging EMEA Non-REITs Index	EUR	3,061.58	14,708.71	15.15	2.15	-NA-	-NA-	-NA-	17.64	23.94	15.06	2.35	15.06	-NA-	15.41
Emerging Europe REITs Index	EUR	1,862.13	1,875.63	1.93	2.80	-NA-	-NA-	-NA-	-14.81	-32.12	16.96	14.72	16.96	-NA-	32.47
Emerging Europe Non-REITs Index	EUR	448.73	4,853.58	5.00	3.12	-NA-	-NA-	-NA-	-22.35	9.81	0.31	-6.44	0.31	-NA-	30.85
Emerging Middle East and Africa REITs Index	EUR	2,056.45	9,586.50	9.87	5.74	-NA-	-NA-	-NA-	-1.20	-22.71	0.96	6.69	0.96	-NA-	21.04
Emerging Middle East and Africa Non-REITs I	EUR	3,693.39	9,855.13	10.15	1.68	-NA-	-NA-	-NA-	24.65	35.46	24.55	7.55	24.55	-NA-	19.44
Emerging REITs Index	USD	1,952.22	26,343.28	19.68	4.58	-NA-	-NA-	-NA-	-5.95	-17.04	1.54	4.68	1.54	-NA-	20.03
Emerging Non-REITs Index	USD	2,183.70	107,505.08	80.32	2.33	-NA-	-NA-	-NA-	-0.63	-13.04	4.15	3.52	4.15	-NA-	23.37
Emerging Asia Pacific Non-REITs Index	USD	2,504.12	69,679.04	52.06	2.39	-NA-	-NA-	-NA-	6.35	-16.99	1.46	2.65	1.46	-NA-	23.83
Emerging Americas Non-REITs Index	USD	1,265.04	17,553.76	13.11	2.32	-NA-	-NA-	-NA-	-21.16	-31.84	3.42	8.84	3.42	-NA-	33.43
Emerging EMEA REITs Index	USD	1,912.92	15,797.68	11.80	5.26	-NA-	-NA-	-NA-	-7.21	-18.24	3.30	7.70	3.30	-NA-	24.31
Emerging EMEA Non-REITs Index	USD	3,328.91	20,272.28	15.15	2.15	-NA-	-NA-	-NA-	16.50	33.03	15.09	2.13	15.09	-NA-	20.19
Emerging Europe REITs Index	USD	2,025.05	2,585.09	1.93	2.80	-NA-	-NA-	-NA-	-15.64	-27.15	16.98	14.48	16.98	-NA-	35.36
Emerging Europe Non-REITs Index	USD	487.72	6,689.45	5.00	3.12	-NA-	-NA-	-NA-	-23.11	17.86	0.33	-6.63	0.33	-NA-	35.08
Emerging Middle East and Africa REITs Index	USD	2,234.33	13,212.60	9.87	5.74	-NA-	-NA-	-NA-	-2.16	-17.04	0.98	6.47	0.98	-NA-	24.19
Emerging Middle East and Africa Non-REITs I	USD	4,015.97	13,582.83	10.15	1.68	-NA-	-NA-	-NA-	23.44	45.39	24.57	7.32	24.57	-NA-	22.85
Emerging REITs Index	GBP	1,887.18	15,801.39	19.68	4.58	-NA-	-NA-	-NA-	-7.17	-24.44	0.88	5.23	0.88	-NA-	16.77
Emerging Non-REITs Index	GBP	2,110.94	64,484.35	80.32	2.33	-NA-	-NA-	-NA-	-1.92	-20.80	3.47	4.06	3.47	-NA-	20.51
Emerging Asia Pacific Non-REITs Index	GBP	2,420.69	41,795.30	52.06	2.39	-NA-	-NA-	-NA-	4.97	-24.39	0.80	3.18	0.80	-NA-	22.48
Emerging Americas Non-REITs Index	GBP	1,222.89	10,529.20	13.11	2.32	-NA-	-NA-	-NA-	-22.18	-37.92	2.74	9.41	2.74	-NA-	29.44
Emerging EMEA REITs Index	GBP	1,849.18	9,475.86	11.80	5.26	-NA-	-NA-	-NA-	-8.41	-25.53	2.62	8.26	2.62	-NA-	20.84
Emerging EMEA Non-REITs Index	GBP	3,217.99	12,159.84	15.15	2.15	-NA-	-NA-	-NA-	14.98	21.17	14.34	2.66	14.34	-NA-	16.79
Emerging Europe REITs Index	GBP	1,957.58	1,550.60	1.93	2.80	-NA-	-NA-	-NA-	-16.73	-33.64	16.22	15.07	16.22	-NA-	33.19
Emerging Europe Non-REITs Index	GBP	471.47	4,012.51	5.00	3.12	-NA-	-NA-	-NA-	-24.11	7.35	-0.33	-6.15	-0.33	-NA-	32.07
Emerging Middle East and Africa REITs Index	GBP	2,159.89	7,925.26	9.87	5.74	-NA-	-NA-	-NA-	-3.43	-24.44	0.32	7.02	0.32	-NA-	21.09
Emerging Middle East and Africa Non-REITs I	GBP	3,882.17	8,147.34	10.15	1.68	-NA-	-NA-	-NA-	21.84	32.42	23.76	7.88	23.76	-NA-	20.27

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging REITs Index	JPY	1,964.24	2,712,963.01	19.68	4.58	-NA-	-NA-	-NA-	1.11	-9.13	-0.50	5.63	-0.50	-NA-	23.17
Emerging Non-REITs Index	JPY	2,197.14	11,071,410.88	80.32	2.33	-NA-	-NA-	-NA-	6.84	-4.75	2.05	4.45	2.05	-NA-	26.63
Emerging Asia Pacific Non-REITs Index	JPY	2,519.53	7,175,895.46	52.06	2.39	-NA-	-NA-	-NA-	14.33	-9.07	-0.58	3.57	-0.58	-NA-	27.09
Emerging Americas Non-REITs Index	JPY	1,272.83	1,807,774.36	13.11	2.32	-NA-	-NA-	-NA-	-15.24	-25.34	1.33	9.82	1.33	-NA-	35.56
Emerging EMEA REITs Index	JPY	1,924.69	1,626,924.36	11.80	5.26	-NA-	-NA-	-NA-	-0.24	-10.44	1.21	8.67	1.21	-NA-	27.34
Emerging EMEA Non-REITs Index	JPY	3,349.40	2,087,741.06	15.15	2.15	-NA-	-NA-	-NA-	25.24	45.72	12.77	3.05	12.77	-NA-	23.22
Emerging Europe REITs Index	JPY	2,037.51	266,225.14	1.93	2.80	-NA-	-NA-	-NA-	-9.30	-20.20	14.62	15.51	14.62	-NA-	38.79
Emerging Europe Non-REITs Index	JPY	490.72	688,913.16	5.00	3.12	-NA-	-NA-	-NA-	-17.33	29.10	-1.70	-5.79	-1.70	-NA-	37.57
Emerging Middle East and Africa REITs Index	JPY	2,248.08	1,360,699.21	9.87	5.74	-NA-	-NA-	-NA-	5.19	-9.13	-1.06	7.43	-1.06	-NA-	25.53
Emerging Middle East and Africa Non-REITs I	JPY	4,040.69	1,398,827.90	10.15	1.68	-NA-	-NA-	-NA-	32.71	59.25	22.06	8.29	22.06	-NA-	25.23
Emerging REITs Index	AUD	1,378.28	28,422.38	19.68	4.58	-NA-	-NA-	-NA-	-2.45	-6.69	-1.98	1.07	-1.98	12.97	-NA-
Emerging Non-REITs Index	AUD	1,541.71	115,989.73	80.32	2.33	-NA-	-NA-	-NA-	3.07	-2.19	0.53	-0.06	0.53	15.41	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,767.93	75,178.33	52.06	2.39	-NA-	-NA-	-NA-	10.30	-6.63	-2.06	-0.90	-2.06	18.38	-NA-
Emerging Americas Non-REITs Index	AUD	893.13	18,939.16	13.11	2.32	-NA-	-NA-	-NA-	-18.23	-23.33	-0.17	5.08	-0.17	24.55	-NA-
Emerging EMEA REITs Index	AUD	1,350.54	17,044.49	11.80	5.26	-NA-	-NA-	-NA-	-3.76	-8.03	-0.29	3.98	-0.29	17.12	-NA-
Emerging EMEA Non-REITs Index	AUD	2,350.24	21,872.24	15.15	2.15	-NA-	-NA-	-NA-	20.83	49.64	11.09	-1.40	11.09	14.37	-NA-
Emerging Europe REITs Index	AUD	1,429.70	2,789.11	1.93	2.80	-NA-	-NA-	-NA-	-12.50	-18.05	12.92	10.52	12.92	31.12	-NA-
Emerging Europe Non-REITs Index	AUD	344.34	7,217.40	5.00	3.12	-NA-	-NA-	-NA-	-20.25	32.57	-3.16	-9.86	-3.16	31.34	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,577.46	14,255.38	9.87	5.74	-NA-	-NA-	-NA-	1.48	-6.68	-2.53	2.79	-2.53	16.70	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,835.32	14,654.83	10.15	1.68	-NA-	-NA-	-NA-	28.03	63.54	20.25	3.62	20.25	17.93	-NA-

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Version: March 2014

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description		Curr	Close Value Mar-14	Ccy (m) Mar-14	Yld (%) Mar-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Mar-14	Rtn (%) YTD	Vity (%)	Vity (%)
Emerging REITs Index	EUR	1,255.67	19,113.57	19.68	0.00	-NA-	-NA-	-NA-	-9.64	-26.23	-0.04	3.79	-0.04	-NA-	16.55
Emerging Non-REITs Index	EUR	1,767.38	78,001.15	80.32	0.00	-NA-	-NA-	-NA-	-2.03	-20.84	3.94	3.62	3.94	-NA-	18.52
Emerging Asia Pacific Non-REITs Index	EUR	2,086.19	50,556.17	52.06	0.00	-NA-	-NA-	-NA-	5.25	-24.27	1.26	2.72	1.26	-NA-	20.84
Emerging Americas Non-REITs Index	EUR	1,078.71	12,736.27	13.11	0.00	-NA-	-NA-	-NA-	-21.83	-37.83	3.40	9.07	3.40	-NA-	28.24
Emerging EMEA REITs Index	EUR	1,224.03	11,462.13	11.80	0.00	-NA-	-NA-	-NA-	-10.98	-27.68	1.60	6.40	1.60	-NA-	20.42
Emerging EMEA Non-REITs Index	EUR	2,273.62	14,708.71	15.15	0.00	-NA-	-NA-	-NA-	12.40	19.93	14.65	2.21	14.65	-NA-	15.91
Emerging Europe REITs Index	EUR	1,640.37	1,875.63	1.93	0.00	-NA-	-NA-	-NA-	-16.50	-33.53	16.67	14.44	16.67	-NA-	32.62
Emerging Europe Non-REITs Index	EUR	417.95	4,853.58	5.00	0.00	-NA-	-NA-	-NA-	-24.17	6.37	0.14	-6.59	0.14	-NA-	30.41
Emerging Middle East and Africa REITs Index	EUR	1,334.88	9,586.50	9.87	0.00	-NA-	-NA-	-NA-	-7.85	-27.11	-0.93	4.96	-0.93	-NA-	21.40
Emerging Middle East and Africa Non-REITs I	EUR	2,698.01	9,855.13	10.15	0.00	-NA-	-NA-	-NA-	19.13	31.74	23.95	7.42	23.95	-NA-	19.85
Emerging REITs Index	USD	1,364.79	26,343.28	19.68	0.00	-NA-	-NA-	-NA-	-10.52	-20.82	-0.02	3.57	-0.02	-NA-	20.46
Emerging Non-REITs Index	USD	1,920.97	107,505.08	80.32	0.00	-NA-	-NA-	-NA-	-2.98	-15.03	3.96	3.40	3.96	-NA-	23.49
Emerging Asia Pacific Non-REITs Index	USD	2,267.49	69,679.04	52.06	0.00	-NA-	-NA-	-NA-	4.23	-18.71	1.29	2.51	1.29	-NA-	23.94
Emerging Americas Non-REITs Index	USD	1,172.46	17,553.76	13.11	0.00	-NA-	-NA-	-NA-	-22.59	-33.27	3.42	8.84	3.42	-NA-	33.63
Emerging EMEA REITs Index	USD	1,330.40	15,797.68	11.80	0.00	-NA-	-NA-	-NA-	-11.84	-22.37	1.63	6.17	1.63	-NA-	24.56
Emerging EMEA Non-REITs Index	USD	2,471.21	20,272.28	15.15	0.00	-NA-	-NA-	-NA-	11.32	28.73	14.68	2.00	14.68	-NA-	20.64
Emerging Europe REITs Index	USD	1,282.92	2,585.09	1.93	0.00	-NA-	-NA-	-NA-	-17.31	-28.65	16.70	14.20	16.70	-NA-	35.61
Emerging Europe Non-REITs Index	USD	454.27	6,689.45	5.00	0.00	-NA-	-NA-	-NA-	-24.91	14.17	0.16	-6.79	0.16	-NA-	34.64
Emerging Middle East and Africa REITs Index	USD	1,450.88	13,212.60	9.87	0.00	-NA-	-NA-	-NA-	-8.74	-21.76	-0.90	4.74	-0.90	-NA-	24.74
Emerging Middle East and Africa Non-REITs I	USD	2,932.47	13,582.83	10.15	0.00	-NA-	-NA-	-NA-	17.97	41.40	23.98	7.20	23.98	-NA-	23.29
Emerging REITs Index	GBP	1,319.32	15,801.39	19.68	0.00	-NA-	-NA-	-NA-	-11.68	-27.88	-0.68	4.11	-0.68	-NA-	17.05
Emerging Non-REITs Index	GBP	1,856.97	64,484.35	80.32	0.00	-NA-	-NA-	-NA-	-4.24	-22.61	3.28	3.94	3.28	-NA-	20.63
Emerging Asia Pacific Non-REITs Index	GBP	2,191.94	41,795.30	52.06	0.00	-NA-	-NA-	-NA-	2.87	-25.96	0.62	3.04	0.62	-NA-	22.60
Emerging Americas Non-REITs Index	GBP	1,133.39	10,529.20	13.11	0.00	-NA-	-NA-	-NA-	-23.59	-39.22	2.74	9.41	2.74	-NA-	29.66
Emerging EMEA REITs Index	GBP	1,286.08	9,475.86	11.80	0.00	-NA-	-NA-	-NA-	-12.99	-29.30	0.96	6.73	0.96	-NA-	20.94
Emerging EMEA Non-REITs Index	GBP	2,388.87	12,159.84	15.15	0.00	-NA-	-NA-	-NA-	9.87	17.25	13.93	2.53	13.93	-NA-	17.16
Emerging Europe REITs Index	GBP	1,723.51	1,550.60	1.93	0.00	-NA-	-NA-	-NA-	-18.39	-35.02	15.93	14.79	15.93	-NA-	33.36
Emerging Europe Non-REITs Index	GBP	439.14	4,012.51	5.00	0.00	-NA-	-NA-	-NA-	-25.88	3.98	-0.49	-6.30	-0.49	-NA-	31.57
Emerging Middle East and Africa REITs Index	GBP	1,402.54	7,925.26	9.87	0.00	-NA-	-NA-	-NA-	-9.93	-28.74	-1.55	5.28	-1.55	-NA-	21.50
Emerging Middle East and Africa Non-REITs I	GBP	2,834.76	8,147.34	10.15	0.00	-NA-	-NA-	-NA-	16.44	28.79	23.17	7.76	23.17	-NA-	20.63

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Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	Mar-14	Mar-14	Mar-14	Mar-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	Mar-14	YTD	Vity (%)	Vity (%)
Emerging REITs Index	JPY	1,373.19	2,712,963.01	19.68	0.00	-NA-	-NA-	-NA-	-3.80	-13.27	-2.04	4.50	-2.04	-NA-	23.52
Emerging Non-REITs Index	JPY	1,932.79	11,071,410.88	80.32	0.00	-NA-	-NA-	-NA-	4.31	-6.93	1.86	4.33	1.86	-NA-	26.76
Emerging Asia Pacific Non-REITs Index	JPY	2,281.44	7,175,895.46	52.06	0.00	-NA-	-NA-	-NA-	12.05	-10.96	-0.76	3.43	-0.76	-NA-	27.22
Emerging Americas Non-REITs Index	JPY	1,179.67	1,807,774.36	13.11	0.00	-NA-	-NA-	-NA-	-16.77	-26.91	1.33	9.82	1.33	-NA-	35.76
Emerging EMEA REITs Index	JPY	1,338.59	1,626,924.36	11.80	0.00	-NA-	-NA-	-NA-	-5.22	-14.97	-0.42	7.13	-0.42	-NA-	27.52
Emerging EMEA Non-REITs Index	JPY	2,486.42	2,087,741.06	15.15	0.00	-NA-	-NA-	-NA-	19.67	41.00	12.37	2.91	12.37	-NA-	23.58
Emerging Europe REITs Index	JPY	1,793.89	266,225.14	1.93	0.00	-NA-	-NA-	-NA-	-11.10	-21.85	14.34	15.23	14.34	-NA-	39.01
Emerging Europe Non-REITs Index	JPY	457.07	688,913.16	5.00	0.00	-NA-	-NA-	-NA-	-19.27	25.05	-1.86	-5.95	-1.86	-NA-	37.10
Emerging Middle East and Africa REITs Index	JPY	1,459.81	1,360,699.21	9.87	0.00	-NA-	-NA-	-NA-	-1.89	-14.30	-2.90	5.68	-2.90	-NA-	25.98
Emerging Middle East and Africa Non-REITs I	JPY	2,950.52	1,398,827.90	10.15	0.00	-NA-	-NA-	-NA-	26.83	54.88	21.48	8.16	21.48	-NA-	25.61
Emerging REITs Index	AUD	963.55	28,422.38	19.68	0.00	-NA-	-NA-	-NA-	-7.19	-10.94	-3.50	-0.01	-3.50	13.12	-NA-
Emerging Non-REITs Index	AUD	1,356.22	115,989.73	80.32	0.00	-NA-	-NA-	-NA-	0.63	-4.43	0.35	-0.17	0.35	15.50	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,600.87	75,178.33	52.06	0.00	-NA-	-NA-	-NA-	8.10	-8.57	-2.23	-1.03	-2.23	18.52	-NA-
Emerging Americas Non-REITs Index	AUD	827.76	18,939.16	13.11	0.00	-NA-	-NA-	-NA-	-19.71	-24.94	-0.17	5.08	-0.17	24.70	-NA-
Emerging EMEA REITs Index	AUD	939.28	17,044.49	11.80	0.00	-NA-	-NA-	-NA-	-8.56	-12.68	-1.90	2.51	-1.90	17.11	-NA-
Emerging EMEA Non-REITs Index	AUD	1,744.69	21,872.24	15.15	0.00	-NA-	-NA-	-NA-	15.46	44.80	10.69	-1.53	10.69	14.74	-NA-
Emerging Europe REITs Index	AUD	1,258.76	2,789.11	1.93	0.00	-NA-	-NA-	-NA-	-14.24	-19.75	12.64	10.25	12.64	31.18	-NA-
Emerging Europe Non-REITs Index	AUD	320.72	7,217.40	5.00	0.00	-NA-	-NA-	-NA-	-22.11	28.42	-3.32	-10.00	-3.32	30.90	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,024.33	14,255.38	9.87	0.00	-NA-	-NA-	-NA-	-5.35	-12.00	-4.35	1.12	-4.35	17.07	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,070.35	14,654.83	10.15	0.00	-NA-	-NA-	-NA-	22.36	59.05	19.67	3.49	19.67	18.23	-NA-

