



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

May 2014

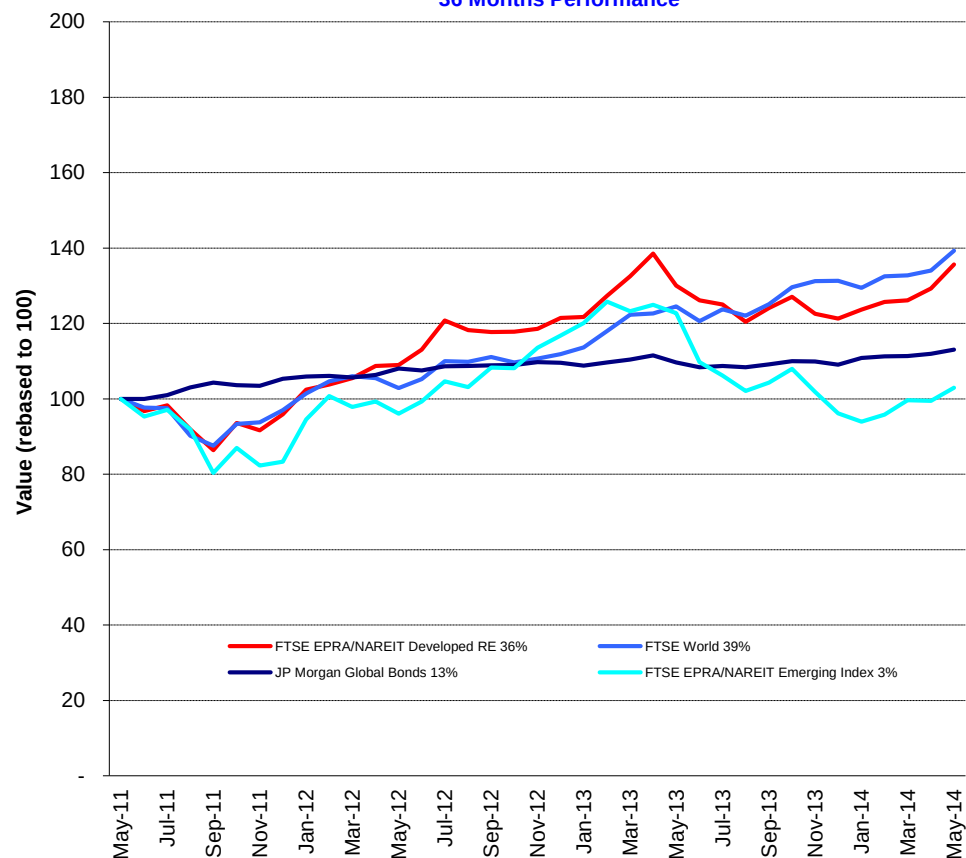


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Graph 1: Global Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



Comment

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

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

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

All calculated returns in the bulletin are geometric means.

Contents

Page	5	Part I - Total Markets
Page	7	Section 1.1 - Size of the total real estate market - Developed Markets
Page	9	Section 1.2 - Size of the total real estate market - Emerging Markets
Page	12	Part II - Global Markets (Developed plus Emerging)
Page	13	Section 2.1 - FTSE EPRA/NAREIT Global Index
Page	14	Dividend Yield Indices
Page	16	Indices Performance
Page	22	Section 2.2 - FTSE EPRA/NAREIT Global REIT/Non-REIT Index
Page	39	Part III - Developed Markets
Page	40	Section 3.1 - FTSE EPRA/NAREIT Developed Index
Page	42	Dividend Yield Indices
Page	46	Indices Performance
Page	56	Asset Class Comparison
Page	57	Top 20 Constituents, Market Cap Breakdown
Page	58	Top / Bottom 20 Performers
Page	59	Section 3.2 - FTSE EPRA/NAREIT Developed Asia Index
Page	61	Dividend Yield Indices
Page	62	Corporate Actions & Dividends
Page	65	Stock Performance
Page	69	Indices Performance
Page	78	Asset Class Comparison
Page	79	Top 20 Constituents, Market Cap Breakdown
Page	80	Top / Bottom 20 Performers

Page	82	Section 3.3 - FTSE EPRA/NAREIT Developed Europe and EMEA Index
Page	84	Dividend Yield Indices
Page	85	Corporate Actions & Dividends
Page	88	Stock Performance
Page	92	Bond Performance
Page	100	Futures
Page	101	Indices Performance
Page	119	Asset Class Comparison
Page	121	Top 20 Constituents, Market Cap Breakdown
Page	122	Top / Bottom 20 Performers
Page	124	Section 3.4 - FTSE EPRA/NAREIT Developed North America Index
Page	126	Dividend Yield Indices
Page	127	Corporate Actions & Dividends
Page	132	Stock Performance
Page	137	Indices Performance
Page	140	Asset Class Comparison
Page	141	Top 20 Constituents, Market Cap Breakdown
Page	142	Top / Bottom 20 Performers
Page	144	Section 3.5 - FTSE EPRA/NAREIT Developed REIT/Non-REIT Index Series
Page	167	Section 3.6 - FTSE EPRA/NAREIT Developed Investment Focus Index Series
Page	180	Section 3.7 - FTSE EPRA/NAREIT Developed Sector Index Series

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

A disclaimer applies to this document. Please refer to page 320.

Contents

Page	213	Part IV - Emerging Markets
Page	214	Section 4.1 - FTSE EPRA/NAREIT Emerging Markets Index Index Series
Page	216	Dividend Yield Indices
Page	218	Corporate Actions & Dividends
Page	227	Stock Performance
Page	228	Indices Performance
Page	243	Top 20 Constituents, Market Cap Breakdown
Page	244	Top / Bottom 20 Performers
Page	246	Section 4.2 - FTSE EPRA/NAREIT Emerging REIT/Non-REIT Index Series
Page	254	Section 4.3 - FTSE EPRA/NAREIT Emerging Sector Index Series
Page	259	Section 4.4 - FTSE EPRA/NAREIT AIM Index Series
Page	261	Dividend Yield Indices
Page	262	Corporate Actions & Dividends
Page	265	Stock Performance
Page	266	Indices Performance
Page	268	Top 20 Constituents, Market Cap Breakdown
Page	269	Top / Bottom 20 Performers
Page	271	Part V - Correlations
Page	272	Section 5.1 - Risk/Return Profiles and Correlations - Developed Markets
Page	284	Section 5.2 - Risk/Return Profiles and Correlations - Emerging Markets

Page	290	Part VI - Currency Exchange
Page	297	Part VII - Appendices & Disclosures
Page	298	Section 7.1 - Details on Methodology
Page	301	Section 7.2 - Data Vendor Codes
Page	319	Contacts
Page	320	Disclaimer

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	Mar-14 GDP (\$ Bn) (\$ Bn)	Mar-14 GDP per capita (\$ Bn)	Mar-14 Real Estate (\$ Bn)	May-14 Total Listed (\$ Bn)	May-14 Number of Companies	May-14 Of which REITs	May-14 Index Market Cap (\$ Bn)	May-14 No. of Index Constituents	May-14 Ttl RE/Listed RE %	May-14 Stock Market (\$ Bn)	May-14 Stk Mkt/RE %
Asia											
Australia	1,475.34	68,573.09	663.90	118.91	87	43	78	14	17.91%	1,428	8.33%
Hong Kong	256.90	36,531.92	256.90	305.28	146	7	97	19	118.83%	3,454	8.84%
Japan	6,000.89	47,035.81	2,700.40	284.06	342	1	150	32	10.52%	4,438	6.40%
New Zealand	168.26	39,577.65	75.72	4.22	8	5	1	1	5.58%	67	6.26%
Singapore	269.86	52,490.34	269.86	133.52	105	33	47	17	49.48%	616	21.68%
South Korea	1,115.10	22,929.17	501.80	40.32	86	8	-	-	8.03%	1,253	3.22%
Total Asia-Pacific	9,286.35	-	4,468.57	886.31	774	97	373	83	19.83%	11,256	7.87%
Europe											
Austria	398.51	48,517.97	179.33	5.57	10	-	3	3	3.10%	122	4.55%
Belgium	490.37	47,048.98	220.67	10.03	22	15	5	7	4.54%	385	2.61%
Denmark	319.67	57,959.28	143.85	1.63	14	-	-	-	1.13%	372	0.44%
Finland	249.20	47,425.14	112.14	6.38	7	-	3	3	5.69%	226	2.82%
France	2,648.10	40,778.43	1,191.64	118.49	58	31	16	8	9.94%	2,277	5.20%
Germany	3,484.60	42,674.13	1,568.07	25.25	57	8	20	11	1.61%	2,035	1.24%
Greece	261.66	24,343.13	117.75	2.12	24	3	0	1	1.80%	95	2.24%
Ireland	214.85	46,472.32	96.68	0.39	1	1	-	-	0.40%	174	0.22%
Italy	2,047.78	33,717.79	921.50	5.72	16	2	1	2	0.62%	716	0.80%
Luxembourg	55.74	112,009.12	25.08	-	-	-	-	-	0.00%	28	0.00%
Netherlands	783.91	47,301.21	352.76	20.60	16	5	36	6	5.84%	392	5.25%
Norway	492.98	100,762.90	221.84	5.47	9	-	1	1	2.47%	337	1.62%
Portugal	219.56	20,453.98	98.80	1.15	2	-	-	-	1.17%	96	1.20%
Spain	1,351.67	29,065.71	608.25	34.42	21	-	-	1	5.66%	859	4.01%
Sweden	519.46	55,094.50	233.76	31.39	32	-	13	10	13.43%	756	4.15%
Switzerland	632.43	81,386.44	284.59	43.95	41	-	11	4	15.44%	1,619	2.71%
United Kingdom	2,493.55	39,994.56	623.39	124.12	81	18	73	30	19.91%	4,067	3.05%
Total Europe	16,664.03	-	7,000.10	436.67	411	83	182	87	6.24%	14,557	3.00%

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

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7

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Size of the total real estate market - Developed Markets

Countries	Mar-14 GDP (\$ Bn) (\$ Bn)	Mar-14 GDP per capita (\$ Bn)	Mar-14 Real Estate (\$ Bn)	May-14 Total Listed (\$ Bn)	May-14 Number of Companies	May-14 Of which REITs	May-14 Index Market Cap (\$ Bn)	May-14 No. of Index Constituents	May-14 Ttl RE/Listed RE %	May-14 Stock Market (\$ Bn)	May-14 Stk Mkt/RE %
Middle East											
Israel	470.52	63,510.90	211.73	18.91	76	2	1	1	8.93%	41	28.68%
Total EMEA	17,134.55	-	7,211.84	455.58	487	85	183	88	6.32%	14,598	3.12%
North America											
Canada	1,763.01	52,223.36	793.36	63.11	97	86	42	21	7.96%	2,227	2.83%
United States	16,150.95	52,235.17	7,267.93	866.76	523	405	577	119	11.93%	22,959	3.78%
Total North America	17,913.96	-	8,061.28	929.87	620	491	619	140	11.54%	25,186	3.69%
Total Developed Markets	44,334.87	-	19,741.69	2,271.76	1,881	673	1,174	311	11.51%	51,039	4.45%

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

Version: May 2014

Section 1.2

Size of the total real estate market - Emerging Markets

Size of the total real estate market - Emerging Markets

Countries	Mar-14 GDP (\$ Bn) (\$ Bn)	Mar-14 GDP per capita (\$ Bn)	Mar-14 Real Estate (\$ Bn)	May-14 Total Listed (\$ Bn)	May-14 Number of Companies	May-14 Of which REITs	May-14 Index Market Cap (\$ Bn)	May-14 No. of Index Constituents	May-14 Ttl RE/Listed RE %	May-14 Stock Market (\$ Bn)	May-14 Stk Mkt/RE %
Asia-Pacific											
China	8,112.78	6,099.13	2,248.34	296.47	193	-	39	36	13.19%	3,224	9.20%
India	1,875.81	1,599.10	332.74	40.59	149	-	3	5	12.20%	1,424	2.85%
Indonesia	879.36	3,612.96	204.67	35.76	45	-	7	13	17.47%	416	8.59%
Malaysia	296.13	10,473.71	98.27	48.33	146	16	8	18	49.18%	519	9.31%
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	-	10	6	81.62%	242	16.43%
Taiwan	355.47	15,375.18	134.07	27.40	70	6	0	1	20.44%	989	2.77%
Thailand	357.20	5,354.29	94.79	93.21	170	38	7	15	98.34%	379	24.61%
Total Asia-Pacific	12,306.05		3,191.41	581.55	821	60	74	94	18.22%	7,193	8.09%
Europe, Middle East & Africa											
Czech Republic	201.18	19,080.37	81.54	0.31	1	-	-	1	0.38%	33	0.93%
Egypt	214.15	2,742.50	45.47	11.48	34	-	0	1	25.26%	42	27.48%
Hungary	129.43	12,954.50	46.11	0.04	2	-	-	-	0.09%	19	0.22%
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	2.64%
Russia	1,945.07	13,649.59	705.07	4.08	4	-	-	2	0.58%	675	0.60%
South Africa	353.80	6,880.68	102.07	35.93	57	8	15	13	35.20%	41	39.65%
Turkey	794.64	10,214.32	261.52	19.61	30	20	3	4	7.50%	264	7.43%
United Arab Emirates	308.17	64.52	77.04	17.89	8	-	13	3	23.23%	41	17.50%
Total EMEA	4,536.14		1,515.68	98.55	221	28	33	26	6.50%	1,363	7.23%

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

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10

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Size of the total real estate market - Emerging Markets

Countries	Mar-14 GDP (\$ Bn) (\$ Bn)	Mar-14 GDP per capita (\$ Bn)	Mar-14 Real Estate (\$ Bn)	May-14 Total Listed (\$ Bn)	May-14 Number of Companies	May-14 Of which REITs	May-14 Index Market Cap (\$ Bn)	May-14 No. of Index Constituents	May-14 Ttl RE/Listed RE %	May-14 Stock Market (\$ Bn)	May-14 Stk Mkt/RE %
Americas											
Brazil	2,298.13	12,501.52	809.01	48.75	63	23	16	21	6.03%	1,001	4.87%
Chile	263.51	16,647.35	102.06	3.96	7	-	-	1	3.88%	264	1.50%
Colombia	354.74	8,668.60	110.53	1.92	3	-	-	-	1.73%	215	0.89%
Mexico	1,163.75	11,058.97	393.27	28.70	18	4	7	5	7.30%	483	5.94%
Peru	194.62	7,173.47	56.93	2.22	1	-	-	-	3.90%	81	2.73%
Total Americas	4,274.74		1,471.80	85.54	92	27	22	27	5.81%	2,044	4.18%
Total Emerging Markets	21,116.93		6,178.88	765.65	1,134	115	130	147	12.39%	10,600	7.22%
World	65,451.80		25,920.58	3,037.41	3,015	788	1,304	458	11.72%	61,638	4.93%

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

Version: May 2014

Part II

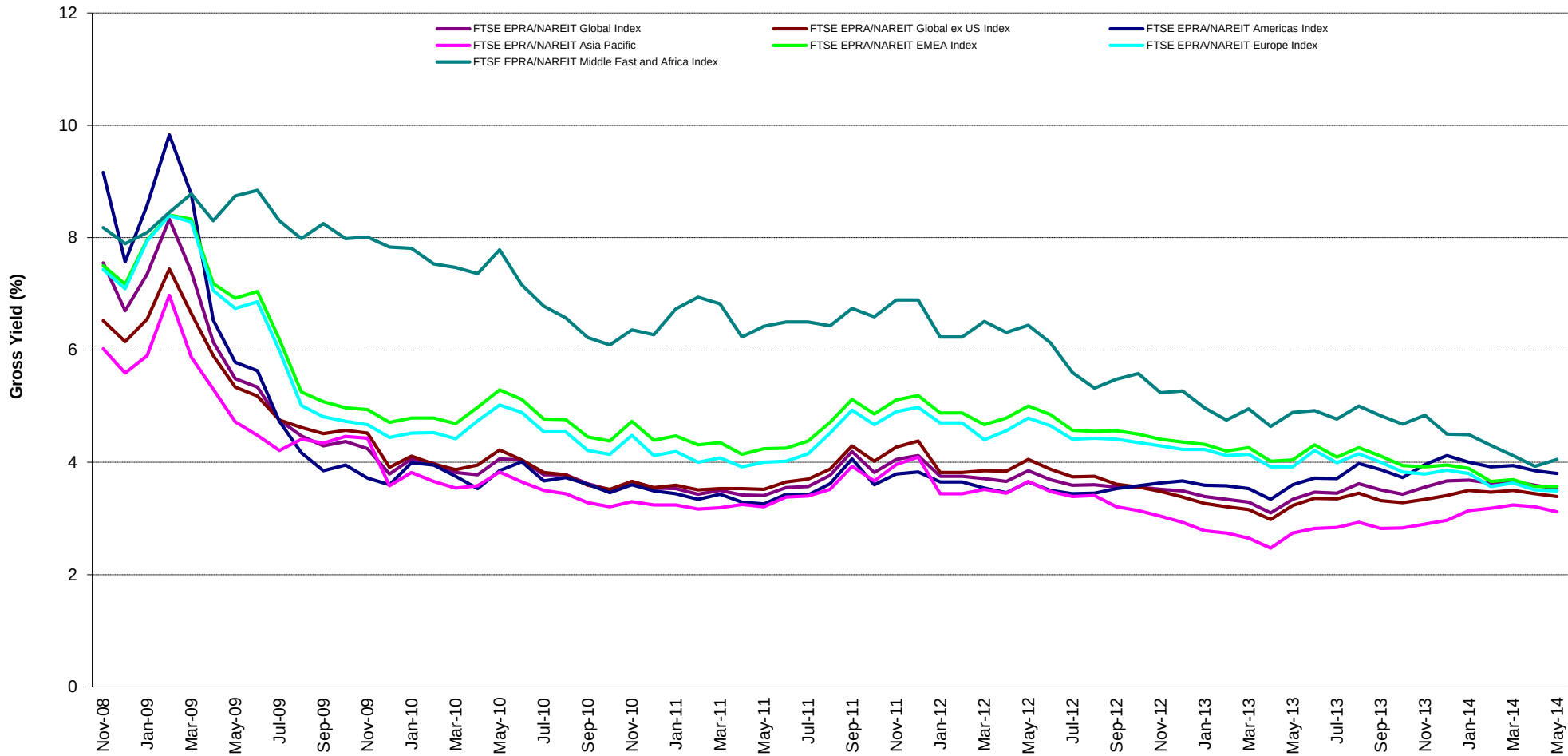
Global Markets (Developed plus Emerging)

Section 2.1

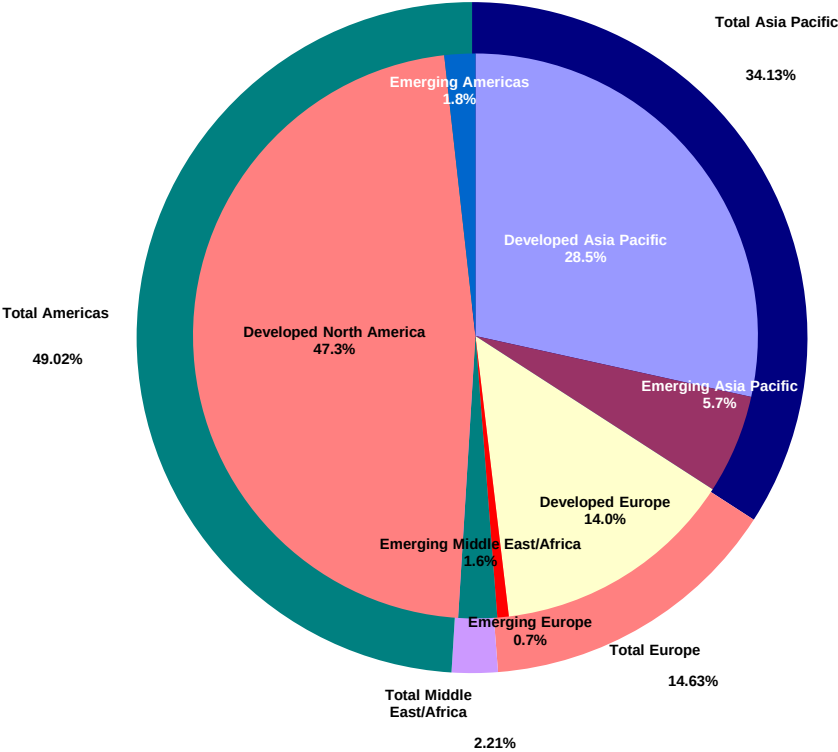
FTSE EPRA/NAREIT Global Index Series

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	2,002.08	960,487.07	100.00	3.53	-NA-	-NA-	16.87	9.65	1.92	7.05	4.76	11.29	-NA-	12.75
Global ex US Index	EUR	1,952.02	537,981.79	56.01	3.39	-NA-	-NA-	13.16	7.98	-0.08	7.16	5.30	6.80	-NA-	13.93
Asia Pacific	EUR	1,967.79	327,516.47	34.10	3.12	-NA-	-NA-	11.85	9.69	-5.22	7.41	6.22	3.38	-NA-	16.16
EMEA Index	EUR	2,017.53	162,530.22	16.92	3.57	-NA-	-NA-	17.71	10.30	17.83	7.84	4.26	14.92	-NA-	12.88
Europe Index	EUR	1,930.60	140,427.37	14.62	3.49	-NA-	-NA-	17.48	9.56	16.90	7.68	4.41	14.00	-NA-	13.44
Middle East and Africa Index	EUR	3,203.78	22,102.85	2.30	4.05	-NA-	-NA-	20.79	16.91	24.24	8.94	3.35	21.20	-NA-	17.15
Americas Index	EUR	2,025.47	470,440.38	48.98	3.80	-NA-	-NA-	21.74	9.38	2.49	6.52	3.94	16.25	-NA-	13.83
Global Index	USD	2,154.28	1,310,632.63	100.00	3.53	-NA-	-NA-	16.02	7.76	7.32	5.98	3.10	10.21	-NA-	16.71
Global ex US Index	USD	2,100.32	734,103.05	56.01	3.39	-NA-	-NA-	12.33	6.12	5.20	6.10	3.63	5.76	-NA-	18.68
Asia Pacific	USD	2,117.49	446,912.60	34.10	3.12	-NA-	-NA-	11.04	7.80	-0.20	6.34	4.54	2.37	-NA-	20.36
EMEA Index	USD	2,170.29	221,780.61	16.92	3.57	-NA-	-NA-	16.85	8.40	24.06	6.77	2.60	13.80	-NA-	17.96
Europe Index	USD	2,076.63	191,620.17	14.62	3.49	-NA-	-NA-	16.62	7.67	23.09	6.61	2.75	12.90	-NA-	18.46
Middle East and Africa Index	USD	3,448.40	30,160.44	2.30	4.05	-NA-	-NA-	19.91	14.89	30.82	7.86	1.71	20.02	-NA-	20.54
Americas Index	USD	2,179.59	641,939.42	48.98	3.80	-NA-	-NA-	20.85	7.50	7.91	5.46	2.29	15.12	-NA-	16.41
Global Index	GBP	2,069.84	781,370.99	100.00	3.53	-NA-	-NA-	15.11	7.08	-3.00	5.34	3.79	8.82	-NA-	13.18
Global ex US Index	GBP	2,018.00	437,656.45	56.01	3.39	-NA-	-NA-	11.45	5.45	-4.91	5.45	4.32	4.43	-NA-	14.64
Asia Pacific	GBP	2,034.49	266,439.68	34.10	3.12	-NA-	-NA-	10.16	7.12	-9.80	5.69	5.24	1.09	-NA-	16.60
EMEA Index	GBP	2,085.22	132,220.83	16.92	3.57	-NA-	-NA-	15.93	7.72	12.13	6.12	3.29	12.37	-NA-	14.20
Europe Index	GBP	1,995.24	114,239.82	14.62	3.49	-NA-	-NA-	15.70	7.00	11.25	5.96	3.44	11.48	-NA-	14.82
Middle East and Africa Index	GBP	3,313.23	17,981.01	2.30	4.05	-NA-	-NA-	18.97	14.17	18.24	7.20	2.39	18.51	-NA-	17.64
Americas Index	GBP	2,094.16	382,710.48	48.98	3.80	-NA-	-NA-	19.90	6.82	-2.47	4.82	2.98	13.67	-NA-	13.85

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Index	JPY	2,141.45	133,350,316.88	100.00	3.53	-NA-	-NA-	17.51	16.15	8.13	4.71	2.69	6.68	-NA-	19.86
Global ex US Index	JPY	2,087.81	74,691,314.46	56.01	3.39	-NA-	-NA-	13.78	14.39	6.01	4.82	3.22	2.38	-NA-	22.19
Asia Pacific	JPY	2,104.87	45,471,122.41	34.10	3.12	-NA-	-NA-	12.46	16.20	0.56	5.06	4.13	-0.90	-NA-	23.72
EMEA Index	JPY	2,157.35	22,565,068.17	16.92	3.57	-NA-	-NA-	18.35	16.85	25.00	5.48	2.20	10.16	-NA-	21.66
Europe Index	JPY	2,064.26	19,496,393.83	14.62	3.49	-NA-	-NA-	18.11	16.06	24.02	5.32	2.34	9.29	-NA-	22.22
Middle East and Africa Index	JPY	3,427.84	3,068,674.34	2.30	4.05	-NA-	-NA-	21.45	23.84	31.81	6.56	1.30	16.18	-NA-	23.04
Americas Index	JPY	2,166.60	65,314,126.30	48.98	3.80	-NA-	-NA-	22.40	15.87	8.73	4.19	1.89	11.44	-NA-	18.79
Global Index	AUD	1,514.65	1,408,222.44	100.00	3.53	-NA-	-NA-	12.57	12.73	10.55	5.54	2.64	5.94	-NA-	8.95
Global ex US Index	AUD	1,476.71	788,764.42	56.01	3.39	-NA-	-NA-	9.00	11.02	8.37	5.66	3.17	1.67	-NA-	10.21
Asia Pacific	AUD	1,488.78	480,189.75	34.10	3.12	-NA-	-NA-	7.74	12.77	2.81	5.90	4.07	-1.59	-NA-	11.63
EMEA Index	AUD	1,525.90	238,294.41	16.92	3.57	-NA-	-NA-	13.38	13.40	27.80	6.33	2.15	9.39	-NA-	13.21
Europe Index	AUD	1,460.06	205,888.22	14.62	3.49	-NA-	-NA-	13.15	12.64	26.80	6.17	2.29	8.52	-NA-	14.36
Middle East and Africa Index	AUD	2,424.53	32,406.19	2.30	4.05	-NA-	-NA-	16.35	20.19	34.76	7.41	1.25	15.37	-NA-	14.23
Americas Index	AUD	1,532.45	689,738.28	48.98	3.80	-NA-	-NA-	17.26	12.46	11.16	5.03	1.84	10.66	-NA-	10.70

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

FTSE EPRA/NAREIT Global Index Series - Index Performance

			Free Float	Free Float											
Net Total Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,926.84	960,487.07	100.00	2.85	-NA-	-NA-	16.13	8.93	1.23	6.89	4.68	10.95	-NA-	12.75
Global ex US Index	EUR	1,914.10	537,981.79	56.01	3.05	-NA-	-NA-	12.78	7.61	-0.42	7.01	5.21	6.57	-NA-	13.93
Asia Pacific	EUR	1,959.21	327,516.47	34.10	2.97	-NA-	-NA-	11.77	9.59	-5.33	7.38	6.21	3.32	-NA-	16.16
EMEA Index	EUR	1,932.87	162,530.22	16.92	3.03	-NA-	-NA-	16.86	9.52	17.14	7.45	4.04	14.40	-NA-	12.84
Europe Index	EUR	1,845.22	140,427.37	14.62	2.95	-NA-	-NA-	16.58	8.74	16.22	7.23	4.16	13.46	-NA-	13.39
Middle East and Africa Index	EUR	3,128.14	22,102.85	2.30	3.53	-NA-	-NA-	20.32	16.33	23.47	8.85	3.29	20.88	-NA-	17.14
Americas Index	EUR	1,895.21	470,440.38	48.98	2.70	-NA-	-NA-	20.43	8.22	1.33	6.37	3.85	15.76	-NA-	13.84
Global Index	USD	2,073.36	1,310,632.63	100.00	2.85	-NA-	-NA-	15.28	7.05	6.58	5.83	3.01	9.87	-NA-	16.72
Global ex US Index	USD	2,059.58	734,103.05	56.01	3.05	-NA-	-NA-	11.96	5.76	4.84	5.95	3.54	5.54	-NA-	18.68
Asia Pacific	USD	2,108.25	446,912.60	34.10	2.97	-NA-	-NA-	10.95	7.70	-0.32	6.31	4.52	2.31	-NA-	20.36
EMEA Index	USD	2,079.40	221,780.61	16.92	3.03	-NA-	-NA-	16.00	7.63	23.33	6.38	2.39	13.29	-NA-	17.97
Europe Index	USD	1,985.00	191,620.17	14.62	2.95	-NA-	-NA-	15.72	6.87	22.37	6.17	2.51	12.35	-NA-	18.46
Middle East and Africa Index	USD	3,366.95	30,160.44	2.30	3.53	-NA-	-NA-	19.45	14.32	30.00	7.77	1.65	19.70	-NA-	20.53
Americas Index	USD	2,039.42	641,939.42	48.98	2.70	-NA-	-NA-	19.55	6.36	6.69	5.31	2.20	14.63	-NA-	16.42
Global Index	GBP	1,992.09	781,370.99	100.00	2.85	-NA-	-NA-	14.37	6.38	-3.66	5.19	3.70	8.49	-NA-	13.19
Global ex US Index	GBP	1,978.85	437,656.45	56.01	3.05	-NA-	-NA-	11.08	5.09	-5.23	5.30	4.23	4.21	-NA-	14.65
Asia Pacific	GBP	2,025.62	266,439.68	34.10	2.97	-NA-	-NA-	10.08	7.03	-9.90	5.67	5.22	1.03	-NA-	16.60
EMEA Index	GBP	1,997.89	132,220.83	16.92	3.03	-NA-	-NA-	15.09	6.95	11.47	5.73	3.07	11.87	-NA-	14.19
Europe Index	GBP	1,907.20	114,239.82	14.62	2.95	-NA-	-NA-	14.82	6.20	10.60	5.52	3.20	10.94	-NA-	14.79
Middle East and Africa Index	GBP	3,234.97	17,981.01	2.30	3.53	-NA-	-NA-	18.51	13.61	17.50	7.11	2.33	18.20	-NA-	17.64
Americas Index	GBP	1,959.48	382,710.48	48.98	2.70	-NA-	-NA-	18.61	5.69	-3.57	4.67	2.89	13.19	-NA-	13.87

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Global Index	JPY	2,061.00	133,350,316.88	100.00	2.85	-NA-	-NA-	16.76	15.39	7.40	4.56	2.61	6.36	-NA-	19.86
Global ex US Index	JPY	2,047.30	74,691,314.46	56.01	3.05	-NA-	-NA-	13.40	13.99	5.64	4.67	3.13	2.16	-NA-	22.20
Asia Pacific	JPY	2,095.69	45,471,122.41	34.10	2.97	-NA-	-NA-	12.38	16.09	0.44	5.03	4.11	-0.96	-NA-	23.72
EMEA Index	JPY	2,067.01	22,565,068.17	16.92	3.03	-NA-	-NA-	17.49	16.01	24.27	5.10	1.99	9.67	-NA-	21.67
Europe Index	JPY	1,973.17	19,496,393.83	14.62	2.95	-NA-	-NA-	17.21	15.19	23.30	4.89	2.11	8.76	-NA-	22.23
Middle East and Africa Index	JPY	3,346.88	3,068,674.34	2.30	3.53	-NA-	-NA-	20.98	23.23	30.99	6.47	1.24	15.88	-NA-	23.03
Americas Index	JPY	2,027.26	65,314,126.30	48.98	2.70	-NA-	-NA-	21.08	14.65	7.50	4.04	1.80	10.97	-NA-	18.78
Global Index	AUD	1,457.75	1,408,222.44	100.00	2.85	-NA-	-NA-	11.86	11.99	9.80	5.39	2.56	5.61	-NA-	8.95
Global ex US Index	AUD	1,448.07	788,764.42	56.01	3.05	-NA-	-NA-	8.63	10.63	8.01	5.51	3.08	1.45	-NA-	10.21
Asia Pacific	AUD	1,482.29	480,189.75	34.10	2.97	-NA-	-NA-	7.65	12.67	2.69	5.87	4.06	-1.65	-NA-	11.64
EMEA Index	AUD	1,462.00	238,294.41	16.92	3.03	-NA-	-NA-	12.56	12.59	27.05	5.94	1.93	8.90	-NA-	13.14
Europe Index	AUD	1,395.63	205,888.22	14.62	2.95	-NA-	-NA-	12.29	11.80	26.05	5.73	2.05	8.00	-NA-	14.27
Middle East and Africa Index	AUD	2,367.26	32,406.19	2.30	3.53	-NA-	-NA-	15.90	19.60	33.92	7.32	1.19	15.07	-NA-	14.23
Americas Index	AUD	1,433.89	689,738.28	48.98	2.70	-NA-	-NA-	16.00	11.27	9.90	4.88	1.75	10.19	-NA-	10.72

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

FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return	Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
	Global Index	EUR	1,603.19	960,487.07	100.00	0.00	-NA-	-NA-	12.61	5.70	-1.73	6.25	4.28	9.57	-NA-	12.80
	Global ex US Index	EUR	1,567.89	537,981.79	56.01	0.00	-NA-	-NA-	9.03	4.09	-3.54	6.12	4.67	5.02	-NA-	14.00
	Asia Pacific	EUR	1,621.24	327,516.47	34.10	0.00	-NA-	-NA-	8.21	6.11	-8.11	6.88	5.93	2.22	-NA-	16.25
	EMEA Index	EUR	1,538.14	162,530.22	16.92	0.00	-NA-	-NA-	12.45	5.59	13.36	5.86	3.04	12.03	-NA-	12.79
	Europe Index	EUR	1,487.74	140,427.37	14.62	0.00	-NA-	-NA-	12.43	5.00	12.61	5.57	3.13	11.10	-NA-	13.27
	Middle East and Africa Index	EUR	2,214.57	22,102.85	2.30	0.00	-NA-	-NA-	13.42	10.78	18.45	7.74	2.51	18.33	-NA-	17.49
	Americas Index	EUR	1,607.23	470,440.38	48.98	0.00	-NA-	-NA-	17.21	5.39	-1.48	5.95	3.59	14.51	-NA-	13.86
	Global Index	USD	1,725.17	1,310,632.63	100.00	0.00	-NA-	-NA-	11.79	3.88	3.47	5.19	2.63	8.50	-NA-	16.79
	Global ex US Index	USD	1,687.18	734,103.05	56.01	0.00	-NA-	-NA-	8.23	2.30	1.56	5.06	3.01	4.00	-NA-	18.77
	Asia Pacific	USD	1,744.61	446,912.60	34.10	0.00	-NA-	-NA-	7.42	4.28	-3.25	5.82	4.25	1.23	-NA-	20.43
	EMEA Index	USD	1,655.08	221,780.61	16.92	0.00	-NA-	-NA-	11.63	3.77	19.35	4.81	1.41	10.94	-NA-	18.07
	Europe Index	USD	1,600.84	191,620.17	14.62	0.00	-NA-	-NA-	11.61	3.19	18.56	4.52	1.49	10.02	-NA-	18.49
	Middle East and Africa Index	USD	2,383.10	30,160.44	2.30	0.00	-NA-	-NA-	12.59	8.87	24.72	6.67	0.88	17.18	-NA-	21.05
	Americas Index	USD	1,729.54	641,939.42	48.98	0.00	-NA-	-NA-	16.36	3.58	3.73	4.89	1.95	13.39	-NA-	16.45
	Global Index	GBP	1,657.55	781,370.99	100.00	0.00	-NA-	-NA-	10.91	3.23	-6.48	4.55	3.31	7.14	-NA-	13.25
	Global ex US Index	GBP	1,621.04	437,656.45	56.01	0.00	-NA-	-NA-	7.38	1.66	-8.20	4.42	3.70	2.70	-NA-	14.73
	Asia Pacific	GBP	1,676.23	266,439.68	34.10	0.00	-NA-	-NA-	6.57	3.63	-12.55	5.18	4.95	-0.05	-NA-	16.68
	EMEA Index	GBP	1,590.20	132,220.83	16.92	0.00	-NA-	-NA-	10.75	3.12	7.88	4.17	2.08	9.54	-NA-	14.22
	Europe Index	GBP	1,538.09	114,239.82	14.62	0.00	-NA-	-NA-	10.74	2.55	7.17	3.89	2.17	8.63	-NA-	14.75
	Middle East and Africa Index	GBP	2,289.69	17,981.01	2.30	0.00	-NA-	-NA-	11.71	8.19	12.73	6.02	1.56	15.70	-NA-	18.11
	Americas Index	GBP	1,661.75	382,710.48	48.98	0.00	-NA-	-NA-	15.45	2.93	-6.25	4.26	2.63	11.97	-NA-	13.91

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

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FTSE EPRA/NAREIT Global Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	JPY	1,714.89	133,350,316.88	100.00	0.00	-NA-	-NA-	13.22	11.98	4.26	3.92	2.22	5.03	-NA-	19.90
Global ex US Index	JPY	1,677.12	74,691,314.46	56.01	0.00	-NA-	-NA-	9.62	10.27	2.34	3.80	2.60	0.68	-NA-	22.26
Asia Pacific	JPY	1,734.22	45,471,122.41	34.10	0.00	-NA-	-NA-	8.80	12.41	-2.51	4.55	3.84	-2.01	-NA-	23.74
EMEA Index	JPY	1,645.21	22,565,068.17	16.92	0.00	-NA-	-NA-	13.06	11.85	20.26	3.55	1.00	7.39	-NA-	21.76
Europe Index	JPY	1,591.30	19,496,393.83	14.62	0.00	-NA-	-NA-	13.05	11.23	19.47	3.26	1.09	6.50	-NA-	22.26
Middle East and Africa Index	JPY	2,368.89	3,068,674.34	2.30	0.00	-NA-	-NA-	14.04	17.36	25.67	5.38	0.48	13.43	-NA-	23.46
Americas Index	JPY	1,719.23	65,314,126.30	48.98	0.00	-NA-	-NA-	17.85	11.65	4.52	3.63	1.54	9.77	-NA-	18.78
Global Index	AUD	1,212.95	1,408,222.44	100.00	0.00	-NA-	-NA-	8.46	8.67	6.59	4.76	2.17	4.30	-NA-	8.99
Global ex US Index	AUD	1,186.23	788,764.42	56.01	0.00	-NA-	-NA-	5.02	7.02	4.62	4.63	2.55	-0.03	-NA-	10.26
Asia Pacific	AUD	1,226.62	480,189.75	34.10	0.00	-NA-	-NA-	4.23	9.09	-0.33	5.38	3.79	-2.69	-NA-	11.73
EMEA Index	AUD	1,163.66	238,294.41	16.92	0.00	-NA-	-NA-	8.31	8.56	22.95	4.37	0.95	6.64	-NA-	13.01
Europe Index	AUD	1,125.53	205,888.22	14.62	0.00	-NA-	-NA-	8.30	7.96	22.14	4.09	1.04	5.76	-NA-	14.07
Middle East and Africa Index	AUD	1,675.53	32,406.19	2.30	0.00	-NA-	-NA-	9.25	13.90	28.48	6.23	0.43	12.64	-NA-	14.55
Americas Index	AUD	1,216.02	689,738.28	48.98	0.00	-NA-	-NA-	12.90	8.36	6.85	4.46	1.49	9.00	-NA-	10.73

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

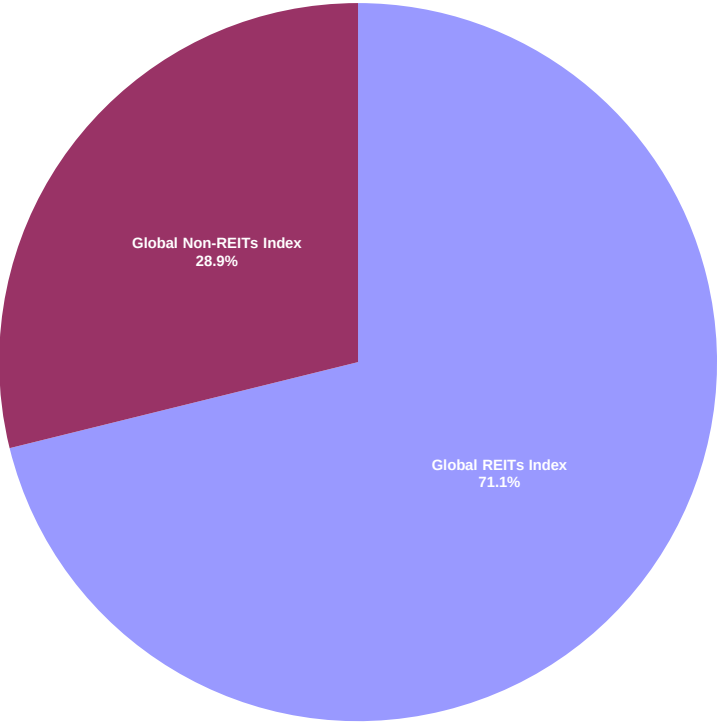
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Section 2.2

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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	2,033.55	683,344.88	71.15	4.07	-NA-	-NA-	-NA-	11.16	4.95	7.55	4.40	15.62	-NA-	12.53
Global Non-REITs Index	EUR	1,924.13	277,142.19	28.85	2.21	-NA-	-NA-	-NA-	6.20	-5.08	5.81	5.66	1.93	-NA-	17.23
Global ex US REITs Index	EUR	1,975.35	262,919.55	27.37	4.61	-NA-	-NA-	-NA-	9.79	5.57	8.56	4.89	12.37	-NA-	12.08
Global ex US Non-REITs Index	EUR	1,944.06	275,062.23	28.64	2.22	-NA-	-NA-	-NA-	6.27	-5.09	5.85	5.69	1.94	-NA-	17.21
Americas REITs Index	EUR	2,112.71	454,176.42	47.29	3.85	-NA-	-NA-	-NA-	11.62	3.53	6.75	4.02	16.86	-NA-	13.89
Americas Non-REITs Index	EUR	1,201.48	16,263.96	1.69	2.50	-NA-	-NA-	-NA-	-14.86	-16.91	0.48	1.80	3.64	-NA-	23.45
Asia Pacific REITs Index	EUR	2,032.96	129,566.88	13.49	4.65	-NA-	-NA-	-NA-	11.78	2.69	9.21	5.17	12.74	-NA-	14.57
Asia Pacific Non-REITs Index	EUR	1,929.79	197,949.59	20.61	2.13	-NA-	-NA-	-NA-	8.42	-9.75	6.26	6.92	-1.94	-NA-	19.71
EMEA REITs Index	EUR	1,847.27	99,601.58	10.37	4.32	-NA-	-NA-	-NA-	9.30	15.94	9.12	5.16	14.09	-NA-	14.70
EMEA Non-REITs Index	EUR	2,505.15	62,928.64	6.55	2.39	-NA-	-NA-	-NA-	12.10	21.16	5.86	2.85	16.47	-NA-	11.11
Europe REITs Index	EUR	1,870.75	89,836.94	9.35	4.05	-NA-	-NA-	-NA-	10.23	18.68	10.06	5.85	15.50	-NA-	15.02
Europe Non-REITs Index	EUR	2,210.32	50,590.43	5.27	2.51	-NA-	-NA-	-NA-	8.34	13.83	3.62	1.91	11.49	-NA-	11.21
Middle East and Africa REITs Index	EUR	2,145.94	9,764.64	1.02	6.80	-NA-	-NA-	-NA-	-0.98	-5.37	1.06	-0.85	2.37	-NA-	21.05
Middle East and Africa Non-REITs Index	EUR	4,220.97	12,338.21	1.28	1.87	-NA-	-NA-	-NA-	29.14	61.99	15.98	6.89	42.18	-NA-	18.67
Emerging REITs Index	EUR	1,896.29	19,552.57	19.78	5.69	-NA-	-NA-	-NA-	-3.31	-15.23	2.81	0.44	4.56	-NA-	16.28
Emerging Non-REITs Index	EUR	2,099.55	79,287.36	80.22	2.71	-NA-	-NA-	-NA-	1.38	-15.94	3.45	4.33	7.75	-NA-	18.34
Emerging Asia Pacific Non-REITs Index	EUR	2,376.82	51,260.86	51.86	2.81	-NA-	-NA-	-NA-	9.42	-24.75	1.94	4.70	3.44	-NA-	20.24
Emerging Americas Non-REITs Index	EUR	1,156.14	12,353.09	12.50	2.52	-NA-	-NA-	-NA-	-21.84	-26.35	-0.69	0.94	2.69	-NA-	28.01
Emerging EMEA REITs Index	EUR	1,871.32	11,832.73	11.97	6.40	-NA-	-NA-	-NA-	-4.15	-13.03	3.26	0.04	6.95	-NA-	20.40
Emerging EMEA Non-REITs Index	EUR	3,503.49	15,673.41	15.86	2.51	-NA-	-NA-	-NA-	22.22	43.20	12.19	5.86	29.16	-NA-	15.70
Emerging Europe REITs Index	EUR	2,184.86	2,068.09	2.09	4.52	-NA-	-NA-	-NA-	-8.17	-23.79	14.70	4.36	34.21	-NA-	33.10
Emerging Europe Non-REITs Index	EUR	457.55	4,201.93	4.25	4.29	-NA-	-NA-	-NA-	-20.94	5.08	0.61	1.73	0.95	-NA-	31.00
Emerging Middle East and Africa REITs Index	EUR	2,145.94	9,764.64	9.88	6.80	-NA-	-NA-	-NA-	-0.98	-5.37	1.06	-0.85	2.37	-NA-	21.05
Emerging Middle East and Africa Non-REITs I	EUR	4,438.58	11,471.48	11.61	1.86	-NA-	-NA-	-NA-	31.43	68.62	17.88	7.66	46.91	-NA-	20.06

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

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	2,188.10	932,458.26	71.15	4.07	-NA-	-NA-	-NA-	9.24	10.50	6.49	2.75	14.50	-NA-	15.37
Global Non-REITs Index	USD	2,070.57	378,174.37	28.85	2.21	-NA-	-NA-	-NA-	4.37	-0.06	4.76	3.99	0.94	-NA-	22.15
Global ex US REITs Index	USD	2,125.21	358,766.87	27.37	4.61	-NA-	-NA-	-NA-	7.89	11.15	7.48	3.23	11.28	-NA-	15.92
Global ex US Non-REITs Index	USD	2,092.02	375,336.17	28.64	2.22	-NA-	-NA-	-NA-	4.44	-0.07	4.80	4.01	0.95	-NA-	22.11
Americas REITs Index	USD	2,273.47	619,746.43	47.29	3.85	-NA-	-NA-	-NA-	9.69	9.00	5.69	2.37	15.72	-NA-	15.87
Americas Non-REITs Index	USD	1,292.93	22,192.99	1.69	2.50	-NA-	-NA-	-NA-	-16.33	-12.52	-0.52	0.19	2.63	-NA-	28.59
Asia Pacific REITs Index	USD	2,187.62	176,800.49	13.49	4.65	-NA-	-NA-	-NA-	9.85	8.12	8.12	3.50	11.64	-NA-	17.21
Asia Pacific Non-REITs Index	USD	2,076.61	270,112.11	20.61	2.13	-NA-	-NA-	-NA-	6.55	-4.98	5.21	5.23	-2.90	-NA-	24.16
EMEA REITs Index	USD	1,986.89	135,911.34	10.37	4.32	-NA-	-NA-	-NA-	7.42	22.07	8.04	3.49	12.98	-NA-	19.65
EMEA Non-REITs Index	USD	2,696.10	85,869.27	6.55	2.39	-NA-	-NA-	-NA-	10.17	27.56	4.81	1.22	15.33	-NA-	16.12
Europe REITs Index	USD	2,012.14	122,587.00	9.35	4.05	-NA-	-NA-	-NA-	8.33	24.96	8.97	4.18	14.38	-NA-	19.88
Europe Non-REITs Index	USD	2,378.56	69,033.17	5.27	2.51	-NA-	-NA-	-NA-	6.47	19.85	2.59	0.29	10.40	-NA-	16.31
Middle East and Africa REITs Index	USD	2,308.37	13,324.34	1.02	6.80	-NA-	-NA-	-NA-	-2.69	-0.36	0.05	-2.42	1.37	-NA-	23.85
Middle East and Africa Non-REITs Index	USD	4,543.98	16,836.10	1.28	1.87	-NA-	-NA-	-NA-	26.92	70.56	14.83	5.19	40.80	-NA-	21.73
Emerging REITs Index	USD	2,039.78	26,680.46	19.78	5.69	-NA-	-NA-	-NA-	-4.98	-10.75	1.78	-1.15	3.55	-NA-	19.57
Emerging Non-REITs Index	USD	2,259.64	108,191.57	80.22	2.71	-NA-	-NA-	-NA-	-0.37	-11.50	2.42	2.68	6.70	-NA-	22.93
Emerging Asia Pacific Non-REITs Index	USD	2,558.03	69,948.01	51.86	2.81	-NA-	-NA-	-NA-	7.53	-20.77	0.93	3.03	2.43	-NA-	23.05
Emerging Americas Non-REITs Index	USD	1,244.12	16,856.41	12.50	2.52	-NA-	-NA-	-NA-	-23.19	-22.46	-1.68	-0.66	1.69	-NA-	33.06
Emerging EMEA REITs Index	USD	2,013.23	16,146.35	11.97	6.40	-NA-	-NA-	-NA-	-5.80	-8.43	2.24	-1.55	5.91	-NA-	24.02
Emerging EMEA Non-REITs Index	USD	3,771.59	21,387.15	15.86	2.51	-NA-	-NA-	-NA-	20.11	50.77	11.08	4.18	27.91	-NA-	20.01
Emerging Europe REITs Index	USD	2,352.62	2,822.01	2.09	4.52	-NA-	-NA-	-NA-	-9.76	-19.76	13.56	2.71	32.90	-NA-	35.63
Emerging Europe Non-REITs Index	USD	492.37	5,733.75	4.25	4.29	-NA-	-NA-	-NA-	-22.30	10.64	-0.39	0.11	-0.03	-NA-	34.97
Emerging Middle East and Africa REITs Index	USD	2,308.37	13,324.34	9.88	6.80	-NA-	-NA-	-NA-	-2.69	-0.36	0.05	-2.42	1.37	-NA-	23.85
Emerging Middle East and Africa Non-REITs I	USD	4,778.37	15,653.40	11.61	1.86	-NA-	-NA-	-NA-	29.16	77.53	16.71	5.95	45.48	-NA-	23.05

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	2,102.34	555,911.56	71.15	4.07	-NA-	-NA-	-NA-	8.56	-0.12	5.84	3.43	13.06	-NA-	12.59
Global Non-REITs Index	GBP	1,989.41	225,459.43	28.85	2.21	-NA-	-NA-	-NA-	3.71	-9.67	4.12	4.68	-0.33	-NA-	18.08
Global ex US REITs Index	GBP	2,041.91	213,889.10	27.37	4.61	-NA-	-NA-	-NA-	7.22	0.47	6.83	3.92	9.88	-NA-	12.40
Global ex US Non-REITs Index	GBP	2,010.02	223,767.35	28.64	2.22	-NA-	-NA-	-NA-	3.79	-9.68	4.16	4.71	-0.32	-NA-	18.05
Americas REITs Index	GBP	2,184.36	369,479.49	47.29	3.85	-NA-	-NA-	-NA-	9.01	-1.48	5.05	3.05	14.27	-NA-	13.68
Americas Non-REITs Index	GBP	1,242.25	13,230.98	1.69	2.50	-NA-	-NA-	-NA-	-16.86	-20.93	-1.12	0.86	1.34	-NA-	24.43
Asia Pacific REITs Index	GBP	2,101.88	105,404.65	13.49	4.65	-NA-	-NA-	-NA-	9.16	-2.27	7.46	4.19	10.24	-NA-	14.46
Asia Pacific Non-REITs Index	GBP	1,995.22	161,035.03	20.61	2.13	-NA-	-NA-	-NA-	5.88	-14.11	4.57	5.93	-4.12	-NA-	20.32
EMEA REITs Index	GBP	1,909.01	81,027.42	10.37	4.32	-NA-	-NA-	-NA-	6.75	10.34	7.38	4.18	11.56	-NA-	15.98
EMEA Non-REITs Index	GBP	2,590.42	51,193.41	6.55	2.39	-NA-	-NA-	-NA-	9.48	15.30	4.17	1.89	13.88	-NA-	12.38
Europe REITs Index	GBP	1,933.27	73,083.73	9.35	4.05	-NA-	-NA-	-NA-	7.65	12.95	8.31	4.87	12.94	-NA-	16.26
Europe Non-REITs Index	GBP	2,285.33	41,156.09	5.27	2.51	-NA-	-NA-	-NA-	5.80	8.33	1.97	0.96	9.01	-NA-	12.77
Middle East and Africa REITs Index	GBP	2,217.89	7,943.69	1.02	6.80	-NA-	-NA-	-NA-	-3.30	-9.94	-0.56	-1.77	0.09	-NA-	20.81
Middle East and Africa Non-REITs Index	GBP	4,365.87	10,037.32	1.28	1.87	-NA-	-NA-	-NA-	26.12	54.16	14.13	5.90	39.03	-NA-	18.95
Emerging REITs Index	GBP	1,959.83	15,906.32	19.78	5.69	-NA-	-NA-	-NA-	-5.57	-19.33	1.16	-0.49	2.24	-NA-	16.48
Emerging Non-REITs Index	GBP	2,171.07	64,501.49	80.22	2.71	-NA-	-NA-	-NA-	-1.00	-20.01	1.80	3.36	5.36	-NA-	19.93
Emerging Asia Pacific Non-REITs Index	GBP	2,457.76	41,701.50	51.86	2.81	-NA-	-NA-	-NA-	6.86	-28.39	0.32	3.72	1.15	-NA-	21.33
Emerging Americas Non-REITs Index	GBP	1,195.35	10,049.43	12.50	2.52	-NA-	-NA-	-NA-	-23.67	-29.91	-2.27	0.00	0.41	-NA-	29.15
Emerging EMEA REITs Index	GBP	1,934.32	9,626.11	11.97	6.40	-NA-	-NA-	-NA-	-6.39	-17.23	1.62	-0.89	4.58	-NA-	20.66
Emerging EMEA Non-REITs Index	GBP	3,623.76	12,750.56	15.86	2.51	-NA-	-NA-	-NA-	19.36	36.27	10.40	4.87	26.30	-NA-	16.51
Emerging Europe REITs Index	GBP	2,260.41	1,682.42	2.09	4.52	-NA-	-NA-	-NA-	-10.32	-27.48	12.87	3.39	31.23	-NA-	33.52
Emerging Europe Non-REITs Index	GBP	473.07	3,418.34	4.25	4.29	-NA-	-NA-	-NA-	-22.79	0.00	-1.00	0.78	-1.28	-NA-	32.11
Emerging Middle East and Africa REITs Index	GBP	2,217.89	7,943.69	9.88	6.80	-NA-	-NA-	-NA-	-3.30	-9.94	-0.56	-1.77	0.09	-NA-	20.81
Emerging Middle East and Africa Non-REITs I	GBP	4,591.07	9,332.22	11.61	1.86	-NA-	-NA-	-NA-	28.35	60.47	16.00	6.66	43.65	-NA-	20.36

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Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	JPY	2,175.06	94,872,965.60	71.15	4.07	-NA-	-NA-	-NA-	17.75	11.34	5.20	2.34	10.84	-NA-	17.98
Global Non-REITs Index	JPY	2,058.23	38,477,351.28	28.85	2.21	-NA-	-NA-	-NA-	12.50	0.70	3.50	3.57	-2.29	-NA-	25.85
Global ex US REITs Index	JPY	2,112.54	36,502,735.69	27.37	4.61	-NA-	-NA-	-NA-	16.30	12.00	6.19	2.82	7.72	-NA-	18.93
Global ex US Non-REITs Index	JPY	2,079.55	38,188,578.77	28.64	2.22	-NA-	-NA-	-NA-	12.58	0.69	3.54	3.60	-2.28	-NA-	25.80
Americas REITs Index	JPY	2,259.92	63,056,100.43	47.29	3.85	-NA-	-NA-	-NA-	18.24	9.83	4.42	1.96	12.02	-NA-	18.13
Americas Non-REITs Index	JPY	1,285.22	2,258,025.87	1.69	2.50	-NA-	-NA-	-NA-	-9.81	-11.85	-1.72	-0.21	-0.65	-NA-	31.17
Asia Pacific REITs Index	JPY	2,174.59	17,988,565.80	13.49	4.65	-NA-	-NA-	-NA-	18.41	8.95	6.82	3.09	8.07	-NA-	19.34
Asia Pacific Non-REITs Index	JPY	2,064.24	27,482,556.60	20.61	2.13	-NA-	-NA-	-NA-	14.85	-4.25	3.94	4.81	-6.00	-NA-	27.83
EMEA REITs Index	JPY	1,975.05	13,828,299.37	10.37	4.32	-NA-	-NA-	-NA-	15.79	23.00	6.73	3.08	9.37	-NA-	23.28
EMEA Non-REITs Index	JPY	2,680.03	8,736,768.80	6.55	2.39	-NA-	-NA-	-NA-	18.75	28.54	3.55	0.82	11.65	-NA-	19.86
Europe REITs Index	JPY	2,000.15	12,472,614.10	9.35	4.05	-NA-	-NA-	-NA-	16.77	25.91	7.66	3.76	10.72	-NA-	23.50
Europe Non-REITs Index	JPY	2,364.39	7,023,779.73	5.27	2.51	-NA-	-NA-	-NA-	14.77	20.77	1.36	-0.10	6.87	-NA-	20.32
Middle East and Africa REITs Index	JPY	2,294.61	1,355,685.27	1.02	6.80	-NA-	-NA-	-NA-	4.89	0.40	-1.15	-2.81	-1.87	-NA-	25.41
Middle East and Africa Non-REITs Index	JPY	4,516.90	1,712,989.07	1.28	1.87	-NA-	-NA-	-NA-	36.81	71.86	13.45	4.78	36.30	-NA-	24.09
Emerging REITs Index	JPY	2,027.63	2,714,603.22	19.78	5.69	-NA-	-NA-	-NA-	2.43	-10.07	0.56	-1.54	0.24	-NA-	22.98
Emerging Non-REITs Index	JPY	2,246.18	11,007,951.52	80.22	2.71	-NA-	-NA-	-NA-	7.39	-10.82	1.19	2.27	3.29	-NA-	26.26
Emerging Asia Pacific Non-REITs Index	JPY	2,542.78	7,116,860.09	51.86	2.81	-NA-	-NA-	-NA-	15.91	-20.16	-0.29	2.63	-0.84	-NA-	26.32
Emerging Americas Non-REITs Index	JPY	1,236.70	1,715,055.49	12.50	2.52	-NA-	-NA-	-NA-	-17.20	-21.87	-2.86	-1.06	-1.56	-NA-	35.34
Emerging EMEA REITs Index	JPY	2,001.24	1,642,810.29	11.97	6.40	-NA-	-NA-	-NA-	1.54	-7.73	1.01	-1.94	2.53	-NA-	27.23
Emerging EMEA Non-REITs Index	JPY	3,749.11	2,176,035.94	15.86	2.51	-NA-	-NA-	-NA-	29.47	51.92	9.74	3.76	23.82	-NA-	23.02
Emerging Europe REITs Index	JPY	2,338.60	287,125.02	2.09	4.52	-NA-	-NA-	-NA-	-2.72	-19.15	12.19	2.30	28.65	-NA-	39.00
Emerging Europe Non-REITs Index	JPY	489.43	583,380.43	4.25	4.29	-NA-	-NA-	-NA-	-16.25	11.48	-1.59	-0.28	-3.22	-NA-	37.59
Emerging Middle East and Africa REITs Index	JPY	2,294.61	1,355,685.27	9.88	6.80	-NA-	-NA-	-NA-	4.89	0.40	-1.15	-2.81	-1.87	-NA-	25.41
Emerging Middle East and Africa Non-REITs I	JPY	4,749.89	1,592,655.51	11.61	1.86	-NA-	-NA-	-NA-	39.22	78.89	15.30	5.53	40.83	-NA-	25.27

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Version: May 2014

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

			Free Float Mkt Cap	Free Float Mkt Cap											
Gross Total Return			Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Close Value May-14	May-14	May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vity (%)	Vity (%)
Global REITs Index	AUD	1,538.43	683,344.88	71.15	4.07	-NA-	-NA-	-NA-	14.28	13.83	6.04	2.29	10.06	-NA-	-NA-
Global Non-REITs Index	AUD	1,455.79	277,142.19	28.85	2.21	-NA-	-NA-	-NA-	9.19	2.95	4.33	3.52	-2.97	-NA-	-NA-
Global ex US REITs Index	AUD	1,494.21	262,919.55	27.37	4.61	-NA-	-NA-	-NA-	12.87	14.51	7.04	2.77	6.97	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,470.87	275,062.23	28.64	2.22	-NA-	-NA-	-NA-	9.26	2.94	4.37	3.55	-2.96	-NA-	-NA-
Americas REITs Index	AUD	1,598.45	454,176.42	47.29	3.85	-NA-	-NA-	-NA-	14.76	12.29	5.26	1.91	11.24	-NA-	-NA-
Americas Non-REITs Index	AUD	909.04	16,263.96	1.69	2.50	-NA-	-NA-	-NA-	-12.47	-9.88	-0.93	-0.26	-1.35	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,538.09	129,566.88	13.49	4.65	-NA-	-NA-	-NA-	14.92	11.38	7.67	3.04	7.32	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,460.04	197,949.59	20.61	2.13	-NA-	-NA-	-NA-	11.47	-2.11	4.77	4.76	-6.66	-NA-	-NA-
EMEA REITs Index	AUD	1,396.96	99,601.58	10.37	4.32	-NA-	-NA-	-NA-	12.38	25.75	7.59	3.03	8.60	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,895.60	62,928.64	6.55	2.39	-NA-	-NA-	-NA-	15.25	31.41	4.37	0.77	10.87	-NA-	-NA-
Europe REITs Index	AUD	1,414.72	89,836.94	9.35	4.05	-NA-	-NA-	-NA-	13.33	28.73	8.52	3.71	9.95	-NA-	-NA-
Europe Non-REITs Index	AUD	1,672.34	50,590.43	5.27	2.51	-NA-	-NA-	-NA-	11.38	23.47	2.17	-0.15	6.13	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,622.99	9,764.64	1.02	6.80	-NA-	-NA-	-NA-	1.80	2.64	-0.36	-2.86	-2.56	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	3,194.82	12,338.21	1.28	1.87	-NA-	-NA-	-NA-	32.77	75.70	14.36	4.73	35.35	-NA-	-NA-
Emerging REITs Index	AUD	1,434.15	28,667.09	19.78	5.69	-NA-	-NA-	-NA-	-0.59	-8.06	1.36	-1.59	-0.46	13.07	-NA-
Emerging Non-REITs Index	AUD	1,588.73	116,247.53	80.22	2.71	-NA-	-NA-	-NA-	4.23	-8.83	2.00	2.22	2.57	15.05	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,798.52	75,156.34	51.86	2.81	-NA-	-NA-	-NA-	12.49	-18.38	0.51	2.58	-1.53	17.44	-NA-
Emerging Americas Non-REITs Index	AUD	874.73	18,111.54	12.50	2.52	-NA-	-NA-	-NA-	-19.64	-20.12	-2.08	-1.10	-2.25	24.47	-NA-
Emerging EMEA REITs Index	AUD	1,415.48	17,348.61	11.97	6.40	-NA-	-NA-	-NA-	-1.45	-5.67	1.82	-1.99	1.81	17.28	-NA-
Emerging EMEA Non-REITs Index	AUD	2,651.76	22,979.64	15.86	2.51	-NA-	-NA-	-NA-	25.65	55.31	10.62	3.71	22.95	14.47	-NA-
Emerging Europe REITs Index	AUD	1,654.10	3,032.13	2.09	4.52	-NA-	-NA-	-NA-	-5.59	-17.34	13.09	2.25	27.76	31.76	-NA-
Emerging Europe Non-REITs Index	AUD	346.18	6,160.69	4.25	4.29	-NA-	-NA-	-NA-	-18.72	13.97	-0.80	-0.33	-3.90	31.45	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,622.99	14,316.47	9.88	6.80	-NA-	-NA-	-NA-	1.80	2.64	-0.36	-2.86	-2.56	16.79	-NA-
Emerging Middle East and Africa Non-REITs Index	AUD	3,359.61	16,818.96	11.61	1.86	-NA-	-NA-	-NA-	35.12	82.88	16.22	5.48	39.84	18.38	-NA-

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Version: May 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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Global REITs Index	EUR	1,929.21	683,344.88	71.15	3.19	-NA-	-NA-	-NA-	10.20	4.02	7.38	4.29	15.19	-NA-	12.53
Global Non-REITs Index	EUR	1,902.57	277,142.19	28.85	1.99	-NA-	-NA-	-NA-	5.96	-5.30	5.72	5.63	1.78	-NA-	17.24
Global ex US REITs Index	EUR	1,916.98	262,919.55	27.37	4.13	-NA-	-NA-	-NA-	9.25	5.09	8.34	4.74	12.05	-NA-	12.07
Global ex US Non-REITs Index	EUR	1,922.08	275,062.23	28.64	2.01	-NA-	-NA-	-NA-	6.04	-5.31	5.76	5.66	1.79	-NA-	17.21
Americas REITs Index	EUR	1,967.21	454,176.42	47.29	2.72	-NA-	-NA-	-NA-	10.36	2.32	6.60	3.93	16.35	-NA-	13.90
Americas Non-REITs Index	EUR	1,183.05	16,263.96	1.69	2.17	-NA-	-NA-	-NA-	-15.10	-17.25	0.30	1.67	3.37	-NA-	23.44
Asia Pacific REITs Index	EUR	2,022.01	129,566.88	13.49	4.42	-NA-	-NA-	-NA-	11.66	2.54	9.18	5.16	12.64	-NA-	14.57
Asia Pacific Non-REITs Index	EUR	1,921.92	197,949.59	20.61	2.02	-NA-	-NA-	-NA-	8.33	-9.84	6.24	6.90	-1.99	-NA-	19.72
EMEA REITs Index	EUR	1,766.38	99,601.58	10.37	3.76	-NA-	-NA-	-NA-	8.51	15.29	8.65	4.82	13.56	-NA-	14.65
EMEA Non-REITs Index	EUR	2,407.85	62,928.64	6.55	1.88	-NA-	-NA-	-NA-	11.32	20.41	5.58	2.82	15.97	-NA-	11.09
Europe REITs Index	EUR	1,788.35	89,836.94	9.35	3.54	-NA-	-NA-	-NA-	9.43	18.04	9.55	5.49	14.96	-NA-	14.95
Europe Non-REITs Index	EUR	2,111.35	50,590.43	5.27	1.91	-NA-	-NA-	-NA-	7.48	13.07	3.29	1.87	10.93	-NA-	11.19
Middle East and Africa REITs Index	EUR	2,075.53	9,764.64	1.02	5.78	-NA-	-NA-	-NA-	-1.74	-6.29	0.93	-0.97	1.89	-NA-	21.02
Middle East and Africa Non-REITs Index	EUR	4,137.39	12,338.21	1.28	1.75	-NA-	-NA-	-NA-	28.65	61.44	15.94	6.89	42.05	-NA-	18.68
Emerging REITs Index	EUR	1,844.58	19,552.57	19.78	5.05	-NA-	-NA-	-NA-	-3.81	-15.77	2.66	0.32	4.22	-NA-	16.29
Emerging Non-REITs Index	EUR	2,076.23	79,287.36	80.22	2.42	-NA-	-NA-	-NA-	1.14	-16.20	3.35	4.26	7.62	-NA-	18.34
Emerging Asia Pacific Non-REITs Index	EUR	2,346.35	51,260.86	51.86	2.51	-NA-	-NA-	-NA-	9.15	-24.97	1.85	4.62	3.32	-NA-	20.26
Emerging Americas Non-REITs Index	EUR	1,153.32	12,353.09	12.50	2.28	-NA-	-NA-	-NA-	-21.90	-26.52	-0.91	0.78	2.46	-NA-	28.01
Emerging EMEA REITs Index	EUR	1,814.06	11,832.73	11.97	5.44	-NA-	-NA-	-NA-	-4.78	-13.80	3.05	-0.17	6.42	-NA-	20.39
Emerging EMEA Non-REITs Index	EUR	3,434.82	15,673.41	15.86	2.26	-NA-	-NA-	-NA-	21.71	42.53	12.19	5.86	29.09	-NA-	15.73
Emerging Europe REITs Index	EUR	2,123.04	2,068.09	2.09	3.84	-NA-	-NA-	-NA-	-8.62	-24.28	14.01	3.74	33.35	-NA-	33.09
Emerging Europe Non-REITs Index	EUR	451.45	4,201.93	4.25	3.61	-NA-	-NA-	-NA-	-21.29	4.44	0.61	1.73	0.92	-NA-	30.90
Emerging Middle East and Africa REITs Index	EUR	2,075.53	9,764.64	9.88	5.78	-NA-	-NA-	-NA-	-1.74	-6.29	0.93	-0.97	1.89	-NA-	21.02
Emerging Middle East and Africa Non-REITs I	EUR	4,353.69	11,471.48	11.61	1.76	-NA-	-NA-	-NA-	30.95	68.07	17.88	7.66	46.81	-NA-	20.08

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

Version: May 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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Global REITs Index	USD	2,075.87	932,458.26	71.15	3.19	-NA-	-NA-	-NA-	8.30	9.52	6.31	2.64	14.07	-NA-	15.38
Global Non-REITs Index	USD	2,047.36	378,174.37	28.85	1.99	-NA-	-NA-	-NA-	4.14	-0.29	4.67	3.96	0.79	-NA-	22.15
Global ex US REITs Index	USD	2,062.53	358,766.87	27.37	4.13	-NA-	-NA-	-NA-	7.37	10.65	7.26	3.08	10.96	-NA-	15.95
Global ex US Non-REITs Index	USD	2,068.36	375,336.17	28.64	2.01	-NA-	-NA-	-NA-	4.21	-0.31	4.71	3.98	0.80	-NA-	22.12
Americas REITs Index	USD	2,116.90	619,746.43	47.29	2.72	-NA-	-NA-	-NA-	8.46	7.73	5.54	2.28	15.22	-NA-	15.88
Americas Non-REITs Index	USD	1,273.10	22,192.99	1.69	2.17	-NA-	-NA-	-NA-	-16.57	-12.87	-0.70	0.06	2.37	-NA-	28.59
Asia Pacific REITs Index	USD	2,175.84	176,800.49	13.49	4.42	-NA-	-NA-	-NA-	9.74	7.97	8.09	3.49	11.55	-NA-	17.21
Asia Pacific Non-REITs Index	USD	2,068.13	270,112.11	20.61	2.02	-NA-	-NA-	-NA-	6.46	-5.07	5.18	5.21	-2.94	-NA-	24.17
EMEA REITs Index	USD	1,900.15	135,911.34	10.37	3.76	-NA-	-NA-	-NA-	6.63	21.39	7.57	3.16	12.46	-NA-	19.69
EMEA Non-REITs Index	USD	2,591.36	85,869.27	6.55	1.88	-NA-	-NA-	-NA-	9.40	26.77	4.53	1.19	14.84	-NA-	16.08
Europe REITs Index	USD	1,923.78	122,587.00	9.35	3.54	-NA-	-NA-	-NA-	7.54	24.29	8.46	3.82	13.84	-NA-	19.91
Europe Non-REITs Index	USD	2,272.04	69,033.17	5.27	1.91	-NA-	-NA-	-NA-	5.63	19.05	2.26	0.25	9.85	-NA-	16.27
Middle East and Africa REITs Index	USD	2,232.64	13,324.34	1.02	5.78	-NA-	-NA-	-NA-	-3.44	-1.33	-0.08	-2.55	0.90	-NA-	23.82
Middle East and Africa Non-REITs Index	USD	4,453.93	16,836.10	1.28	1.75	-NA-	-NA-	-NA-	26.44	69.98	14.79	5.19	40.67	-NA-	21.74
Emerging REITs Index	USD	1,984.17	26,680.46	19.78	5.05	-NA-	-NA-	-NA-	-5.47	-11.31	1.64	-1.27	3.21	-NA-	19.60
Emerging Non-REITs Index	USD	2,234.52	108,191.57	80.22	2.42	-NA-	-NA-	-NA-	-0.60	-11.77	2.33	2.60	6.58	-NA-	22.93
Emerging Asia Pacific Non-REITs Index	USD	2,525.20	69,948.01	51.86	2.51	-NA-	-NA-	-NA-	7.26	-21.00	0.84	2.96	2.32	-NA-	23.07
Emerging Americas Non-REITs Index	USD	1,241.09	16,856.41	12.50	2.28	-NA-	-NA-	-NA-	-23.25	-22.63	-1.89	-0.82	1.46	-NA-	33.06
Emerging EMEA REITs Index	USD	1,951.63	16,146.35	11.97	5.44	-NA-	-NA-	-NA-	-6.42	-9.24	2.02	-1.75	5.39	-NA-	24.02
Emerging EMEA Non-REITs Index	USD	3,697.61	21,387.15	15.86	2.26	-NA-	-NA-	-NA-	19.61	50.06	11.08	4.18	27.84	-NA-	20.02
Emerging Europe REITs Index	USD	2,285.83	2,822.01	2.09	3.84	-NA-	-NA-	-NA-	-10.19	-20.28	12.88	2.09	32.05	-NA-	35.66
Emerging Europe Non-REITs Index	USD	485.81	5,733.75	4.25	3.61	-NA-	-NA-	-NA-	-22.65	9.97	-0.39	0.11	-0.07	-NA-	34.87
Emerging Middle East and Africa REITs Index	USD	2,232.64	13,324.34	9.88	5.78	-NA-	-NA-	-NA-	-3.44	-1.33	-0.08	-2.55	0.90	-NA-	23.82
Emerging Middle East and Africa Non-REITs I	USD	4,686.89	15,653.40	11.61	1.76	-NA-	-NA-	-NA-	28.69	76.96	16.71	5.95	45.39	-NA-	23.07

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

Version: May 2014

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

Net Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	1,994.51	555,911.56	71.15	3.19	-NA-	-NA-	-NA-	7.62	-1.01	5.67	3.32	12.64	-NA-	12.60
Global Non-REITs Index	GBP	1,967.11	225,459.43	28.85	1.99	-NA-	-NA-	-NA-	3.48	-9.88	4.03	4.65	-0.47	-NA-	18.08
Global ex US REITs Index	GBP	1,981.69	213,889.10	27.37	4.13	-NA-	-NA-	-NA-	6.69	0.01	6.61	3.77	9.56	-NA-	12.41
Global ex US Non-REITs Index	GBP	1,987.29	223,767.35	28.64	2.01	-NA-	-NA-	-NA-	3.55	-9.89	4.07	4.68	-0.47	-NA-	18.05
Americas REITs Index	GBP	2,033.92	369,479.49	47.29	2.72	-NA-	-NA-	-NA-	7.78	-2.63	4.90	2.96	13.77	-NA-	13.70
Americas Non-REITs Index	GBP	1,223.20	13,230.98	1.69	2.17	-NA-	-NA-	-NA-	-17.09	-21.25	-1.30	0.73	1.08	-NA-	24.43
Asia Pacific REITs Index	GBP	2,090.56	105,404.65	13.49	4.42	-NA-	-NA-	-NA-	9.05	-2.41	7.44	4.18	10.14	-NA-	14.46
Asia Pacific Non-REITs Index	GBP	1,987.07	161,035.03	20.61	2.02	-NA-	-NA-	-NA-	5.79	-14.20	4.54	5.91	-4.16	-NA-	20.32
EMEA REITs Index	GBP	1,825.67	81,027.42	10.37	3.76	-NA-	-NA-	-NA-	5.97	9.72	6.91	3.85	11.04	-NA-	15.96
EMEA Non-REITs Index	GBP	2,489.79	51,193.41	6.55	1.88	-NA-	-NA-	-NA-	8.72	14.59	3.89	1.86	13.40	-NA-	12.36
Europe REITs Index	GBP	1,848.38	73,083.73	9.35	3.54	-NA-	-NA-	-NA-	6.87	12.34	7.80	4.51	12.41	-NA-	16.23
Europe Non-REITs Index	GBP	2,182.98	41,156.09	5.27	1.91	-NA-	-NA-	-NA-	4.97	7.61	1.64	0.92	8.47	-NA-	12.75
Middle East and Africa REITs Index	GBP	2,145.13	7,943.69	1.02	5.78	-NA-	-NA-	-NA-	-4.04	-10.82	-0.68	-1.89	-0.37	-NA-	20.79
Middle East and Africa Non-REITs Index	GBP	4,279.35	10,037.32	1.28	1.75	-NA-	-NA-	-NA-	25.64	53.63	14.09	5.90	38.90	-NA-	18.96
Emerging REITs Index	GBP	1,906.40	15,906.32	19.78	5.05	-NA-	-NA-	-NA-	-6.07	-19.84	1.02	-0.62	1.91	-NA-	16.50
Emerging Non-REITs Index	GBP	2,146.94	64,501.49	80.22	2.42	-NA-	-NA-	-NA-	-1.23	-20.25	1.71	3.29	5.23	-NA-	19.94
Emerging Asia Pacific Non-REITs Index	GBP	2,426.22	41,701.50	51.86	2.51	-NA-	-NA-	-NA-	6.59	-28.59	0.23	3.65	1.03	-NA-	21.35
Emerging Americas Non-REITs Index	GBP	1,192.44	10,049.43	12.50	2.28	-NA-	-NA-	-NA-	-23.73	-30.07	-2.49	-0.16	0.19	-NA-	29.15
Emerging EMEA REITs Index	GBP	1,875.14	9,626.11	11.97	5.44	-NA-	-NA-	-NA-	-7.01	-17.96	1.40	-1.10	4.06	-NA-	20.65
Emerging EMEA Non-REITs Index	GBP	3,552.68	12,750.56	15.86	2.26	-NA-	-NA-	-NA-	18.86	35.64	10.40	4.87	26.23	-NA-	16.53
Emerging Europe REITs Index	GBP	2,196.23	1,682.42	2.09	3.84	-NA-	-NA-	-NA-	-10.75	-27.94	12.19	2.77	30.39	-NA-	33.52
Emerging Europe Non-REITs Index	GBP	466.77	3,418.34	4.25	3.61	-NA-	-NA-	-NA-	-23.13	-0.60	-1.00	0.78	-1.32	-NA-	32.00
Emerging Middle East and Africa REITs Index	GBP	2,145.13	7,943.69	9.88	5.78	-NA-	-NA-	-NA-	-4.04	-10.82	-0.68	-1.89	-0.37	-NA-	20.79
Emerging Middle East and Africa Non-REITs I	GBP	4,503.18	9,332.22	11.61	1.76	-NA-	-NA-	-NA-	27.88	59.94	16.00	6.66	43.56	-NA-	20.39

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Version: May 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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Global REITs Index	JPY	2,063.50	94,872,965.60	71.15	3.19	-NA-	-NA-	-NA-	16.74	10.36	5.03	2.23	10.42	-NA-	17.99
Global Non-REITs Index	JPY	2,035.16	38,477,351.28	28.85	1.99	-NA-	-NA-	-NA-	12.25	0.47	3.41	3.54	-2.43	-NA-	25.85
Global ex US REITs Index	JPY	2,050.24	36,502,735.69	27.37	4.13	-NA-	-NA-	-NA-	15.73	11.49	5.97	2.67	7.41	-NA-	18.96
Global ex US Non-REITs Index	JPY	2,056.03	38,188,578.77	28.64	2.01	-NA-	-NA-	-NA-	12.33	0.45	3.45	3.57	-2.42	-NA-	25.80
Americas REITs Index	JPY	2,104.28	63,056,100.43	47.29	2.72	-NA-	-NA-	-NA-	16.91	8.55	4.27	1.88	11.54	-NA-	18.13
Americas Non-REITs Index	JPY	1,265.51	2,258,025.87	1.69	2.17	-NA-	-NA-	-NA-	-10.07	-12.21	-1.90	-0.34	-0.90	-NA-	31.17
Asia Pacific REITs Index	JPY	2,162.87	17,988,565.80	13.49	4.42	-NA-	-NA-	-NA-	18.29	8.79	6.79	3.08	7.98	-NA-	19.34
Asia Pacific Non-REITs Index	JPY	2,055.81	27,482,556.60	20.61	2.02	-NA-	-NA-	-NA-	14.76	-4.35	3.92	4.79	-6.04	-NA-	27.84
EMEA REITs Index	JPY	1,888.82	13,828,299.37	10.37	3.76	-NA-	-NA-	-NA-	14.94	22.32	6.27	2.75	8.86	-NA-	23.31
EMEA Non-REITs Index	JPY	2,575.92	8,736,768.80	6.55	1.88	-NA-	-NA-	-NA-	17.93	27.74	3.27	0.78	11.17	-NA-	19.84
Europe REITs Index	JPY	1,912.32	12,472,614.10	9.35	3.54	-NA-	-NA-	-NA-	15.92	25.23	7.16	3.41	10.20	-NA-	23.52
Europe Non-REITs Index	JPY	2,258.50	7,023,779.73	5.27	1.91	-NA-	-NA-	-NA-	13.86	19.96	1.03	-0.14	6.34	-NA-	20.30
Middle East and Africa REITs Index	JPY	2,219.34	1,355,685.27	1.02	5.78	-NA-	-NA-	-NA-	4.09	-0.58	-1.28	-2.93	-2.32	-NA-	25.37
Middle East and Africa Non-REITs Index	JPY	4,427.39	1,712,989.07	1.28	1.75	-NA-	-NA-	-NA-	36.29	71.27	13.41	4.78	36.17	-NA-	24.10
Emerging REITs Index	JPY	1,972.35	2,714,603.22	19.78	5.05	-NA-	-NA-	-NA-	1.89	-10.64	0.41	-1.67	-0.09	-NA-	23.00
Emerging Non-REITs Index	JPY	2,221.21	11,007,951.52	80.22	2.42	-NA-	-NA-	-NA-	7.14	-11.10	1.10	2.20	3.17	-NA-	26.27
Emerging Asia Pacific Non-REITs Index	JPY	2,510.15	7,116,860.09	51.86	2.51	-NA-	-NA-	-NA-	15.62	-20.39	-0.37	2.56	-0.95	-NA-	26.34
Emerging Americas Non-REITs Index	JPY	1,233.69	1,715,055.49	12.50	2.28	-NA-	-NA-	-NA-	-17.27	-22.04	-3.08	-1.21	-1.78	-NA-	35.34
Emerging EMEA REITs Index	JPY	1,940.00	1,642,810.29	11.97	5.44	-NA-	-NA-	-NA-	0.87	-8.54	0.80	-2.14	2.02	-NA-	27.23
Emerging EMEA Non-REITs Index	JPY	3,675.58	2,176,035.94	15.86	2.26	-NA-	-NA-	-NA-	28.93	51.21	9.74	3.76	23.75	-NA-	23.03
Emerging Europe REITs Index	JPY	2,272.21	287,125.02	2.09	3.84	-NA-	-NA-	-NA-	-3.19	-19.67	11.52	1.69	27.83	-NA-	39.02
Emerging Europe Non-REITs Index	JPY	482.91	583,380.43	4.25	3.61	-NA-	-NA-	-NA-	-16.62	10.81	-1.59	-0.28	-3.26	-NA-	37.49
Emerging Middle East and Africa REITs Index	JPY	2,219.34	1,355,685.27	9.88	5.78	-NA-	-NA-	-NA-	4.09	-0.58	-1.28	-2.93	-2.32	-NA-	25.37
Emerging Middle East and Africa Non-REITs I	JPY	4,658.96	1,592,655.51	11.61	1.76	-NA-	-NA-	-NA-	38.71	78.31	15.30	5.53	40.74	-NA-	25.29

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Version: May 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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Global REITs Index	AUD	1,459.52	1,001,889.18	71.15	3.19	-NA-	-NA-	-NA-	13.30	12.82	5.87	2.18	9.65	-NA-	-NA-
Global Non-REITs Index	AUD	1,439.47	406,333.27	28.85	1.99	-NA-	-NA-	-NA-	8.94	2.71	4.23	3.49	-3.11	-NA-	-NA-
Global ex US REITs Index	AUD	1,450.14	385,480.69	27.37	4.13	-NA-	-NA-	-NA-	12.32	13.98	6.82	2.62	6.66	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,454.24	403,283.73	28.64	2.01	-NA-	-NA-	-NA-	9.02	2.70	4.27	3.52	-3.10	-NA-	-NA-
Americas REITs Index	AUD	1,488.37	665,892.80	47.29	2.72	-NA-	-NA-	-NA-	13.47	10.98	5.11	1.82	10.76	-NA-	-NA-
Americas Non-REITs Index	AUD	895.10	23,845.48	1.69	2.17	-NA-	-NA-	-NA-	-12.72	-10.25	-1.11	-0.38	-1.60	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,529.81	189,965.07	13.49	4.42	-NA-	-NA-	-NA-	14.80	11.22	7.65	3.03	7.23	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,454.08	290,224.68	20.61	2.02	-NA-	-NA-	-NA-	11.37	-2.21	4.75	4.74	-6.70	-NA-	-NA-
EMEA REITs Index	AUD	1,335.97	146,031.31	10.37	3.76	-NA-	-NA-	-NA-	11.55	25.05	7.12	2.70	8.10	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,821.96	92,263.10	6.55	1.88	-NA-	-NA-	-NA-	14.45	30.59	4.10	0.73	10.39	-NA-	-NA-
Europe REITs Index	AUD	1,352.59	131,714.84	9.35	3.54	-NA-	-NA-	-NA-	12.50	28.03	8.01	3.36	9.43	-NA-	-NA-
Europe Non-REITs Index	AUD	1,597.44	74,173.38	5.27	1.91	-NA-	-NA-	-NA-	10.50	22.64	1.84	-0.19	5.59	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,569.75	14,316.47	1.02	5.78	-NA-	-NA-	-NA-	1.02	1.64	-0.49	-2.98	-3.01	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	3,131.51	18,089.72	1.28	1.75	-NA-	-NA-	-NA-	32.27	75.10	14.31	4.73	35.22	-NA-	-NA-
Emerging REITs Index	AUD	1,395.05	28,667.09	19.78	5.05	-NA-	-NA-	-NA-	-1.11	-8.64	1.22	-1.72	-0.79	13.09	-NA-
Emerging Non-REITs Index	AUD	1,571.07	116,247.53	80.22	2.42	-NA-	-NA-	-NA-	3.98	-9.11	1.90	2.15	2.45	15.05	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,775.44	75,156.34	51.86	2.51	-NA-	-NA-	-NA-	12.21	-18.62	0.42	2.51	-1.65	17.45	-NA-
Emerging Americas Non-REITs Index	AUD	872.59	18,111.54	12.50	2.28	-NA-	-NA-	-NA-	-19.71	-20.30	-2.30	-1.26	-2.47	24.47	-NA-
Emerging EMEA REITs Index	AUD	1,372.17	17,348.61	11.97	5.44	-NA-	-NA-	-NA-	-2.10	-6.50	1.60	-2.19	1.31	17.28	-NA-
Emerging EMEA Non-REITs Index	AUD	2,599.75	22,979.64	15.86	2.26	-NA-	-NA-	-NA-	25.13	54.59	10.62	3.71	22.88	14.50	-NA-
Emerging Europe REITs Index	AUD	1,607.14	3,032.13	2.09	3.84	-NA-	-NA-	-NA-	-6.05	-17.87	12.41	1.64	26.93	31.75	-NA-
Emerging Europe Non-REITs Index	AUD	341.57	6,160.69	4.25	3.61	-NA-	-NA-	-NA-	-19.08	13.28	-0.80	-0.33	-3.94	31.35	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,569.75	14,316.47	9.88	5.78	-NA-	-NA-	-NA-	1.02	1.64	-0.49	-2.98	-3.01	16.79	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,295.30	16,818.96	11.61	1.76	-NA-	-NA-	-NA-	34.63	82.29	16.22	5.48	39.75	18.41	-NA-