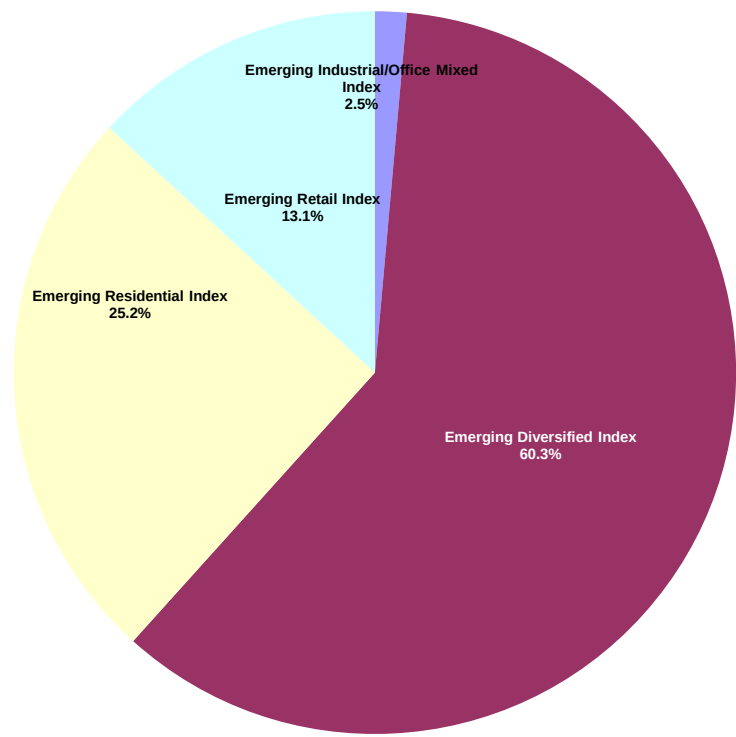
* -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.

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Section 4.3

FTSE EPRA/NAREIT Emerging Markets Sector Index Series

Graph 42: Global Emerging - Breakdown by Sector



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

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,814.51	1,360.84	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-32.24	5.18	13.05	5.18	-NA-	-NA-
Emerging Diversified Index	EUR	1,973.46	57,952.89	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-12.36	5.98	4.14	5.98	-NA-	-NA-
Emerging Residential Index	EUR	1,508.82	24,219.65	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-26.56	-2.71	1.93	-2.71	-NA-	-NA-
Emerging Retail Index	EUR	3,321.88	12,646.27	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-27.86	6.39	6.86	6.39	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	3,058.27	1,875.58	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-27.27	5.20	12.81	5.20	-NA-	-NA-
Emerging Diversified Index	USD	2,145.40	79,873.57	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-5.93	6.00	3.92	6.00	-NA-	-NA-
Emerging Residential Index	USD	1,640.00	33,380.73	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-21.17	-2.69	1.72	-2.69	-NA-	-NA-
Emerging Retail Index	USD	3,610.02	17,429.72	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-22.57	6.41	6.63	6.41	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,956.37	1,125.02	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-33.76	4.52	13.40	4.52	-NA-	-NA-
Emerging Diversified Index	GBP	2,073.92	47,910.25	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-14.32	5.31	4.46	5.31	-NA-	-NA-
Emerging Residential Index	GBP	1,585.35	20,022.63	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-28.21	-3.32	2.25	-3.32	-NA-	-NA-
Emerging Retail Index	GBP	3,489.74	10,454.80	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-29.48	5.72	7.19	5.72	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,077.09	193,157.05	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-20.34	3.08	13.83	3.08	-NA-	-NA-
Emerging Diversified Index	JPY	2,158.61	8,225,779.51	60.25	3.44	-NA-	-NA-	-NA-	-NA-	3.04	3.87	4.85	3.87	-NA-	-NA-
Emerging Residential Index	JPY	1,650.09	3,437,714.15	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-13.66	-4.65	2.63	-4.65	-NA-	-NA-
Emerging Retail Index	JPY	3,632.24	1,794,999.75	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-15.19	4.27	7.59	4.27	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,159.17	2,023.61	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-18.20	1.55	8.92	1.55	-NA-	-NA-
Emerging Diversified Index	AUD	1,514.67	86,177.45	60.25	3.44	-NA-	-NA-	-NA-	-NA-	5.81	2.32	0.33	2.32	-NA-	-NA-
Emerging Residential Index	AUD	1,157.85	36,015.24	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-11.33	-6.07	-1.80	-6.07	-NA-	-NA-
Emerging Retail Index	AUD	2,548.71	18,805.33	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-12.91	2.72	2.95	2.72	-NA-	-NA-

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

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

Net Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,786.38	1,360.84	1.41	2.65	-NA-	-NA-	-NA-	-NA-	-32.27	5.18	13.05	5.18	-NA-	-NA-
Emerging Diversified Index	EUR	1,945.70	57,952.89	60.25	3.07	-NA-	-NA-	-NA-	-NA-	-12.72	5.90	4.08	5.90	-NA-	-NA-
Emerging Residential Index	EUR	1,499.69	24,219.65	25.18	2.23	-NA-	-NA-	-NA-	-NA-	-26.68	-2.73	1.91	-2.73	-NA-	-NA-
Emerging Retail Index	EUR	3,281.51	12,646.27	13.15	2.35	-NA-	-NA-	-NA-	-NA-	-28.05	6.32	6.79	6.32	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	3,027.80	1,875.58	1.41	2.65	-NA-	-NA-	-NA-	-NA-	-27.30	5.20	12.81	5.20	-NA-	-NA-
Emerging Diversified Index	USD	2,115.21	79,873.57	60.25	3.07	-NA-	-NA-	-NA-	-NA-	-6.32	5.93	3.86	5.93	-NA-	-NA-
Emerging Residential Index	USD	1,630.07	33,380.73	25.18	2.23	-NA-	-NA-	-NA-	-NA-	-21.31	-2.71	1.69	-2.71	-NA-	-NA-
Emerging Retail Index	USD	3,566.17	17,429.72	13.15	2.35	-NA-	-NA-	-NA-	-NA-	-22.77	6.35	6.57	6.35	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,926.92	1,125.02	1.41	2.65	-NA-	-NA-	-NA-	-NA-	-33.79	4.52	13.40	4.52	-NA-	-NA-
Emerging Diversified Index	GBP	2,044.73	47,910.25	60.25	3.07	-NA-	-NA-	-NA-	-NA-	-14.68	5.23	4.40	5.23	-NA-	-NA-
Emerging Residential Index	GBP	1,575.76	20,022.63	25.18	2.23	-NA-	-NA-	-NA-	-NA-	-28.33	-3.35	2.22	-3.35	-NA-	-NA-
Emerging Retail Index	GBP	3,447.35	10,454.80	13.15	2.35	-NA-	-NA-	-NA-	-NA-	-29.66	5.65	7.12	5.65	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,046.43	193,157.05	1.41	2.65	-NA-	-NA-	-NA-	-NA-	-20.37	3.08	13.83	3.08	-NA-	-NA-
Emerging Diversified Index	JPY	2,128.23	8,225,779.51	60.25	3.07	-NA-	-NA-	-NA-	-NA-	2.61	3.79	4.80	3.79	-NA-	-NA-
Emerging Residential Index	JPY	1,640.11	3,437,714.15	25.18	2.23	-NA-	-NA-	-NA-	-NA-	-13.80	-4.67	2.61	-4.67	-NA-	-NA-
Emerging Retail Index	JPY	3,588.12	1,794,999.75	13.15	2.35	-NA-	-NA-	-NA-	-NA-	-15.41	4.20	7.53	4.20	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,137.65	2,023.61	1.41	2.65	-NA-	-NA-	-NA-	-NA-	-18.23	1.55	8.92	1.55	-NA-	-NA-
Emerging Diversified Index	AUD	1,493.36	86,177.45	60.25	3.07	-NA-	-NA-	-NA-	-NA-	5.37	2.25	0.28	2.25	-NA-	-NA-
Emerging Residential Index	AUD	1,150.85	36,015.24	25.18	2.23	-NA-	-NA-	-NA-	-NA-	-11.48	-6.09	-1.82	-6.09	-NA-	-NA-
Emerging Retail Index	AUD	2,517.75	18,805.33	13.15	2.35	-NA-	-NA-	-NA-	-NA-	-13.13	2.65	2.89	2.65	-NA-	-NA-

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

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

Price Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,467.05	1,360.84	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-33.83	5.18	13.05	5.18	-NA-	-NA-
Emerging Diversified Index	EUR	1,640.09	57,952.89	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-15.37	5.33	3.72	5.33	-NA-	-NA-
Emerging Residential Index	EUR	1,364.88	24,219.65	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-28.12	-2.93	1.69	-2.93	-NA-	-NA-
Emerging Retail Index	EUR	2,857.02	12,646.27	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-29.74	5.74	6.44	5.74	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	2,681.44	1,875.58	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-28.98	5.20	12.81	5.20	-NA-	-NA-
Emerging Diversified Index	USD	1,782.62	79,873.57	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-9.16	5.35	3.50	5.35	-NA-	-NA-
Emerging Residential Index	USD	1,483.49	33,380.73	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-22.85	-2.91	1.48	-2.91	-NA-	-NA-
Emerging Retail Index	USD	3,105.30	17,429.72	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-24.59	5.76	6.21	5.76	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,592.10	1,125.02	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-35.32	4.52	13.40	4.52	-NA-	-NA-
Emerging Diversified Index	GBP	1,723.22	47,910.25	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-17.27	4.66	4.04	4.66	-NA-	-NA-
Emerging Residential Index	GBP	1,434.07	20,022.63	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-29.74	-3.55	2.01	-3.55	-NA-	-NA-
Emerging Retail Index	GBP	3,001.84	10,454.80	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-31.31	5.07	6.77	5.07	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	2,697.94	193,157.05	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-22.21	3.08	13.83	3.08	-NA-	-NA-
Emerging Diversified Index	JPY	1,793.59	8,225,779.51	60.25	3.44	-NA-	-NA-	-NA-	-NA-	-0.50	3.22	4.43	3.22	-NA-	-NA-
Emerging Residential Index	JPY	1,492.63	3,437,714.15	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-15.50	-4.87	2.39	-4.87	-NA-	-NA-
Emerging Retail Index	JPY	3,124.41	1,794,999.75	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-17.40	3.63	7.17	3.63	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	1,893.12	2,023.61	1.41	2.88	-NA-	-NA-	-NA-	-NA-	-20.12	1.55	8.92	1.55	-NA-	-NA-
Emerging Diversified Index	AUD	1,258.54	86,177.45	60.25	3.44	-NA-	-NA-	-NA-	-NA-	2.18	1.69	-0.07	1.69	-NA-	-NA-
Emerging Residential Index	AUD	1,047.36	36,015.24	25.18	2.47	-NA-	-NA-	-NA-	-NA-	-13.22	-6.29	-2.02	-6.29	-NA-	-NA-
Emerging Retail Index	AUD	2,192.37	18,805.33	13.15	2.70	-NA-	-NA-	-NA-	-NA-	-15.17	2.09	2.54	2.09	-NA-	-NA-

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

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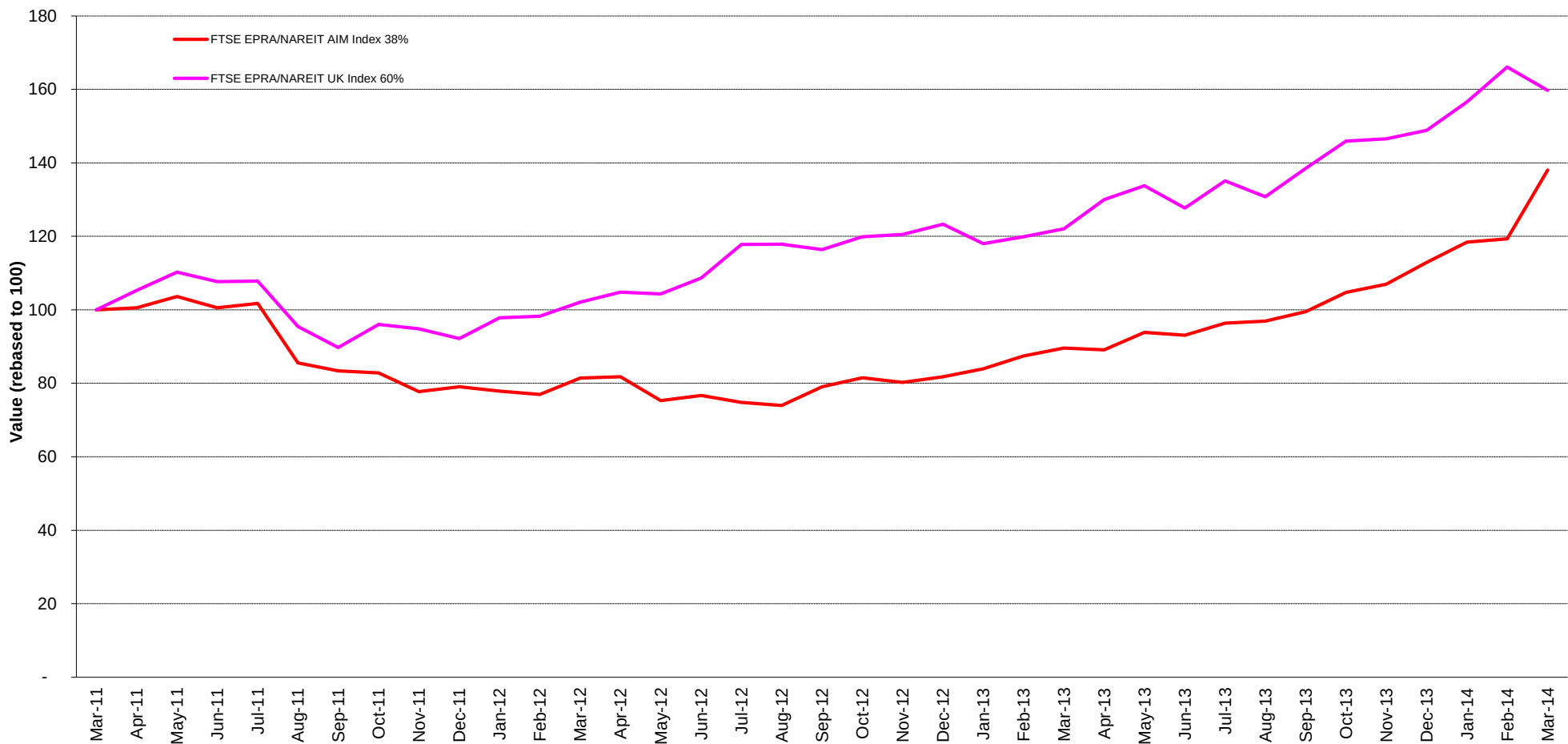
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Section 4.4