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

Version: May 2014

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

Index Description	Curr	Price Return		Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
		Close Value	May-14													
Global REITs Index	EUR	1,555.83		683,344.88	100.00	0.00	-NA-	-NA-	-NA-	6.51	0.58	6.77	3.91	13.67	-NA-	12.58
Global Non-REITs Index	EUR	1,676.52		277,142.19	40.56	0.00	-NA-	-NA-	-NA-	3.69	-7.26	4.97	5.22	0.70	-NA-	17.32
Global ex US REITs Index	EUR	1,437.43		262,919.55	38.48	0.00	-NA-	-NA-	-NA-	4.23	0.54	7.30	4.08	9.96	-NA-	12.17
Global ex US Non-REITs Index	EUR	1,690.71		275,062.23	40.25	0.00	-NA-	-NA-	-NA-	3.74	-7.29	5.01	5.24	0.70	-NA-	17.29
Americas REITs Index	EUR	1,657.49		454,176.42	66.46	0.00	-NA-	-NA-	-NA-	7.41	-0.54	6.23	3.70	15.13	-NA-	13.92
Americas Non-REITs Index	EUR	1,061.96		16,263.96	2.38	0.00	-NA-	-NA-	-NA-	-16.91	-19.44	-1.38	0.58	1.43	-NA-	23.54
Asia Pacific REITs Index	EUR	1,467.75		129,566.88	18.96	0.00	-NA-	-NA-	-NA-	5.95	-2.22	8.87	5.06	11.16	-NA-	14.73
Asia Pacific Non-REITs Index	EUR	1,707.67		197,949.59	28.97	0.00	-NA-	-NA-	-NA-	6.15	-11.59	5.62	6.51	-2.88	-NA-	19.78
EMEA REITs Index	EUR	1,369.60		99,601.58	14.58	0.00	-NA-	-NA-	-NA-	4.06	10.96	6.61	3.37	10.67	-NA-	14.52
EMEA Non-REITs Index	EUR	2,006.48		62,928.64	9.21	0.00	-NA-	-NA-	-NA-	8.18	17.55	4.69	2.53	14.44	-NA-	11.17
Europe REITs Index	EUR	1,394.74		89,836.94	13.15	0.00	-NA-	-NA-	-NA-	5.04	13.71	7.35	3.95	12.03	-NA-	14.77
Europe Non-REITs Index	EUR	1,838.02		50,590.43	7.40	0.00	-NA-	-NA-	-NA-	4.95	10.69	2.52	1.70	9.55	-NA-	11.19
Middle East and Africa REITs Index	EUR	1,337.51		9,764.64	1.43	0.00	-NA-	-NA-	-NA-	-8.08	-11.31	0.20	-1.69	-0.73	-NA-	21.39
Middle East and Africa Non-REITs Index	EUR	3,013.40		12,338.21	1.81	0.00	-NA-	-NA-	-NA-	23.25	56.51	14.48	6.08	39.64	-NA-	19.03
Emerging REITs Index	EUR	1,274.04		19,552.57	19.78	0.00	-NA-	-NA-	-NA-	-8.43	-19.97	1.46	-0.70	1.42	-NA-	16.50
Emerging Non-REITs Index	EUR	1,808.91		79,287.36	80.22	0.00	-NA-	-NA-	-NA-	-1.21	-18.35	2.35	3.55	6.38	-NA-	18.46
Emerging Asia Pacific Non-REITs Index	EUR	2,109.55		51,260.86	51.86	0.00	-NA-	-NA-	-NA-	6.95	-26.71	1.12	4.06	2.40	-NA-	20.39
Emerging Americas Non-REITs Index	EUR	1,046.26		12,353.09	12.50	0.00	-NA-	-NA-	-NA-	-23.49	-28.45	-3.01	-0.60	0.29	-NA-	28.19
Emerging EMEA REITs Index	EUR	1,246.51		11,832.73	11.97	0.00	-NA-	-NA-	-NA-	-9.45	-17.99	1.84	-1.34	3.47	-NA-	20.46
Emerging EMEA Non-REITs Index	EUR	2,528.91		15,673.41	15.86	0.00	-NA-	-NA-	-NA-	16.48	37.59	11.23	5.26	27.53	-NA-	16.26
Emerging Europe REITs Index	EUR	1,808.68		2,068.09	2.09	0.00	-NA-	-NA-	-NA-	-11.06	-26.95	10.26	0.33	28.64	-NA-	33.16
Emerging Europe Non-REITs Index	EUR	420.49		4,201.93	4.25	0.00	-NA-	-NA-	-NA-	-23.13	1.17	0.61	1.73	0.75	-NA-	30.46
Emerging Middle East and Africa REITs Index	EUR	1,337.51		9,764.64	9.88	0.00	-NA-	-NA-	-NA-	-8.08	-11.31	0.20	-1.69	-0.73	-NA-	21.39
Emerging Middle East and Africa Non-REITs I	EUR	3,140.51		11,471.48	11.61	0.00	-NA-	-NA-	-NA-	25.22	62.74	16.40	6.78	44.28	-NA-	20.47

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

Version: May 2014

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

Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	1,674.22	932,458.26	136.46	0.00	-NA-	-NA-	-NA-	4.67	5.90	5.71	2.26	12.56	-NA-	15.43
Global Non-REITs Index	USD	1,804.10	378,174.37	55.34	0.00	-NA-	-NA-	-NA-	1.90	-2.36	3.93	3.55	-0.28	-NA-	22.27
Global ex US REITs Index	USD	1,546.81	358,766.87	52.50	0.00	-NA-	-NA-	-NA-	2.44	5.86	6.24	2.42	8.89	-NA-	16.03
Global ex US Non-REITs Index	USD	1,819.37	375,336.17	54.93	0.00	-NA-	-NA-	-NA-	1.95	-2.39	3.96	3.57	-0.28	-NA-	22.23
Americas REITs Index	USD	1,783.62	619,746.43	90.69	0.00	-NA-	-NA-	-NA-	5.56	4.72	5.17	2.06	14.01	-NA-	15.90
Americas Non-REITs Index	USD	1,142.77	22,192.99	3.25	0.00	-NA-	-NA-	-NA-	-18.34	-15.18	-2.36	-1.01	0.45	-NA-	28.74
Asia Pacific REITs Index	USD	1,579.44	176,800.49	25.87	0.00	-NA-	-NA-	-NA-	4.12	2.95	7.79	3.39	10.07	-NA-	17.21
Asia Pacific Non-REITs Index	USD	1,837.62	270,112.11	39.53	0.00	-NA-	-NA-	-NA-	4.32	-6.91	4.57	4.82	-3.82	-NA-	24.27
EMEA REITs Index	USD	1,473.82	135,911.34	19.89	0.00	-NA-	-NA-	-NA-	2.27	16.83	5.55	1.73	9.59	-NA-	19.78
EMEA Non-REITs Index	USD	2,159.17	85,869.27	12.57	0.00	-NA-	-NA-	-NA-	6.31	23.77	3.65	0.90	13.33	-NA-	16.16
Europe REITs Index	USD	1,500.88	122,587.00	17.94	0.00	-NA-	-NA-	-NA-	3.23	19.73	6.29	2.30	10.94	-NA-	19.96
Europe Non-REITs Index	USD	1,977.89	69,033.17	10.10	0.00	-NA-	-NA-	-NA-	3.14	16.54	1.50	0.08	8.48	-NA-	16.22
Middle East and Africa REITs Index	USD	1,439.29	13,324.34	1.95	0.00	-NA-	-NA-	-NA-	-9.66	-6.62	-0.80	-3.25	-1.70	-NA-	24.45
Middle East and Africa Non-REITs Index	USD	3,242.72	16,836.10	2.46	0.00	-NA-	-NA-	-NA-	21.12	64.79	13.34	4.40	38.29	-NA-	22.23
Emerging REITs Index	USD	1,370.99	26,680.46	19.78	0.00	-NA-	-NA-	-NA-	-10.01	-15.73	0.45	-2.28	0.43	-NA-	20.07
Emerging Non-REITs Index	USD	1,946.57	108,191.57	80.22	0.00	-NA-	-NA-	-NA-	-2.91	-14.04	1.33	1.91	5.35	-NA-	23.09
Emerging Asia Pacific Non-REITs Index	USD	2,270.08	69,948.01	51.86	0.00	-NA-	-NA-	-NA-	5.10	-22.84	0.11	2.41	1.40	-NA-	23.19
Emerging Americas Non-REITs Index	USD	1,125.88	16,856.41	12.50	0.00	-NA-	-NA-	-NA-	-24.80	-24.67	-3.97	-2.18	-0.69	-NA-	33.29
Emerging EMEA REITs Index	USD	1,341.37	16,146.35	11.97	0.00	-NA-	-NA-	-NA-	-11.01	-13.65	0.82	-2.91	2.46	-NA-	24.33
Emerging EMEA Non-REITs Index	USD	2,721.36	21,387.15	15.86	0.00	-NA-	-NA-	-NA-	14.48	44.87	10.12	3.59	26.29	-NA-	20.61
Emerging Europe REITs Index	USD	1,946.32	2,822.01	2.09	0.00	-NA-	-NA-	-NA-	-12.60	-23.09	9.16	-1.27	27.39	-NA-	35.87
Emerging Europe Non-REITs Index	USD	452.49	5,733.75	4.25	0.00	-NA-	-NA-	-NA-	-24.46	6.52	-0.39	0.11	-0.23	-NA-	34.42
Emerging Middle East and Africa REITs Index	USD	1,439.29	13,324.34	9.88	0.00	-NA-	-NA-	-NA-	-9.66	-6.62	-0.80	-3.25	-1.70	-NA-	24.45
Emerging Middle East and Africa Non-REITs I	USD	3,379.49	15,653.40	11.61	0.00	-NA-	-NA-	-NA-	23.06	71.35	15.24	5.08	42.88	-NA-	23.60

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

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

			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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Global REITs Index	GBP	1,608.60	555,911.56	81.35	0.00	-NA-	-NA-	-NA-	4.02	-4.28	5.07	2.94	11.14	-NA-	12.65
Global Non-REITs Index	GBP	1,733.38	225,459.43	32.99	0.00	-NA-	-NA-	-NA-	1.26	-11.75	3.30	4.24	-1.53	-NA-	18.20
Global ex US REITs Index	GBP	1,486.18	213,889.10	31.30	0.00	-NA-	-NA-	-NA-	1.79	-4.32	5.59	3.11	7.52	-NA-	12.47
Global ex US Non-REITs Index	GBP	1,748.05	223,767.35	32.75	0.00	-NA-	-NA-	-NA-	1.31	-11.77	3.33	4.26	-1.53	-NA-	18.17
Americas REITs Index	GBP	1,713.70	369,479.49	54.07	0.00	-NA-	-NA-	-NA-	4.89	-5.35	4.53	2.74	12.57	-NA-	13.73
Americas Non-REITs Index	GBP	1,097.98	13,230.98	1.94	0.00	-NA-	-NA-	-NA-	-18.86	-23.33	-2.95	-0.35	-0.82	-NA-	24.56
Asia Pacific REITs Index	GBP	1,517.53	105,404.65	15.42	0.00	-NA-	-NA-	-NA-	3.47	-6.95	7.13	4.08	8.69	-NA-	14.49
Asia Pacific Non-REITs Index	GBP	1,765.59	161,035.03	23.57	0.00	-NA-	-NA-	-NA-	3.67	-15.86	3.94	5.52	-5.03	-NA-	20.43
EMEA REITs Index	GBP	1,416.05	81,027.42	11.86	0.00	-NA-	-NA-	-NA-	1.62	5.60	4.91	2.41	8.21	-NA-	15.93
EMEA Non-REITs Index	GBP	2,074.54	51,193.41	7.49	0.00	-NA-	-NA-	-NA-	5.64	11.87	3.02	1.57	11.90	-NA-	12.47
Europe REITs Index	GBP	1,442.05	73,083.73	10.69	0.00	-NA-	-NA-	-NA-	2.58	8.22	5.64	2.98	9.54	-NA-	16.16
Europe Non-REITs Index	GBP	1,900.36	41,156.09	6.02	0.00	-NA-	-NA-	-NA-	2.49	5.34	0.89	0.75	7.12	-NA-	12.74
Middle East and Africa REITs Index	GBP	1,382.87	7,943.69	1.16	0.00	-NA-	-NA-	-NA-	-10.23	-15.60	-1.40	-2.61	-2.93	-NA-	21.37
Middle East and Africa Non-REITs Index	GBP	3,115.61	10,037.32	1.47	0.00	-NA-	-NA-	-NA-	20.36	48.94	12.65	5.10	36.55	-NA-	19.41
Emerging REITs Index	GBP	1,317.26	15,906.32	19.78	0.00	-NA-	-NA-	-NA-	-10.58	-23.84	-0.16	-1.62	-0.83	-NA-	16.91
Emerging Non-REITs Index	GBP	1,870.27	64,501.49	80.22	0.00	-NA-	-NA-	-NA-	-3.52	-22.30	0.72	2.59	4.02	-NA-	20.08
Emerging Asia Pacific Non-REITs Index	GBP	2,181.10	41,701.50	51.86	0.00	-NA-	-NA-	-NA-	4.44	-30.26	-0.49	3.09	0.13	-NA-	21.48
Emerging Americas Non-REITs Index	GBP	1,081.75	10,049.43	12.50	0.00	-NA-	-NA-	-NA-	-25.28	-31.91	-4.56	-1.52	-1.94	-NA-	29.36
Emerging EMEA REITs Index	GBP	1,288.79	9,626.11	11.97	0.00	-NA-	-NA-	-NA-	-11.57	-21.95	0.21	-2.26	1.18	-NA-	20.89
Emerging EMEA Non-REITs Index	GBP	2,614.69	12,750.56	15.86	0.00	-NA-	-NA-	-NA-	13.76	30.94	9.45	4.28	24.70	-NA-	17.09
Emerging Europe REITs Index	GBP	1,870.03	1,682.42	2.09	0.00	-NA-	-NA-	-NA-	-13.14	-30.48	8.50	-0.61	25.79	-NA-	33.64
Emerging Europe Non-REITs Index	GBP	434.75	3,418.34	4.25	0.00	-NA-	-NA-	-NA-	-24.93	-3.72	-1.00	0.78	-1.49	-NA-	31.48
Emerging Middle East and Africa REITs Index	GBP	1,382.87	7,943.69	9.88	0.00	-NA-	-NA-	-NA-	-10.23	-15.60	-1.40	-2.61	-2.93	-NA-	21.37
Emerging Middle East and Africa Non-REITs Index	GBP	3,247.03	9,332.22	11.61	0.00	-NA-	-NA-	-NA-	22.29	54.88	14.54	5.79	41.08	-NA-	20.87

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36

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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) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
		Close Value May-14														
Global REITs Index	JPY	1,664.24		94,872,965.60	13883.61	0.00	-NA-	-NA-	-NA-	12.83	6.71	4.44	1.85	8.96	-NA-	18.00
Global Non-REITs Index	JPY	1,793.34		38,477,351.28	5630.74	0.00	-NA-	-NA-	-NA-	9.84	-1.61	2.68	3.14	-3.46	-NA-	25.95
Global ex US REITs Index	JPY	1,537.59		36,502,735.69	5341.77	0.00	-NA-	-NA-	-NA-	10.42	6.67	4.96	2.02	5.41	-NA-	19.00
Global ex US Non-REITs Index	JPY	1,808.52		38,188,578.77	5588.48	0.00	-NA-	-NA-	-NA-	9.89	-1.64	2.71	3.16	-3.46	-NA-	25.90
Americas REITs Index	JPY	1,772.99		63,056,100.43	9227.57	0.00	-NA-	-NA-	-NA-	13.78	5.52	3.91	1.65	10.36	-NA-	18.12
Americas Non-REITs Index	JPY	1,135.96		2,258,025.87	330.44	0.00	-NA-	-NA-	-NA-	-11.98	-14.53	-3.53	-1.40	-2.76	-NA-	31.31
Asia Pacific REITs Index	JPY	1,570.03		17,988,565.80	2632.43	0.00	-NA-	-NA-	-NA-	12.23	3.73	6.49	2.98	6.56	-NA-	19.25
Asia Pacific Non-REITs Index	JPY	1,826.67		27,482,556.60	4021.77	0.00	-NA-	-NA-	-NA-	12.45	-6.20	3.31	4.41	-6.90	-NA-	27.93
EMEA REITs Index	JPY	1,465.04		13,828,299.37	2023.62	0.00	-NA-	-NA-	-NA-	10.23	17.72	4.28	1.33	6.09	-NA-	23.40
EMEA Non-REITs Index	JPY	2,146.30		8,736,768.80	1278.53	0.00	-NA-	-NA-	-NA-	14.59	24.71	2.40	0.50	9.70	-NA-	19.90
Europe REITs Index	JPY	1,491.93		12,472,614.10	1825.23	0.00	-NA-	-NA-	-NA-	11.27	20.64	5.01	1.90	7.39	-NA-	23.58
Europe Non-REITs Index	JPY	1,966.10		7,023,779.73	1027.85	0.00	-NA-	-NA-	-NA-	11.17	17.43	0.28	-0.31	5.02	-NA-	20.25
Middle East and Africa REITs Index	JPY	1,430.71		1,355,685.27	198.39	0.00	-NA-	-NA-	-NA-	-2.62	-5.91	-1.99	-3.63	-4.84	-NA-	25.91
Middle East and Africa Non-REITs Index	JPY	3,223.39		1,712,989.07	250.68	0.00	-NA-	-NA-	-NA-	30.56	66.04	11.97	3.98	33.87	-NA-	24.54
Emerging REITs Index	JPY	1,362.82		2,714,603.22	19.78	0.00	-NA-	-NA-	-NA-	-3.00	-15.09	-0.75	-2.66	-2.78	-NA-	23.40
Emerging Non-REITs Index	JPY	1,934.97		11,007,951.52	80.22	0.00	-NA-	-NA-	-NA-	4.65	-13.38	0.11	1.50	1.98	-NA-	26.43
Emerging Asia Pacific Non-REITs Index	JPY	2,256.55		7,116,860.09	51.86	0.00	-NA-	-NA-	-NA-	13.29	-22.25	-1.09	2.00	-1.84	-NA-	26.49
Emerging Americas Non-REITs Index	JPY	1,119.17		1,715,055.49	12.50	0.00	-NA-	-NA-	-NA-	-18.95	-24.10	-5.13	-2.57	-3.86	-NA-	35.57
Emerging EMEA REITs Index	JPY	1,333.38		1,642,810.29	11.97	0.00	-NA-	-NA-	-NA-	-4.07	-12.99	-0.39	-3.29	-0.81	-NA-	27.49
Emerging EMEA Non-REITs Index	JPY	2,705.14		2,176,035.94	15.86	0.00	-NA-	-NA-	-NA-	23.39	45.98	8.80	3.18	22.25	-NA-	23.52
Emerging Europe REITs Index	JPY	1,934.72		287,125.02	2.09	0.00	-NA-	-NA-	-NA-	-5.79	-22.50	7.85	-1.66	23.32	-NA-	39.25
Emerging Europe Non-REITs Index	JPY	449.79		583,380.43	4.25	0.00	-NA-	-NA-	-NA-	-18.57	7.33	-1.59	-0.28	-3.42	-NA-	37.00
Emerging Middle East and Africa REITs Index	JPY	1,430.71		1,355,685.27	9.88	0.00	-NA-	-NA-	-NA-	-2.62	-5.91	-1.99	-3.63	-4.84	-NA-	25.91
Emerging Middle East and Africa Non-REITs I	JPY	3,359.35		1,592,655.51	11.61	0.00	-NA-	-NA-	-NA-	32.65	72.66	13.86	4.67	38.31	-NA-	25.77

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

Version: May 2014

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 Value	Mkt Cap	Mkt Cap	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)		
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Global REITs Index	AUD	1,177.13	1,001,889.18	146.62	0.00	-NA-	-NA-	-NA-	9.50	9.09	5.28	1.80	8.20	-NA-	-NA-
Global Non-REITs Index	AUD	1,268.44	406,333.27	59.46	0.00	-NA-	-NA-	-NA-	6.60	0.58	3.50	3.09	-4.14	-NA-	-NA-
Global ex US REITs Index	AUD	1,087.55	385,480.69	56.41	0.00	-NA-	-NA-	-NA-	7.16	9.05	5.80	1.97	4.67	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,279.18	403,283.73	59.02	0.00	-NA-	-NA-	-NA-	6.66	0.55	3.53	3.11	-4.14	-NA-	-NA-
Americas REITs Index	AUD	1,254.04	665,892.80	97.45	0.00	-NA-	-NA-	-NA-	10.43	7.88	4.74	1.60	9.59	-NA-	-NA-
Americas Non-REITs Index	AUD	803.47	23,845.48	3.49	0.00	-NA-	-NA-	-NA-	-14.58	-12.62	-2.76	-1.45	-3.44	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,110.49	189,965.07	27.80	0.00	-NA-	-NA-	-NA-	8.93	6.05	7.34	2.93	5.81	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,292.01	290,224.68	42.47	0.00	-NA-	-NA-	-NA-	9.13	-4.11	4.14	4.35	-7.55	-NA-	-NA-
EMEA REITs Index	AUD	1,036.23	146,031.31	21.37	0.00	-NA-	-NA-	-NA-	6.98	20.35	5.11	1.27	5.35	-NA-	-NA-
EMEA Non-REITs Index	AUD	1,518.09	92,263.10	13.50	0.00	-NA-	-NA-	-NA-	11.22	27.50	3.22	0.45	8.94	-NA-	-NA-
Europe REITs Index	AUD	1,055.25	131,714.84	19.28	0.00	-NA-	-NA-	-NA-	7.99	23.34	5.85	1.84	6.64	-NA-	-NA-
Europe Non-REITs Index	AUD	1,390.63	74,173.38	10.85	0.00	-NA-	-NA-	-NA-	7.90	20.06	1.08	-0.36	4.28	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,011.95	14,316.47	2.10	0.00	-NA-	-NA-	-NA-	-5.49	-3.80	-1.21	-3.68	-5.50	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,279.92	18,089.72	2.65	0.00	-NA-	-NA-	-NA-	26.71	69.75	12.87	3.93	32.93	-NA-	-NA-
Emerging REITs Index	AUD	963.93	28,667.09	19.78	0.00	-NA-	-NA-	-NA-	-5.86	-13.19	0.04	-2.71	-3.46	13.28	-NA-
Emerging Non-REITs Index	AUD	1,368.61	116,247.53	80.22	0.00	-NA-	-NA-	-NA-	1.57	-11.44	0.91	1.45	1.27	15.15	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,596.07	75,156.34	51.86	0.00	-NA-	-NA-	-NA-	9.95	-20.51	-0.30	1.95	-2.53	17.59	-NA-
Emerging Americas Non-REITs Index	AUD	791.59	18,111.54	12.50	0.00	-NA-	-NA-	-NA-	-21.34	-22.40	-4.37	-2.61	-4.53	24.62	-NA-
Emerging EMEA REITs Index	AUD	943.10	17,348.61	11.97	0.00	-NA-	-NA-	-NA-	-6.90	-11.05	0.41	-3.34	-1.50	17.35	-NA-
Emerging EMEA Non-REITs Index	AUD	1,913.35	22,979.64	15.86	0.00	-NA-	-NA-	-NA-	19.76	49.24	9.67	3.12	21.39	14.95	-NA-
Emerging Europe REITs Index	AUD	1,368.44	3,032.13	2.09	0.00	-NA-	-NA-	-NA-	-8.56	-20.77	8.71	-1.71	22.46	31.82	-NA-
Emerging Europe Non-REITs Index	AUD	318.14	6,160.69	4.25	0.00	-NA-	-NA-	-NA-	-20.97	9.73	-0.80	-0.33	-4.09	30.91	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,011.95	14,316.47	9.88	0.00	-NA-	-NA-	-NA-	-5.49	-3.80	-1.21	-3.68	-5.50	17.24	-NA-
Emerging Middle East and Africa Non-REITs Index	AUD	2,376.08	16,818.96	11.61	0.00	-NA-	-NA-	-NA-	28.74	76.52	14.77	4.62	37.34	18.74	-NA-

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

Version: May 2014

Part III

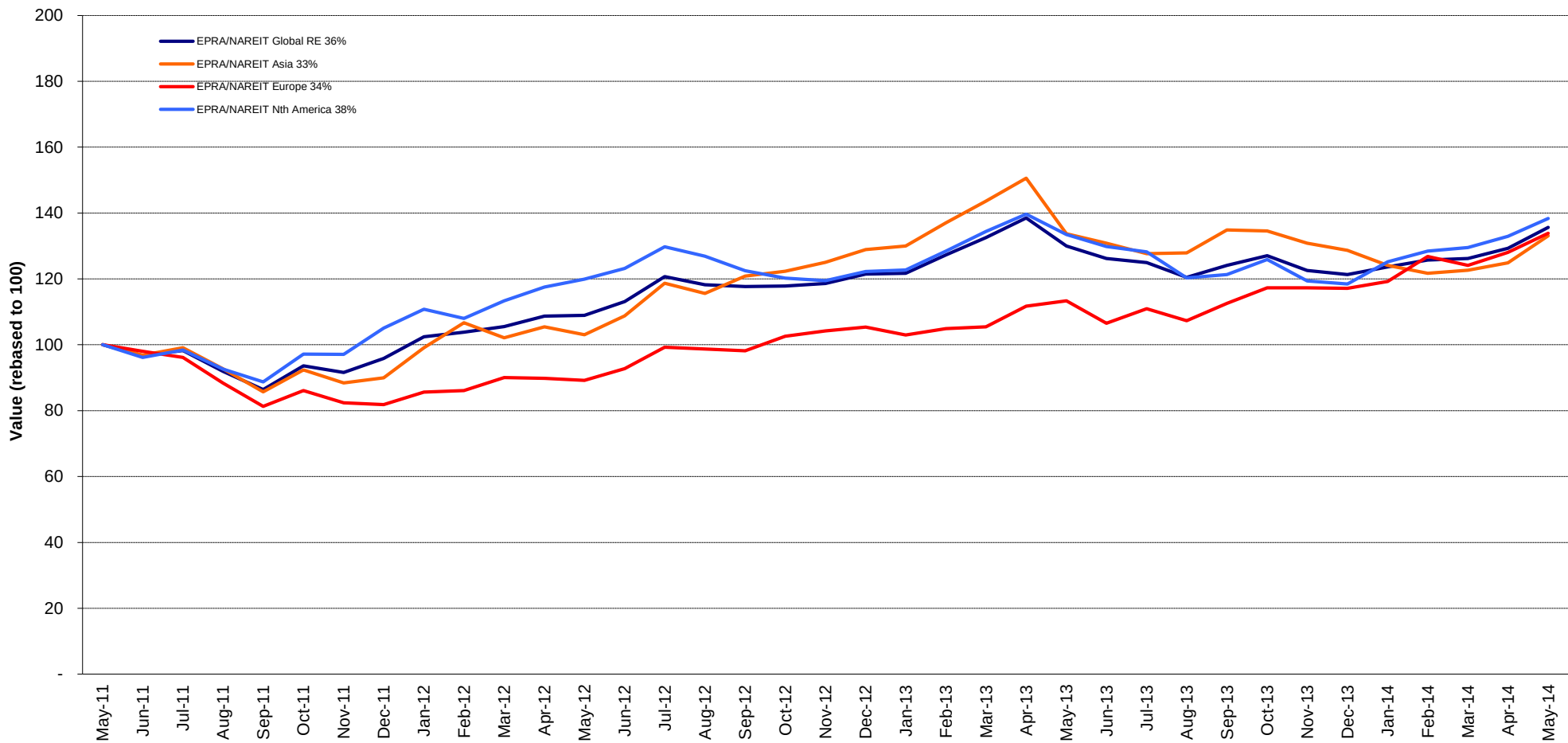
Developed Markets

Section 3.1

FTSE EPRA/NAREIT Developed Real Estate Index Series

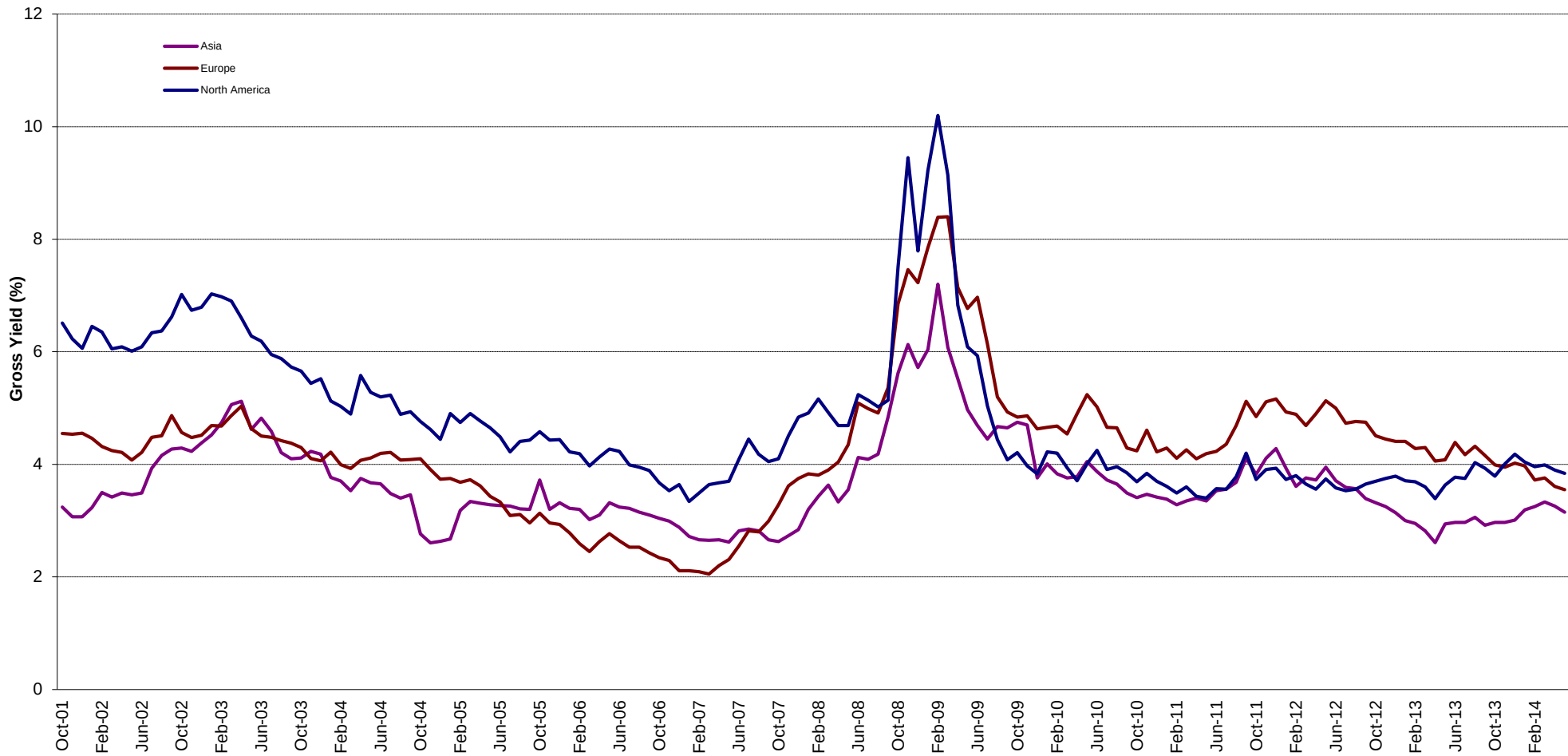
FTSE EPRA/NAREIT Developed Index Series

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

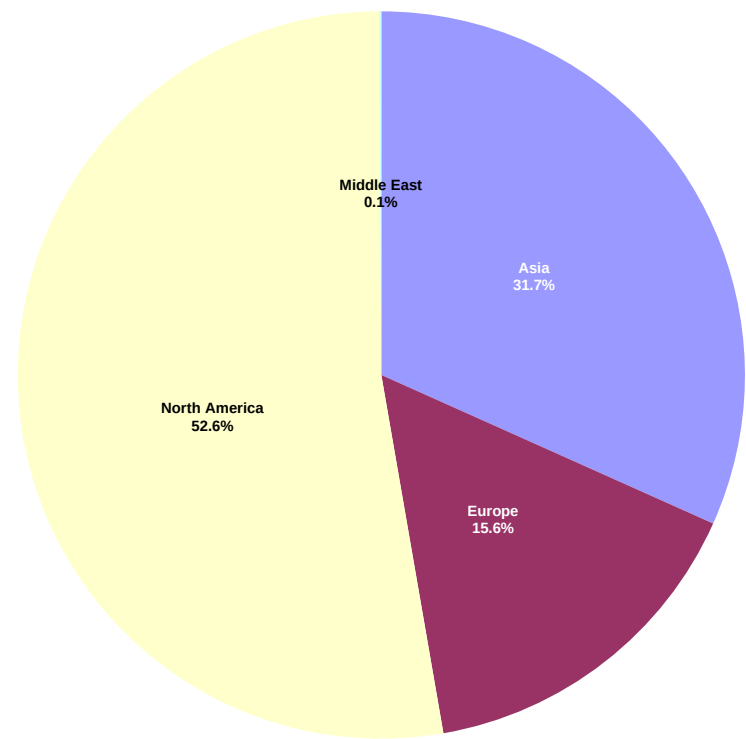


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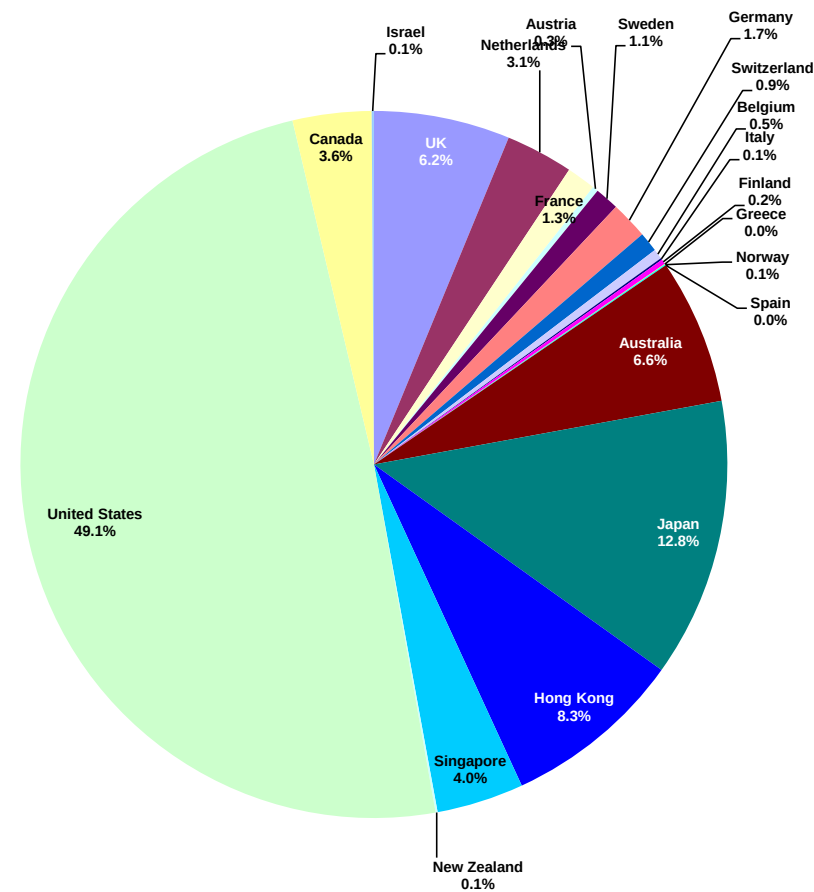
Graph 6: Dividend Yields



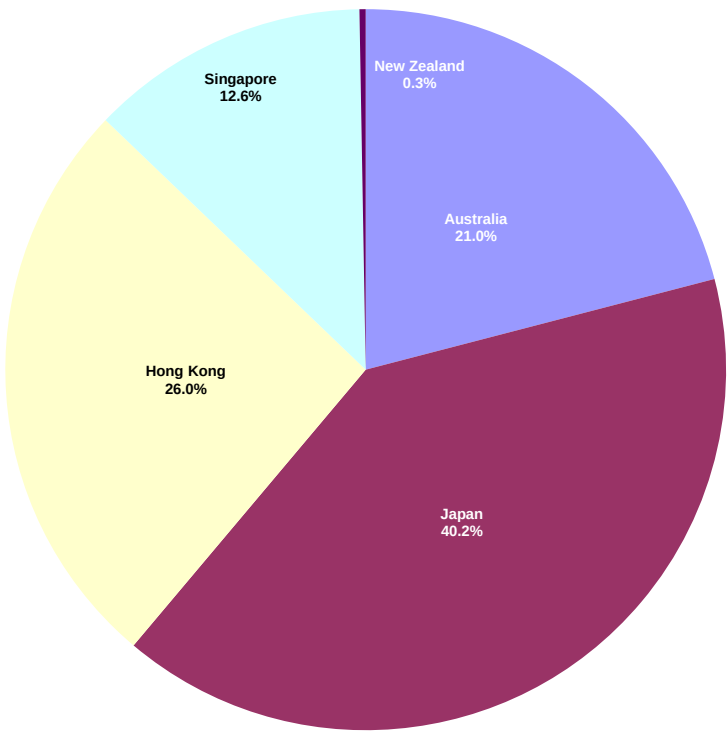
Graph 7: Global Developed - Regional Breakdown by Market Cap



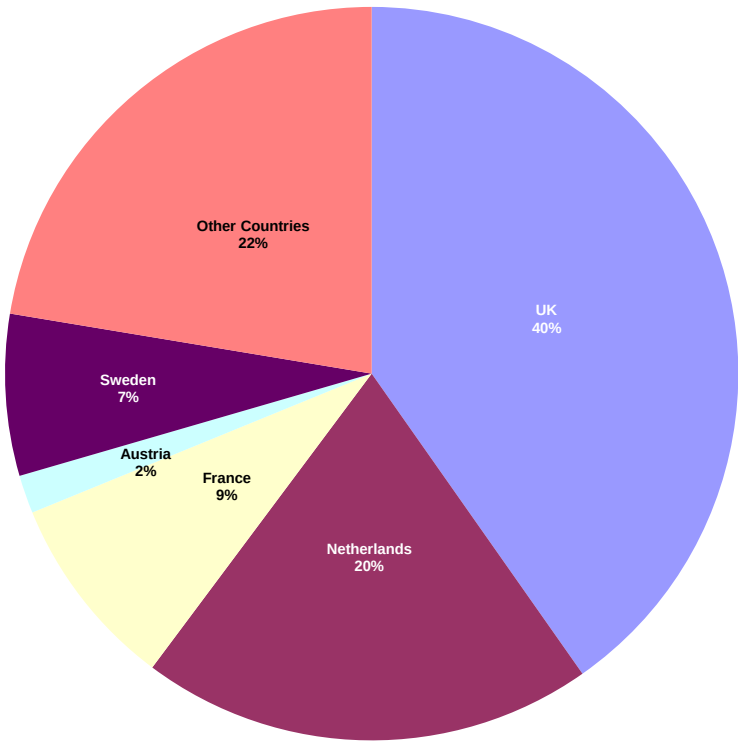
Graph 8: Global Developed - Breakdown by Country



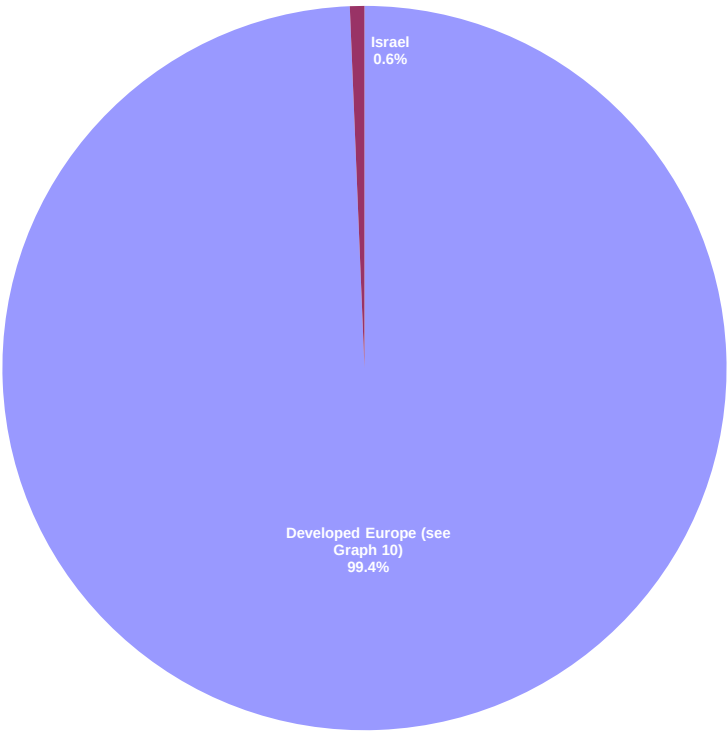
Graph 9: Asia Developed - Country Breakdown by Market Cap



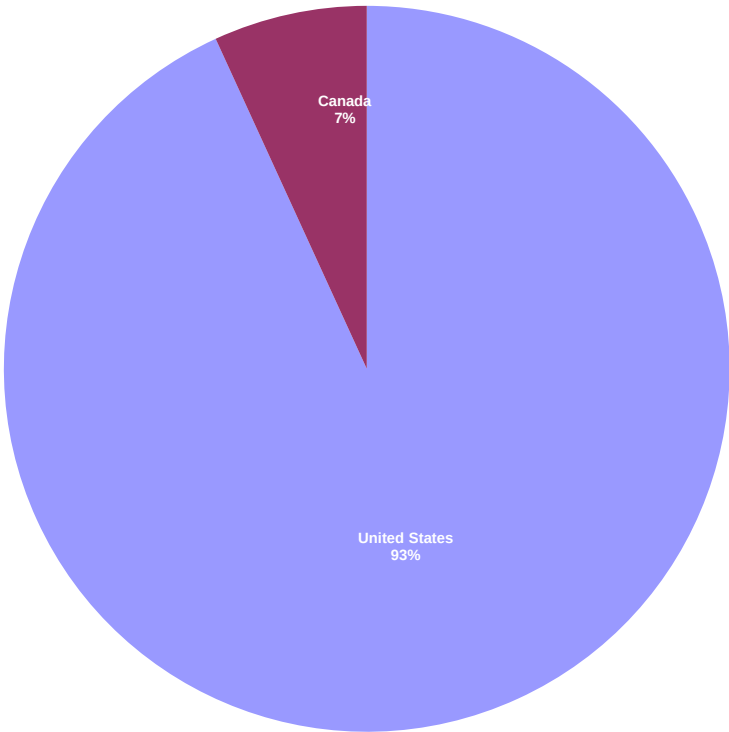
Graph 10: Europe Developed - Country Breakdown by Market Cap



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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	3,105.98	861,647.14	100.00	3.56	8.09	8.01	17.96	10.69	4.31	7.49	4.91	11.78	17.95	12.66
Asia	EUR	2,240.59	273,114.13	31.70	3.15	5.85	7.95	12.54	9.99	-0.49	8.50	6.53	3.40	18.78	16.70
Europe	EUR	3,178.31	134,157.35	15.57	3.45	8.32	6.78	18.08	10.21	18.07	7.84	4.50	14.26	18.80	13.35
North America	EUR	4,097.92	453,508.93	52.63	3.84	10.97	8.64	23.33	11.43	3.70	6.82	4.08	16.83	23.09	13.89
Global ex Asia	EUR	3,717.39	588,533.01	68.30	3.75	9.89	7.99	21.65	10.94	6.63	7.03	4.17	16.21	20.66	12.82
Global ex Europe	EUR	3,045.72	727,489.79	84.43	3.58	7.97	8.32	18.02	10.88	2.16	7.43	4.98	11.34	18.68	13.21
Global ex North America	EUR	2,673.28	408,138.21	47.37	3.25	6.88	7.61	14.15	10.06	4.88	8.26	5.84	6.69	16.97	14.30
Global ex United States	EUR	2,747.13	439,141.85	50.97	3.41	7.05	7.78	14.50	9.62	3.96	8.08	5.71	6.76	16.79	13.77
Global ex Japan	EUR	1,768.06	751,889.67	87.26	3.83	-NA-	-NA-	18.45	9.89	4.18	7.56	4.33	14.98	-NA-	13.02
Global Dividend+	EUR	2,654.12	734,670.69	85.26	3.97	-NA-	-NA-	19.28	10.22	3.91	7.80	4.57	14.83	-NA-	12.32
Global	USD	4,068.38	1,175,760.60	100.00	3.56	8.74	9.23	17.09	8.78	9.82	6.43	3.24	10.70	21.34	16.41
Asia	USD	3,024.49	372,677.88	31.70	3.15	6.65	9.18	11.72	8.10	4.77	7.43	4.84	2.39	22.53	20.93
Europe	USD	4,305.84	183,064.41	15.57	3.45	9.15	8.00	17.21	8.31	24.31	6.77	2.85	13.15	23.48	18.28
North America	USD	5,337.46	618,835.61	52.63	3.84	11.60	9.88	22.43	9.51	9.18	5.76	2.43	15.70	25.03	15.95
Global ex Asia	USD	4,871.37	803,082.71	68.30	3.75	10.55	9.21	20.76	9.03	12.27	5.97	2.51	15.08	23.40	15.72
Global ex Europe	USD	4,003.50	992,696.19	84.43	3.58	8.64	9.56	17.15	8.97	7.56	6.36	3.32	10.26	21.67	16.59
Global ex North America	USD	3,526.08	556,924.99	47.37	3.25	7.56	8.83	13.31	8.16	10.43	7.18	4.16	5.65	21.35	19.05
Global ex United States	USD	3,739.97	599,231.02	50.97	3.41	7.90	9.04	13.66	7.73	9.46	7.00	4.03	5.72	21.07	18.38
Global ex Japan	USD	1,846.50	1,025,991.05	87.26	3.83	-NA-	-NA-	17.58	8.00	9.69	6.49	2.67	13.86	-NA-	16.78
Global ex Australia	USD	2,004.36	1,097,678.86	93.36	3.42	-NA-	-NA-	17.48	8.77	10.35	6.44	3.44	10.51	-NA-	16.38
Global ex Australia Hedged	USD	2,045.50	1,097,678.86	93.36	0.00	-NA-	-NA-	17.21	10.36	9.59	6.27	3.55	10.06	-NA-	14.97
Global Dividend+	USD	2,991.51	1,002,494.90	85.26	3.97	-NA-	9.84	18.41	8.32	9.40	6.72	2.91	13.71	-NA-	15.78

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

Version: May 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	3,908.91	700,963.19	100.00	3.56	8.16	10.21	16.18	8.10	-0.73	5.78	3.93	9.30	19.01	12.87
Asia	GBP	2,905.94	222,182.54	31.70	3.15	6.07	10.16	10.84	7.42	-5.30	6.77	5.54	1.11	19.33	16.89
Europe	GBP	4,137.06	109,139.06	15.57	3.45	8.62	8.96	16.29	7.63	12.36	6.12	3.53	11.73	20.50	14.68
North America	GBP	5,128.25	368,936.48	52.63	3.84	11.00	10.86	21.47	8.82	-1.32	5.11	3.11	14.24	24.17	13.68
Global ex Asia	GBP	4,680.43	478,780.64	68.30	3.75	9.97	10.19	19.81	8.34	1.47	5.32	3.20	13.63	21.93	13.00
Global ex Europe	GBP	3,846.57	591,824.12	84.43	3.58	8.05	10.54	16.24	8.29	-2.78	5.72	4.01	8.87	19.58	13.20
Global ex North America	GBP	3,387.86	332,026.70	47.37	3.25	6.99	9.81	12.42	7.48	-0.19	6.53	4.85	4.33	17.92	14.82
Global ex United States	GBP	3,593.39	357,248.65	50.97	3.41	7.34	10.01	12.77	7.05	-1.06	6.35	4.72	4.39	17.67	14.17
Global ex Japan	GBP	1,774.12	611,673.80	87.26	3.83	-NA-	-NA-	16.66	7.32	-0.85	5.84	3.36	12.43	-NA-	13.51
Global Dividend+	GBP	3,196.76	597,665.90	85.26	3.97	-NA-	10.82	17.48	7.64	-1.11	6.08	3.59	12.28	-NA-	12.64
Global	JPY	4,044.13	119,627,762.14	100.00	3.56	8.56	8.33	18.60	17.26	10.66	5.14	2.83	7.16	23.63	19.46
Asia	JPY	3,006.47	37,918,111.35	31.70	3.15	6.48	8.28	13.15	16.52	5.57	6.13	4.43	-0.88	25.04	24.12
Europe	JPY	4,280.18	18,625,888.39	15.57	3.45	8.98	7.10	18.72	16.75	25.26	5.48	2.44	9.54	25.23	22.00
North America	JPY	5,305.65	62,963,428.85	52.63	3.84	11.43	8.97	24.01	18.04	10.01	4.48	2.02	12.00	26.79	18.23
Global ex Asia	JPY	4,842.34	81,709,650.79	68.30	3.75	10.37	8.31	22.31	17.52	13.12	4.69	2.11	11.40	25.21	18.46
Global ex Europe	JPY	3,979.64	101,001,873.75	84.43	3.58	8.46	8.65	18.66	17.46	8.38	5.08	2.91	6.74	24.05	19.45
Global ex North America	JPY	3,505.06	56,664,333.29	47.37	3.25	7.39	7.94	14.77	16.58	11.27	5.89	3.75	2.28	23.74	22.52
Global ex United States	JPY	3,717.69	60,968,759.72	50.97	3.41	7.72	8.11	15.12	16.12	10.30	5.71	3.62	2.34	23.50	21.84
Global ex Japan	JPY	1,835.49	104,389,459.63	87.26	3.83	-NA-	-NA-	19.09	16.41	10.53	5.21	2.27	10.22	-NA-	19.57
Global Dividend+	JPY	2,746.78	101,998,843.13	85.26	3.97	-NA-	-NA-	19.93	16.76	10.24	5.44	2.50	10.08	-NA-	18.59

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

Version: May 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	2,860.43	1,263,307.83	146.62	3.56	-NA-	-NA-	13.62	13.80	13.13	5.98	2.78	6.41	-NA-	8.99
Asia	AUD	2,126.49	400,427.51	46.47	3.15	-NA-	-NA-	8.40	13.08	7.93	6.98	4.38	-1.57	-NA-	12.24
Europe	AUD	3,027.39	196,695.40	22.83	3.45	-NA-	-NA-	13.73	13.31	28.06	6.33	2.39	8.77	-NA-	14.25
North America	AUD	3,752.71	664,914.16	77.17	3.84	-NA-	-NA-	18.80	14.57	12.47	5.32	1.97	11.22	-NA-	10.96
Global ex Asia	AUD	3,425.01	862,880.32	100.14	3.75	-NA-	-NA-	17.17	14.06	15.65	5.53	2.06	10.62	-NA-	10.62
Global ex Europe	AUD	2,814.81	1,066,612.43	123.79	3.58	-NA-	-NA-	13.68	14.00	10.81	5.92	2.86	5.99	-NA-	8.87
Global ex North America	AUD	2,479.14	598,393.67	69.45	3.25	-NA-	-NA-	9.95	13.15	13.75	6.74	3.69	1.56	-NA-	10.84
Global ex United States	AUD	2,629.54	643,849.81	74.72	3.41	-NA-	-NA-	10.29	12.70	12.76	6.56	3.56	1.62	-NA-	10.15
Global ex Japan	AUD	1,298.25	1,102,386.43	127.94	3.83	-NA-	-NA-	14.09	12.98	13.00	6.05	2.21	9.45	-NA-	9.66
Global Dividend+	AUD	2,450.08	1,077,140.75	125.01	3.97	-NA-	-NA-	14.89	13.32	12.70	6.28	2.45	9.31	-NA-	8.69
Global ex Australia Hedged	AUD	2,194.63	1,179,412.12	93.36	0.00	-NA-	-NA-	19.64	12.42	11.68	6.68	3.75	11.04	-NA-	15.09
Global Hedged	AUD	2,045.06	1,263,307.83	6.64	0.00	-NA-	-NA-	19.16	12.55	11.32	6.62	3.50	10.91	-NA-	14.38

* -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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,925.16	861,647.14	100.00	2.84	-NA-	-NA-	17.15	9.91	3.56	7.34	4.82	11.43	-NA-	12.66
Asia	EUR	2,233.28	273,114.13	31.70	3.02	-NA-	-NA-	12.48	9.93	-0.57	8.49	6.53	3.35	-NA-	16.70
Europe	EUR	1,885.63	134,157.35	15.57	2.92	-NA-	6.06	17.16	9.37	17.39	7.38	4.26	13.70	-NA-	13.30
North America	EUR	3,691.53	453,508.93	52.63	2.70	-NA-	-NA-	21.92	10.19	2.49	6.67	3.99	16.33	-NA-	13.90
Global ex Asia	EUR	3,387.30	588,533.01	68.30	2.75	-NA-	-NA-	20.37	9.79	5.52	6.81	4.04	15.69	-NA-	12.82
Global ex Europe	EUR	2,870.53	727,489.79	84.43	2.82	-NA-	-NA-	17.23	10.11	1.40	7.33	4.92	11.02	-NA-	13.21
Global ex North America	EUR	2,613.24	408,138.21	47.37	2.99	-NA-	-NA-	13.84	9.76	4.62	8.10	5.75	6.48	-NA-	14.30
Global ex US	EUR	2,664.68	439,141.85	50.97	3.07	-NA-	-NA-	14.09	9.22	3.61	7.91	5.62	6.51	-NA-	13.76
Global ex Japan	EUR	1,193.17	751,889.67	87.26	0.00	-NA-	-NA-	13.79	5.62	0.10	6.72	3.85	13.07	-NA-	13.07
Global	USD	3,831.60	1,175,760.60	100.00	2.84	-NA-	-NA-	16.29	8.02	9.03	6.27	3.15	10.34	-NA-	16.42
Asia	USD	3,014.62	372,677.88	31.70	3.02	-NA-	-NA-	11.66	8.03	4.69	7.41	4.84	2.34	-NA-	20.93
Europe	USD	2,043.72	183,064.41	15.57	2.92	-NA-	7.35	16.30	7.49	23.59	6.32	2.61	12.60	-NA-	18.29
North America	USD	4,808.13	618,835.61	52.63	2.70	-NA-	-NA-	21.03	8.29	7.91	5.61	2.34	15.20	-NA-	15.96
Global ex Asia	USD	4,438.94	803,082.71	68.30	2.75	-NA-	-NA-	19.49	7.90	11.10	5.75	2.39	14.57	-NA-	15.73
Global ex Europe	USD	3,773.21	992,696.19	84.43	2.82	-NA-	-NA-	16.37	8.22	6.77	6.26	3.26	9.94	-NA-	16.60
Global ex North America	USD	3,447.01	556,924.99	47.37	2.99	-NA-	-NA-	13.01	7.87	10.16	7.02	4.07	5.44	-NA-	19.06
Global ex US	USD	3,627.71	599,231.02	50.97	3.07	-NA-	-NA-	13.26	7.34	9.09	6.84	3.94	5.48	-NA-	18.39
Global ex Japan	USD	1,728.27	1,025,991.05	87.26	3.04	-NA-	-NA-	16.70	7.17	8.81	6.32	2.58	13.46	-NA-	16.79

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

Version: May 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global	GBP	3,681.41	700,963.19	100.00	2.84	-NA-	-NA-	15.38	7.34	-1.45	5.62	3.84	8.95	-NA-	12.88
Asia	GBP	2,896.46	222,182.54	31.70	3.02	-NA-	-NA-	10.78	7.36	-5.38	6.76	5.54	1.06	-NA-	16.89
Europe	GBP	1,963.61	109,139.06	15.57	2.92	-NA-	8.31	15.39	6.81	11.71	5.67	3.29	11.18	-NA-	14.65
North America	GBP	4,619.66	368,936.48	52.63	2.70	-NA-	-NA-	20.08	7.61	-2.47	4.96	3.03	13.75	-NA-	13.70
Global ex Asia	GBP	4,264.95	478,780.64	68.30	2.75	-NA-	-NA-	18.55	7.22	0.42	5.10	3.08	13.13	-NA-	13.00
Global ex Europe	GBP	3,625.31	591,824.12	84.43	2.82	-NA-	-NA-	15.46	7.54	-3.50	5.62	3.95	8.56	-NA-	13.21
Global ex North America	GBP	3,311.89	332,026.70	47.37	2.99	-NA-	-NA-	12.12	7.19	-0.43	6.37	4.77	4.12	-NA-	14.83
Global ex US	GBP	3,485.53	357,248.65	50.97	3.07	-NA-	-NA-	12.37	6.67	-1.39	6.19	4.63	4.15	-NA-	14.17
Global ex Japan	GBP	1,660.53	611,673.80	87.26	3.04	-NA-	-NA-	15.78	6.50	-1.65	5.67	3.26	12.03	-NA-	13.52
Global	JPY	3,808.76	119,627,762.14	100.00	2.84	-NA-	-NA-	17.79	16.43	9.86	4.99	2.75	6.81	-NA-	19.47
Asia	JPY	2,996.66	37,918,111.35	31.70	3.02	-NA-	-NA-	13.09	16.45	5.49	6.12	4.42	-0.93	-NA-	24.12
Europe	JPY	2,031.54	18,625,888.39	15.57	2.92	-NA-	6.47	17.80	15.86	24.54	5.04	2.20	9.00	-NA-	22.01
North America	JPY	4,779.47	62,963,428.85	52.63	2.70	-NA-	-NA-	22.58	16.73	8.73	4.34	1.94	11.51	-NA-	18.23
Global ex Asia	JPY	4,412.49	81,709,650.79	68.30	2.75	-NA-	-NA-	21.03	16.31	11.95	4.47	1.99	10.90	-NA-	18.47
Global ex Europe	JPY	3,750.72	101,001,873.75	84.43	2.82	-NA-	-NA-	17.86	16.65	7.58	4.98	2.85	6.43	-NA-	19.45
Global ex North America	JPY	3,426.46	56,664,333.29	47.37	2.99	-NA-	-NA-	14.46	16.27	11.00	5.73	3.66	2.07	-NA-	22.53
Global ex US	JPY	3,606.10	60,968,759.72	50.97	3.07	-NA-	-NA-	14.71	15.70	9.93	5.55	3.53	2.11	-NA-	21.85
Global ex Japan	JPY	1,717.97	104,389,459.63	87.26	3.04	-NA-	-NA-	18.20	15.52	9.64	5.04	2.17	9.83	-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			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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Global	AUD	2,693.95	1,263,307.83	146.62	2.84	-NA-	-NA-	12.84	13.00	12.32	5.83	2.69	6.07	-NA-	8.98
Asia	AUD	2,119.55	400,427.51	46.47	3.02	-NA-	-NA-	8.34	13.02	7.84	6.97	4.37	-1.62	-NA-	12.24
Europe	AUD	1,436.91	196,695.40	22.83	2.92	-NA-	-NA-	12.85	12.44	27.32	5.88	2.15	8.23	-NA-	14.15
North America	AUD	3,380.54	664,914.16	77.17	2.70	-NA-	-NA-	17.44	13.29	11.16	5.17	1.89	10.73	-NA-	10.97
Global ex Asia	AUD	3,120.97	862,880.32	100.14	2.75	-NA-	-NA-	15.94	12.88	14.45	5.31	1.93	10.13	-NA-	10.61
Global ex Europe	AUD	2,652.90	1,066,612.43	123.79	2.82	-NA-	-NA-	12.91	13.21	9.99	5.82	2.80	5.68	-NA-	8.88
Global ex North America	AUD	2,423.55	598,393.67	69.45	2.99	-NA-	-NA-	9.65	12.85	13.48	6.58	3.61	1.36	-NA-	10.83
Global ex US	AUD	2,550.61	643,849.81	74.72	3.07	-NA-	-NA-	9.89	12.29	12.38	6.39	3.48	1.39	-NA-	10.14
Global ex Japan	AUD	876.18	1,102,386.43	127.94	0.00	-NA-	-NA-	9.61	8.59	8.57	5.22	1.74	7.64	-NA-	9.69

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

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	1,675.93	861,647.14	100.00	0.00	3.45	3.77	13.55	6.61	0.54	6.74	4.47	10.07	17.91	12.70
Asia	EUR	1,350.63	273,114.13	31.70	0.00	2.30	4.21	8.73	6.27	-3.57	8.05	6.31	2.24	18.79	16.77
Europe	EUR	1,774.98	134,157.35	15.57	0.00	4.05	2.51	12.96	5.58	13.77	5.70	3.23	11.29	18.64	13.18
North America	EUR	2,030.07	453,508.93	52.63	0.00	4.95	3.98	18.58	7.25	-0.35	6.30	3.78	15.12	23.06	13.92
Global ex Asia	EUR	1,902.95	588,533.01	68.30	0.00	4.49	3.47	16.85	6.69	2.51	6.14	3.64	14.21	20.54	12.80
Global ex Europe	EUR	1,639.58	727,489.79	84.43	0.00	3.27	4.07	13.72	6.89	-1.50	6.94	4.70	9.86	18.69	13.27
Global ex North America	EUR	1,568.18	408,138.21	47.37	0.00	3.09	3.72	9.96	6.06	1.40	7.23	5.25	4.96	16.94	14.36
Global ex United States	EUR	1,586.66	439,141.85	50.97	0.00	3.17	3.74	10.14	5.49	0.34	7.05	5.13	4.97	16.76	13.81
Global ex Japan	EUR	1,193.17	751,889.67	87.26	0.00	-NA-	-NA-	13.79	5.62	0.10	6.72	3.85	13.07	-NA-	13.07
Global Dividend+	EUR	1,860.28	734,670.69	85.26	0.00	-NA-	-NA-	14.28	5.74	-0.30	6.95	4.08	12.86	-NA-	12.36
Global	USD	2,204.10	1,175,760.60	100.00	0.00	4.10	4.95	12.72	4.78	5.86	5.68	2.81	9.00	21.29	16.47
Asia	USD	1,821.58	372,677.88	31.70	0.00	3.06	5.40	7.93	4.43	1.53	6.98	4.62	1.25	22.52	20.97
Europe	USD	2,405.28	183,064.41	15.57	0.00	4.85	3.67	12.13	3.76	19.79	4.65	1.59	10.21	23.42	18.33
North America	USD	2,643.68	618,835.61	52.63	0.00	5.55	5.17	17.72	5.40	4.91	5.25	2.13	14.00	24.96	15.99
Global ex Asia	USD	2,492.73	803,082.71	68.30	0.00	5.12	4.64	16.00	4.85	7.93	5.09	2.00	13.10	23.28	15.75
Global ex Europe	USD	2,154.55	992,696.19	84.43	0.00	3.91	5.25	12.89	5.05	3.71	5.87	3.04	8.79	21.65	16.64
Global ex North America	USD	2,068.52	556,924.99	47.37	0.00	3.74	4.90	9.16	4.23	6.76	6.16	3.58	3.94	21.33	19.13
Global ex United States	USD	2,160.10	599,231.02	50.97	0.00	3.99	4.95	9.34	3.68	5.64	5.99	3.46	3.95	21.05	18.45
Global ex Japan	USD	1,246.18	1,025,991.05	87.26	0.00	-NA-	-NA-	12.96	3.80	5.40	5.66	2.20	11.97	-NA-	16.85
Global ex Australia	USD	1,417.94	1,097,678.86	93.36	0.00	-NA-	-NA-	12.88	4.95	6.51	5.64	2.98	8.77	-NA-	16.42
Global ex Australia Hedged	USD	1,447.30	1,097,678.86	93.36	0.00	-NA-	-NA-	13.06	6.49	5.78	5.47	3.09	8.33	-NA-	15.00
Global Dividend+	USD	2,096.76	1,002,494.90	85.26	0.00	-NA-	4.93	13.45	3.91	4.98	5.89	2.43	11.76	-NA-	15.84

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

Version: May 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	2,117.70	700,963.19	100.00	0.00	3.54	5.89	11.83	4.12	-4.32	5.03	3.50	7.63	18.92	12.93
Asia	GBP	1,750.18	222,182.54	31.70	0.00	2.50	6.34	7.08	3.78	-8.23	6.33	5.32	-0.03	19.27	16.94
Europe	GBP	2,311.00	109,139.06	15.57	0.00	4.34	4.60	11.25	3.11	8.27	4.01	2.27	8.82	20.47	14.62
North America	GBP	2,540.05	368,936.48	52.63	0.00	4.98	6.11	16.79	4.74	-5.17	4.61	2.81	12.57	24.05	13.74
Global ex Asia	GBP	2,395.02	478,780.64	68.30	0.00	4.58	5.58	15.09	4.19	-2.44	4.45	2.68	11.67	21.79	13.02
Global ex Europe	GBP	2,070.10	591,824.12	84.43	0.00	3.34	6.19	12.00	4.39	-6.26	5.23	3.73	7.42	19.51	13.27
Global ex North America	GBP	1,987.44	332,026.70	47.37	0.00	3.20	5.84	8.30	3.58	-3.50	5.52	4.28	2.63	17.88	14.90
Global ex United States	GBP	2,075.43	357,248.65	50.97	0.00	3.45	5.89	8.48	3.03	-4.51	5.34	4.15	2.64	17.63	14.23
Global ex Japan	GBP	1,197.33	611,673.80	87.26	0.00	-NA-	-NA-	12.08	3.15	-4.74	5.02	2.88	10.56	-NA-	13.58
Global Dividend+	GBP	2,240.62	597,665.90	85.26	0.00	-NA-	5.87	12.56	3.26	-5.11	5.24	3.11	10.36	-NA-	12.70
Global	JPY	2,190.96	119,627,762.14	100.00	0.00	3.93	4.08	14.17	12.94	6.66	4.41	2.41	5.51	23.56	19.48
Asia	JPY	1,810.72	37,918,111.35	31.70	0.00	2.90	4.53	9.32	12.57	2.30	5.69	4.21	-1.99	24.99	24.11
Europe	JPY	2,390.94	18,625,888.39	15.57	0.00	4.68	2.82	13.57	11.84	20.70	3.39	1.19	6.69	25.17	22.06
North America	JPY	2,627.92	62,963,428.85	52.63	0.00	5.38	4.30	19.23	13.62	5.72	3.98	1.73	10.36	26.71	18.22
Global ex Asia	JPY	2,477.87	81,709,650.79	68.30	0.00	4.95	3.78	17.49	13.02	8.76	3.82	1.59	9.48	25.09	18.47
Global ex Europe	JPY	2,141.71	101,001,873.75	84.43	0.00	3.74	4.39	14.34	13.23	4.50	4.60	2.63	5.31	24.00	19.45
Global ex North America	JPY	2,056.19	56,664,333.29	47.37	0.00	3.58	4.04	10.56	12.35	7.58	4.89	3.17	0.62	23.70	22.57
Global ex United States	JPY	2,147.23	60,968,759.72	50.97	0.00	3.82	4.06	10.74	11.75	6.45	4.71	3.05	0.63	23.45	21.88
Global ex Japan	JPY	1,238.75	104,389,459.63	87.26	0.00	-NA-	-NA-	14.41	11.89	6.20	4.39	1.79	8.39	-NA-	19.60
Global Dividend+	JPY	1,925.23	101,998,843.13	85.26	0.00	-NA-	-NA-	14.91	12.01	5.78	4.61	2.02	8.19	-NA-	18.60

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

Version: May 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Global	AUD	1,549.67	1,263,307.83	146.62	0.00	-NA-	-NA-	9.37	9.61	9.05	5.24	2.36	4.77	-NA-	9.01
Asia	AUD	1,280.73	400,427.51	46.47	0.00	-NA-	-NA-	4.73	9.25	4.59	6.53	4.15	-2.68	-NA-	12.29
Europe	AUD	1,691.12	196,695.40	22.83	0.00	-NA-	-NA-	8.80	8.55	23.40	4.21	1.14	5.94	-NA-	13.96
North America	AUD	1,858.74	664,914.16	77.17	0.00	-NA-	-NA-	14.22	10.27	8.08	4.81	1.68	9.59	-NA-	11.00
Global ex Asia	AUD	1,752.61	862,880.32	100.14	0.00	-NA-	-NA-	12.55	9.69	11.19	4.65	1.54	8.71	-NA-	10.56
Global ex Europe	AUD	1,514.84	1,066,612.43	123.79	0.00	-NA-	-NA-	9.54	9.89	6.83	5.43	2.58	4.57	-NA-	8.94
Global ex North America	AUD	1,454.35	598,393.67	69.45	0.00	-NA-	-NA-	5.92	9.04	9.98	5.72	3.12	-0.09	-NA-	10.86
Global ex United States	AUD	1,518.74	643,849.81	74.72	0.00	-NA-	-NA-	6.09	8.46	8.83	5.55	3.00	-0.08	-NA-	10.16
Global ex Japan	AUD	876.18	1,102,386.43	127.94	0.00	-NA-	-NA-	9.61	8.59	8.57	5.22	1.74	7.64	-NA-	9.69
Global Dividend+	AUD	1,717.27	1,077,140.75	125.01	0.00	-NA-	-NA-	10.08	8.71	8.14	5.45	1.97	7.43	-NA-	8.71
Global ex Australia Hedged	AUD	1,552.73	1,179,412.12	93.36	0.00	-NA-	-NA-	15.41	8.45	7.80	5.88	3.29	9.32	-NA-	15.15
Global Hedged	AUD	1,415.98	1,263,307.83	100.00	0.00	-NA-	-NA-	14.71	8.39	7.29	5.88	3.07	9.23	-NA-	14.46

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

Version: May 2014

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Index Description	Curr	Close Value May-14	12 Mths Estimated Div Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Gross Total Return													
Global	Local	3568.52	3.56	8.25	8.43	16.93	10.82	9.63	6.26	3.35	10.27	19.47	14.34
Global ex Asia	Local	4546.60	3.75	10.30	8.86	20.90	9.83	11.23	6.04	2.80	15.45	22.07	14.23
Global ex Europe	Local	3578.11	3.58	8.18	8.67	16.76	10.93	8.35	6.05	3.17	9.62	20.39	15.08
Global ex North America	Local	2772.87	3.25	6.63	7.86	13.33	11.84	9.43	6.97	4.49	4.44	18.09	15.61
Global ex UK	Local	4099.41	-NA-	10.23	8.76	16.80	10.71	9.01	6.39	3.41	10.19	19.67	14.53
Asia	Local	2361.17	3.15	5.59	7.84	11.28	12.11	5.68	6.74	4.56	0.14	20.30	18.51
Europe	Local	3612.53	3.45	8.65	7.84	17.89	10.47	17.20	7.42	4.35	13.87	18.84	13.34
Europe ex UK	Local	4301.37	3.78	10.02	9.84	17.26	9.15	15.24	9.56	5.61	15.64	18.27	13.17
Nordic	Local	5434.10	-NA-	11.12	11.49	24.28	14.19	26.00	8.31	3.42	21.26	25.40	14.92
North America	Local	5225.99	3.84	11.50	9.67	22.37	9.89	9.68	5.64	2.36	15.96	24.62	15.43

Price Return

Global	Local	1938.89	0.00	3.65	4.18	12.56	6.74	5.67	5.52	2.93	8.57	19.42	14.39
Global ex Europe	Local	1927.38	0.00	3.48	4.41	12.51	6.94	4.47	5.57	2.90	8.15	20.37	15.13
Global ex Asia	Local	2336.82	0.00	4.91	4.31	16.13	5.62	6.94	5.16	2.29	13.46	21.95	14.26
Global ex North America	Local	1632.83	0.00	2.87	3.96	9.18	7.79	5.81	5.97	3.92	2.75	18.06	15.68
Global ex UK	Local	2197.95	0.00	5.47	4.44	12.42	6.63	5.04	5.63	2.97	8.49	19.61	14.58
Asia	Local	1424.86	0.00	2.05	4.11	7.52	8.33	2.42	6.30	4.34	-0.99	20.28	18.54
Europe	Local	2010.17	0.00	4.35	3.51	12.77	5.81	12.92	5.28	3.08	10.90	18.73	13.20
Europe ex UK	Local	2212.76	0.00	5.35	5.00	11.66	4.15	10.62	6.21	3.57	11.68	18.17	12.97
Nordic	Local	2981.61	0.00	7.67	7.17	20.05	10.48	22.44	7.43	3.42	17.84	25.37	15.24
North America	Local	2588.40	0.00	5.45	4.96	17.65	5.77	5.39	5.13	2.06	14.25	24.55	15.47

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

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

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FTSE EPRA/NAREIT Developed Index Series - Asset Class Comparison

Gross Total Return			12 Mths										
Index Description	Curr	Close Value May-14	Estimated	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
			Div Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Global Real Estate **	Local	3568.52	3.56	8.25	8.43	16.93	10.82	9.63	6.26	3.35	10.27	19.47	14.34
Global FTSE	Local	341.95	2.91	7.48	7.67	14.06	11.79	16.33	3.81	2.44	4.34	14.12	11.77
Global JP Morgan Bonds	Local	492.10	-NA-	5.37	4.03	4.07	4.08	3.16	1.47	1.04	3.68	2.96	2.85

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

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

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 30-May	Free Float Global (%) Weight 30-May
Simon Property Group *	US	38,335.17	4.45
Mitsubishi Estate	JP	22,519.07	2.61
Unibail-Rodamco *	NL	19,941.79	2.31
Mitsui Fudosan	JP	19,631.10	2.28
Public Storage *	US	18,058.05	2.10
Equity Residential Props *	US	16,140.71	1.87
Sun Hung Kai Props	HK	15,440.32	1.79
Prologis *	US	15,156.10	1.76
Ventas *	US	14,403.64	1.67
Westfield Group *	AU	14,104.29	1.64
HCP *	US	13,856.43	1.61
Sumitomo Realty & Dev	JP	13,633.47	1.58
Avalonbay Communities *	US	13,447.70	1.56
Health Care REIT *	US	13,436.55	1.56
Boston Properties *	US	13,410.89	1.56
Vornado Realty Trust *	US	13,146.45	1.53
Host Hotels & Resorts *	US	12,045.06	1.40
Land Securities *	UK	10,327.87	1.20
Link REIT *	HK	8,917.98	1.03
General Growth Properties *	US	8,796.38	1.02
		314,749.02	36.53 (**)

Country Breakdown

Country Index	Number of Constituents 30-May	Free Float Mkt Cap (EUR m) 30-May	Free Float Global Weight 30-May
EPRA/NAREIT North America	140	453,508.93	52.69%
EPRA/NAREIT Asia	83	273,114.13	31.73%
EPRA/NAREIT Europe	87	134,157.35	15.59%
EPRA/NAREIT Global	311	860,780.40	100.00%
Global Ex Europe	224	727,489.79	84.52%
Global Ex Asia	228	588,533.01	68.37%
Global Ex Nth America	171	408,138.21	47.41%

(**) The Top 20 Constituents represent 36.53% of the market capitalisation of the Developed Index.

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

EPRA/NAREIT Global Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-14	Dividend Return May-14	Total Return May-14	
Prime Office AG	Rental	Office	DE	16.07	0.00	16.07	▲
Hysan Development	Rental	Diversified	HK	14.48	0.00	14.48	▲
Tokyo Tatemono	Non-Rental	Office	JP	13.88	0.00	13.88	▲
NTT Urban Development	Non-Rental	Office	JP	13.59	0.00	13.59	▲
New World Development	Non-Rental	Diversified	HK	11.25	0.00	11.25	▲
Fortune Real Estate Investment Trust *	Rental	Retail	HK	11.24	0.00	11.24	▲
DIC Asset	Rental	Diversified	DE	10.89	0.00	10.89	▲
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	10.33	0.00	10.33	▲
Country Garden Holdings	Non-Rental	Diversified	HK	4.82	5.41	10.23	▲
Helical Bar	Non-Rental	Diversified	UK	10.19	0.00	10.19	▲
Japan Real Estate *	Rental	Office	JP	9.98	0.00	9.98	▲
American Homes 4 Rent *	Rental	Residential	US	9.78	0.00	9.78	▲
Pennsylvania Real Estate *	Rental	Retail	US	8.46	1.21	9.67	▲
Henderson Land Dev	Non-Rental	Diversified	HK	9.31	0.00	9.31	▲
Extencicare Inc.	Rental	Health Care	CA	9.05	0.00	9.05	▲
Japan Retail Fund *	Rental	Retail	JP	9.01	0.00	9.01	▲
Hersha Hospitality Trust *	Rental	Lodging/Resorts	US	8.95	0.00	8.95	▲
Corio *	Rental	Retail	NL	8.74	0.00	8.74	▲
Nomura Real Estate Master Fund *	Rental	Diversified	JP	8.71	0.00	8.71	▲
Advance Residence Investment *	Rental	Residential	JP	8.60	0.00	8.60	▲

EPRA/NAREIT Global Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-14	Dividend Return May-14	Total Return May-14	
Development Securities	Non-Rental	Retail	UK	-2.57	0.00	-2.57	▼
Swiss Prime Site	Rental	Office	CH	-2.64	0.00	-2.64	▼
Rouse Properties *	Rental	Retail	US	-2.80	0.00	-2.80	▼
Big Yellow Group *	Rental	Self Storage	UK	-2.80	0.00	-2.80	▼
Medicx Fund	Rental	Health Care	UK	-3.24	0.00	-3.24	▼
CDL Hospitality Trusts *	Rental	Lodging/Resorts	SG	-3.34	0.00	-3.34	▼
Hospitality Properties *	Rental	Lodging/Resorts	US	-3.46	0.00	-3.46	▼
Azrieli Group	Rental	Diversified	ISR	-3.59	0.00	-3.59	▼
PSP Swiss Property	Rental	Office	CH	-3.91	0.00	-3.91	▼
City Developments	Non-Rental	Diversified	SG	-4.34	0.00	-4.34	▼
Agile Property Holdings	Non-Rental	Diversified	HK	-4.61	0.00	-4.61	▼
American Realty Capital Prop *	Rental	Retail	US	-5.19	0.00	-5.19	▼
Pure Industrial Real Estate Trust *	Rental	Industrial	CA	-5.28	0.00	-5.28	▼
Granite Real Estate *	Rental	Industrial	CA	-5.73	0.00	-5.73	▼
Eurobank Properties *	Rental	Diversified	GR	-5.88	0.00	-5.88	▼
Quintain Estates	Non-Rental	Diversified	UK	-6.40	0.00	-6.40	▼
Select Income REIT *	Rental	Industrial/Office Mixe	US	-6.66	0.00	-6.66	▼
Inmobiliaria Colonial S.A.	Rental	Office	SP	-8.21	0.00	-8.21	▼
Safestore Holdings *	Rental	Self Storage	UK	-10.21	0.00	-10.21	▼
Conwert Immobilien	Non-Rental	Residential	AT	-13.20	0.96	-12.24	▼

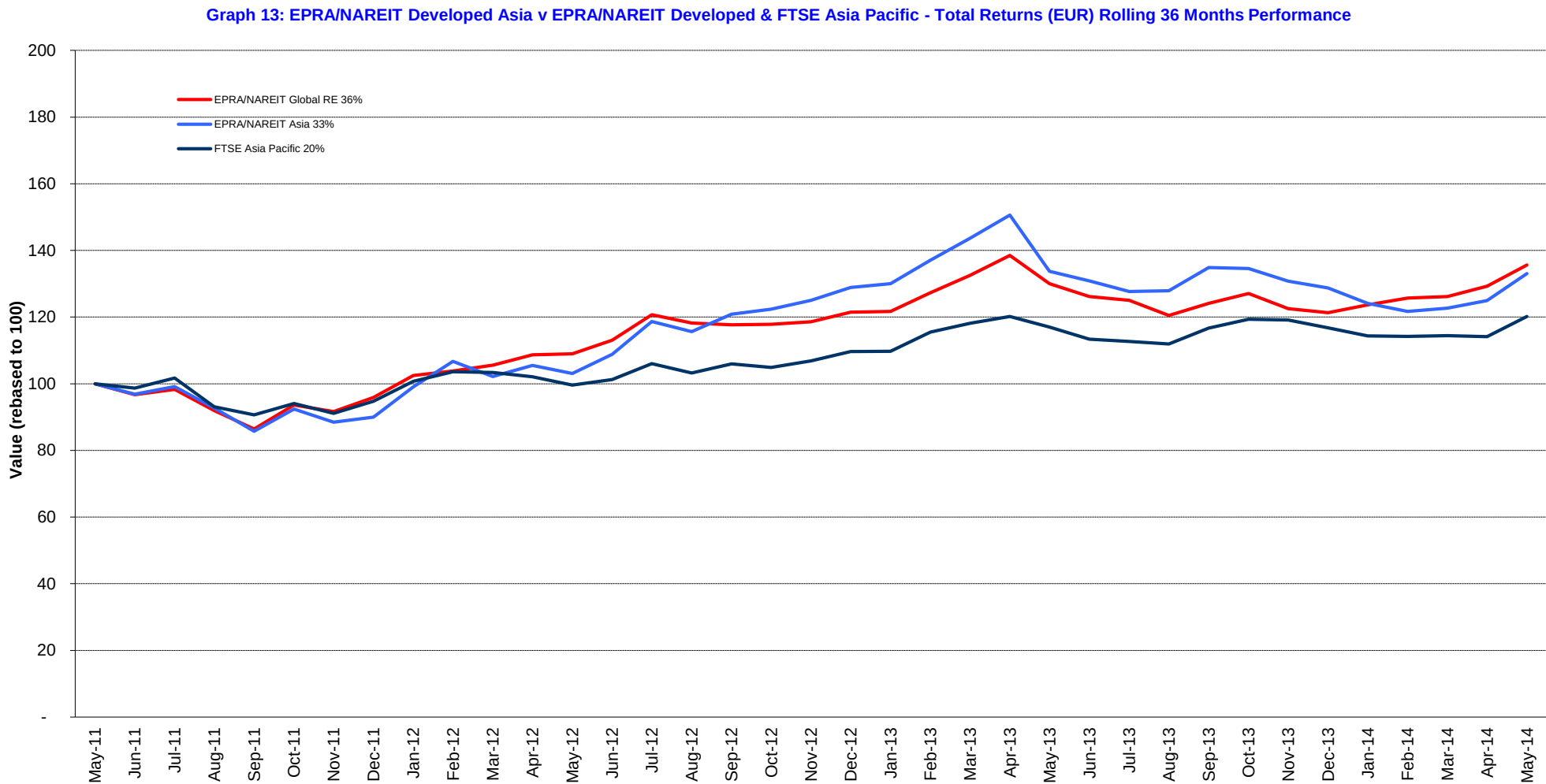
Version: May 2014

58

Section 3.2

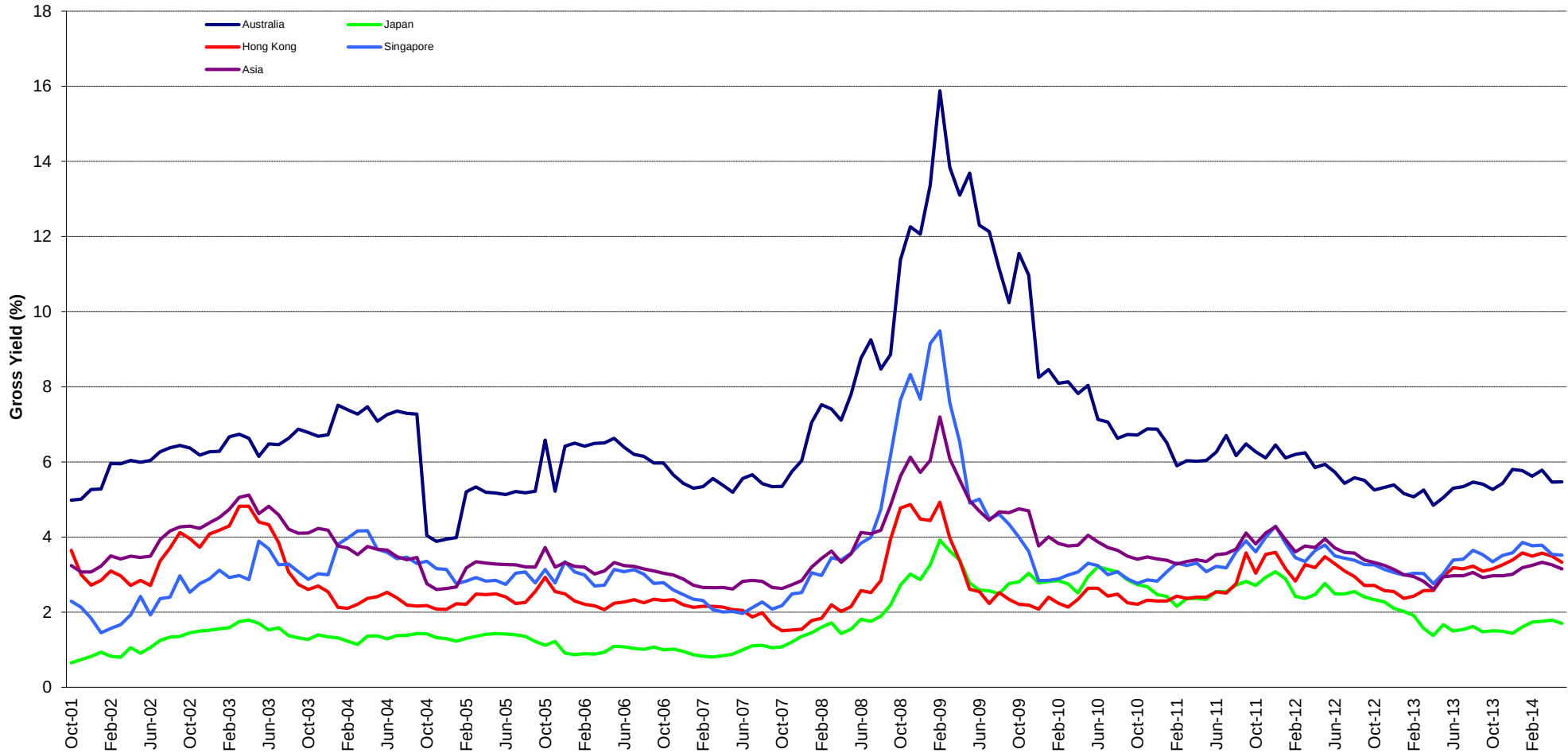
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Graph 14: Dividend Yields



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

Ex Date	Description
28 May 2014	GPT Group (Australia): New free float percentage: 100% (was 89%)
28 May 2014	Nippon Prologis REIT (Japan): Special Dividend: JPY 483

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 May 2014	Capitaland	Non-Rental	Diversified	SGD	0.080	2.51	16-May	Annual
8 May 2014	Kerry Properties	Non-Rental	Diversified	HKD	0.550	1.18	20-May	Annual
15 May 2014	Soho China Ltd.	Non-Rental	Diversified	HKD	0.130	0.00	10-Jun	Dividend
15 May 2014	Yanlord Land Group	Non-Rental	Diversified	SGD	0.013	0.00	6-Jun	Dividend
16 May 2014	Champion REIT *	Rental	Office	HKD	0.110	4.86	29-May	Annual
23 May 2014	Country Garden Holdings	Non-Rental	Diversified	HKD	0.168	2.92	11-Jul	Annual
26 May 2014	Wharf Holdings	Non-Rental	Diversified	HKD	1.200	0.00	9-Jun	Dividend
28 May 2014	Activia Properties *	Rental	Diversified	JPY	15504.000	0.00	June	Dividend
28 May 2014	United Urban Investment *	Rental	Diversified	JPY	2800.000	21.15	June	Semi-Annual

** Based on previous period figures

*** Estimated

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 June 2014	Kiwi Income Property Trust *	Rental	Diversified	NZD	0.032	7.73	19-Jun	Semi-Annual
4 June 2014	Shui On Land	Non-Rental	Diversified	HKD	0.040	8.42	18-Jun	Semi-Annual
11 June 2014	Henderson Land Dev	Non-Rental	Diversified	HKD	0.740	2.18	18-Jul	Semi-Annual
17 June 2014	Agile Property Holdings	Non-Rental	Diversified	HKD	0.330	7.07	30-Jun	Semi-Annual
17 June 2014	Shimao Property Holdings	Non-Rental	Diversified	HKD	0.16 ***	1.02	July	Annual
21 June 2014	Link REIT *	Rental	Retail	HKD	0.3829 ***	1.92	July	Semi-Annual
24 June 2014	BWP Trust *	Rental	Retail	AUD	0.0672 ***	5.18	July	Semi-Annual
24 June 2014	CFS Retail Property Trust *	Rental	Retail	AUD	0.06 ***	5.95	July	Semi-Annual
24 June 2014	Dexus Property Group *	Rental	Diversified	AUD	0.06 ***	8.79	July	Semi-Annual
24 June 2014	Goodman Group *	Non-Rental	Industrial	AUD	0.085 ***	5.24	July	Dividend
24 June 2014	Investa Office Fund *	Rental	Office	AUD	0.027 ***	3.22	July	Quarterly
24 June 2014	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	13.40	July	Quarterly
24 June 2014	Stockland Trust Group *	Non-Rental	Diversified	AUD	0.239 ***	10.49	July	Semi-Annual
26 June 2014	Tokyo Tatemono	Non-Rental	Office	JPY	3.000	1.73	July	Semi-Annual
26 June 2014	Nippon Building Fund *	Rental	Office	JPY	8000.000	7.27	July	Semi-Annual
26 June 2014	Japan Prime Realty Inv. *	Rental	Office	JPY	6050.000	3.87	July	Semi-Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local		Free Float		Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Asia														3 month	
				30-May	30-May	30-May	30-May	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD	Vlty (%)	Vlty (%)	Annualised	Velocity (%)
Westfield Group *	Rental	Retail	REIT	10.70	14,104	1.64	5.16	4.77	-NA-	-NA-	10.43	10.27	-2.69	4.39	-2.28	0.00	-2.28	8.57	-NA-	14.15	16,382	85
Westfield Retail Trust *	Rental	Retail	REIT	3.19	6,645	0.77	2.43	6.22	-NA-	-NA-	-NA-	-NA-	9.92	7.05	0.00	0.00	0.00	10.65	-NA-	16.24	7,487	83
Stockland Trust Group *	Non-Rental	Diversified	REIT	3.90	6,133	0.71	2.25	6.15	6.12	2.95	10.56	9.38	13.42	4.00	0.26	0.00	0.26	8.03	22.68	17.62	7,820	93
Goodman Group *	Non-Rental	Industrial	REIT	5.09	5,948	0.69	2.18	3.94	-NA-	-NA-	34.80	14.49	2.93	7.61	2.21	0.00	2.21	7.61	-NA-	19.02	6,019	74
GPT Group *	Rental	Diversified	REIT	3.90	4,700	0.55	1.72	6.54	-2.30	-10.33	12.50	12.05	4.19	6.56	-0.51	0.00	-0.51	14.71	32.57	13.13	7,315	114
Mirvac Group *	Non-Rental	Diversified	REIT	1.81	4,522	0.52	1.66	4.92	-NA-	-1.28	13.74	17.09	13.37	6.47	3.43	0.00	3.43	7.74	34.45	15.84	5,990	97
Dexus Property Group *	Rental	Diversified	REIT	1.12	4,381	0.51	1.60	5.54	-NA-	-NA-	13.10	13.24	6.98	5.19	-1.76	0.00	-1.76	10.95	-NA-	14.10	6,544	109
CFS Retail Property Trust *	Rental	Retail	REIT	2.05	2,954	0.34	1.08	6.63	7.40	8.12	10.39	9.31	8.76	8.47	1.99	0.00	48.00	5.40	14.95	13.25	3,521	87
Federation Centres *	Rental	Retail	REIT	2.52	2,453	0.28	0.90	5.95	-NA-	-NA-	-NA-	-NA-	1.61	6.78	1.20	0.00	1.20	7.69	-NA-	-NA-	-NA-	-NA-
Investa Office Fund *	Rental	Office	REIT	3.35	1,375	0.16	0.50	5.45	-NA-	-1.09	11.01	13.91	10.74	3.40	0.30	0.00	0.30	7.03	36.60	11.31	1,798	96
Cromwell Property Group *	Rental	Office	REIT	1.00	979	0.11	0.36	7.54	-NA-	-NA-	-NA-	-NA-	-NA-	3.65	0.51	0.00	0.51	-NA-	-NA-	-NA-	-NA-	-NA-
Charter Hall Retail REIT *	Rental	Retail	REIT	4.00	842	0.10	0.31	6.79	-NA-	-6.49	13.66	6.20	-2.68	11.73	3.63	0.00	3.63	11.42	52.08	14.55	-NA-	-NA-
BWP Trust *	Rental	Retail	REIT	2.58	836	0.10	0.31	5.39	-NA-	10.20	16.38	19.46	9.46	10.73	3.20	0.00	3.20	17.81	17.77	13.75	766	67
Australia Total					55,871	6.48	20.46	5.47														
Kiwi Income Property Trust *	Rental	Diversified	REIT	1.20	758	0.09	0.28	5.42	5.50	7.12	11.76	10.20	2.67	7.62	4.35	0.00	4.35	11.11	13.49	11.98	335	32
New Zealand Total					758	0.09	0.28	5.42														

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

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				30-May	Mkt Cap	Global	Asia	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD			Annualised	(%)
Sun Hung Kai Props	Non-Rental	Diversified	Non-REIT	106.00	15,440	1.79	5.65	3.16	5.41	7.13	4.70	-1.41	5.96	11.58	8.55	0.00	8.55	8.74	30.14	29.26	14,995	71
Link REIT *	Rental	Retail	REIT	41.30	8,918	1.03	3.27	3.77	-NA-	-NA-	25.49	19.77	6.74	8.26	7.13	0.00	7.13	9.84	-NA-	19.02	5,065	42
Wharf Holdings	Non-Rental	Diversified	Non-REIT	54.90	7,855	0.91	2.88	3.10	-NA-	-NA-	-NA-	-NA-	-18.09	13.10	1.20	2.21	3.41	-5.40	-NA-	-NA-	905	8
Hongkong Land Hldgs	Rental	Office	Non-REIT	7.02	6,039	0.70	2.21	2.56	5.97	18.05	17.67	0.54	3.60	8.50	0.29	0.00	0.29	21.02	29.79	27.06	2,591	31
Hang Lung Properties	Rental	Diversified	Non-REIT	24.60	5,191	0.60	1.90	3.05	6.06	11.79	1.61	-5.91	-7.14	12.91	6.72	0.00	6.72	2.78	32.07	31.86	3,591	51
Henderson Land Dev	Non-Rental	Diversified	Non-REIT	50.50	4,917	0.57	1.80	1.97	3.64	7.00	5.22	3.28	3.69	11.60	9.31	0.00	9.31	14.12	30.72	29.78	4,750	71
New World Development	Non-Rental	Diversified	Non-REIT	8.90	4,215	0.49	1.54	4.44	-0.47	9.24	-2.84	-3.72	-20.16	14.10	11.25	0.00	11.25	-2.13	44.17	44.94	6,501	113
Sino Land	Non-Rental	Diversified	Non-REIT	12.02	3,381	0.39	1.24	4.16	4.79	14.33	1.74	2.65	8.12	5.44	3.62	0.00	3.62	14.53	42.72	31.62	2,405	52
Swire Properties	Rental	Diversified	Non-REIT	24.20	2,676	0.31	0.98	2.48	-NA-	-NA-	-NA-	-NA-	1.23	11.31	3.86	0.00	3.86	25.51	-NA-	-NA-	-NA-	-NA-
Hysan Development	Rental	Diversified	Non-REIT	37.95	2,247	0.26	0.82	3.08	3.90	13.60	18.26	1.48	13.06	12.44	14.48	0.00	14.48	16.47	32.13	31.49	1,352	44
Shimao Property Holdings	Non-Rental	Diversified	Non-REIT	15.62	1,842	0.21	0.67	3.52	-NA-	-NA-	5.43	16.95	-4.21	-8.12	2.09	0.00	2.09	-12.35	-NA-	46.95	6,310	251
New World China Land	Non-Rental	Diversified	Non-REIT	6.45	1,581	0.18	0.58	1.24	-NA-	17.08	12.55	34.17	105.35	-0.76	0.31	0.00	0.31	73.07	52.59	45.21	1,168	54
Kerry Properties	Non-Rental	Diversified	Non-REIT	25.50	1,549	0.18	0.57	3.53	-NA-	9.91	-1.94	-10.75	-16.19	0.97	0.20	2.16	2.36	-3.16	38.88	30.96	1,412	67
Country Garden Holdings	Non-Rental	Diversified	Non-REIT	3.26	1,348	0.16	0.49	6.41	-NA-	-NA-	-NA-	-NA-	-23.13	5.81	4.82	5.41	10.23	-26.75	-NA-	-NA-	4,888	266
Soho China Ltd.	Non-Rental	Diversified	Non-REIT	6.09	886	0.10	0.32	5.09	-NA-	-NA-	-NA-	-NA-	-3.65	-2.51	-1.30	2.11	0.81	-6.89	-NA-	-NA-	947	78
Fortune Real Estate Investment Trust *	Rental	Retail	REIT	6.83	835	0.10	0.31	5.27	-NA-	-NA-	-NA-	-NA-	-5.27	14.02	11.24	0.00	11.24	9.46	-NA-	-NA-	171	15
Champion REIT *	Rental	Office	REIT	3.68	809	0.09	0.30	5.71	-NA-	-NA-	12.46	-0.88	5.71	7.07	0.82	3.02	3.85	10.51	-NA-	21.52	519	47
Agile Property Holdings	Non-Rental	Diversified	Non-REIT	6.00	709	0.08	0.26	6.40	-NA-	-NA-	-5.03	-19.92	-34.63	-5.66	-4.61	0.00	-4.61	-27.80	-NA-	51.18	2,328	241
Hong Kong Total					71,091	8.25	26.03	3.33														

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

Version: May 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	Dividend	Total Rtn (%)	Total Rtn (%)	10 Yrs Vltg (%)	36M Vltg (%)	Turnover			
				Local Price	Float Mkt Cap	Global Wght (%)	Asia Wght (%)	Total Rtn (%)	Total Rtn (%)														Total Rtn (%)	Total Rtn (%)	3 month Annualised	Annual Velocity
				30-May	30-May	30-May	30-May	30-May	- 20 Yrs *														- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr
Mitsubishi Estate	Non-Rental	Diversified	Non-REIT	2471	22,519	2.61	8.25	0.49	3.90	6.87	10.05	20.11	-2.51	1.02	6.78	0.00	6.78	-21.24	35.63	36.33	36,703	119				
Mitsui Fudosan	Non-Rental	Diversified	Non-REIT	3221	19,631	2.28	7.19	0.68	5.21	10.75	15.94	34.07	13.27	2.29	6.62	0.00	6.62	-14.61	34.27	34.16	37,190	139				
Sumitomo Realty & Dev	Non-Rental	Diversified	Non-REIT	4369	13,633	1.58	4.99	0.46	9.68	14.53	25.17	36.88	10.97	8.09	10.33	0.00	10.33	-16.27	42.73	39.18	31,546	170				
Nippon Building Fund *	Rental	Office	REIT	596000	5,662	0.66	2.07	2.87	-NA-	8.94	12.61	18.43	20.44	10.58	5.30	0.00	5.30	-2.61	24.83	29.43	5,070	66				
Japan Real Estate *	Rental	Office	REIT	595000	5,057	0.59	1.85	2.57	-NA-	9.11	14.73	19.67	23.18	14.86	9.98	0.00	9.98	6.84	23.20	28.93	5,690	82				
Japan Retail Fund *	Rental	Retail	REIT	223900	3,722	0.43	1.36	3.59	-NA-	8.90	20.96	23.34	20.76	10.19	9.01	0.00	9.01	6.43	27.10	25.29	3,543	70				
Hulic	Rental	Diversified	Non-REIT	1331	2,832	0.33	1.04	0.49	-NA-	-NA-	-NA-	-NA-	53.87	-5.87	8.30	0.00	8.30	-14.41	-NA-	-NA-	5,499	142				
United Urban Investment *	Rental	Diversified	REIT	162900	2,793	0.32	1.02	3.41	-NA-	15.31	25.69	24.63	29.18	9.30	5.78	1.82	7.60	9.52	30.94	26.45	2,530	66				
Tokyo Tatemono	Non-Rental	Office	Non-REIT	927	2,747	0.32	1.01	0.54	1.96	6.83	16.31	47.49	18.75	4.75	13.88	0.00	13.88	-20.63	50.82	48.67	13,217	353				
Advance Residence Investment *	Rental	Residential	REIT	251200	2,305	0.27	0.84	3.67	-NA-	-NA-	-NA-	-NA-	23.77	14.29	8.60	0.00	8.60	12.64	-NA-	-NA-	-NA-	-NA-				
Nippon Prologis REIT *	Rental	Industrial	REIT	222800	2,097	0.24	0.77	2.93	-NA-	-NA-	-NA-	-NA-	35.95	7.24	3.27	0.00	3.27	10.97	-NA-	-NA-	-NA-	2,397	84			
Japan Prime Realty Inv. *	Rental	Office	REIT	365500	2,085	0.24	0.76	3.29	-NA-	5.43	17.80	19.38	19.59	9.43	1.67	0.00	1.67	8.46	30.82	32.33	1,629	57				
ORIX JREIT *	Rental	Office	REIT	135900	1,912	0.22	0.70	3.60	-NA-	11.85	23.04	26.54	27.77	5.51	4.54	0.00	4.54	4.99	31.73	32.11	2,958	113				
Frontier Real Estate Investment *	Rental	Retail	REIT	552000	1,873	0.22	0.69	3.37	-NA-	-NA-	-NA-	-NA-	18.33	0.55	4.15	0.00	4.15	6.15	-NA-	-NA-	1,358	53				
Aeon Mall Co Ltd	Rental	Retail	Non-REIT	2558	1,825	0.21	0.67	0.86	-NA-	7.53	12.72	14.29	5.38	-2.96	5.09	0.00	5.09	-12.94	33.98	28.21	3,931	158				
Nomura Real Estate Holdings	Non-Rental	Diversified	Non-REIT	1957	1,690	0.20	0.62	1.79	-NA-	-NA-	-NA-	-NA-	-13.00	-0.66	2.68	0.00	2.68	-16.72	-NA-	-NA-	4,156	180				
Nomura Real Estate Master Fund *	Rental	Diversified	REIT	116100	1,392	0.16	0.51	3.16	-NA-	-NA-	-NA-	-NA-	-NA-	9.43	8.71	0.00	8.71	7.10	-NA-	-NA-	1,622	85				
GLP J-REIT *	Rental	Industrial	REIT	107800	1,378	0.16	0.50	3.59	-NA-	-NA-	-NA-	-NA-	15.51	3.75	6.84	0.00	6.84	5.11	-NA-	-NA-	1,625	86				
Activia Properties *	Rental	Diversified	REIT	854000	1,375	0.16	0.50	3.63	-NA-	-NA-	-NA-	-NA-	14.60	4.89	-0.35	1.81	1.46	4.89	-NA-	-NA-	-NA-	-NA-				
Japan Logistics Fund *	Rental	Industrial	REIT	227300	1,359	0.16	0.50	2.85	-NA-	-NA-	-NA-	-NA-	21.07	-2.03	-1.35	0.00	-1.35	1.93	-NA-	-NA-	1,636	88				
Kenedix Office Investment Corporation *	Rental	Office	REIT	532000	1,266	0.15	0.46	3.51	-NA-	-NA-	19.86	20.75	41.19	5.73	4.31	0.00	4.31	8.38	-NA-	32.73	1,573	91				
Nomura Real Estate Office Fund *	Rental	Office	REIT	474500	1,210	0.14	0.44	4.21	-NA-	0.82	1.56	-1.24	-14.30	7.55	7.35	0.00	7.35	-0.92	26.11	29.50	2,469	150				
Nippon Accommodations Fund *	Rental	Residential	REIT	371000	1,186	0.14	0.43	3.86	-NA-	-NA-	-NA-	-NA-	25.27	7.38	3.06	0.00	3.06	8.87	-NA-	-NA-	730	45				
Mori Trust Sogo REIT *	Rental	Office	REIT	160800	1,147	0.13	0.42	4.36	-NA-	11.32	18.41	17.86	21.43	3.41	4.96	0.00	4.96	6.21	26.40	29.58	1,420	91				
Mori Hills REIT Investment *	Rental	Office	REIT	137700	1,136	0.13	0.42	2.84	-NA-	-NA-	-NA-	-NA-	14.56	0.95	0.95	0.00	0.95	-1.36	-NA-	-NA-	824	53				
Japan Excellent *	Rental	Office	REIT	138500	1,089	0.13	0.40	3.54	-NA-	-NA-	-NA-	-NA-	17.97	5.24	2.14	0.00	2.14	12.33	-NA-	-NA-	835	56				
Daiwahouse Residential Invest *	Rental	Residential	REIT	445000	981	0.11	0.36	3.82	-NA-	-NA-	-NA-	-NA-	13.67	7.23	5.08	0.00	5.08	6.08	-NA-	-NA-	632	47				
Industrial & Infrastructure Fund Investment *	Rental	Industrial	REIT	908000	974	0.11	0.36	3.49	-NA-	-NA-	-NA-	-NA-	-3.51	6.95	6.07	0.00	6.07	3.53	-NA-	-NA-	-NA-	-NA-				
Tokyu REIT *	Rental	Diversified	REIT	138900	918	0.11	0.34	3.52	-NA-	13.95	28.62	24.51	37.69	11.21	6.36	0.00	6.36	16.56	38.37	34.12	734	59				
NTT Urban Development	Non-Rental	Office	Non-REIT	1020	798	0.09	0.29	1.57	-NA-	-NA-	43.29	73.52	-12.50	4.94	13.59	0.00	13.59	-14.97	-NA-	112.96	3,550	326				
Premier Investment Co. *	Rental	Diversified	REIT	397000	597	0.07	0.22	4.96	-NA-	1.18	8.82	5.53	5.62	1.54	0.63	0.00	0.63	-0.08	36.98	30.31	627	77				
Top REIT *	Rental	Diversified	REIT	469000	568	0.07	0.21	4.40	-NA-	-NA-	-NA-	-NA-	7.62	2.34	5.75	0.00	5.75	-2.95	-NA-	-NA-	490	63				
Japan Total					109,757	12.74	40.19	1.70																		

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

Version: May 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	Float	Float														3 month	Annual
				30-May	30-May	30-May	30-May	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD	Vlty (%)	Vlty (%)	USD (m)	Velocity (%)
Global Logistic Properties	Rental	Industrial	Non-REIT	2.78	4,871	0.57	1.78	1.44	-NA-	-NA-	-NA-	-NA-	0.00	4.91	-2.46	0.00	-2.46	-3.81	-NA-	-NA-	-NA-	-NA-
Capitaland	Non-Rental	Diversified	Non-REIT	3.19	4,731	0.55	1.73	2.51	0.90	13.89	-1.41	3.47	-5.49	13.15	-0.31	2.50	2.19	7.92	32.88	27.37	6,002	93
City Developments	Non-Rental	Diversified	Non-REIT	10.36	3,579	0.42	1.31	0.77	-NA-	-NA-	-NA-	-NA-	-1.67	3.37	-4.34	0.00	-4.34	8.75	-NA-	-NA-	1,984	41
CapitaMall Trust *	Rental	Retail	REIT	2.07	3,137	0.36	1.15	5.01	-NA-	8.99	13.27	5.74	1.11	10.88	3.76	0.00	3.76	11.44	23.26	15.44	3,644	85
Ascendas REIT *	Rental	Industrial	REIT	2.46	2,829	0.33	1.04	5.79	-NA-	10.19	15.73	11.70	12.17	10.42	7.42	0.00	7.42	15.04	24.93	17.71	3,251	84
Suntec REIT *	Rental	Diversified	REIT	1.80	2,507	0.29	0.92	5.20	-NA-	-NA-	19.45	11.28	9.46	8.21	4.66	0.00	4.66	19.66	-NA-	21.65	3,930	115
CapitaCommercial Trust *	Rental	Office	REIT	1.69	1,933	0.22	0.71	4.82	-NA-	11.76	18.18	9.44	16.54	13.80	5.62	0.00	5.62	19.40	-NA-	21.64	2,866	109
CapitaMalls Asia	Non-Rental	Retail	Non-REIT	2.35	1,867	0.22	0.68	1.49	-NA-	-NA-	-NA-	-NA-	24.22	32.26	6.33	0.00	6.33	20.79	-NA-	-NA-	10,810	424
UOL Group	Non-Rental	Diversified	Non-REIT	6.60	1,751	0.20	0.64	2.27	-NA-	-NA-	-NA-	-NA-	1.67	8.65	2.80	0.00	2.80	9.88	-NA-	-NA-	-NA-	-NA-
Keppel Land	Non-Rental	Diversified	Non-REIT	3.48	1,445	0.17	0.53	3.74	3.18	16.09	10.72	-1.32	-3.22	7.44	0.58	0.00	0.58	8.08	48.86	34.20	1,516	77
Keppel REIT *	Rental	Office	REIT	1.31	1,125	0.13	0.41	6.04	-NA-	-NA-	-NA-	-NA-	-8.10	14.47	7.85	0.00	7.85	10.13	-NA-	-NA-	1,653	108
Mapletree Commercial Trust *	Rental	Diversified	REIT	1.35	1,006	0.12	0.37	5.35	-NA-	-NA-	-NA-	-NA-	6.27	11.85	6.32	0.00	6.32	16.23	-NA-	-NA-	-NA-	-NA-
Mapletree Logistics Trust *	Rental	Industrial	REIT	1.19	991	0.12	0.36	6.20	-NA-	-NA-	20.94	15.07	4.01	15.21	7.73	0.00	7.73	15.86	-NA-	14.43	764	57
Mapletree Industrial Trust *	Rental	Industrial	REIT	1.44	988	0.11	0.36	6.89	-NA-	-NA-	-NA-	-NA-	10.34	7.33	0.00	0.00	0.00	11.63	-NA-	-NA-	716	53
CDL Hospitality Trusts *	Rental	Lodging/Resorts	REIT	1.74	638	0.07	0.23	6.32	-NA-	-NA-	-NA-	-NA-	0.26	4.83	-3.34	0.00	-3.34	9.18	-NA-	-NA-	413	47
Yanlord Land Group	Non-Rental	Diversified	Non-REIT	1.17	453	0.05	0.17	1.11	-NA-	-NA-	-NA-	-NA-	-16.98	10.56	1.30	1.13	2.42	-3.43	-NA-	-NA-	11,664	1,886
Wing Tai Holdings	Non-Rental	Diversified	Non-REIT	1.95	436	0.05	0.16	6.15	1.33	12.09	7.21	9.30	-6.60	6.56	-2.50	0.00	-2.50	-0.76	42.20	29.04	243	41
Singapore Total					34,286	3.98	12.55	3.52														

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

Version: May 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Asia	EUR	2,240.59	273,114.13	100.00	3.15	5.85	7.95	12.54	9.99	-0.49	8.50	6.53	3.40	18.78	16.70
Pure Asia	EUR	2,370.13	251,236.87	91.99	3.06	6.15	8.56	12.23	10.63	0.32	8.76	7.16	2.63	19.43	17.17
Asia ex Australia	EUR	2,243.77	215,892.53	79.05	2.54	-NA-	-NA-	10.91	9.84	-0.08	8.84	7.76	0.80	-NA-	18.27
Asia Dividend+	EUR	2,760.37	190,849.23	69.88	4.11	-NA-	-NA-	13.40	7.49	-0.73	9.75	5.81	10.83	-NA-	15.65
Australia	EUR	1,984.34	57,221.60	20.95	5.47	8.00	3.54	18.30	10.16	-2.08	7.29	2.11	14.61	21.54	16.62
Pure Australia	EUR	1,543.87	40,900.79	14.98	5.69	6.65	0.97	19.81	10.96	1.30	7.74	2.88	14.69	25.11	17.17
Japan	EUR	2,785.01	109,757.46	40.19	1.70	3.50	8.46	14.70	18.20	4.68	7.05	9.05	-5.88	24.99	23.08
Hong Kong	EUR	2,071.06	71,091.46	26.03	3.33	6.43	10.26	7.13	3.19	-5.79	10.35	7.78	7.53	24.77	22.55
Singapore	EUR	1,846.60	34,285.87	12.55	3.52	2.13	13.33	12.48	8.41	-2.07	11.59	3.87	11.40	23.55	19.07
New Zealand	EUR	2,290.47	757.74	0.28	5.42	-NA-	-NA-	20.36	13.48	4.06	6.37	4.80	15.75	-NA-	14.27
Asia	USD	3,024.49	372,677.88	100.00	3.15	6.65	9.18	11.72	8.10	4.77	7.43	4.84	2.39	22.53	20.93
Pure Asia	USD	3,199.26	342,825.27	91.99	3.06	6.95	9.80	11.41	8.73	5.63	7.67	5.46	1.63	23.16	21.29
Asia ex Australia	USD	2,343.38	294,596.15	79.05	2.54	-NA-	-NA-	10.10	7.94	5.21	7.75	6.05	-0.18	-NA-	22.37
Asia Dividend+	USD	3,111.27	260,423.31	69.88	4.11	-NA-	9.56	12.57	5.64	4.52	8.66	4.13	9.76	-NA-	19.92
Australia	USD	2,701.50	78,081.74	20.95	5.47	8.86	4.69	17.44	8.26	3.10	6.22	0.49	13.49	24.76	20.31
Pure Australia	USD	2,101.84	55,811.17	14.98	5.69	7.50	2.10	18.94	9.04	6.66	6.67	1.24	13.57	28.48	20.86
Japan	USD	3,791.55	149,769.55	40.19	1.70	4.32	9.67	13.86	16.16	10.22	5.98	7.32	-6.79	26.34	24.68
Hong Kong	USD	2,819.57	97,007.85	26.03	3.33	7.28	11.49	6.35	1.41	-0.80	9.25	6.07	6.48	28.50	26.96
Singapore	USD	2,513.98	46,784.78	12.55	3.52	2.94	14.59	11.66	6.54	3.11	10.48	2.22	10.32	28.58	23.57
New Zealand	USD	2,299.40	1,033.97	0.28	5.42	-NA-	-NA-	19.48	11.52	9.56	5.31	3.13	14.63	-NA-	15.60
Asia	GBP	2,905.94	222,182.54	100.00	3.15	6.07	10.16	10.84	7.42	-5.30	6.77	5.54	1.11	19.33	16.89
Pure Asia	GBP	3,073.86	204,385.05	91.99	3.06	6.39	10.78	10.53	8.04	-4.53	7.02	6.16	0.35	20.04	17.27
Asia ex Australia	GBP	2,251.53	175,631.89	79.05	2.54	-NA-	-NA-	9.23	7.27	-4.91	7.10	6.76	-1.44	-NA-	18.30
Asia Dividend+	GBP	3,324.74	155,258.78	69.88	4.11	-NA-	10.54	11.69	4.97	-5.53	8.00	4.83	8.37	-NA-	16.28
Australia	GBP	2,595.61	46,550.65	20.95	5.47	8.29	5.63	16.52	7.58	-6.81	5.57	1.16	12.06	22.29	17.37
Pure Australia	GBP	2,019.45	33,273.42	14.98	5.69	6.94	3.01	18.00	8.36	-3.59	6.02	1.92	12.14	26.51	17.85
Japan	GBP	3,642.93	89,289.38	40.19	1.70	3.78	10.65	12.97	15.43	-0.38	5.34	8.04	-7.96	24.60	22.00
Hong Kong	GBP	2,709.05	57,833.99	26.03	3.33	6.72	12.49	5.51	0.78	-10.34	8.59	6.77	5.15	25.68	23.35
Singapore	GBP	2,415.44	27,892.08	12.55	3.52	2.41	15.62	10.78	5.87	-6.81	9.81	2.91	8.93	24.85	19.79
New Zealand	GBP	2,631.71	616.43	0.28	5.42	-NA-	-NA-	18.55	10.82	-0.97	4.67	3.82	13.19	-NA-	14.21

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

Version: May 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Asia	JPY	3,006.47	37,918,111.35	100.00	3.15	6.48	8.28	13.15	16.52	5.57	6.13	4.43	-0.88	25.04	24.12
Pure Asia	JPY	3,180.19	34,880,756.63	91.99	3.06	6.78	8.89	12.84	17.20	6.43	6.38	5.04	-1.62	25.57	24.47
Asia ex Australia	JPY	2,329.42	29,973,684.86	79.05	2.54	-NA-	-NA-	11.51	16.35	6.01	6.46	5.63	-3.37	-NA-	25.67
Asia Dividend+	JPY	2,856.74	26,496,770.03	69.88	4.11	-NA-	-NA-	14.02	13.86	5.32	7.35	3.72	6.25	-NA-	22.66
Australia	JPY	2,685.40	7,944,426.49	20.95	5.47	8.69	3.83	18.95	16.69	3.89	4.94	0.09	9.86	26.75	22.53
Pure Australia	JPY	2,089.31	5,678,507.54	14.98	5.69	7.33	1.26	20.47	17.54	7.47	5.39	0.84	9.94	29.82	22.87
Japan	JPY	3,790.54	15,238,302.51	40.19	1.70	4.76	8.87	15.32	25.21	11.06	4.71	6.89	-9.77	28.52	28.27
Hong Kong	JPY	2,802.76	9,870,063.35	26.03	3.33	7.11	10.57	7.71	9.31	-0.05	7.93	5.64	3.08	30.57	29.58
Singapore	JPY	2,499.00	4,760,117.75	12.55	3.52	2.78	13.65	13.09	14.84	3.89	9.15	1.82	6.79	30.45	26.38
New Zealand	JPY	2,283.14	105,201.25	0.28	5.42	-NA-	-NA-	21.02	20.21	10.39	4.04	2.72	10.96	-NA-	17.93
Australia	AUD	1,925.11	83,895.71	20.95	5.47	7.95	1.96	13.94	13.25	6.21	5.78	0.04	9.09	18.02	11.68
Australia Hedged	USD	822.72	78,081.74	6.64	0.00	-NA-	-NA-	10.49	10.12	3.93	5.35	-0.17	8.04	-NA-	11.72
Pure Australia	AUD	1,496.85	59,966.87	14.98	5.69	6.60	-0.57	15.38	14.07	9.88	6.23	0.79	9.17	22.00	11.69
Hong Kong	HKD	2,830.58	752,096.98	26.03	3.33	7.34	11.42	6.35	1.31	-0.93	9.19	6.07	6.47	28.44	26.81
Singapore	SGD	1,900.25	58,651.74	12.55	3.52	2.23	11.16	8.53	7.09	2.21	10.14	2.08	9.54	24.87	18.47
New Zealand	NZD	1,955.97	1,217.72	0.28	5.42	-NA-	-NA-	12.90	10.35	2.89	7.62	4.35	11.11	-NA-	11.89
Asia 33	EUR	1,483.19	184,541.71	67.57	3.30	-NA-	-NA-	13.24	11.24	1.21	9.52	6.68	4.93	-NA-	-NA-
Asia 33	USD	2,013.83	251,142.82	67.39	3.30	-NA-	-NA-	12.58	9.16	5.82	8.44	5.24	3.72	-NA-	-NA-
Asia 33	GBP	1,939.92	150,115.25	67.56	3.30	-NA-	-NA-	11.69	8.66	-3.71	7.83	5.76	2.44	-NA-	-NA-
Asia 33	JPY	1,999.56	25,523,644.68	67.31	3.30	-NA-	-NA-	13.78	17.49	7.10	6.87	4.37	0.28	-NA-	-NA-
Asia 33	HKD	2,001.41	1,946,934.47	67.31	3.30	-NA-	-NA-	12.58	9.04	5.67	8.37	5.24	3.71	-NA-	-NA-
Asia 33	AUD	1,414.83	269,640.13	98.73	3.30	-NA-	-NA-	9.03	14.28	8.99	7.45	4.98	-0.69	-NA-	-NA-

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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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	2,126.49	400,427.51	146.62	3.15	-NA-	-NA-	8.40	13.08	7.93	6.98	4.38	-1.57	-NA-	12.24
Pure Asia	AUD	2,249.36	368,352.06	134.87	3.06	-NA-	-NA-	8.10	13.74	8.81	7.23	4.99	-2.31	-NA-	12.81
Asia ex Australia	AUD	1,647.61	316,531.80	115.90	2.54	-NA-	-NA-	6.83	12.92	8.38	7.31	5.58	-4.05	-NA-	14.41
Asia Dividend+	AUD	2,548.16	279,814.46	102.45	4.11	-NA-	-NA-	9.23	10.51	7.67	8.21	3.67	5.50	-NA-	10.78
Australia	AUD	1,925.11	83,895.71	30.72	5.47	-NA-	-NA-	13.94	13.25	6.21	5.78	0.04	9.09	-NA-	11.68
Pure Australia	AUD	1,496.85	59,966.87	21.96	5.69	-NA-	-NA-	15.38	14.07	9.88	6.23	0.79	9.17	-NA-	11.69
Japan	AUD	2,665.80	160,921.40	58.92	1.70	-NA-	-NA-	10.48	21.52	13.54	5.55	6.84	-10.40	-NA-	21.16
Hong Kong	AUD	1,982.41	104,231.06	38.16	3.33	-NA-	-NA-	3.19	6.09	2.19	8.80	5.59	2.36	-NA-	18.83
Singapore	AUD	1,767.55	50,268.38	18.41	3.52	-NA-	-NA-	8.34	11.45	6.21	10.02	1.77	6.05	-NA-	15.77
New Zealand	AUD	1,936.68	1,110.96	0.41	5.42	-NA-	-NA-	15.93	16.66	12.86	4.87	2.67	10.19	-NA-	13.39

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

Version: May 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14	May-14	May-14	May-14										
Asia	EUR	2,233.28	273,114.13	100.00	3.02	-NA-	-NA-	12.48	9.93	-0.57	8.49	6.53	3.35	-NA-	16.70
Pure Asia	EUR	2,360.76	251,236.87	91.99	2.93	-NA-	-NA-	12.16	10.56	0.24	8.74	7.15	2.58	-NA-	17.17
Asia ex Australia	EUR	2,234.50	215,892.53	79.05	2.40	-NA-	-NA-	10.84	9.76	-0.17	8.82	7.75	0.74	-NA-	18.27
Australia	EUR	1,983.90	57,221.60	20.95	5.36	-NA-	-NA-	18.30	10.15	-2.10	7.29	2.11	14.58	-NA-	16.62
Pure Australia	EUR	1,543.68	40,900.79	14.98	5.57	-NA-	-NA-	19.81	10.95	1.29	7.74	2.88	14.67	-NA-	17.17
Hong Kong	EUR	2,071.06	71,091.46	26.03	3.33	-NA-	-NA-	7.13	3.19	-5.79	10.35	7.78	7.53	-NA-	22.55
Japan	EUR	2,747.82	109,757.46	40.19	1.44	-NA-	-NA-	14.50	17.99	4.49	7.02	9.03	-5.98	-NA-	23.08
New Zealand	EUR	1,720.78	757.74	0.28	5.42	-NA-	-NA-	13.41	13.47	4.06	6.37	4.80	15.75	-NA-	14.27
Singapore	EUR	1,879.44	34,285.87	12.55	3.52	-NA-	-NA-	12.48	8.41	-2.07	11.59	3.87	11.40	-NA-	19.07
Asia	USD	3,014.62	372,677.88	100.00	3.02	-NA-	-NA-	11.66	8.03	4.69	7.41	4.84	2.34	-NA-	20.93
Pure Asia	USD	3,186.61	342,825.27	91.99	2.93	-NA-	-NA-	11.34	8.65	5.54	7.66	5.45	1.58	-NA-	21.29
Asia ex Australia	USD	2,333.70	294,596.15	79.05	2.40	-NA-	-NA-	10.03	7.87	5.11	7.74	6.04	-0.24	-NA-	22.37
Australia	USD	2,700.90	78,081.74	20.95	5.36	-NA-	-NA-	17.43	8.25	3.08	6.22	0.49	13.47	-NA-	20.31
Pure Australia	USD	2,101.58	55,811.17	14.98	5.57	-NA-	-NA-	18.93	9.04	6.65	6.67	1.24	13.56	-NA-	20.85
Hong Kong	USD	2,819.57	97,007.85	26.03	3.33	-NA-	-NA-	6.35	1.41	-0.80	9.25	6.07	6.48	-NA-	26.96
Japan	USD	3,740.91	149,769.55	40.19	1.44	-NA-	-NA-	13.66	15.96	10.02	5.96	7.30	-6.89	-NA-	24.67
New Zealand	USD	2,342.68	1,033.97	0.28	5.42	-NA-	-NA-	19.65	11.52	9.56	5.31	3.13	14.63	-NA-	15.60
Singapore	USD	2,558.69	46,784.78	12.55	3.52	-NA-	-NA-	11.66	6.54	3.11	10.48	2.22	10.32	-NA-	23.57
Asia	GBP	2,896.46	222,182.54	100.00	3.02	-NA-	-NA-	10.78	7.36	-5.38	6.76	5.54	1.06	-NA-	16.89
Pure Asia	GBP	3,061.70	204,385.05	91.99	2.93	-NA-	-NA-	10.46	7.97	-4.61	7.01	6.15	0.30	-NA-	17.28
Asia ex Australia	GBP	2,242.23	175,631.89	79.05	2.40	-NA-	-NA-	9.16	7.19	-5.00	7.08	6.75	-1.49	-NA-	18.30
Australia	GBP	2,595.04	46,550.65	20.95	5.36	-NA-	-NA-	16.51	7.57	-6.83	5.57	1.16	12.04	-NA-	17.37
Pure Australia	GBP	2,019.20	33,273.42	14.98	5.57	-NA-	-NA-	18.00	8.35	-3.61	6.02	1.92	12.13	-NA-	17.85
Hong Kong	GBP	2,709.05	57,833.99	26.03	3.33	-NA-	-NA-	5.51	0.78	-10.34	8.59	6.77	5.15	-NA-	23.35
Japan	GBP	3,594.28	89,289.38	40.19	1.44	-NA-	-NA-	12.77	15.23	-0.56	5.31	8.02	-8.06	-NA-	22.00
New Zealand	GBP	2,250.86	616.43	0.28	5.42	-NA-	-NA-	14.63	10.82	-0.97	4.67	3.82	13.19	-NA-	14.21
Singapore	GBP	2,458.40	27,892.08	12.55	3.52	-NA-	-NA-	10.78	5.87	-6.81	9.81	2.91	8.93	-NA-	19.79

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	JPY	2,996.66	37,918,111.35	100.00	3.02	-NA-	-NA-	13.09	16.45	5.49	6.12	4.42	-0.93	-NA-	24.12
Pure Asia	JPY	3,167.62	34,880,756.63	91.99	2.93	-NA-	-NA-	12.77	17.12	6.35	6.37	5.03	-1.67	-NA-	24.47
Asia ex Australia	JPY	2,319.79	29,973,684.86	79.05	2.40	-NA-	-NA-	11.44	16.27	5.91	6.44	5.62	-3.43	-NA-	25.67
Australia	JPY	2,684.81	7,944,426.49	20.95	5.36	-NA-	-NA-	18.94	16.68	3.86	4.94	0.09	9.84	-NA-	22.53
Pure Australia	JPY	2,089.05	5,678,507.54	14.98	5.57	-NA-	-NA-	20.46	17.53	7.46	5.39	0.84	9.93	-NA-	22.87
Hong Kong	JPY	2,802.76	9,870,063.35	26.03	3.33	-NA-	-NA-	7.71	9.31	-0.05	7.93	5.64	3.08	-NA-	29.58
Japan	JPY	3,739.89	15,238,302.51	40.19	1.44	-NA-	-NA-	15.12	24.99	10.86	4.68	6.88	-9.87	-NA-	28.27
New Zealand	JPY	2,328.72	105,201.25	0.28	5.42	-NA-	-NA-	21.22	20.21	10.39	4.04	2.72	10.96	-NA-	17.93
Singapore	JPY	2,543.44	4,760,117.75	12.55	3.52	-NA-	-NA-	13.09	14.84	3.89	9.15	1.82	6.79	-NA-	26.38
Australia	AUD	1,924.68	83,895.71	20.95	5.36	-NA-	-NA-	13.93	13.24	6.18	5.78	0.04	9.07	-NA-	11.68
Pure Australia	AUD	1,496.67	59,966.87	14.98	5.57	-NA-	-NA-	15.38	14.07	9.86	6.23	0.79	9.16	-NA-	11.69
Hong Kong	HKD	2,830.58	752,096.98	26.03	3.33	-NA-	-NA-	6.35	1.31	-0.93	9.19	6.07	6.47	-NA-	26.81
New Zealand	NZD	1,992.80	1,217.72	0.28	5.42	-NA-	-NA-	13.06	10.35	2.89	7.62	4.35	11.11	-NA-	11.89
Singapore	SGD	1,934.04	58,651.74	12.55	3.52	-NA-	-NA-	8.53	7.09	2.21	10.14	2.08	9.54	-NA-	18.47

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

Version: May 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		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	2,119.55	400,427.51	146.62	3.02	-NA-	-NA-	8.34	13.02	7.84	6.97	4.37	-1.62	-NA-	12.24
Pure Asia	AUD	2,240.47	368,352.06	134.87	2.93	-NA-	-NA-	8.03	13.67	8.72	7.22	4.98	-2.36	-NA-	12.81
Asia ex Australia	AUD	1,640.80	316,531.80	115.90	2.40	-NA-	-NA-	6.76	12.84	8.28	7.29	5.57	-4.10	-NA-	14.42
Australia	AUD	1,924.68	83,895.71	30.72	5.36	-NA-	-NA-	13.93	13.24	6.18	5.78	0.04	9.07	-NA-	11.68
Pure Australia	AUD	1,496.67	59,966.87	21.96	5.57	-NA-	-NA-	15.38	14.07	9.86	6.23	0.79	9.16	-NA-	11.69
Hong Kong	AUD	1,982.41	104,231.06	38.16	3.33	-NA-	-NA-	3.19	6.09	2.19	8.80	5.59	2.36	-NA-	18.83
Japan	AUD	2,630.19	160,921.40	58.92	1.44	-NA-	-NA-	10.29	21.31	13.34	5.52	6.82	-10.50	-NA-	21.15
New Zealand	AUD	1,647.11	1,110.96	0.41	5.42	-NA-	-NA-	11.98	16.66	12.86	4.87	2.67	10.19	-NA-	13.39
Singapore	AUD	1,798.98	50,268.38	18.41	3.52	-NA-	-NA-	8.34	11.45	6.21	10.02	1.77	6.05	-NA-	15.77

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Version: May 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)	
Asia	EUR	1,350.63	273,114.13	100.00	0.00	2.30	4.21	8.73	6.27	-3.57	8.05	6.31	2.24	18.79	16.77	
Pure Asia	EUR	1,474.89	251,236.87	91.99	0.00	2.75	5.13	8.65	7.01	-2.68	8.28	6.92	1.56	19.39	17.21	
Asia ex Australia	EUR	1,776.25	215,892.53	79.05	0.00	-NA-	-NA-	7.95	6.85	-2.59	8.26	7.47	-0.35	-NA-	18.29	
Asia Dividend+	EUR	1,931.14	190,849.23	69.88	0.00	-NA-	-NA-	8.57	2.96	-4.80	9.15	5.51	9.23	-NA-	15.81	
Australia	EUR	799.74	57,221.60	20.95	0.00	1.19	-2.83	11.34	3.97	-7.38	7.29	2.11	13.35	21.54	17.00	
Pure Australia	EUR	617.66	40,900.79	14.98	0.00	-0.11	-5.31	12.60	4.51	-4.45	7.74	2.88	13.99	25.24	17.65	
Japan	EUR	2,205.10	109,757.46	40.19	0.00	2.12	6.40	12.08	15.67	2.93	6.86	8.94	-6.54	24.96	22.95	
Hong Kong	EUR	1,372.85	71,091.46	26.03	0.00	3.28	7.22	4.08	0.00	-8.88	9.52	7.25	6.08	24.69	22.60	
Singapore	EUR	1,155.40	34,285.87	12.55	0.00	-0.74	9.42	8.75	4.65	-5.61	10.25	3.49	9.05	23.28	18.68	
New Zealand	EUR	1,262.92	757.74	0.28	0.00	-NA-	-NA-	12.40	7.86	1.14	6.37	4.80	15.75	-NA-	14.36	
Asia	USD	1,821.58	372,677.88	100.00	0.00	3.06	5.40	7.93	4.43	1.53	6.98	4.62	1.25	22.52	20.97	
Pure Asia	USD	1,989.16	342,825.27	91.99	0.00	3.51	6.33	7.85	5.17	2.47	7.21	5.22	0.57	23.10	21.32	
Asia ex Australia	USD	1,855.16	294,596.15	79.05	0.00	-NA-	-NA-	7.16	5.01	2.56	7.18	5.76	-1.32	-NA-	22.43	
Asia Dividend+	USD	2,176.62	260,423.31	69.88	0.00	-NA-	4.69	7.78	1.19	0.23	8.06	3.84	8.16	-NA-	20.01	
Australia	USD	1,088.77	78,081.74	20.95	0.00	1.99	-1.75	10.53	2.17	-2.48	6.22	0.49	12.25	24.73	20.45	
Pure Australia	USD	840.89	55,811.17	14.98	0.00	0.68	-4.25	11.78	2.71	0.61	6.67	1.24	12.88	28.48	21.08	
Japan	USD	3,002.05	149,769.55	40.19	0.00	2.93	7.59	11.27	13.68	8.37	5.80	7.21	-7.45	26.29	24.57	
Hong Kong	USD	1,869.01	97,007.85	26.03	0.00	4.10	8.42	3.32	-1.72	-4.06	8.43	5.55	5.05	28.42	27.05	
Singapore	USD	1,572.98	46,784.78	12.55	0.00	0.05	10.65	7.95	2.85	-0.62	9.16	1.85	7.99	28.37	23.26	
New Zealand	USD	1,267.85	1,033.97	0.28	0.00	-NA-	-NA-	11.58	6.00	6.48	5.31	3.13	14.63	-NA-	16.54	
Asia	GBP	1,750.18	222,182.54	100.00	0.00	2.50	6.34	7.08	3.78	-8.23	6.33	5.32	-0.03	19.27	16.94	
Pure Asia	GBP	1,911.19	204,385.05	91.99	0.00	2.98	7.28	7.01	4.51	-7.39	6.56	5.93	-0.69	19.94	17.32	
Asia ex Australia	GBP	1,782.44	175,631.89	79.05	0.00	-NA-	-NA-	6.32	4.35	-7.30	6.53	6.47	-2.56	-NA-	18.36	
Asia Dividend+	GBP	2,325.96	155,258.78	69.88	0.00	-NA-	5.63	6.93	0.55	-9.40	7.40	4.53	6.80	-NA-	16.40	
Australia	GBP	1,046.09	46,550.65	20.95	0.00	1.46	-0.87	9.66	1.53	-11.85	5.57	1.16	10.83	22.08	17.56	
Pure Australia	GBP	807.93	33,273.42	14.98	0.00	0.16	-3.40	10.90	2.06	-9.07	6.02	1.92	11.46	26.41	18.11	
Japan	GBP	2,884.38	89,289.38	40.19	0.00	2.40	8.55	10.39	12.97	-2.05	5.16	7.93	-8.62	24.52	21.88	
Hong Kong	GBP	1,795.75	57,833.99	26.03	0.00	3.56	9.38	2.51	-2.34	-13.29	7.77	6.25	3.73	25.58	23.44	
Singapore	GBP	1,511.32	27,892.08	12.55	0.00	-0.47	11.63	7.10	2.20	-10.17	8.49	2.53	6.63	24.74	19.44	
New Zealand	GBP	1,451.07	616.43	0.28	0.00	-NA-	-NA-	10.70	5.33	-3.75	4.67	3.82	13.19	-NA-	14.54	

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

Version: May 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Asia	JPY	1,810.72	37,918,111.35	100.00	0.00	2.90	4.53	9.32	12.57	2.30	5.69	4.21	-1.99	24.99	24.11
Pure Asia	JPY	1,977.31	34,880,756.63	91.99	0.00	3.35	5.45	9.24	13.36	3.25	5.92	4.81	-2.64	25.48	24.46
Asia ex Australia	JPY	1,844.10	29,973,684.86	79.05	0.00	-NA-	-NA-	8.54	13.19	3.34	5.89	5.35	-4.47	-NA-	25.72
Asia Dividend+	JPY	1,998.56	26,496,770.03	69.88	0.00	-NA-	-NA-	9.16	9.07	1.00	6.76	3.42	4.71	-NA-	22.68
Australia	JPY	1,082.28	7,944,426.49	20.95	0.00	1.83	-2.56	11.95	10.13	-1.74	4.94	0.09	8.66	26.63	22.50
Pure Australia	JPY	835.88	5,678,507.54	14.98	0.00	0.52	-5.04	13.22	10.71	1.37	5.39	0.84	9.27	29.73	22.92
Japan	JPY	3,006.82	15,238,302.51	40.19	0.00	3.38	6.81	12.69	22.54	9.20	4.52	6.79	-10.41	28.44	28.15
Hong Kong	JPY	1,857.87	9,870,063.35	26.03	0.00	3.94	7.52	4.65	5.93	-3.33	7.12	5.13	1.69	30.48	29.62
Singapore	JPY	1,563.60	4,760,117.75	12.55	0.00	-0.11	9.73	9.34	10.86	0.14	7.84	1.44	4.54	30.32	26.22
New Zealand	JPY	1,258.87	105,201.25	0.28	0.00	-NA-	-NA-	13.01	14.26	7.30	4.04	2.72	10.96	-NA-	18.48
Australia	AUD	775.79	83,895.71	20.95	0.00	1.14	-4.31	7.25	6.89	0.46	5.78	0.04	7.90	17.92	11.94
Australia Hedged	USD	460.88	78,081.74	20.95	0.00	-NA-	-NA-	3.96	3.94	-1.62	5.35	-0.17	6.83	-NA-	11.96
Pure Australia	AUD	599.10	59,966.87	14.98	0.00	-0.16	-6.75	8.46	7.44	3.64	6.23	0.79	8.51	22.12	12.19
Hong Kong	HKD	1,876.83	752,096.98	26.03	0.00	4.17	8.35	3.32	-1.83	-4.18	8.37	5.55	5.04	28.36	26.90
Singapore	SGD	1,191.18	58,651.74	12.55	0.00	-0.63	7.33	4.93	3.38	-1.48	8.82	1.71	7.22	24.67	18.18
New Zealand	NZD	1,078.51	1,217.72	0.28	0.00	-NA-	-NA-	5.46	4.89	0.00	7.62	4.35	11.11	-NA-	11.50
Asia 33	EUR	1,064.16	184,541.71	67.57	0.00	-NA-	-NA-	9.26	7.30	-2.05	9.27	6.58	3.87	-NA-	-NA-
Asia 33	USD	1,444.89	251,142.82	67.39	0.00	-NA-	-NA-	8.62	5.29	2.41	8.19	5.15	2.67	-NA-	-NA-
Asia 33	GBP	1,391.86	150,115.25	67.56	0.00	-NA-	-NA-	7.76	4.81	-6.82	7.58	5.66	1.41	-NA-	-NA-
Asia 33	JPY	1,434.65	25,523,644.68	67.31	0.00	-NA-	-NA-	9.78	13.33	3.64	6.63	4.27	-0.73	-NA-	-NA-
Asia 33	HKD	1,435.97	1,946,934.47	67.31	0.00	-NA-	-NA-	8.63	5.17	2.26	8.12	5.14	2.66	-NA-	-NA-
Asia 33	AUD	1,015.12	269,640.13	24.86	0.00	-NA-	-NA-	5.20	10.23	5.48	7.21	4.89	-1.69	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	1,280.73	400,427.51	146.62	0.00	-NA-	-NA-	4.73	9.25	4.59	6.53	4.15	-2.68	-NA-	12.29
Pure Asia	AUD	1,398.56	368,352.06	134.87	0.00	-NA-	-NA-	4.65	10.02	5.55	6.76	4.75	-3.32	-NA-	12.86
Asia ex Australia	AUD	1,304.34	316,531.80	115.90	0.00	-NA-	-NA-	3.98	9.86	5.65	6.74	5.29	-5.14	-NA-	14.47
Asia Dividend+	AUD	1,782.68	279,814.46	102.45	0.00	-NA-	-NA-	4.58	5.86	3.25	7.61	3.37	3.97	-NA-	10.95
Australia	AUD	775.79	83,895.71	30.72	0.00	-NA-	-NA-	7.25	6.89	0.46	5.78	0.04	7.90	-NA-	11.94
Pure Australia	AUD	599.10	59,966.87	21.96	0.00	-NA-	-NA-	8.46	7.44	3.64	6.23	0.79	8.51	-NA-	12.19
Japan	AUD	2,110.71	160,921.40	58.92	0.00	-NA-	-NA-	7.96	18.92	11.64	5.36	6.74	-11.04	-NA-	20.98
Hong Kong	AUD	1,314.08	104,231.06	38.16	0.00	-NA-	-NA-	0.25	2.81	-1.17	7.98	5.08	0.98	-NA-	18.90
Singapore	AUD	1,105.94	50,268.38	18.41	0.00	-NA-	-NA-	4.75	7.59	2.38	8.71	1.39	3.81	-NA-	15.41
New Zealand	AUD	1,067.84	1,110.96	0.41	0.00	-NA-	-NA-	8.26	10.89	9.69	4.87	2.67	10.19	-NA-	12.91

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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 30-May	Yld (%) 30-May	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) 30-May	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	
Asia Real Estate **	Local	2,361.17	3.15	5.59	7.84	11.28	12.11	5.68	6.74	4.56	0.14	20.30	18.51	
Asia FTSE	Local	333.39	2.77	-NA-	6.82	9.46	8.95	8.64	3.01	3.11	-1.03	16.07	13.02	
Japan Real Estate **	JPY	3,790.54	1.70	4.76	8.87	15.32	25.21	11.06	4.71	6.89	-9.77	28.52	28.27	
Japan FTSE	JPY	110.10	2.07	-0.10	2.38	8.05	14.99	7.76	1.64	3.75	-7.05	19.07	18.92	
Japan JP Morgan Bonds	JPY	265.58	-NA-	2.97	2.00	2.44	2.43	2.85	0.39	0.29	1.29	1.92	1.64	
Australia Real Estate **	AUD	1,925.11	5.47	7.95	1.96	13.94	13.25	6.21	5.78	0.04	9.09	18.02	11.68	
Australia FTSE	AUD	1,409.64	5.04	9.73	9.78	12.53	10.74	16.87	3.01	0.67	4.65	13.60	11.72	
Australia JP Morgan Bonds	AUD	917.05	-NA-	7.16	6.25	6.00	6.65	2.92	2.63	1.61	4.00	3.89	4.25	
Hong Kong Real Estate **	HKD	2,830.58	3.33	7.34	11.42	6.35	1.31	-0.93	9.19	6.07	6.47	28.44	26.81	
Hong Kong FTSE	HKD	2,241.03	2.74	7.51	13.26	11.88	5.48	9.13	6.33	3.22	4.43	21.88	18.96	
Hong Kong JP Morgan Bonds	HKD	172.75	-NA-	-NA-	3.26	1.91	1.50	0.08	1.51	1.22	1.84	3.41	2.70	
Singapore Real Estate **	SGD	1,900.25	3.52	2.23	11.16	8.53	7.09	2.21	10.14	2.08	9.54	24.87	18.47	
Singapore FTSE	SGD	648.09	3.53	4.11	9.78	9.85	4.51	4.43	6.21	1.87	4.89	19.94	14.35	
Singapore JP Morgan Bonds	SGD	169.83	-NA-	-NA-	3.27	2.65	2.28	1.19	1.53	1.27	2.47	3.35	3.29	
New Zealand Real Estate **	NZD	1,955.97	5.42	-NA-	-NA-	12.90	10.35	2.89	7.62	4.35	11.11	-NA-	11.89	
New Zealand FTSE	NZD	265.82	112.84	-NA-	5.52	12.02	10.71	12.84	-0.38	-2.50	8.49	12.99	10.12	
New Zealand JP Morgan Bonds	NZD	375.68	-NA-	6.98	6.55	5.98	5.33	0.48	2.17	1.29	3.47	3.58	3.67	

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

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 30-May	Free Float Asia (%) Weight 30-May
Mitsubishi Estate	Non-Rental	Diversified	JP	22,519	8.25
Mitsui Fudosan	Non-Rental	Diversified	JP	19,631	7.19
Sun Hung Kai Props	Non-Rental	Diversified	HK	15,440	5.65
Westfield Group *	Rental	Retail	AU	14,104	5.16
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	13,633	4.99
Link REIT *	Rental	Retail	HK	8,918	3.27
Wharf Holdings	Non-Rental	Diversified	HK	7,855	2.88
Westfield Retail Trust *	Rental	Retail	AU	6,645	2.43
Stockland Trust Group *	Non-Rental	Diversified	AU	6,133	2.25
Hongkong Land Hldgs	Rental	Office	HK	6,039	2.21
Goodman Group *	Non-Rental	Industrial	AU	5,948	2.18
Nippon Building Fund *	Rental	Office	JP	5,662	2.07
Hang Lung Properties	Rental	Diversified	HK	5,191	1.90
Japan Real Estate *	Rental	Office	JP	5,057	1.85
Henderson Land Dev	Non-Rental	Diversified	HK	4,917	1.80
Global Logistic Properties	Rental	Industrial	SG	4,871	1.78
Capitaland	Non-Rental	Diversified	SG	4,731	1.73
GPT Group *	Rental	Diversified	AU	4,700	1.72
Mirvac Group *	Non-Rental	Diversified	AU	4,522	1.66
Dexus Property Group *	Rental	Diversified	AU	4,381	1.60
				170,897.68	62.57 (**)

Country Breakdown:

Country Index	Number of Constituents 30-May	Free Float Mkt Cap (EUR m) 30-May	Free Float Asia (%) Weight 30-May
EPRA/NAREIT Australia	14	57,222	20.95%
EPRA/NAREIT Japan	32	109,757	40.19%
EPRA/NAREIT Hong Kong	19	71,091	26.03%
EPRA/NAREIT Singapore	17	34,286	12.55%
EPRA/NAREIT New Zealand	1	758	0.28%
EPRA/NAREIT Asia	83	273,114	100.00%

(**) The Top 20 Constituents represent 62.57% of the market capitalisation of the Developed Asia Index.

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

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-14	Dividend Return May-14	Total Return May-14	
Hysan Development	Rental	Diversified	HK	14.48	0.00	14.48	▲
Tokyo Tatemono	Non-Rental	Office	JP	13.88	0.00	13.88	▲
NTT Urban Development	Non-Rental	Office	JP	13.59	0.00	13.59	▲
New World Development	Non-Rental	Diversified	HK	11.25	0.00	11.25	▲
Fortune Real Estate Investment Trust *	Rental	Retail	HK	11.24	0.00	11.24	▲
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	10.33	0.00	10.33	▲
Country Garden Holdings	Non-Rental	Diversified	HK	4.82	5.41	10.23	▲
Japan Real Estate *	Rental	Office	JP	9.98	0.00	9.98	▲
Henderson Land Dev	Non-Rental	Diversified	HK	9.31	0.00	9.31	▲
Japan Retail Fund *	Rental	Retail	JP	9.01	0.00	9.01	▲
Nomura Real Estate Master Fund *	Rental	Diversified	JP	8.71	0.00	8.71	▲
Advance Residence Investment *	Rental	Residential	JP	8.60	0.00	8.60	▲
Sun Hung Kai Props	Non-Rental	Diversified	HK	8.55	0.00	8.55	▲
Hulic	Rental	Diversified	JP	8.30	0.00	8.30	▲
Keppel REIT *	Rental	Office	SG	7.85	0.00	7.85	▲
Mapletree Logistics Trust *	Rental	Industrial	SG	7.73	0.00	7.73	▲
United Urban Investment *	Rental	Diversified	JP	5.78	1.82	7.60	▲
Ascendas REIT *	Rental	Industrial	SG	7.42	0.00	7.42	▲
Nomura Real Estate Office Fund *	Rental	Office	JP	7.35	0.00	7.35	▲
Link REIT *	Rental	Retail	HK	7.13	0.00	7.13	▲

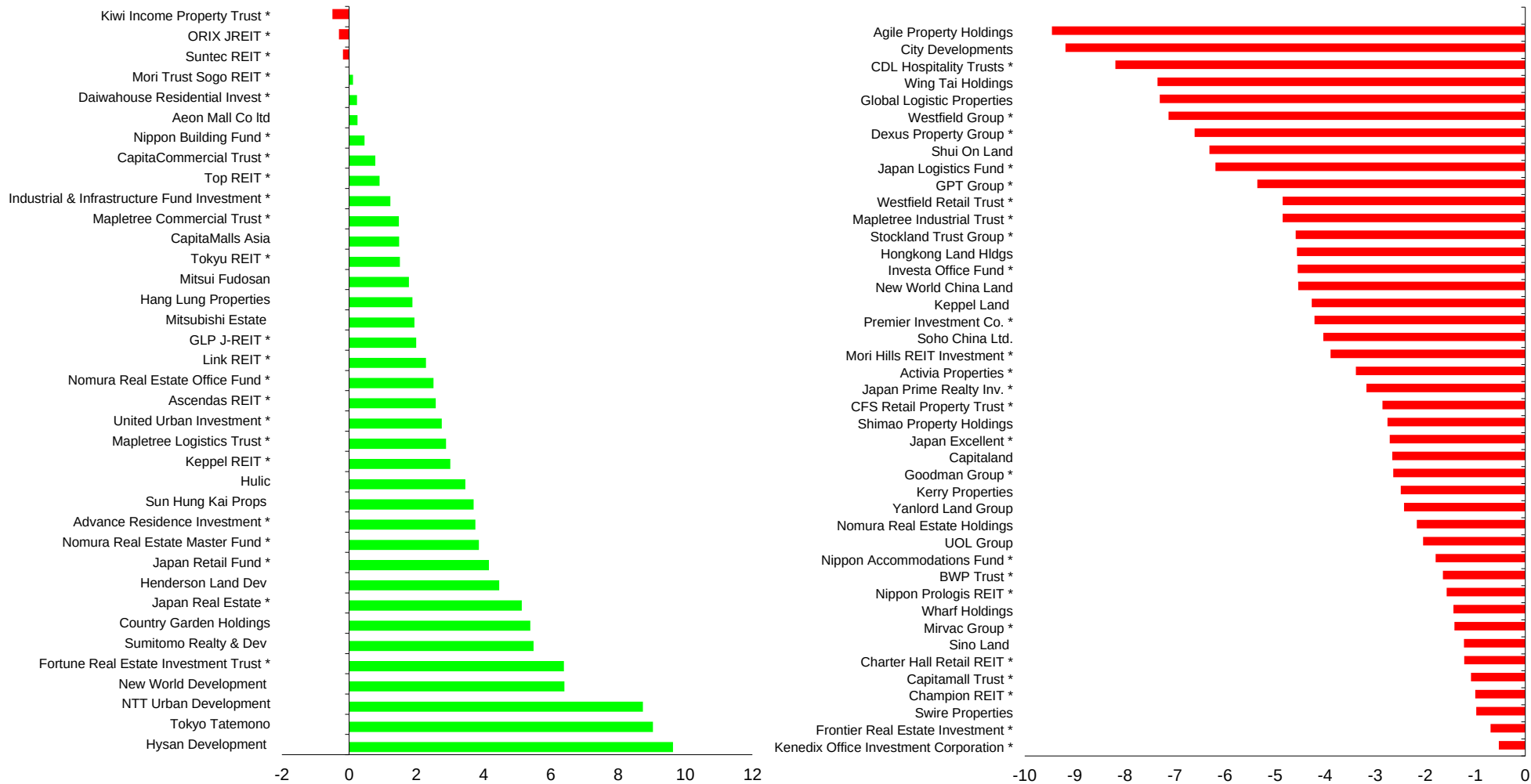
EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-14	Dividend Return May-14	Total Return May-14	
Soho China Ltd.	Non-Rental	Diversified	HK	-1.30	2.11	0.81	▲
Premier Investment Co. *	Rental	Diversified	JP	0.63	0.00	0.63	▲
Keppel Land	Non-Rental	Diversified	SG	0.58	0.00	0.58	▲
Cromwell Property Group *	Rental	Office	AU	0.51	0.00	0.51	▲
New World China Land	Non-Rental	Diversified	HK	0.31	0.00	0.31	▲
Investa Office Fund *	Rental	Office	AU	0.30	0.00	0.30	▲
Hongkong Land Hldgs	Rental	Office	HK	0.29	0.00	0.29	▲
Stockland Trust Group *	Non-Rental	Diversified	AU	0.26	0.00	0.26	▲
Mapletree Industrial Trust *	Rental	Industrial	SG	0.00	0.00	0.00	▲
Westfield Retail Trust *	Rental	Retail	AU	0.00	0.00	0.00	▲
GPT Group *	Rental	Diversified	AU	-0.51	0.00	-0.51	▼
Japan Logistics Fund *	Rental	Industrial	JP	-1.35	0.00	-1.35	▼
Shui On Land	Non-Rental	Diversified	HK	-1.46	0.00	-1.46	▼
Dexus Property Group *	Rental	Diversified	AU	-1.76	0.00	-1.76	▼
Westfield Group *	Rental	Retail	AU	-2.28	0.00	-2.28	▼
Global Logistic Properties	Rental	Industrial	SG	-2.46	0.00	-2.46	▼
Wing Tai Holdings	Non-Rental	Diversified	SG	-2.50	0.00	-2.50	▼
CDL Hospitality Trusts *	Rental	Lodging/Resorts	SG	-3.34	0.00	-3.34	▼
City Developments	Non-Rental	Diversified	SG	-4.34	0.00	-4.34	▼
Agile Property Holdings	Non-Rental	Diversified	HK	-4.61	0.00	-4.61	▼

Version: May 2014

80

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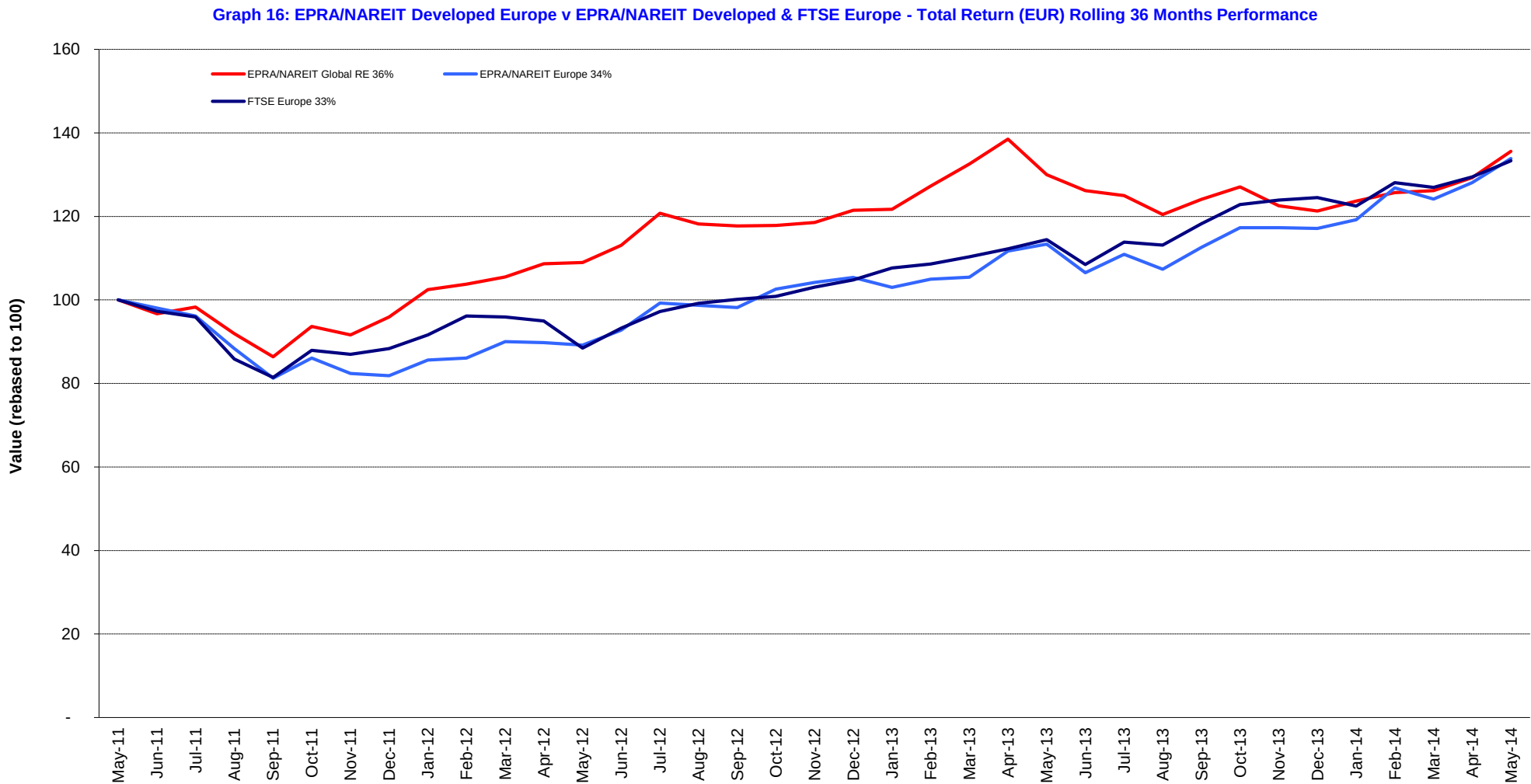


Version: May 2014

Section 3.3

FTSE EPRA/NAREIT Developed Europe and EMEA Index Series

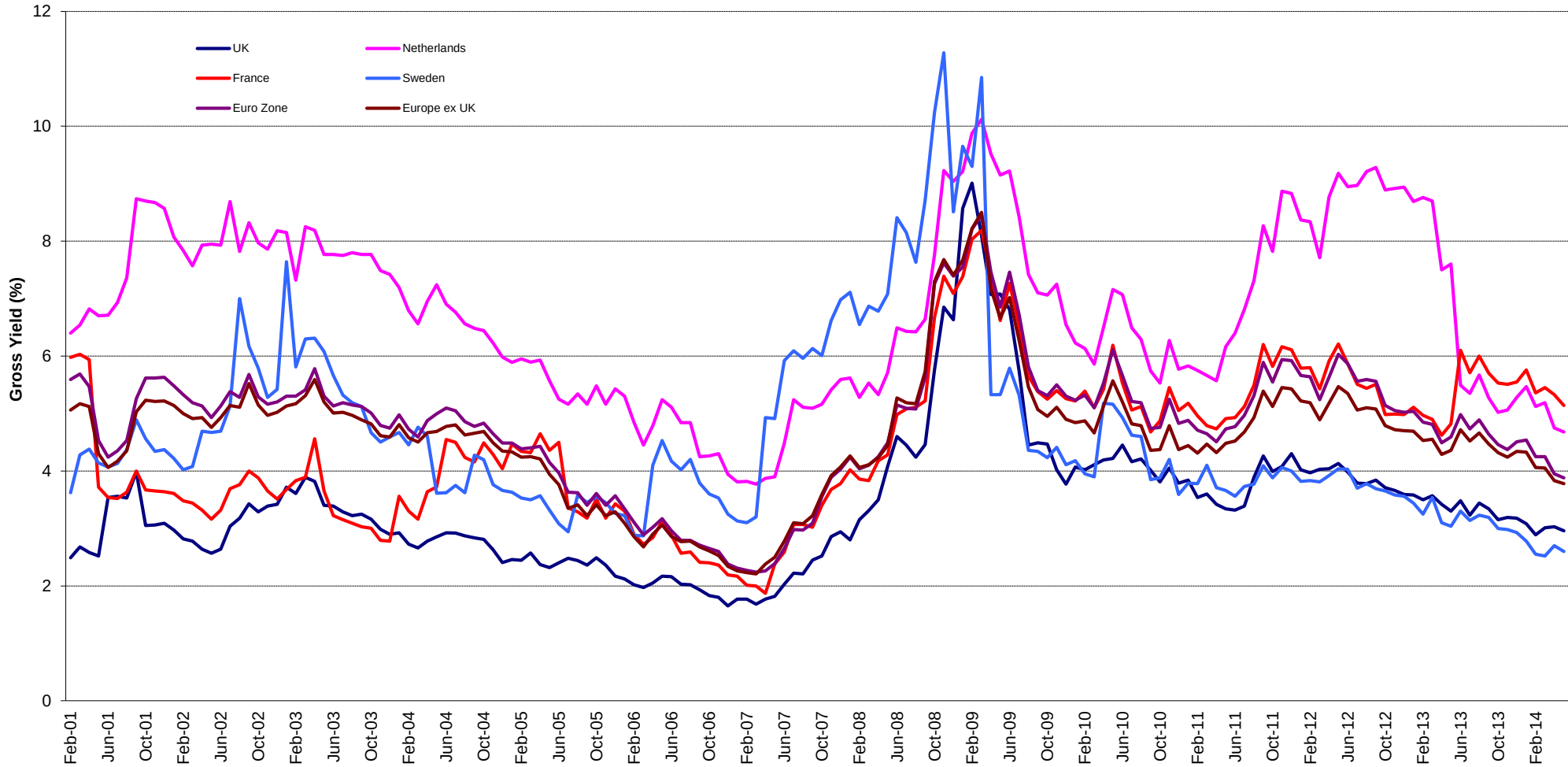
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Graph 17: Dividend Yields



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

Ex Date	Description
7 May 2014	BUWOG - Bauen und Wohnen GmbH (Germany): Addition to Germany following country reclassification from Russia to Germany

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 May 2014	Befimmo *	Rental	Office	EUR	0.800	8.32	7-May	Annual
2 May 2014	Icade *	Rental	Diversified	EUR	3.670	0.00	7-May	Dividend
6 May 2014	Intervest Offices *	Rental	Office	EUR	1.530	8.76	2-Jun	Annual
6 May 2014	Mercialys *	Rental	Retail	EUR	0.820	5.19	9-May	Semi-Annual
6 May 2014	Warehouses De Pauw *	Rental	Industrial	EUR	3.253	5.18	4-Jun	Semi-Annual
7 May 2014	Derwent London *	Rental	Office	GBP	0.286	0.85	13-Jun	Semi-Annual
7 May 2014	Hamborner REIT AG *	Rental	Diversified	EUR	0.400	0.00	7-May	Dividend
7 May 2014	Affine *	Rental	Diversified	EUR	0.900	11.46	12-May	Semi-Annual
7 May 2014	Standard Life Inv Prop	Rental	Diversified	GBP	0.012	8.84	23-May	Quarterly
7 May 2014	UK Commercial Property Trust	Rental	Diversified	GBP	0.009	4.81	30-May	Dividend
12 May 2014	Beni Stabili *	Rental	Office	EUR	0.022	4.94	15-May	Annual
12 May 2014	CA Immobilien Anlage	Rental	Diversified	EUR	0.400	0.00	14-May	Dividend
12 May 2014	Conwert Immobilien	Non-Rental	Residential	EUR	0.100	0.00	14-May	Dividend
12 May 2014	Unibail-Rodamco *	Rental	Retail	EUR	3.900	3.44	15-May	Quarterly
14 May 2014	ANF-Immobilier S.A. *	Rental	Diversified	EUR	1.050	0.00	30-Jun	Dividend
14 May 2014	F&C Commercial Prop	Rental	Diversified	GBP	0.005	4.52	30-May	Quarterly
14 May 2014	Fonciere Des Regions *	Rental	Diversified	EUR	4.200	7.22	30-May	Annual
14 May 2014	Picton Property	Rental	Diversified	GBP	0.008	9.21	30-May	Quarterly
15 May 2014	Alstria Office *	Rental	Office	EUR	0.500	5.29	15-May	Annual
19 May 2014	Cofinimmo *	Rental	Diversified	EUR	6.000	8.83	6-Jun	Annual
19 May 2014	IGD *	Rental	Retail	EUR	0.065	4.29	22-May	Annual
19 May 2014	Vastned Retail *	Rental	Retail	EUR	1.630	10.43	29-May	Semi-Annual
21 May 2014	Capital & Counties Properties	Rental	Retail	GBP	0.011	0.00	19-Jun	Dividend
21 May 2014	Leasinvest Real Estate *	Rental	Office	EUR	4.500	4.84	26-May	Annual
28 May 2014	Great Portland Estates *	Rental	Office	GBP	0.054	1.91	8-Jul	Semi-Annual

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 June 2014	Gagfah	Rental	Residential	EUR	0.235294 ***	6.83	July	Quarterly
4 June 2014	Development Securities	Non-Rental	Retail	GBP	0.0533333 ***	3.38	July	Semi-Annual
4 June 2014	Grainger Plc	Non-Rental	Residential	GBP	0.007	13.73	4-Jul	Semi-Annual
6 June 2014	Alstria Office *	Rental	Office	EUR	0.52 ***	5.29	July	Annual
11 June 2014	Big Yellow Group *	Rental	Self Storage	GBP	0.084	1.22	24-Jul	Annual
11 June 2014	F&C UK Real Estate Investment	Rental	Diversified	GBP	0.013	8.65	30-Jun	Quarterly
11 June 2014	Great Portland Estates *	Rental	Office	GBP	0.08 ***	1.91	July	Semi-Annual
11 June 2014	Shaftesbury *	Rental	Diversified	GBP	0.065	1.57	4-Jul	Semi-Annual
12 June 2014	Deutsche Wohnen	Rental	Residential	EUR	0.340	0.00	12-Jun	Dividend
16 June 2014	TAG Immobilien AG	Non-Rental	Diversified	EUR	0.350	0.00	16-Jun	Dividend
18 June 2014	Land Securities *	Rental	Diversified	GBP	0.079	6.09	22-Jul	Quarterly
19 June 2014	Deutsche Euroshop	Rental	Retail	EUR	1.250	3.64	19-Jun	Semi-Annual
25 June 2014	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	4.52	July	Quarterly
25 June 2014	Helical Bar	Non-Rental	Diversified	GBP	0.0305556 ***	0.76	July	Annual
25 June 2014	PSP Swiss Property	Rental	Office	CHF	2.4 ***	2.96	July	Annual
27 June 2014	Swiss Prime Site	Rental	Office	CHF	3.4 ***	4.72	July	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 30-May	Free Float	Free Float	Free Float	Div 30-May	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price May-14	Dividend May-14	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vltly (%)	36M Vltly (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					Mkt Cap EUR (m) 30-May	Wght (%) 30-May	Wght (%) 30-May															
CA Immobilien Anlage	Rental	Diversified	Non-REIT	13.60	991	0.12	0.74	2.94	0.93	-2.97	19.02	2.37	33.99	6.71	-0.98	2.91	1.93	8.66	39.49	25.54	523	53
BUWOG - Bauen und Wohnen GmbH	Non-Rental	Residential	Non-REIT	13.75	699	0.08	0.52	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Conwert Immobilien	Non-Rental	Residential	Non-REIT	9.01	552	0.06	0.41	1.11	-NA-	-2.22	10.48	-7.15	1.39	-5.20	-13.20	0.96	-12.24	-2.35	34.25	22.25	446	81
Austria Total					2,242	0.26	1.67	1.73														
Cofinimmo *	Rental	Diversified	REIT	87.72	1,483	0.17	1.11	6.84	-NA-	4.43	6.77	2.78	6.09	8.36	-0.70	6.79	6.09	4.42	13.39	8.78	705	48
Befimmo *	Rental	Office	REIT	54.75	917	0.11	0.68	6.31	-NA-	3.32	4.06	-0.11	13.27	7.95	4.29	1.52	5.81	10.11	18.50	13.81	343	37
Warehouses De Pauw *	Rental	Industrial	REIT	54.75	599	0.07	0.45	5.94	-NA-	10.80	20.13	15.45	19.59	6.37	-1.53	5.85	4.32	10.06	18.26	11.88	-NA-	-NA-
Aedifica	Rental	Diversified	REIT	50.80	446	0.05	0.33	2.07	-NA-	-NA-	10.10	8.93	-1.85	1.68	1.09	0.00	1.09	-1.42	-NA-	11.10	147	33
Wereldhave Belgium *	Rental	Diversified	REIT	94.05	184	0.02	0.14	4.68	-NA-	8.90	17.89	14.54	14.64	10.74	2.24	0.00	2.24	18.30	17.55	14.68	44	24
Leasinvest Real Estate *	Rental	Office	REIT	79.53	157	0.02	0.12	5.66	-NA-	9.05	13.16	11.50	10.85	4.81	-3.01	5.49	2.48	14.17	17.20	15.89	47	30
Intervest Offices *	Rental	Office	REIT	22.15	147	0.02	0.11	6.91	-NA-	7.08	9.82	6.15	18.38	7.61	-1.58	6.80	5.22	21.53	19.33	17.73	31	21
Belgium Total					3,932	0.46	2.93	5.89														
Sponda	Rental	Diversified	Non-REIT	3.79	912	0.11	0.68	4.75	-NA-	5.99	16.50	1.68	-0.75	10.17	2.16	0.00	2.16	16.08	35.39	21.69	327	36
Citycon OYJ	Rental	Retail	Non-REIT	2.70	619	0.07	0.46	1.11	-NA-	11.77	17.27	2.25	16.67	4.65	0.00	0.00	0.00	11.66	30.08	20.45	229	37
Technopolis	Rental	Office	Non-REIT	4.36	415	0.05	0.31	2.29	-NA-	11.41	15.84	12.90	4.55	3.56	-0.46	0.00	-0.46	0.23	30.90	25.83	126	30
Finland Total					1,946	0.23	1.45	3.07														
Klepierre *	Rental	Retail	REIT	35.62	3,475	0.40	2.59	4.35	13.68	11.27	19.03	10.58	11.94	14.42	7.78	0.00	7.78	10.33	30.48	19.97	1,649	47
Fonciere Des Regions *	Rental	Diversified	REIT	73.42	2,473	0.29	1.84	5.72	12.90	11.62	13.04	5.46	18.78	15.44	0.34	5.74	6.08	23.70	29.34	21.66	1,303	53
Icade	Rental	Diversified	REIT	73.44	2,377	0.28	1.77	5.00	-NA-	-NA-	10.03	-1.27	10.11	7.38	-0.08	4.99	4.91	13.95	-NA-	20.89	2,166	91
Gecina *	Rental	Diversified	REIT	104.70	1,921	0.22	1.43	4.39	8.00	8.63	16.56	3.82	11.01	8.52	7.88	0.00	7.88	9.05	38.36	24.23	1,254	65
Mercialys *	Rental	Retail	REIT	16.39	678	0.08	0.51	9.15	-NA-	-NA-	12.60	4.87	7.08	13.19	-1.18	4.95	3.77	12.82	-NA-	15.59	685	101
Societe de la Tour Eiffel *	Rental	Diversified	REIT	52.20	291	0.03	0.22	6.32	5.44	4.99	21.94	-2.28	8.82	4.80	0.42	0.00	0.42	7.47	41.89	25.18	140	48
ANF-Immobilier S.A. *	Rental	Diversified	REIT	23.63	164	0.02	0.12	4.44	4.09	8.91	5.01	0.74	8.25	3.26	-2.36	4.34	1.98	10.57	29.35	16.49	53	32
Affine *	Rental	Diversified	REIT	14.40	83	0.01	0.06	6.25	1.60	3.25	9.08	-4.92	13.92	3.66	-4.45	5.97	1.53	9.76	29.78	20.86	58	70
France Total					11,461	1.33	8.54	5.14														

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

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88

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Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				30-May	EUR (m)	Wght (%)	Wght (%)	30-May	30-May	30-May	30-May	30-May	30-May	30-May	May-14	May-14	May-14	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
									- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD							Annualised	(%)
Deutsche Wohnen	Rental	Residential	Non-REIT	16.27	2,748	0.32	2.05	1.29	-NA-	10.50	20.07	14.70	12.63	4.56	5.34	0.00	5.34	15.92	64.53	18.91	2	0
LEG Immobilien AG	Rental	Residential	Non-REIT	51.75	2,522	0.29	1.88	0.79	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Gagfah	Rental	Residential	Non-REIT	12.23	1,928	0.22	1.44	0.00	-NA-	-NA-	16.48	31.25	27.20	10.98	7.47	0.00	7.47	14.30	-NA-	36.90	1,746	91
Deutsche Wohnen non ranking for dividend	Rental	Residential	Non-REIT	15.85	1,859	0.22	1.39	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	4.55	4.97	0.00	4.97	17.45	-NA-	-NA-	-NA-	-NA-
Deutsche Euroshop	Rental	Retail	Non-REIT	36.50	1,674	0.19	1.25	3.29	-NA-	11.48	14.98	11.39	12.87	10.56	5.22	0.00	5.22	14.69	18.08	13.26	1,074	64
Deutsche Annington	Rental	Residential	Non-REIT	21.60	1,349	0.16	1.01	3.24	-NA-	-NA-	-NA-	-NA-	-NA-	4.30	3.85	0.00	3.85	20.00	-NA-	-NA-	2,118	157
TAG Immobilien	Non-Rental	Diversified	Non-REIT	9.21	1,141	0.13	0.85	2.71	-NA-	2.64	38.46	9.76	5.73	3.22	0.62	0.00	0.62	5.81	35.62	17.31	-NA-	-NA-
Alstria Office *	Rental	Office	REIT	9.83	667	0.08	0.50	5.09	-NA-	-NA-	15.32	2.44	11.02	6.15	-1.18	5.03	3.85	12.85	-NA-	16.62	362	54
Hamborner REIT AG *	Rental	Diversified	REIT	7.67	349	0.04	0.26	5.22	-NA-	0.93	2.39	6.24	11.00	4.93	-2.91	5.06	2.15	9.99	18.33	11.34	262	75
DIC Asset	Rental	Diversified	Non-REIT	7.86	270	0.03	0.20	4.21	-NA-	18.19	12.39	1.33	2.41	17.15	10.89	0.00	10.89	17.55	65.44	27.98	-NA-	-NA-
Prime Office AG	Rental	Office	Non-REIT	3.43	223	0.03	0.17	0.00	-NA-	-NA-	-NA-	-NA-	-18.52	18.52	16.07	0.00	16.07	11.28	-NA-	-NA-	-NA-	-NA-
Germany Total					14,729	1.71	10.99	1.69														
Eurobank Properties *	Rental	Diversified	REIT	7.85	187	0.02	0.14	2.32	-NA-	-NA-	10.37	20.86	39.03	-11.74	-5.88	0.00	-5.88	19.59	-NA-	48.86	159	85
Greece Total					187	0.02	0.14	2.32														
Beni Stabili *	Rental	Office	REIT	0.65	534	0.06	0.40	3.40	-NA-	3.95	6.52	-1.63	23.96	7.20	0.70	3.42	4.12	36.73	33.65	38.32	848	159
IGD *	Rental	Retail	REIT	1.31	176	0.02	0.13	4.98	-NA-	-NA-	5.73	-3.18	71.25	5.63	-2.47	4.86	2.39	58.38	-NA-	34.62	321	182
Italy Total					710	0.08	0.53	3.79														
Unibail-Rodamco *	Rental	Retail	REIT	205.10	19,942	2.31	14.86	4.34	15.22	16.77	19.15	12.88	10.44	10.88	5.48	2.01	7.48	12.21	21.27	18.07	15,629	78
Corio *	Rental	Retail	REIT	36.69	2,452	0.28	1.83	5.81	6.42	6.64	7.45	-2.36	12.44	17.02	8.74	0.00	8.74	19.16	22.75	20.83	3,842	157
Eurocommercial Props *	Rental	Retail	REIT	35.34	1,466	0.17	1.09	5.43	8.39	8.26	14.50	4.00	21.88	10.80	6.80	0.00	6.80	14.52	19.75	17.38	637	43
Wereldhave *	Rental	Retail	REIT	65.37	1,417	0.16	1.06	5.05	5.64	5.71	9.13	3.71	25.20	11.13	7.92	0.00	7.92	20.12	20.87	22.08	1,615	114
Vastned Retail *	Rental	Retail	REIT	37.39	693	0.08	0.52	6.82	4.10	5.45	8.83	-4.52	16.99	9.15	0.85	4.40	5.25	18.28	25.94	21.94	397	57
Nieuwe Steen Inv *	Rental	Diversified	REIT	4.63	602	0.07	0.45	6.05	-NA-	0.14	-4.65	-23.37	-5.33	7.08	6.03	0.00	6.03	2.54	21.49	23.55	212	35
Netherlands Total					26,573	3.08	19.81	4.68														
Norwegian Property ASA	Rental	Office	Non-REIT	7.50	479	0.06	0.36	0.00	-NA-	-NA-	1.90	-10.98	-11.66	3.45	-0.66	0.00	-0.66	3.16	-NA-	22.99	119	25
Norway Total					479	0.06	0.36	0.00														

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															
				30-May	Mkt Cap	Global	Europe	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD			Annualised	(%)
Castellum	Rental	Diversified	Non-REIT	115.10	2,071	0.24	1.54	3.69	-NA-	12.90	21.45	9.51	19.47	6.97	4.07	0.00	4.07	19.23	25.19	13.47	1,182	57
Fabege	Rental	Office	Non-REIT	94.50	1,372	0.16	1.02	3.17	9.27	13.42	26.12	15.17	32.38	11.97	3.68	0.00	3.68	26.95	33.58	20.14	724	53
Wallenstam AB	Rental	Diversified	Non-REIT	115.00	1,262	0.15	0.92	1.74	-NA-	-NA-	-NA-	22.39	28.45	9.57	8.18	0.00	8.18	19.54	-NA-	-NA-	519	41
Hufvudstaden A	Rental	Office	Non-REIT	96.55	1,174	0.14	0.88	2.85	6.35	14.26	17.97	10.14	13.68	5.75	1.63	0.00	1.63	15.26	22.38	15.07	715	61
Wihlborgs Fastigheter	Rental	Diversified	Non-REIT	128.00	928	0.11	0.69	3.32	-NA-	-NA-	24.27	12.91	22.45	4.96	2.40	0.00	2.40	14.75	-NA-	12.57	416	45
Fastighets AB Balder B *	Rental	Diversified	Non-REIT	88.00	873	0.10	0.65	0.00	-NA-	22.60	60.23	37.43	66.82	12.10	5.71	0.00	5.71	33.33	42.19	25.80	858	98
Kungsleden	Rental	Diversified	Non-REIT	52.25	783	0.09	0.58	2.39	-NA-	12.18	9.07	-3.25	23.26	-0.93	-1.42	0.00	-1.42	22.69	40.45	26.67	359	46
Hemfosa Fastigheter AB	Rental	Diversified	Non-REIT	112.00	485	0.06	0.36	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	12.00	4.67	0.00	4.67	-NA-	-NA-	-NA-	-NA-	-NA-
Klovern AB	Rental	Diversified	Non-REIT	35.80	294	0.03	0.22	4.19	-NA-	13.66	20.22	11.19	28.62	7.80	0.56	0.00	0.56	30.88	29.88	20.52	234	79
Dios Fastigheter AB	Rental	Diversified	Non-REIT	56.25	231	0.03	0.17	4.09	-NA-	-NA-	-NA-	-NA-	-NA-	4.65	6.64	0.00	6.64	-NA-	-NA-	-NA-	-NA-	-NA-
Sweden Total					8,947	1.04	6.65	2.60														
Swiss Prime Site	Rental	Office	Non-REIT	72.00	3,250	0.38	2.42	5.00	-NA-	7.65	11.80	1.61	4.93	0.60	-2.64	0.00	-2.64	9.49	14.47	8.79	-NA-	-NA-
PSP Swiss Property	Rental	Office	Non-REIT	81.20	2,649	0.31	1.97	4.00	-NA-	9.25	10.45	1.42	-2.88	1.62	-3.91	0.00	-3.91	11.85	16.08	8.67	1,386	52
Allreal	Non-Rental	Office	Non-REIT	122.40	959	0.11	0.72	4.49	-NA-	5.23	2.25	-2.29	-5.89	0.31	-1.37	0.00	-1.37	3.56	10.98	6.45	319	33
Mobimo	Rental	Diversified	Non-REIT	188.80	953	0.11	0.71	5.03	-NA-	-NA-	-NA-	-3.96	-8.04	0.69	-0.05	0.00	-0.05	1.45	-NA-	-NA-	434	46
Switzerland Total					7,811	0.91	5.82	4.60														
Inmobiliaria Colonial S.A.	Rental	Office	Non-REIT	0.62	1,031	0.12	0.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	43.30	-8.21	0.00	-8.21	-NA-	-NA-	-NA-	-NA-	-NA-
Spain Total					1,031	0.12	0.77	0.00														
Azrieli Group	Rental	Diversified	Non-REIT	112.90	867	0.10	0.70	2.05	-NA-	-NA-	-NA-	6.29	8.69	-5.57	-3.59	0.00	-3.59	-0.17	-NA-	15.52	56,191	6,483
Israel Total					867	0.10	0.70	2.05														