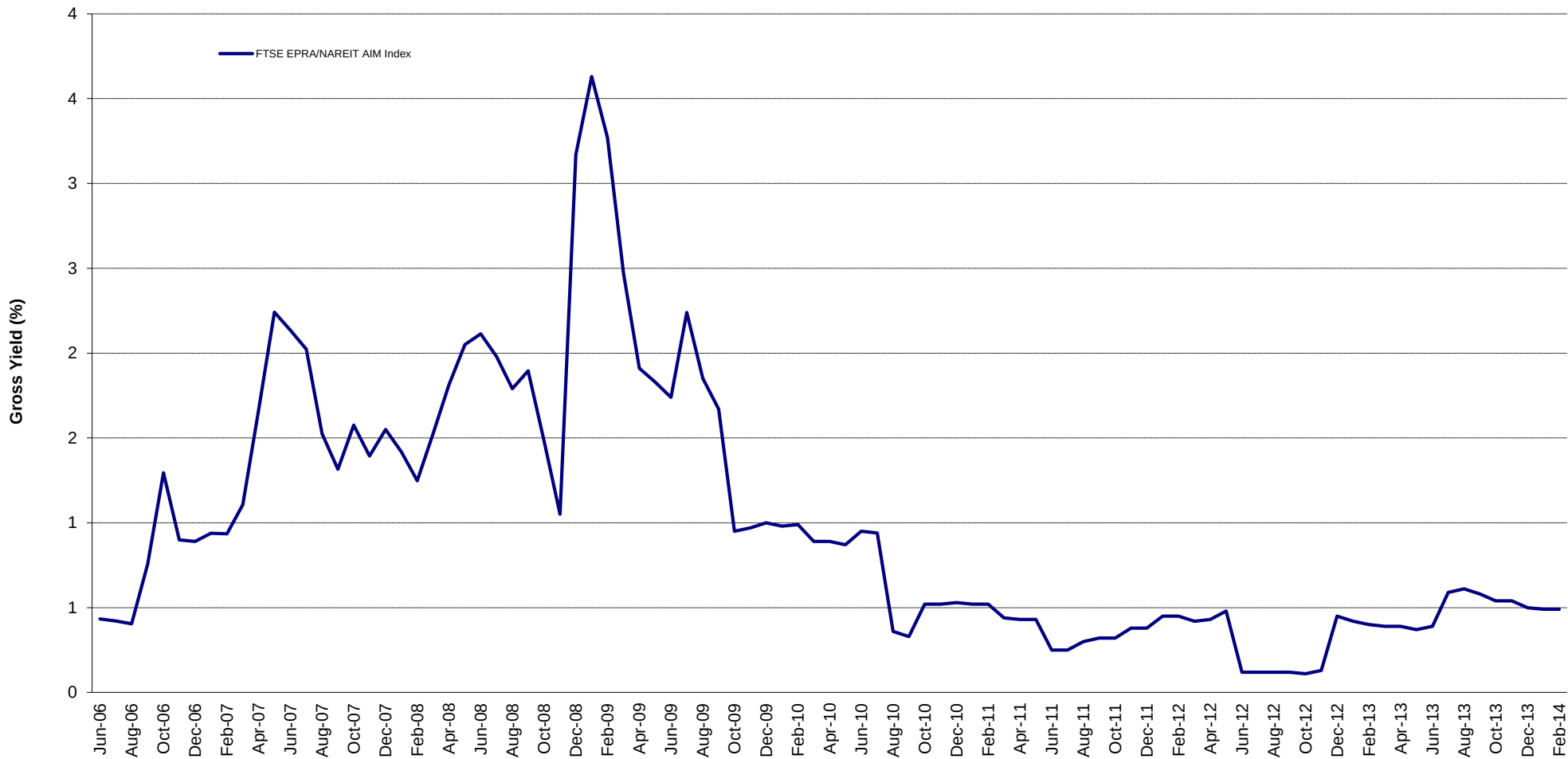
FTSE EPRA/NAREIT AIM Index Series

FTSE EPRA/NAREIT AIM Index Series

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



Graph 44: Dividend Yields



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

Ex Date	Description
31 March 2014	NewRiver Retail (UK): New number of shares: 99,378,507

FTSE EPRA/NAREIT AIM Index Series - Dividends: March

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

** Based on previous period figures
*** Estimated

FTSE EPRA/NAREIT AIM Index Series - Dividends: April

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

** Based on previous period figures
*** Estimated

FTSE EPRA/NAREIT AIM Index Series - Stock Performance

Index Constituents	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
	Price	Mkt Cap	Global	Europe															
	31-Mar	EUR (m)	Wght (%)	Wght (%)															
Songbird Estates	2.50	1,334	51.00	51.00	0.00	-NA-	-NA-	-NA-	-NA-	79.86	50.83	35.32	0.00	35.32	50.83	-NA-	-NA-	127	10
NewRiver Retail	2.74	223	8.54	8.54	5.84	-NA-	-NA-	-NA-	-NA-	36.32	-7.90	-4.20	0.00	-4.20	-7.90	-NA-	-NA-	347	155
LXB Retail Properties	1.25	211	8.07	8.07	0.00	-NA-	-NA-	-NA-	5.48	9.65	-2.25	-3.85	0.00	-3.85	-2.25	-NA-	13.68	57	27
Dolphin Capital Investors	40.75	209	8.01	8.01	0.00	-NA-	-NA-	5.62	1.47	11.64	4.49	12.41	0.00	12.41	4.49	-NA-	41.72	463	221
Max Property Group	1.53	202	7.71	7.71	0.00	-NA-	-NA-	-NA-	12.11	30.11	-0.08	-2.63	0.00	-2.63	-0.08	-NA-	18.59	403	200
Conygar Investment Company	1.67	149	5.71	5.71	0.90	-NA-	5.88	13.08	12.55	49.11	3.25	-2.34	0.00	-2.34	3.25	29.05	20.67	129	86
Sirius Real Estate	0.33	142	5.41	5.41	0.00	-NA-	-NA-	12.58	3.67	71.43	14.78	10.00	0.00	10.00	14.78	-NA-	33.71	139	98
Unitech Corporate Parks	38.75	109	4.16	4.16	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-5.49	1.31	0.00	1.31	-5.49	-NA-	-NA-	2	2
Lok'N Store Group	2.14	36	1.38	1.38	2.81	-NA-	7.22	41.44	23.75	82.48	8.65	-1.39	0.00	-1.39	8.65	38.79	27.35	148	410
AIM Total		2,616	100.00	100.00															
Emerging Markets and AIM Total		98,577	100.00	100.00															

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

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	36M Vity (%)	10 Yrs Vity (%)
AIM Index	EUR	1,050.06	3,251.31	100.00	0.57	-NA-	-NA-	20.43	11.34	54.00	22.28	15.70	22.28	17.32	0.00
AIM Index	USD	1,443.92	4,481.11	100.00	0.57	-NA-	-NA-	21.33	10.26	65.29	22.31	15.46	22.31	20.63	0.00
AIM Index	GBP	1,399.28	2,687.89	100.00	0.57	-NA-	-NA-	17.72	8.83	50.55	21.51	16.06	21.51	18.55	0.00
AIM Index	JPY	1,452.80	461,487.32	100.00	0.57	-NA-	-NA-	22.35	18.54	81.05	19.84	16.50	19.84	24.40	0.00
AIM Index	AUD	1,019.42	4,834.78	100.00	0.57	-NA-	-NA-	14.54	14.36	85.93	18.06	11.47	18.06	19.61	0.00

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

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value Mar-14	Free Float Mkt Cap Ccy (m) Mar-14	Free Float Mkt Cap (%) Weight Mar-14	Div Yld (%) Mar-14	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Mar-14	Total Rtn (%) YTD	36M Vity (%)	10 Yrs Vity (%)
AIM Index	EUR	988.45	3,251.31	100.00	0.00	-NA-	-NA-	18.98	10.91	53.34	22.02	15.70	22.02	17.30	0.00
AIM Index	USD	1,359.20	4,481.11	100.00	0.00	-NA-	-NA-	19.87	9.84	64.58	22.05	15.46	22.05	20.62	0.00
AIM Index	GBP	1,317.29	2,687.89	100.00	0.00	-NA-	-NA-	16.30	8.41	49.90	21.25	16.06	21.25	18.53	0.00
AIM Index	JPY	1,367.57	461,487.32	100.00	0.00	-NA-	-NA-	20.88	18.08	80.28	19.59	16.50	19.59	24.40	0.00
AIM Index	AUD	959.61	4,834.78	100.00	0.00	-NA-	-NA-	13.16	13.92	85.13	17.81	11.47	17.81	19.58	0.00

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

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

Top Constituents

Company	Country	Free Float Mkt Cap (EUR m)	Free Float Emerging (%) Weight
		31-Mar	31-Mar
Immofinanz AG	RUS	3,248.27	3.34
Songbird Estates	UK	1,333.99	51.00
Atrium European Real Estate	CZE	685.60	0.71
PIK Group	RUS	474.14	0.49
NewRiver Retail	UK	223.28	-NA-
LXB Retail Properties	UK	211.17	8.07
Dolphin Capital Investors	VGB	209.44	-NA-
Max Property Group	UK	201.80	7.71
Conygar Investment Company	UK	149.38	5.71
Sirius Real Estate	UK	141.56	1.98
Unitech Corporate Parks	UK	108.81	4.16
Orco Property Group S.A.	CZE	41.90	0.04

Country Breakdown

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float AIM Weight
	31-Mar	31-Mar	31-Mar
AIM Index	10	3,251.31	100.00%
Total AIM Index	10	3,251.31	100.00%

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

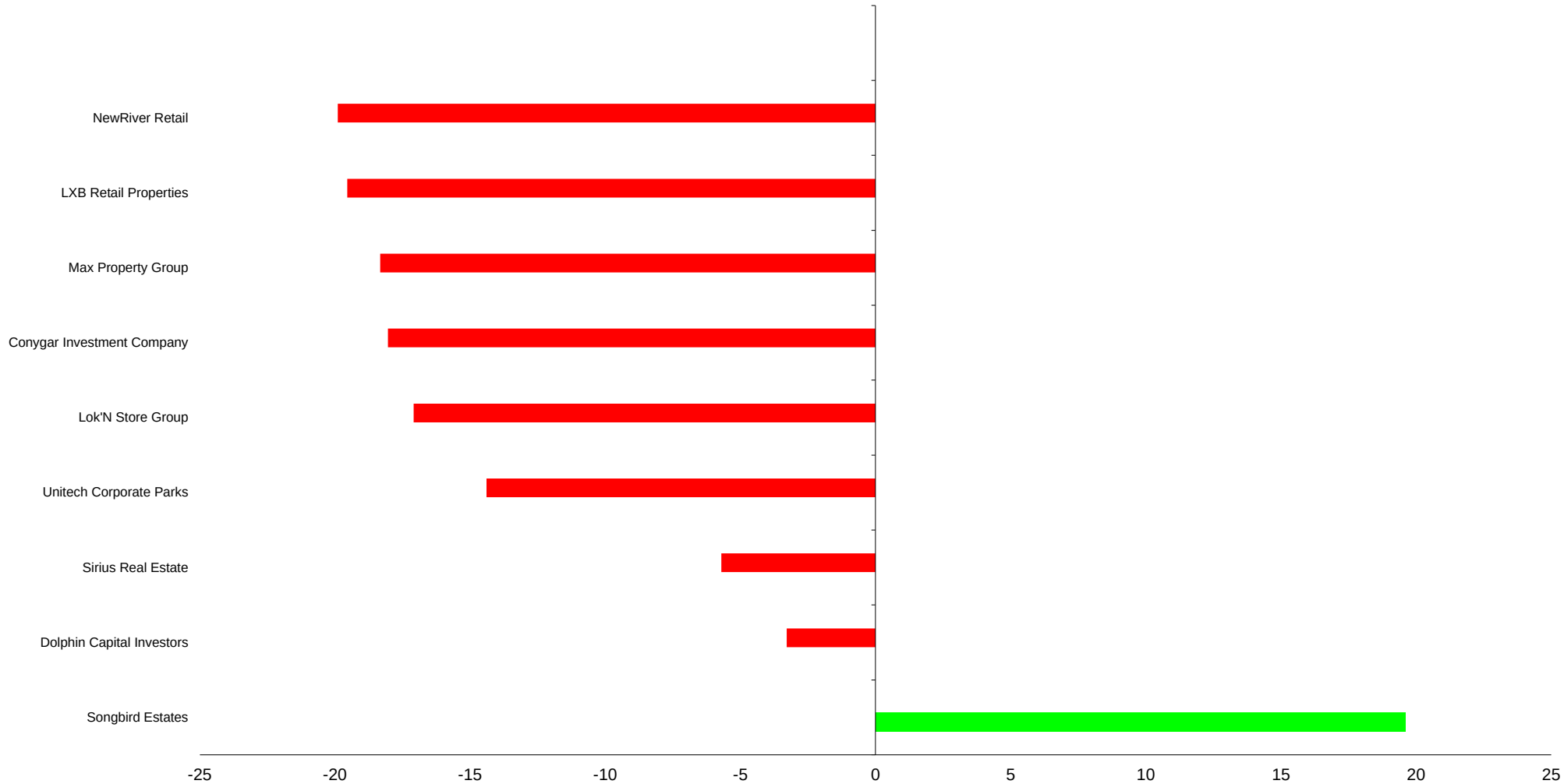
Top Performance

Stock	Country	Price Return Mar-14	Div Return Mar-14	Total Return Mar-14	
Songbird Estates	UK	35.32	0.00	35.32	▲
Dolphin Capital Investors	VGB	12.41	0.00	12.41	▲
Sirius Real Estate	UK	10.00	0.00	10.00	▲
Unitech Corporate Parks	UK	1.31	0.00	1.31	▲
-NA-	-NA-	-NA-	-NA-	-NA-	▲
-NA-	-NA-	-NA-	-NA-	-NA-	▲
-NA-	-NA-	-NA-	-NA-	-NA-	▲

Bottom Performance

Stock	Country	Price Return Mar-14	Div Return Mar-14	Total Return Mar-14	
Max Property Group	UK	-2.63	0	-2.63	▼
LXB Retail Properties	UK	-3.85	0	-3.85	▼
NewRiver Retail	UK	-4.20	0	-4.20	▼
Atrium European Real Estate	CZE	-7.14	0	-7.14	▼
Immofinanz AG	RUS	-7.33	0	-7.33	▼
Orco Property Group S.A.	CZE	-39.26	0	-39.26	▼

Graph 45: Total Return Performance relative to Regional Index



Part V

Correlations

Section 5.1

Risk / Return Profiles and Correlations - Developed Markets

Developed Markets - Correlations

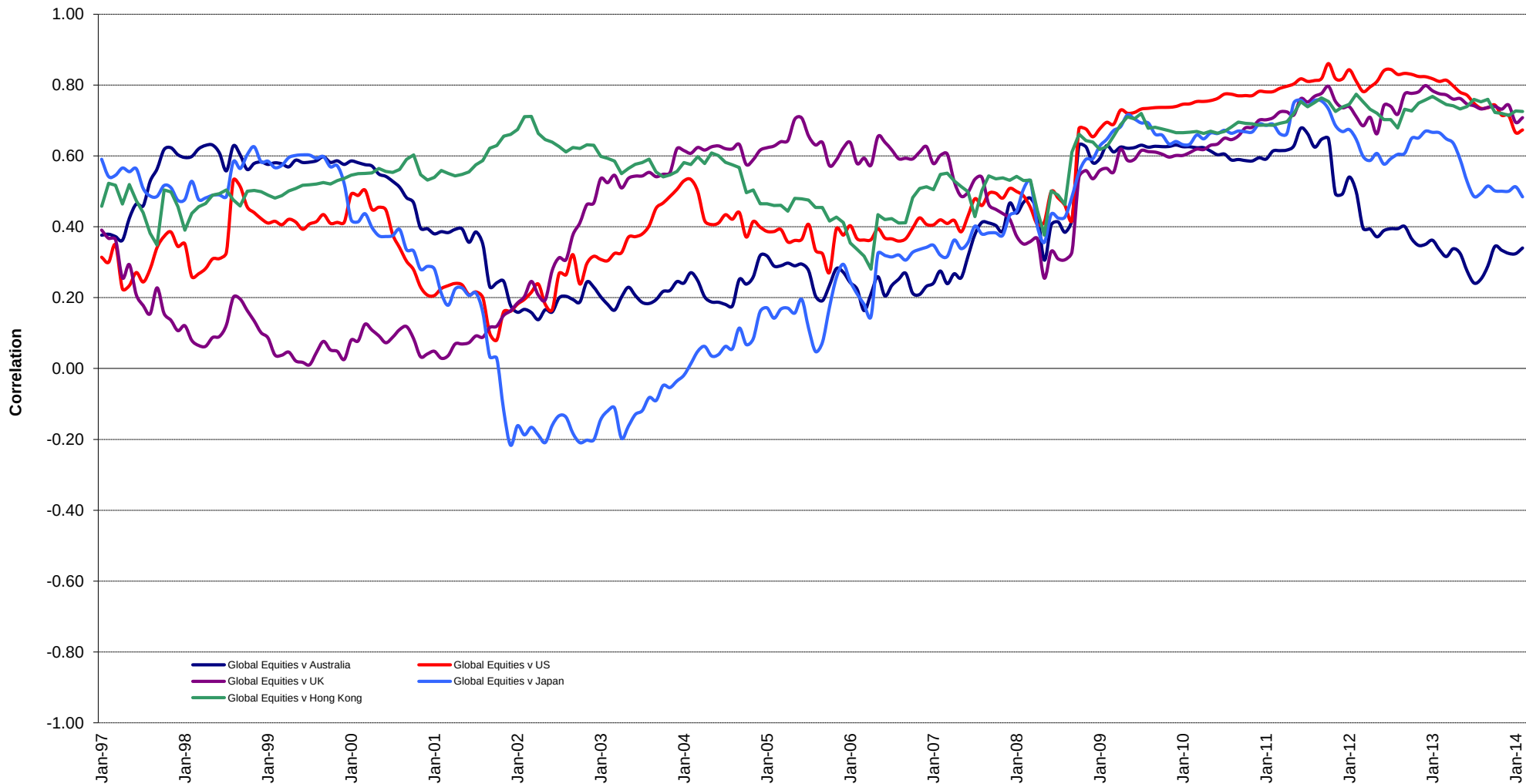
Graph 46: Developed Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date