* 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: May 2014

FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 30-May	Free	Free	Free	Div 30-May	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 (%) May-14	Dividend Rtn (%) May-14	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Float	Float	Float														3 month	
					Mkt Cap EUR (m)	Wght (%) 30-May	Wght (%) 30-May														Annualised EUR (m)	
Land Securities *	Rental	Diversified	REIT	10.68	10,328	1.20	7.70	2.85	6.01	3.65	19.90	11.40	17.66	4.60	0.56	0.00	0.56	11.63	25.48	18.91	5,252	51
British Land *	Rental	Diversified	REIT	7.15	8,775	1.02	6.54	3.76	6.42	5.74	17.03	9.99	21.81	9.33	3.55	0.00	3.55	15.82	23.17	17.95	5,807	66
Hammerson *	Rental	Retail	REIT	5.94	5,166	0.60	3.85	3.22	7.35	5.74	18.45	10.53	19.51	7.22	4.12	0.00	4.12	20.48	26.78	17.19	2,966	57
INTU Properties	Rental	Retail	REIT	3.15	3,370	0.39	2.51	4.76	6.07	1.19	9.28	-2.79	-1.80	16.23	7.88	0.00	7.88	5.77	26.34	18.57	3,238	96
SEGRO *	Rental	Industrial	REIT	3.70	3,369	0.39	2.51	4.01	2.70	-3.19	10.89	8.57	37.74	11.30	5.60	0.00	5.60	13.59	31.44	20.72	1,750	52
Derwent London *	Rental	Office	REIT	27.37	3,078	0.36	2.29	1.33	13.24	13.66	28.06	15.86	16.31	2.05	0.63	1.05	1.68	10.85	25.19	18.60	1,212	39
Great Portland Estates *	Rental	Office	REIT	6.51	2,752	0.32	2.05	1.35	8.76	14.26	24.61	15.58	19.10	4.03	3.83	0.86	4.69	9.58	22.77	17.68	1,056	38
Capital & Counties Properties	Rental	Retail	Non-REIT	3.38	2,722	0.32	2.03	0.44	-NA-	-NA-	-NA-	23.99	3.75	-3.14	1.26	0.33	1.59	2.98	-NA-	19.20	2,100	77
Shaftesbury *	Rental	Diversified	REIT	6.71	2,082	0.24	1.55	1.86	12.21	14.47	18.50	9.15	10.00	1.90	1.36	0.00	1.36	7.93	25.42	13.45	1,427	69
Grainger Plc	Non-Rental	Residential	Non-REIT	2.17	1,096	0.13	0.82	0.94	11.64	3.87	22.39	21.16	41.92	-9.96	1.64	0.00	1.64	6.48	49.86	33.20	386	35
LondonMetric Property	Rental	Diversified	REIT	1.45	1,041	0.12	0.78	4.83	-NA-	-NA-	7.29	6.45	32.64	2.33	4.84	0.00	4.84	4.84	-NA-	17.03	765	74
Unite Group	Rental	Diversified	Non-REIT	4.22	1,002	0.12	0.75	1.14	-NA-	9.89	28.45	26.54	19.22	-1.99	-0.17	0.00	-0.17	6.51	54.54	21.56	355	35
Hansteen Holdings	Rental	Industrial	REIT	1.08	848	0.10	0.63	4.44	-NA-	-NA-	10.66	12.01	28.21	1.85	4.96	0.00	4.96	2.79	-NA-	17.89	562	66
Big Yellow Group *	Rental	Self Storage	REIT	5.00	789	0.09	0.59	2.80	-NA-	15.14	11.73	16.06	24.18	-8.58	-2.80	0.00	-2.80	4.52	32.81	22.90	523	66
St Modwen Properties	Non-Rental	Diversified	Non-REIT	3.69	749	0.09	0.56	1.08	12.31	4.18	15.75	28.14	29.65	-7.78	-0.70	0.00	-0.70	1.25	45.45	33.28	561	75
F&C Commercial Prop	Rental	Diversified	Non-REIT	1.22	741	0.09	0.55	4.93	-NA-	-NA-	15.57	11.73	21.42	5.65	1.76	0.42	2.18	6.72	-NA-	8.73	-NA-	-NA-
Workspace Group *	Rental	Office	REIT	5.73	735	0.09	0.55	1.74	4.55	-6.12	35.15	29.47	44.88	-3.29	-0.17	0.00	-0.17	9.19	41.41	22.26	-NA-	-NA-
Redefine International	Rental	Diversified	REIT	59.20	573	0.07	0.43	5.30	-NA-	-NA-	-NA-	-NA-	-NA-	7.15	6.67	0.00	6.67	-0.92	-NA-	-NA-	611	107
Quintain Estates	Non-Rental	Diversified	Non-REIT	0.95	532	0.06	0.40	0.00	-NA-	-2.16	32.15	21.09	26.67	-7.77	-6.40	0.00	-6.40	0.53	126.30	34.24	191	36
Safestore Holdings	Rental	Self Storage	REIT	2.07	526	0.06	0.39	2.78	-NA-	-NA-	26.09	14.04	56.25	-12.76	-10.21	0.00	-10.21	30.84	-NA-	29.34	352	67
Helical Bar	Non-Rental	Diversified	Non-REIT	4.00	488	0.06	0.36	1.43	11.38	10.80	4.34	15.20	53.33	7.02	10.19	0.00	10.19	22.51	26.19	26.84	174	36
Primary Health Prop. *	Rental	Health Care	REIT	3.52	459	0.05	0.34	5.47	-NA-	9.26	12.25	8.94	15.88	1.96	-1.75	0.00	-1.75	2.71	23.65	8.87	156	34
UK Commercial Property Trust	Rental	Diversified	Non-REIT	0.82	409	0.05	0.31	5.94	-NA-	-NA-	11.14	5.10	18.71	2.50	0.93	1.14	2.06	9.13	-NA-	11.12	854	209
Development Securities	Non-Rental	Retail	Non-REIT	2.37	356	0.04	0.27	2.03	1.51	-2.07	-0.87	2.57	19.23	1.18	-2.57	0.00	-2.57	-11.25	36.60	42.13	205	57
Medixx Fund	Rental	Health Care	Non-REIT	0.82	343	0.04	0.26	7.01	-NA-	-NA-	3.49	2.56	2.78	-2.96	-3.24	0.00	-3.24	-2.38	-NA-	11.37	130	38
Invista Foundation Prop	Rental	Diversified	Non-REIT	0.54	310	0.04	0.23	4.64	-NA-	-NA-	16.48	14.80	30.19	5.09	0.00	0.00	0.00	9.48	-NA-	18.06	341	110
Picton Property	Rental	Diversified	Non-REIT	0.62	288	0.03	0.21	4.86	-NA-	-NA-	20.03	7.65	39.25	10.13	0.00	1.21	1.21	12.95	-NA-	20.52	193	67
F&C UK Real Estate Investment	Rental	Diversified	Non-REIT	0.83	218	0.03	0.16	4.50	-NA-	-NA-	14.63	4.28	18.37	2.78	0.91	0.00	0.91	1.20	-NA-	17.19	289	132
Standard Life Inv Prop	Rental	Diversified	Non-REIT	0.77	146	0.02	0.11	5.96	-NA-	2.23	17.74	8.39	43.47	3.89	2.68	1.56	4.24	12.56	27.32	15.41	146	100
United Kingdom Total					53,584	6.22	39.94	2.96														

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

Version: May 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

Version: May 2014

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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	EJ4444091

Version: May 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
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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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
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

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
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

Version: May 2014

96

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

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

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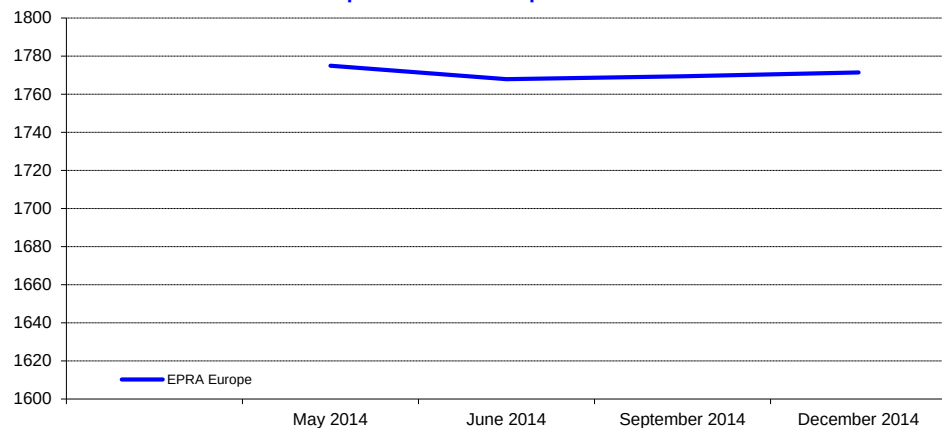
Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
INTU Jersey Ltd	INTULN	2.5	10/4/2018			CONVERTIBLE	GBP	BGN	300,000,000.000			109.877	109.146	N	XS0834486796	EJ3741794
Intu SGS Finance PLC	INTULN	3.875	3/17/2023	EMTN	NR	AT MATURITY	GBP	BGN	450,000,000.000		A	102.21	101.291	N	XS0904228557	EJ5731819
Intu Debenture PLC	INTULN	5.562	12/31/2027			SINKABLE	GBP	BGN	354,876,000.000					N	GB00B1DBF788	EF7055645
Intu SGS Finance PLC	INTULN	4.625	3/17/2028	EMTN	NR	AT MATURITY	GBP	BGN	350,000,000.000		A	104.647	103.552	N	XS0904228987	EJ5850320
Intu Properties PLC	INTULN	3.75				CONV/PERP	GBP	BGN	154,317,000.000					N	XS0564636156	EI4977043
Derwent London Capital Jersey Lt	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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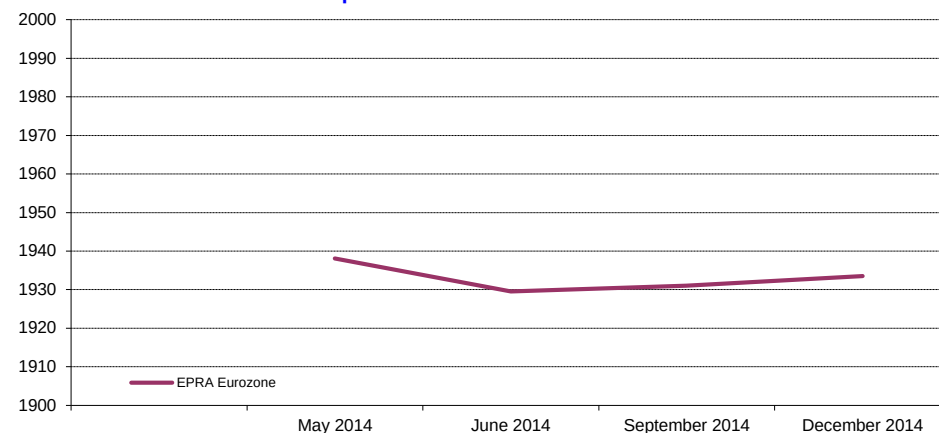
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Graph 18: EPRA Europe Future



Graph 19: EPRA Eurozone Future



Bloomberg

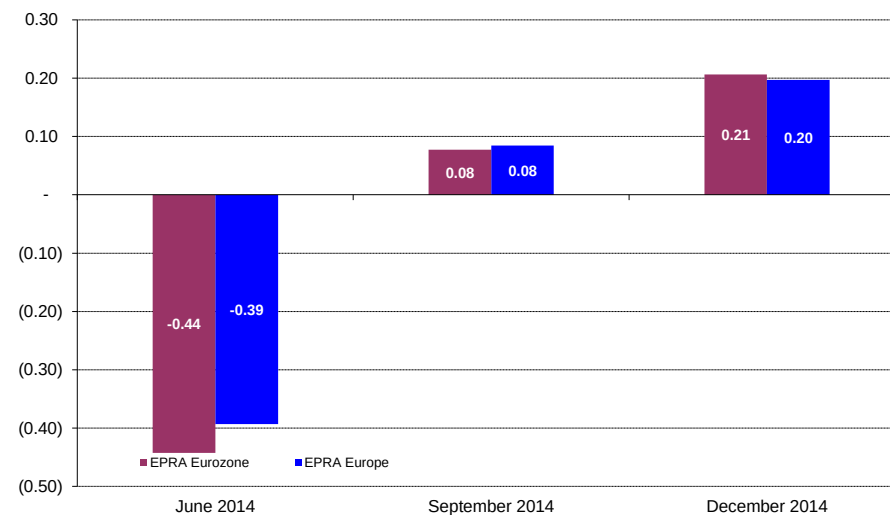
Code	Future	Settlement Date	Underlying Index	Open Interest	Close Value May-14
RIEM4	June 2014	June 2014	EPRA Europe	7,366	1,768.00
RIEU4	September 2014	September 2014	EPRA Europe	-	1,769.50
RIEZ4	December 2014	December 2014	EPRA Europe	-	1,771.50
REIM4	June 2014	June 2014	EPRA Eurozone	3	1,929.50
REIU4	September 2014	September 2014	EPRA Eurozone	-	1,931.00
REIZ4	December 2014	December 2014	EPRA Eurozone	-	1,933.50

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

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



Graph 20: Futures Spread



Version: May 2014

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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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	EUR	3,178.31	134,157.35	100.00	3.45	8.32	6.78	18.08	10.21	18.07	7.84	4.50	14.26	18.80	13.35
Euro Zone	EUR	3,865.79	62,810.17	46.82	3.88	9.46	8.79	15.46	7.13	13.69	10.76	6.63	14.65	19.16	15.35
Europe ex UK	EUR	4,296.48	80,573.22	60.06	3.78	9.95	9.56	16.43	7.11	12.75	9.07	5.18	14.52	18.46	13.46
Europe Liquid 40	EUR	3,089.05	110,743.06	82.55	3.57	8.16	6.73	18.53	9.89	17.22	8.89	5.10	14.91	19.33	13.90
Europe Liquid 40 ex UK	EUR	4,800.85	68,060.88	50.73	3.94	8.61	10.45	17.08	7.33	12.84	9.53	5.77	14.58	18.71	13.87
Europe ex UK Dividend+	EUR	3,620.24	72,529.11	54.06	4.09	-NA-	11.02	16.16	6.40	11.82	9.08	5.35	14.18	18.22	13.40
Europe (UK Restricted)	EUR	3,092.20	111,450.52	83.07	3.55	-NA-	7.80	17.59	9.23	16.43	8.21	4.71	14.35	18.50	13.31
Euro Zone Capped	EUR	3,363.52	45,737.79	34.09	3.68	-NA-	-NA-	13.56	4.88	13.71	9.60	5.40	14.26	-NA-	15.01
Europe Capped	EUR	3,090.66	126,818.25	94.53	3.40	-NA-	-NA-	17.94	10.03	18.52	7.51	4.18	14.23	-NA-	13.22
Europe ex UK Capped	EUR	3,971.78	67,244.08	50.12	3.67	-NA-	-NA-	15.52	5.84	12.71	8.17	4.21	14.45	-NA-	13.02
Europe Liquid 40 Capped	EUR	2,943.11	100,319.29	74.78	3.49	-NA-	-NA-	18.35	9.48	17.74	8.44	4.63	14.92	-NA-	13.72
Europe Liquid 40 ex UK Capped	EUR	4,295.24	53,515.50	39.89	3.84	-NA-	-NA-	16.00	5.58	12.82	8.41	4.59	14.44	-NA-	13.31
UK	EUR	2,058.88	53,584.13	39.94	2.96	5.90	2.60	20.65	15.40	26.62	6.05	3.50	13.83	23.03	14.71
Netherlands	EUR	3,350.23	26,572.66	19.81	4.68	7.77	6.71	8.78	-1.46	14.41	13.59	9.61	15.62	19.08	17.73
France	EUR	7,056.30	11,460.71	8.54	5.14	13.63	15.22	19.00	10.58	12.07	12.65	6.36	14.75	20.70	17.91
Austria	EUR	672.62	2,241.84	1.67	1.57	-NA-	-6.14	16.50	0.08	21.32	2.97	-2.82	5.31	36.85	22.29
Sweden	EUR	8,772.46	9,472.38	7.06	2.60	13.57	16.42	27.43	12.30	19.83	5.80	2.82	18.28	26.97	17.10
Germany	EUR	1,018.24	14,728.52	10.98	1.69	1.81	4.30	14.53	8.65	13.57	7.31	5.84	15.75	27.06	14.35
Switzerland	EUR	3,602.09	7,811.26	5.82	4.60	10.22	11.17	15.89	3.58	1.69	0.71	-2.54	9.63	13.62	9.93
Belgium	EUR	2,685.66	3,932.49	2.93	5.89	6.05	6.50	9.38	5.66	10.09	7.28	4.96	7.50	13.00	8.49
Italy	EUR	1,887.43	709.73	0.53	3.79	4.71	-1.04	6.86	-0.21	33.35	6.98	3.86	41.83	33.24	35.60
Finland	EUR	4,832.20	1,945.95	1.45	3.07	6.04	8.09	17.00	3.55	5.75	6.92	0.90	11.78	27.92	19.14
Greece	EUR	671.58	187.34	0.14	2.32	-NA-	-4.38	3.39	18.60	38.82	-11.87	-5.88	19.40	40.86	50.05
Norway	EUR	122.37	479.40	0.36	0.00	-7.97	-19.66	3.53	-12.63	-17.33	4.72	0.65	5.80	-NA-	25.16
Spain	EUR	27.74	1,030.93	0.77	0.00	-14.79	-35.69	-NA-	-44.69	-NA-	31.72	-8.21	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,972.06	135,024.08	100.00	3.44	-NA-	-NA-	-NA-	10.20	18.01	7.75	4.46	14.16	-NA-	-NA-
Israel	EUR	1,169.26	866.73	0.64	2.05	-NA-	-NA-	-NA-	7.94	9.66	-4.24	-2.36	0.65	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	USD	4,305.84	183,064.41	100.00	3.45	9.15	8.00	17.21	8.31	24.31	6.77	2.85	13.15	23.48	18.28
Euro Zone	USD	5,198.05	85,707.62	46.82	3.88	10.26	10.02	14.60	5.29	19.70	9.66	4.94	13.54	24.61	20.40
Europe ex UK	USD	5,817.58	109,946.18	60.06	3.78	10.79	10.80	15.56	5.27	18.71	7.98	3.51	13.41	23.95	18.57
Europe Liquid 40	USD	3,347.52	151,114.45	82.55	3.57	-NA-	8.03	17.66	7.99	23.42	7.81	3.43	13.80	23.86	18.65
Europe Liquid 40 ex UK	USD	5,200.85	92,872.48	50.73	3.94	-NA-	11.79	16.21	5.47	18.80	8.44	4.09	13.47	24.03	18.85
Europe ex UK Dividend+	USD	4,077.47	98,969.59	54.06	4.09	-NA-	12.37	15.30	4.57	17.73	7.99	3.68	13.07	23.73	18.45
Europe (UK Restricted)	USD	1,633.24	152,079.81	83.07	3.55	-NA-	9.10	16.73	7.34	22.58	7.14	3.05	13.23	23.45	18.32
Euro Zone Capped	USD	4,524.28	62,411.50	34.09	3.68	-NA-	-NA-	12.72	3.08	19.73	8.51	3.72	13.15	-NA-	20.09
Europe Capped	USD	4,187.86	173,049.84	94.53	3.40	-NA-	-NA-	17.08	8.14	24.79	6.44	2.53	13.12	-NA-	18.14
Europe ex UK Capped	USD	5,379.90	91,757.91	50.12	3.67	-NA-	-NA-	14.67	4.02	18.67	7.09	2.55	13.33	-NA-	18.14
Europe Liquid 40 Capped	USD	3,190.48	136,890.69	74.78	3.49	-NA-	-NA-	17.48	7.59	23.96	7.36	2.97	13.80	-NA-	18.44
Europe Liquid 40 ex UK Capped	USD	4,656.13	73,024.57	39.89	3.84	-NA-	-NA-	15.14	3.76	18.79	7.33	2.93	13.33	-NA-	18.28
UK	USD	2,802.98	73,118.23	39.94	2.96	6.74	3.74	19.77	13.41	33.32	5.00	1.86	12.72	25.94	18.92
Netherlands	USD	4,432.92	36,259.73	19.81	4.68	8.47	7.93	7.99	-3.15	20.46	12.46	7.87	14.49	24.63	23.32
France	USD	9,555.96	15,638.71	8.54	5.14	14.50	16.52	18.11	8.67	18.00	11.53	4.67	13.63	25.92	22.59
Austria	USD	1,046.77	3,059.10	1.67	1.57	-NA-	-5.07	15.65	-1.64	27.74	1.95	-4.36	4.29	40.25	27.06
Sweden	USD	11,942.92	12,925.54	7.06	2.60	14.47	17.72	26.50	10.36	26.17	4.75	1.19	17.13	31.71	20.96
Germany	USD	1,381.18	20,097.80	10.98	1.69	2.60	5.49	13.70	6.78	19.57	6.25	4.16	14.62	33.01	17.62
Switzerland	USD	4,903.93	10,658.85	5.82	4.60	11.10	12.42	15.04	1.80	7.07	-0.29	-4.08	8.56	18.56	13.10
Belgium	USD	3,632.48	5,366.07	2.93	5.89	6.85	7.69	8.57	3.83	15.92	6.21	3.29	6.45	17.57	13.80
Italy	USD	2,557.52	968.46	0.53	3.79	5.51	0.08	6.06	-1.93	40.41	5.92	2.21	40.45	37.60	40.24
Finland	USD	6,552.78	2,655.35	1.45	3.07	6.86	9.32	16.15	1.77	11.35	5.86	-0.70	10.69	32.54	23.77
Greece	USD	746.42	255.63	0.14	2.32	-NA-	-3.28	2.63	16.56	46.16	-12.75	-7.37	18.24	43.75	54.60
Norway	USD	166.60	654.17	0.36	0.00	-7.24	-18.07	2.77	-14.14	-12.96	3.68	-0.95	4.78	-NA-	28.85
Spain	USD	34.47	1,406.76	0.77	0.00	-14.51	-35.52	-NA-	-47.21	-NA-	30.41	-9.67	-NA-	-NA-	-NA-
Developed EMEA	USD	2,121.22	184,247.11	100.00	3.44	-NA-	-NA-	-NA-	8.30	24.25	6.68	2.80	13.05	-NA-	-NA-
Israel	USD	1,591.84	1,182.70	0.64	2.05	-NA-	-NA-	-NA-	6.08	15.46	-5.20	-3.91	-0.32	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	4,137.06	109,139.06	100.00	3.45	8.62	8.96	16.29	7.63	12.36	6.12	3.53	11.73	20.50	14.68
Euro Zone	GBP	4,994.30	51,097.04	46.82	3.88	9.73	11.00	13.70	4.63	8.19	8.99	5.64	12.11	22.05	17.24
Europe ex UK	GBP	5,589.55	65,547.55	60.06	3.78	10.24	11.79	14.66	4.61	7.30	7.33	4.20	11.98	21.55	15.24
Europe Liquid 40	GBP	3,216.31	90,091.18	82.55	3.57	-NA-	8.99	16.73	7.31	11.55	7.15	4.12	12.36	20.87	15.13
Europe Liquid 40 ex UK	GBP	4,996.99	55,368.58	50.73	3.94	-NA-	12.79	15.29	4.81	7.38	7.78	4.79	12.04	21.63	15.59
Europe ex UK Dividend+	GBP	4,357.23	59,003.54	54.06	4.09	-NA-	13.26	14.39	3.91	6.41	7.33	4.37	11.65	21.47	15.18
Europe (UK Restricted)	GBP	1,569.22	90,666.71	83.07	3.55	-NA-	10.08	15.81	6.67	10.80	6.49	3.74	11.81	20.64	14.79
Euro Zone Capped	GBP	4,346.94	37,208.39	34.09	3.68	-NA-	-NA-	11.84	2.43	8.22	7.85	4.42	11.73	-NA-	17.01
Europe Capped	GBP	4,023.71	103,168.59	94.53	3.40	-NA-	-NA-	16.16	7.46	12.79	5.80	3.21	11.70	-NA-	14.53
Europe ex UK Capped	GBP	5,169.03	54,704.09	50.12	3.67	-NA-	-NA-	13.77	3.37	7.26	6.44	3.24	11.91	-NA-	14.83
Europe Liquid 40 Capped	GBP	3,065.43	81,611.29	74.78	3.49	-NA-	-NA-	16.56	6.92	12.04	6.71	3.65	12.37	-NA-	14.90
Europe Liquid 40 ex UK Capped	GBP	4,473.62	43,535.68	39.89	3.84	-NA-	-NA-	14.24	3.11	7.37	6.68	3.61	11.90	-NA-	15.05
UK	GBP	2,706.77	43,591.52	39.94	2.96	6.26	4.65	18.83	12.70	20.50	4.36	2.54	11.30	22.61	15.13
Netherlands	GBP	4,259.17	21,617.27	19.81	4.68	7.90	8.89	7.15	-3.76	8.88	11.78	8.59	13.05	22.15	20.03
France	GBP	9,181.40	9,323.46	8.54	5.14	13.91	17.56	17.18	7.99	6.66	10.85	5.37	12.20	23.54	19.53
Austria	GBP	1,005.74	1,823.77	1.67	1.57	-NA-	-4.22	14.74	-2.26	15.46	1.33	-3.72	2.98	37.36	23.92
Sweden	GBP	11,474.80	7,705.93	7.06	2.60	13.88	18.77	25.51	9.67	14.04	4.11	1.86	15.66	31.29	18.42
Germany	GBP	1,327.04	11,981.88	10.98	1.69	2.07	6.43	12.81	6.11	8.08	5.60	4.86	13.18	32.51	15.71
Switzerland	GBP	4,711.71	6,354.58	5.82	4.60	10.52	13.42	14.14	1.16	-3.22	-0.90	-3.44	7.19	16.93	9.22
Belgium	GBP	3,490.10	3,199.14	2.93	5.89	6.30	8.65	7.72	3.18	4.77	5.57	3.98	5.11	16.09	11.32
Italy	GBP	2,457.28	577.38	0.53	3.79	4.97	0.97	5.23	-2.54	26.91	5.28	2.89	38.68	35.05	37.68
Finland	GBP	6,295.93	1,583.06	1.45	3.07	6.30	10.30	15.23	1.13	0.64	5.22	-0.04	9.30	30.75	20.61
Greece	GBP	717.16	152.40	0.14	2.32	-NA-	-2.42	1.82	15.83	32.11	-13.28	-6.75	16.75	41.24	51.94
Norway	GBP	160.07	390.00	0.36	0.00	-7.72	-18.17	1.96	-14.68	-21.33	3.05	-0.29	3.46	-NA-	26.40
Spain	GBP	33.12	838.68	0.77	0.00	-14.95	-34.95	-NA-	-47.54	-NA-	29.62	-9.06	-NA-	-NA-	-NA-
Developed EMEA	GBP	2,038.08	109,844.16	100.00	3.44	-NA-	-NA-	-NA-	7.62	12.31	6.03	3.49	11.63	-NA-	-NA-
Israel	GBP	1,529.45	705.10	0.64	2.05	-NA-	-NA-	-NA-	5.41	4.36	-5.77	-3.27	-1.58	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	JPY	4,280.18	18,625,888.39	100.00	3.45	8.98	7.10	18.72	16.75	25.26	5.48	2.44	9.54	25.23	22.00
Euro Zone	JPY	5,167.07	8,720,322.07	46.82	3.88	10.08	9.11	16.07	13.49	20.61	8.34	4.52	9.91	26.10	24.47
Europe ex UK	JPY	5,782.91	11,186,474.19	60.06	3.78	10.62	9.89	17.05	13.47	19.62	6.68	3.10	9.78	25.37	22.57
Europe Liquid 40	JPY	3,327.57	15,375,139.44	82.55	3.57	-NA-	7.14	19.17	16.40	24.36	6.51	3.02	10.16	25.55	22.26
Europe Liquid 40 ex UK	JPY	5,169.85	9,449,310.50	50.73	3.94	-NA-	10.86	17.70	13.69	19.71	7.13	3.68	9.84	25.45	22.80
Europe ex UK Dividend+	JPY	3,743.91	10,069,661.10	54.06	4.09	-NA-	11.44	16.78	12.72	18.63	6.69	3.27	9.46	25.02	22.41
Europe (UK Restricted)	JPY	1,623.51	15,473,360.55	83.07	3.55	-NA-	8.21	18.23	15.71	23.52	5.85	2.64	9.61	25.11	22.13
Euro Zone Capped	JPY	4,497.32	6,350,058.16	34.09	3.68	-NA-	-NA-	14.17	11.11	20.64	7.21	3.31	9.54	-NA-	24.29
Europe Capped	JPY	4,162.90	17,606,956.07	94.53	3.40	-NA-	-NA-	18.58	16.56	25.74	5.16	2.12	9.50	-NA-	21.85
Europe ex UK Capped	JPY	5,347.84	9,335,908.38	50.12	3.67	-NA-	-NA-	16.14	12.12	19.57	5.80	2.15	9.71	-NA-	22.20
Europe Liquid 40 Capped	JPY	3,171.47	13,927,943.31	74.78	3.49	-NA-	-NA-	18.99	15.97	24.91	6.07	2.56	10.16	-NA-	22.03
Europe Liquid 40 ex UK Capped	JPY	4,628.38	7,429,884.94	39.89	3.84	-NA-	-NA-	16.62	11.84	19.69	6.04	2.52	9.71	-NA-	22.31
UK	JPY	2,786.28	7,439,414.20	39.94	2.96	6.57	2.89	21.31	22.25	34.33	3.73	1.46	9.12	27.94	21.97
Netherlands	JPY	4,406.50	3,689,246.00	19.81	4.68	8.29	7.04	9.38	4.39	21.38	11.11	7.44	10.83	26.31	27.49
France	JPY	9,499.01	1,591,160.48	8.54	5.14	14.32	15.56	19.62	17.14	18.90	10.18	4.25	10.00	27.03	26.32
Austria	JPY	1,040.53	311,248.44	1.67	1.57	-NA-	-5.85	17.14	6.02	28.72	0.72	-4.74	0.95	41.86	31.62
Sweden	JPY	11,871.75	1,315,109.09	7.06	2.60	14.29	16.75	28.12	18.96	27.13	3.49	0.78	13.39	32.36	23.98
Germany	JPY	1,372.95	2,044,850.73	10.98	1.69	2.44	4.62	15.16	15.10	20.49	4.97	3.75	10.96	33.04	21.59
Switzerland	JPY	4,874.70	1,084,484.51	5.82	4.60	10.92	11.49	16.52	9.73	7.89	-1.50	-4.46	5.09	19.06	16.07
Belgium	JPY	3,610.84	545,971.21	2.93	5.89	6.68	6.80	9.96	11.92	16.80	4.93	2.89	3.05	19.70	18.92
Italy	JPY	2,542.28	98,536.18	0.53	3.79	5.35	-0.75	7.42	5.71	41.48	4.65	1.80	35.96	39.16	44.05
Finland	JPY	6,513.73	270,168.51	1.45	3.07	6.69	8.42	17.64	9.70	12.19	4.59	-1.10	7.15	33.53	27.11
Greece	JPY	741.97	26,009.55	0.14	2.32	-NA-	-4.08	3.95	25.64	47.27	-13.80	-7.74	14.46	46.22	57.14
Norway	JPY	165.61	66,558.51	0.36	0.00	-7.39	-18.50	4.09	-7.45	-12.30	2.43	-1.34	1.43	-NA-	30.91
Spain	JPY	34.27	143,131.00	0.77	0.00	-14.64	-36.06	-NA-	-43.10	-NA-	28.84	-10.02	-NA-	-NA-	-NA-
Developed EMEA	JPY	2,108.58	18,746,221.95	100.00	3.44	-NA-	-NA-	-NA-	16.73	25.20	5.40	2.39	9.44	-NA-	-NA-
Israel	JPY	1,582.36	120,333.56	0.64	2.05	-NA-	-NA-	-NA-	14.34	16.34	-6.34	-4.29	-3.51	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	3,027.39	196,695.40	146.62	3.45	-NA-	-NA-	13.73	13.31	28.06	6.33	2.39	8.77	-NA-	14.25
Euro Zone	AUD	3,654.69	92,089.42	68.64	3.88	-NA-	-NA-	11.20	10.14	23.31	9.21	4.47	9.14	-NA-	16.33
Europe ex UK	AUD	4,090.28	118,132.78	88.06	3.78	-NA-	-NA-	12.13	10.12	22.29	7.54	3.05	9.02	-NA-	14.27
Europe Liquid 40	AUD	2,353.60	162,366.44	121.03	3.57	-NA-	-NA-	14.16	12.97	27.14	7.36	2.97	9.39	-NA-	14.56
Europe Liquid 40 ex UK	AUD	3,656.66	99,787.77	74.38	3.94	-NA-	-NA-	12.75	10.33	22.38	7.99	3.63	9.08	-NA-	14.53
Europe ex UK Dividend+	AUD	3,339.49	106,338.88	79.26	4.09	-NA-	-NA-	11.87	9.40	21.28	7.54	3.22	8.69	-NA-	14.33
Europe (UK Restricted)	AUD	1,148.31	163,403.69	121.80	3.55	-NA-	-NA-	13.26	12.30	26.28	6.69	2.59	8.85	-NA-	14.19
Euro Zone Capped	AUD	3,180.97	67,058.67	49.99	3.68	-NA-	-NA-	9.38	7.83	23.33	8.06	3.26	8.77	-NA-	16.53
Europe Capped	AUD	2,944.44	185,935.15	138.59	3.40	-NA-	-NA-	13.60	13.13	28.55	6.00	2.07	8.74	-NA-	14.23
Europe ex UK Capped	AUD	3,782.55	98,590.21	73.49	3.67	-NA-	-NA-	11.26	8.82	22.25	6.65	2.10	8.94	-NA-	14.13
Europe Liquid 40 Capped	AUD	2,243.19	147,083.58	109.64	3.49	-NA-	-NA-	13.99	12.55	27.70	6.92	2.51	9.39	-NA-	14.54
Europe Liquid 40 ex UK Capped	AUD	3,273.67	78,461.99	58.49	3.84	-NA-	-NA-	11.72	8.55	22.37	6.89	2.47	8.94	-NA-	14.34
UK	AUD	1,970.74	78,562.62	58.56	2.96	-NA-	-NA-	16.21	18.64	37.34	4.56	1.41	8.35	-NA-	15.56
Netherlands	AUD	3,116.74	38,959.63	29.04	4.68	-NA-	-NA-	4.79	1.31	24.09	12.00	7.39	10.06	-NA-	19.04
France	AUD	6,718.69	16,803.17	12.52	5.14	-NA-	-NA-	14.60	13.69	21.56	11.07	4.20	9.23	-NA-	18.42
Austria	AUD	735.97	3,286.88	2.45	1.57	-NA-	-NA-	12.22	2.90	31.59	1.52	-4.79	0.25	-NA-	24.75
Sweden	AUD	8,396.93	13,887.98	10.35	2.60	-NA-	-NA-	22.74	15.46	29.97	4.32	0.73	12.59	-NA-	16.34
Germany	AUD	971.09	21,594.28	16.10	1.69	-NA-	-NA-	10.32	11.71	23.18	5.81	3.70	10.18	-NA-	15.94
Switzerland	AUD	3,447.90	11,452.51	8.54	4.60	-NA-	-NA-	11.63	6.49	10.30	-0.71	-4.51	4.36	-NA-	10.86
Belgium	AUD	2,553.96	5,765.63	4.30	5.89	-NA-	-NA-	5.34	8.63	19.41	5.77	2.83	2.33	-NA-	12.46
Italy	AUD	1,798.17	1,040.57	0.78	3.79	-NA-	-NA-	2.91	2.60	44.64	5.48	1.75	35.01	-NA-	36.42
Finland	AUD	4,607.18	2,853.07	2.13	3.07	-NA-	-NA-	12.70	6.47	14.70	5.42	-1.14	6.40	-NA-	19.71
Greece	AUD	524.80	274.67	0.20	2.32	-NA-	-NA-	-0.42	21.94	50.56	-13.11	-7.78	13.66	-NA-	48.26
Norway	AUD	117.13	702.88	0.52	0.00	-NA-	-NA-	-0.28	-10.18	-10.34	3.25	-1.39	0.72	-NA-	24.02
Spain	AUD	24.24	1,511.51	1.13	0.00	-NA-	-NA-	-NA-	-44.77	-NA-	29.87	-10.07	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,491.41	197,966.16	100.00	3.44	-NA-	-NA-	-NA-	13.29	28.00	6.24	2.34	8.68	-NA-	-NA-
Israel	AUD	1,119.21	1,270.76	0.64	2.05	-NA-	-NA-	-NA-	10.97	18.94	-5.59	-4.34	-4.18	-NA-	-NA-

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

Version: May 2014

105

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlity (%)	Vity (%)
Switzerland	CHF	2,751.82	9,528.48	0.05	4.60	9.06	8.67	11.05	3.40	-0.25	0.90	-2.61	9.12	13.03	7.55
Sweden	SEK	9,394.01	86,338.73	0.46	2.60	13.91	16.42	23.34	13.25	26.79	7.92	3.71	21.82	26.10	14.40
Norway	NOK	160.26	3,907.68	0.02	0.00	-6.52	-18.50	1.71	-11.18	-11.66	3.45	-0.66	3.16	48.16	23.07

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Version: May 2014

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	EUR	1,885.63	134,157.35	100.00	2.92	-NA-	6.06	17.16	9.37	17.39	7.38	4.26	13.70	-NA-	13.30
Euro Zone	EUR	2,134.36	62,810.17	46.82	3.06	-NA-	7.61	14.05	5.85	12.66	10.00	6.09	13.83	-NA-	15.27
Europe ex UK	EUR	3,857.66	80,573.22	60.06	2.89	-NA-	8.34	14.99	5.80	11.66	8.29	4.77	13.58	18.42	13.38
Europe Liquid 40	EUR	2,872.84	110,743.06	82.55	3.00	-NA-	6.03	17.58	9.02	16.51	8.41	4.85	14.31	-NA-	13.83
Europe Liquid 40 ex UK	EUR	4,249.87	68,060.88	50.73	3.03	-NA-	9.22	15.59	5.98	11.72	8.74	5.36	13.61	-NA-	13.78
Europe (UK Restricted)	EUR	3,092.20	111,450.52	83.07	2.91	-NA-	7.80	17.59	9.23	16.43	8.21	4.71	14.35	18.50	13.31
Euro Zone Capped	EUR	3,037.62	45,737.79	34.09	2.81	-NA-	-NA-	12.48	3.64	12.60	8.86	4.93	13.45	-NA-	14.94
Europe Liquid 40 Capped	EUR	2,765.15	100,319.29	94.53	2.93	-NA-	-NA-	17.49	8.66	17.02	7.98	4.42	14.33	-NA-	13.65
Europe Capped	EUR	2,904.32	126,818.25	50.12	2.87	-NA-	-NA-	17.08	9.23	17.84	7.07	3.97	13.68	-NA-	13.16
Europe ex UK Capped	EUR	3,575.94	67,244.08	74.78	2.73	-NA-	-NA-	14.17	4.55	11.55	7.39	3.86	13.47	-NA-	12.94
Europe Liquid 40 ex UK Capped	EUR	3,855.88	53,515.50	39.89	2.85	-NA-	-NA-	14.79	4.25	11.60	7.61	4.26	13.42	-NA-	13.23
Developed Europe Ex UK Dividend+ Net of Tax	EUR	3,248.21	72,529.11	54.06	-NA-	-NA-	-NA-	-NA-	5.04	10.68	8.26	4.91	13.19	-NA-	-NA-
UK	EUR	1,362.07	53,584.13	39.94	2.96	-NA-	2.47	20.65	15.40	26.62	6.05	3.50	13.83	-NA-	14.71
Netherlands	EUR	3,024.93	26,572.66	19.81	3.97	-NA-	-NA-	7.71	-2.49	13.57	12.84	9.03	14.85	-NA-	17.66
France	EUR	6,226.94	11,460.71	8.54	3.60	-NA-	-NA-	17.13	8.77	10.17	11.00	5.47	13.06	-NA-	17.75
Austria	EUR	651.29	2,241.84	1.67	1.18	-NA-	-NA-	15.89	-0.59	20.85	2.57	-3.20	4.90	-NA-	22.31
Sweden	EUR	7,711.99	9,472.38	7.06	1.82	-NA-	-NA-	26.00	11.17	18.78	5.48	2.82	17.24	-NA-	17.20
Germany	EUR	943.37	14,728.52	10.98	1.24	-NA-	-NA-	13.46	7.87	12.89	7.12	5.65	15.54	-NA-	14.36
Switzerland	EUR	3,235.06	7,811.26	5.82	2.99	-NA-	-NA-	14.12	1.85	0.10	-0.66	-2.54	7.91	-NA-	9.51
Belgium	EUR	2,282.55	3,932.49	2.93	4.42	-NA-	-NA-	7.46	3.85	8.47	6.05	3.82	6.27	-NA-	8.28
Italy	EUR	1,753.02	709.73	0.53	3.03	-NA-	-NA-	5.81	-1.27	32.31	6.15	3.05	40.72	-NA-	35.72
Finland	EUR	4,356.01	1,945.95	1.45	2.15	-NA-	-NA-	15.82	2.43	4.73	6.92	0.90	10.69	-NA-	19.24
Greece	EUR	645.00	187.34	0.14	2.09	-NA-	-NA-	2.61	17.48	38.52	-12.06	-5.88	19.15	-NA-	50.10
Norway	EUR	116.09	479.40	0.36	0.00	-NA-	-NA-	3.24	-12.97	-17.33	4.72	0.65	5.80	-NA-	25.22
Spain	EUR	165.27	1,030.93	0.77	0.00	-NA-	-NA-	-NA-	-44.69	-NA-	31.72	-8.21	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,883.71	135,024.08	201.35	2.91	-NA-	-NA-	-NA-	9.36	17.33	7.30	4.21	13.60	-NA-	-NA-
Israel	EUR	1,146.60	866.73	1.29	1.53	-NA-	-NA-	-NA-	7.38	9.13	-4.71	-2.36	0.17	-NA-	-NA-

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Version: May 2014

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	USD	2,043.72	183,064.41	100.00	2.92	-NA-	7.35	16.30	7.49	23.59	6.32	2.61	12.60	-NA-	18.29
Euro Zone	USD	2,312.49	85,707.62	46.82	3.06	-NA-	8.92	13.20	4.02	18.61	8.91	4.41	12.72	-NA-	20.45
Europe ex UK	USD	5,227.43	109,946.18	60.06	2.89	-NA-	9.65	14.14	3.98	17.57	7.22	3.11	12.48	23.94	18.59
Europe Liquid 40	USD	3,108.59	151,114.45	82.55	3.00	-NA-	7.29	16.71	7.13	22.67	7.33	3.18	13.20	-NA-	18.66
Europe Liquid 40 ex UK	USD	4,594.80	92,872.48	50.73	3.03	-NA-	10.52	14.73	4.15	17.63	7.65	3.68	12.51	-NA-	18.86
Europe (UK Restricted)	USD	1,633.24	152,079.81	83.07	2.91	-NA-	9.10	16.73	7.34	22.58	7.14	3.05	13.23	23.45	18.32
Euro Zone Capped	USD	4,086.45	62,411.50	34.09	2.81	-NA-	-NA-	11.65	1.86	18.56	7.78	3.26	12.34	-NA-	20.09
Europe Liquid 40 Capped	USD	2,997.45	136,890.69	94.53	2.93	-NA-	-NA-	16.63	6.78	23.21	6.90	2.76	13.22	-NA-	18.42
Europe Capped	USD	3,935.50	173,049.84	50.12	2.87	-NA-	-NA-	16.22	7.35	24.07	6.01	2.32	12.57	-NA-	18.13
Europe ex UK Capped	USD	4,843.79	91,757.91	74.78	2.73	-NA-	-NA-	13.33	2.75	17.45	6.32	2.21	12.37	-NA-	18.12
Europe Liquid 40 ex UK Capped	USD	4,179.28	73,024.57	39.89	2.85	-NA-	-NA-	13.95	2.46	17.51	6.54	2.60	12.32	-NA-	18.25
Developed Europe Ex UK Dividend+ Net of Tax	USD	3,659.15	98,969.59	54.06	-NA-	-NA-	-NA-	-NA-	3.23	16.53	7.18	3.25	12.09	-NA-	-NA-
UK	USD	1,476.92	73,118.23	39.94	2.96	-NA-	3.72	19.77	13.41	33.32	5.00	1.86	12.72	-NA-	18.92
Netherlands	USD	4,002.50	36,259.73	19.81	3.97	-NA-	-NA-	6.92	-4.17	19.58	11.71	7.30	13.73	-NA-	23.27
France	USD	8,435.65	15,638.71	8.54	3.60	-NA-	-NA-	16.26	6.90	15.99	9.89	3.80	11.96	-NA-	22.61
Austria	USD	1,013.59	3,059.10	1.67	1.18	-NA-	-NA-	15.04	-2.30	27.24	1.55	-4.74	3.88	-NA-	27.13
Sweden	USD	10,499.19	12,925.54	7.06	1.82	-NA-	-NA-	25.08	9.26	25.07	4.43	1.19	16.10	-NA-	21.05
Germany	USD	1,279.51	20,097.80	10.98	1.24	-NA-	-NA-	12.64	6.01	18.86	6.06	3.98	14.42	-NA-	17.62
Switzerland	USD	4,404.25	10,658.85	5.82	2.99	-NA-	-NA-	13.29	0.09	5.39	-1.65	-4.08	6.86	-NA-	12.63
Belgium	USD	3,089.15	5,366.07	2.93	4.42	-NA-	-NA-	6.66	2.06	14.20	5.00	2.17	5.23	-NA-	13.95
Italy	USD	2,375.84	968.46	0.53	3.03	-NA-	-NA-	5.02	-2.98	39.31	5.09	1.41	39.35	-NA-	40.44
Finland	USD	5,906.52	2,655.35	1.45	2.15	-NA-	-NA-	14.98	0.67	10.27	5.86	-0.70	9.62	-NA-	23.88
Greece	USD	716.78	255.63	0.14	2.09	-NA-	-NA-	1.86	15.46	45.84	-12.94	-7.37	17.99	-NA-	54.66
Norway	USD	158.05	654.17	0.36	0.00	-NA-	-NA-	2.49	-14.47	-12.96	3.68	-0.95	4.78	-NA-	28.90
Spain	USD	181.02	1,406.76	0.77	0.00	-NA-	-NA-	-NA-	-47.21	-NA-	30.41	-9.67	-NA-	-NA-	-NA-
Developed EMEA	USD	2,026.39	184,247.11	274.76	2.91	-NA-	-NA-	-NA-	7.47	23.54	6.23	2.56	12.50	-NA-	-NA-
Israel	USD	1,561.00	1,182.70	1.76	1.53	-NA-	-NA-	-NA-	5.53	14.91	-5.65	-3.91	-0.81	-NA-	-NA-

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

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108

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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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	1,963.61	109,139.06	100.00	3.03	-NA-	8.31	15.39	6.81	11.71	5.67	3.29	11.18	-NA-	14.65
Euro Zone	GBP	2,221.85	51,097.04	46.82	3.06	-NA-	9.89	12.31	3.37	7.21	8.24	5.10	11.30	-NA-	17.21
Europe ex UK	GBP	5,022.53	65,547.55	60.06	2.89	-NA-	10.63	13.24	3.33	6.27	6.56	3.79	11.06	21.57	15.21
Europe Liquid 40	GBP	2,986.75	90,091.18	82.55	3.00	-NA-	8.25	15.79	6.46	10.88	6.68	3.87	11.78	-NA-	15.09
Europe Liquid 40 ex UK	GBP	4,414.70	55,368.58	50.73	3.03	-NA-	11.51	13.83	3.49	6.32	7.00	4.38	11.09	-NA-	15.56
Europe (UK Restricted)	GBP	1,569.22	90,666.71	83.07	2.91	-NA-	10.08	15.81	6.67	10.80	6.49	3.74	11.81	20.64	14.79
Euro Zone Capped	GBP	3,926.28	37,208.39	34.09	2.81	-NA-	-NA-	10.77	1.22	7.16	7.13	3.95	10.93	-NA-	16.98
Europe Liquid 40 Capped	GBP	2,879.96	81,611.29	94.53	2.93	-NA-	-NA-	15.72	6.11	11.37	6.25	3.45	11.79	-NA-	14.87
Europe Capped	GBP	3,781.24	103,168.59	50.12	2.87	-NA-	-NA-	15.31	6.67	12.14	5.36	3.00	11.16	-NA-	14.50
Europe ex UK Capped	GBP	4,653.93	54,704.09	74.78	2.73	-NA-	-NA-	12.44	2.10	6.16	5.68	2.89	10.95	-NA-	14.81
Europe Liquid 40 ex UK Capped	GBP	4,015.46	43,535.68	39.89	2.85	-NA-	-NA-	13.06	1.81	6.21	5.90	3.29	10.90	-NA-	15.02
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,910.21	59,003.54	54.06	-NA-	-NA-	-NA-	-NA-	2.58	5.33	6.53	3.94	10.68	-NA-	-NA-
UK	GBP	1,419.03	43,591.52	39.94	2.96	-NA-	4.65	18.83	12.70	20.50	4.36	2.54	11.30	-NA-	15.13
Netherlands	GBP	3,845.61	21,617.27	19.81	3.97	-NA-	-NA-	6.09	-4.77	8.08	11.03	8.02	12.30	-NA-	20.00
France	GBP	8,105.00	9,323.46	8.54	3.60	-NA-	-NA-	15.35	6.22	4.84	9.22	4.49	10.56	-NA-	19.44
Austria	GBP	973.86	1,823.77	1.67	1.18	-NA-	-NA-	14.14	-2.92	15.01	0.93	-4.10	2.57	-NA-	23.95
Sweden	GBP	10,087.66	7,705.93	7.06	1.82	-NA-	-NA-	24.10	8.57	13.04	3.79	1.86	14.64	-NA-	18.54
Germany	GBP	1,229.36	11,981.88	10.98	1.24	-NA-	-NA-	11.75	5.35	7.43	5.41	4.67	12.98	-NA-	15.67
Switzerland	GBP	4,231.62	6,354.58	5.82	2.99	-NA-	-NA-	12.40	-0.54	-4.74	-2.25	-3.44	5.51	-NA-	8.81
Belgium	GBP	2,968.07	3,199.14	2.93	4.42	-NA-	-NA-	5.83	1.42	3.22	4.36	2.85	3.91	-NA-	11.28
Italy	GBP	2,282.72	577.38	0.53	3.03	-NA-	-NA-	4.20	-3.58	25.92	4.45	2.09	37.60	-NA-	37.82
Finland	GBP	5,675.01	1,583.06	1.45	2.15	-NA-	-NA-	14.07	0.04	-0.33	5.22	-0.04	8.24	-NA-	20.72
Greece	GBP	688.69	152.40	0.14	2.09	-NA-	-NA-	1.06	14.73	31.82	-13.47	-6.75	16.50	-NA-	52.00
Norway	GBP	151.85	390.00	0.36	0.00	-NA-	-NA-	1.68	-15.00	-21.33	3.05	-0.29	3.46	-NA-	26.46
Spain	GBP	173.92	838.68	0.77	0.00	-NA-	-NA-	-NA-	-47.54	-NA-	29.62	-9.06	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,946.96	109,844.16	163.80	2.91	-NA-	-NA-	-NA-	6.80	11.66	5.58	3.25	11.08	-NA-	-NA-
Israel	GBP	1,499.82	705.10	1.05	1.53	-NA-	-NA-	-NA-	4.87	3.86	-6.23	-3.27	-2.05	-NA-	-NA-

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

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109

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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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	JPY	2,031.54	18,625,888.39	100.00	-NA-	-NA-	6.47	17.80	15.86	24.54	5.04	2.20	9.00	-NA-	22.01
Euro Zone	JPY	2,298.71	8,720,322.07	46.82	3.06	-NA-	8.02	14.66	12.13	19.52	7.59	3.99	9.12	-NA-	24.51
Europe ex UK	JPY	5,196.28	11,186,474.19	60.06	2.89	-NA-	8.75	15.61	12.08	18.47	5.93	2.70	8.88	25.36	22.59
Europe Liquid 40	JPY	3,090.07	15,375,139.44	82.55	3.00	-NA-	6.41	18.21	15.48	23.60	6.04	2.77	9.58	-NA-	22.26
Europe Liquid 40 ex UK	JPY	4,567.41	9,449,310.50	50.73	3.03	-NA-	9.61	16.21	12.26	18.53	6.36	3.27	8.91	-NA-	22.82
Europe (UK Restricted)	JPY	1,623.51	15,473,360.55	83.07	2.91	-NA-	8.21	18.23	15.71	23.52	5.85	2.64	9.61	25.11	22.13
Euro Zone Capped	JPY	4,062.10	6,350,058.16	34.09	2.81	-NA-	-NA-	13.09	9.79	19.46	6.48	2.86	8.75	-NA-	24.30
Europe Liquid 40 Capped	JPY	2,979.58	13,927,943.31	94.53	2.93	-NA-	-NA-	18.13	15.10	24.15	5.62	2.35	9.60	-NA-	22.02
Europe Capped	JPY	3,912.05	17,606,956.07	50.12	2.87	-NA-	-NA-	17.71	15.71	25.02	4.73	1.91	8.98	-NA-	21.85
Europe ex UK Capped	JPY	4,814.92	9,335,908.38	74.78	2.73	-NA-	-NA-	14.79	10.75	18.35	5.04	1.80	8.77	-NA-	22.19
Europe Liquid 40 ex UK Capped	JPY	4,154.37	7,429,884.94	39.89	2.85	-NA-	-NA-	15.41	10.44	18.40	5.26	2.20	8.73	-NA-	22.29
Developed Europe Ex UK Dividend+ Net of Tax	JPY	3,359.81	10,069,661.10	54.06	-NA-	-NA-	-NA-	-NA-	11.27	17.42	5.89	2.84	8.50	-NA-	-NA-
UK	JPY	1,468.12	7,439,414.20	39.94	2.96	-NA-	2.87	21.31	22.25	34.33	3.73	1.46	9.12	-NA-	21.97
Netherlands	JPY	3,978.65	3,689,246.00	19.81	3.97	-NA-	-NA-	8.30	3.30	20.49	10.37	6.88	10.10	-NA-	27.45
France	JPY	8,385.37	1,591,160.48	8.54	3.60	-NA-	-NA-	17.75	15.22	16.88	8.57	3.39	8.39	-NA-	26.37
Austria	JPY	1,007.55	311,248.44	1.67	1.18	-NA-	-NA-	16.52	5.31	28.21	0.32	-5.11	0.56	-NA-	31.67
Sweden	JPY	10,436.62	1,315,109.09	7.06	1.82	-NA-	-NA-	26.69	17.77	26.02	3.17	0.78	12.39	-NA-	24.05
Germany	JPY	1,271.89	2,044,850.73	10.98	1.24	-NA-	-NA-	14.08	14.27	19.77	4.78	3.57	10.76	-NA-	21.61
Switzerland	JPY	4,378.01	1,084,484.51	5.82	2.99	-NA-	-NA-	14.74	7.89	6.20	-2.84	-4.46	3.44	-NA-	15.75
Belgium	JPY	3,070.74	545,971.21	2.93	4.42	-NA-	-NA-	8.03	10.01	15.07	3.73	1.77	1.87	-NA-	19.04
Italy	JPY	2,361.68	98,536.18	0.53	3.03	-NA-	-NA-	6.37	4.58	40.37	3.83	1.01	34.90	-NA-	44.23
Finland	JPY	5,871.32	270,168.51	1.45	2.15	-NA-	-NA-	16.45	8.51	11.11	4.59	-1.10	6.11	-NA-	27.17
Greece	JPY	712.51	26,009.55	0.14	2.09	-NA-	-NA-	3.17	24.45	46.96	-13.99	-7.74	14.22	-NA-	57.19
Norway	JPY	157.10	66,558.51	0.36	0.00	-NA-	-NA-	3.80	-7.80	-12.30	2.43	-1.34	1.43	-NA-	30.96
Spain	JPY	179.94	143,131.00	0.77	0.00	-NA-	-NA-	-NA-	-43.10	-NA-	28.84	-10.02	-NA-	-NA-	-NA-
Developed EMEA	JPY	2,014.32	18,746,221.95	27954.96	2.91	-NA-	-NA-	-NA-	15.85	24.48	4.95	2.15	8.90	-NA-	-NA-
Israel	JPY	1,551.70	120,333.56	179.45	1.53	-NA-	-NA-	-NA-	13.75	15.78	-6.79	-4.29	-3.98	-NA-	-NA-

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

Version: May 2014

110

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	1,436.91	196,695.40	146.62	2.92	-NA-	-NA-	12.85	12.44	27.32	5.88	2.15	8.23	-NA-	14.15
Euro Zone	AUD	1,625.89	92,089.42	68.64	3.06	-NA-	-NA-	9.84	8.82	22.19	8.46	3.94	8.35	-NA-	16.18
Europe ex UK	AUD	3,675.35	118,132.78	88.06	2.89	-NA-	-NA-	10.75	8.78	21.11	6.77	2.65	8.12	-NA-	14.13
Europe Liquid 40	AUD	2,185.62	162,366.44	121.03	3.00	-NA-	-NA-	13.24	12.07	26.37	6.88	2.72	8.82	-NA-	14.45
Europe Liquid 40 ex UK	AUD	3,230.55	99,787.77	74.38	3.03	-NA-	-NA-	11.33	8.95	21.18	7.21	3.22	8.15	-NA-	14.38
Europe (UK Restricted)	AUD	1,148.31	163,403.69	121.80	2.91	-NA-	-NA-	13.26	12.30	26.28	6.69	2.59	8.85	-NA-	14.19
Euro Zone Capped	AUD	2,873.14	67,058.67	0.00	2.81	-NA-	-NA-	8.33	6.56	22.13	7.34	2.80	7.99	-NA-	16.43
Europe Capped	AUD	2,107.47	147,083.58	81.35	2.93	-NA-	-NA-	13.17	11.71	26.92	6.46	2.30	8.83	-NA-	14.44
Europe ex UK Capped	AUD	2,767.01	185,935.15	75.79	2.87	-NA-	-NA-	12.77	12.30	27.81	5.57	1.86	8.21	-NA-	14.15
Europe Liquid 40 Capped	AUD	3,405.61	98,590.21	71.51	2.73	-NA-	-NA-	9.96	7.49	20.99	5.88	1.75	8.01	-NA-	14.02
Europe Liquid 40 ex UK Capped	AUD	2,938.40	78,461.99	5.56	2.85	-NA-	-NA-	10.57	7.18	21.05	6.10	2.15	7.97	-NA-	14.22
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,996.88	106,338.88	54.06	-NA-	-NA-	-NA-	-NA-	7.99	20.04	6.74	2.79	7.74	-NA-	-NA-
UK	AUD	1,038.41	78,562.62	58.56	2.96	-NA-	-NA-	16.21	18.65	37.34	4.56	1.41	8.35	-NA-	15.56
Netherlands	AUD	2,814.11	38,959.63	29.04	3.97	-NA-	-NA-	3.75	0.25	23.18	11.25	6.82	9.33	-NA-	18.97
France	AUD	5,931.01	16,803.17	12.52	3.60	-NA-	-NA-	12.80	11.83	19.49	9.44	3.34	7.63	-NA-	18.17
Austria	AUD	712.64	3,286.88	2.45	1.18	-NA-	-NA-	11.62	2.20	31.07	1.13	-5.16	-0.15	-NA-	24.74
Sweden	AUD	7,381.86	13,887.98	10.35	1.82	-NA-	-NA-	21.37	14.30	28.84	4.00	0.73	11.61	-NA-	16.47
Germany	AUD	899.61	21,594.28	16.10	1.24	-NA-	-NA-	9.29	10.90	22.44	5.62	3.51	9.98	-NA-	15.94
Switzerland	AUD	3,096.58	11,452.51	8.54	2.99	-NA-	-NA-	9.92	4.71	8.57	-2.06	-4.51	2.72	-NA-	10.39
Belgium	AUD	2,171.95	5,765.63	4.30	4.42	-NA-	-NA-	3.49	6.77	17.64	4.56	1.72	1.16	-NA-	12.23
Italy	AUD	1,670.43	1,040.57	0.78	3.03	-NA-	-NA-	1.90	1.50	43.51	4.66	0.96	33.95	-NA-	36.50
Finland	AUD	4,152.81	2,853.07	2.13	2.15	-NA-	-NA-	11.56	5.31	13.59	5.42	-1.14	5.37	-NA-	19.84
Greece	AUD	503.96	274.67	0.20	2.09	-NA-	-NA-	-1.16	20.79	50.24	-13.30	-7.78	13.42	-NA-	48.25
Norway	AUD	111.12	702.88	0.52	0.00	-NA-	-NA-	-0.56	-10.52	-10.34	3.25	-1.39	0.72	-NA-	24.08
Spain	AUD	127.27	1,511.51	1.13	0.00	-NA-	-NA-	-NA-	-44.77	-NA-	29.87	-10.07	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,424.73	197,966.16	295.21	2.91	-NA-	-NA-	-NA-	12.43	27.26	5.79	2.10	8.14	-NA-	-NA-
Israel	AUD	1,097.52	1,270.76	1.89	1.53	-NA-	-NA-	-NA-	10.40	18.37	-6.04	-4.34	-4.65	-NA-	-NA-

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

Version: May 2014

111

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	2,471.72	9,528.48	5.82	2.99	-NA-	-NA-	9.35	1.67	-1.82	-0.47	-2.61	7.41	-NA-	6.89
Sweden	SEK	8,257.02	86,338.73	7.06	1.82	-NA-	-NA-	21.96	12.11	25.68	7.59	3.71	20.75	-NA-	14.47
Norway	NKK	152.04	3,907.68	0.36	0.00	-NA-	-NA-	1.43	-11.51	-11.66	3.45	-0.66	3.16	-NA-	23.11

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

Version: May 2014

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Europe	EUR	1,774.98	134,157.35	100.00	0.00	4.05	2.51	12.96	5.58	13.77	5.70	3.23	11.29	18.64	13.18
Euro Zone	EUR	1,938.07	62,810.17	46.82	0.00	4.17	3.78	9.66	2.01	9.02	7.15	3.99	10.80	19.06	15.18
Europe ex UK	EUR	2,214.00	80,573.22	60.06	0.00	5.28	4.74	10.88	2.23	8.28	5.75	3.16	10.63	18.36	13.30
Europe Liquid 40	EUR	1,679.06	110,743.06	82.55	0.00	3.76	2.43	13.29	5.20	12.83	6.62	3.76	11.77	19.16	13.67
Europe Liquid 40 ex UK	EUR	2,360.65	68,060.88	50.73	0.00	5.62	5.54	11.35	2.32	8.19	6.06	3.67	10.51	18.62	13.66
Europe ex UK Dividend+	EUR	2,336.52	72,529.11	54.06	0.00	-NA-	5.44	10.30	1.30	7.11	5.54	3.18	10.04	18.17	13.19
Europe (UK Restricted)	EUR	1,739.14	111,450.52	83.07	0.00	-NA-	3.30	12.33	4.52	12.08	5.71	3.21	11.09	18.34	13.13
Euro Zone Capped	EUR	1,692.26	45,737.79	34.09	0.00	-NA-	-NA-	7.98	-0.12	9.18	6.52	3.47	10.89	-NA-	14.92
Europe Capped	EUR	1,730.94	126,818.25	94.53	0.00	-NA-	-NA-	12.90	5.45	14.24	5.52	3.10	11.37	-NA-	13.06
Europe ex UK Capped	EUR	2,055.70	67,244.08	50.12	0.00	-NA-	-NA-	10.15	1.06	8.31	5.16	2.71	10.77	-NA-	12.89
Europe Liquid 40 Capped	EUR	1,607.08	100,319.29	74.78	0.00	-NA-	-NA-	13.22	4.86	13.37	6.41	3.60	11.94	-NA-	13.52
Europe Liquid 40 ex UK Capped	EUR	2,128.66	53,515.50	39.89	0.00	-NA-	-NA-	10.46	0.71	8.23	5.33	3.19	10.63	-NA-	13.18
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,336.52	72,529.11	54.06	0.00	-NA-	-NA-	-NA-	1.30	7.11	5.54	3.18	10.04	-NA-	-NA-
UK	EUR	1,261.56	53,584.13	39.94	0.00	2.04	-0.93	16.24	11.20	22.62	5.62	3.32	12.24	23.09	14.71
Netherlands	EUR	1,272.86	26,572.66	19.81	0.00	0.84	0.31	1.86	-8.08	8.97	8.71	5.86	10.65	19.22	17.83
France	EUR	3,647.34	11,460.71	8.54	0.00	8.02	9.47	12.47	4.69	5.86	7.26	3.46	9.26	20.67	17.65
Austria	EUR	591.73	2,241.84	1.67	0.00	-NA-	-7.33	14.07	-2.56	19.44	1.37	-4.33	3.68	36.89	22.47
Sweden	EUR	4,601.22	9,472.38	7.06	0.00	9.63	11.55	22.76	8.61	16.38	4.73	2.82	14.87	27.10	17.52
Germany	EUR	619.22	14,728.52	10.98	0.00	-1.30	0.71	10.54	5.72	11.03	6.59	5.13	14.97	27.06	14.47
Switzerland	EUR	2,299.00	7,811.26	5.82	0.00	7.17	7.72	10.94	-1.28	-2.77	-3.14	-2.54	4.81	13.62	9.28
Belgium	EUR	1,026.34	3,932.49	2.93	0.00	-0.14	-0.35	1.94	-1.33	3.76	2.49	0.50	2.70	13.23	8.55
Italy	EUR	1,159.73	709.73	0.53	0.00	1.01	-4.32	2.21	-5.37	28.27	2.90	-0.10	36.42	33.53	36.47
Finland	EUR	2,630.96	1,945.95	1.45	0.00	2.67	4.26	13.04	-0.11	2.41	6.92	0.90	8.24	27.90	19.66
Greece	EUR	485.58	187.34	0.14	0.00	-NA-	-7.43	-0.89	13.85	35.88	-13.74	-5.88	16.88	41.13	50.56
Norway	EUR	99.46	479.40	0.36	0.00	-8.97	-21.21	2.39	-13.95	-17.33	4.72	0.65	5.80	-NA-	25.40
Spain	EUR	21.03	1,030.93	0.77	0.00	-16.37	-36.43	-NA-	-44.69	-NA-	31.72	-8.21	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,516.48	135,024.08	2186.86	0.00	-NA-	-NA-	-NA-	5.58	13.73	5.61	3.19	11.20	-NA-	-NA-
Israel	EUR	1,077.61	866.73	14.04	0.00	-NA-	-NA-	-NA-	5.74	7.57	-6.07	-2.36	-1.26	-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		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Europe	USD	2,405.28	183,064.41	100.00	0.00	4.85	3.67	12.13	3.76	19.79	4.65	1.59	10.21	23.42	18.33
Euro Zone	USD	2,626.27	85,707.62	46.82	0.00	4.97	4.96	8.86	0.25	14.79	6.09	2.34	9.72	24.69	20.67
Europe ex UK	USD	3,000.18	109,946.18	60.06	0.00	6.09	5.94	10.07	0.47	14.01	4.70	1.53	9.55	23.99	18.74
Europe Liquid 40	USD	1,820.16	151,114.45	82.55	0.00	-NA-	3.68	12.46	3.38	18.80	5.56	2.11	10.68	23.79	18.68
Europe Liquid 40 ex UK	USD	2,559.05	92,872.48	50.73	0.00	-NA-	6.82	10.53	0.55	13.91	5.00	2.02	9.43	24.09	19.00
Europe ex UK Dividend+	USD	2,633.53	98,969.59	54.06	0.00	-NA-	6.73	9.50	-0.44	12.78	4.49	1.54	8.97	23.86	18.61
Europe (UK Restricted)	USD	1,094.26	152,079.81	83.07	0.00	-NA-	4.55	11.51	2.71	18.00	4.66	1.57	10.01	23.40	18.40
Euro Zone Capped	USD	2,293.20	62,411.50	34.09	0.00	-NA-	-NA-	7.19	-1.84	14.96	5.47	1.83	9.81	-NA-	20.23
Europe Capped	USD	2,345.78	173,049.84	94.53	0.00	-NA-	-NA-	12.07	3.63	20.28	4.47	1.46	10.29	-NA-	18.14
Europe ex UK Capped	USD	2,785.99	91,757.91	50.12	0.00	-NA-	-NA-	9.34	-0.68	14.04	4.12	1.09	9.69	-NA-	18.20
Europe Liquid 40 Capped	USD	1,742.49	136,890.69	74.78	0.00	-NA-	-NA-	12.40	3.05	19.36	5.35	1.96	10.85	-NA-	18.40
Europe Liquid 40 ex UK Capped	USD	2,308.29	73,024.57	39.89	0.00	-NA-	-NA-	9.65	-1.03	13.95	4.29	1.55	9.55	-NA-	18.32
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,633.53	98,969.59	54.06	0.00	-NA-	-NA-	-NA-	-0.44	12.78	4.49	1.54	8.97	-NA-	-NA-
UK	USD	1,717.51	73,118.23	39.94	0.00	2.85	0.18	15.39	9.28	29.11	4.57	1.68	11.15	25.98	18.89
Netherlands	USD	1,724.86	36,259.73	19.81	0.00	1.62	1.45	1.11	-9.66	14.74	7.63	4.18	9.57	24.68	23.41
France	USD	4,942.54	15,638.71	8.54	0.00	8.86	10.72	11.65	2.88	11.46	6.19	1.81	8.19	26.16	22.90
Austria	USD	921.04	3,059.10	1.67	0.00	-NA-	-6.28	13.24	-4.24	25.76	0.36	-5.84	2.67	40.33	27.39
Sweden	USD	6,264.15	12,925.54	7.06	0.00	10.50	12.79	21.86	6.73	22.54	3.69	1.19	13.76	31.78	21.31
Germany	USD	839.12	20,097.80	10.98	0.00	-0.54	1.86	9.73	3.89	16.90	5.54	3.47	13.85	32.95	17.67
Switzerland	USD	3,129.89	10,658.85	5.82	0.00	8.03	8.93	10.13	-2.98	2.37	-4.10	-4.08	3.79	18.42	12.19
Belgium	USD	1,390.80	5,366.07	2.93	0.00	0.63	0.78	1.20	-3.03	9.25	1.47	-1.10	1.70	18.05	14.86
Italy	USD	1,571.55	968.46	0.53	0.00	1.79	-3.24	1.47	-7.00	35.05	1.88	-1.69	35.09	37.94	41.38
Finland	USD	3,565.25	2,655.35	1.45	0.00	3.46	5.45	12.22	-1.83	7.83	5.86	-0.70	7.19	32.45	24.29
Greece	USD	539.11	255.63	0.14	0.00	-NA-	-6.38	-1.61	11.89	43.07	-14.59	-7.37	15.74	43.97	55.09
Norway	USD	135.41	654.17	0.36	0.00	-8.24	-19.65	1.64	-15.43	-12.96	3.68	-0.95	4.78	-NA-	29.06
Spain	USD	26.11	1,406.76	0.77	0.00	-16.10	-36.26	-NA-	-47.21	-NA-	30.41	-9.67	-NA-	-NA-	-NA-
Developed EMEA	USD	1,631.75	184,247.11	2984.08	0.00	-NA-	-NA-	-NA-	3.76	19.75	4.56	1.55	10.12	-NA-	-NA-
Israel	USD	1,467.07	1,182.70	19.16	0.00	-NA-	-NA-	-NA-	3.92	13.26	-7.00	-3.91	-2.22	-NA-	-NA-

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

Version: May 2014

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	2,311.00	109,139.06	100.00	0.00	4.34	4.60	11.25	3.11	8.27	4.01	2.27	8.82	20.47	14.62
Euro Zone	GBP	2,523.33	51,097.04	46.82	0.00	4.47	5.90	8.00	-0.38	3.76	5.44	3.02	8.34	22.17	17.26
Europe ex UK	GBP	2,882.58	65,547.55	60.06	0.00	5.56	6.88	9.21	-0.16	3.05	4.06	2.20	8.18	21.66	15.26
Europe Liquid 40	GBP	1,748.82	90,091.18	82.55	0.00	-NA-	4.60	11.57	2.73	7.38	4.92	2.79	9.29	20.85	15.02
Europe Liquid 40 ex UK	GBP	2,458.74	55,368.58	50.73	0.00	-NA-	7.77	9.66	-0.08	2.96	4.37	2.70	8.06	21.78	15.58
Europe ex UK Dividend+	GBP	2,814.22	59,003.54	54.06	0.00	-NA-	7.57	8.64	-1.07	1.93	3.85	2.22	7.60	21.66	15.18
Europe (UK Restricted)	GBP	1,051.37	90,666.71	83.07	0.00	-NA-	5.49	10.64	2.07	6.66	4.03	2.25	8.63	20.64	14.75
Euro Zone Capped	GBP	2,203.32	37,208.39	34.09	0.00	-NA-	-NA-	6.35	-2.46	3.90	4.82	2.51	8.43	-NA-	17.07
Europe Capped	GBP	2,253.83	103,168.59	94.53	0.00	-NA-	-NA-	11.19	2.98	8.72	3.84	2.14	8.90	-NA-	14.47
Europe ex UK Capped	GBP	2,676.79	54,704.09	50.12	0.00	-NA-	-NA-	8.49	-1.30	3.08	3.48	1.76	8.31	-NA-	14.88
Europe Liquid 40 Capped	GBP	1,674.19	81,611.29	74.78	0.00	-NA-	-NA-	11.51	2.40	7.89	4.71	2.64	9.46	-NA-	14.81
Europe Liquid 40 ex UK Capped	GBP	2,217.81	43,535.68	39.89	0.00	-NA-	-NA-	8.79	-1.65	3.00	3.65	2.23	8.18	-NA-	15.10
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,814.22	59,003.54	54.06	0.00	-NA-	-NA-	-NA-	-1.07	1.93	3.85	2.22	7.60	-NA-	-NA-
UK	GBP	1,658.60	43,591.52	39.94	0.00	2.39	1.06	14.49	8.59	16.70	3.93	2.36	9.75	22.64	15.10
Netherlands	GBP	1,657.26	21,617.27	19.81	0.00	1.09	2.35	0.32	-10.23	3.71	6.97	4.87	8.19	22.51	20.29
France	GBP	4,748.80	9,323.46	8.54	0.00	8.29	11.71	10.77	2.24	0.74	5.55	2.49	6.83	23.77	19.50
Austria	GBP	884.94	1,823.77	1.67	0.00	-NA-	-5.44	12.35	-4.84	13.67	-0.25	-5.22	1.38	37.43	24.11
Sweden	GBP	6,018.61	7,705.93	7.06	0.00	9.93	13.80	20.90	6.06	10.76	3.06	1.86	12.33	31.45	18.91
Germany	GBP	806.23	11,981.88	10.98	0.00	-1.06	2.77	8.87	3.24	5.66	4.89	4.16	12.42	32.42	15.65
Switzerland	GBP	3,007.21	6,354.58	5.82	0.00	7.46	9.90	9.26	-3.59	-7.47	-4.69	-3.44	2.49	17.14	8.63
Belgium	GBP	1,336.29	3,199.14	2.93	0.00	0.11	1.68	0.40	-3.64	-1.26	0.85	-0.44	0.42	16.37	11.77
Italy	GBP	1,509.95	577.38	0.53	0.00	1.26	-2.37	0.67	-7.58	22.07	1.26	-1.03	33.39	35.42	38.57
Finland	GBP	3,425.51	1,583.06	1.45	0.00	2.92	6.39	11.34	-2.45	-2.54	5.22	-0.04	5.84	30.62	21.17
Greece	GBP	517.98	152.40	0.14	0.00	-NA-	-5.54	-2.39	11.18	29.31	-15.11	-6.75	14.29	41.50	52.45
Norway	GBP	130.10	390.00	0.36	0.00	-8.72	-19.75	0.85	-15.96	-21.33	3.05	-0.29	3.46	-NA-	26.70
Spain	GBP	25.09	838.68	0.77	0.00	-16.53	-35.69	-NA-	-47.54	-NA-	29.62	-9.06	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,567.79	109,844.16	1779.05	0.00	-NA-	-NA-	-NA-	3.11	8.24	3.92	2.23	8.73	-NA-	-NA-
Israel	GBP	1,409.56	705.10	11.42	0.00	-NA-	-NA-	-NA-	3.26	2.38	-7.57	-3.27	-3.45	-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		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Europe	JPY	2,390.94	18,625,888.39	100.00	0.00	4.68	2.82	13.57	11.84	20.70	3.39	1.19	6.69	25.17	22.06
Euro Zone	JPY	2,610.62	8,720,322.07	46.82	0.00	4.80	4.09	10.26	8.06	15.67	4.81	1.93	6.21	26.21	24.73
Europe ex UK	JPY	2,982.30	11,186,474.19	60.06	0.00	5.92	5.06	11.49	8.30	14.88	3.44	1.12	6.05	25.42	22.75
Europe Liquid 40	JPY	1,809.32	15,375,139.44	82.55	0.00	-NA-	2.82	13.90	11.43	19.70	4.29	1.71	7.14	25.49	22.30
Europe Liquid 40 ex UK	JPY	2,543.80	9,449,310.50	50.73	0.00	-NA-	5.94	11.95	8.38	14.78	3.74	1.62	5.94	25.52	22.97
Europe ex UK Dividend+	JPY	2,418.09	10,069,661.10	54.06	0.00	-NA-	5.01	10.90	7.31	13.64	3.23	1.14	5.49	25.15	22.58
Europe (UK Restricted)	JPY	1,087.74	15,473,360.55	83.07	0.00	-NA-	3.69	12.94	10.72	18.90	3.40	1.17	6.49	25.07	22.23
Euro Zone Capped	JPY	2,279.54	6,350,058.16	34.09	0.00	-NA-	-NA-	8.57	5.81	15.83	4.20	1.42	6.30	-NA-	24.43
Europe Capped	JPY	2,331.80	17,606,956.07	94.53	0.00	-NA-	-NA-	13.51	11.71	21.20	3.21	1.06	6.76	-NA-	21.87
Europe ex UK Capped	JPY	2,769.39	9,335,908.38	50.12	0.00	-NA-	-NA-	10.75	7.06	14.91	2.86	0.68	6.19	-NA-	22.28
Europe Liquid 40 Capped	JPY	1,732.11	13,927,943.31	74.78	0.00	-NA-	-NA-	13.84	11.08	20.27	4.08	1.56	7.31	-NA-	22.01
Europe Liquid 40 ex UK Capped	JPY	2,294.53	7,429,884.94	39.89	0.00	-NA-	-NA-	11.06	6.68	14.82	3.03	1.15	6.05	-NA-	22.37
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,418.09	10,069,661.10	54.06	0.00	-NA-	-NA-	-NA-	7.31	13.64	3.23	1.14	5.49	-NA-	-NA-
UK	JPY	1,707.27	7,439,414.20	39.94	0.00	2.69	-0.65	16.88	17.79	30.09	3.31	1.28	7.59	27.94	21.91
Netherlands	JPY	1,714.59	3,689,246.00	19.81	0.00	1.46	0.61	2.41	-2.62	15.61	6.33	3.76	6.07	26.44	27.56
France	JPY	4,913.08	1,591,160.48	8.54	0.00	8.68	9.81	13.08	10.90	12.31	4.91	1.41	4.74	27.30	26.67
Austria	JPY	915.55	311,248.44	1.67	0.00	-NA-	-7.05	14.69	3.22	26.72	-0.84	-6.22	-0.61	41.90	31.85
Sweden	JPY	6,226.82	1,315,109.09	7.06	0.00	10.32	11.86	23.42	15.05	23.47	2.44	0.78	10.12	32.29	24.27
Germany	JPY	834.12	2,044,850.73	10.98	0.00	-0.70	1.02	11.14	11.99	17.79	4.26	3.05	10.21	33.03	21.70
Switzerland	JPY	3,111.24	1,084,484.51	5.82	0.00	7.85	8.03	11.54	4.58	3.15	-5.26	-4.46	0.47	18.95	15.52
Belgium	JPY	1,382.51	545,971.21	2.93	0.00	0.47	-0.05	2.50	4.52	10.08	0.25	-1.49	-1.55	20.04	19.72
Italy	JPY	1,562.19	98,536.18	0.53	0.00	1.62	-4.03	2.77	0.25	36.08	0.65	-2.08	30.77	39.47	45.09
Finland	JPY	3,544.00	270,168.51	1.45	0.00	3.30	4.58	13.66	5.82	8.65	4.59	-1.10	3.76	33.32	27.46
Greece	JPY	535.90	26,009.55	0.14	0.00	-NA-	-7.15	-0.35	20.60	44.16	-15.62	-7.74	12.04	46.39	57.58
Norway	JPY	134.60	66,558.51	0.36	0.00	-8.39	-20.07	2.95	-8.84	-12.30	2.43	-1.34	1.43	-NA-	31.14
Spain	JPY	25.95	143,131.00	0.77	0.00	-16.23	-36.79	-NA-	-43.10	-NA-	28.84	-10.02	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,622.03	18,746,221.95	303615.66	0.00	-NA-	-NA-	-NA-	11.85	20.66	3.30	1.15	6.60	-NA-	-NA-
Israel	JPY	1,458.32	120,333.56	1948.93	0.00	-NA-	-NA-	-NA-	12.01	14.13	-8.12	-4.29	-5.35	-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 May-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs Vity (%)	36 M Vity (%)
			Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD		
Europe	AUD	1,691.12	196,695.40	146.62	0.00	-NA-	-NA-	8.80	8.55	23.40	4.21	1.14	5.94	-NA-	13.96
Euro Zone	AUD	1,846.50	92,089.42	68.64	0.00	-NA-	-NA-	5.63	4.88	18.25	5.65	1.88	5.47	-NA-	15.97
Europe ex UK	AUD	2,109.39	118,132.78	88.06	0.00	-NA-	-NA-	6.80	5.11	17.45	4.27	1.07	5.31	-NA-	13.92
Europe Liquid 40	AUD	1,279.74	162,366.44	121.03	0.00	-NA-	-NA-	9.12	8.15	22.38	5.12	1.66	6.39	-NA-	14.21
Europe Liquid 40 ex UK	AUD	1,799.24	99,787.77	74.38	0.00	-NA-	-NA-	7.25	5.19	17.35	4.57	1.57	5.20	-NA-	14.14
Europe ex UK Dividend+	AUD	2,156.89	106,338.88	79.26	0.00	-NA-	-NA-	6.24	4.15	16.18	4.06	1.09	4.75	-NA-	13.94
Europe (UK Restricted)	AUD	769.36	163,403.69	121.80	0.00	-NA-	-NA-	8.20	7.45	21.56	4.23	1.12	5.75	-NA-	13.87
Euro Zone Capped	AUD	1,612.33	67,058.67	49.99	0.00	-NA-	-NA-	4.01	2.69	18.42	5.03	1.37	5.56	-NA-	16.29
Europe Capped	AUD	1,649.29	185,935.15	138.59	0.00	-NA-	-NA-	8.74	8.41	23.91	4.04	1.01	6.02	-NA-	13.98
Europe ex UK Capped	AUD	1,958.80	98,590.21	73.49	0.00	-NA-	-NA-	6.10	3.90	17.48	3.69	0.63	5.45	-NA-	13.87
Europe Liquid 40 Capped	AUD	1,225.13	147,083.58	109.64	0.00	-NA-	-NA-	9.06	7.81	22.96	4.92	1.51	6.56	-NA-	14.24
Europe Liquid 40 ex UK Capped	AUD	1,622.93	78,461.99	58.49	0.00	-NA-	-NA-	6.40	3.54	17.39	3.86	1.10	5.31	-NA-	14.07
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,156.89	106,338.88	54.06	0.00	-NA-	-NA-	-NA-	4.15	16.18	4.06	1.09	4.75	-NA-	-NA-
UK	AUD	1,207.56	78,562.62	58.56	0.00	-NA-	-NA-	11.97	14.32	33.00	4.14	1.23	6.84	-NA-	15.55
Netherlands	AUD	1,212.73	38,959.63	29.04	0.00	-NA-	-NA-	-1.89	-5.49	18.19	7.18	3.71	5.33	-NA-	19.04
France	AUD	3,475.04	16,803.17	12.52	0.00	-NA-	-NA-	8.33	7.63	14.81	5.75	1.36	4.00	-NA-	17.90
Austria	AUD	647.57	3,286.88	2.45	0.00	-NA-	-NA-	9.88	0.18	29.55	-0.05	-6.26	-1.31	-NA-	24.80
Sweden	AUD	4,404.25	13,887.98	10.35	0.00	-NA-	-NA-	18.24	11.66	26.23	3.26	0.73	9.35	-NA-	16.85
Germany	AUD	589.97	21,594.28	16.10	0.00	-NA-	-NA-	6.47	8.69	20.42	5.10	3.00	9.44	-NA-	15.99
Switzerland	AUD	2,200.59	11,452.51	8.54	0.00	-NA-	-NA-	6.86	1.50	5.46	-4.50	-4.51	-0.23	-NA-	10.04
Belgium	AUD	977.86	5,765.63	4.30	0.00	-NA-	-NA-	-1.81	1.44	12.54	1.05	-1.54	-2.24	-NA-	12.16
Italy	AUD	1,104.94	1,040.57	0.78	0.00	-NA-	-NA-	-1.55	-2.71	39.12	1.46	-2.13	29.86	-NA-	37.07
Finland	AUD	2,506.69	2,853.07	2.13	0.00	-NA-	-NA-	8.89	2.70	11.08	5.42	-1.14	3.04	-NA-	20.32
Greece	AUD	379.05	274.67	0.20	0.00	-NA-	-NA-	-4.54	17.05	47.38	-14.95	-7.78	11.26	-NA-	48.56
Norway	AUD	95.21	702.88	0.52	0.00	-NA-	-NA-	-1.38	-11.53	-10.34	3.25	-1.39	0.72	-NA-	24.27
Spain	AUD	18.36	1,511.51	1.13	0.00	-NA-	-NA-	-NA-	-44.77	-NA-	29.87	-10.07	-NA-	-NA-	-NA-
Developed EMEA	AUD	1,147.27	197,966.16	3206.28	0.00	-NA-	-NA-	-NA-	8.55	23.36	4.13	1.10	5.85	-NA-	-NA-
Israel	AUD	1,031.48	1,270.76	20.58	0.00	-NA-	-NA-	-NA-	8.71	16.68	-7.39	-4.34	-6.01	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	1,757.25	9,528.48	5.82	0.00	6.05	5.30	6.31	-1.45	-4.63	-2.95	-2.61	4.33	13.10	6.41
Sweden	SEK	4,925.23	86,338.73	7.06	0.00	9.96	11.54	18.82	9.52	23.14	6.82	3.71	18.31	26.30	14.77
Norway	NOK	130.28	3,907.68	0.36	0.00	-7.52	-20.08	0.60	-12.51	-11.66	3.45	-0.66	3.16	48.13	23.31

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

Version: May 2014

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	Total	10 Yrs	36M
Index Description	Curr	Close Value	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Yrs	36M
		30-May	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Europe Real Estate **	Local	3,612.53	3.45	8.65	7.84	17.89	10.47	17.20	7.42	4.35	13.87	18.84	13.34
Europe FTSE	Local	305.84	3.69	8.15	7.54	12.49	9.40	15.11	4.54	2.65	6.16	14.97	13.14
Europe JP Morgan Bonds	Local	628.06	-NA-	6.50	5.28	5.86	6.78	5.37	1.91	1.19	5.59	3.86	4.24
UK Real Estate **	GBP	2,706.77	2.96	6.26	4.65	18.83	12.70	20.50	4.36	2.54	11.30	22.61	15.13
UK FTSE	GBP	1,156.04	3.81	7.94	8.43	13.20	8.61	7.59	4.20	1.42	3.25	13.82	12.39
UK JP Morgan Bonds	GBP	744.41	-NA-	7.08	5.81	5.61	5.34	0.61	1.72	1.10	4.13	5.52	5.69
Netherlands Real Estate **	EUR	3,350.23	4.68	7.77	6.71	8.78	-1.46	14.41	13.59	9.61	15.62	19.08	17.73
Netherlands FTSE	EUR	953.38	-NA-	6.70	5.62	12.03	7.68	14.67	1.83	3.02	2.19	18.85	15.40
Netherlands JP Morgan Bonds	EUR	507.27	-NA-	6.05	5.06	5.62	5.91	3.45	1.78	1.25	4.72	4.34	5.36
France Real Estate **	EUR	7,056.30	5.14	13.63	15.22	19.00	10.58	12.07	12.65	6.36	14.75	20.70	17.91
France FTSE	EUR	925.36	3.67	7.89	6.94	12.70	9.63	19.75	4.32	2.33	8.11	16.19	14.87
France JP Morgan Bonds	EUR	635.64	-NA-	6.15	5.14	5.78	6.34	4.46	2.05	1.49	5.09	4.40	5.37
Sweden Real Estate **	SEK	9,394.01	2.60	13.91	16.42	23.34	13.25	26.79	7.92	3.71	21.82	26.10	14.40
Sweden FTSE	SEK	2,818.60	4.12	11.84	11.29	17.04	10.69	18.98	6.47	3.54	9.01	19.14	15.42
Sweden JP Morgan Bonds	SEK	744.61	-NA-	6.68	4.78	4.75	4.37	3.15	2.16	1.14	4.89	4.35	4.81
Switzerland Real Estate **	CHF	2,751.82	4.60	9.06	8.67	11.05	3.40	-0.25	0.90	-2.61	9.12	13.03	7.55
Switzerland FTSE	CHF	816.47	3.33	8.40	7.28	13.52	13.39	12.91	5.13	2.69	8.81	12.74	10.60
Germany Real Estate **	EUR	1,018.24	1.69	0.00	4.30	14.53	8.65	13.57	7.31	5.84	15.75	27.06	14.35
Germany FTSE	EUR	667.15	3.26	-14.79	9.57	15.12	10.87	19.12	3.68	3.56	3.77	18.20	18.18
Germany JP Morgan Bonds	EUR	465.10	-NA-	10.49	4.89	5.15	5.40	2.59	1.54	1.15	4.33	4.20	4.94
Austria Real Estate **	EUR	672.62	1.57	0.00	0.00	16.50	0.08	21.32	2.97	-2.82	5.31	36.85	22.29
Austria FTSE	EUR	481.40	2.44	1.81	2.38	6.87	-2.34	6.42	3.21	1.55	-0.65	26.04	20.39
Austria JP Morgan Bonds	EUR	245.04	-NA-	7.60	5.39	6.64	6.77	3.72	1.85	1.40	4.98	4.59	5.59

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

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

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

			12 Mths Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value 30-May	Yld (%) 30-May	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	
Italy Real Estate **	EUR	1,887.43	3.79	4.71	-1.04	6.86	-0.21	33.35	6.98	3.86	41.83	33.24	35.60	
Italy FTSE	EUR	321.89	4.17	5.90	1.90	5.50	4.52	30.03	2.72	0.68	16.34	19.97	22.15	
Italy JP Morgan Bonds	EUR	985.84	-NA-	7.34	5.54	6.79	8.94	10.95	2.08	0.94	7.53	6.06	9.29	
Belgium Real Estate **	EUR	2,685.66	5.89	6.05	6.50	9.38	5.66	10.09	7.28	4.96	7.50	13.00	8.49	
Belgium FTSE	EUR	1,051.22	3.15	7.89	7.82	18.91	17.66	19.20	4.53	3.38	7.68	18.84	12.56	
Belgium JP Morgan Bonds	EUR	606.74	-NA-	6.46	5.37	6.38	8.33	5.27	2.23	1.66	5.74	4.87	6.63	
Finland Real Estate **	EUR	4,832.20	3.07	6.04	8.09	17.00	3.55	5.75	6.92	0.90	11.78	27.92	19.14	
Finland FTSE	EUR	1,317.55	4.30	11.10	5.55	8.52	9.27	34.79	7.03	4.30	6.08	23.14	20.14	
Finland JP Morgan Bonds	EUR	410.71	-NA-	6.33	4.88	5.27	5.57	3.03	1.56	1.18	4.23	3.59	4.55	
Greece Real Estate **	EUR	671.58	2.32	-NA-	-4.38	3.39	18.60	38.82	-11.87	-5.88	19.40	40.86	50.05	
Greece FTSE	EUR	139.60	1.95	-NA-	-7.61	-15.97	-6.55	37.44	-11.25	-0.70	4.24	33.81	41.31	
Greece JP Morgan Bonds	EUR	-	-NA-	-NA-	-100.00	-100.00	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Norway Real Estate **	NOK	122.37	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Norway FTSE	NOK	1,544.05	5.20	12.30	12.97	14.29	11.07	21.93	9.97	5.65	9.71	22.43	15.20	
Norway JP Morgan Bonds	NOK	-	-NA-	6.40	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 30-May	Free Float Europe (%) Weight 30-May
Unibail-Rodamco *	Rental	Retail	NL	19,942	14.86
Land Securities *	Rental	Diversified	UK	10,328	7.70
British Land *	Rental	Diversified	UK	8,775	6.54
Hammerson *	Rental	Retail	UK	5,166	3.85
Klepierre *	Rental	Retail	FR	3,475	2.59
INTU Properties	Rental	Retail	UK	3,370	2.51
SEGRO *	Rental	Industrial	UK	3,369	2.51
Swiss Prime Site	Rental	Office	CH	3,250	2.42
Derwent London *	Rental	Office	UK	3,078	2.29
Great Portland Estates *	Rental	Office	UK	2,752	2.05
Deutsche Wohnen	Rental	Residential	DE	2,748	2.05
Capital & Counties Properties	Rental	Retail	UK	2,722	1.82
PSP Swiss Property	Rental	Office	CH	2,649	1.97
LEG Immobilien AG	Rental	Residential	DE	2,522	1.62
Fonciere Des Regions *	Rental	Diversified	FR	2,473	1.84
Corio *	Rental	Retail	NL	2,452	1.81
Icade	Rental	Diversified	FR	2,377	1.77
Shaftesbury *	Rental	Diversified	UK	2,082	1.58
Castellum	Rental	Diversified	SE	2,071	1.54
Gagfah	Rental	Residential	DE	1,928	1.44
				87,526.99	64.79 (**)

Country Breakdown:

Country Index	Number of Constituents 30-May	Free Float Mkt Cap (EUR m) 30-May	Free Float Europe (%) Weight 30-May
EPRA/NAREIT UK	30	53,584	40.25%
EPRA/NAREIT Netherlands	6	26,573	19.96%
EPRA/NAREIT France	8	11,461	8.61%
EPRA/NAREIT Austria	3	2,242	1.68%
EPRA/NAREIT Sweden	10	9,472	7.12%
EPRA/NAREIT Germany	11	14,729	11.06%
EPRA/NAREIT Switzerland	4	7,811	5.87%
EPRA/NAREIT Belgium	7	3,932	2.95%
EPRA/NAREIT Italy	2	710	0.53%
EPRA/NAREIT Finland	3	1,946	1.46%
EPRA/NAREIT Greece	1	187	0.14%
EPRA/NAREIT Norway	1	479	0.36%
EPRA/NAREIT Europe Index	87	133,126	100.00%
EPRA/NAREIT Euro Zone	42	62,810	47.18%
EPRA/NAREIT Ex-UK	57	80,573	60.52%
EPRA/NAREIT Europe Liquid 40	40	110,743	83.19%
EPRA/NAREIT Europe Liquid 40 Ex UK	30	68,061	51.13%

(**) The Top 20 Constituents represent 64.79% of the market capitalisation of the Developed Europe Index.

Version: May 2014

121

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 30-May	Dividend Return 30-May	Total Return 30-May	
Prime Office AG	Rental	Office	DE	16.07	0.00	16.07	▲
DIC Asset	Rental	Diversified	DE	10.89	0.00	10.89	▲
Helical Bar	Non-Rental	Diversified	UK	10.19	0.00	10.19	▲
Corio *	Rental	Retail	NL	8.74	0.00	8.74	▲
Wallenstam AB	Rental	Diversified	SE	8.18	0.00	8.18	▲
Wereldhave *	Rental	Retail	NL	7.92	0.00	7.92	▲
Gecina *	Rental	Diversified	FR	7.88	0.00	7.88	▲
INTU Properties	Rental	Retail	UK	7.88	0.00	7.88	▲
Klepierre *	Rental	Retail	FR	7.78	0.00	7.78	▲
LEG Immobilien AG	Rental	Residential	DE	7.63	0.00	7.63	▲
Unibail-Rodamco *	Rental	Retail	NL	5.48	2.01	7.48	▲
Gagfah	Rental	Residential	DE	7.47	0.00	7.47	▲
Eurocommercial Props *	Rental	Retail	NL	6.80	0.00	6.80	▲
Redefine International	Rental	Diversified	UK	6.67	0.00	6.67	▲
Dios Fastigheter AB	Rental	Diversified	SE	6.64	0.00	6.64	▲
Cofinimmo *	Rental	Diversified	BE	-0.70	6.79	6.09	▲
Fonciere Des Regions *	Rental	Diversified	FR	0.34	5.74	6.08	▲
Nieuwe Steen Inv *	Rental	Diversified	NL	6.03	0.00	6.03	▲
Befimmo *	Rental	Office	BE	4.29	1.52	5.81	▲
Fastighets AB Balder B *	Rental	Diversified	SE	5.71	0.00	5.71	▲

Bottom 20 Performance:

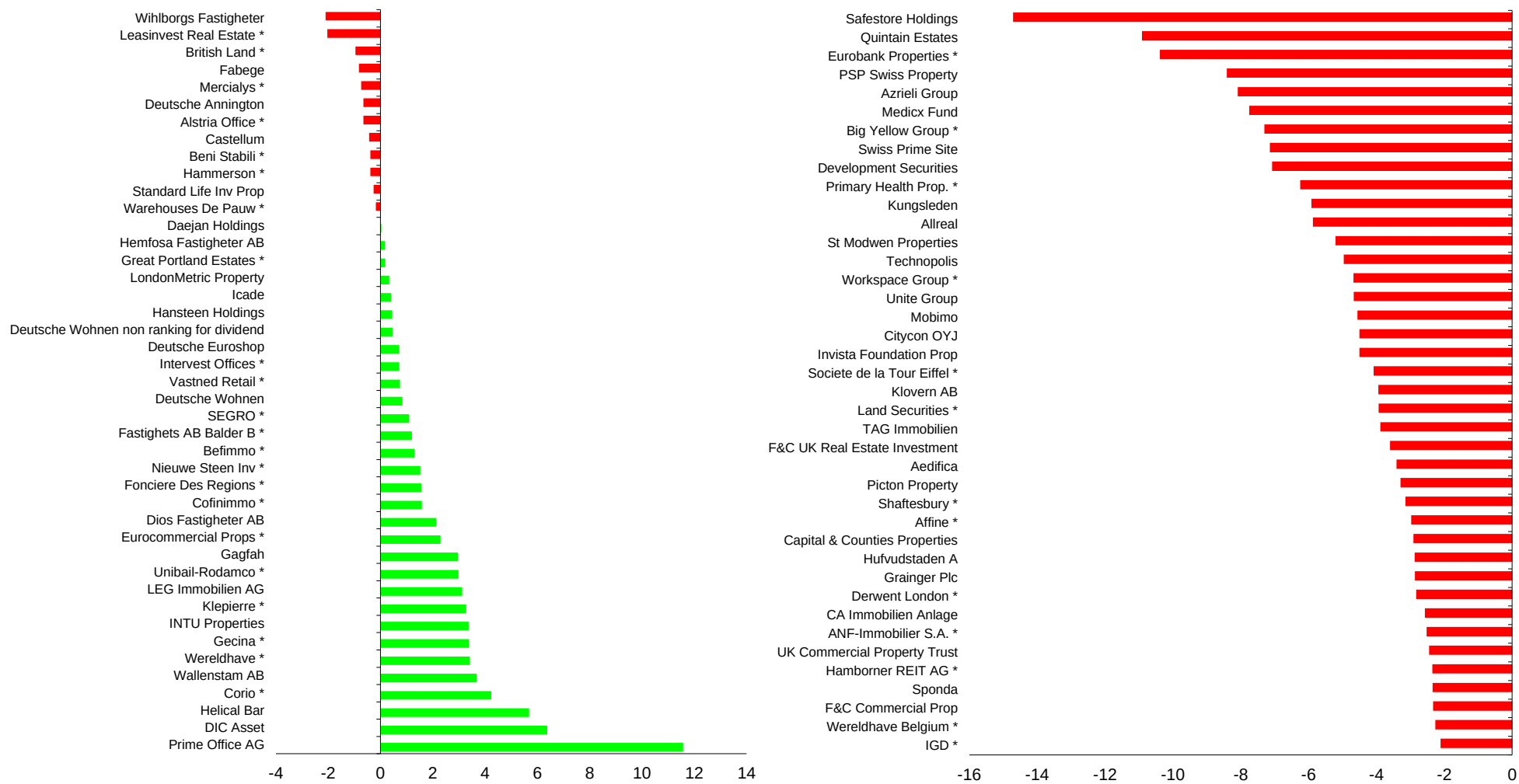
Stock	Investment Focus	Sector	Country	Price Return 30-May	Dividend Return 30-May	Total Return 30-May	
Mobimo	Rental	Diversified	CH	-0.05	0.00	-0.05	▼
Unite Group	Rental	Diversified	UK	-0.17	0.00	-0.17	▼
Workspace Group *	Rental	Office	UK	-0.17	0.00	-0.17	▼
Technopolis	Rental	Office	FI	-0.46	0.00	-0.46	▼
Norwegian Property ASA	Rental	Office	NK	-0.66	0.00	-0.66	▼
St Modwen Properties	Non-Rental	Diversified	UK	-0.70	0.00	-0.70	▼
Allreal	Non-Rental	Office	CH	-1.37	0.00	-1.37	▼
Kungsleden	Rental	Diversified	SE	-1.42	0.00	-1.42	▼
Primary Health Prop. *	Rental	Health Care	UK	-1.75	0.00	-1.75	▼
Development Securities	Non-Rental	Retail	UK	-2.57	0.00	-2.57	▼
Swiss Prime Site	Rental	Office	CH	-2.64	0.00	-2.64	▼
Big Yellow Group *	Rental	Self Storage	UK	-2.80	0.00	-2.80	▼
Medicx Fund	Rental	Health Care	UK	-3.24	0.00	-3.24	▼
Azrieli Group	Rental	Diversified	ISR	-3.59	0.00	-3.59	▼
PSP Swiss Property	Rental	Office	CH	-3.91	0.00	-3.91	▼
Eurobank Properties *	Rental	Diversified	GR	-5.88	0.00	-5.88	▼
Quintain Estates	Non-Rental	Diversified	UK	-6.40	0.00	-6.40	▼
Inmobiliaria Colonial S.A.	Rental	Office	ES	-8.21	0.00	-8.21	▼
Safestore Holdings	Rental	Self Storage	UK	-10.21	0.00	-10.21	▼
Conwert Immobilien	Non-Rental	Residential	AT	-13.20	0.96	-12.24	▼

Version: May 2014

122

FTSE EPRA/NAREIT Developed Europe Index Series

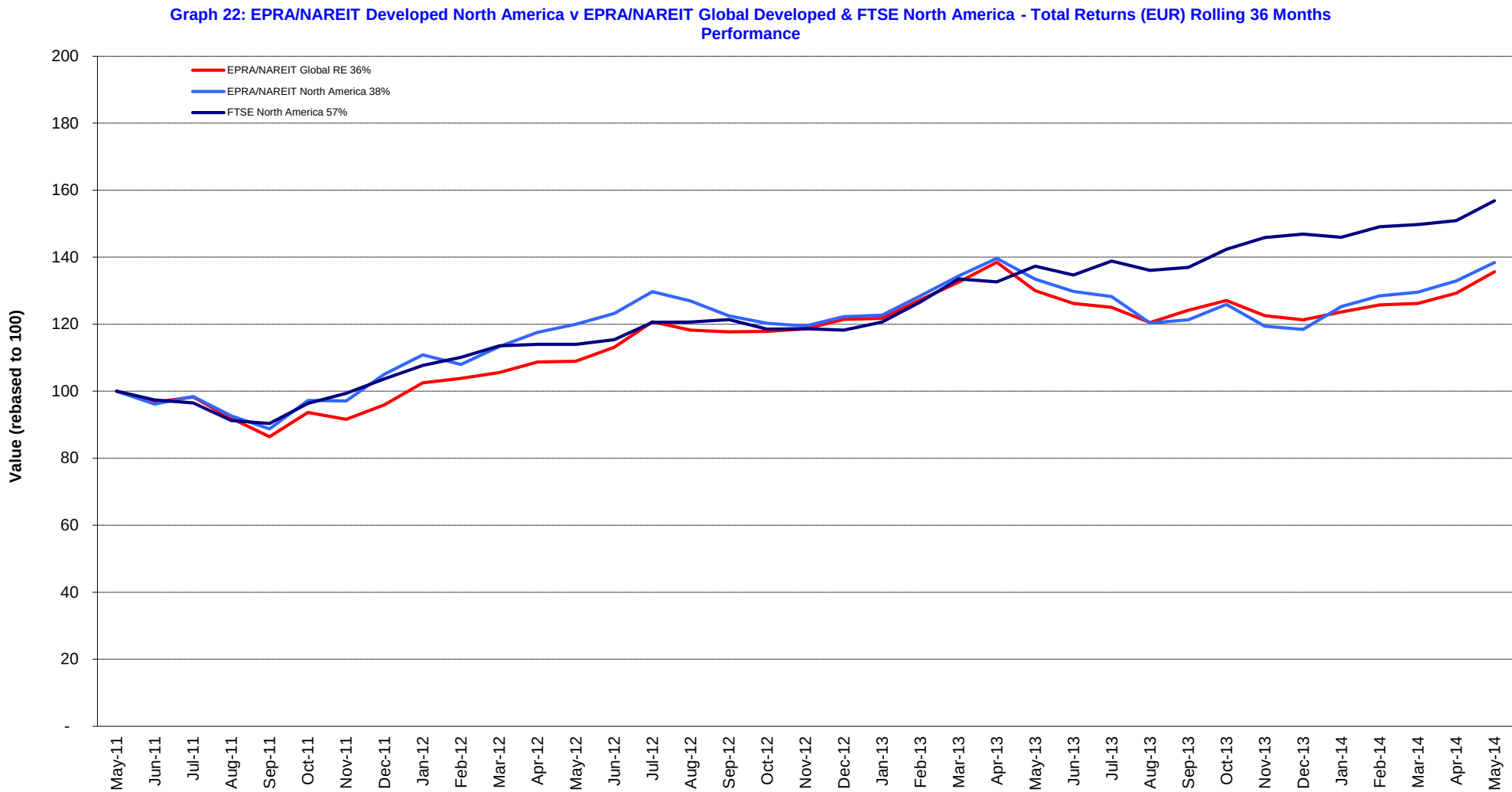
Graph 21: Total Return Performance relative to Regional Developed Index - Europe



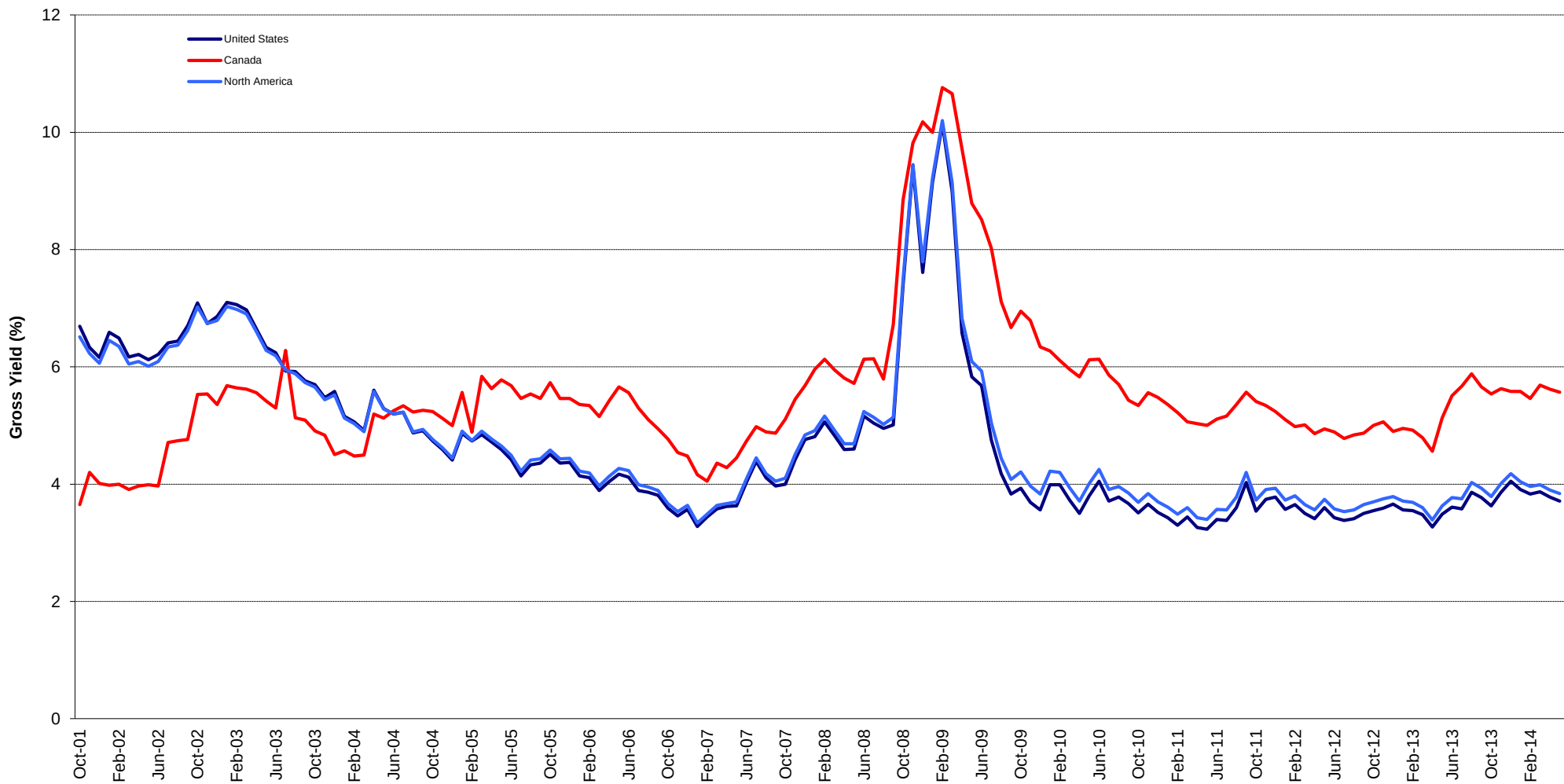
Section 3.4

FTSE EPRA/NAREIT Developed North America Index Series

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Graph 23: Dividend Yields



Version: May 2014

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

Ex Date	Description
12 May 2014	Dundee International Real Estate Investment Trust (Canada): New name: Dream Global REIT
14 May 2014	Sabra Health Care REIT (USA): New number of shares: 46,213,151
28 May 2014	Select Income REIT (USA): New number of shares: 58,885,817
28 May 2014	Select Income REIT (USA): New free float percentage: 63% (was 56%)
29 May 2014	Simon Property Group (USA): Spin-off of Washington Prime Group
29 May 2014	Washington Prime Group (USA): Number of shares: 157,125,623. Free float percentage: 100%

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 May 2014	First Potomac Realty Trust *	Rental	Industrial/Office Mi:	USD	0.150	10.40	15-May	Quarterly
7 May 2014	Cedar Realty Trust *	Rental	Retail	USD	0.050	14.66	20-May	Quarterly
7 May 2014	The Macerich Company *	Rental	Retail	USD	0.620	4.85	6-Jun	Quarterly
8 May 2014	Alexander's Inc. *	Rental	Retail	USD	3.250	0.00	22-May	Dividend
8 May 2014	Health Care REIT *	Rental	Health Care	USD	0.795	4.27	20-May	Quarterly
8 May 2014	HCP *	Rental	Health Care	USD	0.545	0.00	27-May	Dividend
8 May 2014	Home Props of New York *	Rental	Residential	USD	0.730	4.26	23-May	Quarterly
8 May 2014	Vornado Realty Trust *	Rental	Diversified	USD	0.730	3.41	22-May	Quarterly
13 May 2014	Cousins Properties *	Rental	Office	USD	0.075	11.33	28-May	Quarterly
13 May 2014	Duke Realty Corp *	Rental	Industrial/Office Mi:	USD	0.170	10.90	30-May	Quarterly
13 May 2014	H & R Real Estate *	Rental	Diversified	CAD	0.113	6.17	30-May	Monthly
13 May 2014	Sabra Health Care REIT *	Rental	Health Care	USD	0.380	0.00	30-May	Dividend
14 May 2014	American Campus Communities *	Rental	Residential	USD	0.380	3.48	30-May	Quarterly
14 May 2014	Apartment Investment *	Rental	Residential	USD	0.260	7.62	30-May	Quarterly
14 May 2014	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	6.18	30-May	Quarterly
14 May 2014	Simon Property Group *	Rental	Retail	USD	1.300	2.16	30-May	Quarterly
16 May 2014	Highwoods Properties *	Rental	Office	USD	0.425	4.19	10-Jun	Quarterly
19 May 2014	Regency Centers *	Rental	Retail	USD	0.470	5.43	4-Jun	Quarterly
20 May 2014	LTC Properties *	Rental	Health Care	USD	0.170	3.93	30-May	Monthly
28 May 2014	Allied Properties REIT *	Rental	Office	CAD	0.118	3.74	16-Jun	Monthly
28 May 2014	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	13-Jun	Dividend
28 May 2014	Boardwalk REIT *	Rental	Residential	CAD	0.170	2.80	16-Jun	Monthly
28 May 2014	Canadian Apartment Props *	Rental	Residential	CAD	0.096	4.84	16-Jun	Monthly
28 May 2014	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	16-Jun	Dividend
28 May 2014	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.045	7.52	16-Jun	Monthly
28 May 2014	Cominar REIT *	Rental	Diversified	CAD	0.120	7.50	16-Jun	Monthly
28 May 2014	Calloway REIT *	Rental	Retail	CAD	0.129	5.77	16-Jun	Monthly
28 May 2014	Dundee REIT *	Rental	Diversified	CAD	0.187	0.00	15-Jun	Dividend
28 May 2014	EPR Properties *	Rental	Diversified	USD	0.285	6.23	16-Jun	Quarterly
28 May 2014	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.033	20.59	16-Jun	Monthly
28 May 2014	Killam Properties	Rental	Residential	CAD	0.050	0.00	16-Jun	Dividend
28 May 2014	Morguard REIT *	Rental	Diversified	CAD	0.080	5.24	13-Jun	Monthly
28 May 2014	Northern Property REIT *	Rental	Residential	CAD	0.132	5.41	16-Jun	Monthly
28 May 2014	Piedmont Office Realty Trust Cl A *	Rental	Office	USD	0.200	0.00	20-Jun	Dividend
28 May 2014	Canadian REIT *	Rental	Diversified	CAD	0.146	2.96	13-Jun	Monthly

** Based on previous period figures

*** Estimated

Version: May 2014

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
28 May 2014	Riocan Real Estate *	Rental	Retail	CAD	0.118	4.98	6-Jun	Monthly
29 May 2014	Inland Real Estate Corp *	Rental	Retail	USD	0.048	9.23	17-Jun	Monthly
29 May 2014	Realty Income *	Rental	Retail	USD	0.182	3.53	16-Jun	Dividend
29 May 2014	Pennsylvania Real Estate *	Rental	Retail	USD	0.200	12.70	16-Jun	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 June 2014	Weingarten Realty *	Rental	Retail	USD	0.325	6.61	13-Jun	Quarterly
4 June 2014	Ventas *	Rental	Health Care	USD	0.725	3.07	27-Jun	Quarterly
9 June 2014	Parkway Properties *	Rental	Office	USD	0.188	11.39	25-Jun	Quarterly
10 June 2014	DDR Corp. *	Rental	Retail	USD	0.155	13.04	8-Jul	Quarterly
10 June 2014	Medical Properties Trust *	Rental	Health Care	USD	0.210	7.47	10-Jul	Quarterly
11 June 2014	American Assets Trust Inc. *	Rental	Diversified	USD	0.220	0.00	27-Jun	Dividend
11 June 2014	Digital Realty Trust *	Rental	Diversified	USD	0.830	2.19	30-Jun	Quarterly
11 June 2014	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	6.04	July	Dividend
11 June 2014	Extra Space Storage *	Rental	Self Storage	USD	0.470	1.91	30-Jun	Quarterly
11 June 2014	Public Storage *	Rental	Self Storage	USD	1.400	1.28	30-Jun	Quarterly
11 June 2014	PS Business Parks *	Rental	Industrial/Office Mi	USD	0.500	2.09	30-Jun	Quarterly
11 June 2014	Retail Opportunity Investments Corp. *	Rental	Retail	USD	0.160	0.00	27-Jun	Dividend
12 June 2014	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	3.12	July	Quarterly
12 June 2014	Equity One Inc *	Rental	Retail	USD	0.220	5.23	30-Jun	Quarterly
12 June 2014	H & R Real Estate *	Rental	Diversified	CAD	0.113	6.17	30-Jun	Monthly
12 June 2014	Investors Real Estate *	Rental	Diversified	USD	0.1685 ***	7.60	July	Quarterly
12 June 2014	Taubman Centers *	Rental	Retail	USD	0.540	2.22	30-Jun	Quarterly
12 June 2014	Universal Health Realty *	Rental	Health Care	USD	0.585 ***	6.24	July	Quarterly
12 June 2014	Washington Real Estate *	Rental	Diversified	USD	0.300	6.66	30-Jun	Quarterly
18 June 2014	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	3.27	July	Quarterly
18 June 2014	LTC Properties *	Rental	Health Care	USD	0.170	3.93	30-Jun	Monthly
18 June 2014	Ramco-Gershenson *	Rental	Retail	USD	0.188	9.75	1-Jul	Quarterly
19 June 2014	Federal Realty Inv *	Rental	Retail	USD	0.780	2.11	15-Jul	Quarterly
23 June 2014	Campus Crest Communities *	Rental	Residential	USD	0.165	0.00	9-Jul	Dividend
24 June 2014	Getty Realty *	Rental	Retail	USD	0.200	9.57	10-Jul	Quarterly
25 June 2014	DuPont Fabros Technology *	Rental	Specialty	USD	0.1875 ***	2.20	July	Dividend
25 June 2014	Equity Lifestyle Properties *	Rental	Residential	USD	0.325	1.83	11-Jul	Quarterly
26 June 2014	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	6.49	July	Quarterly
26 June 2014	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	5.89	July	Dividend
26 June 2014	Acadia Realty Trust *	Rental	Retail	USD	0.230	3.04	15-Jul	Quarterly
26 June 2014	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	3.74	July	Monthly
26 June 2014	Avalonbay Communities *	Rental	Residential	USD	1.160	2.52	15-Jul	Quarterly
26 June 2014	Boardwalk REIT *	Rental	Residential	CAD	0.170	2.80	15-Jul	Monthly
26 June 2014	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	6.18	July	Quarterly

** Based on previous period figures

*** Estimated

Version: May 2014

130

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
26 June 2014	Boston Properties *	Rental	Office	USD	0.68 ***	2.25	July	Quarterly
26 June 2014	Canadian Apartment Props *	Rental	Residential	CAD	0.09 ***	4.84	July	Monthly
26 June 2014	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	10.65	July	Quarterly
26 June 2014	Chesapeake Lodging Trust *	Rental	Lodging/Resorts	USD	0.300	0.00	15-Jul	Dividend
26 June 2014	Camden Property Trust *	Rental	Residential	USD	0.7 ***	3.99	July	Quarterly
26 June 2014	Chartwell Retirement Residences *	Rental	Health Care	CAD	0.06167 ***	7.52	July	Monthly
26 June 2014	Cominar REIT *	Rental	Diversified	CAD	0.12 ***	7.50	July	Monthly
26 June 2014	Calloway REIT *	Rental	Retail	CAD	0.129 ***	5.77	July	Monthly
26 June 2014	Douglas Emmett *	Rental	Office	USD	0.1875 ***	1.98	July	Dividend
26 June 2014	EPR Properties *	Rental	Diversified	USD	0.84 ***	6.23	July	Quarterly
26 June 2014	Essex Property Trust *	Rental	Residential	USD	1.02 ***	2.25	July	Quarterly
26 June 2014	Extendicare Inc.	Rental	Health Care	CAD	0.0925 ***	15.10	July	Monthly
26 June 2014	First Capital Realty	Rental	Retail	CAD	0.210	0.00	10-Jul	Dividend
26 June 2014	First Industrial Realty *	Rental	Industrial	USD	0.103	13.00	21-Jul	Quarterly
26 June 2014	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	3.47	15-Jul	Quarterly
26 June 2014	Glimcher Realty Trust *	Rental	Retail	USD	0.100	0.00	15-Jul	Dividend
26 June 2014	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.150	2.95	15-Jul	Quarterly
26 June 2014	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.060	14.22	15-Jul	Dividend
26 June 2014	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	20.59	July	Monthly
26 June 2014	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	9.23	July	Monthly
26 June 2014	Kilroy Realty *	Rental	Office	USD	0.350	3.83	16-Jul	Quarterly
26 June 2014	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.375	5.46	15-Jul	Monthly
26 June 2014	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	10.31	July	Quarterly
26 June 2014	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	5.24	July	Monthly
26 June 2014	National Health Investors *	Rental	Health Care	USD	0.770	0.00	8-Aug	Dividend
26 June 2014	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.41	July	Monthly
26 June 2014	Corporate Office Props *	Rental	Office	USD	0.275	5.17	15-Jul	Quarterly
26 June 2014	Post Properties *	Rental	Residential	USD	0.400	3.03	15-Jul	Quarterly
26 June 2014	Canadian REIT *	Rental	Diversified	CAD	0.1133 ***	2.96	July	Monthly
26 June 2014	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	4.98	July	Monthly
26 June 2014	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.050	12.25	15-Jul	Quarterly
26 June 2014	SL Green Realty *	Rental	Office	USD	0.7875 ***	2.16	July	Dividend
27 June 2014	Alexandria Real Estate *	Rental	Office	USD	0.8 ***	4.18	July	Quarterly
27 June 2014	Liberty Property Trust *	Rental	Industrial/Office Mi:	USD	0.625 ***	6.07	July	Quarterly
27 June 2014	Realty Income *	Rental	Retail	USD	0.138 ***	3.53	July	Dividend

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				30-May	EUR (m)	Wght (%)	Nth Am	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
									- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD			Annualised	(%)
Riocan Real Estate *	Rental	Retail	REIT	27.33	5,541	0.64	1.22	5.16	12.39	10.26	18.33	7.40	4.51	3.51	0.37	0.43	0.80	12.71	16.59	11.21	5,325	70
H & R Real Estate *	Rental	Diversified	REIT	23.34	4,220	0.49	0.93	5.78	-NA-	8.28	22.59	7.30	6.84	3.08	1.13	0.49	1.61	11.69	22.11	10.53	4,809	84
Canadian REIT *	Rental	Diversified	REIT	45.44	2,076	0.24	0.46	3.85	11.05	15.14	17.95	14.00	7.69	1.47	0.58	0.32	0.90	6.43	15.55	10.96	1,168	41
Dundee REIT *	Rental	Diversified	REIT	29.16	2,048	0.24	0.45	7.68	-NA-	7.84	21.71	2.37	-7.89	1.63	0.97	0.65	1.62	4.42	23.85	9.93	-NA-	-NA-
Calloway REIT *	Rental	Retail	REIT	26.85	1,841	0.21	0.41	5.77	-NA-	11.06	20.72	7.05	1.02	5.23	0.26	0.48	0.74	9.28	22.77	10.45	2,474	98
Boardwalk REIT *	Rental	Residential	REIT	64.22	1,721	0.20	0.38	3.18	22.18	17.83	18.88	13.28	8.56	6.46	3.95	0.28	4.22	8.71	19.95	11.39	1,247	53
Canadian Apartment Props *	Rental	Residential	REIT	22.32	1,663	0.19	0.37	5.15	-NA-	9.87	16.98	10.37	-4.71	5.59	6.13	0.46	6.59	7.29	17.02	12.28	2,351	104
Cominar REIT *	Rental	Diversified	REIT	18.83	1,615	0.19	0.36	7.65	-NA-	8.23	11.63	1.18	-10.03	3.08	-0.89	0.63	-0.26	5.37	16.27	11.84	2,601	118
Allied Properties REIT *	Rental	Office	REIT	35.02	1,603	0.19	0.35	4.03	-NA-	15.67	23.02	17.84	8.54	2.19	2.37	0.34	2.71	8.69	18.22	10.10	1,501	69
Artis Real Estate Investment	Rental	Diversified	REIT	15.73	1,335	0.15	0.29	6.87	-NA-	19.93	19.81	9.90	3.13	1.14	-1.50	0.56	-0.94	8.88	36.89	14.65	1,817	100
Granite Real Estate *	Rental	Industrial	REIT	39.80	1,260	0.15	0.28	5.52	-NA-	-NA-	-NA-	-NA-	4.00	-2.12	-5.73	0.00	-5.73	2.95	-NA-	-NA-	-NA-	-NA-
Chartwell Seniors Housing REIT *	Rental	Health Care	REIT	10.56	1,229	0.14	0.27	5.11	-NA-	4.78	20.70	12.08	2.12	2.31	1.25	0.43	1.68	7.96	24.83	14.05	-NA-	-NA-
First Capital Realty	Rental	Retail	Non-REIT	18.66	1,040	0.12	0.23	4.50	-NA-	9.14	17.15	7.94	0.83	6.32	3.96	0.00	3.96	6.55	14.15	9.44	1,124	79
Crombie Real Estate Investment Trust *	Rental	Retail	REIT	13.20	647	0.08	0.14	6.74	-NA-	-NA-	15.32	6.82	-8.74	0.14	-1.86	0.55	-1.31	0.23	-NA-	9.74	581	66
Dundee International Real Estate Investment	Rental	Industrial/Office	REIT	9.61	614	0.07	0.14	8.33	-NA-	-NA-	-NA-	-NA-	-6.24	3.56	2.67	0.00	2.67	14.13	-NA-	-NA-	-NA-	-NA-
Northern Property REIT*	Rental	Residential	REIT	27.33	589	0.07	0.13	5.78	-NA-	11.26	16.07	3.15	-5.87	-0.46	-2.32	0.47	-1.85	0.86	17.39	13.76	-NA-	-NA-
Pure Industrial Real Estate Trust	Rental	Industrial	REIT	4.66	474	0.05	0.10	6.70	-NA-	-NA-	-NA-	-NA-	-6.80	-2.71	-5.28	0.00	-5.28	-2.31	-NA-	-NA-	261	40
Extencicare Inc.	Rental	Health Care	Non-REIT	7.35	429	0.05	0.09	6.53	4.58	2.94	10.96	-12.15	3.09	6.37	9.05	0.00	9.05	7.77	38.19	34.97	-NA-	-NA-
Morguard REIT *	Rental	Diversified	REIT	17.16	399	0.05	0.09	5.59	-NA-	11.12	16.36	8.91	-3.05	1.88	2.08	0.48	2.56	6.75	21.53	12.83	-NA-	-NA-
Killam Properties	Rental	Residential	Non-REIT	10.51	362	0.04	0.08	5.71	-NA-	5.27	17.43	3.81	-8.43	4.02	0.57	0.48	1.05	2.67	22.05	14.56	427	86
Innvest REIT *	Rental	Lodging/Resorts	REIT	5.16	296	0.03	0.07	7.74	-NA-	1.79	10.70	-3.22	17.04	-1.20	-2.64	0.63	-2.01	14.06	30.04	27.50	-NA-	-NA-
Canada Total					31,004	3.60	6.84	5.57														
Simon Property Group *	Rental	Retail	REIT	166.46	38,335	4.45	8.45	3.12	11.52	15.64	29.86	17.42	9.34	8.64	2.07	0.80	2.87	17.96	29.72	17.26	54,532	104
Public Storage *	Rental	Self Storage	REIT	172.38	18,058	2.10	3.98	3.25	13.78	16.00	23.49	16.31	17.05	2.31	-1.78	0.00	-1.78	15.45	22.85	17.99	29,590	120
Equity Residential Props *	Rental	Residential	REIT	61.80	16,141	1.87	3.56	3.24	8.97	10.49	23.78	2.80	12.73	6.57	3.97	0.00	3.97	20.11	26.06	17.62	26,794	122
Prologis *	Rental	Industrial	REIT	41.51	15,156	1.76	3.34	3.18	-NA-	4.79	19.79	3.92	3.00	1.67	2.17	0.00	2.17	12.34	35.08	26.58	-NA-	-NA-
Ventas *	Rental	Health Care	REIT	66.80	14,404	1.67	3.18	4.34	10.17	14.09	20.98	9.70	-2.49	10.29	1.09	0.00	1.09	17.89	31.20	19.72	26,408	134
HCP *	Rental	Health Care	REIT	41.75	13,856	1.61	3.06	5.22	7.94	9.22	17.11	8.08	-7.37	9.04	-0.26	1.30	1.04	17.95	29.46	18.17	29,938	158
Avalonbay Communities *	Rental	Residential	REIT	141.84	13,448	1.56	2.97	3.27	11.89	12.79	21.23	4.95	10.21	8.01	3.87	0.00	3.87	20.95	26.08	19.42	28,768	157
Health Care REIT *	Rental	Health Care	REIT	63.23	13,437	1.56	2.96	5.03	7.94	10.69	17.62	10.76	-2.47	7.42	0.22	1.26	1.48	21.00	21.24	18.27	29,518	161

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

Version: May 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Wght (%)	Wght (%)															
				30-May	30-May	30-May	30-May	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD	Vity (%)	Vity (%)	3 month	Velocity
					EUR (m)																Annualised	(%)
Boston Properties *	Rental	Office	REIT	120.68	13,411	1.56	2.96	2.15	-NA-	12.90	22.82	6.43	18.23	5.37	3.02	0.00	3.02	20.88	27.42	16.11	23,447	128
Vornado Realty Trust *	Rental	Diversified	REIT	107.08	13,146	1.53	2.90	2.73	11.76	10.23	21.42	6.30	37.59	9.39	4.37	0.71	5.08	22.24	30.42	17.63	23,546	131
Host Hotels & Resorts *	Rental	Lodging/Resorts	REIT	22.07	12,045	1.40	2.66	2.54	5.82	7.71	20.30	9.51	26.87	9.04	2.89	0.00	2.89	14.25	44.44	29.20	32,605	198
General Growth Properties	Rental	Retail	REIT	23.83	8,796	1.02	1.94	2.52	8.05	1.27	75.18	16.19	18.70	9.00	3.74	0.00	3.74	19.48	94.78	26.44	25,855	215
Essex Property Trust *	Rental	Residential	REIT	180.96	8,142	0.94	1.80	2.67	-NA-	12.90	24.39	12.23	18.24	6.42	4.44	0.00	4.44	26.94	24.54	21.53	35,698	321
SL Green Realty *	Rental	Office	REIT	109.49	7,611	0.88	1.68	1.83	-NA-	10.74	37.94	7.88	27.79	8.82	4.56	0.00	4.56	19.06	45.72	23.20	15,948	154
American Realty Capital Prop *	Rental	Retail	REIT	12.41	6,839	0.79	1.51	8.06	-NA-	-NA-	-NA-	-NA-	-NA-	-11.48	-5.19	0.00	-5.19	-3.50	-NA-	-NA-	40,374	433
Kimco Realty *	Rental	Retail	REIT	22.92	6,817	0.79	1.50	3.93	8.53	4.02	18.15	9.09	7.40	5.78	0.00	0.00	0.00	17.19	39.35	22.70	15,477	166
The Macerich Company *	Rental	Retail	REIT	66.04	6,802	0.79	1.50	3.76	9.56	7.94	36.28	10.28	5.50	6.95	1.74	0.96	2.70	14.25	69.80	19.50	11,889	128
Realty Income *	Rental	Retail	REIT	43.30	6,587	0.76	1.45	5.06	-NA-	11.59	19.51	11.75	0.08	6.86	-0.35	0.42	0.07	18.43	21.41	19.96	25,817	287
Federal Realty Inv *	Rental	Retail	REIT	119.52	5,853	0.68	1.29	2.61	9.82	13.83	20.45	13.54	13.77	4.18	1.68	0.00	1.68	18.63	23.70	13.73	12,773	160
Digital Realty Trust *	Rental	Diversified	REIT	57.50	5,411	0.63	1.19	5.77	-NA-	-NA-	14.31	2.11	-0.39	8.33	7.68	0.00	7.68	18.75	-NA-	20.34	24,518	332
UDR Inc. *	Rental	Residential	REIT	27.52	5,046	0.59	1.11	3.78	6.54	7.46	23.75	5.05	16.89	7.55	6.42	0.00	6.42	19.98	28.96	19.44	10,653	155
Camden Property Trust *	Rental	Residential	REIT	70.24	4,367	0.51	0.96	3.76	7.71	7.24	22.04	6.26	5.11	4.31	2.56	0.00	2.56	24.65	30.32	19.76	8,794	148
Duke Realty Corp *	Rental	Industrial/Office M	REIT	17.70	4,216	0.49	0.93	3.84	6.32	-0.33	17.09	9.49	10.92	5.86	1.03	0.97	2.00	19.95	40.90	22.89	8,889	155
Extra Space Storage *	Rental	Self Storage	REIT	52.35	4,176	0.48	0.92	3.06	-NA-	-NA-	50.02	36.60	28.79	7.92	0.04	0.00	0.04	25.21	-NA-	22.21	9,405	165
Liberty Property Trust *	Rental	Industrial/Office M	REIT	38.71	4,142	0.48	0.91	4.91	-NA-	3.80	14.75	6.81	-1.10	4.73	3.23	0.00	3.23	14.29	28.18	21.04	6,260	111
Alexandria Real Estate *	Rental	Office	REIT	76.09	3,983	0.46	0.88	3.68	-NA-	6.24	19.31	0.15	15.04	4.86	3.08	0.00	3.08	20.70	33.41	18.96	6,910	127
Mid-America Apartment *	Rental	Residential	REIT	72.35	3,948	0.46	0.87	4.04	8.14	10.69	18.68	5.50	10.64	7.05	3.88	0.00	3.88	21.52	24.43	17.76	8,079	150
W. P. Carey Inc.	Rental	Diversified	REIT	63.64	3,925	0.46	0.87	5.63	-NA-	8.38	19.86	18.47	-5.89	5.94	3.51	0.00	3.51	3.73	22.36	20.93	10,973	205
Developers Diversified *	Rental	Retail	REIT	17.31	3,873	0.45	0.85	3.58	6.24	0.17	32.17	8.81	2.35	5.04	0.82	0.00	0.82	13.63	51.53	22.00	-NA-	-NA-
Kilroy Realty *	Rental	Office	REIT	60.58	3,652	0.42	0.81	2.31	-NA-	8.72	26.13	15.99	17.01	3.41	1.70	0.00	1.70	21.42	28.59	19.68	7,962	160
Regency Centers *	Rental	Retail	REIT	53.40	3,585	0.42	0.79	3.52	8.73	6.42	11.79	8.39	7.10	5.50	1.85	0.90	2.75	17.37	31.18	20.41	5,574	114
Taubman Centers *	Rental	Retail	REIT	74.90	3,495	0.41	0.77	2.88	11.72	15.13	27.79	10.00	-4.52	5.81	2.83	0.00	2.83	18.02	31.66	20.39	6,979	146
Omega Healthcare Investors *	Rental	Health Care	REIT	36.89	3,358	0.39	0.74	5.42	5.40	17.94	22.94	25.65	19.81	11.55	6.07	0.00	6.07	27.11	24.34	23.20	9,959	217
Apartment Investment *	Rental	Residential	REIT	31.48	3,358	0.39	0.74	3.30	-NA-	7.30	29.71	8.31	7.34	5.03	2.11	0.84	2.95	23.50	37.77	20.03	9,473	207
Senior Housing Prop *	Rental	Health Care	REIT	23.98	3,305	0.38	0.73	6.51	-NA-	8.89	13.46	5.80	-1.20	8.46	2.17	0.00	2.17	11.38	26.90	16.92	10,633	236
Hospitality Properties *	Rental	Lodging/Resorts	REIT	29.01	3,181	0.37	0.70	6.76	-NA-	2.53	20.80	11.91	6.00	2.72	-3.46	0.00	-3.46	10.91	31.21	22.58	6,022	139
National Retail Properties *	Rental	Retail	REIT	34.98	3,107	0.36	0.69	4.63	7.72	11.26	20.09	15.50	2.04	3.10	2.49	0.00	2.49	18.00	23.74	19.37	9,958	235
BioMed Realty Trust *	Rental	Office	REIT	21.70	3,057	0.35	0.67	4.61	-NA-	-NA-	20.87	5.97	8.31	5.91	3.83	0.00	3.83	21.14	-NA-	16.88	7,639	183
American Campus Communities *	Rental	Residential	REIT	38.84	2,978	0.35	0.66	3.91	-NA-	-NA-	14.74	6.78	-1.30	5.01	1.68	0.99	2.67	22.88	-NA-	15.83	5,685	140
Spirit Realty Capital *	Rental	Diversified	REIT	11.29	2,940	0.34	0.65	5.89	-NA-	-NA-	-NA-	-NA-	7.15	2.82	4.83	0.00	4.83	14.85	-NA-	-NA-	-NA-	-NA-

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

Version: May 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 30-May	Free Float	Free Float	Free Float	Div Yld (%) 30-May	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 (%) May-14	Dividend Rtn (%) May-14	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
					Mkt Cap 30-May	Global Wght (%) 30-May	Nth Am Wght (%) 30-May															
Douglas Emmett	Rental	Office	REIT	28.39	2,757	0.32	0.61	2.82	-NA-	-NA-	27.02	12.97	14.36	4.61	2.86	0.00	2.86	22.76	-NA-	19.91	5,145	137
Highwoods Properties *	Rental	Office	REIT	40.58	2,672	0.31	0.59	4.19	-NA-	9.74	16.55	8.18	16.09	6.76	0.57	1.05	1.62	14.54	26.63	19.25	6,364	175
Retail Properties of America *	Rental	Retail	REIT	15.04	2,607	0.30	0.57	4.40	-NA-	-NA-	-NA-	-NA-	-NA-	11.08	5.03	0.00	5.03	-NA-	-NA-	-NA-	-NA-	-NA-
Home Props of New York *	Rental	Residential	REIT	62.18	2,590	0.30	0.57	4.70	-NA-	8.35	17.55	4.34	7.03	4.64	0.94	1.19	2.13	18.69	25.33	17.37	4,489	127
Weingarten Realty *	Rental	Retail	REIT	31.79	2,534	0.29	0.56	4.09	6.57	4.34	19.01	9.88	3.61	5.97	1.89	0.00	1.89	17.12	39.35	20.06	5,002	145
LaSalle Hotel Properties *	Rental	Lodging/Resorts	REIT	32.99	2,513	0.29	0.55	3.39	-NA-	5.81	20.98	7.82	28.90	5.37	-0.27	0.00	-0.27	7.81	49.58	27.18	5,550	162
RLJ Lodging Trust *	Rental	Lodging/Resorts	REIT	27.71	2,492	0.29	0.55	3.18	-NA-	-NA-	-NA-	-NA-	22.54	3.63	3.90	0.00	3.90	14.84	-NA-	-NA-	5,586	164
Tanger Factory *	Rental	Retail	REIT	35.42	2,437	0.28	0.54	2.71	10.80	17.24	20.26	11.44	5.38	1.89	-0.73	0.00	-0.73	12.07	19.45	13.60	5,863	176
Equity Lifestyle Properties *	Rental	Residential	REIT	43.74	2,410	0.28	0.53	2.97	9.15	13.01	20.89	18.14	16.79	7.60	4.47	0.00	4.47	21.63	21.31	18.20	3,587	109
CBL & Associates Props *	Rental	Retail	REIT	18.82	2,343	0.27	0.52	5.21	7.27	2.41	30.07	3.79	-14.01	6.03	3.58	0.00	3.58	6.15	89.50	32.95	8,946	280
Washington Prime Group *	Rental	Retail	REIT	19.89	2,290	0.27	0.51	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Commonwealth REIT *	Rental	Office	REIT	26.31	2,281	0.26	0.50	3.80	-0.28	-0.86	10.93	5.11	32.39	0.04	3.54	0.00	3.54	13.94	38.51	41.95	-NA-	-NA-
Piedmont Office Realty Trust Cl A	Rental	Office	REIT	18.62	2,105	0.24	0.46	4.30	-NA-	-NA-	-NA-	1.11	2.26	9.74	5.74	1.14	6.87	15.13	-NA-	16.96	3,762	131
Healthcare Trust Of America Inc *	Rental	Health Care	REIT	12.10	2,101	0.24	0.46	4.75	-NA-	-NA-	-NA-	-NA-	-NA-	6.23	3.51	0.00	3.51	-NA-	-NA-	-NA-	-NA-	-NA-
Entertainment Props *	Rental	Diversified	REIT	53.92	2,091	0.24	0.46	6.34	-NA-	8.69	27.64	9.40	9.10	2.06	0.58	0.53	1.11	12.58	34.76	18.07	-NA-	-NA-
Forest City Enterprises	Rental	Diversified	Non-REIT	19.03	2,080	0.24	0.46	0.00	8.54	-2.14	21.83	-0.24	1.44	-0.37	0.63	0.00	0.63	-0.37	62.14	32.92	2,902	102
Post Properties *	Rental	Residential	REIT	51.15	2,032	0.24	0.45	2.82	5.30	8.28	29.73	8.89	9.83	4.18	1.87	0.00	1.87	13.88	30.38	19.09	4,807	173
Sunstone Hotel Investors *	Rental	Lodging/Resorts	REIT	14.69	1,969	0.23	0.43	1.02	-NA-	-NA-	20.63	13.42	23.05	6.99	2.66	0.00	2.66	10.00	-NA-	30.52	6,942	258
Lexington Corporate *	Rental	Diversified	REIT	11.35	1,899	0.22	0.42	5.81	7.84	3.59	28.44	11.36	-4.85	4.03	5.48	0.00	5.48	12.78	39.75	24.23	5,346	206
CubeSmart *	Rental	Self Storage	REIT	18.24	1,860	0.22	0.41	2.85	-NA-	-NA-	45.16	19.25	18.79	6.29	-1.94	0.00	-1.94	15.24	-NA-	23.85	5,271	208
DCT Industrial Trust *	Rental	Industrial	REIT	7.92	1,836	0.21	0.40	3.54	-NA-	-NA-	15.90	15.67	11.11	1.40	1.28	0.00	1.28	12.06	-NA-	21.43	13,196	527
Sovran Self Storage *	Rental	Self Storage	REIT	76.80	1,802	0.21	0.40	3.54	-NA-	10.19	29.16	25.47	22.12	5.49	1.19	0.00	1.19	19.93	27.48	23.17	3,802	155
Diamondrock Hospitality *	Rental	Lodging/Resorts	REIT	12.42	1,776	0.21	0.39	3.30	-NA-	-NA-	16.53	5.29	34.36	5.70	1.22	0.00	1.22	8.42	-NA-	29.15	5,119	211
Brandywine Realty Trust *	Rental	Office	REIT	15.30	1,759	0.20	0.39	3.92	7.37	-0.20	19.36	10.25	12.29	6.85	5.15	0.00	5.15	10.72	55.07	25.67	5,479	228
Healthcare Realty Trust *	Rental	Health Care	REIT	24.93	1,751	0.20	0.39	4.81	6.37	2.94	13.40	9.02	-1.80	4.47	-0.87	1.19	0.32	19.80	26.61	20.66	3,113	130
American Homes 4 Rent *	Rental	Residential	REIT	17.62	1,719	0.20	0.38	0.57	-NA-	-NA-	-NA-	-NA-	-NA-	5.45	9.78	0.00	9.78	8.77	-NA-	-NA-	7,338	313
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	REIT	35.54	1,669	0.19	0.37	2.59	-NA-	-NA-	-NA-	24.64	38.15	5.24	3.19	0.00	3.19	16.29	-NA-	-NA-	2,378	104
Corporate Office Props *	Rental	Office	REIT	27.55	1,658	0.19	0.37	3.99	8.11	5.72	2.97	-4.08	7.59	3.42	2.99	0.00	2.99	17.45	26.13	25.72	3,771	167
Medical Properties Trust *	Rental	Health Care	REIT	13.52	1,601	0.19	0.35	6.21	-NA-	-NA-	21.59	8.85	-3.37	5.71	0.15	0.00	0.15	12.36	-NA-	26.06	4,634	212
Cousins Properties *	Rental	Office	REIT	12.00	1,551	0.18	0.34	2.50	6.68	-0.66	8.64	12.84	18.60	5.27	3.18	0.64	3.83	17.96	35.11	24.51	3,646	172
First Industrial Realty *	Rental	Industrial	REIT	18.54	1,494	0.17	0.33	2.21	-NA-	-1.16	36.34	14.70	11.89	-4.04	0.93	0.00	0.93	6.83	48.63	28.20	2,989	147
Eastgroup Properties *	Rental	Industrial	REIT	63.66	1,442	0.17	0.32	3.39	10.53	10.17	16.80	14.27	11.98	1.19	0.65	0.00	0.65	10.82	23.26	18.83	2,691	137

* -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 Price 30-May	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Nth Am Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
					EUR (m)	30-May	30-May															
Mack-Cali Realty *	Rental	Office	REIT	21.75	1,399	0.16	0.31	5.52	-NA-	0.66	4.06	-9.11	-13.40	6.06	6.77	0.00	6.77	4.05	30.19	19.55	5,676	297
Chambers Street Properties *	Rental	Industrial/Office	REIT	8.00	1,387	0.16	0.31	6.30	-NA-	-NA-	-NA-	-NA-	-NA-	2.96	2.70	0.00	2.70	4.58	-NA-	-NA-	2,458	130
Sun Communities *	Rental	Residential	REIT	48.42	1,375	0.16	0.30	5.37	7.07	7.12	34.02	12.02	1.98	7.39	6.25	0.00	6.25	15.08	32.33	20.17	3,080	164
Strategic Hotels & Resorts	Rental	Lodging/Resorts	REIT	10.90	1,338	0.16	0.30	0.00	-NA-	-NA-	56.80	17.67	35.57	6.97	1.02	0.00	1.02	15.34	-NA-	34.64	7,183	393
National Health Inv *	Rental	Health Care	REIT	62.72	1,337	0.16	0.29	4.91	6.79	12.08	23.00	14.71	5.50	3.74	1.67	0.00	1.67	13.17	22.94	19.08	2,815	154
Washington Real Estate *	Rental	Diversified	REIT	25.83	1,247	0.14	0.28	4.65	5.26	3.99	8.95	-4.47	-2.84	8.17	5.60	0.00	5.60	11.86	23.60	16.25	2,256	133
PS Business Parks *	Rental	Industrial/Office	REIT	84.19	1,233	0.14	0.27	2.38	10.13	9.96	15.70	15.91	12.71	0.68	-1.84	0.00	-1.84	10.82	22.21	16.27	1,838	109
DuPont Fabros Technology *	Rental	Specialty	REIT	25.57	1,230	0.14	0.27	5.48	-NA-	-NA-	26.11	4.49	17.86	7.69	5.53	0.00	5.53	4.90	-NA-	24.86	4,849	289
Glimcher Realty Trust *	Rental	Retail	REIT	11.02	1,171	0.14	0.26	3.63	3.24	-0.62	35.74	6.07	-2.23	9.87	8.15	0.00	8.15	18.80	49.94	28.51	3,701	232
Acadia Realty Trust *	Rental	Retail	REIT	27.59	1,114	0.13	0.25	3.33	5.66	11.17	18.52	13.18	9.84	4.59	1.70	0.00	1.70	12.04	25.29	16.49	2,156	142
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	REIT	29.17	1,060	0.12	0.23	4.11	-NA-	-NA-	-NA-	24.04	34.06	13.37	8.08	0.00	8.08	16.53	-NA-	-NA-	1,928	133
Parkway Properties *	Rental	Office	REIT	19.97	1,030	0.12	0.23	3.76	9.92	-1.17	12.26	5.23	20.17	9.42	5.89	0.00	5.89	4.50	38.11	30.80	2,234	159
Government Properties *	Rental	Office	REIT	25.52	1,022	0.12	0.23	6.74	-NA-	-NA-	-NA-	-1.22	4.98	1.27	0.28	0.00	0.28	2.70	-NA-	16.20	2,523	181
LTC Properties *	Rental	Health Care	REIT	39.74	1,012	0.12	0.22	5.13	8.16	13.03	18.43	15.34	0.26	6.51	2.87	0.44	3.31	14.69	23.52	20.76	1,946	141
Equity One Inc *	Rental	Retail	REIT	22.96	996	0.12	0.22	3.83	-NA-	6.49	13.96	9.29	2.19	2.78	1.91	0.00	1.91	3.30	24.85	18.18	3,403	250
Sabra Health Care REIT *	Rental	Health Care	REIT	29.28	992	0.12	0.22	5.19	-NA-	7.17	14.19	22.96	13.49	6.35	-2.30	1.27	-1.03	14.84	37.94	33.60	3,453	255
Hudson Pacific Properties	Rental	Office	REIT	23.70	954	0.11	0.21	2.11	-NA-	-NA-	-NA-	-NA-	9.77	2.73	0.64	0.00	0.64	8.37	-NA-	-NA-	-NA-	-NA-
Empire State Realty Trust *	Rental	Office	REIT	16.39	908	0.11	0.20	1.00	-NA-	-NA-	-NA-	-NA-	-NA-	8.47	7.12	0.00	7.12	7.12	-NA-	-NA-	-NA-	-NA-
Felcor Lodging Trust *	Rental	Lodging/Resorts	REIT	9.84	898	0.10	0.20	0.41	-NA-	1.93	25.93	16.62	60.39	9.07	6.61	0.00	6.61	21.08	66.06	45.09	1,996	163
Education Realty Trust *	Rental	Residential	REIT	10.46	880	0.10	0.19	4.21	-NA-	-NA-	21.31	10.00	4.21	7.09	2.55	0.00	2.55	21.09	-NA-	15.46	2,821	235
American Assets Trust Inc.	Rental	Diversified	REIT	34.30	874	0.10	0.19	2.57	-NA-	-NA-	-NA-	18.01	9.19	1.66	1.03	0.00	1.03	9.83	-NA-	18.06	1,311	110
Pennsylvania Real Estate *	Rental	Retail	REIT	17.95	861	0.10	0.19	4.46	3.72	-0.33	30.44	5.27	-5.83	0.55	8.46	1.21	9.67	-3.32	60.17	39.31	3,551	302
Retail Opportunity Investment Corp. *	Rental	Retail	REIT	15.80	832	0.10	0.18	4.05	-NA-	-NA-	12.62	16.46	16.88	5.76	1.02	0.00	1.02	8.42	-NA-	11.19	-NA-	-NA-
Franklin Street Properties	Rental	Office	REIT	12.52	809	0.09	0.18	6.07	-NA-	-NA-	4.05	2.63	-2.50	0.87	2.79	0.00	2.79	7.95	-NA-	21.80	937	85
Ramco-Gershenson *	Rental	Retail	REIT	16.60	802	0.09	0.18	4.52	5.02	1.75	17.63	12.37	11.02	1.84	0.73	0.00	0.73	6.66	43.59	28.32	1,492	136
Hersha Hospitality Trust	Rental	Lodging/Resorts	REIT	6.33	799	0.09	0.18	3.79	-NA-	-1.54	22.15	5.41	14.86	8.58	8.95	0.00	8.95	14.72	45.73	30.98	2,968	272
Select Income REIT *	Rental	Industrial/Office	REIT	28.73	781	0.09	0.17	6.68	-NA-	-NA-	-NA-	-NA-	-NA-	-5.09	-6.66	0.00	-6.66	7.44	-NA-	-NA-	3,086	290
STAG Industrial	Rental	Industrial	REIT	23.95	775	0.09	0.17	5.26	-NA-	-NA-	-NA-	-NA-	8.86	-0.62	1.78	0.00	1.78	17.46	-NA-	-NA-	-NA-	-NA-
Associated Estates Realty	Rental	Residential	REIT	17.29	729	0.08	0.16	4.40	0.00	10.66	28.41	4.93	9.86	3.19	3.04	0.00	3.04	10.09	32.69	20.94	1,376	138
Investors Real Estate *	Rental	Diversified	REIT	8.88	696	0.08	0.15	5.86	-NA-	4.23	5.89	2.65	4.44	-1.11	1.83	0.00	1.83	5.01	15.92	15.63	759	80
Inland Real Estate Corp *	Rental	Retail	REIT	10.62	666	0.08	0.15	5.37	-NA-	6.44	14.05	10.53	8.96	1.56	1.63	0.45	2.08	3.21	27.88	17.56	1,052	116

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

Version: May 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				30-May	Mkt Cap	Global	Nth Am		Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	May-14	May-14	May-14	YTD	Vity (%)	Vity (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD							Annualised	(%)
Brixmor Property Group	Rental	Retail	REIT	21.75	659	0.08	0.15	1.50	-NA-	-NA-	-NA-	-NA-	-NA-	1.97	-0.96	0.00	-0.96	6.98	-NA-	-NA-	2,665	296
Kite Realty Group Trust *	Rental	Retail	REIT	6.21	589	0.07	0.13	4.19	-NA-	-NA-	17.82	11.45	6.34	4.58	0.16	0.00	0.16	-3.58	-NA-	20.92	1,174	146
First Potomac Realty Trust *	Rental	Industrial/Office M	REIT	13.08	563	0.07	0.12	4.59	-NA-	2.08	9.85	-3.29	0.00	2.40	0.38	1.15	1.53	15.05	29.03	25.26	647	84
Alexander's Inc. *	Rental	Retail	REIT	367.00	547	0.06	0.12	3.54	10.69	10.00	9.12	1.22	24.51	2.57	6.14	0.94	7.08	13.18	34.75	27.98	725	97
Ashford Hospitality *	Rental	Lodging/Resorts	REIT	10.70	499	0.06	0.11	4.49	-NA-	10.10	34.90	7.93	26.12	-5.06	4.29	0.00	4.29	30.68	55.06	36.24	2,336	343
Saul Centers *	Rental	Retail	REIT	48.15	458	0.05	0.10	3.32	7.68	8.04	14.11	9.57	10.81	2.51	4.92	0.00	4.92	2.47	27.92	13.62	321	51
Excel Trust *	Rental	Retail	REIT	13.20	440	0.05	0.10	5.30	-NA-	-NA-	-NA-	-NA-	-1.20	4.10	4.60	0.00	4.60	15.89	-NA-	-NA-	771	129
Rouse Properties *	Rental	Retail	REIT	16.32	435	0.05	0.10	4.17	-NA-	-NA-	-NA-	-NA-	-16.06	-4.35	-2.80	0.00	-2.80	-25.10	-NA-	-NA-	1,128	190
Silver Bay Realty Trust	Rental	Residential	REIT	15.87	429	0.05	0.09	0.76	-NA-	-NA-	-NA-	-NA-	-10.99	2.26	5.94	0.00	5.94	-0.75	-NA-	-NA-	1,229	210
Campus Crest Communities	Rental	Residential	REIT	8.87	420	0.05	0.09	7.44	-NA-	-NA-	-NA-	-5.66	-25.20	2.19	3.02	0.00	3.02	-3.99	-NA-	20.31	1,287	225
Universal Health Realty *	Rental	Health Care	REIT	43.29	401	0.05	0.09	5.78	8.36	9.44	11.59	5.38	1.37	2.49	2.03	0.00	2.03	9.62	21.87	21.29	371	68
Getty Realty *	Rental	Retail	REIT	19.54	359	0.04	0.08	4.09	7.29	3.88	7.14	-5.42	-2.70	3.44	3.28	0.00	3.28	7.46	30.43	28.72	350	71
Urstadt Biddle Class A *	Rental	Retail	REIT	20.72	356	0.04	0.08	4.87	-NA-	7.80	13.28	7.35	3.16	1.51	1.52	0.00	1.52	13.67	22.66	17.82	498	103
Winthrop Realty Trust	Rental	Diversified	REIT	15.00	356	0.04	0.08	4.33	-0.89	3.30	14.11	11.37	26.11	29.42	7.91	0.00	7.91	37.22	31.81	25.51	1,117	230
Cedar Shopping Centers *	Rental	Retail	REIT	6.14	356	0.04	0.08	3.26	0.99	0.81	8.14	8.77	10.26	1.31	-0.81	0.81	0.00	-0.32	55.14	32.77	675	139
Agree Realty Corp *	Rental	Retail	REIT	30.84	323	0.04	0.07	5.58	6.78	7.28	17.75	15.78	-2.49	1.41	3.25	0.00	3.25	7.75	32.25	18.96	437	99
United States Total					422,505.28	49.03	93.16	3.71														

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

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	4,097.92	453,508.93	100.00	3.84	10.97	8.64	23.33	11.43	3.70	6.82	4.08	16.83	23.09	13.89
United States	EUR	3,830.48	422,505.28	93.16	3.71	10.55	8.42	23.52	12.02	4.60	6.90	4.09	17.72	23.90	14.46
United States Dividend+	EUR	2,657.67	398,635.67	87.90	3.82	-NA-	-NA-	23.95	12.67	3.80	6.84	3.99	17.74	-NA-	14.25
Canada	EUR	5,583.30	31,003.65	6.84	5.57	11.79	11.92	21.37	5.73	-5.60	5.74	3.99	7.37	18.83	12.10
North America	USD	5,337.46	618,835.61	136.46	3.84	11.60	9.88	22.43	9.51	9.18	5.76	2.43	15.70	25.03	15.95
United States	USD	5,214.86	576,529.58	127.13	3.71	11.42	9.63	22.62	10.09	10.13	5.84	2.44	16.58	25.81	16.49
United States Dividend+	USD	2,995.51	543,958.30	119.94	3.82	-NA-	9.69	23.05	10.73	9.29	5.77	2.34	16.60	-NA-	16.06
Canada	USD	7,601.17	42,306.02	9.33	5.57	12.33	13.17	20.48	3.91	-0.61	4.69	2.34	6.33	20.85	14.14
North America	GBP	5,128.25	368,936.48	81.35	3.84	11.00	10.86	21.47	8.82	-1.32	5.11	3.11	14.24	24.17	13.68
United States	GBP	5,010.46	343,714.54	75.79	3.71	10.85	10.61	21.65	9.39	-0.46	5.19	3.12	15.11	25.06	14.33
United States Dividend+	GBP	3,201.03	324,296.24	71.51	3.82	-NA-	10.67	22.08	10.03	-1.22	5.13	3.02	15.13	-NA-	14.04
Canada	GBP	7,303.23	25,221.94	5.56	5.57	12.44	14.18	19.54	3.26	-10.16	4.06	3.02	4.99	18.57	11.12
North America	JPY	5,305.65	62,963,428.85	13883.61	3.84	11.43	8.97	24.01	18.04	10.01	4.48	2.02	12.00	26.79	18.23
United States	JPY	5,183.79	58,659,002.42	12934.48	3.71	11.25	8.72	24.19	18.66	10.97	4.56	2.03	12.85	27.46	18.68
United States Dividend+	JPY	2,750.45	55,345,037.51	12203.74	3.82	-NA-	-NA-	24.63	19.35	10.12	4.50	1.93	12.87	-NA-	18.15
Canada	JPY	7,555.87	4,304,426.43	949.14	5.57	11.59	12.23	22.03	12.01	0.15	3.43	1.93	2.93	23.70	17.17
North America	AUD	3,752.71	664,914.16	146.62	3.84	-NA-	-NA-	18.80	14.57	12.47	5.32	1.97	11.22	-NA-	10.96
United States	AUD	3,666.51	619,458.02	136.59	3.71	-NA-	-NA-	18.97	15.16	13.45	5.40	1.98	12.06	-NA-	11.70
United States Dividend+	AUD	2,453.35	584,461.48	128.88	3.82	-NA-	-NA-	19.39	15.83	12.59	5.34	1.88	12.08	-NA-	11.51
Canada	AUD	5,344.30	45,456.13	10.02	5.57	-NA-	-NA-	16.91	8.71	2.39	4.26	1.88	2.21	-NA-	8.13
Canada	CAD	5,706.42	45,938.00	6.84	5.57	11.11	10.62	20.27	7.94	4.42	3.00	1.25	8.66	15.37	8.61

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

Version: May 2014

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

Net Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America	EUR	3,691.53	453,508.93	100.00	2.70	-NA-	-NA-	21.92	10.19	2.49	6.67	3.99	16.33	-NA-	13.90
United States	EUR	3,460.03	422,505.28	93.16	2.60	-NA-	-NA-	22.13	10.79	3.39	6.75	4.00	17.23	-NA-	14.47
Canada	EUR	4,870.45	31,003.65	6.84	4.18	-NA-	-NA-	19.68	4.35	-6.93	5.50	3.87	6.74	-NA-	12.10
North America	USD	4,808.13	618,835.61	100.00	2.70	-NA-	-NA-	21.03	8.29	7.91	5.61	2.34	15.20	-NA-	15.96
United States	USD	4,710.52	576,529.58	93.16	2.60	-NA-	-NA-	21.24	8.88	8.86	5.69	2.35	16.09	-NA-	16.50
Canada	USD	6,630.69	42,306.02	6.84	4.18	-NA-	-NA-	18.81	2.55	-2.00	4.46	2.22	5.71	-NA-	14.15
North America	GBP	4,619.66	368,936.48	100.00	2.70	-NA-	-NA-	20.08	7.61	-2.47	4.96	3.03	13.75	-NA-	13.70
United States	GBP	4,525.88	343,714.54	93.16	2.60	-NA-	-NA-	20.29	8.19	-1.60	5.05	3.03	14.63	-NA-	14.35
Canada	GBP	6,370.79	25,221.94	6.84	4.18	-NA-	-NA-	17.88	1.91	-11.42	3.82	2.90	4.38	-NA-	11.12
North America	JPY	4,779.47	62,963,428.85	100.00	2.70	-NA-	-NA-	22.58	16.73	8.73	4.34	1.94	11.51	-NA-	18.23
United States	JPY	4,682.45	58,659,002.42	93.16	2.60	-NA-	-NA-	22.80	17.36	9.69	4.42	1.95	12.37	-NA-	18.68
Canada	JPY	6,591.17	4,304,426.43	6.84	4.18	-NA-	-NA-	20.33	10.54	-1.26	3.20	1.82	2.33	-NA-	17.16
North America	AUD	3,380.54	664,914.16	146.62	2.70	-NA-	-NA-	17.44	13.29	11.16	5.17	1.89	10.73	-NA-	10.97
United States	AUD	3,311.91	619,458.02	136.59	2.60	-NA-	-NA-	17.64	13.90	12.14	5.26	1.89	11.59	-NA-	11.71
Canada	AUD	4,661.96	45,456.13	10.02	4.18	-NA-	-NA-	15.28	7.29	0.95	4.02	1.77	1.61	-NA-	8.13
Canada	CAD	4,978.24	45,938.00	6.84	2.89	-NA-	-NA-	18.59	6.53	2.96	2.76	1.14	8.03	-NA-	8.61

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America	EUR	2,030.07	453,508.93	100.00	0.00	4.95	3.98	18.58	7.25	-0.35	6.30	3.78	15.12	23.06	13.92
United States	EUR	1,915.61	422,505.28	93.16	0.00	4.58	3.91	18.96	7.97	0.65	6.42	3.80	16.08	23.86	14.50
United States Dividend+	EUR	1,874.92	398,635.67	87.90	0.00	-NA-	-NA-	19.14	8.42	-0.22	6.33	3.68	16.04	-NA-	14.28
Canada	EUR	2,566.48	31,003.65	6.84	0.00	7.04	5.62	14.76	0.32	-10.78	4.79	3.52	4.89	18.79	12.10
North America	USD	2,643.68	618,835.61	100.00	0.00	5.55	5.17	17.72	5.40	4.91	5.25	2.13	14.00	24.96	15.99
United States	USD	2,607.93	576,529.58	93.16	0.00	5.41	5.07	18.09	6.11	5.97	5.36	2.15	14.95	25.73	16.53
United States Dividend+	USD	2,091.58	543,958.30	87.90	0.00	-NA-	4.88	18.27	6.55	5.05	5.27	2.03	14.91	-NA-	16.10
Canada	USD	3,494.03	42,306.02	6.84	0.00	7.56	6.80	13.92	-1.41	-6.06	3.75	1.88	3.87	20.80	14.15
North America	GBP	2,540.05	368,936.48	100.00	0.00	4.98	6.11	16.79	4.74	-5.17	4.61	2.81	12.57	24.05	13.74
United States	GBP	2,505.71	343,714.54	93.16	0.00	4.87	6.01	17.17	5.44	-4.22	4.72	2.83	13.50	24.94	14.39
United States Dividend+	GBP	1,868.58	324,296.24	87.90	0.00	-NA-	5.82	17.34	5.88	-5.05	4.63	2.72	13.46	-NA-	14.10
Canada	GBP	3,357.08	25,221.94	6.84	0.00	7.66	7.75	13.03	-2.03	-15.09	3.12	2.56	2.56	18.50	11.13
North America	JPY	2,627.92	62,963,428.85	100.00	0.00	5.38	4.30	19.23	13.62	5.72	3.98	1.73	10.36	26.71	18.22
United States	JPY	2,592.39	58,659,002.42	93.16	0.00	5.25	4.20	19.61	14.38	6.78	4.09	1.74	11.27	27.37	18.67
United States Dividend+	JPY	2,331.01	55,345,037.51	87.90	0.00	-NA-	-NA-	19.79	14.85	5.85	4.01	1.63	11.23	-NA-	18.15
Canada	JPY	3,473.21	4,304,426.43	6.84	0.00	6.85	5.92	15.39	6.27	-5.35	2.50	1.47	0.55	23.64	17.14
North America	AUD	1,858.74	664,914.16	495.62	2.00	-NA-	-NA-	14.22	10.27	8.08	4.81	1.68	9.59	-NA-	11.00
United States	AUD	1,833.60	619,458.02	461.74	3.00	-NA-	-NA-	14.59	11.01	9.17	4.92	1.69	10.49	-NA-	11.74
United States Dividend+	AUD	1,746.63	584,461.48	435.65	4.00	-NA-	-NA-	14.75	11.47	8.22	4.84	1.58	10.46	-NA-	11.55
Canada	AUD	2,456.61	45,456.13	33.88	5.00	-NA-	-NA-	10.54	3.14	-3.23	3.32	1.42	-0.15	-NA-	8.13
Canada	CAD	2,623.14	45,938.00	6.84	0.00	6.38	4.40	13.72	2.41	-1.31	2.07	0.80	6.15	15.36	8.63

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

Version: May 2014

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

Index Description	Curr	Close Value 30-May	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 (%)
			30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD		
North America Real Estate **	Local	5,225.99	3.84	11.50	9.67	22.37	9.89	9.68	5.64	2.36	15.96	24.62	15.43
North America FTSE	Local	362.21	2.51	-NA-	8.03	17.63	14.77	20.66	3.79	2.21	5.57	14.31	11.98
United States Real Estate **	USD	5,214.86	3.71	11.42	9.63	22.62	10.09	10.13	5.84	2.44	16.58	25.81	16.49
United States FTSE	USD	1,504.57	2.45	-NA-	8.08	18.47	15.25	20.83	3.88	2.39	5.40	14.52	12.39
United States JP Morgan Bonds	USD	543.81	-NA-	5.90	4.71	3.69	3.03	1.19	1.74	1.36	3.42	4.42	3.73
Canada Real Estate **	CAD	5,706.42	5.57	11.11	10.62	20.27	7.94	4.42	3.00	1.25	8.66	15.37	8.61
Canada FTSE	CAD	1,021.40	3.46	-NA-	8.55	8.17	4.70	18.44	2.57	-0.26	8.13	13.83	10.31
Canada JP Morgan Bonds	CAD	700.92	-NA-	6.79	5.16	4.16	3.80	1.80	1.43	1.31	3.90	3.89	3.76

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

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
				30-May	30-May
Simon Property Group *	Rental	Retail	US	38,335	8.45
Public Storage *	Rental	Self Storage	US	18,058	3.98
Equity Residential Props *	Rental	Residential	US	16,141	3.56
Prologis	Rental	Industrial	US	15,156	3.34
Ventas *	Rental	Health Care	US	14,404	3.18
HCP *	Rental	Health Care	US	13,856	3.06
Avalonbay Communities *	Rental	Residential	US	13,448	2.97
Health Care REIT *	Rental	Health Care	US	13,437	2.96
Boston Properties *	Rental	Office	US	13,411	2.96
Vornado Realty Trust *	Rental	Diversified	US	13,146	2.90
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	12,045	2.66
General Growth Properties	Rental	Retail	US	8,796	1.94
Essex Property Trust *	Rental	Residential	US	8,142	1.80
SL Green Realty *	Rental	Office	US	7,611	1.68
American Realty Capital Prop *	Rental	Retail	US	6,839	1.51
Kimco Realty *	Rental	Retail	US	6,817	1.50
The Macerich Company *	Rental	Retail	US	6,802	1.50
Realty Income *	Rental	Retail	US	6,587	1.45
Federal Realty Inv *	Rental	Retail	US	5,853	1.29
Riocan Real Estate *	Rental	Retail	CA	5,541	1.22
				244,425.25	53.90 (**)

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
EPRA/NAREIT United States	119	422,505	93.16%
EPRA/NAREIT Canada	21	31,004	6.84%
EPRA/NAREIT North America	140	453,509	100.00%

(**) The Top 20 Constituents represent 53.90% of the market capitalisation of the Developed North America Index.