Version: March 2014

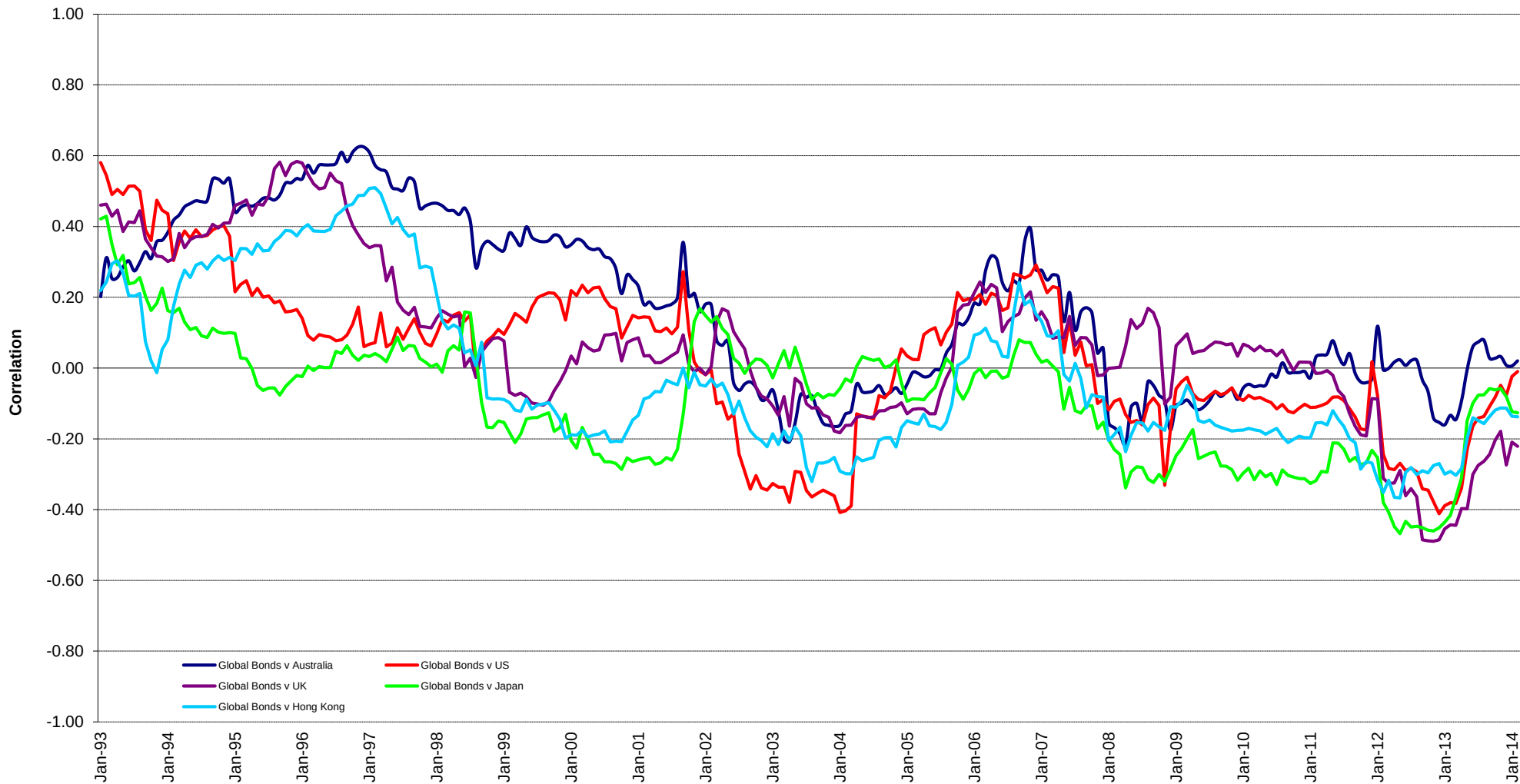
Developed Markets - Correlations

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



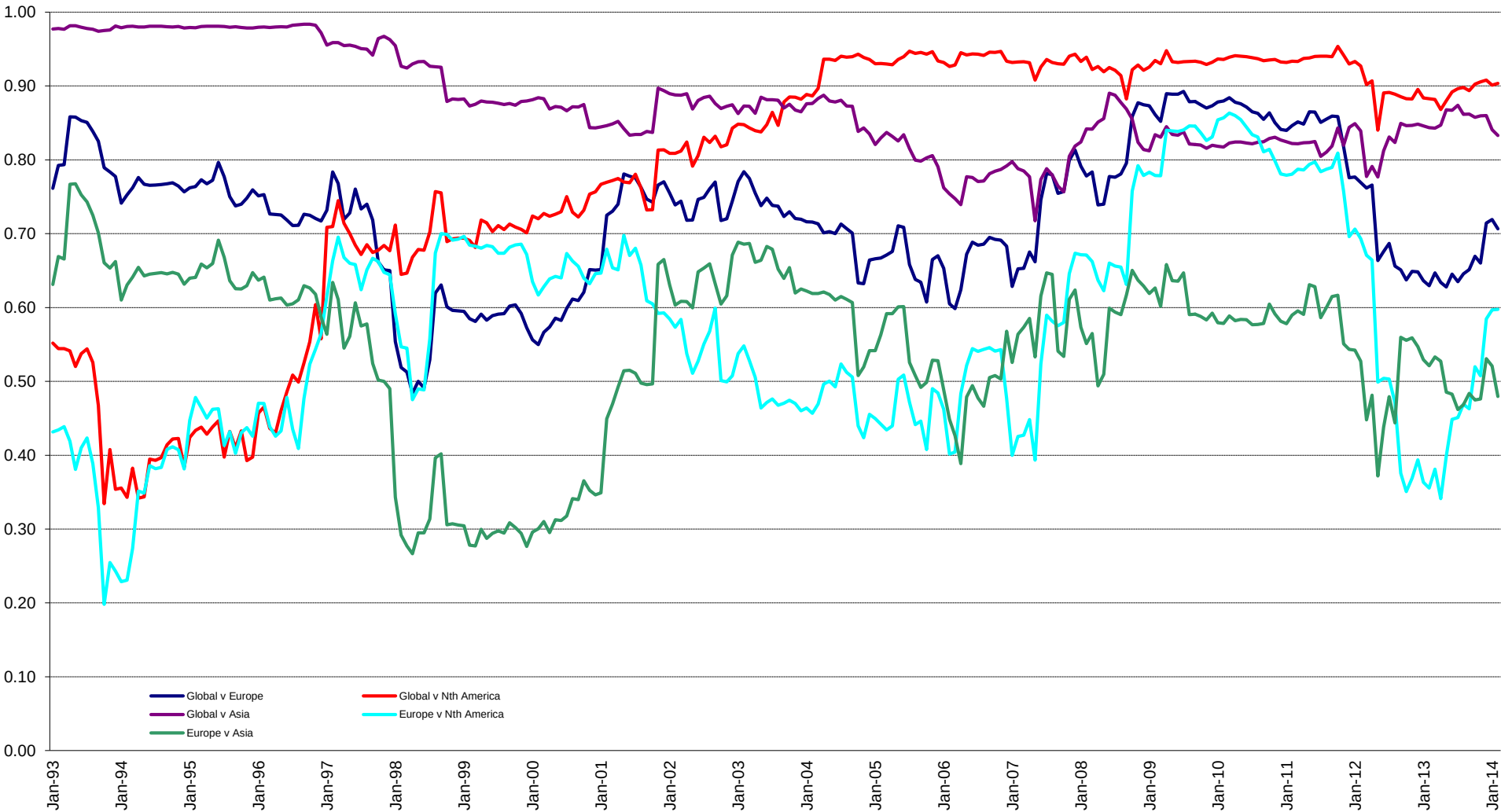
Developed Markets - Correlations

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



Developed Markets - Correlations

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



Developed Markets - 36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.70	0.90	0.84		0.74	0.60	0.59	0.80		0.23
Europe Real Estate	0.70	1.00	0.58	0.50		0.68	0.76	0.48	0.58		-0.02
North America Real Estate	0.90	0.59	1.00	0.55		0.61	0.41	0.60	0.60		0.30
Asia Real Estate	0.84	0.50	0.55	1.00		0.64	0.56	0.39	0.83		0.14
Global Equities	0.74	0.68	0.61	0.64		1.00	0.88	0.90	0.84		-0.18
Europe Equities	0.60	0.76	0.41	0.56		0.88	1.00	0.65	0.69		-0.32
North America Equities	0.59	0.48	0.60	0.39		0.90	0.65	1.00	0.62		-0.15
Asia Equities	0.80	0.58	0.60	0.83		0.84	0.69	0.62	1.00		0.07
Global Bonds	0.23	-0.02	0.30	0.14		-0.18	-0.32	-0.15	0.07		1.00

Developed Markets - 36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.85	0.93	0.91		0.84	0.80	0.77	0.88		-0.06
Europe Real Estate	0.85	1.00	0.76	0.70		0.85	0.88	0.77	0.80		-0.21
North America Real Estate	0.93	0.76	1.00	0.71		0.73	0.67	0.71	0.72		0.01
Asia Real Estate	0.91	0.70	0.71	1.00		0.78	0.74	0.67	0.90		-0.07
Global Equities	0.84	0.85	0.73	0.78		1.00	0.97	0.96	0.92		-0.39
Europe Equities	0.80	0.88	0.67	0.74		0.97	1.00	0.91	0.89		-0.41
North America Equities	0.77	0.77	0.71	0.67		0.96	0.91	1.00	0.81		-0.44
Asia Equities	0.88	0.80	0.72	0.90		0.92	0.89	0.81	1.00		-0.22
Global Bonds	-0.06	-0.21	0.01	-0.07		-0.39	-0.41	-0.44	-0.22		1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.49	0.42	0.29	0.46	0.48	0.46	0.25	0.55	0.17	0.40	0.12	0.39	0.41	0.28	0.32	0.44	0.57	0.24	0.03
Singapore	0.49	1.00	0.78	0.53	0.63	0.59	0.67	0.25	0.55	0.49	0.69	0.54	0.61	0.65	0.41	0.42	0.50	0.62	0.62	-0.10
Hong Kong	0.42	0.78	1.00	0.36	0.64	0.50	0.48	0.06	0.55	0.44	0.56	0.56	0.59	0.50	0.25	0.48	0.34	0.56	0.59	-0.14
Japan	0.29	0.53	0.36	1.00	0.33	0.31	0.23	0.04	0.01	0.21	0.35	0.16	0.25	0.23	0.14	0.31	0.15	0.20	0.40	-0.13
US	0.46	0.63	0.64	0.33	1.00	0.63	0.68	0.26	0.58	0.36	0.70	0.53	0.61	0.58	0.37	0.49	0.44	0.62	0.62	0.01
Canada	0.48	0.59	0.50	0.31	0.63	1.00	0.41	0.52	0.53	0.32	0.46	0.24	0.35	0.45	0.15	0.29	0.49	0.47	0.48	0.25
UK	0.46	0.67	0.48	0.23	0.68	0.41	1.00	0.21	0.71	0.62	0.75	0.64	0.66	0.79	0.63	0.44	0.69	0.79	0.63	-0.20
Switzerland	0.25	0.25	0.06	0.04	0.26	0.52	0.21	1.00	0.29	0.28	0.25	0.05	0.28	0.29	0.25	0.07	0.31	0.26	-0.01	0.38
Sweden	0.55	0.55	0.55	0.01	0.58	0.53	0.71	0.29	1.00	0.58	0.66	0.50	0.74	0.68	0.39	0.39	0.70	0.83	0.56	0.11
Austria	0.17	0.49	0.44	0.21	0.36	0.32	0.62	0.28	0.58	1.00	0.67	0.41	0.69	0.64	0.65	0.43	0.71	0.61	0.48	-0.19
Netherlands	0.40	0.69	0.56	0.35	0.70	0.46	0.75	0.25	0.66	0.67	1.00	0.55	0.81	0.85	0.54	0.46	0.77	0.77	0.57	-0.11
Norway	0.12	0.54	0.56	0.16	0.53	0.24	0.64	0.05	0.50	0.41	0.55	1.00	0.55	0.58	0.48	0.28	0.36	0.60	0.62	-0.26
Italy	0.39	0.61	0.59	0.25	0.61	0.35	0.66	0.28	0.74	0.69	0.81	0.55	1.00	0.65	0.53	0.59	0.57	0.72	0.52	-0.13
France	0.41	0.65	0.50	0.23	0.58	0.45	0.79	0.29	0.68	0.64	0.85	0.58	0.65	1.00	0.58	0.35	0.81	0.84	0.56	-0.02
Germany	0.28	0.41	0.25	0.14	0.37	0.15	0.63	0.25	0.39	0.65	0.54	0.48	0.53	0.58	1.00	0.20	0.45	0.50	0.49	-0.16
Greece	0.32	0.42	0.48	0.31	0.49	0.29	0.44	0.07	0.39	0.43	0.46	0.28	0.59	0.35	0.20	1.00	0.39	0.41	0.44	-0.26
Belgium	0.44	0.50	0.34	0.15	0.44	0.49	0.69	0.31	0.70	0.71	0.77	0.36	0.57	0.81	0.45	0.39	1.00	0.76	0.45	-0.02
Finland	0.57	0.62	0.56	0.20	0.62	0.47	0.79	0.26	0.83	0.61	0.77	0.60	0.72	0.84	0.50	0.41	0.76	1.00	0.61	-0.04
Global Equities	0.24	0.62	0.59	0.40	0.62	0.48	0.63	-0.01	0.56	0.48	0.57	0.62	0.52	0.56	0.49	0.44	0.45	0.61	1.00	-0.18
Global Bonds	0.03	-0.10	-0.14	-0.13	0.01	0.25	-0.20	0.38	0.11	-0.19	-0.11	-0.26	-0.13	-0.02	-0.16	-0.26	-0.02	-0.04	-0.18	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.68	-0.04
Australia - ASX	0.68	1.00	-0.44
Australia Bonds	-0.04	-0.44	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.87	0.26
Singapore - STI	0.87	1.00	0.14
Singapore Bonds	0.26	0.14	1.00

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.73	-0.15
UK - FTSE 100	0.73	1.00	-0.31
UK Bonds	-0.15	-0.31	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.83	0.06
Japan - Nikkei	0.83	1.00	-0.22
Japan Bonds	0.06	-0.22	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.70	-0.05
United States - S&P 500	0.70	1.00	-0.54
United States Bonds	-0.05	-0.54	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.63	-0.20
Netherlands - AEX	0.63	1.00	-0.29
Netherlands Bonds	-0.20	-0.29	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.92	-0.11
Hong Kong - Hang Seng	0.92	1.00	-0.14
Hong Kong Bonds	-0.11	-0.14	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.33	0.16
Canada - TSX	0.33	1.00	-0.46
Canada Bonds	0.16	-0.46	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.74	0.04
France - CAC 40	0.74	1.00	-0.29
France Bonds	0.04	-0.29	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.66	-0.13
Sweden - OMX	0.66	1.00	-0.53
Sweden Bonds	-0.13	-0.53	1.00

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	0.12	-NA-	0.00
Switzerland - SMI	1.00	-NA-	0.00
Switzerland Bonds	-NA-	-NA-	0.00

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.62	0.16
Belgium - BEL 20	0.62	1.00	0.02
Belgium Bonds	0.16	0.02	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	0.43
Spain Bonds	-NA-	0.43	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	0.57	-0.08	0.00
Germany - DAX	1.00	-0.43	0.00
Germany Bonds	-0.43	1.00	0.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.66	-0.01
Finland - HEX 25	0.66	1.00	-0.37
Finland Bonds	-0.01	-0.37	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	0.64	0.61	0.00
Italy - MIB30	1.00	0.45	0.00
Italy Bonds	0.45	1.00	0.00

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

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.68	0.03
Austria - WBI	0.68	1.00	-0.12
Austria Bonds	0.03	-0.12	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

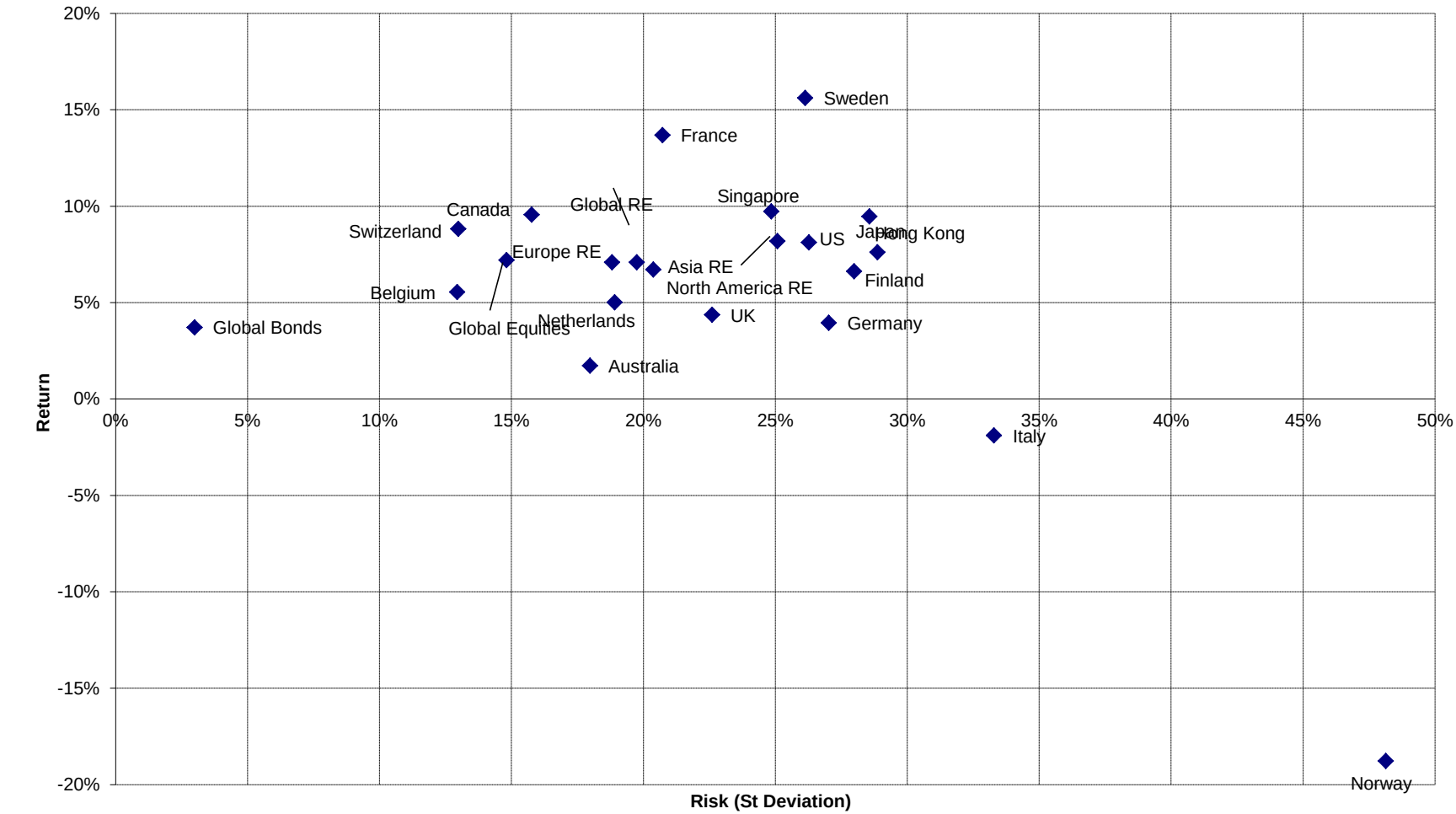
	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.65	-NA-
Greece - ASE 20	0.65	1.00	-NA-
Greece Bonds	-NA-	-NA-	-NA-

	New Zealand - RE	New Zealand - NZX	New Zealand Bonds
New Zealand - RE	1.00	-NA-	0.23
New Zealand - NZX	-NA-	-NA-	-NA-
New Zealand Bonds	0.23	-NA-	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.52	-NA-
Norway - OBX	0.52	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