Version: May 2014

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-14	Dividend Return May-14	Total Return May-14	
American Homes 4 Rent *	Rental	Residential	US	9.78	0.00	9.78	▲
Pennsylvania Real Estate *	Rental	Retail	US	8.46	1.21	9.67	▲
Extendicare Inc.	Rental	Health Care	CA	9.05	0.00	9.05	▲
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	8.95	0.00	8.95	▲
Glimcher Realty Trust *	Rental	Retail	US	8.15	0.00	8.15	▲
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	US	8.08	0.00	8.08	▲
Winthrop Realty Trust	Rental	Diversified	US	7.91	0.00	7.91	▲
Digital Realty Trust *	Rental	Diversified	US	7.68	0.00	7.68	▲
Empire State Realty Trust *	Rental	Office	US	7.12	0.00	7.12	▲
Alexander's Inc. *	Rental	Retail	US	6.14	0.94	7.08	▲
Piedmont Office Realty Trust Cl A	Rental	Office	US	5.74	1.14	6.87	▲
Mack-Cali Realty *	Rental	Office	US	6.77	0.00	6.77	▲
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	6.61	0.00	6.61	▲
Canadian Apartment Props *	Rental	Residential	CA	6.13	0.46	6.59	▲
UDR Inc. *	Rental	Residential	US	6.42	0.00	6.42	▲
Sun Communities *	Rental	Residential	US	6.25	0.00	6.25	▲
Omega Healthcare Investors *	Rental	Health Care	US	6.07	0.00	6.07	▲
Silver Bay Realty Trust	Rental	Residential	US	5.94	0.00	5.94	▲
Parkway Properties *	Rental	Office	US	5.89	0.00	5.89	▲
Washington Real Estate *	Rental	Diversified	US	5.60	0.00	5.60	▲

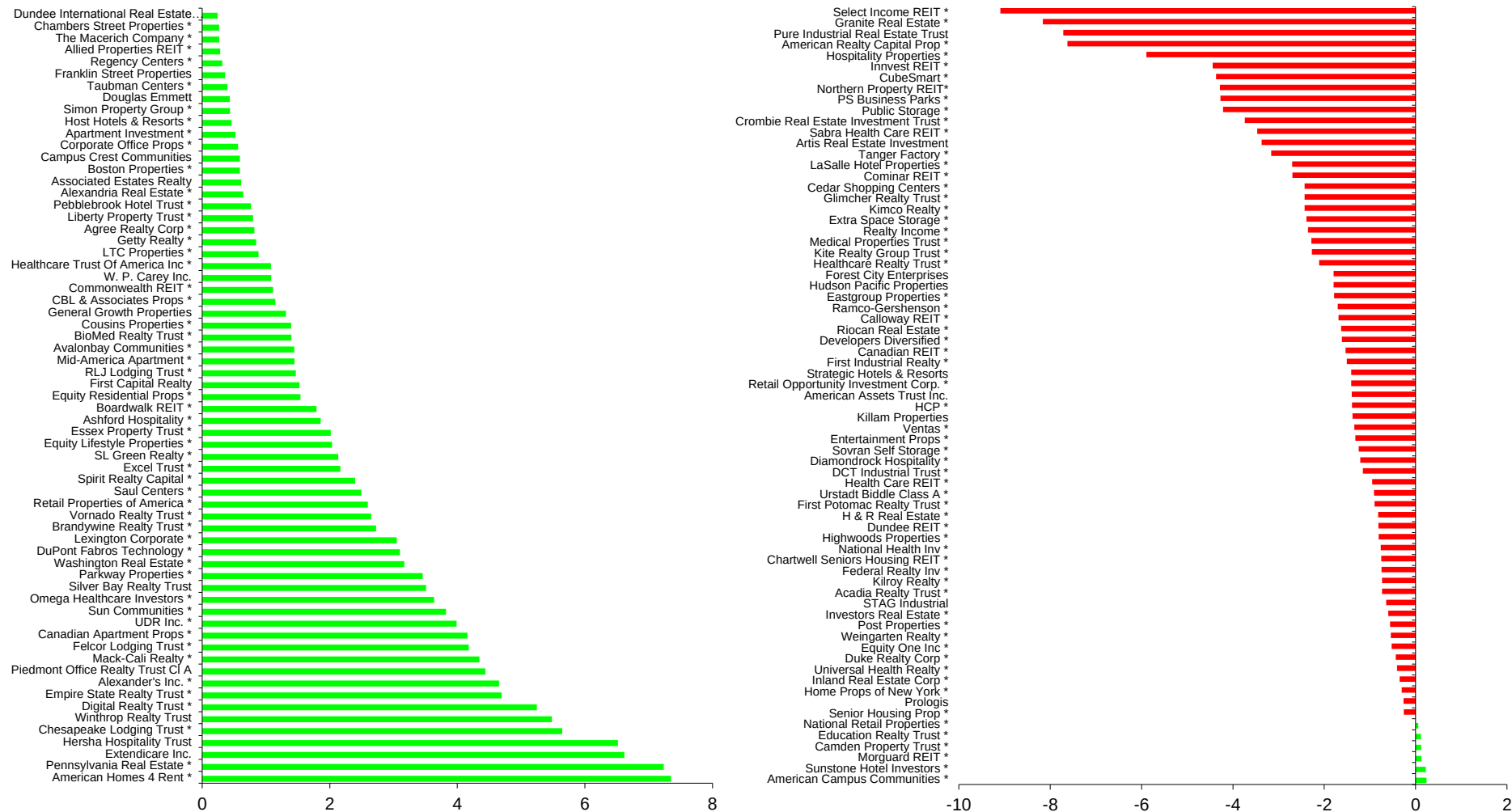
Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-14	Dividend Return May-14	Total Return May-14	
Cedar Shopping Centers *	Rental	Retail	US	-0.81	0.81	0.00	▲
Kimco Realty *	Rental	Retail	US	0.00	0.00	0.00	▲
Cominar REIT *	Rental	Diversified	CA	-0.89	0.63	-0.26	▼
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	-0.27	0.00	-0.27	▼
Tanger Factory *	Rental	Retail	US	-0.73	0.00	-0.73	▼
Artis Real Estate Investment	Rental	Diversified	CA	-1.50	0.56	-0.94	▼
Brixmor Property Group	Rental	Retail	US	-0.96	0.00	-0.96	▼
Sabra Health Care REIT *	Rental	Health Care	US	-2.30	1.27	-1.03	▼
Crombie Real Estate Investment Trust *	Rental	Retail	CA	-1.86	0.55	-1.31	▼
Public Storage *	Rental	Self Storage	US	-1.78	0.00	-1.78	▼
PS Business Parks *	Rental	Industrial/Office Mixed	US	-1.84	0.00	-1.84	▼
Northern Property REIT*	Rental	Residential	CA	-2.32	0.47	-1.85	▼
CubeSmart *	Rental	Self Storage	US	-1.94	0.00	-1.94	▼
Innvest REIT *	Rental	Lodging/Resorts	CA	-2.64	0.63	-2.01	▼
Rouse Properties *	Rental	Retail	US	-2.80	0.00	-2.80	▼
Hospitality Properties *	Rental	Lodging/Resorts	US	-3.46	0.00	-3.46	▼
American Realty Capital Prop *	Rental	Retail	US	-5.19	0.00	-5.19	▼
Pure Industrial Real Estate Trust	Rental	Industrial	CA	-5.28	0.00	-5.28	▼
Granite Real Estate *	Rental	Industrial	CA	-5.73	0.00	-5.73	▼
Select Income REIT *	Rental	Industrial/Office Mixed	US	-6.66	0.00	-6.66	▼

Version: May 2014

142

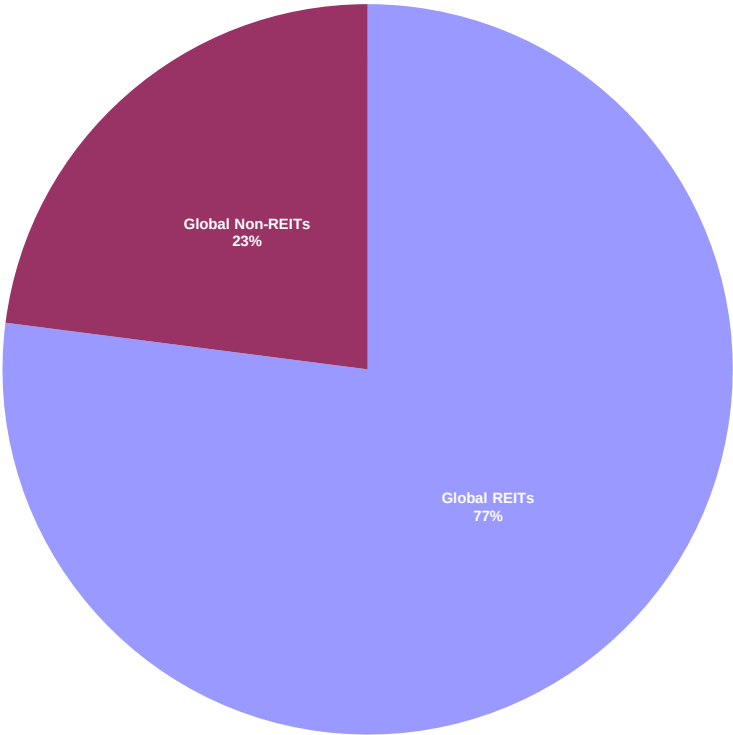
Graph 24: Total Return Performance relative to Regional Developed Index - North America



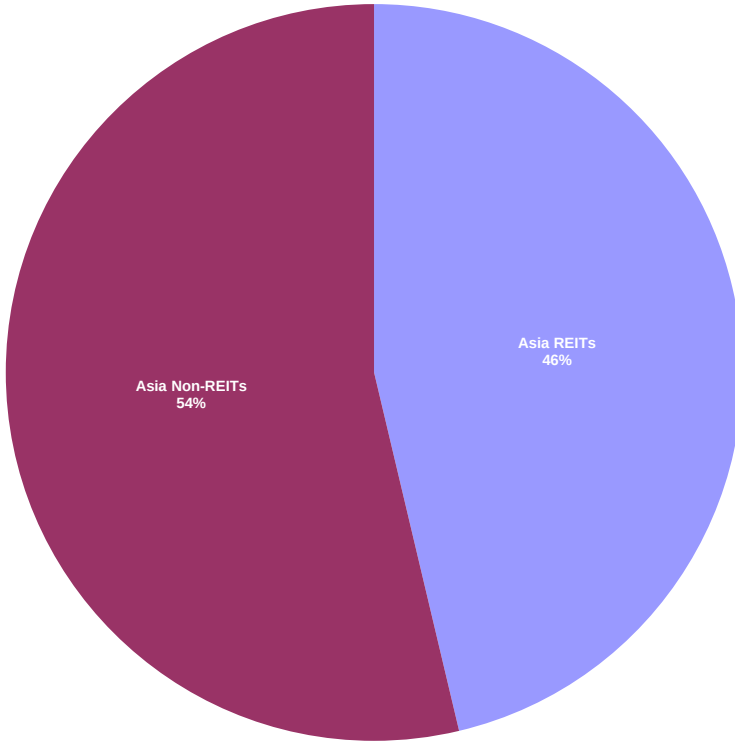
Section 3.5

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

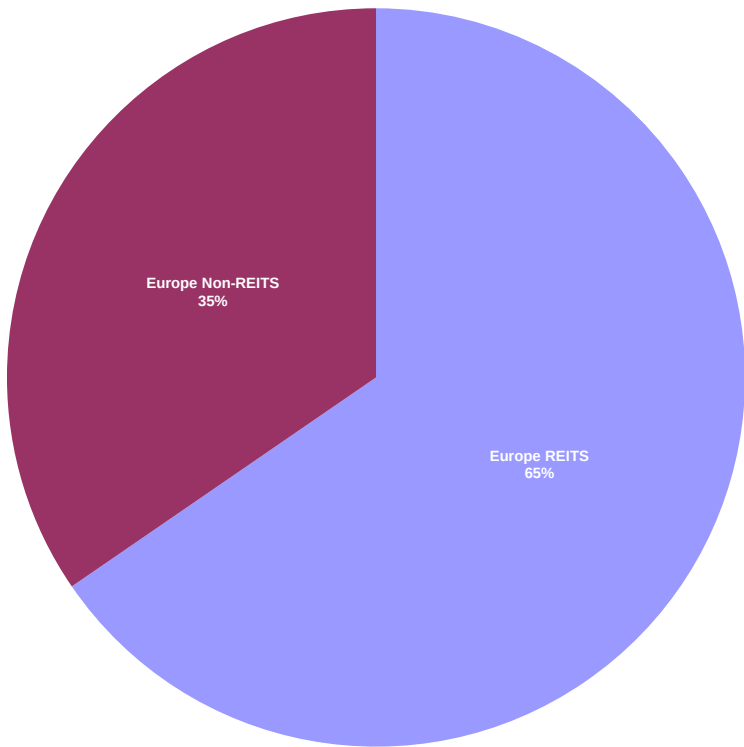
Graph 25: Developed Market Cap Breakdown REIT/Non-REIT



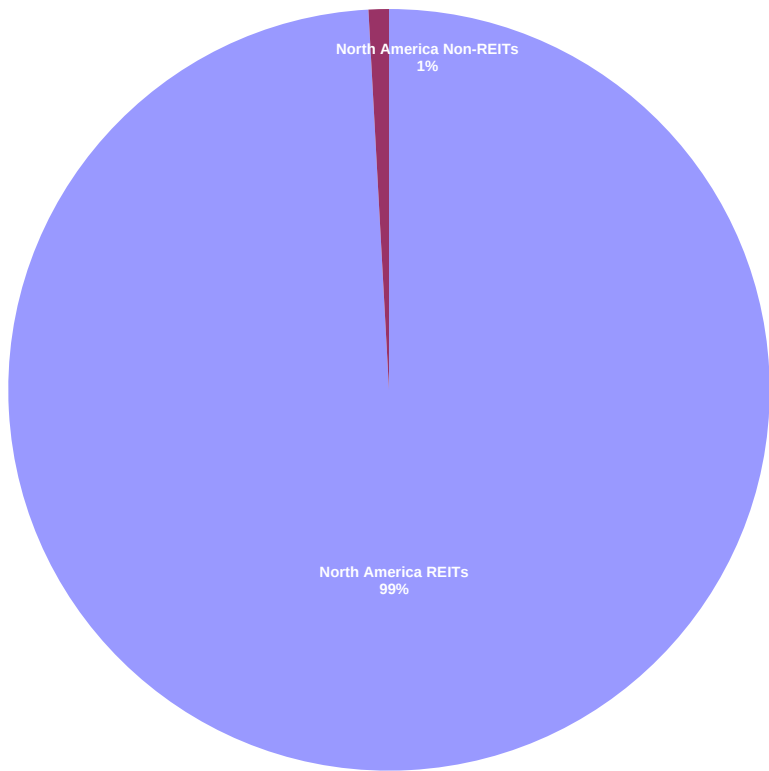
Graph 26: Developed Asia Market Cap Breakdown REIT/Non-REIT



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



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



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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global REITs	EUR	1,287.04	663,792.31	77.04	4.02	-NA-	-NA-	21.31	11.43	5.51	7.70	4.52	15.97	-NA-	12.57
Global Non-REITs	EUR	1,219.22	197,854.82	22.96	2.01	-NA-	-NA-	10.69	8.47	0.29	6.80	6.21	-0.14	-NA-	17.89
Global ex Asia REITs	EUR	1,287.22	537,366.91	91.31	3.88	-NA-	-NA-	21.99	11.29	6.07	7.34	4.37	16.72	-NA-	13.21
Global ex Asia Non-REITs	EUR	933.08	51,166.10	8.69	2.35	-NA-	-NA-	18.66	8.05	12.69	3.86	2.09	11.20	-NA-	11.32
Global ex Europe REITs	EUR	1,350.49	576,023.46	97.87	4.02	-NA-	-NA-	22.23	11.75	3.60	7.36	4.32	16.12	-NA-	13.00
Global ex Europe Non-REITs	EUR	1,271.33	151,466.33	25.74	1.90	-NA-	-NA-	9.35	8.13	-3.07	7.69	7.58	-3.11	-NA-	20.59
Global ex US REITs	EUR	1,053.40	243,366.98	41.35	4.52	-NA-	-NA-	18.46	10.42	7.02	9.05	5.27	13.03	-NA-	12.11
Global ex US Non-REITs	EUR	1,038.46	195,774.87	33.26	2.03	-NA-	-NA-	10.59	8.59	0.33	6.87	6.26	-0.14	-NA-	17.88
Asia REITs	EUR	1,284.56	126,425.40	46.29	4.62	-NA-	-NA-	18.90	11.90	3.22	9.26	5.18	12.98	-NA-	14.67
Asia Non-REITs	EUR	1,290.84	146,688.73	53.71	1.89	-NA-	-NA-	8.83	8.53	-3.52	7.86	7.73	-3.60	-NA-	21.17
Australia REITs Index	EUR	837.08	55,871.40	20.46	5.48	-NA-	-NA-	18.54	10.44	-2.11	7.39	2.11	14.59	-NA-	-NA-
Hong Kong REITs Index	EUR	2,263.25	10,561.83	3.87	4.04	-NA-	-NA-	26.78	20.38	2.25	9.75	8.92	11.52	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,293.49	60,529.63	22.16	3.20	-NA-	-NA-	5.48	1.45	-6.96	10.45	7.58	6.92	-NA-	-NA-
Japan REITs Index	EUR	1,217.36	44,081.79	16.14	3.33	-NA-	-NA-	14.43	10.91	12.86	10.57	7.82	9.99	-NA-	-NA-
Japan Non-REITs Index	EUR	1,006.10	65,675.67	24.05	0.60	-NA-	-NA-	15.01	21.85	-0.23	4.80	9.90	-14.00	-NA-	-NA-
New Zealand REITs Index	EUR	1,578.18	757.74	0.28	5.42	-NA-	-NA-	20.36	13.47	4.06	6.37	4.80	15.75	-NA-	-NA-
Singapore REITs Index	EUR	1,765.91	15,152.64	5.55	5.52	-NA-	-NA-	22.14	11.24	1.44	12.41	6.79	16.62	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,262.55	19,133.23	7.01	1.93	-NA-	-NA-	7.21	6.46	-4.83	10.96	1.67	7.42	-NA-	-NA-

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

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147

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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		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	EUR	1,154.92	87,768.86	65.42	4.04	-NA-	-NA-	18.05	10.67	19.75	9.96	5.89	15.11	-NA-	14.98
Europe Non-REITS	EUR	916.10	46,388.49	34.58	2.35	-NA-	-NA-	18.29	9.33	14.89	3.98	1.96	12.82	-NA-	10.90
Austria Non-REITs Index	EUR	402.00	2,241.84	1.67	1.57	-NA-	-NA-	16.50	0.08	21.32	2.97	-2.82	5.31	-NA-	-NA-
Belgium REITs Index	EUR	1,410.46	3,932.49	2.93	5.89	-NA-	-NA-	9.38	5.66	10.09	7.28	4.96	7.50	-NA-	-NA-
Finland Non-REITs Index	EUR	1,192.08	1,945.95	1.45	3.07	-NA-	-NA-	17.00	3.55	5.75	6.92	0.90	11.78	-NA-	-NA-
France REITs Index	EUR	1,917.69	11,460.71	8.54	5.14	-NA-	-NA-	19.00	10.58	12.07	12.65	6.36	14.75	-NA-	-NA-
Germany REITs Index	EUR	969.52	1,015.38	0.76	5.13	-NA-	-NA-	15.65	0.93	5.99	5.83	3.37	11.04	-NA-	-NA-
Germany Non-REITs Index	EUR	705.21	13,713.14	10.22	1.43	-NA-	-NA-	14.84	10.01	14.36	7.42	6.03	16.16	-NA-	-NA-
Greece REITs Index	EUR	1,101.81	187.34	0.14	2.32	-NA-	-NA-	12.34	22.91	38.82	-11.87	-5.88	19.40	-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	869.87	709.73	0.53	3.79	-NA-	-NA-	10.44	3.87	33.35	6.98	3.86	41.83	-NA-	-NA-
Italy Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	EUR	1,130.01	26,572.66	19.81	4.68	-NA-	-NA-	8.76	-1.46	14.41	13.59	9.61	15.62	-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	123.05	479.40	0.36	0.00	-NA-	-NA-	3.53	-12.63	-17.33	4.72	0.65	5.80	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,792.88	9,472.38	7.06	2.60	-NA-	-NA-	27.43	12.30	19.83	5.80	2.82	18.28	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,788.11	7,811.26	5.82	4.60	-NA-	-NA-	15.89	3.58	1.69	0.71	-2.54	9.63	-NA-	-NA-
Spain Non-REITs Spain	EUR	74.20	1,030.93	0.77	0.00	-NA-	-NA-	-NA-	-44.69	-NA-	31.72	-8.21	-NA-	-NA-	-NA-
UK REITs	EUR	444.47	43,890.55	32.72	3.18	-NA-	-NA-	20.62	14.26	26.93	7.68	3.86	15.47	-NA-	15.47
UK Non-REITs	EUR	372.67	9,693.58	7.23	1.99	-NA-	-NA-	20.88	21.05	25.20	-0.78	1.93	6.89	-NA-	13.19
Israel Non-REITs	EUR	1,309.74	866.73	0.64	2.05	-NA-	-NA-	-NA-	7.94	9.66	-4.24	-2.36	0.65	-NA-	-NA-
Canada REITs Index	EUR	1,652.87	29,172.73	6.43	5.59	-NA-	-NA-	20.90	6.27	-7.55	5.55	3.78	7.39	-NA-	-NA-
Canada Non-REITs Index	EUR	952.33	1,830.92	0.40	5.22	-NA-	-NA-	25.83	5.52	7.72	8.98	7.46	8.83	-NA-	-NA-
United States REITs Index	EUR	1,139.62	420,425.33	92.70	3.73	-NA-	-NA-	23.69	12.14	4.64	6.93	4.10	17.82	-NA-	-NA-
United States Non-REITs Index	EUR	618.72	2,079.95	0.46	0.00	-NA-	-NA-	11.34	0.98	-3.66	0.63	2.26	0.61	-NA-	-NA-

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

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	USD	1,478.15	905,777.80	77.04	4.02	-NA-	-NA-	20.43	9.50	11.09	6.63	2.87	14.85	-NA-	15.38
Global Non-REITs	USD	1,400.27	269,982.80	22.96	2.01	-NA-	-NA-	9.88	6.60	5.59	5.74	4.53	-1.11	-NA-	22.73
Global ex Asia REITs	USD	1,478.27	733,264.02	91.31	3.88	-NA-	-NA-	21.10	9.37	11.68	6.27	2.71	15.58	-NA-	15.87
Global ex Asia Non-REITs	USD	1,071.68	69,818.70	8.69	2.35	-NA-	-NA-	17.79	6.19	18.65	2.83	0.47	10.12	-NA-	16.15
Global ex Europe REITs	USD	1,551.17	786,012.81	97.87	4.02	-NA-	-NA-	21.34	9.82	9.08	6.29	2.66	14.99	-NA-	15.28
Global ex Europe Non-REITs	USD	1,460.11	206,683.38	25.74	1.90	-NA-	-NA-	8.55	6.27	2.06	6.62	5.87	-4.05	-NA-	25.20
Global ex US REITs	USD	1,434.11	332,086.42	41.35	4.52	-NA-	-NA-	17.60	8.52	12.68	7.97	3.60	11.93	-NA-	15.93
Global ex US Non-REITs	USD	1,413.77	267,144.60	33.26	2.03	-NA-	-NA-	9.78	6.72	5.63	5.80	4.57	-1.11	-NA-	22.69
Asia REITs	USD	1,475.61	172,513.78	46.29	4.62	-NA-	-NA-	18.04	9.97	8.68	8.17	3.51	11.88	-NA-	17.32
Asia Non-REITs	USD	1,482.51	200,164.10	53.71	1.89	-NA-	-NA-	8.03	6.66	1.58	6.79	6.02	-4.53	-NA-	25.76
Australia REITs Index	USD	1,139.61	76,239.32	20.46	5.48	-NA-	-NA-	17.68	8.54	3.07	6.32	0.49	13.48	-NA-	-NA-
Hong Kong REITs Index	USD	3,081.21	14,412.14	3.87	4.04	-NA-	-NA-	25.85	18.31	7.65	8.66	7.19	10.44	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,760.98	82,595.71	22.16	3.20	-NA-	-NA-	4.71	-0.30	-2.04	9.35	5.87	5.88	-NA-	-NA-
Japan REITs Index	USD	1,657.32	60,151.81	16.14	3.33	-NA-	-NA-	13.59	9.00	18.83	9.47	6.11	8.92	-NA-	-NA-
Japan Non-REITs Index	USD	1,369.71	89,617.73	24.05	0.60	-NA-	-NA-	14.17	19.75	5.04	3.76	8.15	-14.84	-NA-	-NA-
New Zealand REITs Index	USD	2,148.55	1,033.97	0.28	5.42	-NA-	-NA-	19.48	11.52	9.56	5.31	3.13	14.63	-NA-	-NA-
Singapore REITs Index	USD	2,404.13	20,676.54	5.55	5.52	-NA-	-NA-	21.25	9.32	6.81	11.29	5.09	15.49	-NA-	-NA-
Singapore Non-REITs Index	USD	1,718.86	26,108.25	7.01	1.93	-NA-	-NA-	6.42	4.63	0.20	9.86	0.06	6.38	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	881.23	119,764.99	65.42	4.04	-NA-	-NA-	11.50	3.60	20.82	6.22	2.39	10.60	-NA-	19.92
Europe Non-REITS	USD	808.33	63,299.42	34.58	2.35	-NA-	-NA-	13.68	4.09	17.83	1.75	0.11	9.59	-NA-	15.64
Austria Non-REITs Index	USD	461.64	3,059.10	1.67	1.57	-NA-	-NA-	15.65	-1.64	27.74	1.95	-4.36	4.29	-NA-	-NA-
Belgium REITs Index	USD	1,616.32	5,366.07	2.93	5.89	-NA-	-NA-	8.57	3.83	15.92	6.21	3.29	6.45	-NA-	-NA-
Finland Non-REITs Index	USD	1,369.69	2,655.35	1.45	3.07	-NA-	-NA-	16.15	1.77	11.35	5.86	-0.70	10.69	-NA-	-NA-
France REITs Index	USD	2,199.54	15,638.71	8.54	5.14	-NA-	-NA-	18.11	8.67	18.00	11.53	4.67	13.63	-NA-	-NA-
Germany REITs Index	USD	1,114.52	1,385.53	0.76	5.13	-NA-	-NA-	14.81	-0.82	11.59	4.78	1.73	9.96	-NA-	-NA-
Germany Non-REITs Index	USD	810.28	18,712.27	10.22	1.43	-NA-	-NA-	14.01	8.12	20.41	6.35	4.35	15.03	-NA-	-NA-
Greece REITs Index	USD	1,268.59	255.63	0.14	2.32	-NA-	-NA-	11.52	20.79	46.16	-12.75	-7.37	18.24	-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	997.81	968.46	0.53	3.79	-NA-	-NA-	9.61	2.08	40.41	5.92	2.21	40.45	-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	1,298.24	36,259.73	19.81	4.68	-NA-	-NA-	7.97	-3.15	20.46	12.46	7.87	14.49	-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	167.52	654.17	0.36	0.00	-NA-	-NA-	2.77	-14.14	-12.96	3.68	-0.95	4.78	-NA-	-NA-
Sweden Non-REITs Index	USD	2,440.84	12,925.54	7.06	2.60	-NA-	-NA-	26.50	10.36	26.17	4.75	1.19	17.13	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,434.35	10,658.85	5.82	4.60	-NA-	-NA-	15.04	1.80	7.07	-0.29	-4.08	8.56	-NA-	-NA-
Spain Non-REITs Spain	USD	78.06	1,406.76	0.77	0.00	-NA-	-NA-	-NA-	-47.21	-NA-	30.41	-9.67	-NA-	-NA-	-NA-
UK REITs	USD	605.10	59,890.85	32.72	3.18	-NA-	-NA-	19.74	12.29	33.64	6.61	2.21	14.35	-NA-	19.57
UK Non-REITs	USD	507.36	13,227.38	7.23	1.99	-NA-	-NA-	19.99	18.96	31.82	-1.76	0.32	5.85	-NA-	17.53
Israel Non-REITs	USD	1,414.37	1,182.70	0.64	2.05	-NA-	-NA-	-NA-	6.08	15.46	-5.20	-3.91	-0.32	-NA-	-NA-
Canada REITs Index	USD	2,250.24	39,807.64	6.43	5.59	-NA-	-NA-	20.01	4.44	-2.66	4.50	2.13	6.35	-NA-	-NA-
Canada Non-REITs Index	USD	1,296.51	2,498.38	0.40	5.22	-NA-	-NA-	24.91	3.71	13.41	7.90	5.75	7.77	-NA-	-NA-
United States REITs Index	USD	1,551.49	573,691.38	92.70	3.73	-NA-	-NA-	22.78	10.20	10.18	5.87	2.45	16.68	-NA-	-NA-
United States Non-REITs Index	USD	842.33	2,838.20	0.46	0.00	-NA-	-NA-	10.53	-0.76	1.44	-0.37	0.63	-0.37	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	GBP	1,420.21	540,005.25	77.04	4.02	-NA-	-NA-	19.48	8.82	0.41	5.98	3.55	13.40	-NA-	12.62
Global Non-REITs	GBP	1,345.38	160,957.94	22.96	2.01	-NA-	-NA-	9.02	5.93	-4.56	5.09	5.22	-2.35	-NA-	18.34
Global ex Asia REITs	GBP	1,420.32	437,156.24	91.31	3.88	-NA-	-NA-	20.15	8.68	0.95	5.63	3.40	14.13	-NA-	13.29
Global ex Asia Non-REITs	GBP	1,029.68	41,624.41	8.69	2.35	-NA-	-NA-	16.87	5.52	7.24	2.20	1.14	8.73	-NA-	12.35
Global ex Europe REITs	GBP	1,490.37	468,603.93	97.87	4.02	-NA-	-NA-	20.38	9.13	-1.41	5.65	3.35	13.54	-NA-	12.82
Global ex Europe Non-REITs	GBP	1,402.88	123,220.19	25.74	1.90	-NA-	-NA-	7.70	5.60	-7.75	5.97	6.58	-5.26	-NA-	20.90
Global ex US REITs	GBP	1,377.90	197,982.78	41.35	4.52	-NA-	-NA-	16.67	7.84	1.85	7.31	4.29	10.52	-NA-	12.39
Global ex US Non-REITs	GBP	1,358.36	159,265.87	33.26	2.03	-NA-	-NA-	8.92	6.05	-4.52	5.16	5.27	-2.36	-NA-	18.32
Asia REITs	GBP	1,417.77	102,849.01	46.29	4.62	-NA-	-NA-	17.11	9.28	-1.77	7.52	4.20	10.47	-NA-	14.56
Asia Non-REITs	GBP	1,424.40	119,333.53	53.71	1.89	-NA-	-NA-	7.19	5.99	-8.18	6.14	6.72	-5.73	-NA-	21.49
Australia REITs Index	GBP	1,094.94	45,452.25	20.46	5.48	-NA-	-NA-	16.75	7.86	-6.84	5.68	1.16	12.05	-NA-	-NA-
Hong Kong REITs Index	GBP	2,960.44	8,592.21	3.87	4.04	-NA-	-NA-	24.87	17.57	-2.70	8.00	7.90	9.05	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,691.95	49,241.78	22.16	3.20	-NA-	-NA-	3.89	-0.93	-11.46	8.69	6.58	4.54	-NA-	-NA-
Japan REITs Index	GBP	1,592.36	35,861.22	16.14	3.33	-NA-	-NA-	12.70	8.32	7.41	8.80	6.82	7.55	-NA-	-NA-
Japan Non-REITs Index	GBP	1,316.02	53,428.17	24.05	0.60	-NA-	-NA-	13.27	19.00	-5.06	3.13	8.88	-15.91	-NA-	-NA-
New Zealand REITs Index	GBP	2,064.33	616.43	0.28	5.42	-NA-	-NA-	18.55	10.82	-0.97	4.67	3.82	13.19	-NA-	-NA-
Singapore REITs Index	GBP	2,309.90	12,326.91	5.55	5.52	-NA-	-NA-	20.30	8.63	-3.46	10.61	5.79	14.04	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,651.48	15,565.17	7.01	1.93	-NA-	-NA-	5.59	3.97	-9.43	9.19	0.73	5.04	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	1,273.83	71,401.31	65.42	4.04	-NA-	-NA-	16.27	8.08	13.96	8.20	4.90	12.56	-NA-	16.23
Europe Non-REITS	GBP	1,010.92	37,737.75	34.58	2.35	-NA-	-NA-	16.50	6.77	9.34	2.33	1.02	10.32	-NA-	12.29
Austria Non-REITs Index	GBP	443.55	1,823.77	1.67	1.57	-NA-	-NA-	14.74	-2.26	15.46	1.33	-3.72	2.98	-NA-	-NA-
Belgium REITs Index	GBP	1,552.97	3,199.14	2.93	5.89	-NA-	-NA-	7.72	3.18	4.77	5.57	3.98	5.11	-NA-	-NA-
Finland Non-REITs Index	GBP	1,316.01	1,583.06	1.45	3.07	-NA-	-NA-	15.23	1.13	0.64	5.22	-0.04	9.30	-NA-	-NA-
France REITs Index	GBP	2,113.33	9,323.46	8.54	5.14	-NA-	-NA-	17.18	7.99	6.66	10.85	5.37	12.20	-NA-	-NA-
Germany REITs Index	GBP	1,070.84	826.03	0.76	5.13	-NA-	-NA-	13.91	-1.44	0.86	4.14	2.41	8.58	-NA-	-NA-
Germany Non-REITs Index	GBP	778.52	11,155.85	10.22	1.43	-NA-	-NA-	13.11	7.44	8.83	5.70	5.05	13.58	-NA-	-NA-
Greece REITs Index	GBP	1,218.87	152.40	0.14	2.32	-NA-	-NA-	10.64	20.03	32.11	-13.28	-6.75	16.75	-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	958.70	577.38	0.53	3.79	-NA-	-NA-	8.75	1.44	26.91	5.28	2.89	38.68	-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	1,247.36	21,617.27	19.81	4.68	-NA-	-NA-	7.12	-3.76	8.88	11.78	8.59	13.05	-NA-	-NA-
Netherlands Non-REITs	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	160.96	390.00	0.36	0.00	-NA-	-NA-	1.96	-14.68	-21.33	3.05	-0.29	3.46	-NA-	-NA-
Sweden Non-REITs Index	GBP	2,345.17	7,705.93	7.06	2.60	-NA-	-NA-	25.51	9.67	14.04	4.11	1.86	15.66	-NA-	-NA-
Switzerland Non-REITs Index	GBP	2,338.93	6,354.58	5.82	4.60	-NA-	-NA-	14.14	1.16	-3.22	-0.90	-3.44	7.19	-NA-	-NA-
Spain Non-REITs Spain	GBP	75.00	838.68	0.77	0.00	-NA-	-NA-	-NA-	-47.54	-NA-	29.62	-9.06	-NA-	-NA-	-NA-
UK REITs	GBP	706.07	35,705.64	32.72	3.18	-NA-	-NA-	18.80	11.59	20.80	5.96	2.89	12.91	-NA-	15.73
UK Non-REITs	GBP	592.11	7,885.88	7.23	1.99	-NA-	-NA-	19.05	18.22	19.15	-2.36	0.99	4.52	-NA-	14.39
Israel Non-REITs	GBP	1,160.10	705.10	0.64	2.05	-NA-	-NA-	-NA-	5.41	4.36	-5.77	-3.27	-1.58	-NA-	-NA-
Canada REITs Index	GBP	2,162.04	23,732.46	6.43	5.59	-NA-	-NA-	19.07	3.78	-12.02	3.86	2.81	5.01	-NA-	-NA-
Canada Non-REITs Index	GBP	1,245.69	1,489.48	0.40	5.22	-NA-	-NA-	23.93	3.05	2.51	7.24	6.46	6.42	-NA-	-NA-
United States REITs Index	GBP	1,490.68	342,022.47	92.70	3.73	-NA-	-NA-	21.82	9.51	-0.42	5.22	3.13	15.21	-NA-	-NA-
United States Non-REITs Index	GBP	809.32	1,692.07	0.46	0.00	-NA-	-NA-	9.66	-1.39	-8.31	-0.97	1.31	-1.62	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global REITs	JPY	1,469.34	92,158,362.38	77.04	4.02	-NA-	-NA-	21.98	18.04	11.94	5.35	2.46	11.17	-NA-	17.97
Global Non-REITs	JPY	1,391.93	27,469,399.76	22.96	2.01	-NA-	-NA-	11.29	14.90	6.40	4.46	4.11	-4.27	-NA-	26.42
Global ex Asia REITs	JPY	1,469.46	74,605,947.55	91.31	3.88	-NA-	-NA-	22.66	17.89	12.54	5.00	2.31	11.89	-NA-	18.48
Global ex Asia Non-REITs	JPY	1,065.30	7,103,703.25	8.69	2.35	-NA-	-NA-	19.30	14.46	19.55	1.59	0.07	6.60	-NA-	20.01
Global ex Europe REITs	JPY	1,541.93	79,972,873.30	97.87	4.02	-NA-	-NA-	22.89	18.38	9.91	5.01	2.25	11.31	-NA-	17.60
Global ex Europe Non-REITs	JPY	1,451.41	21,029,000.45	25.74	1.90	-NA-	-NA-	9.94	14.55	2.84	5.34	5.45	-7.12	-NA-	28.76
Global ex US REITs	JPY	1,425.57	33,788,132.47	41.35	4.52	-NA-	-NA-	19.11	16.97	13.54	6.67	3.19	8.35	-NA-	18.89
Global ex US Non-REITs	JPY	1,405.35	27,180,627.25	33.26	2.03	-NA-	-NA-	11.19	15.03	6.44	4.53	4.15	-4.27	-NA-	26.37
Asia REITs	JPY	1,466.82	17,552,414.83	46.29	4.62	-NA-	-NA-	19.55	18.54	9.50	6.87	3.10	8.31	-NA-	19.44
Asia Non-REITs	JPY	1,473.68	20,365,696.51	53.71	1.89	-NA-	-NA-	9.42	14.97	2.36	5.51	5.60	-7.59	-NA-	29.31
Australia REITs Index	JPY	1,132.81	7,756,970.03	20.46	5.48	-NA-	-NA-	19.19	16.99	3.85	5.04	0.09	9.85	-NA-	-NA-
Hong Kong REITs Index	JPY	3,062.85	1,466,363.07	3.87	4.04	-NA-	-NA-	27.47	27.53	8.47	7.35	6.76	6.91	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,750.48	8,403,700.28	22.16	3.20	-NA-	-NA-	6.06	7.47	-1.30	8.04	5.45	2.49	-NA-	-NA-
Japan REITs Index	JPY	1,415.89	6,120,146.13	16.14	3.33	-NA-	-NA-	15.05	17.50	19.74	8.15	5.69	5.44	-NA-	-NA-
Japan Non-REITs Index	JPY	1,170.08	9,118,156.37	24.05	0.60	-NA-	-NA-	15.63	29.08	5.84	2.51	7.73	-17.56	-NA-	-NA-
New Zealand REITs Index	JPY	2,135.75	105,201.25	0.28	5.42	-NA-	-NA-	21.02	20.21	10.39	4.04	2.72	10.96	-NA-	-NA-
Singapore REITs Index	JPY	2,389.80	2,103,734.35	5.55	5.52	-NA-	-NA-	22.80	17.84	7.62	9.95	4.67	11.80	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,708.61	2,656,383.40	7.01	1.93	-NA-	-NA-	7.79	12.78	0.96	8.54	-0.34	2.98	-NA-	-NA-

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Europe REITS	JPY	1,317.89	12,185,489.08	65.42	4.04	-NA-	-NA-	18.69	17.24	27.05	7.55	3.80	10.35	-NA-	23.43
Europe Non-REITS	JPY	1,045.89	6,440,399.31	34.58	2.35	-NA-	-NA-	18.93	15.81	21.89	1.71	-0.05	8.15	-NA-	19.66
Austria Non-REITs Index	JPY	458.89	311,248.44	1.67	1.57	-NA-	-NA-	17.14	6.02	28.72	0.72	-4.74	0.95	-NA-	-NA-
Belgium REITs Index	JPY	1,606.69	545,971.21	2.93	5.89	-NA-	-NA-	9.96	11.92	16.80	4.93	2.89	3.05	-NA-	-NA-
Finland Non-REITs Index	JPY	1,361.53	270,168.51	1.45	3.07	-NA-	-NA-	17.64	9.70	12.19	4.59	-1.10	7.15	-NA-	-NA-
France REITs Index	JPY	2,186.43	1,591,160.48	8.54	5.14	-NA-	-NA-	19.62	17.14	18.90	10.18	4.25	10.00	-NA-	-NA-
Germany REITs Index	JPY	1,107.88	140,971.24	0.76	5.13	-NA-	-NA-	16.28	6.91	12.44	3.52	1.32	6.44	-NA-	-NA-
Germany Non-REITs Index	JPY	805.45	1,903,879.48	10.22	1.43	-NA-	-NA-	15.47	16.55	21.33	5.07	3.94	11.35	-NA-	-NA-
Greece REITs Index	JPY	1,261.03	26,009.55	0.14	2.32	-NA-	-NA-	12.95	30.20	47.27	-13.80	-7.74	14.46	-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	991.86	98,536.18	0.53	3.79	-NA-	-NA-	11.02	10.03	41.48	4.65	1.80	35.96	-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	1,290.51	3,689,246.00	19.81	4.68	-NA-	-NA-	9.36	4.39	21.38	11.11	7.44	10.83	-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	166.53	66,558.51	0.36	0.00	-NA-	-NA-	4.09	-7.45	-12.30	2.43	-1.34	1.43	-NA-	-NA-
Sweden Non-REITs Index	JPY	2,426.29	1,315,109.09	7.06	2.60	-NA-	-NA-	28.12	18.96	27.13	3.49	0.78	13.39	-NA-	-NA-
Switzerland Non-REITs Index	JPY	2,419.84	1,084,484.51	5.82	4.60	-NA-	-NA-	16.52	9.73	7.89	-1.50	-4.46	5.09	-NA-	-NA-
Spain Non-REITs Spain	JPY	77.60	143,131.00	0.77	0.00	-NA-	-NA-	-NA-	-43.10	-NA-	28.84	-10.02	-NA-	-NA-	-NA-
UK REITs	JPY	601.50	6,093,594.43	32.72	3.18	-NA-	-NA-	21.28	21.04	34.66	5.33	1.80	10.69	-NA-	22.39
UK Non-REITs	JPY	504.34	1,345,819.77	7.23	1.99	-NA-	-NA-	21.54	28.23	32.82	-2.95	-0.08	2.47	-NA-	21.43
Israel Non-REITs	JPY	1,455.57	120,333.56	0.64	2.05	-NA-	-NA-	-NA-	14.34	16.34	-6.34	-4.29	-3.51	-NA-	-NA-
Canada REITs Index	JPY	2,236.83	4,050,228.56	6.43	5.59	-NA-	-NA-	21.56	12.58	-1.92	3.24	1.72	2.95	-NA-	-NA-
Canada Non-REITs Index	JPY	1,288.78	254,197.87	0.40	5.22	-NA-	-NA-	26.51	11.79	14.28	6.60	5.33	4.33	-NA-	-NA-
United States REITs Index	JPY	1,542.25	58,370,229.91	92.70	3.73	-NA-	-NA-	24.36	18.79	11.02	4.59	2.04	12.95	-NA-	-NA-
United States Non-REITs Index	JPY	837.31	288,772.51	0.46	0.00	-NA-	-NA-	11.95	6.97	2.21	-1.57	0.24	-3.55	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global REITs	AUD	1,039.27	973,222.09	112.95	4.02	-NA-	-NA-	16.85	14.56	14.44	6.19	2.41	10.40	-NA-	9.27
Global Non-REITs	AUD	984.51	290,085.74	33.67	2.01	-NA-	-NA-	6.62	11.52	8.78	5.30	4.06	-4.94	-NA-	14.94
Global ex Asia REITs	AUD	1,039.35	787,862.92	133.87	3.88	-NA-	-NA-	17.50	14.42	15.05	5.84	2.26	11.10	-NA-	10.84
Global ex Asia Non-REITs	AUD	753.49	75,017.40	12.75	2.35	-NA-	-NA-	14.29	11.09	22.23	2.40	0.02	5.85	-NA-	11.56
Global ex Europe REITs	AUD	1,090.61	844,539.39	143.50	4.02	-NA-	-NA-	17.73	14.89	12.37	5.85	2.20	10.53	-NA-	9.17
Global ex Europe Non-REITs	AUD	1,026.59	222,073.04	37.73	1.90	-NA-	-NA-	5.33	11.17	5.14	6.18	5.40	-7.77	-NA-	17.31
Global ex US REITs	AUD	1,008.31	356,813.60	60.63	4.52	-NA-	-NA-	14.10	13.53	16.08	7.52	3.13	7.59	-NA-	8.38
Global ex US Non-REITs	AUD	994.01	287,036.21	48.77	2.03	-NA-	-NA-	6.52	11.64	8.82	5.37	4.10	-4.94	-NA-	14.91
Asia REITs	AUD	1,037.49	185,359.17	67.87	4.62	-NA-	-NA-	14.53	15.04	11.95	7.73	3.05	7.55	-NA-	9.34
Asia Non-REITs	AUD	1,042.34	215,068.34	78.75	1.89	-NA-	-NA-	4.83	11.58	4.64	6.35	5.54	-8.23	-NA-	17.93
Australia REITs Index	AUD	894.01	81,916.11	29.99	5.48	-NA-	-NA-	14.17	13.54	6.18	5.88	0.04	9.08	-NA-	-NA-
Hong Kong REITs Index	AUD	2,166.37	15,485.27	5.67	4.04	-NA-	-NA-	22.12	23.77	10.90	8.21	6.71	6.16	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,238.12	88,745.79	32.49	3.20	-NA-	-NA-	1.60	4.30	0.91	8.90	5.40	1.77	-NA-	-NA-
Japan REITs Index	AUD	1,165.24	64,630.72	23.66	3.33	-NA-	-NA-	10.22	14.03	22.41	9.01	5.64	4.71	-NA-	-NA-
Japan Non-REITs Index	AUD	963.03	96,290.68	35.26	0.60	-NA-	-NA-	10.78	25.27	8.21	3.33	7.67	-18.14	-NA-	-NA-
New Zealand REITs Index	AUD	1,510.62	1,110.96	0.41	5.42	-NA-	-NA-	15.93	16.66	12.86	4.87	2.67	10.19	-NA-	-NA-
Singapore REITs Index	AUD	1,690.32	22,216.11	8.13	5.52	-NA-	-NA-	17.65	14.36	10.03	10.83	4.62	11.02	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,208.51	28,052.27	10.27	1.93	-NA-	-NA-	3.26	9.45	3.22	9.41	-0.39	2.26	-NA-	-NA-

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

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	AUD	932.15	128,682.70	95.92	4.04	-NA-	-NA-	13.70	13.78	29.89	8.41	3.74	9.58	-NA-	15.72
Europe Non-REITS	AUD	739.76	68,012.70	50.70	2.35	-NA-	-NA-	13.94	12.40	24.62	2.53	-0.10	7.39	-NA-	12.12
Austria Non-REITs Index	AUD	324.57	3,286.88	2.45	1.57	-NA-	-NA-	12.22	2.90	31.59	1.52	-4.79	0.25	-NA-	-NA-
Belgium REITs Index	AUD	1,136.42	5,765.63	4.30	5.89	-NA-	-NA-	5.34	8.62	19.41	5.77	2.83	2.33	-NA-	-NA-
Finland Non-REITs Index	AUD	963.02	2,853.07	2.13	3.07	-NA-	-NA-	12.70	6.47	14.70	5.42	-1.14	6.40	-NA-	-NA-
France REITs Index	AUD	1,546.47	16,803.17	12.52	5.14	-NA-	-NA-	14.60	13.69	21.56	11.07	4.20	9.23	-NA-	-NA-
Germany REITs Index	AUD	783.61	1,488.70	1.11	5.13	-NA-	-NA-	11.40	3.76	14.96	4.35	1.27	5.70	-NA-	-NA-
Germany Non-REITs Index	AUD	569.70	20,105.58	14.99	1.43	-NA-	-NA-	10.62	13.11	24.04	5.91	3.89	10.57	-NA-	-NA-
Greece REITs Index	AUD	891.93	274.67	0.20	2.32	-NA-	-NA-	8.21	26.37	50.56	-13.11	-7.78	13.66	-NA-	-NA-
Greece Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Italy REITs	AUD	701.55	1,040.57	0.78	3.79	-NA-	-NA-	6.36	6.79	44.64	5.48	1.75	35.01	-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	912.78	38,959.63	29.04	4.68	-NA-	-NA-	4.76	1.31	24.09	12.00	7.39	10.06	-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	117.78	702.88	0.52	0.00	-NA-	-NA-	-0.28	-10.18	-10.34	3.25	-1.39	0.72	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,716.13	13,887.98	10.35	2.60	-NA-	-NA-	22.74	15.46	29.97	4.32	0.73	12.59	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,711.57	11,452.51	8.54	4.60	-NA-	-NA-	11.63	6.49	10.30	-0.71	-4.51	4.36	-NA-	-NA-
Spain Non-REITs Spain	AUD	54.88	1,511.51	0.77	0.00	-NA-	-NA-	-NA-	-44.77	-NA-	29.87	-10.07	-NA-	-NA-	-NA-
UK REITs	AUD	425.44	64,350.33	47.97	3.18	-NA-	-NA-	16.19	17.47	37.67	6.17	1.75	9.92	-NA-	16.03
UK Non-REITs	AUD	356.72	14,212.29	10.59	1.99	-NA-	-NA-	16.43	24.45	35.79	-2.17	-0.13	1.75	-NA-	15.44
Israel Non-REITs	AUD	959.15	1,270.76	0.64	2.05	-NA-	-NA-	-NA-	10.97	18.94	-5.59	-4.34	-4.18	-NA-	-NA-
Canada REITs Index	AUD	1,582.12	42,771.72	9.43	5.59	-NA-	-NA-	16.45	9.26	0.27	4.07	1.67	2.23	-NA-	-NA-
Canada Non-REITs Index	AUD	911.56	2,684.41	0.59	5.22	-NA-	-NA-	21.20	8.49	16.83	7.45	5.28	3.60	-NA-	-NA-
United States REITs Index	AUD	1,090.84	616,408.49	135.92	3.73	-NA-	-NA-	19.14	15.29	13.50	5.43	1.99	12.16	-NA-	-NA-
United States Non-REITs Index	AUD	592.23	3,049.53	0.67	0.00	-NA-	-NA-	7.24	3.81	4.50	-0.78	0.19	-4.23	-NA-	-NA-

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

Version: May 2014

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

Index Description	Curr	Close Value May-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	EUR	871.34	663,792.31	77.04	0.00	-NA-	-NA-	16.03	6.78	1.15	6.94	4.05	14.06	-NA-	12.62
Global Non-REITs	EUR	1,015.71	197,854.82	22.96	0.00	-NA-	-NA-	8.24	6.00	-1.76	6.07	5.91	-1.31	-NA-	17.95
Global ex Asia REITs	EUR	890.81	537,366.91	62.37	0.00	-NA-	-NA-	17.06	6.94	1.86	6.48	3.81	14.71	-NA-	13.19
Global ex Asia Non-REITs	EUR	728.80	51,166.10	5.94	0.00	-NA-	-NA-	15.03	4.69	9.68	2.70	1.86	9.16	-NA-	11.31
Global ex Europe REITs	EUR	915.54	576,023.46	66.85	0.00	-NA-	-NA-	16.97	7.17	-0.66	6.89	4.05	14.44	-NA-	13.09
Global ex Europe Non-REITs	EUR	1,079.73	151,466.33	17.58	0.00	-NA-	-NA-	7.14	5.90	-4.87	7.12	7.26	-4.04	-NA-	20.65
Global ex US REITs	EUR	670.54	243,366.98	28.24	0.00	-NA-	-NA-	12.23	4.86	1.98	7.80	4.48	10.68	-NA-	12.19
Global ex US Non-REITs	EUR	861.68	195,774.87	22.72	0.00	-NA-	-NA-	8.11	6.10	-1.75	6.13	5.95	-1.33	-NA-	17.93
Asia REITs	EUR	802.26	126,425.40	46.29	0.00	-NA-	-NA-	12.35	6.06	-1.70	8.95	5.07	11.44	-NA-	14.83
Asia Non-REITs	EUR	1,097.55	146,688.73	53.71	0.00	-NA-	-NA-	6.68	6.35	-5.27	7.29	7.39	-4.50	-NA-	21.23
Australia REITs Index	EUR	502.13	55,871.40	20.46	0.00	-NA-	-NA-	11.56	4.23	-7.41	7.39	2.11	13.31	-NA-	-NA-
Hong Kong REITs Index	EUR	1,555.76	10,561.83	3.87	0.00	-NA-	-NA-	21.06	15.36	-1.93	9.49	8.66	11.26	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,030.22	60,529.63	22.16	0.00	-NA-	-NA-	2.63	-1.57	-9.92	9.52	7.01	5.27	-NA-	-NA-
Japan REITs Index	EUR	830.78	44,081.79	16.14	0.00	-NA-	-NA-	8.86	6.04	8.77	10.09	7.56	8.50	-NA-	-NA-
Japan Non-REITs Index	EUR	930.03	65,675.67	24.05	0.00	-NA-	-NA-	13.82	20.74	-0.82	4.80	9.89	-14.27	-NA-	-NA-
New Zealand REITs Index	EUR	925.83	757.74	0.28	0.00	-NA-	-NA-	12.40	7.86	1.14	6.37	4.80	15.75	-NA-	-NA-
Singapore REITs Index	EUR	1,076.59	15,152.64	5.55	0.00	-NA-	-NA-	15.16	4.84	-4.44	11.28	6.79	13.04	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,077.49	19,133.23	7.01	0.00	-NA-	-NA-	5.37	4.58	-6.66	9.47	1.02	5.98	-NA-	-NA-

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

Version: May 2014

157

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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	EUR	1,072.91	87,768.86	65.42	0.00	-NA-	-NA-	12.32	5.42	14.75	7.29	4.04	11.69	-NA-	14.73
Europe Non-REITS	EUR	1,183.44	46,388.49	34.58	0.00	-NA-	-NA-	14.52	5.91	11.91	2.77	1.73	10.67	-NA-	10.88
Austria Non-REITs Index	EUR	353.66	2,241.84	1.67	0.00	-NA-	-NA-	14.07	-2.56	19.44	1.37	-4.33	3.68	-NA-	-NA-
Belgium REITs Index	EUR	790.55	3,932.49	2.93	0.00	-NA-	-NA-	1.94	-1.33	3.76	2.49	0.50	2.70	-NA-	-NA-
Finland Non-REITs Index	EUR	883.46	1,945.95	1.45	0.00	-NA-	-NA-	13.04	-0.11	2.41	6.92	0.90	8.24	-NA-	-NA-
France REITs Index	EUR	1,239.86	11,460.71	8.54	0.00	-NA-	-NA-	12.47	4.69	5.86	7.26	3.46	9.26	-NA-	-NA-
Germany REITs Index	EUR	631.15	1,015.38	0.76	0.00	-NA-	-NA-	8.11	-5.41	0.71	0.56	-1.78	5.51	-NA-	-NA-
Germany Non-REITs Index	EUR	541.92	13,713.14	10.22	0.00	-NA-	-NA-	11.29	7.57	11.96	7.07	5.68	15.77	-NA-	-NA-
Greece REITs Index	EUR	692.97	187.34	0.14	0.00	-NA-	-NA-	6.17	17.98	35.88	-13.74	-5.88	16.88	-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	592.03	709.73	0.53	0.00	-NA-	-NA-	5.15	-1.50	28.27	2.90	-0.10	36.42	-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	648.82	26,572.66	19.81	0.00	-NA-	-NA-	1.66	-8.08	8.97	8.71	5.86	10.65	-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	99.33	479.40	0.36	0.00	-NA-	-NA-	2.39	-13.95	-17.33	4.72	0.65	5.80	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,213.12	9,472.38	7.06	0.00	-NA-	-NA-	22.76	8.61	16.38	4.73	2.82	14.87	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,323.31	7,811.26	5.82	0.00	-NA-	-NA-	10.94	-1.28	-2.77	-3.14	-2.54	4.81	-NA-	-NA-
Spain Non-REITs	EUR	67.55	1,030.93	0.77	0.00	-NA-	-NA-	-NA-	-44.69	-NA-	31.72	-8.21	-NA-	-NA-	-NA-
UK REITs	EUR	331.33	43,890.55	32.72	0.00	-NA-	-NA-	15.98	9.84	22.59	7.25	3.70	13.71	-NA-	15.43
UK Non-REITs	EUR	295.50	9,693.58	7.23	0.00	-NA-	-NA-	17.65	17.91	22.66	-1.20	1.65	6.00	-NA-	13.25
Israel Non-REITs	EUR	1,099.81	866.73	14.04	0.00	-NA-	-NA-	-NA-	5.74	7.57	-6.07	-2.36	-1.26	-NA-	-NA-
Canada REITs Index	EUR	975.26	29,172.73	94.09	0.00	-NA-	-NA-	13.91	0.57	-12.83	4.57	3.30	4.85	-NA-	-NA-
Canada Non-REITs Index	EUR	683.52	1,830.92	5.91	0.00	-NA-	-NA-	20.74	1.31	3.12	8.49	7.22	6.66	-NA-	-NA-
United States REITs Index	EUR	804.45	420,425.33	99.51	0.00	-NA-	-NA-	19.07	8.06	0.67	6.45	3.80	16.16	-NA-	-NA-
United States Non-REITs Index	EUR	607.18	2,079.95	0.49	0.00	-NA-	-NA-	11.26	0.98	-3.66	0.63	2.26	0.61	-NA-	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global REITs	USD	1,000.75	905,777.80	77.04	0.00	-NA-	-NA-	15.19	4.94	6.50	5.88	2.40	12.95	-NA-	15.44
Global Non-REITs	USD	1,166.55	269,982.80	22.96	0.00	-NA-	-NA-	7.45	4.18	3.43	5.01	4.23	-2.27	-NA-	22.81
Global ex Asia REITs	USD	1,023.10	733,264.02	62.37	0.00	-NA-	-NA-	16.21	5.10	7.25	5.42	2.17	13.60	-NA-	15.92
Global ex Asia Non-REITs	USD	837.04	69,818.70	5.94	0.00	-NA-	-NA-	14.19	2.89	15.48	1.68	0.25	8.10	-NA-	16.10
Global ex Europe REITs	USD	1,051.51	786,012.81	66.85	0.00	-NA-	-NA-	16.12	5.32	4.59	5.82	2.40	13.32	-NA-	15.33
Global ex Europe Non-REITs	USD	1,240.09	206,683.38	17.58	0.00	-NA-	-NA-	6.36	4.07	0.16	6.05	5.55	-4.97	-NA-	25.30
Global ex US REITs	USD	912.87	332,086.42	28.24	0.00	-NA-	-NA-	11.41	3.05	7.38	6.73	2.82	9.61	-NA-	16.03
Global ex US Non-REITs	USD	1,173.10	267,144.60	22.72	0.00	-NA-	-NA-	7.32	4.27	3.45	5.07	4.27	-2.29	-NA-	22.77
Asia REITs	USD	921.40	172,513.78	46.29	0.00	-NA-	-NA-	11.53	4.24	3.50	7.86	3.40	10.36	-NA-	17.32
Asia Non-REITs	USD	1,260.55	200,164.10	53.71	0.00	-NA-	-NA-	5.90	4.52	-0.26	6.22	5.69	-5.43	-NA-	25.86
Australia REITs Index	USD	683.60	76,239.32	20.46	0.00	-NA-	-NA-	10.75	2.43	-2.51	6.32	0.49	12.21	-NA-	-NA-
Hong Kong REITs Index	USD	2,118.03	14,412.14	3.87	0.00	-NA-	-NA-	20.18	13.37	3.25	8.40	6.93	10.17	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,402.56	82,595.71	22.16	0.00	-NA-	-NA-	1.88	-3.27	-5.16	8.43	5.31	4.25	-NA-	-NA-
Japan REITs Index	USD	1,131.03	60,151.81	16.14	0.00	-NA-	-NA-	8.07	4.22	14.52	9.00	5.85	7.45	-NA-	-NA-
Japan Non-REITs Index	USD	1,266.16	89,617.73	24.05	0.00	-NA-	-NA-	12.99	18.65	4.43	3.76	8.15	-15.10	-NA-	-NA-
New Zealand REITs Index	USD	1,260.44	1,033.97	0.28	0.00	-NA-	-NA-	11.58	6.00	6.48	5.31	3.13	14.63	-NA-	-NA-
Singapore REITs Index	USD	1,465.69	20,676.54	5.55	0.00	-NA-	-NA-	14.32	3.03	0.61	10.17	5.09	11.94	-NA-	-NA-
Singapore Non-REITs Index	USD	1,466.91	26,108.25	7.01	0.00	-NA-	-NA-	4.60	2.77	-1.73	8.39	-0.58	4.95	-NA-	-NA-

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

Version: May 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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	1,325.79	119,764.99	65.42	0.00	-NA-	-NA-	17.19	8.76	26.09	8.86	4.21	13.99	-NA-	19.85
Europe Non-REITS	USD	1,052.16	63,299.42	34.58	0.00	-NA-	-NA-	17.42	7.44	20.97	2.95	0.35	11.72	-NA-	15.72
Austria Non-REITs Index	USD	406.18	3,059.10	1.67	0.00	-NA-	-NA-	13.24	-4.24	25.76	0.36	-5.84	2.67	-NA-	-NA-
Belgium REITs Index	USD	907.96	5,366.07	2.93	0.00	-NA-	-NA-	1.20	-3.03	9.25	1.47	-1.10	1.70	-NA-	-NA-
Finland Non-REITs Index	USD	1,014.66	2,655.35	1.45	0.00	-NA-	-NA-	12.22	-1.83	7.83	5.86	-0.70	7.19	-NA-	-NA-
France REITs Index	USD	1,424.00	15,638.71	8.54	0.00	-NA-	-NA-	11.65	2.88	11.46	6.19	1.81	8.19	-NA-	-NA-
Germany REITs Index	USD	724.88	1,385.53	0.76	0.00	-NA-	-NA-	7.32	-7.04	6.04	-0.44	-3.34	4.48	-NA-	-NA-
Germany Non-REITs Index	USD	622.40	18,712.27	10.22	0.00	-NA-	-NA-	10.48	5.72	17.88	6.00	4.01	14.65	-NA-	-NA-
Greece REITs Index	USD	795.88	255.63	0.14	0.00	-NA-	-NA-	5.40	15.95	43.07	-14.59	-7.37	15.74	-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	679.96	968.46	0.72	0.00	-NA-	-NA-	4.38	-3.20	35.05	1.88	-1.69	35.09	-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	745.18	36,259.73	19.81	0.00	-NA-	-NA-	0.91	-9.66	14.74	7.63	4.18	9.57	-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	135.23	654.17	0.36	0.00	-NA-	-NA-	1.64	-15.43	-12.96	3.68	-0.95	4.78	-NA-	-NA-
Sweden Non-REITs Index	USD	1,651.56	12,925.54	7.06	0.00	-NA-	-NA-	21.86	6.73	22.54	3.69	1.19	13.76	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,801.57	10,658.85	5.82	0.00	-NA-	-NA-	10.13	-2.98	2.37	-4.10	-4.08	3.79	-NA-	-NA-
Spain Non-REITs	USD	71.06	1,406.76	0.77	0.00	-NA-	-NA-	-NA-	-47.21	-NA-	30.41	-9.67	-NA-	-NA-	-NA-
UK REITs	USD	451.07	59,890.85	32.72	0.00	-NA-	-NA-	15.13	7.95	29.07	6.18	2.05	12.60	-NA-	19.48
UK Non-REITs	USD	402.30	13,227.38	7.23	0.00	-NA-	-NA-	16.79	15.88	29.15	-2.18	0.03	4.97	-NA-	17.61
Israel Non-REITs	USD	1,187.67	1,182.70	19.16	0.00	-NA-	-NA-	-NA-	3.92	13.26	-7.00	-3.91	-2.22	-NA-	-NA-
Canada REITs Index	USD	1,327.73	39,807.64	94.09	0.00	-NA-	-NA-	13.08	-1.16	-8.22	3.53	1.66	3.83	-NA-	-NA-
Canada Non-REITs Index	USD	930.55	2,498.38	5.91	0.00	-NA-	-NA-	19.86	-0.44	8.57	7.41	5.52	5.62	-NA-	-NA-
United States REITs Index	USD	1,095.19	573,691.38	99.51	0.00	-NA-	-NA-	18.20	6.20	6.00	5.39	2.16	15.04	-NA-	-NA-
United States Non-REITs Index	USD	826.62	2,838.20	0.49	0.00	-NA-	-NA-	10.45	-0.76	1.44	-0.37	0.63	-0.37	-NA-	-NA-

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

Version: May 2014

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

Index Description	Curr	Close Value May-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	GBP	961.52	540,005.25	77.04	0.00	-NA-	-NA-	14.28	4.29	-3.74	5.23	3.08	11.53	-NA-	12.68
Global Non-REITs	GBP	1,120.83	160,957.94	22.96	0.00	-NA-	-NA-	6.61	3.52	-6.51	4.37	4.92	-3.50	-NA-	18.44
Global ex Asia REITs	GBP	983.00	437,156.24	62.37	0.00	-NA-	-NA-	15.29	4.44	-3.06	4.78	2.85	12.17	-NA-	13.32
Global ex Asia Non-REITs	GBP	804.23	41,624.41	5.94	0.00	-NA-	-NA-	13.29	2.24	4.38	1.06	0.92	6.74	-NA-	12.37
Global ex Europe REITs	GBP	1,010.30	468,603.93	66.85	0.00	-NA-	-NA-	15.21	4.66	-5.47	5.18	3.09	11.90	-NA-	12.89
Global ex Europe Non-REITs	GBP	1,191.48	123,220.19	17.58	0.00	-NA-	-NA-	5.53	3.42	-9.47	5.41	6.26	-6.17	-NA-	21.01
Global ex US REITs	GBP	877.09	197,982.78	28.24	0.00	-NA-	-NA-	10.53	2.40	-2.95	6.08	3.51	8.23	-NA-	12.45
Global ex US Non-REITs	GBP	1,127.12	159,265.87	22.72	0.00	-NA-	-NA-	6.47	3.61	-6.50	4.43	4.96	-3.52	-NA-	18.42
Asia REITs	GBP	885.29	102,849.01	46.29	0.00	-NA-	-NA-	10.65	3.58	-6.45	7.21	4.09	8.97	-NA-	14.58
Asia Non-REITs	GBP	1,211.14	119,333.53	53.71	0.00	-NA-	-NA-	5.07	3.86	-9.85	5.58	6.40	-6.62	-NA-	21.61
Australia REITs Index	GBP	656.80	45,452.25	20.46	0.00	-NA-	-NA-	9.88	1.79	-11.88	5.68	1.16	10.80	-NA-	-NA-
Hong Kong REITs Index	GBP	2,035.01	8,592.21	3.87	0.00	-NA-	-NA-	19.23	12.66	-6.67	7.74	7.65	8.79	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,347.58	49,241.78	22.16	0.00	-NA-	-NA-	1.08	-3.88	-14.28	7.78	6.01	2.94	-NA-	-NA-
Japan REITs Index	GBP	1,086.69	35,861.22	16.14	0.00	-NA-	-NA-	7.22	3.56	3.51	8.33	6.56	6.09	-NA-	-NA-
Japan Non-REITs Index	GBP	1,216.53	53,428.17	24.05	0.00	-NA-	-NA-	12.10	17.91	-5.61	3.12	8.87	-16.17	-NA-	-NA-
New Zealand REITs Index	GBP	1,211.03	616.43	0.28	0.00	-NA-	-NA-	10.70	5.33	-3.75	4.67	3.82	13.19	-NA-	-NA-
Singapore REITs Index	GBP	1,408.24	12,326.91	5.55	0.00	-NA-	-NA-	13.42	2.38	-9.06	9.50	5.79	10.53	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,409.41	15,565.17	7.01	0.00	-NA-	-NA-	3.78	2.13	-11.17	7.73	0.08	3.63	-NA-	-NA-

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

Version: May 2014

161

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

Price Return	Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Europe REITS	GBP	979.66	71,401.31	65.42	0.00	-NA-	-NA-	10.62	2.95	9.21	5.57	3.07	9.21	-NA-	16.12
	Europe Non-REITS	GBP	1,080.58	37,737.75	34.58	0.00	-NA-	-NA-	12.79	3.43	6.50	1.13	0.78	8.22	-NA-	12.32
	Austria Non-REITs Index	GBP	390.26	1,823.77	1.67	0.00	-NA-	-NA-	12.35	-4.84	13.67	-0.25	-5.22	1.38	-NA-	-NA-
	Belgium REITs Index	GBP	872.37	3,199.14	2.93	0.00	-NA-	-NA-	0.40	-3.64	-1.26	0.85	-0.44	0.42	-NA-	-NA-
	Finland Non-REITs Index	GBP	974.89	1,583.06	1.45	0.00	-NA-	-NA-	11.34	-2.45	-2.54	5.22	-0.04	5.84	-NA-	-NA-
	France REITs Index	GBP	1,368.18	9,323.46	8.54	0.00	-NA-	-NA-	10.77	2.24	0.74	5.55	2.49	6.83	-NA-	-NA-
	Germany REITs Index	GBP	696.47	826.03	0.76	0.00	-NA-	-NA-	6.48	-7.63	-4.16	-1.04	-2.69	3.17	-NA-	-NA-
	Germany Non-REITs Index	GBP	598.01	11,155.85	10.22	0.00	-NA-	-NA-	9.61	5.06	6.55	5.36	4.70	13.21	-NA-	-NA-
	Greece REITs Index	GBP	764.69	152.40	0.14	0.00	-NA-	-NA-	4.57	15.22	29.31	-15.11	-6.75	14.29	-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	653.31	577.38	0.43	0.00	-NA-	-NA-	3.56	-3.80	22.07	1.26	-1.03	33.39	-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	715.97	21,617.27	19.81	0.00	-NA-	-NA-	0.12	-10.23	3.71	6.97	4.87	8.19	-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	129.93	390.00	0.36	0.00	-NA-	-NA-	0.85	-15.96	-21.33	3.05	-0.29	3.46	-NA-	-NA-
	Sweden Non-REITs Index	GBP	1,586.82	7,705.93	7.06	0.00	-NA-	-NA-	20.90	6.06	10.76	3.06	1.86	12.33	-NA-	-NA-
	Switzerland Non-REITs Index	GBP	1,730.96	6,354.58	5.82	0.00	-NA-	-NA-	9.26	-3.59	-7.47	-4.69	-3.44	2.49	-NA-	-NA-
	Spain Non-REITs	GBP	68.28	838.68	0.77	0.00	-NA-	-NA-	-NA-	-47.54	-NA-	29.62	-9.06	-NA-	-NA-	-NA-
	UK REITs	GBP	526.31	35,705.64	32.72	0.00	-NA-	-NA-	14.23	7.27	16.66	5.53	2.73	11.18	-NA-	15.66
	UK Non-REITs	GBP	469.40	7,885.88	7.23	0.00	-NA-	-NA-	15.87	15.15	16.73	-2.78	0.70	3.65	-NA-	14.44
	Israel Non-REITs	GBP	974.15	705.10	11.42	0.00	-NA-	-NA-	-NA-	3.26	2.38	-7.57	-3.27	-3.45	-NA-	-NA-
	Canada REITs Index	GBP	1,275.69	23,732.46	94.09	0.00	-NA-	-NA-	12.19	-1.78	-17.04	2.90	2.34	2.52	-NA-	-NA-
	Canada Non-REITs Index	GBP	894.08	1,489.48	5.91	0.00	-NA-	-NA-	18.92	-1.06	-1.87	6.76	6.22	4.30	-NA-	-NA-
	United States REITs Index	GBP	1,052.27	342,022.47	99.51	0.00	-NA-	-NA-	17.27	5.53	-4.19	4.75	2.84	13.59	-NA-	-NA-
	United States Non-REITs Index	GBP	794.22	1,692.07	0.49	0.00	-NA-	-NA-	9.58	-1.39	-8.31	-0.97	1.31	-1.62	-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 May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	JPY	994.78	92,158,362.38	77.04	0.00	-NA-	-NA-	16.67	13.12	7.32	4.60	1.99	9.34	-NA-	17.98
Global Non-REITs	JPY	1,159.60	27,469,399.76	22.96	0.00	-NA-	-NA-	8.83	12.29	4.22	3.75	3.81	-5.40	-NA-	26.49
Global ex Asia REITs	JPY	1,017.01	74,605,947.55	62.37	0.00	-NA-	-NA-	17.70	13.29	8.07	4.15	1.76	9.97	-NA-	18.49
Global ex Asia Non-REITs	JPY	832.05	7,103,703.25	5.94	0.00	-NA-	-NA-	15.65	10.91	16.36	0.46	-0.15	4.64	-NA-	19.97
Global ex Europe REITs	JPY	1,045.25	79,972,873.30	66.85	0.00	-NA-	-NA-	17.61	13.52	5.39	4.55	2.00	9.70	-NA-	17.58
Global ex Europe Non-REITs	JPY	1,232.69	21,029,000.45	17.58	0.00	-NA-	-NA-	7.73	12.18	0.92	4.78	5.14	-8.01	-NA-	28.83
Global ex US REITs	JPY	907.43	33,788,132.47	28.24	0.00	-NA-	-NA-	12.84	11.08	8.19	5.44	2.41	6.10	-NA-	18.95
Global ex US Non-REITs	JPY	1,166.11	27,180,627.25	22.72	0.00	-NA-	-NA-	8.70	12.39	4.24	3.81	3.85	-5.41	-NA-	26.43
Asia REITs	JPY	915.91	17,552,414.83	46.29	0.00	-NA-	-NA-	12.96	12.36	4.29	6.56	2.99	6.83	-NA-	19.34
Asia Non-REITs	JPY	1,253.04	20,365,696.51	53.71	0.00	-NA-	-NA-	7.26	12.66	0.50	4.94	5.27	-8.46	-NA-	29.39
Australia REITs Index	JPY	679.53	7,756,970.03	20.46	0.00	-NA-	-NA-	12.17	10.41	-1.77	5.04	0.09	8.63	-NA-	-NA-
Hong Kong REITs Index	JPY	2,105.40	1,466,363.07	3.87	0.00	-NA-	-NA-	21.72	22.20	4.04	7.10	6.51	6.65	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,394.20	8,403,700.28	22.16	0.00	-NA-	-NA-	3.19	4.27	-4.44	7.13	4.89	0.92	-NA-	-NA-
Japan REITs Index	JPY	966.18	6,120,146.13	16.14	0.00	-NA-	-NA-	9.45	12.34	15.40	7.68	5.43	4.01	-NA-	-NA-
Japan Non-REITs Index	JPY	1,081.61	9,118,156.37	24.05	0.00	-NA-	-NA-	14.44	27.90	5.22	2.51	7.72	-17.81	-NA-	-NA-
New Zealand REITs Index	JPY	1,252.93	105,201.25	0.28	0.00	-NA-	-NA-	13.01	14.26	7.30	4.04	2.72	10.96	-NA-	-NA-
Singapore REITs Index	JPY	1,456.95	2,103,734.35	5.55	0.00	-NA-	-NA-	15.79	11.06	1.38	8.85	4.67	8.36	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,458.17	2,656,383.40	7.01	0.00	-NA-	-NA-	5.94	10.78	-0.98	7.08	-0.98	1.59	-NA-	-NA-

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

Version: May 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
		May-14	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	JPY	1,471.50	12,185,489.08	65.42	0.00	-NA-	-NA-	12.93	11.67	21.74	4.94	1.98	7.07	-NA-	23.51
Europe Non-REITS	JPY	1,623.09	6,440,399.31	34.58	0.00	-NA-	-NA-	15.14	12.20	18.73	0.52	-0.28	6.09	-NA-	19.62
Austria Non-REITs Index	JPY	403.76	311,248.44	1.67	0.00	-NA-	-NA-	14.69	3.22	26.72	-0.84	-6.22	-0.61	-NA-	-NA-
Belgium REITs Index	JPY	902.55	545,971.21	2.93	0.00	-NA-	-NA-	2.50	4.52	10.08	0.25	-1.49	-1.55	-NA-	-NA-
Finland Non-REITs Index	JPY	1,008.62	270,168.51	1.45	0.00	-NA-	-NA-	13.66	5.82	8.65	4.59	-1.10	3.76	-NA-	-NA-
France REITs Index	JPY	1,415.51	1,591,160.48	8.54	0.00	-NA-	-NA-	13.08	10.90	12.31	4.91	1.41	4.74	-NA-	-NA-
Germany REITs Index	JPY	720.56	140,971.24	0.76	0.00	-NA-	-NA-	8.70	0.20	6.85	-1.63	-3.72	1.14	-NA-	-NA-
Germany Non-REITs Index	JPY	618.69	1,903,879.48	10.22	0.00	-NA-	-NA-	11.90	13.96	18.78	4.72	3.59	10.98	-NA-	-NA-
Greece REITs Index	JPY	791.14	26,009.55	0.14	0.00	-NA-	-NA-	6.75	24.98	44.16	-15.62	-7.74	12.04	-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	675.91	98,536.18	73.45	0.00	-NA-	-NA-	5.72	4.35	36.08	0.65	-2.08	30.77	-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	740.74	3,689,246.00	19.81	0.00	-NA-	-NA-	2.21	-2.62	15.61	6.33	3.76	6.07	-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	134.43	66,558.51	0.36	0.00	-NA-	-NA-	2.95	-8.84	-12.30	2.43	-1.34	1.43	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,641.72	1,315,109.09	7.06	0.00	-NA-	-NA-	23.42	15.05	23.47	2.44	0.78	10.12	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,790.84	1,084,484.51	5.82	0.00	-NA-	-NA-	11.54	4.58	3.15	-5.26	-4.46	0.47	-NA-	-NA-
Spain Non-REITs	JPY	70.64	143,131.00	0.77	0.00	-NA-	-NA-	-NA-	-43.10	-NA-	28.84	-10.02	-NA-	-NA-	-NA-
UK REITs	JPY	448.39	6,093,594.43	32.72	0.00	-NA-	-NA-	16.61	16.36	30.06	4.90	1.65	9.00	-NA-	22.31
UK Non-REITs	JPY	399.90	1,345,819.77	7.23	0.00	-NA-	-NA-	18.29	24.91	30.14	-3.36	-0.36	1.61	-NA-	21.45
Israel Non-REITs	JPY	1,222.27	120,333.56	1948.93	0.00	-NA-	-NA-	-NA-	12.01	14.13	-8.12	-4.29	-5.35	-NA-	-NA-
Canada REITs Index	JPY	1,319.82	4,050,228.56	94.09	0.00	-NA-	-NA-	14.53	6.54	-7.52	2.28	1.25	0.51	-NA-	-NA-
Canada Non-REITs Index	JPY	925.00	254,197.87	5.91	0.00	-NA-	-NA-	21.40	7.32	9.40	6.12	5.10	2.25	-NA-	-NA-
United States REITs Index	JPY	1,088.67	58,370,229.91	99.51	0.00	-NA-	-NA-	19.72	14.47	6.81	4.12	1.75	11.36	-NA-	-NA-
United States Non-REITs Index	JPY	821.69	288,772.51	0.49	0.00	-NA-	-NA-	11.87	6.97	2.21	-1.57	0.24	-3.55	-NA-	-NA-

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

Version: May 2014

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

Index Description	Curr	Close Value May-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	AUD	703.61	973,222.09	112.95	0.00	-NA-	-NA-	11.77	9.79	9.71	5.44	1.94	8.57	-NA-	9.29
Global Non-REITs	AUD	820.19	290,085.74	33.67	0.00	-NA-	-NA-	4.26	8.98	6.55	4.58	3.76	-6.06	-NA-	15.00
Global ex Asia REITs	AUD	719.33	787,862.92	91.44	0.00	-NA-	-NA-	12.76	9.95	10.48	4.98	1.71	9.20	-NA-	10.79
Global ex Asia Non-REITs	AUD	588.51	75,017.40	8.71	0.00	-NA-	-NA-	10.80	7.64	18.96	1.26	-0.20	3.91	-NA-	11.47
Global ex Europe REITs	AUD	739.31	844,539.39	98.01	0.00	-NA-	-NA-	12.67	10.18	7.74	5.39	1.95	8.93	-NA-	9.26
Global ex Europe Non-REITs	AUD	871.89	222,073.04	25.77	0.00	-NA-	-NA-	3.20	8.87	3.18	5.62	5.08	-8.65	-NA-	17.39
Global ex US REITs	AUD	641.83	356,813.60	41.41	0.00	-NA-	-NA-	8.10	7.80	10.61	6.29	2.36	5.36	-NA-	8.38
Global ex US Non-REITs	AUD	824.79	287,036.21	33.31	0.00	-NA-	-NA-	4.13	9.08	6.57	4.64	3.80	-6.08	-NA-	14.98
Asia REITs	AUD	647.83	185,359.17	67.87	0.00	-NA-	-NA-	8.21	9.05	6.62	7.42	2.94	6.08	-NA-	9.44
Asia Non-REITs	AUD	886.28	215,068.34	78.75	0.00	-NA-	-NA-	2.75	9.34	2.74	5.78	5.22	-9.10	-NA-	18.02
Australia REITs Index	AUD	536.66	81,916.11	29.99	0.00	-NA-	-NA-	7.46	7.16	0.43	5.88	0.04	7.87	-NA-	-NA-
Hong Kong REITs Index	AUD	1,489.16	15,485.27	5.67	0.00	-NA-	-NA-	16.61	18.60	6.36	7.96	6.45	5.91	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	986.12	88,745.79	32.49	0.00	-NA-	-NA-	-1.15	1.19	-2.30	7.99	4.84	0.21	-NA-	-NA-
Japan REITs Index	AUD	795.21	64,630.72	23.66	0.00	-NA-	-NA-	4.86	9.02	17.98	8.55	5.38	3.28	-NA-	-NA-
Japan Non-REITs Index	AUD	890.22	96,290.68	35.26	0.00	-NA-	-NA-	9.63	24.13	7.57	3.33	7.66	-18.39	-NA-	-NA-
New Zealand REITs Index	AUD	886.20	1,110.96	0.41	0.00	-NA-	-NA-	8.26	10.89	9.69	4.87	2.67	10.19	-NA-	-NA-
Singapore REITs Index	AUD	1,030.51	22,216.11	8.13	0.00	-NA-	-NA-	10.92	7.78	3.64	9.72	4.62	7.60	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,031.37	28,052.27	10.27	0.00	-NA-	-NA-	1.49	7.52	1.24	7.94	-1.02	0.88	-NA-	-NA-

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

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165

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

Price Return	Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Europe REITS	AUD	1,072.91	128,682.70	95.92	0.00	-NA-	-NA-	8.19	8.38	24.46	5.78	1.93	6.32	-NA-	15.34
	Europe Non-REITS	AUD	1,183.44	68,012.70	50.70	0.00	-NA-	-NA-	10.31	8.89	21.38	1.33	-0.33	5.35	-NA-	12.05
	Austria Non-REITs Index	AUD	285.58	3,286.88	2.45	0.00	-NA-	-NA-	9.88	0.18	29.55	-0.05	-6.26	-1.31	-NA-	-NA-
	Belgium REITs Index	AUD	638.37	5,765.63	4.30	0.00	-NA-	-NA-	-1.81	1.44	12.54	1.05	-1.54	-2.24	-NA-	-NA-
	France REITs Index	AUD	1,001.20	16,803.17	12.52	0.00	-NA-	-NA-	8.33	7.63	14.81	5.75	1.36	4.00	-NA-	-NA-
	Finland Non-REITs Index	AUD	713.40	2,853.07	2.13	0.00	-NA-	-NA-	8.89	2.70	11.08	5.42	-1.14	3.04	-NA-	-NA-
	Germany REITs Index	AUD	509.66	1,488.70	1.11	0.00	-NA-	-NA-	4.13	-2.76	9.23	-0.85	-3.77	0.44	-NA-	-NA-
	Germany Non-REITs Index	AUD	437.61	20,105.58	14.99	0.00	-NA-	-NA-	7.20	10.60	21.44	5.56	3.54	10.21	-NA-	-NA-
	Greece REITs Index	AUD	559.58	274.67	0.20	0.00	-NA-	-NA-	2.27	21.30	47.38	-14.95	-7.78	11.26	-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	478.07	1,040.57	0.78	0.00	-NA-	-NA-	1.28	1.27	39.12	1.46	-2.13	29.86	-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	523.93	38,959.63	29.04	0.00	-NA-	-NA-	-2.08	-5.49	18.19	7.18	3.71	5.33	-NA-	-NA-
	Netherlands Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	Norway Non-REITs Index	AUD	95.08	702.88	0.52	0.00	-NA-	-NA-	-1.38	-11.53	-10.34	3.25	-1.39	0.72	-NA-	-NA-
	Sweden Non-REITs Index	AUD	1,161.19	13,887.98	10.35	0.00	-NA-	-NA-	18.24	11.66	26.23	3.26	0.73	9.35	-NA-	-NA-
	Switzerland Non-REITs Index	AUD	1,266.66	11,452.51	8.54	0.00	-NA-	-NA-	6.85	1.50	5.46	-4.50	-4.51	-0.23	-NA-	-NA-
	Spain Non-REITs	AUD	49.96	1,511.51	0.77	0.00	-NA-	-NA-	-NA-	-44.77	-NA-	29.87	-10.07	-NA-	-NA-	-NA-
	UK REITs	AUD	317.14	64,350.33	47.97	0.00	-NA-	-NA-	11.71	12.93	32.96	5.74	1.60	8.24	-NA-	16.00
	UK Non-REITs	AUD	282.85	14,212.29	10.59	0.00	-NA-	-NA-	13.32	21.22	33.04	-2.59	-0.41	0.90	-NA-	15.42
	Israel Non-REITs	AUD	805.41	1,270.76	20.58	0.00	-NA-	-NA-	-NA-	8.71	16.68	-7.39	-4.34	-6.01	-NA-	-NA-
	Canada REITs Index	AUD	933.51	42,771.72	137.96	0.00	-NA-	-NA-	9.72	3.40	-5.45	3.10	1.20	-0.19	-NA-	-NA-
	Canada Non-REITs Index	AUD	654.26	2,684.41	8.66	0.00	-NA-	-NA-	16.30	4.16	11.84	6.97	5.05	1.53	-NA-	-NA-
	United States REITs Index	AUD	770.02	616,408.49	145.89	0.00	-NA-	-NA-	14.69	11.10	9.19	4.95	1.70	10.58	-NA-	-NA-
	United States Non-REITs Index	AUD	581.19	3,049.53	0.72	0.00	-NA-	-NA-	7.17	3.81	4.50	-0.78	0.19	-4.23	-NA-	-NA-

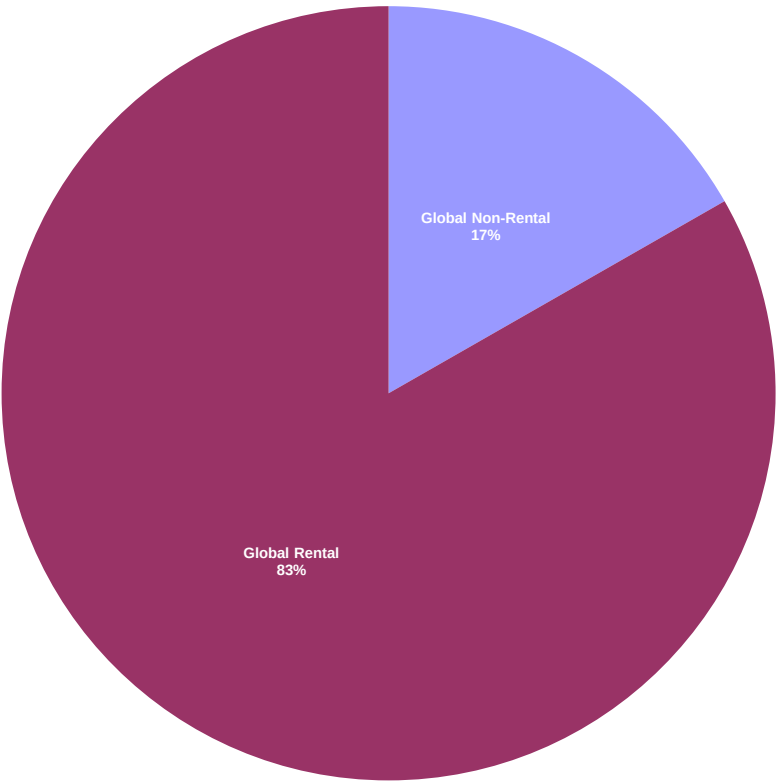
* -20, -10, -5 & -3 Years Total Returns are annualised

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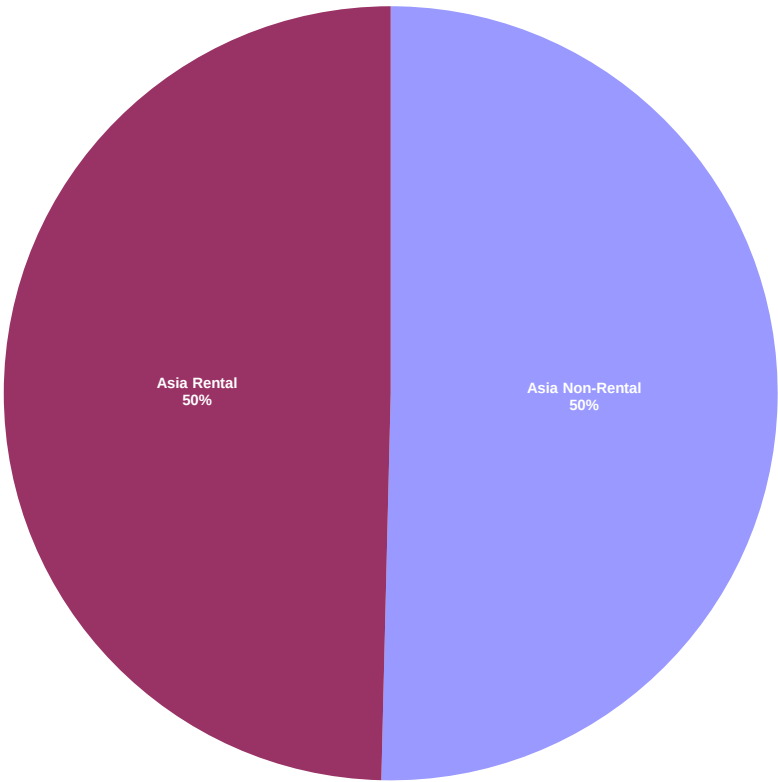
Section 3.6

FTSE EPRA/NAREIT Developed Investment Focus Index Series

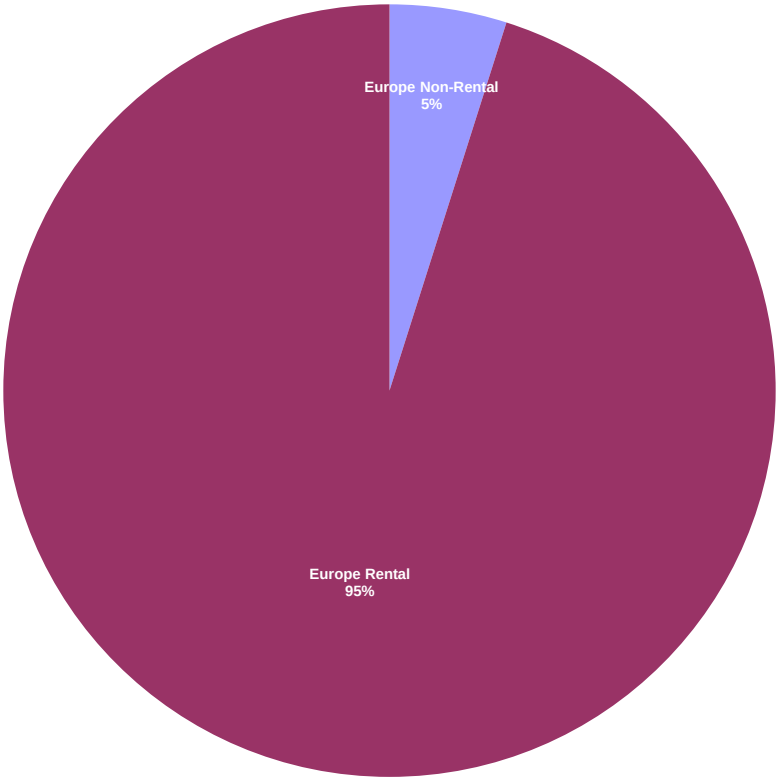
Graph 29: Developed Investment Focus Market Cap Breakdown



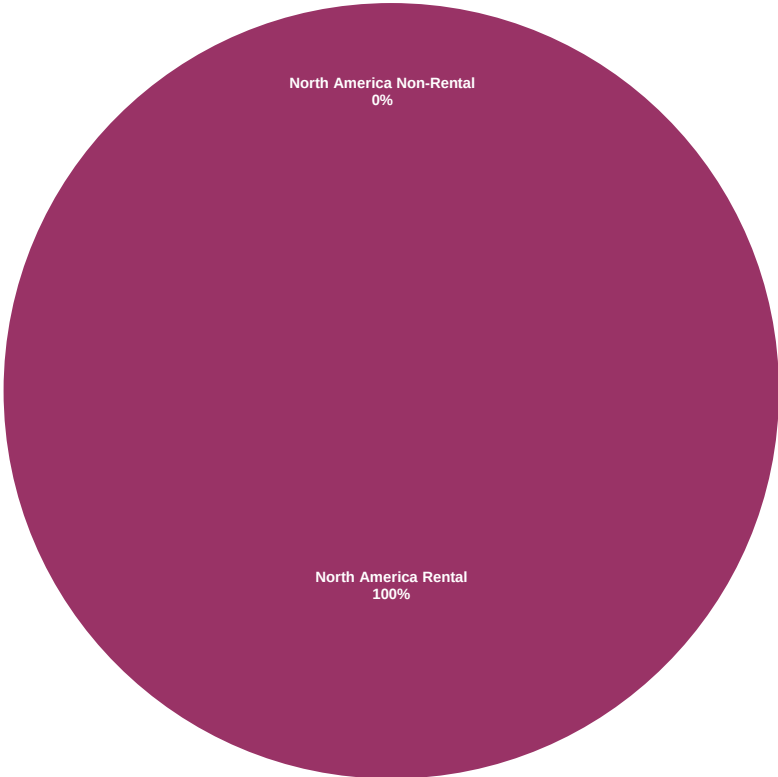
Graph 30: Developed Asia Investment Focus Market Cap Breakdown



Graph 31: Developed Europe Investment Focus Market Cap Breakdown



Graph 32: Developed North America Investment Focus Market Cap Breakdown



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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	EUR	1,245.38	144,182.61	16.73	2.20	-NA-	-NA-	9.46	9.48	-2.58	7.29	7.28	-3.34	-NA-	-NA-
Global Rental	EUR	1,441.19	717,464.53	83.27	3.83	-NA-	-NA-	21.13	10.93	5.72	7.53	4.44	15.41	-NA-	-NA-
Asia Non-Rental	EUR	1,351.05	137,610.90	50.39	2.22	-NA-	-NA-	9.05	9.73	-3.28	7.78	7.68	-3.63	-NA-	-NA-
Asia Rental	EUR	1,366.93	135,503.23	49.61	4.10	-NA-	-NA-	18.49	10.31	2.44	9.25	5.39	11.66	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,387.91	119,657.88	43.81	1.80	-NA-	-NA-	8.42	9.65	-4.02	7.88	8.29	-5.67	-NA-	-NA-
Asia ex Australia Rental	EUR	1,888.75	96,234.65	35.24	3.45	-NA-	-NA-	18.19	10.02	5.34	10.05	7.11	10.26	-NA-	-NA-
Australia Non-Rental	EUR	844.92	17,953.02	6.57	5.02	-NA-	-NA-	17.69	10.59	1.62	7.11	3.79	13.35	-NA-	-NA-
Australia Rental	EUR	954.59	39,268.58	14.38	5.68	-NA-	-NA-	18.15	9.59	-3.55	7.38	1.36	15.17	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,652.89	44,376.97	16.25	3.36	-NA-	-NA-	4.18	1.95	-8.06	9.85	8.01	3.90	-NA-	-NA-
Hong Kong Rental	EUR	2,457.29	26,714.48	9.78	3.28	-NA-	-NA-	20.48	6.69	-1.73	11.20	7.39	14.19	-NA-	-NA-
Japan Non-Rental	EUR	1,234.01	61,018.30	22.34	0.60	-NA-	-NA-	14.93	22.10	-0.89	5.42	9.95	-14.30	-NA-	-NA-
Japan Rental	EUR	1,434.36	48,739.16	17.85	3.08	-NA-	-NA-	14.45	11.00	12.86	9.16	7.95	7.63	-NA-	-NA-
Europe Non-Rental	EUR	687.11	6,571.71	4.90	1.72	-NA-	-NA-	9.41	4.81	18.17	-2.31	-0.66	4.81	-NA-	-NA-
Europe Rental	EUR	1,260.05	127,585.64	95.10	3.54	-NA-	-NA-	18.44	10.45	18.07	8.38	4.78	14.76	-NA-	-NA-
UK Non-Rental	EUR	621.38	3,221.11	2.40	1.01	-NA-	-NA-	13.64	21.56	41.84	-4.12	1.31	6.30	-NA-	-NA-
UK Rental	EUR	862.76	50,363.03	37.54	3.09	-NA-	-NA-	20.86	14.91	25.74	6.77	3.65	14.34	-NA-	-NA-
North America Non-Rental	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,570.44	453,508.93	100.00	3.84	-NA-	-NA-	23.42	11.50	3.70	6.82	4.08	16.83	-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	1,550.37	422,505.28	93.16	3.71	-NA-	-NA-	23.61	12.09	4.60	6.90	4.09	17.72	-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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	USD	1,440.69	196,744.38	16.73	2.20	-NA-	-NA-	8.66	7.59	2.57	6.22	5.58	-4.28	-NA-	-NA-
Global Rental	USD	1,667.18	979,016.22	83.27	3.83	-NA-	-NA-	20.24	9.02	11.31	6.46	2.78	14.29	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	172,246.58	19.99	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	925,432.28	107.40	0.00	-NA-	-NA-	-100.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,364.09	172,246.58	19.99	1.80	-NA-	-NA-	9.56	7.50	1.91	6.25	6.08	-6.19	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	1,637.73	925,432.28	107.40	3.72	-NA-	-NA-	22.09	9.02	11.97	6.47	2.96	14.31	-NA-	-NA-
Asia Non-Rental	USD	1,563.00	187,776.95	50.39	2.22	-NA-	-NA-	8.26	7.84	1.83	6.70	5.97	-4.56	-NA-	-NA-
Asia Rental	USD	1,581.44	184,900.93	49.61	4.10	-NA-	-NA-	17.62	8.41	7.86	8.17	3.71	10.57	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,605.53	163,279.16	43.81	1.80	-NA-	-NA-	7.63	7.76	1.06	6.80	6.57	-6.59	-NA-	-NA-
Asia ex Australia Rental	USD	2,185.02	131,316.99	35.24	3.45	-NA-	-NA-	17.33	8.12	10.91	8.95	5.41	9.19	-NA-	-NA-
Australia Non-Rental	USD	978.27	24,497.80	6.57	5.02	-NA-	-NA-	16.84	8.68	7.00	6.05	2.14	12.24	-NA-	-NA-
Australia Rental	USD	1,104.41	53,583.94	14.38	5.68	-NA-	-NA-	17.28	7.70	1.56	6.31	-0.24	14.05	-NA-	-NA-
Hong Kong Non-Rental	USD	1,911.99	60,554.60	16.25	3.36	-NA-	-NA-	3.42	0.20	-3.20	8.75	6.30	2.89	-NA-	-NA-
Hong Kong Rental	USD	2,842.25	36,453.25	9.78	3.28	-NA-	-NA-	19.60	4.85	3.47	10.09	5.68	13.08	-NA-	-NA-
Japan Non-Rental	USD	1,427.71	83,262.52	22.34	0.60	-NA-	-NA-	14.10	20.00	4.35	4.37	8.21	-15.13	-NA-	-NA-
Japan Rental	USD	1,659.58	66,507.02	17.85	3.08	-NA-	-NA-	13.62	9.09	18.83	8.07	6.23	6.58	-NA-	-NA-
Europe Non-Rental	USD	795.01	8,967.42	4.90	1.72	-NA-	-NA-	8.61	3.00	24.42	-3.28	-2.23	3.79	-NA-	-NA-
Europe Rental	USD	1,457.17	174,096.99	95.10	3.54	-NA-	-NA-	17.57	8.55	24.31	7.30	3.12	13.65	-NA-	-NA-
UK Non-Rental	USD	718.68	4,395.36	2.40	1.01	-NA-	-NA-	12.81	19.46	49.35	-5.08	-0.30	5.26	-NA-	-NA-
UK Rental	USD	998.28	68,722.87	37.54	3.09	-NA-	-NA-	19.98	12.93	32.39	5.71	2.00	13.23	-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	1,816.83	618,835.61	100.00	3.84	-NA-	-NA-	22.52	9.58	9.18	5.76	2.43	15.70	-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	1,793.62	576,529.58	93.16	3.71	-NA-	-NA-	22.70	10.16	10.13	5.84	2.44	16.58	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	GBP	1,384.22	117,294.77	16.73	2.20	-NA-	-NA-	7.81	6.92	-7.29	5.58	6.28	-5.48	-NA-	-NA-
Global Rental	GBP	1,601.83	583,668.42	83.27	3.83	-NA-	-NA-	19.30	8.33	0.61	5.82	3.47	12.85	-NA-	-NA-
Asia Non-Rental	GBP	1,501.73	111,948.58	50.39	2.22	-NA-	-NA-	7.41	7.16	-7.96	6.06	6.68	-5.76	-NA-	-NA-
Asia Rental	GBP	1,519.45	110,233.96	49.61	4.10	-NA-	-NA-	16.70	7.73	-2.51	7.51	4.41	9.18	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,542.60	97,343.52	43.81	1.80	-NA-	-NA-	6.79	7.08	-8.66	6.15	7.28	-7.76	-NA-	-NA-
Asia ex Australia Rental	GBP	2,099.38	78,288.36	35.24	3.45	-NA-	-NA-	16.41	7.44	0.25	8.29	6.11	7.82	-NA-	-NA-
Australia Non-Rental	GBP	939.93	14,605.06	6.57	5.02	-NA-	-NA-	15.92	8.00	-3.29	5.40	2.82	10.83	-NA-	-NA-
Australia Rental	GBP	1,061.12	31,945.59	14.38	5.68	-NA-	-NA-	16.36	7.03	-8.21	5.66	0.42	12.61	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,837.05	36,101.35	16.25	3.36	-NA-	-NA-	2.61	-0.43	-12.51	8.09	7.01	1.60	-NA-	-NA-
Hong Kong Rental	GBP	2,730.84	21,732.64	9.78	3.28	-NA-	-NA-	18.66	4.19	-6.48	9.42	6.39	11.66	-NA-	-NA-
Japan Non-Rental	GBP	1,371.75	49,639.32	22.34	0.60	-NA-	-NA-	13.20	19.24	-5.68	3.73	8.93	-16.20	-NA-	-NA-
Japan Rental	GBP	1,594.53	39,650.06	17.85	3.08	-NA-	-NA-	12.73	8.41	7.41	7.42	6.94	5.24	-NA-	-NA-
Europe Non-Rental	GBP	763.85	5,346.18	4.90	1.72	-NA-	-NA-	7.76	2.35	12.46	-3.87	-1.58	2.48	-NA-	-NA-
Europe Rental	GBP	1,400.05	103,792.88	95.10	3.54	-NA-	-NA-	16.64	7.86	12.36	6.65	3.80	12.22	-NA-	-NA-
UK Non-Rental	GBP	690.51	2,620.42	2.40	1.01	-NA-	-NA-	11.93	18.71	34.99	-5.65	0.37	3.94	-NA-	-NA-
UK Rental	GBP	959.15	40,971.10	37.54	3.09	-NA-	-NA-	19.04	12.22	19.67	5.07	2.68	11.81	-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	1,745.61	368,936.48	100.00	3.84	-NA-	-NA-	21.56	8.89	-1.32	5.11	3.11	14.24	-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	1,723.31	343,714.54	93.16	3.71	-NA-	-NA-	21.74	9.46	-0.46	5.19	3.12	15.11	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	JPY	1,432.10	20,017,756.60	16.73	2.20	-NA-	-NA-	10.05	15.97	3.35	4.94	5.16	-7.34	-NA-	-NA-
Global Rental	JPY	1,657.24	99,610,005.54	83.27	3.83	-NA-	-NA-	21.79	17.51	12.16	5.18	2.38	10.64	-NA-	-NA-
Asia Non-Rental	JPY	1,553.68	19,105,366.23	50.39	2.22	-NA-	-NA-	9.65	16.24	2.61	5.42	5.55	-7.61	-NA-	-NA-
Asia Rental	JPY	1,572.02	18,812,745.12	49.61	4.10	-NA-	-NA-	19.13	16.85	8.68	6.87	3.30	7.04	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,595.97	16,612,838.05	43.81	1.80	-NA-	-NA-	9.01	16.15	1.83	5.52	6.15	-9.58	-NA-	-NA-
Asia ex Australia Rental	JPY	2,172.00	13,360,846.81	35.24	3.45	-NA-	-NA-	18.83	16.55	11.76	7.64	4.99	5.70	-NA-	-NA-
Australia Non-Rental	JPY	972.44	2,492,528.18	6.57	5.02	-NA-	-NA-	18.34	17.15	7.81	4.77	1.73	8.66	-NA-	-NA-
Australia Rental	JPY	1,097.83	5,451,898.31	14.38	5.68	-NA-	-NA-	18.79	16.09	2.33	5.03	-0.64	10.40	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,900.60	6,161,127.43	16.25	3.36	-NA-	-NA-	4.75	8.00	-2.46	7.44	5.88	-0.40	-NA-	-NA-
Hong Kong Rental	JPY	2,825.31	3,708,935.92	9.78	3.28	-NA-	-NA-	21.13	13.02	4.26	8.77	5.26	9.46	-NA-	-NA-
Japan Non-Rental	JPY	1,419.20	8,471,545.26	22.34	0.60	-NA-	-NA-	15.56	29.34	5.14	3.11	7.78	-17.85	-NA-	-NA-
Japan Rental	JPY	1,649.69	6,766,757.24	17.85	3.08	-NA-	-NA-	15.08	17.59	19.74	6.77	5.81	3.18	-NA-	-NA-
Europe Non-Rental	JPY	790.27	912,390.37	4.90	1.72	-NA-	-NA-	10.01	11.03	25.37	-4.45	-2.62	0.47	-NA-	-NA-
Europe Rental	JPY	1,448.49	17,713,498.02	95.10	3.54	-NA-	-NA-	19.08	17.00	25.26	6.01	2.71	10.01	-NA-	-NA-
UK Non-Rental	JPY	714.40	447,206.00	2.40	1.01	-NA-	-NA-	14.26	28.77	50.48	-6.22	-0.70	1.90	-NA-	-NA-
UK Rental	JPY	992.33	6,992,208.20	37.54	3.09	-NA-	-NA-	21.52	21.73	33.40	4.44	1.60	9.61	-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	1,806.00	62,963,428.85	100.00	3.84	-NA-	-NA-	24.09	18.11	10.01	4.48	2.02	12.00	-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	1,782.93	58,659,002.42	93.16	3.71	-NA-	-NA-	24.28	18.74	10.97	4.56	2.03	12.85	-NA-	-NA-

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

Version: May 2014

173

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	AUD	1,012.93	211,393.98	24.53	2.20	-NA-	-NA-	5.43	12.56	5.66	5.78	5.11	-7.99	-NA-	-NA-
Global Rental	AUD	1,172.17	1,051,913.85	122.08	3.83	-NA-	-NA-	16.67	14.04	14.66	6.02	2.33	9.87	-NA-	-NA-
Asia Non-Rental	AUD	1,098.93	201,758.84	73.87	2.22	-NA-	-NA-	5.04	12.82	4.90	6.26	5.50	-8.26	-NA-	-NA-
Asia Rental	AUD	1,111.89	198,668.67	72.74	4.10	-NA-	-NA-	14.13	13.41	11.11	7.72	3.25	6.29	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	1,128.83	175,436.94	64.24	1.80	-NA-	-NA-	4.43	12.73	4.10	6.36	6.10	-10.21	-NA-	-NA-
Asia ex Australia Rental	AUD	1,536.27	141,094.86	51.66	3.45	-NA-	-NA-	13.84	13.11	14.25	8.50	4.94	4.96	-NA-	-NA-
Australia Non-Rental	AUD	687.81	26,321.90	9.64	5.02	-NA-	-NA-	13.37	13.70	10.22	5.61	1.68	7.90	-NA-	-NA-
Australia Rental	AUD	776.50	57,573.81	21.08	5.68	-NA-	-NA-	13.80	12.67	4.62	5.87	-0.69	9.63	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,344.30	65,063.50	23.82	3.36	-NA-	-NA-	0.35	4.82	-0.28	8.30	5.82	-1.09	-NA-	-NA-
Hong Kong Rental	AUD	1,998.35	39,167.56	14.34	3.28	-NA-	-NA-	16.05	9.69	6.59	9.64	5.21	8.70	-NA-	-NA-
Japan Non-Rental	AUD	1,003.81	89,462.26	32.76	0.60	-NA-	-NA-	10.71	25.53	7.49	3.94	7.73	-18.42	-NA-	-NA-
Japan Rental	AUD	1,166.83	71,459.14	26.16	3.08	-NA-	-NA-	10.24	14.13	22.42	7.63	5.76	2.45	-NA-	-NA-
Europe Non-Rental	AUD	558.96	9,635.14	7.18	1.72	-NA-	-NA-	5.39	7.75	28.17	-3.68	-2.67	-0.23	-NA-	-NA-
Europe Rental	AUD	1,024.52	187,060.26	139.43	3.54	-NA-	-NA-	14.07	13.55	28.06	6.86	2.66	9.24	-NA-	-NA-
UK Non-Rental	AUD	505.30	4,722.64	3.52	1.01	-NA-	-NA-	9.46	24.98	53.85	-5.47	-0.74	1.19	-NA-	-NA-
UK Rental	AUD	701.88	73,839.98	55.04	3.09	-NA-	-NA-	16.41	18.14	36.38	5.28	1.55	8.84	-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	1,277.39	664,914.16	146.62	3.84	-NA-	-NA-	18.88	14.63	12.47	5.32	1.97	11.22	-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	1,261.07	619,458.02	136.59	3.71	-NA-	-NA-	19.06	15.24	13.45	5.40	1.98	12.06	-NA-	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	EUR	1,022.97	144,182.61	16.73	0.00	-NA-	-NA-	6.92	6.88	-4.64	6.80	6.94	-4.06	-NA-	-NA-
Global Rental	EUR	989.90	717,464.53	83.27	0.00	-NA-	-NA-	16.09	6.50	1.55	6.73	3.99	13.45	-NA-	-NA-
Asia Non-Rental	EUR	1,121.92	137,610.90	50.39	0.00	-NA-	-NA-	6.55	7.12	-5.33	7.30	7.33	-4.34	-NA-	-NA-
Asia Rental	EUR	879.81	135,503.23	49.61	0.00	-NA-	-NA-	12.65	5.27	-1.84	8.82	5.29	9.95	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,190.12	119,657.88	43.81	0.00	-NA-	-NA-	6.33	7.49	-5.67	7.33	7.88	-6.48	-NA-	22.40
Asia ex Australia Rental	EUR	1,315.98	96,234.65	35.24	0.00	-NA-	-NA-	13.12	5.64	1.50	9.42	6.96	8.60	-NA-	15.09
Australia Non-Rental	EUR	505.33	17,953.02	6.57	0.00	-NA-	-NA-	10.54	4.09	-3.82	7.11	3.79	13.35	-NA-	-NA-
Australia Rental	EUR	565.41	39,268.58	14.38	0.00	-NA-	-NA-	11.27	3.51	-8.80	7.38	1.36	13.35	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,320.93	44,376.97	16.25	0.00	-NA-	-NA-	1.36	-1.14	-11.03	9.02	7.23	2.57	-NA-	-NA-
Hong Kong Rental	EUR	1,815.40	26,714.48	9.78	0.00	-NA-	-NA-	16.34	3.25	-5.04	10.35	7.28	12.53	-NA-	-NA-
Japan Non-Rental	EUR	1,140.44	61,018.30	22.34	0.00	-NA-	-NA-	13.75	20.99	-1.47	5.41	9.95	-14.57	-NA-	-NA-
Japan Rental	EUR	1,000.36	48,739.16	17.85	0.00	-NA-	-NA-	9.25	6.43	9.14	8.73	7.71	6.30	-NA-	-NA-
Europe Non-Rental	EUR	589.93	6,571.71	4.90	0.00	-NA-	-NA-	7.32	2.67	15.83	-3.10	-0.75	3.87	-NA-	-NA-
Europe Rental	EUR	872.74	127,585.64	95.10	0.00	-NA-	-NA-	13.17	5.70	13.67	6.16	3.44	11.68	-NA-	-NA-
UK Non-Rental	EUR	545.28	3,221.11	2.40	0.00	-NA-	-NA-	12.13	19.75	40.23	-4.12	1.31	6.13	-NA-	-NA-
UK Rental	EUR	631.67	50,363.03	37.54	0.00	-NA-	-NA-	16.31	10.60	21.61	6.31	3.45	12.65	-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	1,095.04	453,508.93	-NA-	0.00	-NA-	-NA-	18.66	7.31	-0.35	6.30	3.78	15.12	-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	1,095.48	422,505.28	-NA-	0.00	-NA-	-NA-	19.05	8.04	0.65	6.42	3.80	16.08	-NA-	-NA-

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

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175

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

Price Return	Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Global Non-Rental	USD	1,183.41	196,744.38	16.73	0.00	-NA-	-NA-	6.14	5.04	0.40	5.74	5.24	-5.00	-NA-	-NA-
	Global Rental	USD	1,145.15	979,016.22	83.27	0.00	-NA-	-NA-	15.24	4.67	6.92	5.66	2.34	12.35	-NA-	-NA-
	Asia Non-Rental	USD	1,297.88	187,776.95	50.39	0.00	-NA-	-NA-	5.77	5.27	-0.33	6.24	5.63	-5.27	-NA-	-NA-
	Asia Rental	USD	1,017.80	184,900.93	49.61	0.00	-NA-	-NA-	11.83	3.46	3.35	7.74	3.61	8.88	-NA-	-NA-
	Asia ex Australia Non-Rental	USD	1,376.77	163,279.16	43.81	0.00	-NA-	-NA-	5.55	5.63	-0.68	6.26	6.17	-7.39	-NA-	27.06
	Asia ex Australia Rental	USD	1,522.38	131,316.99	35.24	0.00	-NA-	-NA-	12.30	3.82	6.87	8.34	5.27	7.54	-NA-	16.91
	Australia Non-Rental	USD	584.58	24,497.80	6.57	0.00	-NA-	-NA-	9.73	2.29	1.27	6.05	2.14	12.24	-NA-	-NA-
	Australia Rental	USD	654.09	53,583.94	14.38	0.00	-NA-	-NA-	10.45	1.73	-3.98	6.31	-0.24	12.25	-NA-	-NA-
	Hong Kong Non-Rental	USD	1,528.10	60,554.60	16.25	0.00	-NA-	-NA-	0.62	-2.85	-6.32	7.94	5.53	1.57	-NA-	-NA-
	Hong Kong Rental	USD	2,100.13	36,453.25	9.78	0.00	-NA-	-NA-	15.49	1.47	-0.01	9.25	5.58	11.43	-NA-	-NA-
	Japan Non-Rental	USD	1,319.30	83,262.52	22.34	0.00	-NA-	-NA-	12.92	18.90	3.74	4.36	8.20	-15.40	-NA-	-NA-
	Japan Rental	USD	1,157.26	66,507.02	17.85	0.00	-NA-	-NA-	8.45	4.60	14.91	7.65	6.00	5.27	-NA-	-NA-
	Europe Non-Rental	USD	682.46	8,967.42	4.90	0.00	-NA-	-NA-	6.53	0.90	21.96	-4.06	-2.33	2.86	-NA-	-NA-
	Europe Rental	USD	1,009.62	174,096.99	95.10	0.00	-NA-	-NA-	12.35	3.88	19.69	5.11	1.80	10.59	-NA-	-NA-
	UK Non-Rental	USD	630.80	4,395.36	2.40	0.00	-NA-	-NA-	11.32	17.69	47.64	-5.08	-0.30	5.10	-NA-	-NA-
	UK Rental	USD	730.74	68,722.87	37.54	0.00	-NA-	-NA-	15.46	8.69	28.04	5.25	1.81	11.56	-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	1,266.79	618,835.61	-NA-	0.00	-NA-	-NA-	17.80	5.47	4.91	5.25	2.13	14.00	-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	1,267.29	576,529.58	-NA-	0.00	-NA-	-NA-	18.18	6.18	5.97	5.36	2.15	14.95	-NA-	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	GBP	1,137.02	117,294.77	16.73	0.00	-NA-	-NA-	5.31	4.38	-9.25	5.09	5.94	-6.19	-NA-	-NA-
Global Rental	GBP	1,100.27	583,668.42	83.27	0.00	-NA-	-NA-	14.33	4.01	-3.36	5.02	3.02	10.94	-NA-	-NA-
Asia Non-Rental	GBP	1,247.01	111,948.58	50.39	0.00	-NA-	-NA-	4.94	4.61	-9.91	5.59	6.33	-6.46	-NA-	-NA-
Asia Rental	GBP	977.91	110,233.96	49.61	0.00	-NA-	-NA-	10.95	2.81	-6.59	7.08	4.31	7.51	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,322.81	97,343.52	43.81	0.00	-NA-	-NA-	4.73	4.97	-10.23	5.62	6.88	-8.55	-NA-	22.77
Asia ex Australia Rental	GBP	1,462.71	78,288.36	35.24	0.00	-NA-	-NA-	11.41	3.17	-3.40	7.68	5.97	6.19	-NA-	14.34
Australia Non-Rental	GBP	561.67	14,605.06	6.57	0.00	-NA-	-NA-	8.87	1.65	-8.47	5.40	2.82	10.83	-NA-	-NA-
Australia Rental	GBP	628.45	31,945.59	14.38	0.00	-NA-	-NA-	9.59	1.09	-13.21	5.66	0.42	10.84	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,468.20	36,101.35	16.25	0.00	-NA-	-NA-	-0.17	-3.46	-15.33	7.28	6.23	0.29	-NA-	-NA-
Hong Kong Rental	GBP	2,017.81	21,732.64	9.78	0.00	-NA-	-NA-	14.58	0.83	-9.63	8.59	6.29	10.03	-NA-	-NA-
Japan Non-Rental	GBP	1,267.59	49,639.32	22.34	0.00	-NA-	-NA-	12.03	18.16	-6.24	3.73	8.92	-16.47	-NA-	-NA-
Japan Rental	GBP	1,111.90	39,650.06	17.85	0.00	-NA-	-NA-	7.60	3.94	3.87	7.00	6.71	3.94	-NA-	-NA-
Europe Non-Rental	GBP	655.71	5,346.18	4.90	0.00	-NA-	-NA-	5.70	0.26	10.24	-4.64	-1.67	1.57	-NA-	-NA-
Europe Rental	GBP	970.04	103,792.88	95.10	0.00	-NA-	-NA-	11.46	3.22	8.18	4.47	2.48	9.20	-NA-	-NA-
UK Non-Rental	GBP	606.07	2,620.42	2.40	0.00	-NA-	-NA-	10.44	16.95	33.45	-5.65	0.37	3.78	-NA-	-NA-
UK Rental	GBP	702.09	40,971.10	37.54	0.00	-NA-	-NA-	14.55	8.01	15.73	4.61	2.49	10.15	-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	1,217.13	368,936.48	-NA-	0.00	-NA-	-NA-	16.87	4.80	-5.17	4.61	2.81	12.57	-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	1,217.62	343,714.54	-NA-	0.00	-NA-	-NA-	17.25	5.51	-4.22	4.72	2.83	13.50	-NA-	-NA-

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

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177

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Non-Rental	JPY	1,176.36	20,017,756.60	16.73	0.00	-NA-	-NA-	7.50	13.22	1.16	4.46	4.82	-8.03	-NA-	-NA-
Global Rental	JPY	1,138.33	99,610,005.54	83.27	0.00	-NA-	-NA-	16.72	12.82	7.74	4.39	1.93	8.76	-NA-	-NA-
Asia Non-Rental	JPY	1,290.15	19,105,366.23	50.39	0.00	-NA-	-NA-	7.13	13.47	0.43	4.96	5.21	-8.30	-NA-	-NA-
Asia Rental	JPY	1,011.73	18,812,745.12	49.61	0.00	-NA-	-NA-	13.26	11.52	4.14	6.44	3.20	5.40	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,368.57	16,612,838.05	43.81	0.00	-NA-	-NA-	6.91	13.86	0.08	4.98	5.75	-10.35	-NA-	30.62
Asia ex Australia Rental	JPY	1,513.31	13,360,846.81	35.24	0.00	-NA-	-NA-	13.74	11.91	7.68	7.03	4.85	4.10	-NA-	19.30
Australia Non-Rental	JPY	581.10	2,492,528.18	6.57	0.00	-NA-	-NA-	11.14	10.26	2.04	4.77	1.73	8.66	-NA-	-NA-
Australia Rental	JPY	650.19	5,451,898.31	14.38	0.00	-NA-	-NA-	11.87	9.65	-3.25	5.03	-0.64	8.66	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,518.99	6,161,127.43	16.25	0.00	-NA-	-NA-	1.91	4.72	-5.61	6.64	5.11	-1.68	-NA-	-NA-
Hong Kong Rental	JPY	2,087.61	3,708,935.92	9.78	0.00	-NA-	-NA-	16.97	9.37	0.75	7.94	5.16	7.87	-NA-	-NA-
Japan Non-Rental	JPY	1,311.44	8,471,545.26	22.34	0.00	-NA-	-NA-	14.37	28.17	4.53	3.11	7.77	-18.11	-NA-	-NA-
Japan Rental	JPY	1,150.36	6,766,757.24	17.85	0.00	-NA-	-NA-	9.85	12.75	15.79	6.36	5.58	1.90	-NA-	-NA-
Europe Non-Rental	JPY	678.39	912,390.37	4.90	0.00	-NA-	-NA-	7.90	8.76	22.89	-5.22	-2.71	-0.43	-NA-	-NA-
Europe Rental	JPY	1,003.60	17,713,498.02	95.10	0.00	-NA-	-NA-	13.79	11.97	20.60	3.84	1.39	7.06	-NA-	-NA-
UK Non-Rental	JPY	627.04	447,206.00	2.40	0.00	-NA-	-NA-	12.74	26.86	48.77	-6.22	-0.70	1.74	-NA-	-NA-
UK Rental	JPY	726.38	6,992,208.20	37.54	0.00	-NA-	-NA-	16.94	17.16	29.02	3.99	1.41	7.99	-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	1,259.24	62,963,428.85	-NA-	0.00	-NA-	-NA-	19.31	13.68	5.72	3.98	1.73	10.36	-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	1,259.74	58,659,002.42	-NA-	0.00	-NA-	-NA-	19.70	14.45	6.78	4.09	1.74	11.27	-NA-	-NA-

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

Version: May 2014

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

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlity (%)	Vlity (%)
Global Non-Rental	AUD	832.04	211,393.98	24.53	0.00	-NA-	-NA-	2.99	9.88	3.42	5.30	4.77	-8.68	-NA-	-NA-
Global Rental	AUD	805.14	1,051,913.85	122.08	0.00	-NA-	-NA-	11.82	9.50	10.14	5.23	1.88	8.00	-NA-	-NA-
Asia Non-Rental	AUD	912.53	201,758.84	73.87	0.00	-NA-	-NA-	2.63	10.13	2.68	5.80	5.15	-8.94	-NA-	-NA-
Asia Rental	AUD	715.60	198,668.67	72.74	0.00	-NA-	-NA-	8.51	8.23	6.46	7.29	3.15	4.67	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	967.99	175,436.94	64.24	0.00	-NA-	-NA-	2.42	10.51	2.32	5.82	5.70	-10.97	-NA-	19.43
Asia ex Australia Rental	AUD	1,070.37	141,094.86	51.66	0.00	-NA-	-NA-	8.96	8.61	10.09	7.89	4.80	3.37	-NA-	11.07
Australia Non-Rental	AUD	411.01	26,321.90	9.64	0.00	-NA-	-NA-	6.47	7.01	4.32	5.61	1.68	7.90	-NA-	-NA-
Australia Rental	AUD	459.88	57,573.81	21.08	0.00	-NA-	-NA-	7.17	6.42	-1.09	5.87	-0.69	7.90	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,074.39	65,063.50	23.82	0.00	-NA-	-NA-	-2.37	1.63	-3.50	7.49	5.06	-2.37	-NA-	-NA-
Hong Kong Rental	AUD	1,476.58	39,167.56	14.34	0.00	-NA-	-NA-	12.06	6.15	3.00	8.80	5.11	7.12	-NA-	-NA-
Japan Non-Rental	AUD	927.59	89,462.26	32.76	0.00	-NA-	-NA-	9.56	24.39	6.86	3.93	7.72	-18.68	-NA-	-NA-
Japan Rental	AUD	813.66	71,459.14	26.16	0.00	-NA-	-NA-	5.23	9.42	18.38	7.21	5.53	1.19	-NA-	-NA-
Europe Non-Rental	AUD	479.83	9,635.14	7.18	0.00	-NA-	-NA-	3.37	5.55	25.64	-4.46	-2.76	-1.12	-NA-	-NA-
Europe Rental	AUD	709.85	187,060.26	139.43	0.00	-NA-	-NA-	9.01	8.67	23.29	4.67	1.34	6.31	-NA-	-NA-
UK Non-Rental	AUD	443.51	4,722.64	3.52	0.00	-NA-	-NA-	8.01	23.12	52.09	-5.47	-0.74	1.03	-NA-	-NA-
UK Rental	AUD	513.77	73,839.98	55.04	0.00	-NA-	-NA-	12.03	13.71	31.90	4.82	1.36	7.23	-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	890.66	664,914.16	-NA-	0.00	-NA-	-NA-	14.30	10.33	8.08	4.81	1.68	9.59	-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	891.02	619,458.02	-NA-	0.00	-NA-	-NA-	14.67	11.08	9.17	4.92	1.69	10.49	-NA-	-NA-

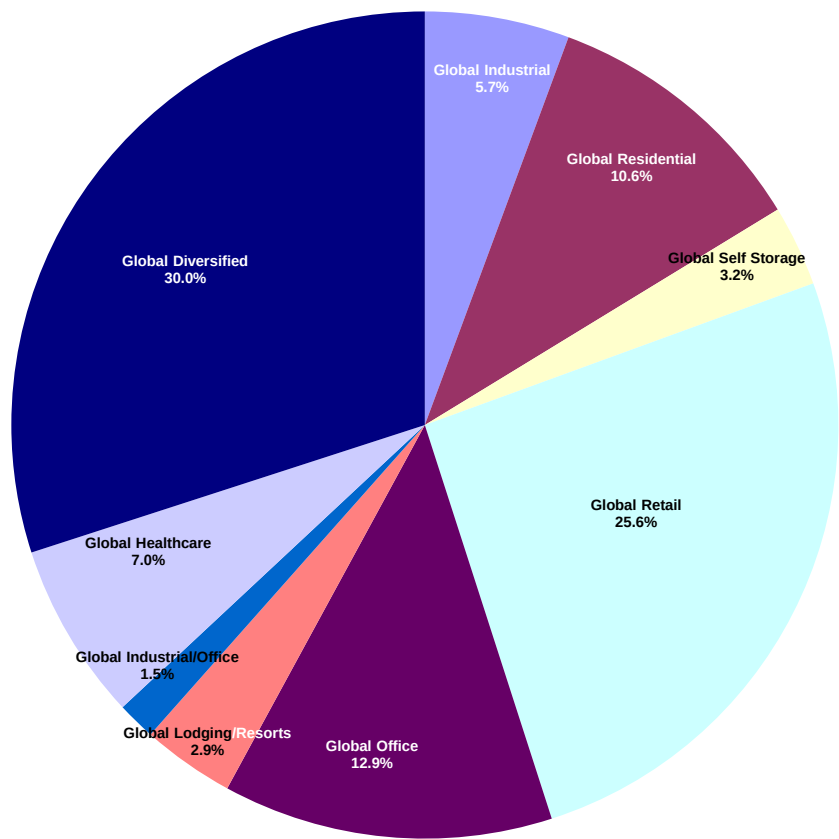
* -20, -10, -5 & -3 Years Total Returns are annualised

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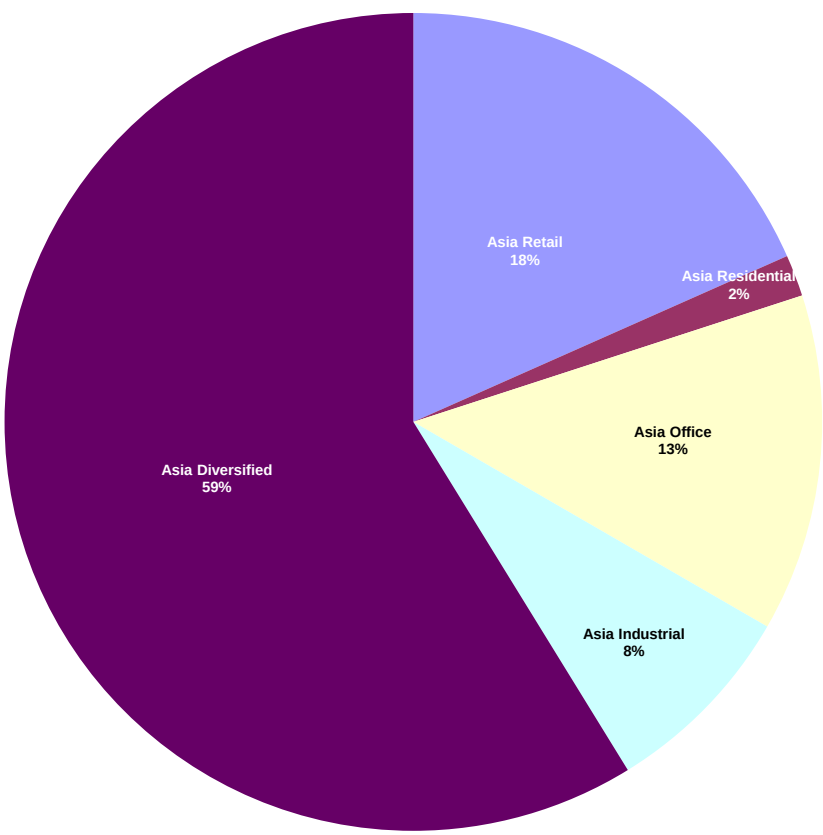
Section 3.7

FTSE EPRA/NAREIT Developed Sector Index Series

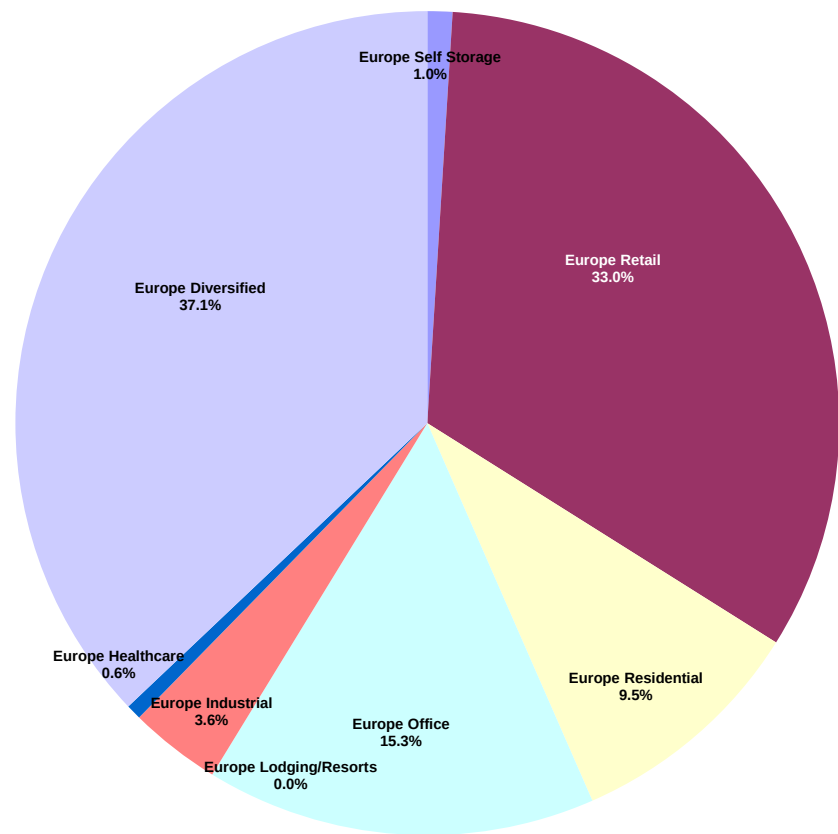
Graph 33: Sector Breakdown - Developed



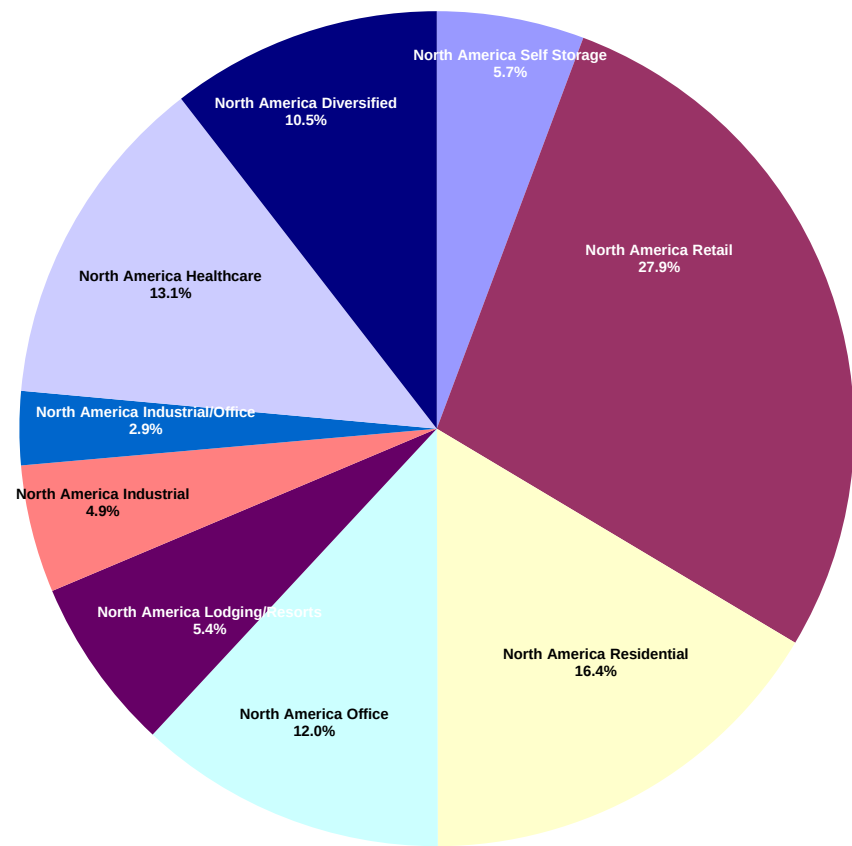
Graph 34: Sector Breakdown - Developed Asia



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) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Industrial	EUR	685.13	48,687.12	5.65	3.62	-NA-	-NA-	21.82	12.04	4.53	5.64	3.90	11.56	-NA-	-NA-
Global Residential	EUR	1,727.75	91,570.15	10.63	3.10	-NA-	-NA-	17.89	8.57	6.88	7.17	5.76	19.65	-NA-	-NA-
Global Self Storage	EUR	2,695.98	27,210.79	3.16	3.19	-NA-	-NA-	28.65	22.56	14.81	3.97	0.02	18.30	-NA-	-NA-
Global Retail	EUR	1,396.77	220,549.82	25.60	4.06	-NA-	-NA-	22.00	13.57	2.37	8.19	4.59	14.60	-NA-	-NA-
Global Office	EUR	1,520.46	111,127.81	12.90	3.12	-NA-	-NA-	19.04	8.19	9.51	7.45	4.91	13.40	-NA-	-NA-
Global Lodging/Resorts	EUR	1,070.02	31,172.44	3.62	3.11	-NA-	-NA-	22.34	12.31	19.08	7.79	3.76	14.52	-NA-	-NA-
Global Industrial/Office	EUR	1,051.21	12,936.88	1.50	4.72	-NA-	-NA-	17.76	10.49	-1.77	5.24	3.43	16.54	-NA-	-NA-
Global Healthcare	EUR	2,307.23	60,014.04	6.97	5.06	-NA-	-NA-	20.65	12.51	-6.67	9.37	3.25	18.95	-NA-	-NA-
Global Diversified	EUR	1,255.95	258,378.09	29.99	3.15	-NA-	-NA-	13.28	8.88	3.15	7.42	6.23	4.23	-NA-	-NA-
Asia Retail	EUR	1,369.27	50,011.91	18.35	4.61	-NA-	-NA-	17.85	11.95	-1.40	8.95	4.42	12.77	-NA-	-NA-
Asia Residential	EUR	2,856.28	4,471.95	1.64	3.75	-NA-	-NA-	5.41	12.87	15.51	13.31	8.45	15.11	-NA-	-NA-
Asia Office	EUR	1,648.45	36,366.34	13.35	3.26	-NA-	-NA-	16.38	9.68	7.58	10.69	7.09	7.97	-NA-	-NA-
Asia Industrial	EUR	812.93	21,434.51	7.87	3.64	-NA-	-NA-	27.69	15.31	1.42	8.55	4.31	9.75	-NA-	-NA-
Asia Diversified	EUR	1,275.88	160,191.58	58.79	2.57	-NA-	-NA-	10.58	9.12	-2.59	7.76	7.38	-1.29	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,364.41	139,105.34	51.05	2.09	-NA-	-NA-	9.50	8.89	-3.27	7.93	8.15	-3.24	-NA-	-NA-
Asia ex Australia Industrial	EUR	2,506.21	15,486.74	5.68	3.53	-NA-	-NA-	22.48	15.89	4.37	8.33	4.31	8.54	-NA-	-NA-
Asia ex Australia Office	EUR	1,628.48	34,012.57	12.48	3.04	-NA-	-NA-	15.07	8.83	7.46	11.11	7.43	7.82	-NA-	-NA-
Asia ex Australia Residential	EUR	2,835.21	4,471.95	1.64	3.75	-NA-	-NA-	5.41	12.87	15.51	13.31	8.45	15.11	-NA-	-NA-
Asia ex Australia Retail	EUR	1,924.60	22,178.08	8.14	3.51	-NA-	-NA-	20.63	16.79	4.31	10.77	8.50	10.24	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Europe Self Storage	EUR	1,658.39	1,315.10	0.98	2.79	-NA-	-NA-	14.20	19.54	42.47	-8.85	-5.02	15.94	-NA-	-NA-
Europe Retail	EUR	1,255.43	44,206.08	32.95	4.15	-NA-	-NA-	16.67	9.76	14.94	12.07	7.93	15.40	-NA-	-NA-
Europe Residential	EUR	698.42	12,752.56	9.51	0.91	-NA-	-NA-	19.64	15.03	18.64	4.53	4.79	15.62	-NA-	-NA-
Europe Office	EUR	1,581.99	20,538.40	15.31	3.01	-NA-	-NA-	18.22	6.98	12.26	4.20	0.60	13.07	-NA-	-NA-
Europe Industrial	EUR	537.85	4,815.40	3.59	4.32	-NA-	-NA-	15.87	14.03	39.75	10.38	6.23	13.46	-NA-	-NA-
Europe Healthcare	EUR	1,003.22	801.18	0.60	6.13	-NA-	-NA-	13.40	9.77	18.71	2.19	-0.72	4.19	-NA-	-NA-
Europe Diversified	EUR	1,255.79	49,728.62	37.07	3.56	-NA-	-NA-	19.00	10.86	20.76	6.94	3.35	13.65	-NA-	-NA-
Eurozone Retail	EUR	1,834.38	32,592.17	24.29	4.57	-NA-	-NA-	15.26	7.26	13.89	13.47	8.89	15.16	-NA-	-NA-
Eurozone Residential	EUR	702.00	11,656.76	8.69	0.90	-NA-	-NA-	19.27	13.62	14.95	6.00	4.97	16.16	-NA-	-NA-
Eurozone Office	EUR	1,163.11	4,089.66	3.05	3.38	-NA-	-NA-	7.13	-2.27	12.89	9.68	1.20	17.04	-NA-	-NA-
Eurozone Industrial	EUR	1,240.64	598.63	0.45	5.94	-NA-	-NA-	26.83	18.85	19.88	6.62	4.57	10.32	-NA-	-NA-
Eurozone Diversified	EUR	1,405.51	13,872.95	10.34	4.82	-NA-	-NA-	15.74	6.64	12.30	9.00	4.60	12.64	-NA-	-NA-
UK Self Storage	EUR	1,658.39	1,315.10	0.98	2.79	-NA-	-NA-	14.20	19.54	42.47	-8.85	-5.02	15.94	-NA-	-NA-
UK Retail	EUR	758.71	11,613.91	8.66	2.98	-NA-	-NA-	18.99	12.73	18.07	8.29	5.32	16.16	-NA-	-NA-
UK Residential	EUR	700.82	1,095.80	0.82	0.94	-NA-	-NA-	24.72	24.70	49.23	-8.50	2.59	8.89	-NA-	-NA-
UK Industrial	EUR	428.85	4,216.77	3.14	4.09	-NA-	-NA-	13.48	13.54	43.12	10.95	6.46	13.97	-NA-	-NA-
UK Healthcare	EUR	1,003.22	801.18	0.60	6.13	-NA-	-NA-	13.40	9.77	18.71	2.19	-0.72	4.19	-NA-	-NA-
UK Diversified	EUR	908.29	27,976.53	20.85	3.15	-NA-	-NA-	21.20	15.35	27.06	6.56	2.91	13.60	-NA-	-NA-
UK Office	EUR	1,524.27	6,564.83	4.89	1.39	-NA-	-NA-	30.31	20.50	26.29	3.85	3.62	12.59	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Index Description	Curr	Close Value May-14														
North America Self Storage	EUR	2,790.16	25,895.68	5.71	3.21	-NA-	-NA-	29.60	22.83	13.75	4.72	0.29	18.43	-NA-	-NA-	
North America Retail	EUR	1,401.65	126,331.83	27.86	3.81	-NA-	-NA-	25.57	14.42	0.05	6.59	3.53	15.23	-NA-	-NA-	
North America Residential	EUR	1,858.42	74,345.64	16.39	3.44	-NA-	-NA-	24.13	8.42	4.99	7.27	5.76	20.55	-NA-	-NA-	
North America Office	EUR	1,350.73	54,223.07	11.96	3.08	-NA-	-NA-	22.49	7.82	9.86	6.64	5.18	17.39	-NA-	-NA-	
North America Lodging/Resorts	EUR	1,093.02	30,534.60	6.73	3.05	-NA-	-NA-	22.48	12.59	19.69	7.82	3.88	14.59	-NA-	-NA-	
North America Industrial	EUR	724.44	22,437.20	4.95	3.44	-NA-	-NA-	22.10	10.24	1.78	2.07	3.03	12.92	-NA-	-NA-	
North America Industrial/Office	EUR	1,051.21	12,936.88	2.85	4.72	-NA-	-NA-	17.76	10.49	-1.77	5.24	3.43	16.54	-NA-	-NA-	
North America Healthcare	EUR	2,352.43	59,212.86	13.06	5.05	-NA-	-NA-	20.67	12.48	-6.89	9.48	3.30	19.18	-NA-	-NA-	
North America Diversified	EUR	1,362.99	47,591.16	10.49	4.69	-NA-	-NA-	21.01	6.83	6.27	7.01	5.69	14.57	-NA-	-NA-	
United States Self Storage	EUR	2,790.16	25,895.68	5.71	3.21	-NA-	-NA-	29.60	22.83	13.75	4.72	0.29	18.43	-NA-	-NA-	
United States Retail	EUR	1,355.01	117,262.50	25.86	3.69	-NA-	-NA-	26.01	15.34	0.73	6.58	3.51	15.80	-NA-	-NA-	
United States Residential	EUR	1,811.21	70,009.58	15.44	3.37	-NA-	-NA-	24.52	8.34	6.08	7.24	5.70	21.65	-NA-	-NA-	
United States Office	EUR	1,360.27	52,619.72	11.60	3.05	-NA-	-NA-	21.84	7.96	10.13	6.69	5.17	18.69	-NA-	-NA-	
United States Lodging/Resorts	EUR	1,065.96	30,238.81	6.67	3.00	-NA-	-NA-	22.61	12.90	19.84	7.89	3.91	14.61	-NA-	-NA-	
United States Industrial	EUR	735.97	20,703.57	4.57	3.23	-NA-	-NA-	22.52	10.86	2.40	2.14	3.53	13.85	-NA-	-NA-	
United States Industrial/Office	EUR	1,070.85	12,322.93	2.72	4.54	-NA-	-NA-	18.20	11.17	-1.35	5.11	3.29	16.52	-NA-	-NA-	
United States Healthcare	EUR	2,486.39	57,554.79	12.69	5.03	-NA-	-NA-	20.65	12.88	-6.93	9.57	3.22	19.58	-NA-	-NA-	
United States Diversified	EUR	1,216.64	35,897.70	7.92	4.21	-NA-	-NA-	21.11	7.33	11.94	7.69	6.37	16.95	-NA-	-NA-	

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Industrial	USD	792.68	66,436.01	5.65	3.62	-NA-	-NA-	20.93	10.11	10.06	4.59	2.25	10.47	-NA-	-NA-
Global Residential	USD	1,998.84	124,952.05	10.63	3.10	-NA-	-NA-	17.03	6.69	12.53	6.11	4.08	18.49	-NA-	-NA-
Global Self Storage	USD	3,119.80	37,130.48	3.16	3.19	-NA-	-NA-	27.71	20.45	20.89	2.94	-1.57	17.15	-NA-	-NA-
Global Retail	USD	1,615.83	300,951.25	25.60	4.06	-NA-	-NA-	21.11	11.61	7.78	7.11	2.93	13.49	-NA-	-NA-
Global Office	USD	1,758.99	151,639.45	12.90	3.12	-NA-	-NA-	18.17	6.33	15.31	6.39	3.24	12.30	-NA-	-NA-
Global Lodging/Resorts	USD	1,238.16	42,536.35	3.62	3.11	-NA-	-NA-	21.45	10.37	25.37	6.71	2.11	13.41	-NA-	-NA-
Global Industrial/Office	USD	1,215.58	17,653.02	1.50	4.72	-NA-	-NA-	16.90	8.59	3.43	4.19	1.79	15.40	-NA-	-NA-
Global Healthcare	USD	2,668.91	81,892.17	6.97	5.06	-NA-	-NA-	19.77	10.57	-1.73	8.29	1.61	17.79	-NA-	-NA-
Global Diversified	USD	1,452.73	352,569.82	29.99	3.15	-NA-	-NA-	12.45	7.00	8.61	6.35	4.55	3.22	-NA-	-NA-
Asia Retail	USD	1,583.86	68,243.75	18.35	4.61	-NA-	-NA-	16.98	10.02	3.81	7.87	2.76	11.68	-NA-	-NA-
Asia Residential	USD	3,304.46	6,102.19	1.64	3.75	-NA-	-NA-	4.64	10.93	21.62	12.18	6.73	13.99	-NA-	-NA-
Asia Office	USD	1,907.46	49,623.69	13.35	3.26	-NA-	-NA-	15.53	7.79	13.27	9.59	5.39	6.92	-NA-	-NA-
Asia Industrial	USD	941.10	29,248.47	7.87	3.64	-NA-	-NA-	26.77	13.33	6.79	7.48	2.66	8.68	-NA-	-NA-
Asia Diversified	USD	1,476.01	218,589.42	58.79	2.57	-NA-	-NA-	9.77	7.24	2.56	6.69	5.67	-2.25	-NA-	-NA-
Asia ex Australia Diversified	USD	1,578.32	189,816.20	51.05	2.09	-NA-	-NA-	8.70	7.01	1.85	6.86	6.43	-4.18	-NA-	-NA-
Asia ex Australia Industrial	USD	2,925.89	21,132.43	5.68	3.53	-NA-	-NA-	21.81	13.89	9.89	7.26	2.66	7.49	-NA-	-NA-
Asia ex Australia Office	USD	1,884.12	46,411.86	12.48	3.04	-NA-	-NA-	14.23	6.95	13.15	10.00	5.72	6.78	-NA-	-NA-
Asia ex Australia Residential	USD	3,280.08	6,102.19	1.64	3.75	-NA-	-NA-	4.64	10.93	21.62	12.18	6.73	13.99	-NA-	-NA-
Asia ex Australia Retail	USD	2,226.01	30,263.11	8.14	3.51	-NA-	-NA-	19.75	14.77	9.83	9.67	6.78	9.17	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Europe Self Storage	USD	1,918.49	1,794.53	0.98	2.79	-NA-	-NA-	13.37	17.48	50.00	-9.75	-6.53	14.81	-NA-	-NA-
Europe Retail	USD	1,452.56	60,321.41	32.95	4.15	-NA-	-NA-	15.83	7.87	21.02	10.96	6.22	14.28	-NA-	-NA-
Europe Residential	USD	808.03	17,401.51	9.51	0.91	-NA-	-NA-	18.76	13.04	24.91	3.49	3.13	14.50	-NA-	-NA-
Europe Office	USD	1,829.55	28,025.67	15.31	3.01	-NA-	-NA-	17.35	5.14	18.20	3.16	-1.00	11.97	-NA-	-NA-
Europe Industrial	USD	622.26	6,570.86	3.59	4.32	-NA-	-NA-	15.03	12.07	47.14	9.29	4.54	12.36	-NA-	-NA-
Europe Healthcare	USD	1,160.90	1,093.25	0.60	6.13	-NA-	-NA-	12.59	7.88	24.99	1.18	-2.30	3.17	-NA-	-NA-
Europe Diversified	USD	1,451.83	67,857.19	37.07	3.56	-NA-	-NA-	18.12	8.95	27.15	5.88	1.71	12.55	-NA-	-NA-
Eurozone Retail	USD	2,122.41	44,473.65	24.29	4.57	-NA-	-NA-	14.42	5.41	19.92	12.34	7.16	14.04	-NA-	-NA-
Eurozone Residential	USD	812.15	15,906.23	8.69	0.90	-NA-	-NA-	18.40	11.67	21.02	4.95	3.31	15.03	-NA-	-NA-
Eurozone Office	USD	1,343.78	5,580.54	3.05	3.38	-NA-	-NA-	6.34	-3.96	18.86	8.59	-0.40	15.90	-NA-	-NA-
Eurozone Industrial	USD	1,433.81	816.86	0.45	5.94	-NA-	-NA-	25.90	16.80	26.22	5.56	2.91	9.25	-NA-	-NA-
Eurozone Diversified	USD	1,624.12	18,930.34	10.34	4.82	-NA-	-NA-	14.87	4.80	18.24	7.92	2.94	11.54	-NA-	-NA-
UK Self Storage	USD	1,918.49	1,794.53	0.98	2.79	-NA-	-NA-	13.37	17.48	50.00	-9.75	-6.53	14.81	-NA-	-NA-
UK Retail	USD	877.81	15,847.76	8.66	2.98	-NA-	-NA-	18.13	10.79	24.32	7.21	3.64	15.03	-NA-	-NA-
UK Residential	USD	811.09	1,495.28	0.82	0.94	-NA-	-NA-	23.81	22.55	57.12	-9.41	0.97	7.83	-NA-	-NA-
UK Industrial	USD	496.27	5,754.00	3.14	4.09	-NA-	-NA-	12.66	11.58	50.69	9.85	4.77	12.86	-NA-	-NA-
UK Healthcare	USD	1,160.90	1,093.25	0.60	6.13	-NA-	-NA-	12.59	7.88	24.99	1.18	-2.30	3.17	-NA-	-NA-
UK Diversified	USD	1,050.89	38,175.38	20.85	3.15	-NA-	-NA-	20.32	13.36	33.78	5.50	1.27	12.49	-NA-	-NA-
UK Office	USD	1,479.41	8,958.04	4.89	1.39	-NA-	-NA-	26.89	16.18	31.02	2.01	1.18	10.53	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Gross Total Return		Close Value May-14														
Index Description	Curr															
North America Self Storage	USD	3,228.83	35,335.95	5.71	3.21	-NA-	-NA-	28.66	20.71	19.76	3.68	-1.30	17.28	-NA-	-NA-	
North America Retail	USD	1,621.52	172,386.09	27.86	3.81	-NA-	-NA-	24.65	12.45	5.35	5.53	1.88	14.11	-NA-	-NA-	
North America Residential	USD	2,150.00	101,448.35	16.39	3.44	-NA-	-NA-	23.23	6.55	10.54	6.20	4.08	19.38	-NA-	-NA-	
North America Office	USD	1,562.58	73,990.09	11.96	3.08	-NA-	-NA-	21.60	5.96	15.67	5.58	3.51	16.25	-NA-	-NA-	
North America Lodging/Resorts	USD	1,264.77	41,665.99	6.73	3.05	-NA-	-NA-	21.58	10.65	26.02	6.75	2.23	13.47	-NA-	-NA-	
North America Industrial	USD	837.90	30,616.69	4.95	3.44	-NA-	-NA-	21.21	8.34	7.16	1.06	1.40	11.82	-NA-	-NA-	
North America Industrial/Office	USD	1,215.58	17,653.02	2.85	4.72	-NA-	-NA-	16.90	8.59	3.43	4.19	1.79	15.40	-NA-	-NA-	
North America Healthcare	USD	2,721.19	80,798.91	13.06	5.05	-NA-	-NA-	19.79	10.54	-1.97	8.39	1.66	18.02	-NA-	-NA-	
North America Diversified	USD	1,576.72	64,940.51	10.49	4.69	-NA-	-NA-	20.12	4.99	11.89	5.95	4.02	13.46	-NA-	-NA-	
United States Self Storage	USD	3,228.83	35,335.95	5.71	3.21	-NA-	-NA-	28.66	20.71	19.76	3.68	-1.30	17.28	-NA-	-NA-	
United States Retail	USD	1,567.58	160,010.55	25.86	3.69	-NA-	-NA-	25.09	13.35	6.06	5.52	1.87	14.68	-NA-	-NA-	
United States Residential	USD	2,095.39	95,531.57	15.44	3.37	-NA-	-NA-	23.61	6.47	11.69	6.17	4.02	20.47	-NA-	-NA-	
United States Office	USD	1,573.58	71,802.24	11.60	3.05	-NA-	-NA-	20.95	6.10	15.95	5.63	3.50	17.53	-NA-	-NA-	
United States Lodging/Resorts	USD	1,233.45	41,262.37	6.67	3	-NA-	-NA-	21.72	10.95	26.18	6.81	2.26	13.49	-NA-	-NA-	
United States Industrial	USD	851.24	28,251.05	4.57	3.23	-NA-	-NA-	21.62	8.95	7.82	1.12	1.89	12.74	-NA-	-NA-	
United States Industrial/Office	USD	1,238.30	16,815.26	2.72	4.54	-NA-	-NA-	17.33	9.26	3.87	4.06	1.65	15.38	-NA-	-NA-	
United States Healthcare	USD	2,876.16	78,536.39	12.69	5.03	-NA-	-NA-	19.77	10.93	-2.01	8.48	1.58	18.41	-NA-	-NA-	
United States Diversified	USD	1,407.38	48,984.21	7.92	4.21	-NA-	-NA-	20.22	5.48	17.86	6.62	4.68	15.81	-NA-	-NA-	

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Industrial	GBP	761.61	39,607.72	5.65	3.62	-NA-	-NA-	19.98	9.42	-0.52	3.95	2.94	9.08	-NA-	-NA-
Global Residential	GBP	1,920.49	74,493.72	10.63	3.1	-NA-	-NA-	16.12	6.02	1.71	5.46	4.77	17.00	-NA-	-NA-
Global Self Storage	GBP	2,997.51	22,136.39	3.16	3.19	-NA-	-NA-	26.71	19.69	9.26	2.31	-0.91	15.67	-NA-	-NA-
Global Retail	GBP	1,552.50	179,420.66	25.60	4.06	-NA-	-NA-	20.15	10.91	-2.58	6.46	3.62	12.06	-NA-	-NA-
Global Office	GBP	1,690.05	90,404.18	12.90	3.12	-NA-	-NA-	17.24	5.66	4.22	5.74	3.93	10.89	-NA-	-NA-
Global Lodging/Resorts	GBP	1,189.63	25,359.26	3.62	3.11	-NA-	-NA-	20.49	9.68	13.32	6.07	2.80	11.98	-NA-	-NA-
Global Industrial/Office	GBP	1,167.94	10,524.35	1.50	4.72	-NA-	-NA-	15.98	7.91	-6.52	3.56	2.47	13.95	-NA-	-NA-
Global Healthcare	GBP	2,564.29	48,822.35	6.97	5.06	-NA-	-NA-	18.83	9.87	-11.18	7.63	2.29	16.31	-NA-	-NA-
Global Diversified	GBP	1,395.78	210,194.54	29.99	3.15	-NA-	-NA-	11.57	6.33	-1.84	5.71	5.24	1.92	-NA-	-NA-
Asia Retail	GBP	1,521.78	40,685.46	18.35	4.61	-NA-	-NA-	16.06	9.33	-6.17	7.22	3.45	10.27	-NA-	-NA-
Asia Residential	GBP	3,174.94	3,638.00	1.64	3.75	-NA-	-NA-	3.82	10.23	9.92	11.50	7.44	12.56	-NA-	-NA-
Asia Office	GBP	1,832.69	29,584.58	13.35	3.26	-NA-	-NA-	14.62	7.11	2.38	8.92	6.09	5.57	-NA-	-NA-
Asia Industrial	GBP	904.21	17,437.31	7.87	3.64	-NA-	-NA-	25.77	12.62	-3.48	6.82	3.34	7.32	-NA-	-NA-
Asia Diversified	GBP	1,418.15	130,318.31	58.79	2.57	-NA-	-NA-	8.91	6.57	-7.30	6.04	6.38	-3.48	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,516.45	113,164.34	51.05	2.09	-NA-	-NA-	7.85	6.34	-7.94	6.21	7.14	-5.38	-NA-	-NA-
Asia ex Australia Industrial	GBP	2,811.20	12,598.70	5.68	3.53	-NA-	-NA-	20.85	13.18	-0.68	6.60	3.34	6.13	-NA-	-NA-
Asia ex Australia Office	GBP	1,810.27	27,669.75	12.48	3.04	-NA-	-NA-	13.33	6.28	2.27	9.33	6.43	5.43	-NA-	-NA-
Asia ex Australia Residential	GBP	3,151.52	3,638.00	1.64	3.75	-NA-	-NA-	3.82	10.23	9.92	11.50	7.44	12.56	-NA-	-NA-
Asia ex Australia Retail	GBP	2,138.76	18,042.21	8.14	3.51	-NA-	-NA-	18.81	14.05	-0.73	9.00	7.49	7.79	-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) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Europe Self Storage	GBP	1,843.29	1,069.86	0.98	2.79	-NA-	-NA-	12.48	16.74	35.58	-10.30	-5.90	13.37	-NA-	-NA-
Europe Retail	GBP	1,395.62	35,962.33	32.95	4.15	-NA-	-NA-	14.92	7.20	9.39	10.28	6.93	12.84	-NA-	-NA-
Europe Residential	GBP	776.36	10,374.40	9.51	0.91	-NA-	-NA-	17.83	12.33	12.90	2.86	3.82	13.06	-NA-	-NA-
Europe Office	GBP	1,757.84	16,708.30	15.31	3.01	-NA-	-NA-	16.43	4.48	6.84	2.54	-0.33	10.56	-NA-	-NA-
Europe Industrial	GBP	597.87	3,917.40	3.59	4.32	-NA-	-NA-	14.13	11.36	32.99	8.62	5.24	10.95	-NA-	-NA-
Europe Healthcare	GBP	1,115.40	651.77	0.60	6.13	-NA-	-NA-	11.70	7.20	12.97	0.56	-1.64	1.88	-NA-	-NA-
Europe Diversified	GBP	1,394.92	40,455.00	37.07	3.56	-NA-	-NA-	17.19	8.26	14.93	5.23	2.39	11.13	-NA-	-NA-
Eurozone Retail	GBP	2,039.22	26,514.23	24.29	4.57	-NA-	-NA-	13.53	4.75	8.39	11.66	7.88	12.61	-NA-	-NA-
Eurozone Residential	GBP	780.32	9,482.95	8.69	0.9	-NA-	-NA-	17.47	10.97	9.39	4.31	4.00	13.59	-NA-	-NA-
Eurozone Office	GBP	1,291.11	3,327.00	3.05	3.38	-NA-	-NA-	5.50	-4.56	7.43	7.93	0.26	14.44	-NA-	-NA-
Eurozone Industrial	GBP	1,377.61	487.00	0.45	5.94	-NA-	-NA-	24.91	16.07	14.08	4.92	3.60	7.87	-NA-	-NA-
Eurozone Diversified	GBP	1,560.46	11,285.86	10.34	4.82	-NA-	-NA-	13.97	4.14	6.88	7.26	3.63	10.14	-NA-	-NA-
UK Self Storage	GBP	1,843.29	1,069.86	0.98	2.79	-NA-	-NA-	12.48	16.74	35.58	-10.30	-5.90	13.37	-NA-	-NA-
UK Retail	GBP	843.41	9,448.09	8.66	2.98	-NA-	-NA-	17.20	10.10	12.37	6.56	4.34	13.58	-NA-	-NA-
UK Residential	GBP	779.30	891.45	0.82	0.94	-NA-	-NA-	22.84	21.78	42.02	-9.96	1.64	6.48	-NA-	-NA-
UK Industrial	GBP	476.82	3,430.41	3.14	4.09	-NA-	-NA-	11.78	10.88	36.20	9.18	5.47	11.44	-NA-	-NA-
UK Healthcare	GBP	1,115.40	651.77	0.60	6.13	-NA-	-NA-	11.70	7.20	12.97	0.56	-1.64	1.88	-NA-	-NA-
UK Diversified	GBP	1,009.70	22,759.34	20.85	3.15	-NA-	-NA-	19.37	12.65	20.92	4.86	1.95	11.08	-NA-	-NA-
UK Office	GBP	1,694.90	5,340.59	4.89	1.39	-NA-	-NA-	28.35	17.68	20.19	2.19	2.66	10.09	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America Self Storage	GBP	3,102.27	21,066.54	5.71	3.21	-NA-	-NA-	27.65	19.95	8.25	3.05	-0.64	15.80	-NA-	-NA-
North America Retail	GBP	1,557.96	102,772.88	27.86	3.81	-NA-	-NA-	23.67	11.74	-4.78	4.89	2.57	12.68	-NA-	-NA-
North America Residential	GBP	2,065.73	60,481.32	16.39	3.44	-NA-	-NA-	22.26	5.88	-0.08	5.55	4.78	17.88	-NA-	-NA-
North America Office	GBP	1,501.33	44,111.30	11.96	3.08	-NA-	-NA-	20.64	5.29	4.55	4.94	4.20	14.79	-NA-	-NA-
North America Lodging/Resorts	GBP	1,215.20	24,840.37	6.73	3.05	-NA-	-NA-	20.63	9.96	13.91	6.10	2.91	12.05	-NA-	-NA-
North America Industrial	GBP	805.06	18,253.01	4.95	3.44	-NA-	-NA-	20.26	7.66	-3.14	0.44	2.07	10.42	-NA-	-NA-
North America Industrial/Office	GBP	1,167.94	10,524.35	2.85	4.72	-NA-	-NA-	15.98	7.91	-6.52	3.56	2.47	13.95	-NA-	-NA-
North America Healthcare	GBP	2,614.53	48,170.57	13.06	5.05	-NA-	-NA-	18.85	9.85	-11.39	7.73	2.34	16.54	-NA-	-NA-
North America Diversified	GBP	1,514.92	38,716.14	10.49	4.69	-NA-	-NA-	19.18	4.33	1.13	5.31	4.71	12.03	-NA-	-NA-
United States Self Storage	GBP	3,102.27	21,066.54	5.71	3.21	-NA-	-NA-	27.65	19.95	8.25	3.05	-0.64	15.80	-NA-	-NA-
United States Retail	GBP	1,506.13	95,394.85	25.86	3.69	-NA-	-NA-	24.11	12.64	-4.14	4.88	2.55	13.24	-NA-	-NA-
United States Residential	GBP	2,013.25	56,953.87	15.44	3.37	-NA-	-NA-	22.64	5.80	0.95	5.52	4.72	18.96	-NA-	-NA-
United States Office	GBP	1,511.90	42,806.95	11.60	3.05	-NA-	-NA-	20.00	5.44	4.81	4.99	4.19	16.05	-NA-	-NA-
United States Lodging/Resorts	GBP	1,185.10	24,599.74	6.67	3	-NA-	-NA-	20.76	10.25	14.05	6.16	2.95	12.06	-NA-	-NA-
United States Industrial	GBP	817.87	16,842.67	4.57	3.23	-NA-	-NA-	20.67	8.27	-2.55	0.51	2.57	11.32	-NA-	-NA-
United States Industrial/Office	GBP	1,189.76	10,024.90	2.72	4.54	-NA-	-NA-	16.41	8.57	-6.12	3.43	2.33	13.93	-NA-	-NA-
United States Healthcare	GBP	2,763.43	46,821.71	12.69	5.03	-NA-	-NA-	18.83	10.24	-11.43	7.82	2.26	16.92	-NA-	-NA-
United States Diversified	GBP	1,352.22	29,203.33	7.92	4.21	-NA-	-NA-	19.28	4.82	6.53	5.97	5.38	14.36	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Industrial	JPY	787.95	6,759,531.69	5.65	3.62	-NA-	-NA-	22.48	18.69	10.90	3.33	1.85	6.94	-NA-	-NA-
Global Residential	JPY	1,986.93	12,713,246.21	10.63	3.1	-NA-	-NA-	18.54	15.01	13.39	4.83	3.67	14.70	-NA-	-NA-
Global Self Storage	JPY	3,101.20	3,777,840.59	3.16	3.19	-NA-	-NA-	29.35	29.83	21.81	1.70	-1.96	13.40	-NA-	-NA-
Global Retail	JPY	1,606.20	30,620,285.16	25.60	4.06	-NA-	-NA-	22.66	20.31	8.61	5.82	2.52	9.86	-NA-	-NA-
Global Office	JPY	1,748.51	15,428,556.01	12.90	3.12	-NA-	-NA-	19.69	14.61	16.19	5.10	2.83	8.71	-NA-	-NA-
Global Lodging/Resorts	JPY	1,230.78	4,327,861.37	3.62	3.11	-NA-	-NA-	23.01	18.97	26.33	5.43	1.71	9.78	-NA-	-NA-
Global Industrial/Office	JPY	1,208.34	1,796,106.47	1.50	4.72	-NA-	-NA-	18.40	17.05	4.22	2.93	1.38	11.71	-NA-	-NA-
Global Healthcare	JPY	2,653.00	8,332,118.33	6.97	5.06	-NA-	-NA-	21.31	19.18	-0.98	6.98	1.21	14.02	-NA-	-NA-
Global Diversified	JPY	1,444.07	35,872,216.31	29.99	3.15	-NA-	-NA-	13.90	15.34	9.43	5.07	4.13	-0.08	-NA-	-NA-
Asia Retail	JPY	1,574.42	6,943,460.28	18.35	4.61	-NA-	-NA-	18.48	18.59	4.60	6.57	2.36	8.11	-NA-	-NA-
Asia Residential	JPY	3,284.77	620,867.73	1.64	3.75	-NA-	-NA-	5.98	19.57	22.54	10.83	6.30	10.35	-NA-	-NA-
Asia Office	JPY	1,896.09	5,048,962.24	13.35	3.26	-NA-	-NA-	17.01	16.19	14.14	8.27	4.97	3.50	-NA-	-NA-
Asia Industrial	JPY	935.49	2,975,885.25	7.87	3.64	-NA-	-NA-	28.40	22.16	7.60	6.18	2.25	5.21	-NA-	-NA-
Asia Diversified	JPY	1,467.21	22,240,380.54	58.79	2.57	-NA-	-NA-	11.18	15.59	3.34	5.41	5.25	-5.37	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,568.91	19,312,849.05	51.05	2.09	-NA-	-NA-	10.10	15.35	2.63	5.57	6.01	-7.24	-NA-	-NA-
Asia ex Australia Industrial	JPY	2,908.45	2,150,118.78	5.68	3.53	-NA-	-NA-	23.37	22.77	10.73	5.97	2.25	4.05	-NA-	-NA-
Asia ex Australia Office	JPY	1,872.89	4,722,174.35	12.48	3.04	-NA-	-NA-	15.70	15.29	14.01	8.68	5.30	3.36	-NA-	-NA-
Asia ex Australia Residential	JPY	3,260.54	620,867.73	1.64	3.75	-NA-	-NA-	5.98	19.57	22.54	10.83	6.30	10.35	-NA-	-NA-
Asia ex Australia Retail	JPY	2,212.74	3,079,119.64	8.14	3.51	-NA-	-NA-	21.28	23.72	10.67	8.35	6.35	5.68	-NA-	-NA-

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Index Description	Curr	Close Value May-14													
Europe Self Storage	JPY	1,907.06	182,584.06	0.98	2.79	-NA-	-NA-	14.82	26.63	51.15	-10.84	-6.90	11.14	-NA-	-NA-
Europe Retail	JPY	1,443.90	6,137,401.70	32.95	4.15	-NA-	-NA-	17.32	16.28	21.94	9.62	5.80	10.63	-NA-	-NA-
Europe Residential	JPY	803.22	1,770,516.26	9.51	0.91	-NA-	-NA-	20.29	21.85	25.87	2.24	2.72	10.84	-NA-	-NA-
Europe Office	JPY	1,818.65	2,851,472.00	15.31	3.01	-NA-	-NA-	18.86	13.33	19.10	1.92	-1.39	8.39	-NA-	-NA-
Europe Industrial	JPY	618.55	668,551.76	3.59	4.32	-NA-	-NA-	16.51	20.80	48.26	7.97	4.13	8.77	-NA-	-NA-
Europe Healthcare	JPY	1,153.99	111,232.85	0.60	6.13	-NA-	-NA-	14.03	16.29	25.94	-0.04	-2.68	-0.12	-NA-	-NA-
Europe Diversified	JPY	1,443.18	6,904,129.77	37.07	3.56	-NA-	-NA-	19.63	17.43	28.12	4.60	1.31	8.95	-NA-	-NA-
Eurozone Retail	JPY	2,109.76	4,524,971.72	24.29	4.57	-NA-	-NA-	15.89	13.62	20.83	10.99	6.74	10.40	-NA-	-NA-
Eurozone Residential	JPY	807.31	1,618,378.96	8.69	0.9	-NA-	-NA-	19.92	20.37	21.95	3.68	2.90	11.36	-NA-	-NA-
Eurozone Office	JPY	1,335.77	567,792.53	3.05	3.38	-NA-	-NA-	7.70	3.52	19.77	7.29	-0.80	12.20	-NA-	-NA-
Eurozone Industrial	JPY	1,425.27	83,111.53	0.45	5.94	-NA-	-NA-	27.52	25.90	27.18	4.29	2.50	5.76	-NA-	-NA-
Eurozone Diversified	JPY	1,614.44	1,926,067.34	10.34	4.82	-NA-	-NA-	16.35	12.96	19.15	6.62	2.53	7.98	-NA-	-NA-
UK Self Storage	JPY	1,907.06	182,584.06	0.98	2.79	-NA-	-NA-	14.82	26.63	51.15	-10.84	-6.90	11.14	-NA-	-NA-
UK Retail	JPY	872.58	1,612,429.98	8.66	2.98	-NA-	-NA-	19.64	19.42	25.27	5.92	3.23	11.35	-NA-	-NA-
UK Residential	JPY	806.25	152,137.30	0.82	0.94	-NA-	-NA-	25.40	32.10	58.32	-10.50	0.56	4.39	-NA-	-NA-
UK Industrial	JPY	493.31	585,440.23	3.14	4.09	-NA-	-NA-	14.11	20.27	51.84	8.53	4.36	9.25	-NA-	-NA-
UK Healthcare	JPY	1,153.99	111,232.85	0.60	6.13	-NA-	-NA-	14.03	16.29	25.94	-0.04	-2.68	-0.12	-NA-	-NA-
UK Diversified	JPY	1,044.62	3,884,153.58	20.85	3.15	-NA-	-NA-	21.86	22.20	34.80	4.23	0.87	8.90	-NA-	-NA-
UK Office	JPY	1,753.53	911,436.20	4.89	1.39	-NA-	-NA-	31.02	27.65	33.98	1.58	1.57	7.93	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America Self Storage	JPY	3,209.58	3,595,256.53	5.71	3.21	-NA-	-NA-	30.32	30.11	20.68	2.43	-1.69	13.53	-NA-	-NA-
North America Retail	JPY	1,611.85	17,539,423.18	27.86	3.81	-NA-	-NA-	26.25	21.21	6.15	4.26	1.48	10.47	-NA-	-NA-
North America Residential	JPY	2,137.19	10,321,862.22	16.39	3.44	-NA-	-NA-	24.81	14.85	11.39	4.92	3.67	15.56	-NA-	-NA-
North America Office	JPY	1,553.27	7,528,121.77	11.96	3.08	-NA-	-NA-	23.16	14.21	16.55	4.31	3.10	12.54	-NA-	-NA-
North America Lodging/Resorts	JPY	1,257.24	4,239,306.06	6.73	3.05	-NA-	-NA-	23.15	19.27	26.98	5.46	1.83	9.85	-NA-	-NA-
North America Industrial	JPY	832.91	3,115,094.68	4.95	3.44	-NA-	-NA-	22.77	16.78	7.98	-0.16	0.99	8.25	-NA-	-NA-
North America Industrial/Office	JPY	1,208.34	1,796,106.47	2.85	4.72	-NA-	-NA-	18.40	17.05	4.22	2.93	1.38	11.71	-NA-	-NA-
North America Healthcare	JPY	2,704.97	8,220,885.48	13.06	5.05	-NA-	-NA-	21.33	19.15	-1.22	7.08	1.26	14.25	-NA-	-NA-
North America Diversified	JPY	1,567.33	6,607,372.45	10.49	4.69	-NA-	-NA-	21.66	13.16	12.74	4.68	3.60	9.83	-NA-	-NA-
United States Specialty	JPY	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Self Storage	JPY	3,209.58	3,595,256.53	5.71	3.21	-NA-	-NA-	30.32	30.11	20.68	2.43	-1.69	13.53	-NA-	-NA-
United States Retail	JPY	1,558.23	16,280,273.11	25.86	3.69	-NA-	-NA-	26.70	22.18	6.87	4.25	1.47	11.01	-NA-	-NA-
United States Residential	JPY	2,082.90	9,719,859.18	15.44	3.37	-NA-	-NA-	25.20	14.77	12.54	4.89	3.61	16.62	-NA-	-NA-
United States Office	JPY	1,564.20	7,305,518.77	11.60	3.05	-NA-	-NA-	22.51	14.37	16.84	4.36	3.09	13.78	-NA-	-NA-
United States Lodging/Resorts	JPY	1,226.10	4,198,239.85	6.67	3	-NA-	-NA-	23.28	19.59	27.14	5.53	1.86	9.86	-NA-	-NA-
United States Industrial	JPY	846.16	2,874,403.07	4.57	3.23	-NA-	-NA-	23.18	17.44	8.64	-0.10	1.49	9.14	-NA-	-NA-
United States Industrial/Office	JPY	1,230.92	1,710,868.51	2.72	4.54	-NA-	-NA-	18.84	17.77	4.66	2.81	1.25	11.69	-NA-	-NA-
United States Healthcare	JPY	2,859.02	7,990,685.45	12.69	5.03	-NA-	-NA-	21.31	19.58	-1.26	7.17	1.18	14.63	-NA-	-NA-
United States Diversified	JPY	1,398.99	4,983,897.95	7.92	4.21	-NA-	-NA-	21.77	13.69	18.76	5.33	4.26	12.11	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Industrial	AUD	557.32	71,382.84	8.28	3.62	-NA-	-NA-	17.34	15.19	13.38	4.16	1.80	6.19	-NA-	-NA-
Global Residential	AUD	1,405.36	134,255.99	15.58	3.1	-NA-	-NA-	13.56	11.62	15.92	5.67	3.62	13.90	-NA-	-NA-
Global Self Storage	AUD	2,193.49	39,895.22	4.63	3.19	-NA-	-NA-	23.92	26.00	24.53	2.51	-2.01	12.61	-NA-	-NA-
Global Retail	AUD	1,136.07	323,360.11	37.53	4.06	-NA-	-NA-	17.51	16.76	11.03	6.67	2.47	9.09	-NA-	-NA-
Global Office	AUD	1,236.73	162,930.54	18.91	3.12	-NA-	-NA-	14.66	11.24	18.78	5.95	2.78	7.95	-NA-	-NA-
Global Lodging/Resorts	AUD	870.54	45,703.61	5.30	3.11	-NA-	-NA-	17.84	15.46	29.15	6.27	1.66	9.02	-NA-	-NA-
Global Industrial/Office	AUD	854.66	18,967.46	2.20	4.72	-NA-	-NA-	13.43	13.60	6.54	3.76	1.33	10.93	-NA-	-NA-
Global Healthcare	AUD	1,876.48	87,989.86	10.21	5.06	-NA-	-NA-	16.21	15.67	1.23	7.84	1.16	13.23	-NA-	-NA-
Global Diversified	AUD	1,021.39	378,822.20	43.96	3.15	-NA-	-NA-	9.11	11.94	11.88	5.91	4.08	-0.78	-NA-	-NA-
Asia Retail	AUD	1,113.59	73,325.18	18.35	4.61	-NA-	-NA-	13.51	15.10	6.94	7.43	2.31	7.35	-NA-	-NA-
Asia Residential	AUD	2,323.33	6,556.56	1.64	3.75	-NA-	-NA-	1.53	16.05	25.28	11.72	6.25	9.58	-NA-	-NA-
Asia Office	AUD	1,341.11	53,318.67	13.35	3.26	-NA-	-NA-	12.10	12.76	16.69	9.13	4.92	2.78	-NA-	-NA-
Asia Industrial	AUD	661.68	31,426.31	7.87	3.64	-NA-	-NA-	23.00	18.56	10.01	7.03	2.20	4.47	-NA-	-NA-
Asia Diversified	AUD	1,037.76	234,865.61	58.79	2.57	-NA-	-NA-	6.51	12.19	5.65	6.25	5.20	-6.03	-NA-	-NA-
Asia ex Australia Diversified	AUD	1,109.70	203,949.93	51.05	2.09	-NA-	-NA-	5.47	11.95	4.92	6.42	5.96	-7.89	-NA-	-NA-
Asia ex Australia Industrial	AUD	2,057.16	22,705.95	5.68	3.53	-NA-	-NA-	18.19	19.15	13.20	6.81	2.20	3.32	-NA-	-NA-
Asia ex Australia Office	AUD	1,324.70	49,867.69	12.48	3.04	-NA-	-NA-	10.84	11.89	16.56	9.55	5.25	2.64	-NA-	-NA-
Asia ex Australia Residential	AUD	2,306.19	6,556.56	1.64	3.75	-NA-	-NA-	1.53	16.05	25.28	11.72	6.25	9.58	-NA-	-NA-
Asia ex Australia Retail	AUD	1,565.08	32,516.50	8.14	3.51	-NA-	-NA-	16.19	20.07	13.14	9.22	6.30	4.94	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Gross Total Return		Close Value May-14														
Index Description	Curr															
Europe Self Storage	AUD	1,348.87	1,928.15	1.44	2.79	-NA-	-NA-	10.00	22.90	54.52	-10.13	-6.95	10.37	-NA-	-NA-	
Europe Retail	AUD	1,021.28	64,812.95	48.31	4.15	-NA-	-NA-	12.39	12.85	24.67	10.50	5.74	9.85	-NA-	-NA-	
Europe Residential	AUD	568.12	18,697.22	13.94	0.91	-NA-	-NA-	15.24	18.26	28.68	3.06	2.67	10.06	-NA-	-NA-	
Europe Office	AUD	1,286.34	30,112.47	22.45	3.01	-NA-	-NA-	13.87	9.99	21.76	2.74	-1.44	7.63	-NA-	-NA-	
Europe Industrial	AUD	437.50	7,060.12	5.26	4.32	-NA-	-NA-	11.61	17.24	51.57	8.83	4.07	8.01	-NA-	-NA-	
Europe Healthcare	AUD	816.22	1,174.65	0.88	6.13	-NA-	-NA-	9.24	12.86	28.75	0.76	-2.73	-0.82	-NA-	-NA-	
Europe Diversified	AUD	1,020.76	72,909.84	54.35	3.56	-NA-	-NA-	14.61	13.97	30.98	5.44	1.26	8.19	-NA-	-NA-	
Eurozone Retail	AUD	1,492.24	47,785.16	35.62	4.57	-NA-	-NA-	11.03	10.27	23.53	11.88	6.68	9.63	-NA-	-NA-	
Eurozone Residential	AUD	571.01	17,090.60	12.74	0.9	-NA-	-NA-	14.89	16.82	24.67	4.51	2.85	10.58	-NA-	-NA-	
Eurozone Office	AUD	944.80	5,996.07	4.47	3.38	-NA-	-NA-	3.18	0.47	22.44	8.14	-0.85	11.41	-NA-	-NA-	
Eurozone Industrial	AUD	1,008.10	877.68	0.65	5.94	-NA-	-NA-	22.16	22.19	30.02	5.12	2.45	5.02	-NA-	-NA-	
Eurozone Diversified	AUD	1,141.90	20,339.89	15.16	4.82	-NA-	-NA-	11.46	9.63	21.81	7.47	2.48	7.22	-NA-	-NA-	
UK Self Storage	AUD	1,348.87	1,928.15	1.44	2.79	-NA-	-NA-	10.00	22.90	54.52	-10.13	-6.95	10.37	-NA-	-NA-	
UK Retail	AUD	617.18	17,027.78	12.69	2.98	-NA-	-NA-	14.62	15.90	28.07	6.77	3.18	10.57	-NA-	-NA-	
UK Residential	AUD	570.27	1,606.62	1.20	0.94	-NA-	-NA-	20.13	28.20	61.86	-9.78	0.51	3.66	-NA-	-NA-	
UK Industrial	AUD	348.92	6,182.44	4.61	4.09	-NA-	-NA-	9.31	16.73	55.23	9.39	4.30	8.49	-NA-	-NA-	
UK Healthcare	AUD	816.22	1,174.65	0.88	6.13	-NA-	-NA-	9.24	12.86	28.75	0.76	-2.73	-0.82	-NA-	-NA-	
UK Diversified	AUD	738.87	41,017.92	30.57	3.15	-NA-	-NA-	16.74	18.59	37.81	5.06	0.82	8.13	-NA-	-NA-	
UK Office	AUD	1,240.28	9,625.06	7.17	1.39	-NA-	-NA-	25.52	23.89	36.98	2.39	1.52	7.17	-NA-	-NA-	