Developed Markets - Risk/Return Profiles

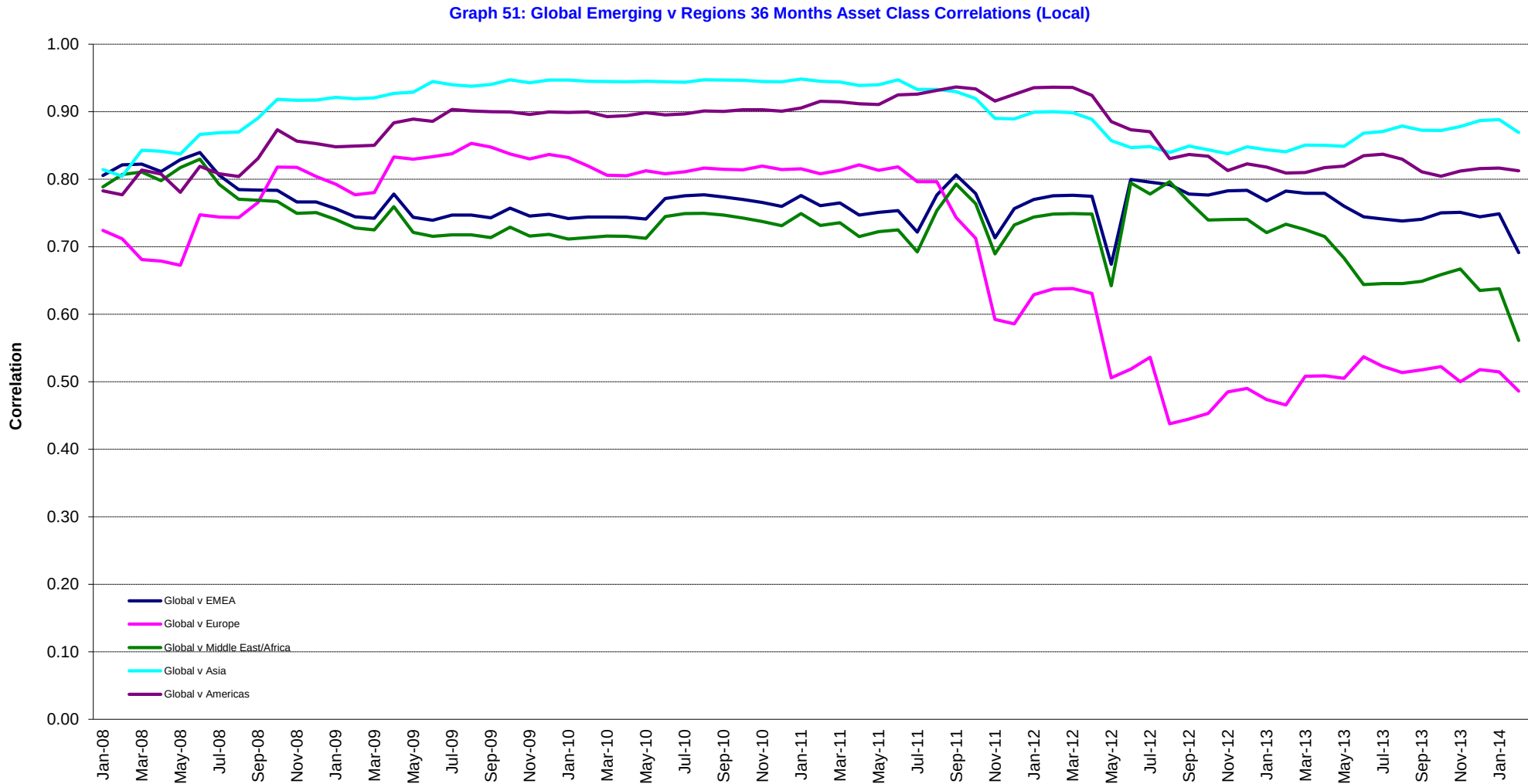
Graph 50: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



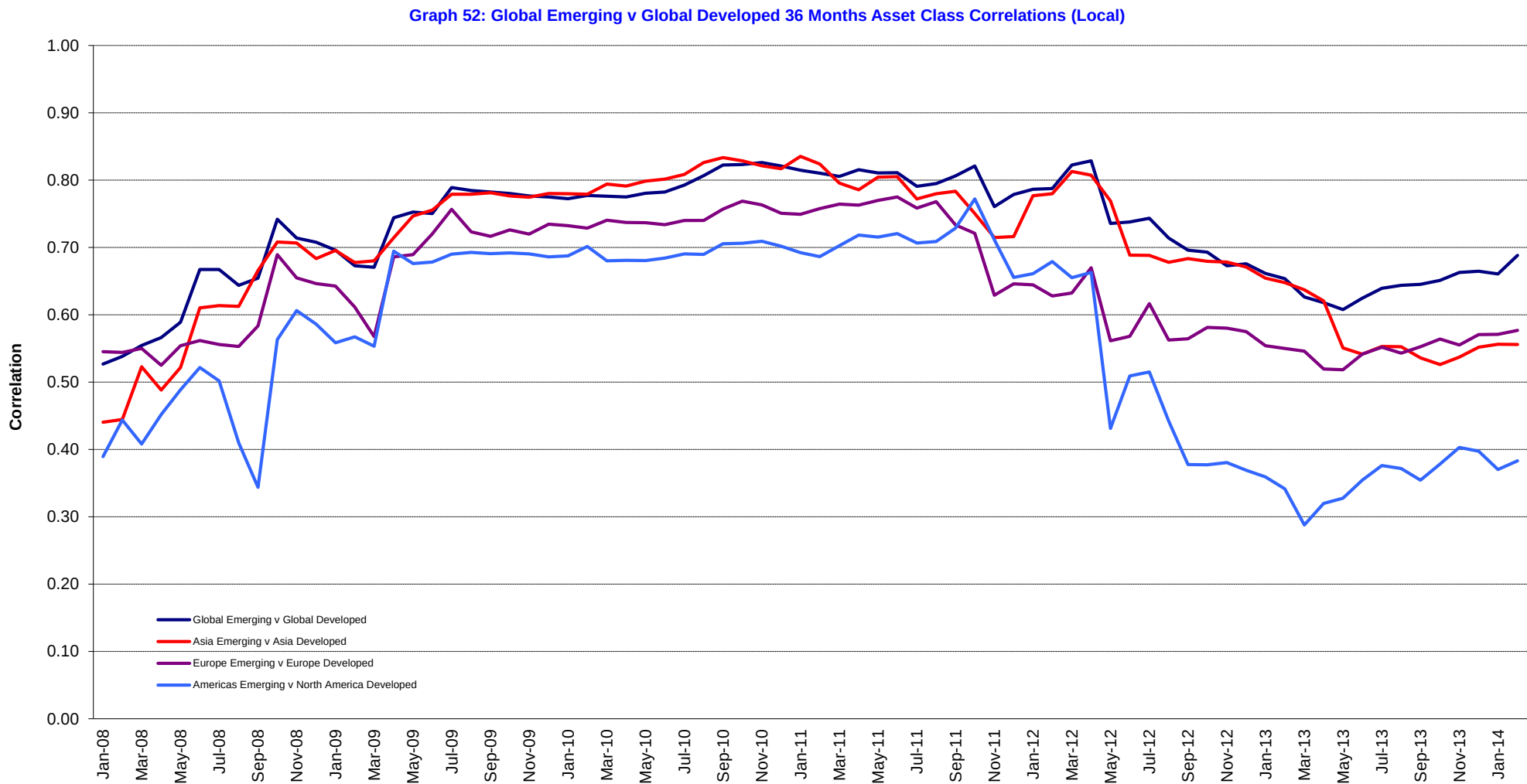
Section 5.2

Risk / Return Profiles and Correlations - Emerging Markets

Emerging Markets - Correlations

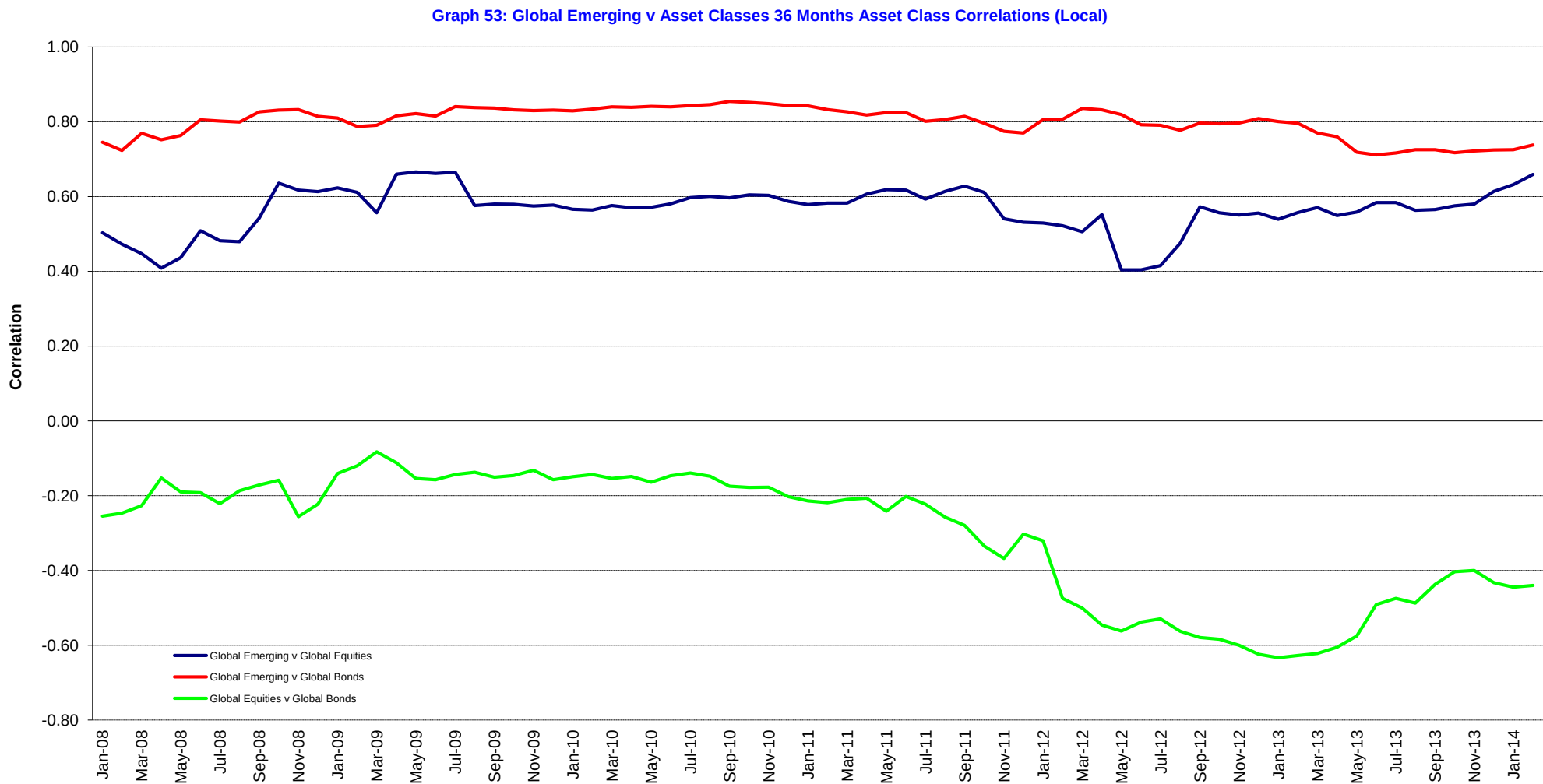


Emerging Markets - Correlations

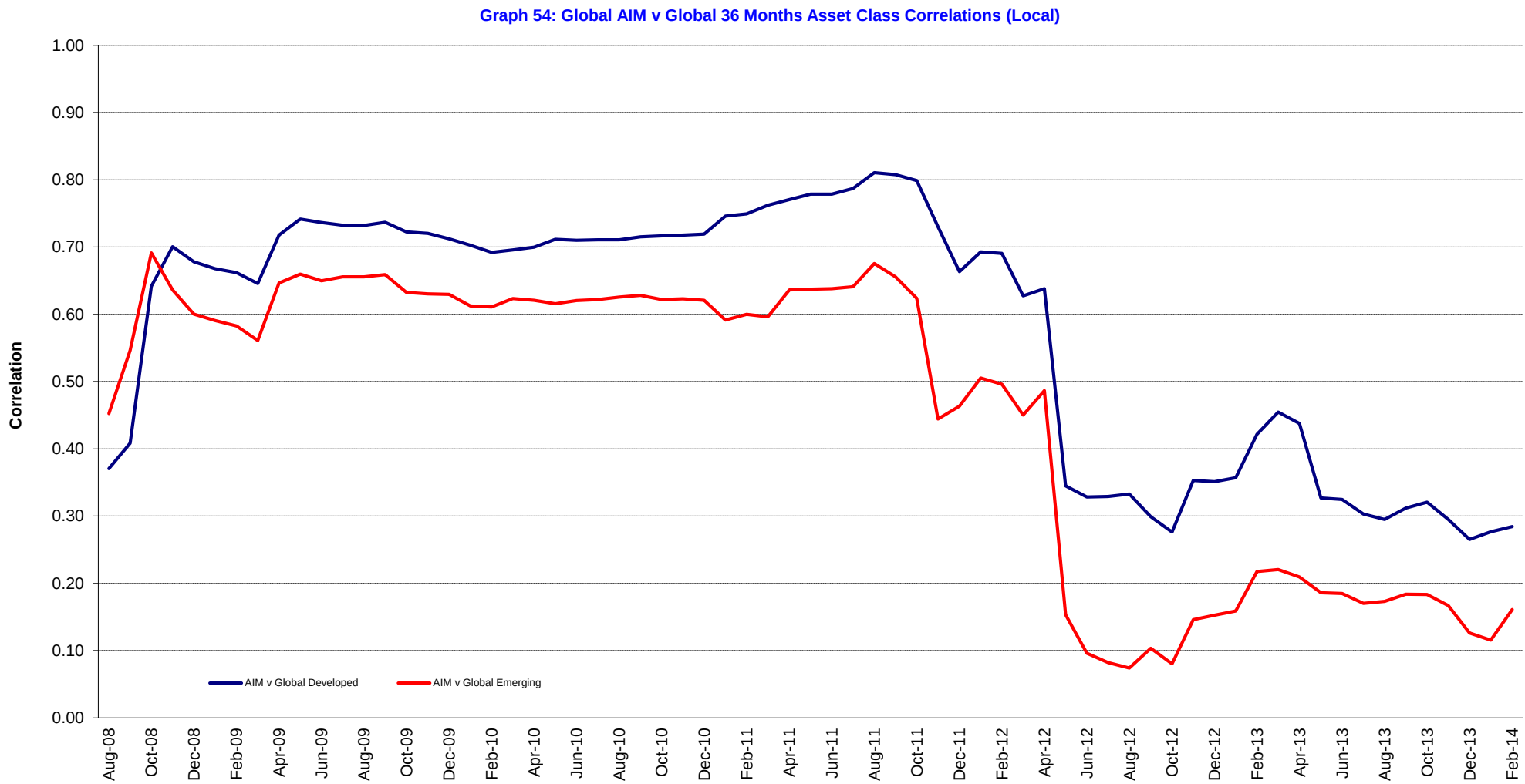


Version: March 2014

Emerging Markets - Correlations



Emerging Markets - Correlations



Emerging Markets - Risk/Return Profiles



Part VI

Currency Exchange

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 31-Mar	Total Return (%) - 20 Yrs *	Total Return (%) - 10 Yrs *	Total Return (%) - 5 Yrs *	Total Return (%) - 3 Yrs *	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Mar-14	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.38	0.89	1.15	0.75	-0.97	7.33	0.02	-0.21	0.02	10.60	9.37
1 EUR = CAD	1.52	-0.24	-0.60	-1.85	3.29	16.61	3.90	-0.50	3.90	9.93	6.54
1 EUR = GBP	0.83	0.31	2.14	-2.25	-2.26	-2.24	-0.63	0.31	-0.63	8.96	6.71
1 EUR = SEK	8.94	-0.05	-0.36	-4.03	-0.06	7.03	0.97	1.00	0.97	6.39	5.35
1 EUR = CHF	1.22	-1.44	-2.43	-4.21	-2.12	0.12	-0.65	0.08	-0.65	6.54	6.42
1 EUR = DKK	7.47	-0.08	0.03	0.05	0.04	0.15	0.08	0.05	0.08	0.21	0.19
1 EUR = AUD	1.49	-0.50	-0.79	-4.89	2.71	20.73	-3.45	-3.66	-3.45	9.50	10.14
1 EUR = HKD	10.69	0.91	1.11	0.77	-1.06	7.26	0.06	-0.26	0.06	10.51	9.27
1 EUR = JPY	141.94	0.92	1.05	1.60	6.47	17.57	-2.00	0.69	-2.00	13.21	14.33
1 EUR = SGD	1.73	-0.22	-1.71	-3.00	-1.05	8.80	-0.38	-0.93	-0.38	7.30	6.72
1 EUR = NZD	1.59	-NA-	-1.51	-7.35	-5.14	3.65	-5.13	-3.37	-5.13	10.45	9.88

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

Version: March 2014

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 31-Mar	Total Return (%) - 20 Yrs *	Total Return (%) - 10 Yrs *	Total Return (%) - 5 Yrs *	Total Return (%) - 3 Yrs *	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Mar-14	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.38	0.89	1.15	0.75	-0.97	7.33	0.02	-0.21	0.02	10.60	9.37
1 EUR = GBP	0.83	0.31	2.14	-2.25	-2.26	-2.24	-0.63	0.31	-0.63	8.96	6.71
1 EUR = HKD	10.69	0.91	1.11	0.77	-1.06	7.26	0.06	-0.26	0.06	10.51	9.27
1 EUR = PLN	4.16	-NA-	-1.30	-2.29	1.10	-0.29	0.15	-0.18	0.15	9.53	8.30
1 EUR = BRL	3.11	11.30	0.72	0.35	10.44	20.12	-4.33	-3.61	-4.33	19.21	11.11
1 EUR = EGP	9.60	5.36	4.48	5.12	4.33	9.93	0.29	-0.11	0.29	15.03	10.90
1 EUR = IDR	15656.92	10.42	6.22	0.41	8.21	25.47	-6.64	-2.35	-6.64	14.17	11.26
1 EUR = INR	82.31	4.93	6.56	4.09	9.16	17.94	-3.43	-3.84	-3.43	14.27	10.18
1 EUR = MXN	17.98	8.74	4.92	-0.80	2.10	13.51	-0.35	-1.68	-0.35	16.97	8.83
1 EUR = MYR	4.50	2.62	1.71	-1.44	1.55	13.19	-0.28	-0.54	-0.28	12.67	7.89
1 EUR = PHP	61.81	4.14	0.96	-0.74	0.12	17.94	1.06	0.26	1.06	13.66	7.64
1 EUR = THB	44.71	2.88	1.30	-1.03	1.37	18.90	-1.26	-0.78	-1.26	14.44	8.01
1 EUR = TRY	2.95	25.13	8.41	5.83	10.40	26.89	-0.41	-3.21	-0.41	17.90	8.53
1 EUR = TWD	41.97	2.35	2.43	-1.39	0.19	9.31	2.20	0.30	2.20	13.86	7.00
1 EUR = ZAR	14.50	7.30	8.70	2.80	14.76	23.05	0.44	-2.29	0.44	18.23	11.68

Note: Positive return figures = % profit by holding EUR

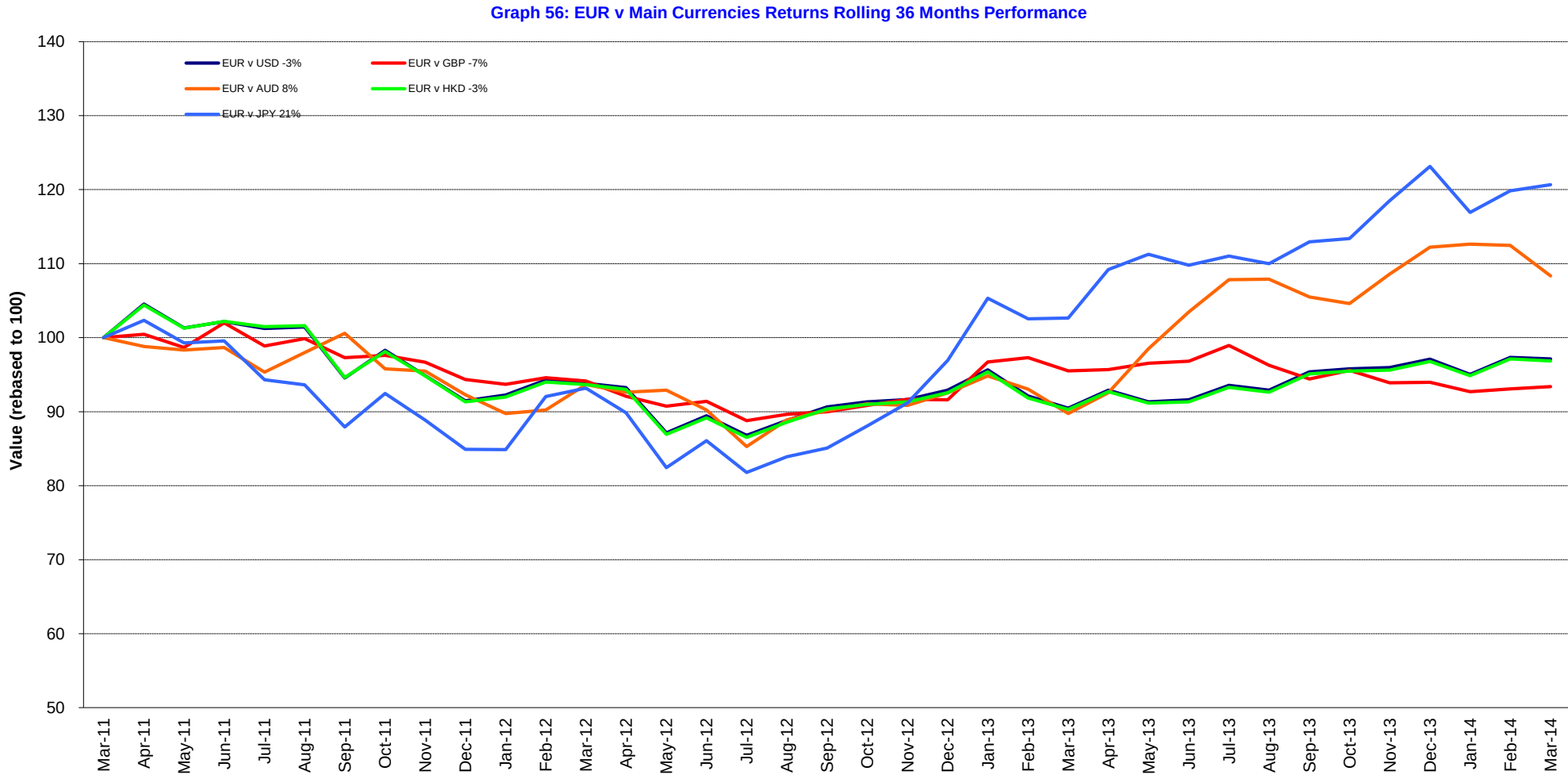
* -20, -10, -5 & -3 Years Total Returns are annualised

Version: March 2014

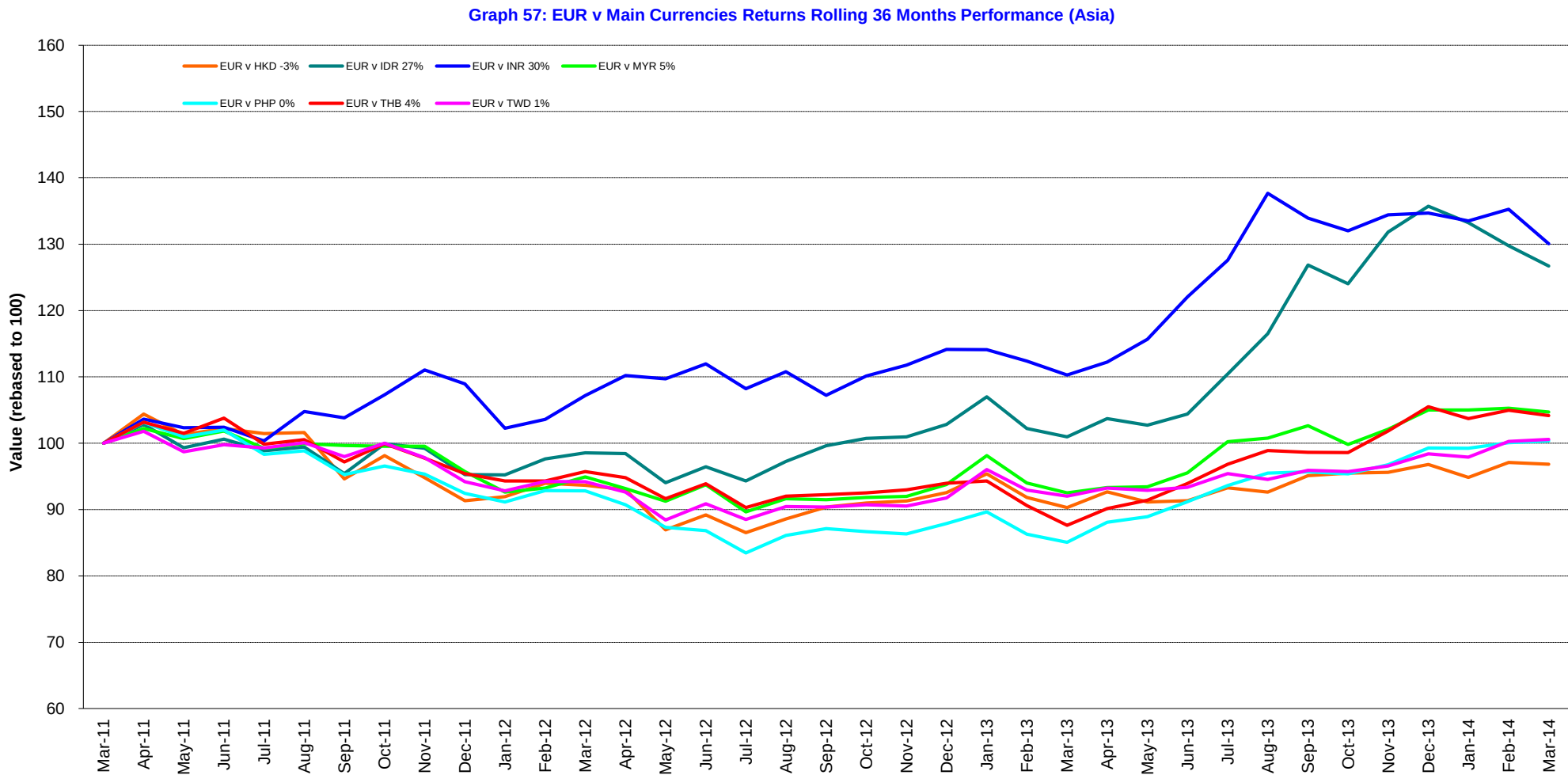
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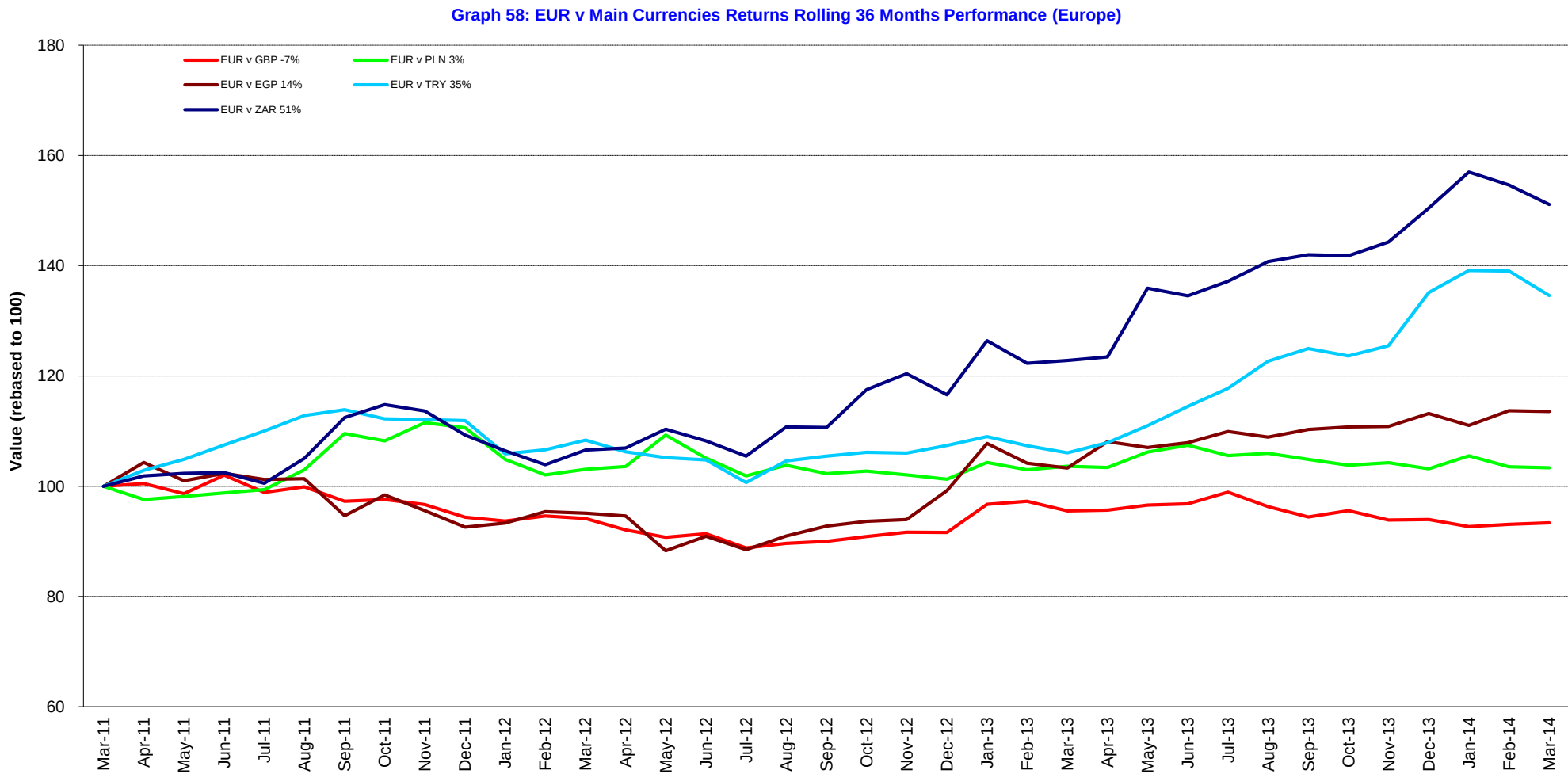
Foreign Exchange Performance



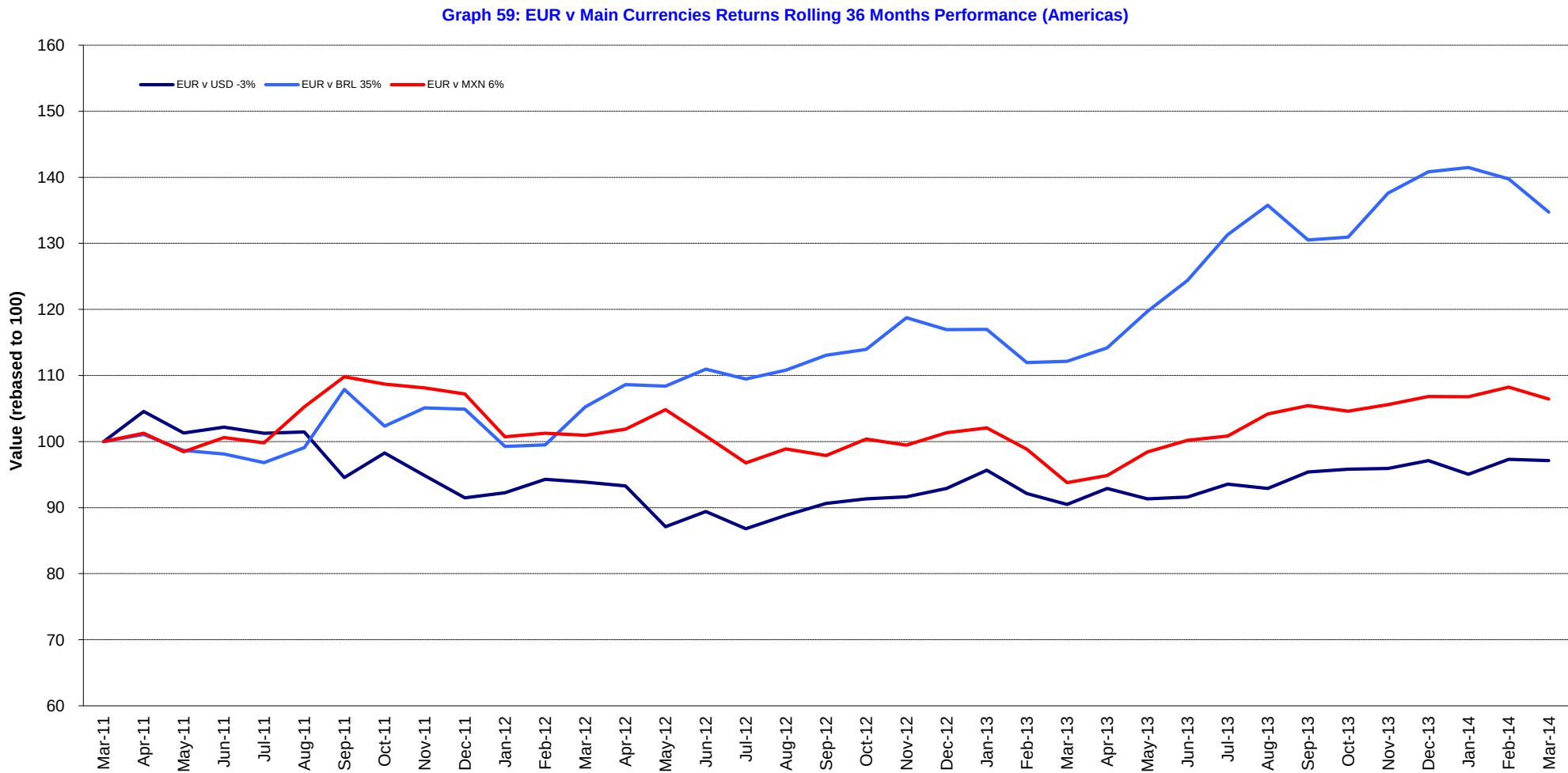
Foreign Exchange Performance



Foreign Exchange Performance



Foreign Exchange Performance



Part VII

Appendices & Disclosures

Section 7.1

Details on Methodology

Methodology

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are calculated using the following approach:

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

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

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

Methodology

Velocity

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

Volatility

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

Section 7.2

Data Vendor Codes

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AUSTRALIA HEDGED IN US\$ INDEX		ELHAU						TELHAU				FTAHUST						
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	ELAU		REAU	RUAU	RPAU	RYAU	RDAU		TRLAUE	TRLAUU	TRLAUG	TRLAUJ	TRLAUL	
AUSTRALIA LIQUID INDEX	LIQELAUE	LIQELAUU	LIQELAUG	LIQELAUJ	LIQELAUU		TLIQELAUE	TLIQELAUU	TLIQELAUG	TLIQELAUJ	TLIQELAUU							
AUSTRIA INDEX	EPAS	UPAS	PPAS	YPAS			REPAS	RUPAS	RPAS	RYAUS			TRPASE	TRPASU	TRPASG	TRPASJ		
BELGIUM INDEX	EPBL	UPBL	PPBL	YPBL			RPBL	RUPBL	RPPB	RYBL			TRPBLE	TRPBLU	TRPBLG	TRPBLJ		
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAE	RCAU	RPCA	RYCA		RCAC (CAD)	TRLCAE	TRLCAU	TRLCAG	TRLCAJ		TRLCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILOC	FTGIEUTR	FTGIUSTR				FTGILCTR						
CZECH REPUBLIC INDEX													TRPCZE	TRPCZU	TRPCZG	TRPCZJ		TRPCZL (NZD)
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPKD	RUPDK	RPLD	RYDK		RLDK (DKK)	TRLDKE	TRLDKU	TRLDKG	TRLDKJ		TRLDKL (DKK)
DEV. ASIA 33 INDEX	ENA3 (HKD)																	
DEV. ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
DEV. ASIA DIVIDEND+ INDEX	ENAD																	
DEV. ASIA EMERGING INDEX	FENEA																	
DEV. ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADU	EAADG	EAADJ	EAADA			TEAADE	TEAADU	TEAADG	TEAADJ	TEAADA							
DEV. ASIA EX AUSTRALIA HEALTHCARE INDEX	EAHHE	EAHJU	EAHJG	EAHJ	EAHA		TEAAHE	TEAAHU	TEAAHG	TEAAHJ	TEAAHA							
DEV. ASIA EX AUSTRALIA INDEX	EPAAE	EPAAU	EPAAG	EPAAJ			TEPAAE	TEPAAU	TEPAAG	TEPAAJ			TRPAAE	TRPAAU	TRPAAG	TRPAAJ		
DEV. ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAAIA							
DEV. ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED IDX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
DEV. ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAALU	EAALG	EAALJ	EAALA			TEAALU	TEAALU	TEAALG	TEAALJ	TEAALA							
DEV. ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
DEV. ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
DEV. ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
DEV. ASIA EX AUSTRALIA RETAIL INDEX	EAAAT	EAAATU	EAAATG	EAAATJ	EAAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
DEV. ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAAASU	EAAASG	EAAASJ	EAAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
DEV. ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAAEE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAEE	TEAAEU	TEAAEG	TEAAEJ	TEAAEA							
DEV. ASIA EX AUSTRALIA SPECIALTY INDEX	EAAPE	EAAPU	EAAPG	EAAPJ	EAAPA		TEAAPE	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
DEV. ASIA INDEX	EGAS	UGAS	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGASE	TRGASU	TRGASG	TRGASJ		
DEV. ASIA INDUSTRIAL INDEX	EGAIE	EGAIU	EGAIG	EGAIJ	EGAIA		TEGAIE	TEGAIU	TEGAIG	TEGAJ	TEGAIA							
DEV. ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
DEV. ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TENASE	TENASU	TENASG	TENASJ	TENASA							
DEV. ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAFU		TEGAFE	TEGAFU	TEGAFG	TEGAFJ	TEGAFA							
DEV. ASIA PAC EX JPN EX AUS LIQUID INDEX						GSLQAPH (HKD), GSLQAPS (SGD)						TGSLQAPH (HKD), TGSLQAPS (SGD)						
DEV. ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
DEV. ASIA RESIDENTIAL INDEX	EGAEU	EGAEU	EGAEU	EGAEJ	EGAEA		TEGAEE	TEGAEU	TEGAEG	TEGAJ	TEGAEA							
DEV. ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
DEV. EUROPE CAPPED INDEX	EORA	EORAU	EORAG	EORAG			TEORAE	TEORAU	TEORAG	TEORAJ			R0RA	R0RA	R0RA	R0RA		
DEV. EUROPE DIVERSIFIED INDEX	EPRDE	EPRDU	EPRDG	EPRDJ	EPRDA		TEPRDE	TEPRDU	TEPRDG	TEPRDJ	TEPRDA							
DEV. EUROPE EURO ZONE CAPPED INDEX	EOEU	EOEUU	EOEUG	EOEUJ			TEOEUE	TEOEUU	TEOEUG	TEOEJ			R0EU	R0EU	R0EU	R0EU		

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

	Price Indices	Gross Total Return Indices						Net Total Return Indices					
AUSTRALIA INDEX	.FTELAU	.FTELAUE	.FTELAUU	.FTELAUY	.FTELAUS	.FTELAUL	.FTTELAUE	.FTTELAUU	.FTTELAUS	.FTTELAUY	.FTTELAUL		
AUSTRIA INDEX		.FTEPASE	.FTEPASU	.FTEPASY	.FTEPASS	.FTEPASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY	.FTTRPASL		
BELGIUM INDEX		.FTEPBLE	.FTEPBLU	.FTEPBLY	.FTEPBLS	.FTEPBLL	.FTTRPBLE	.FTTRPBLU	.FTTRPBLS	.FTTRPBLY	.FTTRPBLL		
CANADA INDEX		.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS	.FTELCAL	.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAY	.FTTELCAL		
CZECH INDEX												.FTTRPCZL	
DENMARK INDEX		.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS	.FTELDKL	.FTTELDKE	.FTTELDKU	.FTTELDKS	.FTTELDKY	.FTTELDKL		
DEV. ASIA 33 INDEX	.FTENAE3												
DEV. ASIA DIVIDEND+ INDEX	.FTENAD												
DEV. ASIA EMERGING INDEX	.FTENEA												
DEV. ASIA EX AUSTRALIA INDEX													
DEV. ASIA INDEX	.FTEGAS	.FTUGAS						.FTTRPAAE	.FTTRPAAU	.FTTRPAAS	.FTTRPAAY	.FTTRPAAL	
DEV. ASIA NON-REITS INDEX								.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY	.FTTRGASL	
DEV. ASIA REITS INDEX								.FTENASE	.FTENASU	.FTENASS	.FTENASY	.FTENASL	
DEV. EUROPE CAPPED INDEX	.FTEORA							.FTEORASE	.FTEORASU	.FTEORASS	.FTEORASY	.FTEORASL	
DEV. EUROPE EURO ZONE CAPPED INDEX	.FTEOEU												
DEV. EUROPE EURO ZONE INDEX	.FTEPEU							.FTEPEUE	.FTEPEUU	.FTEPEUY	.FTEPEUS	.FTEPEUL	
DEV. EUROPE EX UK CAPPED INDEX	.FTEOUE												
DEV. EUROPE EX UK DIVIDEND+ INDEX	.FTENDP							.FTENDPE	.FTENDPU	.FTENDPS	.FTENDPY	.FTENDPL	
DEV. EUROPE EX UK INDEX	.FTXUK							.FTXUKL	.FTXUKU	.FTXUKS	.FTXUKY	.FTXUKL	
DEV. EUROPE INDEX	.FTEPRA	.FTUPRA						.FTEPRAL	.FTEPRAU	.FTEPRAS	.FTEPRAY	.FTEPRAL	
DEV. EUROPE LIQUID 40 EX UK INDEX								.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS	.FTSSXUL	
DEV. EUROPE LIQUID 40 INDEX								.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS	.FTSSELL	
DEV. EUROPE NON-REITS INDEX	.FTENEE												
DEV. EUROPE REITS INDEX	.FTEREE							.FTEREE					
DEV. EUROPE UK RESTRICTED INDEX	.FTEPHG							.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS	.FTEPHGL	
DEV. NORTH AMERICA INDEX	.FTGNNA	.FTGNNA						.FTGNNAE	.FTGNNAU	.FTGNNAV	.FTGNNAS	.FTGNNAL	
EMERGING AMERICAS INDEX	.FTENEL												
EMERGING EMEA INDEX	.FTENEM												
EMERGING EUROPE INDEX	.FTENEU												
EMERGING MARKET INDEX	.FTENEI												
EMERGING MIDDLE EAST/AFRICA INDEX	.FTENME												
FINLAND INDEX		.FTEPFIE	.FTEPFIU	.FTEPFY	.FTEPFIS	.FTEPFIL	.FTTRPFIE	.FTTRPFIU	.FTTRPFIS	.FTTRPFY	.FTTRPFIL		
FRANCE INDEX		.FTEPFRE	.FTEPFRI	.FTEPFY	.FTEPFIS	.FTEPFIL	.FTTRPFRE	.FTTRPFRI	.FTTRPFIS	.FTTRPFY	.FTTRPFIL		
GERMANY INDEX		.FTEPGRE	.FTEPGRI	.FTEPGY	.FTEPGIS	.FTEPGIL	.FTTRPGRE	.FTTRPGRI	.FTTRPGIS	.FTTRPGY	.FTTRPGIL		
GLOBAL DEV. DIVIDEND+ INDEX	.FTENGD												
GLOBAL DEV. EX ASIA INDEX		.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS	.FTEGXAL	.FTTRGXAE	.FTTRGXAU	.FTTRGXAS	.FTTRGXAY	.FTTRGXAL		
GLOBAL DEV. EX ASIA NON-REITS INDEX		.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL	.FTTRNXAE	.FTTRNXAU	.FTTRNXAS	.FTTRNXAY	.FTTRNXAL		
GLOBAL DEV. EX ASIA REITS INDEX		.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY	.FTERXAL	.FTTRRXAE	.FTTRRXAU	.FTTRRXAS	.FTTRRXAY	.FTTRRXAL		
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX						.FTEGAAA		.FTTEGAAL					
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX								.FTTEGAHU				.FTTEGAHL	
GLOBAL DEV. EX AUSTRALIA INDEX						.FTTRAXAA							
GLOBAL DEV. EX EUROPE INDEX		.FTEGXEE	.FTEGXEU	.FTEGXAY	.FTEGXES	.FTEGXEL	.FTTRGXEE	.FTTRGXEU	.FTTRGXES	.FTTRGXAY	.FTTRGXEL		

Version: August 2011

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Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
Aedifica *	BE	BE0003851681	AED BB	AED.BR	AED-BRU
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
Mobimo	CH	CH0011108872	MOBN SW	MOBN.S	MOBN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Affine *	FR	FR0000036105	IML FP	BTTP.PA	IML-PAR
ANF-Immobilier S.A. *	FR	FR0000063091	ANF FP	ANF.PA	ANF-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
Societe de la Tour Eiffel *	FR	FR0000036816	EIFF FP	TEIF.PA	EIFF-PAR
Eurobank Properties *	GR	GRS491003000	EUPRO GA	EUPr.AT	EUPRO-ATH
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Deutsche Annington Immobilien AG	DE	DE000A1ML7J1	ANN GR	ANNG.F	ANN-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWNI GR	DWNG.F	DWN-ETR
Deutsche Wohnen non ranking for divi	DE		DWNJ GR	DWNG.F	DWN-ETR
Deutsche Euroshop	DE	DE0007480204	DEQ GR	DEQGn.DE	DEQ-ETR
DIC Asset	DE	DE000A1X3XX4	DIC GR	DICG.DE	DIC-ETR
Gagfah	DE	LU0269583422	GFJ GR	GFJG.DE	GFJ-ETR
Hamborner REIT AG *	DE	DE0006013006	HAB GY	HAB.DE	HAB-ETR
LEG Immobilien AG	DE	DE000LEG1110	LEG GR	LEG.DE	LEG-ETR
Prime Office AG	DE	DE000PRME020	PMO GR	PMO.F	PMO-ETR
TAG Immobilien AG	DE	DE00080303504	TEG GR	TEG.F	TEG-ETR
Beni Stabili *	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
Unibail-Rodamco *	NL	FR0000124711	UL NA	UNBP.NA	UL-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Inmobiliaria Colonial S.A.	SP	ES0139140042	COL SM	COL.SM	COL-MAD
Fastighets AB Balder B	SE	SE0000455057	BALDB SS	BALDB.ST	BALDB-OME
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Dios Fastigheter AB	SE	SE0001634262	DIOS SS	DIOS.ST	DIOS-OME
Hemfosa Fastigheter AB	SE	SE0005731171	HEMF SS	HEMF.ST	HEMF-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Klovern AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wallenstam AB	SE	SE0000115008	WALLB SS	WALLB.ST	WALLB-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
Picton Property	UK	GB00B0LCW208	PCTN LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
Hansteen Holdings *	UK	GB00B0PPFY88	HSTN LN	HSTN.L	HSTN-LON
F&C UK Real Estate Investment	UK	GB00B012T521	FCRE LN	FCRE.L	FCRE-LON
Schroder Real Estate Investment Tr	UK	GB00B01HM147	SREI LN	SREI.L	SREI-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
LondonMetric Property *	UK	GB00B4WFW713	LMP LN	LMP.L	LMP-LON
INTU Properties *	UK	GB0006834344	INTU LN	INTU.L	INTU-LON
Intu Properties (Dummy Call)	UK	0	INTU LN	INTU.L	INTU-LON
Intu Properties (Nil Paid)	UK	GB00BKJ9QX26	INTU LN	INTU.L	INTU-LON
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Medicx Fund	UK	GG00B1DVQL92	MXF LN	MXF.L	MXF-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Redefine International *	UK	IM00B8BV8G91	RDI LN	RDI.L	RDI-LON

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Safestore Holdings *	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB00B67G5X01	WKP LN	WKP.L	WKP-LON
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
Australand Property Group	AU	AU000000ALZ7	ALZ AU	ALZ.AX	ALZ-ASX
BWP Trust *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
Federation Centres *	AU	AU000000FC2	CRF AU	CRF.AX	CRF-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cromwell Property Group *	AU	AU000000CMW8	CMW AU	CMW.AX	CMW-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
Investa Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Westfield Retail Trust *	AU	AU000000WRT1	WRT AU	WRT.AX	WRT-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Fortune Real Estate Investment Trust *	HK	SG1033912138	FRT SP	FRT.SI	FRT-SES
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Swire Properties	HK	HK000063609	1972 HK	1972.HK	1972-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Activia Properties *	JP	JP3047490002	3279 JP	3279.T	3279-TKS
Advance Residence Investment *	JP	JP3047160001	3269 JP	3269.T	3296-TKS
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Daiwahouse Residential Invest *	JP	JP3046390005	8984 JP	8984.T	8984-TKS
Frontier Real Estate Investment *	JP	JP3046200006	8964 JP	8964.T	8964-TKS
GLP J-REIT *	JP	JP3047510007	3281 JP	3281.T	3281-TKS
Hulic	JP	JP3360800001	3003 JP	3003.T	3003-TKS
Industrial & Infrastructure Fund Inve:	JP	JP3046500009	3249 JP	3249.T	3249-TKS
Japan Excellent *	JP	JP3046420000	8987 JP	8987.T	8987-TKS
Japan Logistics Fund *	JP	JP3046230003	8967 JP	8967.T	8967-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Office Investment Corporati	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Hills REIT Investment *	JP	JP3046470005	3234 JP	3234.T	3234-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Accommodations Fund *	JP	JP3046440008	3226 JP	3226.T	3226-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nippon Prologis REIT *	JP	JP3047550003	3283 JP	3283.T	3283-TKS
Nomura Real Estate Master Fund *	JP	JP3047600006	3285 JP	3285.T	3285-TKS
Nomura Real Estate Holdings	JP	JP3762900003	3231 JP	3231.T	3231-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
CapitaMall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
CDL Hospitality Trusts *	SG	SG1T66931158	CDREIT SP	CDREIT.SI	CDR-SES

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES
Global Logistic Properties	SG	SG2C26962630	GLP SP	GLP.SI	GLP-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
Keppel REIT *	SG	SG1T22929874	KREIT SP	KLAN.SI	K17-SES
Mapletree Commercial Trust *	SG	SG2D18969584	MCT SP	MCT.SI	MCT-SES
Mapletree Industrial Trust *	SG	SG2C32962814	MINT SP	MINT.SI	MINT-SES
Mapletree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
UOL Group	SG	SG1S83002349	UOL SP	UTOS.SI	UOL-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Yanlord Land Group	SG	SG1T57930854	YLLG SP	YNLG.SI	Z25-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA0431511058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Calloway REIT *	CA	CA1312532056	CWT-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA1365011049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Retirement Residences *	CA	CA16141A1030	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Crombie Real Estate Investment Trust	CA	CA2271071094	CRR-U CN	CRR_u.TO	CRR.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Dundee International Real Estate Invest	CA	CA26518R2090	DI-U CN	DI_u.TO	DI.UN-TSX
Extendicare Inc.	CA	CA30224T8639	EXE-U CN	EXE_u.TO	EXE.UN-TSX
First Capital Realty	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
Granite Real Estate *	CA	CA3874371147	GRT CN	GRT.TO	GRT-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1324	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties	CA	CA4941048700	KMP CN	KMP.TO	KMP-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241107	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Pure Industrial Real Estate Trust *	CA	CA74623T1084	AAR-U CN	AAR_u.TO	AAR.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
Prologis *	US	US74340W1036	AMB US	AMB.N	AMB-US
American Assets Trust Inc. *	US	US0240131047	AAT US	AAT.N	AAT-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
American Homes 4 Rent *	US	US02665T3068	AMH US	AMH.N	AMH-US
American Realty Capital Prop *	US	US02917T1043	ARCP US	ARCP.N	ARCP-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US
Brixmor Property Group *	US	US11120U1051	BRX US	BRX.N	BRS-US
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
Campus Crest Communities *	US	US13466Y1055	CCG US	CCG.N	CCG-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Realty Trust *	US	US1506022094	CDR US	CDR.N	CDR-US
Chambers Street Properties *	US	US1578421059	CSG US	CSG.N	CSG-US
Chesapeake Lodging Trust *	US	US1652401027	CHSP US	CHSP.N	CHSP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
DDR Corp. *	US	US23317H1023	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
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
Empire State Realty Trust *	US	US2921041065	ESRT US	ESRT.N	ESRT-US
EPR Properties *	US	US26884U1097	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Excel Trust *	US	US30068C1099	EXL US	EXL.N	EXL-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCE.A-US

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
General Growth Properties *	US	US3700231034	GGP US	GGP.N	GGP-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Glimcher Realty Trust *	US	US3793021029	GRT US	GRT.N	GRT-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Health Care REIT *	US	US42217K1060	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Healthcare Trust Of America Inc *	US	US42225P1057	HTA US	HTA.N	HTA-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Hudson Pacific Properties *	US	US4440971095	HPP US	HPP.N	HPP-US
Commonwealth REIT *	US	US2032331017	CWH US	CWH.N	CWH-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust *	US	US70509V1008	PEB US	PEB.N	PEB-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A *	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Retail Opportunity Investments Corp	US	US76131N1019	ROIC US	ROIC.N	ROIC-US
Retail Properties of America *	US	US76131V2025	RPAI US	RPAI.N	RPAI-US
RLJ Lodging Trust *	US	US74965L1017	RLJ US	RLJ.N	RLJ-US
Rouse Properties *	US	US7792871011	RSE US	RSE.N	RSE-US
Sabra Health Care REIT *	US	US78573L1061	SBRA US	SBRA.N	SBRA-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Select Income REIT *	US	US81618T1007	SIR US	SIR.N	SIR-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
Silver Bay Realty Trust *	US	US82735Q1022	SBY US	SBY.N	SBY-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Spirit Realty Capital *	US	US84860W1027	SRC US	SRC.N	SRC-US
Strategic Hotels & Resorts *	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
STAG Industrial *	US	US85254J1025	STAG US	STAG.N	STAG-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
CubeSmart *	US	US2296631094	CUBE US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US
W. P. Carey Inc. *	US	US92936U1097	WPC US	WPC.N	WPC-US

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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Aliansce Shopping Centers SA	BRAZ	BRALSCACNOR0	ALSC3 BZ	ALSC3.SA	ALSC3.BSP
Gafisa	BRAZ	BRGFS AACNOR3	GFS A3 BZ	GFS A3.SA	GFS A3.BSP
Brookfield Incorporacoes SA	BRAZ	BRBISAACNOR8	BISA3 BZ	BISA3.SA	BISA3-BSP
BR Malls Participacoes S/A Ord	BRAZ	BRBRMLACNOR9	BRML3 BZ	BRML3.SA	BRML3-BSP
BR Properties S/A Ord	BRAZ	BRBRPRACNOR9	BRPR3 BZ	BRPR3.SA	BRPR3-BSP
PDG Realty S/A Empreendimentos e P	BRAZ	BRPDGRACNOR8	PDGR3 BZ	PDGR3.SA	PDGR3-BSP
Direcional Engenharia	BRAZ	BRDIRRACNOR0	DIRR3 BZ	DIRR3.SA	DIRR3-BSP
Even Construtora e Incorporadora SA	BRAZ	BREVENACNOR8	EVEN3 BZ	EVEN3.SA	EVEN3-BSP
EZ TEC Empreendimentos e Partipaco	BRAZ	BREZTCACNOR0	EZTC3 BZ	EZTC3.SA	EZTC3-BSP
General Shopping Brasil	BRAZ	BRGSH PACNOR7	GSHP3 BZ	GSHP3.SA	GSHP3-BSP
Rodobens Negocios Imobiliarios S/A O	BRAZ	BRRDNIACNOR9	RDN I3 BZ	RDN I3.SA	RDN I3-BSP
Helbor Empreendimentos S.A.	BRAZ	BRHBORACNOR3	HBOR3 BZ	HBOR3.SA	HBOR3-BSP
Iguatemi Empresa de Shopping Center	BRAZ	BRIGTAACNOR5	IGTA3 BZ	IGTA3.SA	IGTA3-BSP
JHSF Participacoes SA	BRAZ	BRJHS FACNOR2	JHSF3 BZ	JHSF3.SA	JHSF3-BSP
MRV Engenharia e Participacoes SA	BRAZ	BRMRVEACNOR2	MRVE3 BZ	MRVE3.SA	MRVE3-BSP
Multiplan Empreendimentos Imobiliarios	BRAZ	BRMULTACNOR5	MULT3 BZ	MULT3.SA	MULT3-BSP
Rossi Residencial SA	BRAZ	BRRSIDACNOR8	RSID3 BZ	RSID3.SA	RSID3-BSP
Sao Carlos Empreendimentos e Partici	BRAZ	BRSCARACNOR7	SCAR3 BZ	SCAR3.SA	SCAR3-BSP
Sonae Sierra Brasil	BRAZ	BRSSBRACNOR1	SSBR3 BZ	SSBR3.SA	SSBR3-BSP
Tecnisa S.A.	BRAZ	BRTCS AACNOR3	TCSA3 BZ	TCSA3.SA	TCSA3-BSP
Cyrela Brazil Realty S/A Empreendime	BRAZ	BRCYREACNOR7	CYRE3 BZ	CYRE3.SA	CYRE3-BSP
Parque Arauco SA	CHL	CLP763281068	PARAU CO	CYRE3.SA	CYRE3-BSP
Beijing Capital Land (H)	CHN	CNE100000239	2868 HK	2868.HK	-NA-
C C Land Holdings	CHN	BMG1985B1138	1224 HK	1224.HK	-NA-
China Overseas Land & Inv (Red Chip)	CHN	HK0688002218	688 HK	688.HK	-NA-
China Resources Land (Red Chip)	CHN	KYG2108Y1052	1109 HK	1109.HK	-NA-
CIFI Holdings (Group) (P Chip)	CHN	KYG2140A1076	884 HK	884.HK	-NA-
CSI Properties	CHN	BMG2581C1091	497 HK	497.HK	-NA-
Evergrande Real Estate Group	CHN	KYG3225A1031	3333 HK	3333.HK	-NA-
Fantasia Holdings Group Co. Ltd.	CHN	KYG3311L1041	1777 HK	1777.HK	-NA-
Franshion Properties China (Red Chip)	CHN	HK0817039453	817 HK	817.HK	-NA-
Glorious Property Holdings (P Chip)	CHN	KYG3940K1058	845 HK	845.HK	-NA-
Greentown China Holdings	CHN	KYG4100M1050	3900 HK	3900.HK	-NA-
Guangzhou R&F Properties (H)	CHN	CNE100000569	2777 HK	2777.HK	-NA-
Hui Xian Real Estate Investment Trust	CHN	HK0000078516	87001 HK	87001.HK	-NA-
Hopson Dev Hold	CHN	BMG4600H1016	754 HK	754.HK	-NA-
Kaisa Group Holdings (P Chip)	CHN	KYG521321003	1638 HK	1638.HK	-NA-
K Wah International Holdings	CHN	BMG5321P1169	173 HK	173.HK	-NA-
KWG Property Holding (P Chip)	CHN	KYG532241042	1813 HK	1813.HK	-NA-
Longfor Properties Co. Ltd.	CHN	KYG5635P1090	960 HK	960.HK	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Mapletree Greater China Commercial	CHN	SG2F55990442	MAGIC SP	MAGIC.HK	-NA-
Mingfa Group (International)	CHN	KYG614131038	846 HK	846.HK	-NA-
Minmetals Land (Red Chip)	CHN	BMG6144P1014	230 HK	230.HK	-NA-
Shanghai Lujiazui Fin & Trade Dev (	CHN	CNE000000HH6	900932 CH	600663.SS	-NA-
Shanghai Industrial Urban Developm	CHN	BMG8065B1037	563 HK	563.HK	-NA-
China Merchants Prop (B)	CHN	CNE000000891	200024 CH	000024.SZ	-NA-
Beijing North Star (H)	CHN	CNE100000262	588 HK	601588.SS	-NA-
Poly (Hong Kong) Investments (Red	CHN	HK0119000674	119 HK	600119.SS	-NA-
Powerlong Real Estate Holdings (P	CHN	KYG720051047	1238 HK	1238.HK	-NA-
Renhe Commercial Holdings (P Chip	CHN	KYG750041041	1387 HK	1387.HK	-NA-
Sinolink Worldwide Holdings (P Chip	CHN	BMG8165B1028	1168 HK	1168.HK	-NA-
Shenzhen Vanke (B)	CHN	CNE0000008Q1	200002 CH	200002.SZ	-NA-
Shenzhen Investment (Red Chip)	CHN	HK0604011236	604 HK	604.HK	-NA-
Sino-Ocean Land Holdings (Red Chi	CHN	HK3377040226	3377 HK	3377.HK	-NA-
Greenland Hong Kong Holdings *	CHN	KYG4587S1049	337 HK	337.HK	-NA-
Sunac China Holdings (P Chip)	CHN	KYG8569A1067	1918 HK	1918.HK	-NA-
Wuzhou International Holdings *	CHN	KYG981001038	1369 HK	1369.HK	-NA-
Yuexiu Property (Red Chip)	CHN	HK0123000694	123 HK	123.HK	-NA-
Atrium European Real Estate	CZE	JE00B3DCF752	ATRS NA	ATRS.NA	-NA-
Orco Property Group S.A.	CZE	LU0122624777	ORC FP	ORD.FP	-NA-
Six Of October Development & Inve	EGY	EGS65851C015	OCDI EY	OCDI.CA	-NA-
Ascendas India Trust	IDA	SG1V35936920	AIT SP	AIT.SP	-NA-
DLF	IDA	INE271C01023	DLFU IN	DLF.BO	532868-BOM
Obero Realty	IDA	INE093I01010	OBER IN	OBER.BO	-NA-
Prestige Estates Projects Ltd	IDA	INE811K01011	PEPL IN	PEPL.BO	-NA-
Unitech	IDA	INE694A01020	UT IN	UNTE.BO	507878-BOM
Alam Sutera Realty	INDO	ID1000108400	ASRI IJ	ASRI.JK	-NA-
Agung Podomoro Land Tbk PT	INDO	ID1000117104	APLN IJ	APLN.JK	-NA-
Bumi Serpong Damai PT	INDO	ID1000110802	BSDE IJ	BSDE.JK	-NA-
Ciputra Develop	INDO	ID1000115306	CTRA IJ	CTRA.JK	-NA-
Ciputra Property	INDO	ID1000107907	CTRP IJ	CTRP.JK	-NA-
Ciputra Surya	INDO	ID1000101900	CTRS IJ	CTRS.JK	-NA-
First Real Estate Investment Trust	INDO	SG1U27933225	FIRT SP	FIRT.JK	-NA-
Intiland Development Tbk PT	INDO	ID1000116403	DILD IJ	DILD.JK	-NA-
Kawasan Industri Jababeka	INDO	ID1000072507	KIJA IJ	KIJA.JK	-NA-
Lippo Karawaci	INDO	ID1000108905	LPKR IJ	LPKR.JK	-NA-
Pakuwon Jati	INDO	ID1000122500	PWON IJ	PWON.JK	-NA-
Sentul City	INDO	ID1000104201	BKSL IJ	BKSL.JK	-NA-
Summarecon	INDO	ID1000092406	SMRA IJ	SMRA.JK	-NA-
Axis Real Estate Investment Trust	MAL	MYL5106TO008	AXRB MK	CMMT.KL	-NA-

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CapitaMalls Malaysia Trust *	MAL	MYL5180TO003	CMMT MK	CMMT.KL	-NA-
Eastern & Orient	MAL	MYL3417OO002	EAST MK	EAST.KL	-NA-
IGB *	MAL	MYL1597OO003	IGB MK	IGBS.KL	-NA-
IGB Real Estate Investment Trust	MAL	MYL5227TO002	IGBREIT MK	IGBREIT.KL	-NA-
IJM Land Bhd	MAL	MYL5215OO008	IJMLD MK	IJMLD.KL	-NA-
Glomac Bhd	MAL	MYL5020OO002	GLMC MK	GLMC.KL	-NA-
Mah Sing Group	MAL	MYL8583OO006	MSGB MK	MSGB.KL	-NA-
Malaysian Resources *	MAL	MYL1651OO008	MRC MK	MRC.KL	-NA-
MKH Bhd	MAL	MYL6114OO002	MKH MK	MKH.KL	-NA-
Pavilion Real Estate Investment Trust *	MAL	MYL5212TO004	PREIT MK	PREIT.KL	-NA-
UEM Sunrise	MAL	MYL5148OO001	UEMS MK	UEMS.KL	-NA-
YTL Land & Development BHD	MAL	MYL2577OO004	YTLL MK	YTLL.KL	-NA-
SP Setia	MAL	MYL8664OO004	SPSB MK	SPSB.KL	-NA-
Tebrau Teguh Bhd	MAL	MYL1589OO000	TEB MK	TEB.KL	-NA-
Tropicana	MAL	MYL5401OO004	TRCB MK	TRCB.KL	-NA-
UOA Development	MAL	MYL5200OO000	UOAD MK	UOAD.KL	-NA-
KLCC Property Holdings	MAL	MYL5235SS008	KLCC MK	KCCP.KL	-NA-
Administradora Fibra Danhos S.A. de C	MEX	MXCFDA020005	DANHOS13 MM	DANHOS.KL	-NA-
Consortio Ara *	MEX	MXP001161019	ARA* MM	ARA.MX	-NA-
Fibra Uno Administracion S.A. de C.V.	MEX	MXCFFU000001	FUNO11 MM Eq	FUNO11.MX	-NA-
Macquarie Mexico Real Estate Manage	MEX	MXCFFIU00002	FIBRAMQ MM	FIBRAMQ.MX	-NA-
Desarrolladora Homex SA de CV *	MEX	MX01HO000007	HOMEX* MM	HOMEX.MX	-NA-
Vista Land & Lifescapes	PHIL	PHY9382G1068	VLL PM	VLL.PS	-NA-
Filinvest Land	PHIL	PHY249161019	FLI PM	FLI.PS	-NA-
Megaworld Corporation	PHIL	PHY594811127	MEG PM	MEG.PS	-NA-
SM Prime Hldgs	PHIL	PHY8076N1120	SMPH PM	SMPH.PS	-NA-
Ayala Land	PHIL	PHY0488F1004	ALI PM	ALI.PS	-NA-
Robinson's Land Corporation	PHIL	PHY731961264	RLC PM	RLC.PS	-NA-
Globe Trade Centre	POL	PLGTC0000037	GTC PW	GTCA.WA	GTC-WAR
Immofinanz AG	RUS	AT0000809058	IIA AV	IIA.AV	IIA-VIE
PIK Group	RUS	RU000A0JP7J7	PIKK RU	PIKK.RU	PIKK-RU
Acucap Properties Limited *	SAF	ZAE000037651	ACP SJ	ACP.J.J	-NA-
Arrowhead Properties (B) *	SAF	ZAE000158119	AWB SJ	AWB.J.J	-NA-
Arrowhead Properties (A) *	SAF	ZAE000158101	AWA SJ	AWA.J.J	-NA-
Attacq Limited	SAF	ZAE000177218	ATT SJ	ATT.J.J	-NA-
Capital Property Fund	SAF	ZAE000001731	CPL SJ	CPL.J.J	-NA-
Fountainhead Property Trust *	SAF	ZAE000097416	FPT SJ	FPT.J.J	-NA-
Hyprop Investments Ltd *	SAF	ZAE000003430	HYP SJ	HYP.J.J	-NA-
SA Corporate Real Estate Fund *	SAF	ZAE000083614	SAC SJ	SAC.J.J	-NA-
Redefine Properties *	SAF	ZAE000143178	RDF SJ	RDF.J.J	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Resilient Prop Inc Fd *	SAF	ZAE000043642	RES SJ	RESJ.J	-NA-
Growthpoint Prop Ltd *	SAF	ZAE000179420	GRT SJ	GRTJ.J	-NA-
Emira Property Fund *	SAF	ZAE000050712	EMI SJ	EMI.J.J	-NA-
Vukile Property Fund *	SAF	ZAE000056370	VKE SJ	VKE.J	-NA-
Central Pattana	THAI	TH0481B10Z00	CPN TB	CPN.BK	-NA-
Cpn Retail Growth Leasehold Proper	THAI	TH0856010Y06	CPNRF TB	CPNRF.BK	-NA-
Land & Houses	THAI	TH0143010Z08	LH TB	LH.BK	-NA-
LPN Development	THAI	TH0456010Z04	LPN TB	LPN.BK	-NA-
Asian Property Development	THAI	TH0308010Y08	AP TB	AP.BK	-NA-
Amata Corp	THAI	TH0617A10Z08	AMATA TB	AMAT.BK	-NA-
Preuksa Real Estate	THAI	TH0878010Y00	PS TB	-NA-	-NA-
Property Perfect	THAI	TH0352A10Z07	PF TB	-NA-	-NA-
Quality Houses	THAI	TH0256A10Z04	QH TB	-NA-	-NA-
Sansiri	THAI	TH0577C10Z04	SIRI TB	-NA-	-NA-
SC Asset	THAI	TH0747A10Z01	SC TB	-NA-	-NA-
Siam Future Development PCL	THAI	TH0699010003	SF TB	-NA-	-NA-
Supalai PCL	THAI	TH0371010Z05	SPALI TB	SPAL.BK	-NA-
WHA	THAI	TH3871010007	WHA TB	WHA.BK	-NA-
Ticon Industrial Connection Pcl	THAI	TH0675010Z09	TICON TB	TICON.BK	-NA-
Alarko G.Yat.Ort *	TUR	TRAALGYO91Q5	ALGYO TI	ALGYO.IS	-NA-
Emlak Konut Gayrimenkul Yatirim Or	TUR	TREEGYO00017	EKGYO TI	EKGYO.IS	-NA-
Is Gayrimenkul Yatirim Ortak *	TUR	TRAISGYO91Q3	ISGYO TI	ISGYO.IS	-NA-
Sinpas Gayrimenkul Yatirim Ortakligi	TUR	TRESNGY00019	SNGYO TI	SNGYO.IS	-NA-
Hung Poo Real Estate Development TWN	TWN	TW0002536000	2536 TT	2536.TW	-NA-
Aldar Properties PJSC	UAE	AEA002001013	ALDAR UH	ALDAR.UH	-NA-
Emaar Properties	UAE	AEE000301011	EMAAR UH	EMAAR.UH	-NA-
RAK Properties	UAE	AER000601016	RAKPROP UH	RAKPROP.UH	-NA-
Conygar Investment Company	AIM	GB0033698720	CIC LN	CIC.L	CPT-LON
Sirius Real Estate	AIM	GG00B1W3VF54	SRE LN	SRE.L	SRE-LON
LXB Retail Properties	AIM	JE00B4MFKH73	LXB LN	LXB.L	LXB-LON
Songbird Estates	AIM	GB00B4MTF637	SBD LN	SBD.L	-NA-
Lok'N Store Group	AIM	GB0007276115	LOK LN	LOK.L	-NA-
Max Property Group	AIM	JE00B3CX6J86	MAX LN	MAX.L	-NA-
NewRiver Retail	AIM	GG00B4Z05859	NRR LN	NRR.L	-NA-
Unitech Corporate Parks	AIM	IM00B1HWL911	UCP LN	UCP.L	-NA-
Dolphin Capital Investors	AIM	VGG2803G61028	DCI LN	DOLC.L	-NA-

Version: March 2014

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