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America Self Storage	AUD	2,270.15	37,967.07	8.37	3.21	-NA-	-NA-	24.84	26.28	23.37	3.25	-1.74	12.74	-NA-	-NA-
North America Retail	AUD	1,140.07	185,221.98	40.84	3.81	-NA-	-NA-	20.95	17.64	8.52	5.09	1.43	9.69	-NA-	-NA-
North America Residential	AUD	1,511.64	109,002.20	24.04	3.44	-NA-	-NA-	19.57	11.47	13.88	5.76	3.62	14.75	-NA-	-NA-
North America Office	AUD	1,098.63	79,499.40	17.53	3.08	-NA-	-NA-	17.99	10.85	19.16	5.14	3.05	11.75	-NA-	-NA-
North America Lodging/Resorts	AUD	889.25	44,768.44	9.87	3.05	-NA-	-NA-	17.97	15.76	29.82	6.31	1.78	9.08	-NA-	-NA-
North America Industrial	AUD	589.12	32,896.41	7.25	3.44	-NA-	-NA-	17.61	13.33	10.39	0.64	0.94	7.49	-NA-	-NA-
North America Industrial/Office	AUD	854.66	18,967.46	4.18	4.72	-NA-	-NA-	13.43	13.60	6.54	3.76	1.33	10.93	-NA-	-NA-
North America Healthcare	AUD	1,913.24	86,815.21	19.14	5.05	-NA-	-NA-	16.23	15.64	0.99	7.94	1.21	13.45	-NA-	-NA-
North America Diversified	AUD	1,108.58	69,775.99	15.39	4.69	-NA-	-NA-	16.55	9.83	15.26	5.51	3.55	9.06	-NA-	-NA-
United States Self Storage	AUD	2,270.15	37,967.07	8.37	3.21	-NA-	-NA-	24.84	26.28	23.37	3.25	-1.74	12.74	-NA-	-NA-
United States Retail	AUD	1,102.14	171,924.95	37.91	3.69	-NA-	-NA-	21.37	18.58	9.26	5.08	1.42	10.24	-NA-	-NA-
United States Residential	AUD	1,473.24	102,644.85	22.63	3.37	-NA-	-NA-	19.94	11.38	15.06	5.73	3.56	15.80	-NA-	-NA-
United States Office	AUD	1,106.37	77,148.64	17.01	3.05	-NA-	-NA-	17.36	11.00	19.45	5.19	3.04	12.98	-NA-	-NA-
United States Lodging/Resorts	AUD	867.22	44,334.77	9.78	3	-NA-	-NA-	18.10	16.07	29.98	6.37	1.81	9.10	-NA-	-NA-
United States Industrial	AUD	598.49	30,354.63	6.69	3.23	-NA-	-NA-	18.01	13.98	11.07	0.70	1.44	8.37	-NA-	-NA-
United States Industrial/Office	AUD	870.63	18,067.32	3.98	4.54	-NA-	-NA-	13.85	14.30	7.00	3.63	1.20	10.91	-NA-	-NA-
United States Healthcare	AUD	2,022.20	84,384.22	18.61	5.03	-NA-	-NA-	16.21	16.05	0.94	8.03	1.13	13.83	-NA-	-NA-
United States Diversified	AUD	989.51	52,631.57	11.61	4.21	-NA-	-NA-	16.65	10.34	21.42	6.17	4.21	11.33	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float											
Price Return			Mkt Cap Ccy (m)	Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36 M
Index Description	Curr	Close Value May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Global Self Storage	EUR	2,062.14	27,210.79	3.16	0.00	-NA-	-NA-	24.65	18.67	11.00	3.91	0.02	17.25	-NA-	-NA-
Global Retail	EUR	949.84	220,549.82	25.60	0.00	-NA-	-NA-	16.77	8.90	-1.82	7.04	3.88	12.37	-NA-	-NA-
Global Residential	EUR	1,281.25	91,570.15	10.63	0.00	-NA-	-NA-	14.06	5.14	3.26	6.84	5.58	18.25	-NA-	-NA-
Global Office	EUR	1,087.69	111,127.81	12.90	0.00	-NA-	-NA-	14.55	4.27	5.79	6.78	4.69	11.75	-NA-	-NA-
Global Lodging/Resorts	EUR	799.24	31,172.44	3.62	0.00	-NA-	-NA-	19.44	8.93	15.20	7.57	3.75	13.28	-NA-	-NA-
Global Industrial/Office	EUR	649.30	12,936.88	1.50	0.00	-NA-	-NA-	11.74	5.07	-6.58	4.57	2.95	14.37	-NA-	-NA-
Global Industrial	EUR	458.15	48,687.12	5.65	0.00	-NA-	-NA-	16.78	7.70	0.66	5.19	3.73	10.16	-NA-	-NA-
Global Healthcare	EUR	1,419.23	60,014.04	6.97	0.00	-NA-	-NA-	14.30	6.92	-11.37	8.44	2.56	16.25	-NA-	-NA-
Global Diversified	EUR	948.40	258,378.09	29.99	0.00	-NA-	-NA-	9.51	5.26	-0.02	6.65	5.76	2.82	-NA-	-NA-
Asia Retail	EUR	868.73	50,011.91	18.31	0.00	-NA-	-NA-	11.71	6.41	-6.09	8.83	4.42	10.97	-NA-	-NA-
Asia Residential	EUR	2,332.52	4,471.95	1.64	0.00	-NA-	-NA-	2.32	8.81	10.65	13.27	8.45	12.72	-NA-	-NA-
Asia Office	EUR	1,165.03	36,366.34	13.32	0.00	-NA-	-NA-	11.58	5.46	3.77	10.40	7.01	6.62	-NA-	-NA-
Asia Industrial	EUR	488.59	21,434.51	7.85	0.00	-NA-	-NA-	21.98	10.34	-2.44	8.02	4.17	8.56	-NA-	-NA-
Asia Diversified	EUR	1,016.58	160,191.58	58.65	0.00	-NA-	-NA-	7.60	6.14	-4.91	7.16	7.02	-2.20	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,142.26	139,105.34	51.05	0.00	-NA-	-NA-	7.08	6.42	-5.21	7.24	7.74	-4.27	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,561.06	15,486.74	5.68	0.00	-NA-	-NA-	17.00	11.25	0.57	7.59	4.11	6.92	-NA-	-NA-
Asia ex Australia Office	EUR	1,198.50	34,012.57	12.48	0.00	-NA-	-NA-	10.68	4.95	3.99	10.80	7.35	6.45	-NA-	-NA-
Asia ex Australia Residential	EUR	2,316.97	4,471.95	1.64	0.00	-NA-	-NA-	2.32	8.81	10.65	13.27	8.45	12.72	-NA-	-NA-
Asia ex Australia Retail	EUR	1,387.82	22,178.08	8.14	0.00	-NA-	-NA-	15.83	12.26	0.33	10.48	8.50	9.19	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14	May-14	May-14	May-14										
Europe Self Storage	EUR	1,371.88	1,315.10	0.98	0.00	-NA-	-NA-	11.07	15.34	37.81	-8.85	-5.02	15.15	-NA-	-NA-
Europe Retail	EUR	870.07	44,206.08	32.95	0.00	-NA-	-NA-	11.41	4.68	10.07	8.45	5.58	11.39	-NA-	-NA-
Europe Residential	EUR	581.66	12,752.56	9.51	0.00	-NA-	-NA-	17.14	13.35	17.08	4.11	4.37	15.16	-NA-	-NA-
Europe Office	EUR	1,139.54	20,538.40	15.31	0.00	-NA-	-NA-	13.73	2.81	8.55	1.91	-0.06	10.04	-NA-	-NA-
Europe Industrial	EUR	358.74	4,815.40	3.59	0.00	-NA-	-NA-	10.20	7.79	33.26	8.98	5.40	9.81	-NA-	-NA-
Europe Healthcare	EUR	649.74	801.18	0.60	0.00	-NA-	-NA-	6.88	3.28	11.45	1.41	-1.48	1.01	-NA-	-NA-
Europe Diversified	EUR	860.24	49,728.62	37.07	0.00	-NA-	-NA-	13.43	6.04	16.31	5.50	2.41	11.04	-NA-	-NA-
Eurozone Retail	EUR	1,191.26	32,592.17	24.29	0.00	-NA-	-NA-	9.30	1.62	8.53	8.83	5.70	10.42	-NA-	-NA-
Eurozone Residential	EUR	582.91	11,656.76	8.69	0.00	-NA-	-NA-	16.64	11.98	13.43	5.53	4.51	15.65	-NA-	-NA-
Eurozone Office	EUR	726.86	4,089.66	3.05	0.00	-NA-	-NA-	1.24	-7.57	7.17	7.41	-0.90	14.26	-NA-	-NA-
Eurozone Industrial	EUR	743.63	598.63	0.45	0.00	-NA-	-NA-	20.33	11.30	12.89	0.40	-1.53	3.89	-NA-	-NA-
Eurozone Diversified	EUR	918.62	13,872.95	10.34	0.00	-NA-	-NA-	9.29	0.83	7.05	4.85	1.42	8.02	-NA-	-NA-
UK Self Storage	EUR	1,371.88	1,315.10	0.98	0.00	-NA-	-NA-	11.07	15.34	37.81	-8.85	-5.02	15.15	-NA-	-NA-
UK Retail	EUR	584.03	11,613.91	8.66	0.00	-NA-	-NA-	15.13	8.88	14.65	7.39	5.24	14.20	-NA-	-NA-
UK Residential	EUR	609.71	1,095.80	0.82	0.00	-NA-	-NA-	22.93	22.97	47.59	-8.50	2.59	8.89	-NA-	-NA-
UK Industrial	EUR	289.22	4,216.77	3.14	0.00	-NA-	-NA-	7.87	7.50	36.70	10.32	6.46	10.73	-NA-	-NA-
UK Healthcare	EUR	649.74	801.18	0.60	0.00	-NA-	-NA-	6.88	3.28	11.45	1.41	-1.48	1.01	-NA-	-NA-
UK Diversified	EUR	642.32	27,976.53	20.85	0.00	-NA-	-NA-	16.17	10.80	22.65	6.39	2.80	12.19	-NA-	-NA-
UK Office	EUR	1,278.84	6,564.83	4.89	0.00	-NA-	-NA-	27.82	18.21	24.44	3.03	2.81	11.61	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America Self Storage	EUR	2,125.70	25,895.68	5.71	0.00	-NA-	-NA-	25.54	18.94	9.97	4.65	0.29	17.37	-NA-	-NA-
North America Retail	EUR	980.03	126,331.83	27.86	0.00	-NA-	-NA-	20.91	10.31	-3.67	5.87	3.10	13.47	-NA-	-NA-
North America Residential	EUR	1,313.99	74,345.64	16.39	0.00	-NA-	-NA-	19.58	4.78	1.18	6.93	5.61	19.06	-NA-	-NA-
North America Office	EUR	968.21	54,223.07	11.96	0.00	-NA-	-NA-	18.16	4.15	6.23	6.36	5.05	16.08	-NA-	-NA-
North America Lodging/Resorts	EUR	817.20	30,534.60	6.73	0.00	-NA-	-NA-	19.65	9.31	15.87	7.60	3.87	13.40	-NA-	-NA-
North America Industrial	EUR	504.95	22,437.20	4.95	0.00	-NA-	-NA-	17.46	6.60	-1.68	1.89	2.98	11.82	-NA-	-NA-
North America Industrial/Office	EUR	649.30	12,936.88	2.85	0.00	-NA-	-NA-	11.74	5.07	-6.58	4.57	2.95	14.37	-NA-	-NA-
North America Healthcare	EUR	1,443.68	59,212.86	13.06	0.00	-NA-	-NA-	14.32	6.90	-11.57	8.54	2.62	16.50	-NA-	-NA-
North America Diversified	EUR	939.99	47,591.16	10.49	0.00	-NA-	-NA-	15.90	2.14	1.21	6.45	5.33	12.57	-NA-	-NA-
United States Self Storage	EUR	2,125.70	25,895.68	5.71	0.00	-NA-	-NA-	25.54	18.94	9.97	4.65	0.29	17.37	-NA-	-NA-
United States Retail	EUR	966.51	117,262.50	25.86	0.00	-NA-	-NA-	21.67	11.41	-2.86	5.87	3.08	14.09	-NA-	-NA-
United States Residential	EUR	1,288.80	70,009.58	15.44	0.00	-NA-	-NA-	20.06	4.79	2.29	6.93	5.57	20.21	-NA-	-NA-
United States Lodging/Resorts	EUR	808.36	30,238.81	6.67	0.00	-NA-	-NA-	19.95	9.70	16.08	7.68	3.91	13.45	-NA-	-NA-
United States Industrial	EUR	515.75	20,703.57	4.57	0.00	-NA-	-NA-	17.96	7.36	-0.85	2.02	3.52	12.87	-NA-	-NA-
United States Industrial/Office	EUR	663.75	12,322.93	2.72	0.00	-NA-	-NA-	12.24	5.85	-5.98	4.48	2.83	14.45	-NA-	-NA-
United States Healthcare	EUR	1,540.60	57,554.79	12.69	0.00	-NA-	-NA-	14.39	7.34	-11.60	8.63	2.53	16.88	-NA-	-NA-
United States Diversified	EUR	881.05	35,897.70	7.92	0.00	-NA-	-NA-	16.69	3.12	7.14	7.29	6.06	15.24	-NA-	-NA-
United States Office	EUR	976.13	52,619.72	11.60	0.00	-NA-	-NA-	17.61	4.33	6.52	6.43	5.05	17.42	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Self Storage	USD	2,385.56	37,130.48	3.16	0.00	-NA-	-NA-	23.74	16.62	16.88	2.87	-1.57	16.11	-NA-	-NA-
Global Retail	USD	1,098.81	300,951.25	25.60	0.00	-NA-	-NA-	15.92	7.02	3.37	5.98	2.24	11.27	-NA-	-NA-
Global Residential	USD	1,482.20	124,952.05	10.63	0.00	-NA-	-NA-	13.23	3.33	8.72	5.78	3.90	17.10	-NA-	-NA-
Global Office	USD	1,098.81	300,951.25	12.90	0.00	-NA-	-NA-	15.92	7.02	3.37	5.98	2.24	11.27	-NA-	-NA-
Global Lodging/Resorts	USD	924.60	42,536.35	3.62	0.00	-NA-	-NA-	18.57	7.06	21.29	6.50	2.11	12.18	-NA-	-NA-
Global Industrial/Office	USD	751.14	17,653.02	1.50	0.00	-NA-	-NA-	10.93	3.26	-1.64	3.53	1.32	13.26	-NA-	-NA-
Global Industrial	USD	530.00	66,436.01	5.65	0.00	-NA-	-NA-	15.92	5.84	5.98	4.15	2.09	9.09	-NA-	-NA-
Global Healthcare	USD	1,641.82	81,892.17	6.97	0.00	-NA-	-NA-	13.46	5.07	-6.69	7.36	0.93	15.12	-NA-	-NA-
Global Diversified	USD	1,097.15	352,569.82	29.99	0.00	-NA-	-NA-	8.71	3.45	5.27	5.59	4.08	1.82	-NA-	-NA-
Asia Retail	USD	1,004.98	68,243.75	18.31	0.00	-NA-	-NA-	10.89	4.58	-1.12	7.75	2.76	9.89	-NA-	-NA-
Asia Residential	USD	2,698.35	6,102.19	1.64	0.00	-NA-	-NA-	1.58	6.94	16.50	12.15	6.73	11.62	-NA-	-NA-
Asia Office	USD	1,347.75	49,623.69	13.32	0.00	-NA-	-NA-	10.76	3.64	9.26	9.30	5.32	5.58	-NA-	-NA-
Asia Industrial	USD	565.22	29,248.47	7.85	0.00	-NA-	-NA-	21.09	8.44	2.72	6.94	2.51	7.50	-NA-	-NA-
Asia Diversified	USD	1,176.02	218,589.42	58.65	0.00	-NA-	-NA-	6.81	4.31	0.12	6.10	5.33	-3.15	-NA-	-NA-
Asia ex Australia Diversified	USD	1,321.41	189,816.20	51.05	0.00	-NA-	-NA-	6.30	4.58	-0.19	6.18	6.03	-5.20	-NA-	-NA-
Asia ex Australia Industrial	USD	1,821.86	21,132.43	5.68	0.00	-NA-	-NA-	16.35	9.33	5.88	6.52	2.46	5.88	-NA-	-NA-
Asia ex Australia Office	USD	1,386.47	46,411.86	12.48	0.00	-NA-	-NA-	9.87	3.14	9.49	9.70	5.64	5.41	-NA-	-NA-
Asia ex Australia Residential	USD	2,680.36	6,102.19	1.64	0.00	-NA-	-NA-	1.58	6.94	16.50	12.15	6.73	11.62	-NA-	-NA-
Asia ex Australia Retail	USD	1,605.49	30,263.11	8.14	0.00	-NA-	-NA-	14.99	10.32	5.64	9.39	6.78	8.13	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Europe Self Storage	USD	1,587.04	1,794.53	0.98	0.00	-NA-	-NA-	10.26	13.35	45.10	-9.75	-6.53	14.03	-NA-	-NA-
Europe Retail	USD	1,006.53	60,321.41	32.95	0.00	-NA-	-NA-	10.60	2.87	15.90	7.37	3.90	10.30	-NA-	-NA-
Europe Residential	USD	672.88	17,401.51	9.51	0.00	-NA-	-NA-	16.28	11.40	23.27	3.07	2.72	14.04	-NA-	-NA-
Europe Office	USD	1,318.27	28,025.67	15.31	0.00	-NA-	-NA-	12.90	1.04	14.29	0.90	-1.65	8.97	-NA-	-NA-
Europe Industrial	USD	415.01	6,570.86	3.59	0.00	-NA-	-NA-	9.40	5.94	40.30	7.90	3.73	8.74	-NA-	-NA-
Europe Healthcare	USD	751.64	1,093.25	0.60	0.00	-NA-	-NA-	6.10	1.50	17.35	0.41	-3.04	0.03	-NA-	-NA-
Europe Diversified	USD	995.16	67,857.19	37.07	0.00	-NA-	-NA-	12.60	4.21	22.47	4.45	0.79	9.96	-NA-	-NA-
Eurozone Retail	USD	1,378.09	44,473.65	24.29	0.00	-NA-	-NA-	8.50	-0.13	14.27	7.74	4.02	9.35	-NA-	-NA-
Eurozone Residential	USD	674.33	15,906.23	8.69	0.00	-NA-	-NA-	15.79	10.05	19.42	4.49	2.85	14.53	-NA-	-NA-
Eurozone Office	USD	840.86	5,580.54	3.05	0.00	-NA-	-NA-	0.50	-9.17	12.84	6.34	-2.47	13.15	-NA-	-NA-
Eurozone Industrial	USD	860.26	816.86	0.45	0.00	-NA-	-NA-	19.45	9.38	18.86	-0.59	-3.09	2.88	-NA-	-NA-
Eurozone Diversified	USD	1,062.70	18,930.34	10.34	0.00	-NA-	-NA-	8.49	-0.91	12.71	3.81	-0.19	6.97	-NA-	-NA-
UK Self Storage	USD	1,587.04	1,794.53	0.98	0.00	-NA-	-NA-	10.26	13.35	45.10	-9.75	-6.53	14.03	-NA-	-NA-
UK Retail	USD	675.62	15,847.76	8.66	0.00	-NA-	-NA-	14.28	7.01	20.71	6.33	3.57	13.09	-NA-	-NA-
UK Residential	USD	705.33	1,495.28	0.82	0.00	-NA-	-NA-	22.03	20.85	55.39	-9.41	0.97	7.83	-NA-	-NA-
UK Industrial	USD	334.58	5,754.00	3.14	0.00	-NA-	-NA-	7.08	5.65	43.93	9.22	4.77	9.65	-NA-	-NA-
UK Healthcare	USD	751.64	1,093.25	0.60	0.00	-NA-	-NA-	6.10	1.50	17.35	0.41	-3.04	0.03	-NA-	-NA-
UK Diversified	USD	743.06	38,175.38	20.85	0.00	-NA-	-NA-	15.32	8.89	29.13	5.34	1.17	11.10	-NA-	-NA-
UK Office	USD	1,479.41	8,958.04	4.89	0.00	-NA-	-NA-	26.89	16.18	31.02	2.01	1.18	10.53	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America Self Storage	USD	2,459.09	35,335.95	5.71	0.00	-NA-	-NA-	24.62	16.89	15.78	3.61	-1.30	16.22	-NA-	-NA-
North America Retail	USD	1,133.74	172,386.09	27.86	0.00	-NA-	-NA-	20.03	8.41	1.43	4.82	1.46	12.37	-NA-	-NA-
North America Residential	USD	1,520.08	101,448.35	16.39	0.00	-NA-	-NA-	18.70	2.98	6.53	5.87	3.94	17.91	-NA-	-NA-
North America Office	USD	1,120.06	73,990.09	11.96	0.00	-NA-	-NA-	17.30	2.35	11.85	5.30	3.38	14.95	-NA-	-NA-
North America Lodging/Resorts	USD	945.37	41,665.99	6.73	0.00	-NA-	-NA-	18.77	7.42	22.00	6.53	2.23	12.30	-NA-	-NA-
North America Industrial	USD	584.14	30,616.69	4.95	0.00	-NA-	-NA-	16.60	4.77	3.52	0.88	1.34	10.73	-NA-	-NA-
North America Industrial/Office	USD	751.14	17,653.02	2.85	0.00	-NA-	-NA-	10.93	3.26	-1.64	3.53	1.32	13.26	-NA-	-NA-
North America Healthcare	USD	1,670.10	80,798.91	13.06	0.00	-NA-	-NA-	13.49	5.06	-6.90	7.46	0.99	15.36	-NA-	-NA-
North America Diversified	USD	1,087.42	64,940.51	10.49	0.00	-NA-	-NA-	15.06	0.38	6.56	5.39	3.66	11.47	-NA-	-NA-
United States Self Storage	USD	2,459.09	35,335.95	5.71	0.00	-NA-	-NA-	24.62	16.89	15.78	3.61	-1.30	16.22	-NA-	-NA-
United States Retail	USD	1,118.10	160,010.55	25.86	0.00	-NA-	-NA-	20.78	9.49	2.28	4.82	1.44	12.98	-NA-	-NA-
United States Residential	USD	1,490.94	95,531.57	15.44	0.00	-NA-	-NA-	19.19	2.98	7.70	5.87	3.89	19.04	-NA-	-NA-
United States Office	USD	1,129.22	71,802.24	6.67	0.00	-NA-	-NA-	16.75	2.53	12.15	5.37	3.38	16.27	-NA-	-NA-
United States Lodging/Resorts	USD	935.14	41,262.37	4.57	0.00	-NA-	-NA-	19.07	7.81	22.22	6.61	2.26	12.34	-NA-	-NA-
United States Industrial	USD	596.64	28,251.05	2.72	0.00	-NA-	-NA-	17.10	5.51	4.39	1.01	1.88	11.78	-NA-	-NA-
United States Industrial/Office	USD	767.85	16,815.26	12.69	0.00	-NA-	-NA-	11.42	4.02	-1.01	3.45	1.20	13.34	-NA-	-NA-
United States Healthcare	USD	1,782.22	78,536.39	7.92	0.00	-NA-	-NA-	13.55	5.49	-6.92	7.55	0.90	15.75	-NA-	-NA-
United States Diversified	USD	1,019.23	48,984.21	11.60	0.00	-NA-	-NA-	15.84	1.34	12.81	6.22	4.38	14.12	-NA-	-NA-

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Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Self Storage	GBP	2,292.06	22,136.39	3.16	0.00	-NA-	-NA-	22.77	15.89	5.64	2.25	-0.91	14.64	-NA-	-NA-
Global Retail	GBP	1,055.74	179,420.66	25.60	0.00	-NA-	-NA-	15.01	6.35	-6.57	5.33	2.92	9.87	-NA-	-NA-
Global Residential	GBP	1,424.10	74,493.72	10.63	0.00	-NA-	-NA-	12.34	2.68	-1.74	5.13	4.60	15.63	-NA-	-NA-
Global Office	GBP	1,208.96	90,404.18	12.90	0.00	-NA-	-NA-	12.82	1.83	0.68	5.07	3.72	9.27	-NA-	-NA-
Global Lodging/Resorts	GBP	888.36	25,359.26	3.62	0.00	-NA-	-NA-	17.64	6.38	9.63	5.86	2.79	10.77	-NA-	-NA-
Global Industrial/Office	GBP	721.70	10,524.35	1.50	0.00	-NA-	-NA-	10.06	2.62	-11.10	2.90	2.00	11.83	-NA-	-NA-
Global Industrial	GBP	509.23	39,607.72	5.65	0.00	-NA-	-NA-	15.01	5.18	-4.21	3.52	2.77	7.72	-NA-	-NA-
Global Healthcare	GBP	1,577.47	48,822.35	6.97	0.00	-NA-	-NA-	12.57	4.42	-15.66	6.71	1.61	13.67	-NA-	-NA-
Global Diversified	GBP	1,054.15	210,194.54	29.99	0.00	-NA-	-NA-	7.86	2.80	-4.85	4.95	4.77	0.54	-NA-	-NA-
Asia Retail	GBP	965.58	40,685.46	18.31	0.00	-NA-	-NA-	10.02	3.92	-10.62	7.10	3.45	8.50	-NA-	-NA-
Asia Residential	GBP	2,592.59	3,638.00	1.64	0.00	-NA-	-NA-	0.78	6.27	5.30	11.47	7.44	10.22	-NA-	-NA-
Asia Office	GBP	1,294.92	29,584.58	13.32	0.00	-NA-	-NA-	9.89	2.99	-1.25	8.64	6.02	4.25	-NA-	-NA-
Asia Industrial	GBP	543.06	17,437.31	7.85	0.00	-NA-	-NA-	20.14	7.76	-7.15	6.29	3.20	6.15	-NA-	-NA-
Asia Diversified	GBP	1,129.93	130,318.31	58.65	0.00	-NA-	-NA-	5.98	3.66	-9.50	5.45	6.03	-4.37	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,269.62	113,164.34	51.05	0.00	-NA-	-NA-	5.46	3.93	-9.79	5.53	6.74	-6.39	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,750.45	12,598.70	5.68	0.00	-NA-	-NA-	15.43	8.64	-4.30	5.88	3.14	4.55	-NA-	-NA-
Asia ex Australia Office	GBP	1,332.12	27,669.75	12.48	0.00	-NA-	-NA-	9.01	2.50	-1.04	9.03	6.35	4.09	-NA-	-NA-
Asia ex Australia Residential	GBP	2,575.30	3,638.00	1.64	0.00	-NA-	-NA-	0.78	6.27	5.30	11.47	7.44	10.22	-NA-	-NA-
Asia ex Australia Retail	GBP	1,542.56	18,042.21	8.14	0.00	-NA-	-NA-	14.08	9.63	-4.52	8.72	7.49	6.77	-NA-	-NA-

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Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
Europe Self Storage	GBP	1,524.84	1,069.86	0.98	0.00	-NA-	-NA-	9.40	12.64	31.15	-10.30	-5.90	12.59	-NA-	-NA-
Europe Retail	GBP	967.08	35,962.33	32.95	0.00	-NA-	-NA-	9.73	2.23	4.75	6.72	4.60	8.92	-NA-	-NA-
Europe Residential	GBP	646.51	10,374.40	9.51	0.00	-NA-	-NA-	15.37	10.70	11.42	2.45	3.40	12.60	-NA-	-NA-
Europe Office	GBP	1,266.60	16,708.30	15.31	0.00	-NA-	-NA-	12.02	0.40	3.30	0.28	-0.99	7.60	-NA-	-NA-
Europe Industrial	GBP	398.74	3,917.40	3.59	0.00	-NA-	-NA-	8.54	5.27	26.81	7.24	4.42	7.37	-NA-	-NA-
Europe Healthcare	GBP	722.18	651.77	0.60	0.00	-NA-	-NA-	5.27	0.86	6.07	-0.21	-2.39	-1.23	-NA-	-NA-
Europe Diversified	GBP	956.15	40,455.00	37.07	0.00	-NA-	-NA-	11.72	3.56	10.69	3.81	1.46	8.57	-NA-	-NA-
Eurozone Retail	GBP	1,324.08	26,514.23	24.29	0.00	-NA-	-NA-	7.65	-0.76	3.28	7.09	4.72	7.98	-NA-	-NA-
Eurozone Residential	GBP	647.90	9,482.95	8.69	0.00	-NA-	-NA-	14.88	9.36	7.94	3.85	3.54	13.09	-NA-	-NA-
Eurozone Office	GBP	807.90	3,327.00	3.05	0.00	-NA-	-NA-	-0.28	-9.74	1.99	5.69	-1.82	11.73	-NA-	-NA-
Eurozone Industrial	GBP	826.54	487.00	0.45	0.00	-NA-	-NA-	18.51	8.69	7.43	-1.20	-2.44	1.59	-NA-	-NA-
Eurozone Diversified	GBP	1,021.04	11,285.86	10.34	0.00	-NA-	-NA-	7.64	-1.53	1.87	3.18	0.47	5.63	-NA-	-NA-
UK Self Storage	GBP	1,524.84	1,069.86	0.98	0.00	-NA-	-NA-	9.40	12.64	31.15	-10.30	-5.90	12.59	-NA-	-NA-
UK Retail	GBP	649.14	9,448.09	8.66	0.00	-NA-	-NA-	13.39	6.34	9.11	5.68	4.26	11.67	-NA-	-NA-
UK Residential	GBP	677.69	891.45	0.82	0.00	-NA-	-NA-	21.07	20.09	40.45	-9.96	1.64	6.48	-NA-	-NA-
UK Industrial	GBP	321.46	3,430.41	3.14	0.00	-NA-	-NA-	6.24	4.98	30.09	8.56	5.47	8.27	-NA-	-NA-
UK Healthcare	GBP	722.18	651.77	0.60	0.00	-NA-	-NA-	5.27	0.86	6.07	-0.21	-2.39	-1.23	-NA-	-NA-
UK Diversified	GBP	713.94	22,759.34	20.85	0.00	-NA-	-NA-	14.42	8.21	16.72	4.70	1.85	9.70	-NA-	-NA-
UK Office	GBP	1,421.42	5,340.59	4.89	0.00	-NA-	-NA-	25.89	15.45	18.42	1.39	1.85	9.14	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return	Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	North America Self Storage	GBP	2,362.70	21,066.54	5.71	0.00	-NA-	-NA-	23.65	16.16	4.65	2.98	-0.64	14.76	-NA-	-NA-
	North America Retail	GBP	1,089.30	102,772.88	27.86	0.00	-NA-	-NA-	19.09	7.73	-8.32	4.18	2.14	10.96	-NA-	-NA-
	North America Residential	GBP	1,460.49	60,481.32	16.39	0.00	-NA-	-NA-	17.77	2.33	-3.71	5.23	4.63	16.42	-NA-	-NA-
	North America Office	GBP	1,076.16	44,111.30	11.96	0.00	-NA-	-NA-	16.38	1.71	1.10	4.66	4.08	13.51	-NA-	-NA-
	North America Lodging/Resorts	GBP	908.32	24,840.37	6.73	0.00	-NA-	-NA-	17.84	6.75	10.27	5.89	2.91	10.89	-NA-	-NA-
	North America Industrial	GBP	561.25	18,253.01	4.95	0.00	-NA-	-NA-	15.69	4.11	-6.43	0.26	2.02	9.34	-NA-	-NA-
	North America Industrial/Office	GBP	721.70	10,524.35	2.85	0.00	-NA-	-NA-	10.06	2.62	-11.10	2.90	2.00	11.83	-NA-	-NA-
	North America Healthcare	GBP	1,604.64	48,170.57	13.06	0.00	-NA-	-NA-	12.60	4.40	-15.85	6.81	1.67	13.91	-NA-	-NA-
	North America Diversified	GBP	1,044.79	38,716.14	10.49	0.00	-NA-	-NA-	14.15	-0.25	-3.68	4.75	4.35	10.07	-NA-	-NA-
	United States Self Storage	GBP	2,362.70	21,066.54	5.71	0.00	-NA-	-NA-	23.65	16.16	4.65	2.98	-0.64	14.76	-NA-	-NA-
	United States Retail	GBP	1,074.27	95,394.85	25.86	0.00	-NA-	-NA-	19.83	8.80	-7.55	4.18	2.12	11.56	-NA-	-NA-
	United States Residential	GBP	1,432.50	56,953.87	15.44	0.00	-NA-	-NA-	18.25	2.34	-2.65	5.23	4.58	17.54	-NA-	-NA-
	United States Lodging/Resorts	GBP	898.48	24,599.74	6.67	0.00	-NA-	-NA-	18.14	7.13	10.47	5.96	2.95	10.93	-NA-	-NA-
	United States Industrial	GBP	573.25	16,842.67	4.57	0.00	-NA-	-NA-	16.18	4.84	-5.64	0.39	2.56	10.37	-NA-	-NA-
	United States Industrial/Office	GBP	737.75	10,024.90	2.72	0.00	-NA-	-NA-	10.54	3.37	-10.53	2.82	1.87	11.91	-NA-	-NA-
	United States Healthcare	GBP	1,712.37	46,821.71	12.69	0.00	-NA-	-NA-	12.66	4.83	-15.87	6.90	1.57	14.29	-NA-	-NA-
	United States Diversified	GBP	979.28	29,203.33	7.92	0.00	-NA-	-NA-	14.93	0.71	1.96	5.58	5.08	12.68	-NA-	-NA-
	United States Office	GBP	1,084.96	42,806.95	11.60	0.00	-NA-	-NA-	15.83	1.89	1.37	4.73	4.07	14.81	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
Global Self Storage	JPY	2,371.35	3,777,840.59	3.16	0.00	-NA-	-NA-	25.33	25.71	17.77	1.64	-1.96	12.39	-NA-	-NA-
Global Retail	JPY	1,092.26	30,620,285.16	25.60	0.00	-NA-	-NA-	17.41	15.36	4.16	4.70	1.83	7.72	-NA-	-NA-
Global Residential	JPY	1,473.37	12,713,246.21	10.63	0.00	-NA-	-NA-	14.68	11.38	9.55	4.50	3.49	13.36	-NA-	-NA-
Global Office	JPY	1,250.78	15,428,556.01	12.90	0.00	-NA-	-NA-	15.18	10.46	12.23	4.44	2.62	7.12	-NA-	-NA-
Global Lodging/Resorts	JPY	919.09	4,327,861.37	3.62	0.00	-NA-	-NA-	20.09	15.40	22.22	5.22	1.70	8.59	-NA-	-NA-
Global Industrial/Office	JPY	746.66	1,796,106.47	1.50	0.00	-NA-	-NA-	12.35	11.31	-0.89	2.29	0.92	9.63	-NA-	-NA-
Global Industrial	JPY	526.84	6,759,531.69	5.65	0.00	-NA-	-NA-	17.41	14.09	6.79	2.90	1.68	5.61	-NA-	-NA-
Global Healthcare	JPY	1,632.04	8,332,118.33	6.97	0.00	-NA-	-NA-	14.92	13.26	-5.97	6.07	0.53	11.44	-NA-	-NA-
Global Diversified	JPY	1,090.61	35,872,216.31	29.99	0.00	-NA-	-NA-	10.11	11.51	6.07	4.32	3.67	-1.44	-NA-	-NA-
Asia Retail	JPY	998.99	6,943,460.28	18.31	0.00	-NA-	-NA-	12.32	12.72	-0.36	6.45	2.36	6.37	-NA-	-NA-
Asia Residential	JPY	2,682.27	620,867.73	1.64	0.00	-NA-	-NA-	2.88	15.27	17.39	10.80	6.30	8.06	-NA-	-NA-
Asia Office	JPY	1,339.72	5,048,962.24	13.32	0.00	-NA-	-NA-	12.19	11.72	10.09	7.99	4.90	2.21	-NA-	-NA-
Asia Industrial	JPY	561.85	2,975,885.25	7.85	0.00	-NA-	-NA-	22.65	16.89	3.50	5.66	2.11	4.07	-NA-	-NA-
Asia Diversified	JPY	1,169.01	22,240,380.54	58.65	0.00	-NA-	-NA-	8.19	12.44	0.89	4.82	4.91	-6.25	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,313.54	19,312,849.05	51.05	0.00	-NA-	-NA-	7.66	12.73	0.57	4.90	5.61	-8.23	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,811.00	2,150,118.78	5.68	0.00	-NA-	-NA-	17.84	17.85	6.69	5.24	2.05	2.50	-NA-	-NA-
Asia ex Australia Office	JPY	1,378.21	4,722,174.35	12.48	0.00	-NA-	-NA-	11.28	11.18	10.32	8.38	5.22	2.04	-NA-	-NA-
Asia ex Australia Residential	JPY	2,664.39	620,867.73	1.64	0.00	-NA-	-NA-	2.88	15.27	17.39	10.80	6.30	8.06	-NA-	-NA-
Asia ex Australia Retail	JPY	1,595.92	3,079,119.64	8.14	0.00	-NA-	-NA-	16.46	18.92	6.45	8.07	6.35	4.67	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr					
Europe Self Storage	JPY	1,577.58	182,584.06	0.98	0.00	-NA-	-NA-	11.68	22.18	46.20	-10.84	-6.90	10.38	-NA-	-NA-
Europe Retail	JPY	1,000.53	6,137,401.70	32.95	0.00	-NA-	-NA-	12.02	10.89	16.78	6.08	3.49	6.78	-NA-	-NA-
Europe Residential	JPY	668.87	1,770,516.26	9.51	0.00	-NA-	-NA-	17.78	20.08	24.21	1.83	2.31	10.39	-NA-	-NA-
Europe Office	JPY	1,310.41	2,851,472.00	15.31	0.00	-NA-	-NA-	14.35	8.91	15.16	-0.32	-2.04	5.49	-NA-	-NA-
Europe Industrial	JPY	412.53	668,551.76	3.59	0.00	-NA-	-NA-	10.81	14.19	41.37	6.60	3.31	5.26	-NA-	-NA-
Europe Healthcare	JPY	747.16	111,232.85	0.60	0.00	-NA-	-NA-	7.46	9.40	18.24	-0.80	-3.42	-3.17	-NA-	-NA-
Europe Diversified	JPY	989.23	6,904,129.77	37.07	0.00	-NA-	-NA-	14.05	12.33	23.40	3.19	0.39	6.44	-NA-	-NA-
Eurozone Retail	JPY	1,369.88	4,524,971.72	24.29	0.00	-NA-	-NA-	9.89	7.65	15.14	6.45	3.61	5.86	-NA-	-NA-
Eurozone Residential	JPY	670.31	1,618,378.96	8.69	0.00	-NA-	-NA-	17.27	18.62	20.34	3.23	2.45	10.87	-NA-	-NA-
Eurozone Office	JPY	835.85	567,792.53	3.05	0.00	-NA-	-NA-	1.80	-2.09	13.70	5.06	-2.86	9.53	-NA-	-NA-
Eurozone Industrial	JPY	855.13	83,111.53	0.45	0.00	-NA-	-NA-	20.98	17.90	19.76	-1.79	-3.48	-0.41	-NA-	-NA-
Eurozone Diversified	JPY	1,056.36	1,926,067.34	10.34	0.00	-NA-	-NA-	9.88	6.81	13.57	2.56	-0.59	3.55	-NA-	-NA-
UK Self Storage	JPY	1,577.58	182,584.06	0.98	0.00	-NA-	-NA-	11.68	22.18	46.20	-10.84	-6.90	10.38	-NA-	-NA-
UK Retail	JPY	671.60	1,612,429.98	8.66	0.00	-NA-	-NA-	15.75	15.34	21.63	5.05	3.16	9.48	-NA-	-NA-
UK Residential	JPY	701.13	152,137.30	0.82	0.00	-NA-	-NA-	23.60	30.26	56.58	-10.50	0.56	4.39	-NA-	-NA-
UK Industrial	JPY	332.58	585,440.23	3.14	0.00	-NA-	-NA-	8.46	13.88	45.02	7.91	4.36	6.14	-NA-	-NA-
UK Healthcare	JPY	747.16	111,232.85	0.60	0.00	-NA-	-NA-	7.46	9.40	18.24	-0.80	-3.42	-3.17	-NA-	-NA-
UK Diversified	JPY	738.64	3,884,153.58	20.85	0.00	-NA-	-NA-	16.81	17.38	30.12	4.07	0.77	7.55	-NA-	-NA-
UK Office	JPY	1,470.59	911,436.20	4.89	0.00	-NA-	-NA-	28.52	25.23	32.02	0.78	0.77	7.00	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-14													
North America Self Storage	JPY	2,444.44	3,595,256.53	5.71	0.00	-NA-	-NA-	26.22	26.00	16.67	2.36	-1.69	12.51	-NA-	-NA-
North America Retail	JPY	1,126.98	17,539,423.18	27.86	0.00	-NA-	-NA-	21.57	16.86	2.20	3.55	1.06	8.78	-NA-	-NA-
North America Residential	JPY	1,511.02	10,321,862.22	16.39	0.00	-NA-	-NA-	20.23	11.00	7.35	4.59	3.52	14.14	-NA-	-NA-
North America Office	JPY	1,113.39	7,528,121.77	11.96	0.00	-NA-	-NA-	18.81	10.33	12.71	4.04	2.97	11.28	-NA-	-NA-
North America Lodging/Resorts	JPY	939.74	4,239,306.06	6.73	0.00	-NA-	-NA-	20.30	15.79	22.93	5.25	1.82	8.71	-NA-	-NA-
North America Industrial	JPY	580.66	3,115,094.68	4.95	0.00	-NA-	-NA-	18.10	12.93	4.31	-0.34	0.94	7.19	-NA-	-NA-
North America Industrial/Office	JPY	746.66	1,796,106.47	2.85	0.00	-NA-	-NA-	12.35	11.31	-0.89	2.29	0.92	9.63	-NA-	-NA-
North America Healthcare	JPY	1,660.15	8,220,885.48	13.06	0.00	-NA-	-NA-	14.95	13.25	-6.19	6.17	0.59	11.68	-NA-	-NA-
North America Diversified	JPY	1,080.94	6,607,372.45	10.49	0.00	-NA-	-NA-	16.54	8.20	7.38	4.12	3.25	7.91	-NA-	-NA-
United States Self Storage	JPY	2,444.44	3,595,256.53	5.71	0.00	-NA-	-NA-	26.22	26.00	16.67	2.36	-1.69	12.51	-NA-	-NA-
United States Retail	JPY	1,111.43	16,280,273.11	25.86	0.00	-NA-	-NA-	22.33	18.02	3.06	3.56	1.04	9.37	-NA-	-NA-
United States Residential	JPY	1,482.05	9,719,859.18	15.44	0.00	-NA-	-NA-	20.72	11.00	8.52	4.59	3.48	15.23	-NA-	-NA-
United States Lodging/Resorts	JPY	929.56	4,198,239.85	6.67	0.00	-NA-	-NA-	20.60	16.20	23.16	5.33	1.86	8.75	-NA-	-NA-
United States Industrial	JPY	593.08	2,874,403.07	4.57	0.00	-NA-	-NA-	18.60	13.72	5.19	-0.21	1.47	8.20	-NA-	-NA-
United States Industrial/Office	JPY	763.27	1,710,868.51	2.72	0.00	-NA-	-NA-	12.85	12.13	-0.26	2.20	0.80	9.71	-NA-	-NA-
United States Healthcare	JPY	1,771.60	7,990,685.45	12.69	0.00	-NA-	-NA-	15.01	13.71	-6.21	6.26	0.50	12.05	-NA-	-NA-
United States Diversified	JPY	1,013.15	4,983,897.95	7.92	0.00	-NA-	-NA-	17.32	9.24	13.67	4.94	3.97	10.47	-NA-	-NA-
United States Office	JPY	1,122.49	7,305,518.77	11.60	0.00	-NA-	-NA-	18.25	10.52	13.00	4.10	2.97	12.56	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value May-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Self Storage	AUD	1,677.26	39,895.22	4.63	0.00	-NA-	-NA-	20.06	22.00	20.40	2.45	-2.01	11.61	-NA-	-NA-
Global Retail	AUD	772.56	323,360.11	37.53	0.00	-NA-	-NA-	12.48	11.96	6.49	5.54	1.78	6.96	-NA-	-NA-
Global Residential	AUD	1,042.12	134,255.99	15.58	0.00	-NA-	-NA-	9.86	8.10	11.99	5.34	3.44	12.56	-NA-	-NA-
Global Office	AUD	884.68	162,930.54	18.91	0.00	-NA-	-NA-	10.34	7.20	14.74	5.28	2.57	6.38	-NA-	-NA-
Global Lodging/Resorts	AUD	650.07	45,703.61	5.30	0.00	-NA-	-NA-	15.04	12.00	24.95	6.06	1.65	7.83	-NA-	-NA-
Global Industrial/Office	AUD	528.12	18,967.46	2.20	0.00	-NA-	-NA-	7.63	8.03	1.33	3.10	0.87	8.87	-NA-	-NA-
Global Industrial	AUD	372.64	71,382.84	8.28	0.00	-NA-	-NA-	12.48	10.72	9.18	3.72	1.63	4.87	-NA-	-NA-
Global Healthcare	AUD	1,154.35	87,989.86	10.21	0.00	-NA-	-NA-	10.09	9.92	-3.87	6.92	0.48	10.66	-NA-	-NA-
Global Diversified	AUD	771.39	378,822.20	43.96	0.00	-NA-	-NA-	5.48	8.22	8.44	5.16	3.62	-2.13	-NA-	-NA-
Asia Retail	AUD	706.59	73,325.18	26.91	0.00	-NA-	-NA-	7.60	9.40	1.86	7.31	2.31	5.63	-NA-	-NA-
Asia Residential	AUD	1,897.18	6,556.56	2.41	0.00	-NA-	-NA-	-1.44	11.87	20.01	11.68	6.25	7.30	-NA-	-NA-
Asia Office	AUD	947.59	53,318.67	19.57	0.00	-NA-	-NA-	7.47	8.42	12.55	8.85	4.85	1.49	-NA-	-NA-
Asia Industrial	AUD	397.40	31,426.31	11.53	0.00	-NA-	-NA-	17.49	13.44	5.82	6.50	2.06	3.34	-NA-	-NA-
Asia Diversified	AUD	826.85	234,865.61	86.20	0.00	-NA-	-NA-	3.64	9.12	3.14	5.66	4.86	-6.90	-NA-	-NA-
Asia ex Australia Diversified	AUD	929.07	203,949.93	74.85	0.00	-NA-	-NA-	3.14	9.41	2.82	5.74	5.56	-8.87	-NA-	-NA-
Asia ex Australia Industrial	AUD	1,280.93	22,705.95	8.33	0.00	-NA-	-NA-	12.89	14.37	9.08	6.08	2.00	1.78	-NA-	-NA-
Asia ex Australia Office	AUD	974.81	49,867.69	18.30	0.00	-NA-	-NA-	6.61	7.90	12.79	9.24	5.17	1.33	-NA-	-NA-
Asia ex Australia Residential	AUD	1,884.53	6,556.56	2.41	0.00	-NA-	-NA-	-1.44	11.87	20.01	11.68	6.25	7.30	-NA-	-NA-
Asia ex Australia Retail	AUD	1,128.80	32,516.50	11.93	0.00	-NA-	-NA-	11.57	15.41	8.82	8.93	6.30	3.94	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Price Return		Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight	Div Yld (%)	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
		Close Value May-14		May-14	May-14	May-14										
Europe Self Storage	AUD	1,115.83		1,928.15	1.44	0.00	-NA-	-NA-	6.99	18.58	49.47	-10.13	-6.95	9.61	-NA-	-NA-
Europe Retail	AUD	707.68		64,812.95	48.31	0.00	-NA-	-NA-	7.31	7.62	19.39	6.92	3.44	6.03	-NA-	-NA-
Europe Residential	AUD	473.10		18,697.22	13.94	0.00	-NA-	-NA-	12.83	16.54	26.99	2.65	2.26	9.62	-NA-	-NA-
Europe Office	AUD	926.86		30,112.47	22.45	0.00	-NA-	-NA-	9.55	5.70	17.73	0.48	-2.08	4.75	-NA-	-NA-
Europe Industrial	AUD	291.79		7,060.12	5.26	0.00	-NA-	-NA-	6.15	10.83	44.53	7.45	3.26	4.53	-NA-	-NA-
Europe Healthcare	AUD	528.47		1,174.65	0.88	0.00	-NA-	-NA-	2.95	6.18	20.88	-0.01	-3.47	-3.85	-NA-	-NA-
Europe Diversified	AUD	699.68		72,909.84	54.35	0.00	-NA-	-NA-	9.26	9.02	26.16	4.02	0.34	5.70	-NA-	-NA-
Eurozone Retail	AUD	968.92		47,785.16	35.62	0.00	-NA-	-NA-	5.28	4.48	17.71	7.30	3.56	5.12	-NA-	-NA-
Eurozone Residential	AUD	474.11		17,090.60	12.74	0.00	-NA-	-NA-	12.35	15.12	23.02	4.05	2.39	10.09	-NA-	-NA-
Eurozone Office	AUD	591.20		5,996.07	4.47	0.00	-NA-	-NA-	-2.48	-4.97	16.24	5.90	-2.90	8.77	-NA-	-NA-
Eurozone Industrial	AUD	604.84		877.68	0.65	0.00	-NA-	-NA-	15.90	14.43	22.44	-1.01	-3.52	-1.11	-NA-	-NA-
Eurozone Diversified	AUD	747.17		20,339.89	15.16	0.00	-NA-	-NA-	5.27	3.66	16.11	3.38	-0.64	2.83	-NA-	-NA-
UK Self Storage	AUD	1,115.83		1,928.15	1.44	0.00	-NA-	-NA-	6.99	18.58	49.47	-10.13	-6.95	9.61	-NA-	-NA-
UK Retail	AUD	475.02		17,027.78	12.69	0.00	-NA-	-NA-	10.89	11.95	24.35	5.89	3.11	8.71	-NA-	-NA-
UK Residential	AUD	495.91		1,606.62	1.20	0.00	-NA-	-NA-	18.40	26.42	60.08	-9.78	0.51	3.66	-NA-	-NA-
UK Industrial	AUD	235.24		6,182.44	4.61	0.00	-NA-	-NA-	3.90	10.52	48.27	8.77	4.30	5.40	-NA-	-NA-
UK Healthcare	AUD	528.47		1,174.65	0.88	0.00	-NA-	-NA-	2.95	6.18	20.88	-0.01	-3.47	-3.85	-NA-	-NA-
UK Diversified	AUD	522.44		41,017.92	30.57	0.00	-NA-	-NA-	11.90	13.92	33.03	4.90	0.72	6.80	-NA-	-NA-
UK Office	AUD	1,040.16		9,625.06	7.17	0.00	-NA-	-NA-	23.12	21.54	34.97	1.59	0.72	6.25	-NA-	-NA-

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

Version: May 2014

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value May-14	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	Vlty (%)	Vlty (%)
North America Self Storage	AUD	1,728.96	37,967.07	8.37	0.00	-NA-	-NA-	20.92	22.28	19.27	3.18	-1.74	11.72	-NA-	-NA-
North America Retail	AUD	797.12	185,221.98	40.84	0.00	-NA-	-NA-	16.46	13.41	4.49	4.38	1.01	8.02	-NA-	-NA-
North America Residential	AUD	1,068.75	109,002.20	24.04	0.00	-NA-	-NA-	15.18	7.73	9.75	5.43	3.47	13.34	-NA-	-NA-
North America Office	AUD	787.50	79,499.40	17.53	0.00	-NA-	-NA-	13.82	7.07	15.22	4.87	2.92	10.50	-NA-	-NA-
North America Lodging/Resorts	AUD	664.68	44,768.44	9.87	0.00	-NA-	-NA-	15.25	12.38	25.68	6.09	1.77	7.95	-NA-	-NA-
North America Industrial	AUD	410.70	32,896.41	7.25	0.00	-NA-	-NA-	13.14	9.60	6.64	0.46	0.89	6.44	-NA-	-NA-
North America Industrial/Office	AUD	528.12	18,967.46	4.18	0.00	-NA-	-NA-	7.63	8.03	1.33	3.10	0.87	8.87	-NA-	-NA-
North America Healthcare	AUD	1,174.23	86,815.21	19.14	0.00	-NA-	-NA-	10.12	9.91	-4.09	7.02	0.54	10.90	-NA-	-NA-
North America Diversified	AUD	764.55	69,775.99	15.39	0.00	-NA-	-NA-	11.64	5.02	9.78	4.95	3.20	7.15	-NA-	-NA-
United States Self Storage	AUD	1,728.96	37,967.07	8.37	0.00	-NA-	-NA-	20.92	22.28	19.27	3.18	-1.74	11.72	-NA-	-NA-
United States Retail	AUD	786.12	171,924.95	37.91	0.00	-NA-	-NA-	17.19	14.54	5.36	4.38	0.99	8.61	-NA-	-NA-
United States Residential	AUD	1,048.26	102,644.85	22.63	0.00	-NA-	-NA-	15.65	7.73	10.95	5.43	3.43	14.43	-NA-	-NA-
United States Lodging/Resorts	AUD	657.48	44,334.77	9.78	0.00	-NA-	-NA-	15.53	12.78	25.91	6.17	1.81	7.99	-NA-	-NA-
United States Industrial	AUD	419.49	30,354.63	6.69	0.00	-NA-	-NA-	13.62	10.37	7.54	0.59	1.42	7.45	-NA-	-NA-
United States Industrial/Office	AUD	539.86	18,067.32	3.98	0.00	-NA-	-NA-	8.11	8.82	1.97	3.02	0.75	8.95	-NA-	-NA-
United States Healthcare	AUD	1,253.06	84,384.22	18.61	0.00	-NA-	-NA-	10.18	10.36	-4.11	7.11	0.45	11.26	-NA-	-NA-
United States Diversified	AUD	716.61	52,631.57	11.61	0.00	-NA-	-NA-	12.40	6.02	16.21	5.78	3.92	9.70	-NA-	-NA-
United States Office	AUD	793.94	77,148.64	17.01	0.00	-NA-	-NA-	13.28	7.26	15.53	4.93	2.92	11.77	-NA-	-NA-

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

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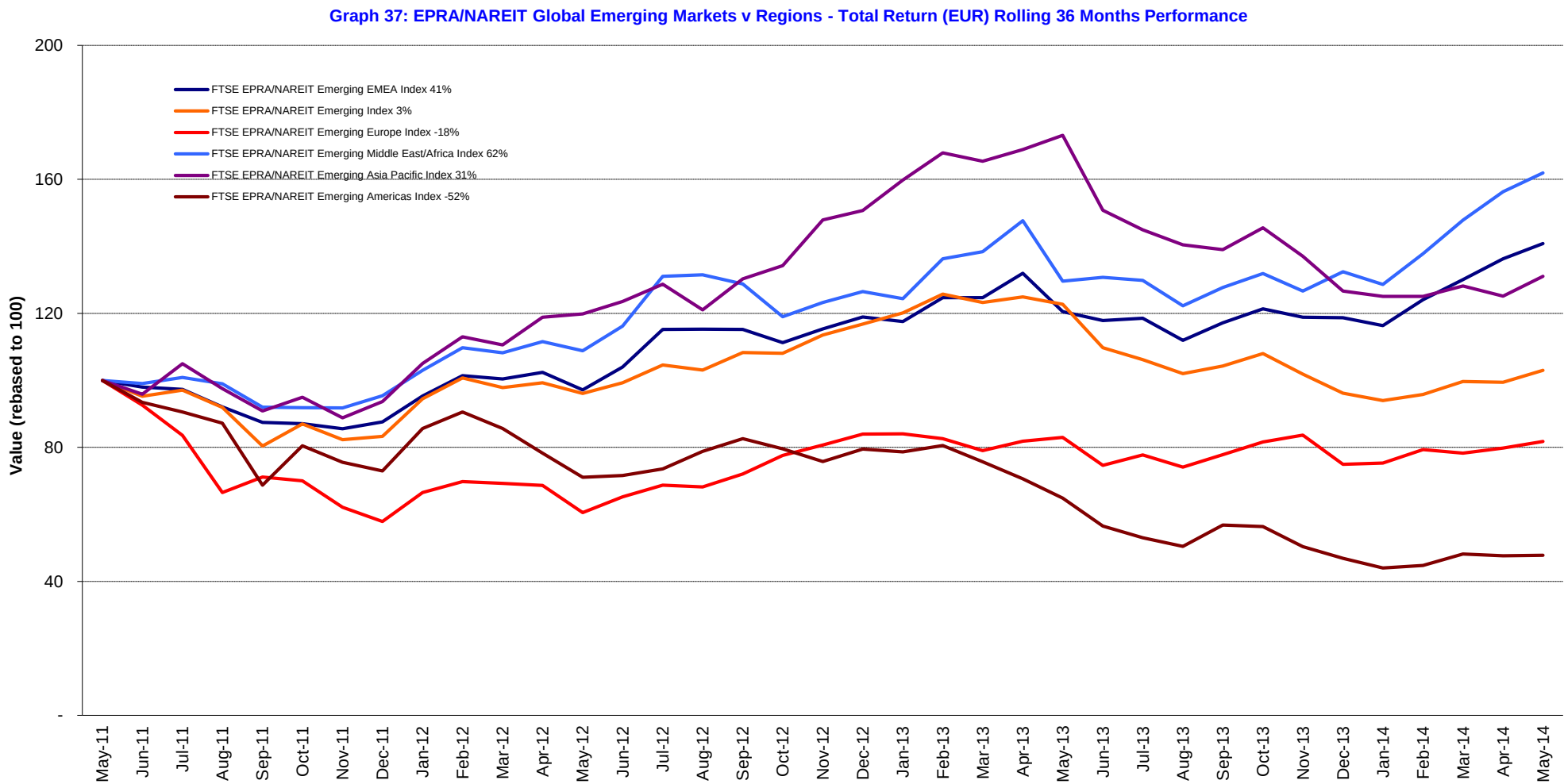
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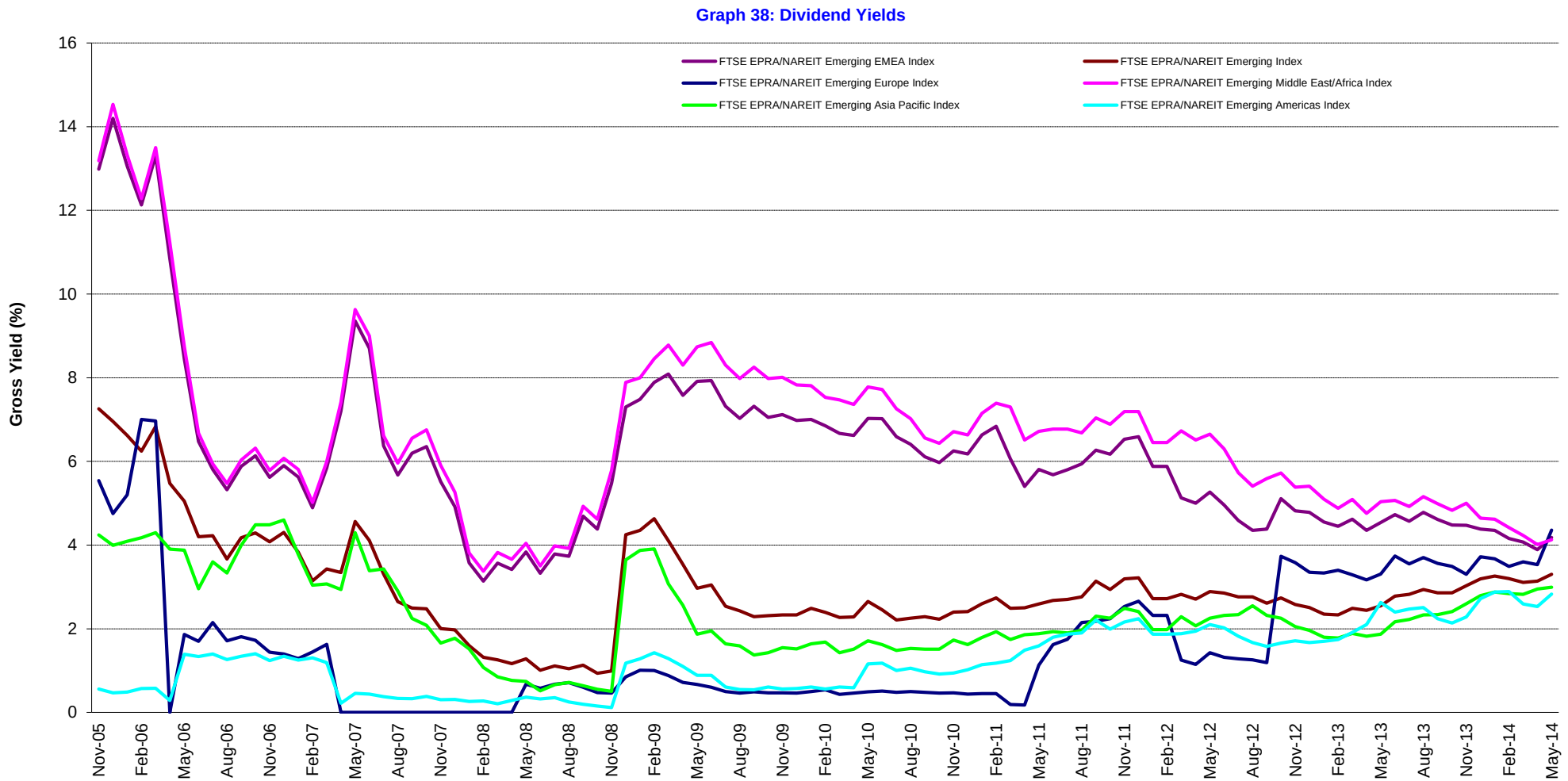
Emerging Markets

Section 4.1

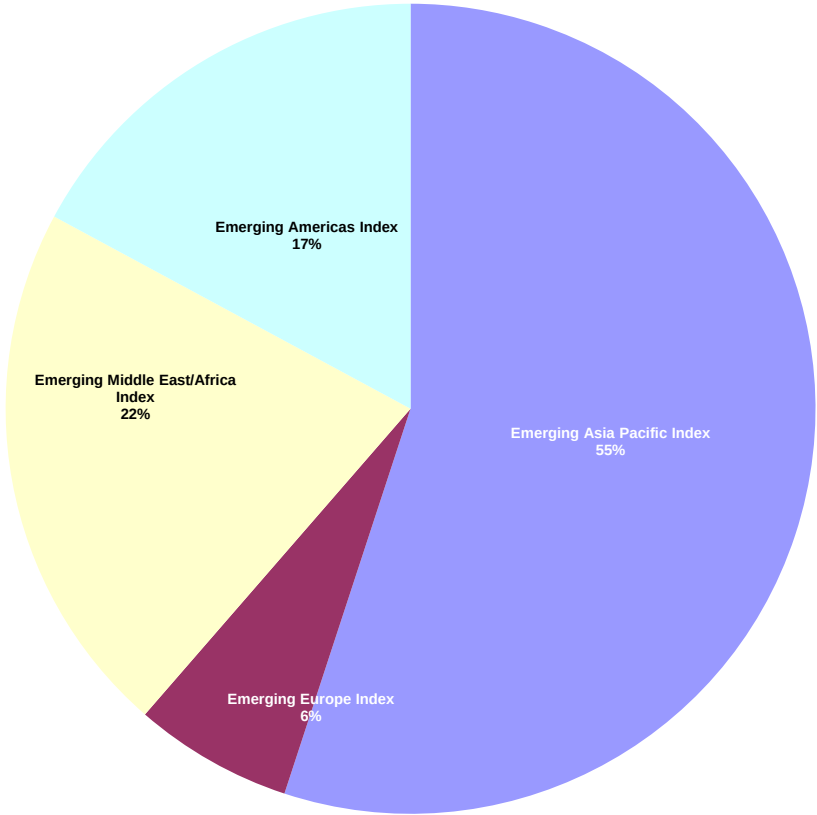
FTSE EPRA/NAREIT Emerging Markets Index Series

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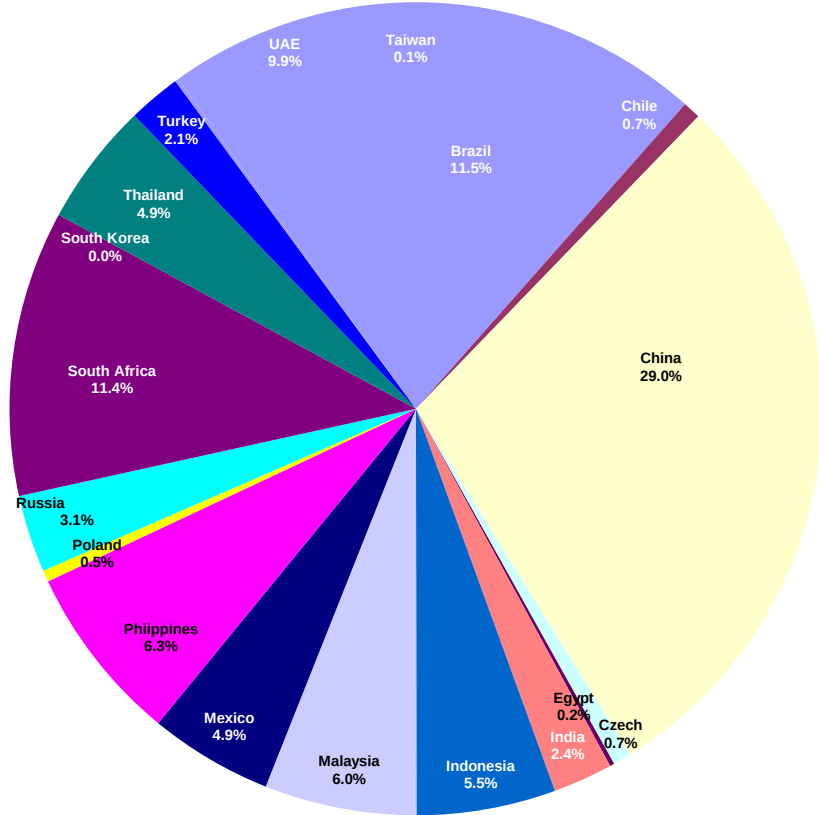




Graph 39: Global Emerging - Regional Breakdown by Market Cap



Graph 40: Global Emerging - Breakdown by Country



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

Ex Date	Description
1 May 2014	Emaar Properties (UAE): Bonus Issue: Bonus of 10 for every 100 held. New number of shares: 6,705,957,500.
6 May 2014	WHA (Thailand): Bonus Issue: Bonus of 1 for every 20 held. New number of shares: 963,898,399
6 May 2014	Administradora Fibra Danhos S.A. de C.V. (Mexico): Special Dividend: 0.206684 MXN
7 May 2014	BUWOG - Bauen und Wohnen GmbH (Russia): New number of shares: 99,613,479
7 May 2014	BUWOG - Bauen und Wohnen GmbH (Russia): New free float percentage: 51% (was 94%)
7 May 2014	BUWOG - Bauen und Wohnen GmbH (Russia): Deletion from Russia following country reclassification from Russia to (
15 May 2014	Growthpoint Prop Ltd (South Africa): New number of shares: 2,127,117,164
15 May 2014	Acucap Properties Limited (South Africa): New free float percentage: 54% (was 87%)
15 May 2014	MKH (Malaysia): Bonus Issue: Bonus of 1 for every 5 held. New number of shares: 419,103,038
22 May 2014	IGB (Malaysia): New number of shares: 1,337,182,040
29 May 2014	Cpn Retail Growth Leasehold Property Fund (Thailand): New number of shares: 2,212,476,700

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

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: June

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 Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover	
				Price	EUR (m)	Wght (%)	Regional														3 month Annualised	Annual Velocity
				30-May	30-May	30-May	30-May														EUR (m)	(%)
China Overseas Land & Inv (Red Chip)	Non-rental	Residential	Non-REIT	20.20	7,795	7.89	14.33	2.08	12.70	32.22	4.36	7.54	-12.74	0.50	6.20	0.00	6.20	-7.34	41.73	35.92	19,341	248
China Resources Land (Red Chip)	Non-rental	Residential	Non-REIT	15.70	2,767	2.80	5.09	2.20	-NA-	31.44	-2.70	3.94	-34.17	-7.76	-1.63	0.00	-1.63	-18.31	48.39	38.44	6,186	224
Evergrande Real Estate Group	Non-rental	Diversified	Non-REIT	3.43	1,922	1.94	3.53	5.17	-NA-	-NA-	-NA-	-12.91	9.94	-6.28	-0.87	0.00	-0.87	15.88	-NA-	53.10	3,972	207
Shenzhen Vanke (B)	Non-rental	Residential	Non-REIT	12.20	1,516	1.53	2.79	4.24	19.79	27.18	5.02	4.47	-21.79	-5.43	-5.65	0.00	-5.65	0.83	46.01	43.97	1,091	72
Sino-Ocean Land Holdings (Red Chip)	Non-rental	Diversified	Non-REIT	4.08	1,375	1.39	2.53	5.64	-NA-	-NA-	-12.36	-0.32	-14.11	-3.77	-0.49	0.00	-0.49	-19.84	-NA-	48.95	630	46
Longfor Properties Co. Ltd.	Non-rental	Diversified	Non-REIT	9.81	1,258	1.27	2.31	2.88	-NA-	-NA-	-NA-	-6.76	-25.68	-8.32	-2.10	0.00	-2.10	-9.50	-NA-	33.99	1,280	102
Guangzhou R&F Properties (H)	Non-rental	Diversified	Non-REIT	10.66	974	0.99	1.79	7.22	-NA-	-NA-	-7.10	1.34	-26.28	-4.65	5.34	0.00	5.34	-6.00	-NA-	49.72	2,339	240
Mapletree Greater China Commercial Trust	Non-rental	Diversified	Non-REIT	0.90	947	0.96	1.74	7.02	-NA-	-NA-	-NA-	-NA-	-11.82	9.82	5.92	0.00	5.92	6.55	-NA-	-NA-	835	88
Hui Xian Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.40	810	0.82	1.49	7.22	-NA-	-NA-	-NA-	-NA-	-17.27	-0.29	1.49	0.00	1.49	-11.92	-NA-	-NA-	383	47
Franshion Properties China (Red Chip)	Non-rental	Diversified	Non-REIT	2.32	804	0.81	1.48	3.02	-NA-	-NA-	-4.30	-0.57	-18.88	-10.42	-4.92	0.00	-4.92	-14.07	-NA-	38.52	572	71
Yuexiu Property (Red Chip)	Non-rental	Diversified	Non-REIT	1.54	687	0.70	1.26	4.61	-1.48	9.55	-0.76	-1.44	-32.44	-3.75	2.67	0.00	2.67	-19.37	56.75	35.06	1,057	154
Poly (Hong Kong) Investments (Red Chip)	Non-rental	Diversified	Non-REIT	3.53	608	0.62	1.12	6.18	3.90	10.17	-1.27	-13.69	-32.89	2.92	5.06	0.00	5.06	-14.73	66.18	63.44	1,605	264
Sunac China Holdings (P Chip)	Non-rental	Residential	Non-REIT	4.00	602	0.61	1.11	5.93	-NA-	-NA-	-NA-	9.82	-28.44	-11.11	1.52	0.00	1.52	-13.98	-NA-	50.27	1,726	287
Shanghai Lujiazui Fin & Trade Dev (B)	Non-rental	Diversified	Non-REIT	1.51	562	0.57	1.03	1.74	-NA-	9.34	1.35	7.42	10.10	0.33	-1.70	0.00	-1.70	-6.81	42.39	33.16	129	23
Greentown China Holdings	Non-rental	Diversified	Non-REIT	7.58	555	0.56	1.02	8.19	-NA-	-NA-	-1.68	-2.19	-45.15	-9.55	-2.82	0.00	-2.82	-35.98	-NA-	73.84	2,272	409
K Wah International Holdings	Non-rental	Diversified	Non-REIT	5.39	538	0.54	0.99	2.78	6.35	18.86	16.80	20.64	35.77	3.65	4.66	0.00	4.66	14.68	61.70	46.35	585	109
KWG Property Holding (P Chip)	Non-rental	Diversified	Non-REIT	4.90	536	0.54	0.99	3.80	-NA-	-NA-	1.18	-4.12	-4.67	15.02	14.22	0.00	14.22	13.95	-NA-	51.85	947	177
Shenzhen Investment (Red Chip)	Non-rental	Diversified	Non-REIT	2.54	522	0.53	0.96	7.09	-NA-	9.91	-5.33	1.35	-22.80	1.20	0.40	0.00	0.40	-13.01	62.09	44.19	606	116
Hopson Dev Hold	Non-rental	Residential	Non-REIT	7.23	431	0.44	0.79	0.00	-NA-	-NA-	-NA-	-NA-	-46.21	0.28	-4.62	0.00	-4.62	-22.59	-NA-	-NA-	204	47
Kaisa Group Holdings (P Chip)	Non-rental	Residential	Non-REIT	2.41	427	0.43	0.79	6.22	-NA-	-NA-	-NA-	-6.62	9.05	-13.62	-2.03	0.00	-2.03	-3.60	-NA-	48.57	695	163
Renhe Commercial Holdings (P Chip)	Non-rental	Retail	Non-REIT	0.41	405	0.41	0.74	0.00	-NA-	-NA-	-23.44	-33.71	-18.18	-15.63	-8.99	0.00	-8.99	-18.18	-NA-	79.08	447	110
Glorious Property Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.15	271	0.27	0.50	0.00	-NA-	-NA-	-NA-	-20.16	-2.54	8.49	3.60	0.00	3.60	-31.14	-NA-	52.47	90	33
Beijing Capital Land (H)	Non-rental	Residential	Non-REIT	2.57	251	0.25	0.46	10.62	-NA-	3.34	-2.39	0.52	-25.51	-9.82	-1.53	0.00	-1.53	-2.65	64.39	52.86	225	90
CIFI Holdings (Group) (P Chip)	Non-rental	Residential	Non-REIT	1.45	237	0.24	0.44	4.83	-NA-	-NA-	-NA-	-NA-	2.11	-4.61	-1.36	0.00	-1.36	-11.59	-NA-	-NA-	177	75
China Merchants Prop (B)	Non-rental	Diversified	Non-REIT	16.80	226	0.23	0.42	2.75	12.25	15.60	2.34	8.09	-36.15	-10.54	-2.83	0.00	-2.83	-21.82	44.72	41.86	252	111
Mingfa Group (International)	Non-rental	Diversified	Non-REIT	2.15	197	0.20	0.36	0.00	-NA-	-NA-	-NA-	-4.93	-9.66	4.88	10.82	0.00	10.82	4.37	-NA-	34.18	88	44
Shanghai Industrial Urban Development Group	Non-rental	Diversified	Non-REIT	1.50	184	0.19	0.34	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.67	1.35	0.00	1.35	-21.88	-NA-	-NA-	192	104
C C Land Holdings	Non-rental	Diversified	Non-REIT	1.48	181	0.18	0.33	3.04	-NA-	-NA-	-NA-	-NA-	-37.29	-13.45	0.68	0.00	0.68	-24.10	-NA-	-NA-	90	50
Wuzhou International Holdings *	Non-rental	Diversified	REIT	1.47	165	0.17	0.30	2.38	-NA-	-NA-	-NA-	-NA-	-NA-	-12.50	8.89	0.00	8.89	13.95	-NA-	-NA-	344	208
Powerlong Real Estate Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.08	142	0.14	0.26	0.00	-NA-	-NA-	-NA-	-22.27	-34.94	-10.00	-7.69	0.00	-7.69	-34.94	-NA-	47.65	220	155
CSI Properties	Non-rental	Diversified	Non-REIT	0.28	141	0.14	0.26	4.93	-3.23	8.31	13.15	-5.33	-18.84	1.82	3.70	0.00	3.70	-15.15	49.08	36.94	127	90
Fantasia Holdings Group Co. Ltd.	Non-rental	Residential	Non-REIT	0.87	137	0.14	0.25	7.68	-NA-	-NA-	-NA-	-10.66	-34.09	-24.35	-15.53	0.00	-15.53	-35.07	-NA-	49.40	226	164
Sinolink Worldwide Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.64	122	0.12	0.22	0.00	-NA-	0.25	-9.25	-7.55	-16.88	1.59	4.92	0.00	4.92	-12.33	50.92	36.34	85	69
Beijing North Star (H)	Non-rental	Diversified	Non-REIT	1.78	119	0.12	0.22	4.18	-NA-	3.92	-6.69	0.18	-7.29	0.00	-1.66	0.00	-1.66	1.71	54.35	35.67	97	82
Minmetals Land (Red Chip)	Non-rental	Residential	Non-REIT	0.86	103	0.10	0.19	1.16	-0.12	5.06	-3.77	-13.74	-32.81	-2.27	-1.15	0.00	-1.15	-16.50	74.76	44.01	69	67
Greenland Hong Kong Holdings *	Non-rental	Diversified	REIT	3.35	98	0.10	0.18	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-10.43	-5.10	0.00	-5.10	-11.14	-NA-	-NA-	65	66
China Total					28,617	28.95	52.60	3.69														

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

Version: May 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 30-May	Mkt Cap EUR (m) 30-May	Wght (%) 30-May	Wght (%) 30-May	Yld (%) 30-May	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) May-14	Rtn (%) May-14	Rtn (%) YTD	Vity (%)	Vity (%)	3 month Annualised EUR (m)	Velocity (%)
DLF	Non-rental	Diversified	Non-REIT	210.10	1,113	1.13	2.05	0.95	-NA-	-NA-	-12.22	-3.98	7.91	19.07	49.91	0.00	49.91	26.03	-NA-	52.49	12,912	1,160
Unitech	Non-rental	Diversified	Non-REIT	27.75	468	0.47	0.86	0.00	20.90	43.28	-18.74	-7.64	17.09	98.21	75.08	0.00	75.08	81.37	97.22	72.98	8,588	1,834
Ascendas India Trust	Non-rental	Office	Non-REIT	0.79	316	0.32	0.58	5.77	-NA-	-NA-	2.45	-6.93	3.95	2.60	3.27	0.00	3.27	16.18	-NA-	22.53	117	37
Oberoi Realty	Non-rental	Diversified	Non-REIT	239.80	234	0.24	0.43	0.83	-NA-	-NA-	-NA-	-NA-	-NA-	11.10	16.07	0.00	16.07	-NA-	-NA-	-NA-	662	283
India Total					2,347	2.37	4.31	1.36														
Lippo Karawaci	Non-rental	Diversified	Non-REIT	1035.00	1,244	1.26	2.29	1.14	-NA-	21.87	7.81	15.05	-43.75	-4.61	-3.27	0.00	-3.27	13.74	39.40	39.02	2,053	165
Summarecon	Non-rental	Diversified	Non-REIT	1255.00	852	0.86	1.57	1.71	18.78	33.15	48.83	31.22	-10.36	17.84	13.06	0.00	13.06	60.90	51.04	44.70	672	79
Bumi Serpong Damai PT	Non-rental	Diversified	Non-REIT	1610.00	707	0.72	1.30	0.93	-NA-	-NA-	-NA-	-NA-	-26.82	-1.53	3.21	0.00	3.21	24.81	-NA-	-NA-	1,036	147
Ciputra Develop	Non-rental	Diversified	Non-REIT	1055.00	703	0.71	1.29	1.14	2.78	23.84	31.00	36.74	-31.49	-9.05	3.94	0.00	3.94	40.67	61.60	47.26	690	98
Alam Sutera Realty	Non-rental	Diversified	Non-REIT	500.00	370	0.37	0.68	2.92	-NA-	-NA-	34.68	17.59	-52.83	-15.97	-5.66	0.00	-5.66	16.28	-NA-	46.05	1,102	298
First Real Estate Investment Trust	Non-rental	Health Care	Non-REIT	1.19	328	0.33	0.60	6.53	-NA-	-NA-	22.04	14.63	-8.11	10.70	2.59	0.00	2.59	12.26	-NA-	19.20	101	31
Pakuwon Jati	Non-rental	Diversified	Non-REIT	408.00	321	0.32	0.59	0.86	10.06	39.20	51.81	19.19	-2.86	16.57	15.91	0.00	15.91	51.11	59.45	41.24	560	175
Kawasan Industri Jababeka	Non-rental	Diversified	Non-REIT	247.00	240	0.24	0.44	0.54	-NA-	-NA-	-NA-	-NA-	-38.83	-3.52	-3.14	0.00	-3.14	27.98	-NA-	-NA-	437	182
Sentul City	Non-rental	Diversified	Non-REIT	147.00	168	0.17	0.31	0.00	-NA-	-NA-	2.97	8.21	-51.80	-18.78	-14.53	0.00	-14.53	-6.37	-NA-	63.59	449	267
Intiland Development Tbk PT	Non-rental	Diversified	Non-REIT	497.00	165	0.17	0.00	1.01	-NA-	-NA-	-NA-	-NA-	-22.34	9.71	9.47	0.00	9.47	57.78	-NA-	-NA-	293	178
Ciputra Property	Non-rental	Diversified	Non-REIT	740.00	126	0.13	0.23	2.16	-NA-	-NA-	15.40	20.68	-49.66	-10.84	2.07	0.00	2.07	19.35	-NA-	49.11	162	129
Ciputra Surya	Non-rental	Diversified	Non-REIT	2510.00	125	0.13	0.23	1.67	-NA-	20.22	42.46	49.18	-34.81	4.58	10.33	0.00	10.33	91.60	58.13	59.13	111	89
Agung Podomoro Land Tbk PT	Non-rental	Diversified	Non-REIT	268.00	121	0.12	0.22	2.24	-NA-	-NA-	-NA-	-6.01	-45.31	-5.30	1.90	0.00	1.90	24.65	-NA-	-NA-	285	236
Indonesia Total					5,225	5.29	9.30	1.63														

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

Version: May 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 30-May	Mkt Cap EUR (m) 30-May	Wght (%) 30-May	Wght (%) 30-May	Yld (%) 30-May	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) May-14	Rtn (%) May-14	Rtn (%) YTD	Vity (%)	Vlty (%)	3 month Annualised EUR (m)	Velocity (%)
UEM Sunrise	Non-rental	Residential	Non-REIT	2.05	707	0.72	1.30	1.95	-NA-	-NA-	8.55	-9.76	-41.43	-6.82	-10.87	0.00	-10.87	-13.14	-NA-	41.98	497	70
KLCC Property Holdings	Rental	Diversified	Non-REIT	6.27	645	0.65	1.19	4.61	-NA-	-NA-	16.50	26.38	-7.79	-1.26	-5.86	0.00	-5.86	7.18	-NA-	21.95	-NA-	-NA-
SP Setia	Non-rental	Diversified	Non-REIT	2.92	557	0.56	1.02	3.77	13.38	10.21	5.72	-9.00	-20.87	0.00	-3.31	0.00	-3.31	-2.99	28.22	16.53	154	28
IGB *	Non-rental	Diversified	REIT	2.74	485	0.49	0.89	2.28	-NA-	-NA-	-NA-	-NA-	5.79	1.11	-1.08	0.00	-1.08	0.74	-NA-	-NA-	89	18
Mah Sing Group	Non-rental	Diversified	Non-REIT	2.25	456	0.46	0.84	3.33	-NA-	-NA-	-NA-	-NA-	-15.62	3.21	-0.44	0.00	-0.44	-0.44	-NA-	-NA-	349	77
Eastern & Orient	Non-rental	Diversified	Non-REIT	2.51	415	0.42	0.76	1.34	-0.49	11.17	27.41	19.30	16.74	18.40	5.91	0.00	5.91	32.80	48.09	25.54	712	172
CapitaMalls Malaysia Trust *	Non-rental	Retail	REIT	1.50	357	0.36	0.66	4.43	-NA-	-NA-	-NA-	8.95	-18.92	2.04	-0.66	0.00	-0.66	7.14	-NA-	14.58	97	27
Axis Real Estate Investment Trust	Non-rental	Diversified	Non-REIT	3.37	298	0.30	0.55	4.41	-NA-	-NA-	-NA-	-NA-	-NA-	-0.30	-3.71	0.00	-3.71	-NA-	-NA-	-NA-	81	27
Malaysian Resources *	Non-rental	Diversified	REIT	1.60	295	0.30	0.54	1.19	-NA-	-NA-	-NA-	-NA-	-NA-	-2.44	1.91	0.00	1.91	-NA-	-NA-	-NA-	233	79
Pavilion Real Estate Investment Trust *	Non-rental	Retail	REIT	1.38	283	0.29	0.52	4.03	-NA-	-NA-	-NA-	-NA-	-12.10	5.34	1.47	0.00	1.47	7.81	-NA-	-NA-	82	29
IJM Land Bhd	Non-rental	Diversified	Non-REIT	3.10	272	0.28	0.50	1.61	-NA-	11.27	16.05	3.12	-6.06	4.73	2.65	0.00	2.65	21.57	63.49	36.26	233	86
UOA Development	Non-rental	Diversified	Non-REIT	2.16	207	0.21	0.38	5.56	-NA-	-NA-	-NA-	-NA-	-NA-	-0.46	-8.09	0.00	-8.09	-NA-	-NA-	-NA-	117	57
MKH Bhd	Non-rental	Diversified	Non-REIT	3.90	149	0.15	0.27	2.14	-NA-	-NA-	-NA-	-NA-	-NA-	-3.51	6.85	0.00	6.85	-NA-	-NA-	-NA-	270	181
Tropicana	Non-rental	Diversified	Non-REIT	1.51	127	0.13	0.23	8.06	-NA-	-NA-	-NA-	-NA-	-NA-	-3.82	-1.95	0.00	-1.95	-NA-	-NA-	-NA-	234	184
Tebrau Teguh Bhd	Non-rental	Diversified	Non-REIT	1.33	120	0.12	0.22	0.00	-8.13	16.65	11.55	19.98	-23.12	8.13	-2.21	0.00	-2.21	3.10	69.59	53.54	143	119
Glomac Bhd	Non-rental	Diversified	Non-REIT	1.08	90	0.09	0.16	4.51	-NA-	1.10	31.66	11.18	-20.00	0.00	-1.82	0.00	-1.82	-3.57	36.80	31.46	57	63
YTL Land & Development BHD	Non-rental	Diversified	Non-REIT	0.90	66	0.07	0.12	0.00	-11.60	-2.03	-NA-	-NA-	-23.73	1.69	-4.26	0.00	-4.26	-3.74	-NA-	-NA-	33	50
Malaysia Total					5,528	5.59	10.16	3.14														
Ayala Land	Non-rental	Diversified	Non-REIT	30.00	2,832	2.86	5.21	1.17	7.69	21.16	28.44	25.69	-11.11	0.33	-0.33	0.00	-0.33	21.21	33.43	26.80	2,273	80
SM Prime Hldgs	Rental	Retail	Non-REIT	16.76	2,108	2.13	3.87	1.13	-NA-	16.98	20.35	21.24	-14.05	14.79	2.70	0.00	2.70	14.17	26.04	27.70	1,992	95
Megaworld Corporation	Non-rental	Diversified	Non-REIT	4.70	833	0.84	1.53	0.76	-NA-	18.64	38.23	31.12	28.07	12.17	1.08	0.00	1.08	45.06	45.22	32.94	2,047	246
Robinson's Land Corporation	Rental	Diversified	Non-REIT	22.35	617	0.62	1.13	1.61	11.02	31.42	28.41	22.02	2.05	2.05	0.22	0.00	0.22	11.97	43.59	28.02	362	59
Vista Land & Lifescapes	Non-rental	Residential	Non-REIT	6.25	358	0.36	0.66	1.63	-NA-	-NA-	30.47	26.01	-4.58	18.60	3.65	0.00	3.65	20.19	-NA-	26.82	347	97
Filinvest Land	Non-rental	Diversified	Non-REIT	1.59	261	0.26	0.48	3.02	1.93	10.57	18.87	9.47	-24.29	10.42	0.00	0.00	0.00	12.77	43.91	31.34	248	95
Philippines Total					7,007	7.09	12.88	1.24														

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Version: May 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 30-May	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Regional Wght (%)	Div Yld (%) 30-May	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 (%) May-14	Dividend Rtn (%) May-14	Total Rtn (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					EUR (m) 30-May	30-May	30-May															
Hung Poo Real Estate Development	Non-rental	Diversified	Non-REIT	26.85	135	0.14	0.25	6.33	-NA-	6.48	-5.84	-3.70	-13.67	-4.28	-0.56	0.00	-0.56	-10.80	51.98	34.56	72	53
Taiwan Total					135	0.14	0.25	6.33														
Central Pattana	Rental	Retail	Non-REIT	47.00	1,413	1.43	2.60	1.17	16.61	27.32	42.17	47.54	-12.56	0.00	3.87	0.00	3.87	14.63	39.68	33.05	1,610	114
Land & Houses	Non-rental	Residential	Non-REIT	9.70	651	0.66	1.20	1.55	-NA-	1.49	16.15	16.73	-16.38	1.04	-2.02	0.00	-2.02	8.38	37.88	28.44	1,324	203
Cpn Retail Growth Leasehold Property Fund	Rental	Diversified	Non-REIT	15.70	582	0.59	1.07	8.56	-NA-	-NA-	-NA-	-NA-	-20.30	1.95	1.95	0.00	1.95	0.00	-NA-	-NA-	164	28
Preuksa Real Estate	Non-rental	Residential	Non-REIT	25.25	373	0.38	0.69	3.37	-NA-	-NA-	-NA-	10.33	-1.94	24.38	12.72	0.00	12.72	38.74	-NA-	47.62	880	236
Quality Houses	Non-rental	Residential	Non-REIT	3.38	277	0.28	0.51	4.73	-NA-	-NA-	-NA-	-NA-	-17.56	11.92	3.68	0.00	3.68	28.03	-NA-	-NA-	1,233	445
Supalai PCL	Non-rental	Residential	Non-REIT	19.70	264	0.27	0.49	3.55	1.78	22.09	45.37	23.13	-2.48	10.67	1.03	0.00	1.03	34.93	39.57	34.84	1,135	430
LPN Development	Non-rental	Diversified	Non-REIT	16.10	207	0.21	0.38	5.22	-NA-	20.60	31.40	18.37	-36.24	0.63	-7.47	0.00	-7.47	3.87	40.96	32.00	958	463
Amata Corp	Non-rental	Industrial/Office	Non-REIT	16.00	187	0.19	0.34	3.13	-NA-	5.29	27.94	4.19	-24.53	8.11	1.91	0.00	1.91	15.94	46.65	37.92	678	363
Ticon Industrial Connection Pcl	Non-rental	Industrial	Non-REIT	15.20	182	0.18	0.33	6.40	-NA-	-NA-	-NA-	-NA-	-29.31	-9.18	-5.00	0.00	-5.00	-1.13	-NA-	-NA-	586	322
WHA	Non-rental	Industrial	Non-REIT	27.75	155	0.16	0.29	2.44	-NA-	-NA-	-NA-	-NA-	-48.20	-6.76	-13.02	0.00	-13.02	4.06	-NA-	-NA-	602	388
Sansiri	Non-rental	Residential	Non-REIT	1.87	148	0.15	0.27	5.35	-NA-	-NA-	-NA-	-NA-	-53.48	-1.06	-2.09	0.00	-2.09	4.47	-NA-	-NA-	737	497
Property Perfect	Non-rental	Residential	Non-REIT	0.97	114	0.11	0.21	0.00	-NA-	18.81	72.65	11.43	-41.21	7.78	3.19	0.00	3.19	6.59	156.19	52.48	165	145
Asian Property Development	Non-rental	Residential	Non-REIT	5.45	104	0.11	0.19	4.59	-NA-	7.69	9.28	3.69	-28.76	4.81	-4.39	0.00	-4.39	23.86	46.40	36.23	558	537
Siam Future Development PCL	Non-rental	Retail	Non-REIT	5.40	98	0.10	0.18	0.23	-NA-	3.90	25.91	6.61	-20.07	-2.70	-3.57	0.00	-3.57	7.52	49.71	47.14	110	112
SC Asset	Non-rental	Diversified	Non-REIT	3.32	96	0.10	0.18	3.61	-NA-	-0.92	12.30	-30.14	-40.18	3.75	-3.49	0.00	-3.49	9.93	59.90	62.80	91	95
Thailand Total					4,850	4.91	8.92	3.30														
Asia Total					53,710	54.34	98.42	2.59														

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

Version: May 2014

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

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					Mkt Cap EUR (m)	Global Wght (%) 30-May	Regional Wght (%) 30-May														3 month		
					Annualised EUR (m)																		
EUROPE																							
Globe Trade Centre	Non-rental	Diversified	Non-REIT	8.00	451	0.46	7.19	0.00	-NA-	-2.07	-15.71	-26.31	-5.88	10.96	5.82	0.00	5.82	7.38	-NA-	37.50	212	47	
Poland Total					451	0.46	7.19	0.00															
Emlak Konut Gayrimenkul Yatirim Ortakligi AS	Non-rental	Residential	REIT	2.68	1,818	1.84	28.99	4.59	-NA-	-NA-	-NA-	-0.03	-13.27	6.35	-2.90	0.00	-2.90	27.62	-NA-	-NA-	9,623	529	
Is Gayrimenkul Yatirim Ortak *	Non-rental	Diversified	REIT	1.28	137	0.14	2.19	3.62	-NA-	8.47	10.44	0.63	-17.42	-1.54	-7.25	0.00	-7.25	-8.57	39.05	27.82	334	243	
Sinpas Gayrimenkul Yatirim Ortakligi *	Non-rental	Diversified	REIT	0.89	75	0.08	1.19	5.62	-NA-	-NA-	-0.31	-17.03	-36.43	21.92	5.95	0.00	5.95	8.54	-NA-	38.16	837	1,119	
Alarko G.Yat.Ort *	Non-rental	Diversified	REIT	20.75	39	0.04	0.62	1.93	-NA-	14.45	20.90	4.67	-0.95	7.79	0.24	0.00	0.24	15.28	43.71	34.28	385	996	
Turkey Total					2,068	2.09	32.98	4.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	-
Atrium European Real Estate	Non-rental	Retail	Non-REIT	4.09	685	0.69	10.92	5.38	-NA-	-NA-	-NA-	-3.86	-10.11	-0.12	-1.45	0.00	-1.45	-2.15	-NA-	17.98	241	35	
Orco Property Group S.A.	Non-rental	Diversified	Non-REIT	0.57	24	0.02	0.38	0.00	-NA-	-30.41	-38.63	-60.12	-74.78	-42.42	-8.06	0.00	-8.06	-65.87	59.92	50.57	231	959	
Czech Total					709	0.72	11.31	0.00															
Immofinanz AG	Non-rental	Diversified	Non-REIT	2.61	2,491	2.52	39.73	5.75	-NA-	-5.96	20.89	3.82	3.45	-3.52	-2.40	0.00	-2.40	-2.57	57.92	22.77	1,324	53	
PIK Group	Non-rental	Residential	Non-REIT	92.29	551	0.56	8.79	0.00	-NA-	-NA-	-NA-	-NA-	46.19	14.15	11.64	0.00	11.64	30.91	-NA-	-NA-	-NA-	-NA-	
Russia Total					3,042	3.08	48.52	0.00															
Europe Total					6,270	6.34	100.00	2.26															

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Version: May 2014

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

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					EUR (m) 30-May	Wght (%) 30-May	Regional Wght (%) 30-May														3 month Annualised EUR (m)	
Six Of October Development & Investment	Non-rental	Diversified	Non-REIT	26.57	175	0.18	0.83	0.00	-NA-	32.92	6.27	0.08	35.91	3.18	1.64	0.00	1.64	17.51	104.06	59.57	624	356
Egypt Total					175	0.18	0.83	3.64														
Emaar Properties	Non-rental	Diversified	Non-REIT	10.45	6,851	6.93	32.26	1.30	-NA-	21.02	29.85	59.43	111.80	27.08	5.46	0.00	5.46	65.50	62.16	32.21	20,333	297
Aldar Properties PJSC	Non-rental	Diversified	Non-REIT	4.40	2,761	2.79	13.00	1.59	-NA-	-NA-	1.41	46.68	106.57	27.54	9.45	0.00	9.45	59.42	-NA-	43.33	22,349	809
RAK Properties	Non-rental	Diversified	Non-REIT	1.13	221	0.22	1.04	4.42	-NA-	-NA-	11.35	43.80	98.25	1.80	-9.60	0.00	-9.60	15.31	-NA-	46.53	3,795	1,718
UAE Total					9,833	9.95	46.30	1.45														
Growthpoint Prop Ltd *	Rental	Diversified	REIT	23.50	3,184	3.22	14.99	6.59	4.08	17.88	14.61	11.14	-7.44	-3.69	-3.29	0.00	-3.29	-3.21	20.89	20.04	355,991	11,179
Redefine Properties *	Rental	Diversified	REIT	9.30	1,938	1.96	9.13	7.68	-NA-	18.59	11.70	10.13	-5.49	-2.62	-6.44	0.00	-6.44	-4.52	21.82	16.22	139,693	7,208
Hyprop Investments Ltd *	Rental	Retail	REIT	79.03	1,290	1.31	6.08	5.62	13.86	18.72	15.72	13.65	16.05	2.97	0.51	0.00	0.51	3.31	20.68	18.40	98,815	7,657
Resilient Prop Inc Fd *	Rental	Diversified	REIT	56.80	971	0.98	4.57	5.17	-NA-	23.86	21.24	24.00	13.62	0.54	-1.36	0.00	-1.36	2.97	19.94	18.74	32,328	3,329
Capital Property Fund	Rental	Diversified	Non-REIT	10.50	970	0.98	4.57	7.20	6.46	16.60	11.69	8.59	1.94	0.19	-0.94	0.00	-0.94	-1.41	21.23	15.19	51,054	5,265
Vukile Property Fund *	Rental	Diversified	REIT	17.13	604	0.61	2.85	7.55	-NA-	-NA-	12.46	5.49	1.59	2.39	2.15	0.00	2.15	1.36	-NA-	17.88	22,881	3,786
SA Corporate Real Estate Fund *	Rental	Diversified	REIT	4.09	510	0.52	2.40	8.01	-NA-	10.94	13.52	10.22	5.14	2.25	-0.97	0.00	-0.97	2.51	20.27	14.10	24,956	4,890
Emira Property Fund *	Rental	Diversified	REIT	14.26	423	0.43	1.99	8.29	-NA-	15.13	11.22	3.76	1.49	1.71	-1.31	0.00	-1.31	-0.28	18.86	14.58	27,656	6,538
Acucap Properties Limited *	Rental	Diversified	REIT	44.25	301	0.30	1.42	7.14	-NA-	13.42	9.39	8.13	-3.76	10.63	-6.55	0.00	-6.55	1.47	19.81	19.64	40,897	13,589
Fountainhead Property Trust *	Rental	Retail	REIT	7.53	236	0.24	1.11	7.02	-NA-	14.08	10.25	7.35	-5.88	0.13	-5.28	0.00	-5.28	1.76	19.55	15.14	13,266	5,611
Arrowhead Properties (A) *	Rental	Diversified	REIT	7.62	153	0.15	0.72	7.89	-NA-	-NA-	-NA-	-NA-	1.74	8.86	3.72	0.00	3.72	10.27	-NA-	-NA-	7,312	4,779
Arrowhead Properties (B) *	Rental	Diversified	REIT	7.60	153	0.15	0.72	7.37	-NA-	-NA-	-NA-	-NA-	4.25	10.79	4.95	0.00	4.95	11.11	-NA-	-NA-	5,153	3,377
South Africa Total					10,734	10.86	50.55	6.84														
Middle East/Africa Total					20,743	20.99	97.68	3.98														
EMEA Total					27,013	27.33	100.00	3.29														

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

Version: May 2014

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Regional														3 month	
				EUR (m)	Wght (%)	Wght (%)	Yld (%)														Annualised	
AMERICAS																						
BR Malls Participacoes S/A Ord	Rental	Retail	Non-REIT	18.51	2,598	2.63	15.35	1.70	-NA-	-NA-	16.73	0.73	-15.86	-5.46	-3.54	0.00	-3.54	8.56	-NA-	26.36	5,391	208
Cyrela Brazil Realty S/A Empreendimento e I	Non-rental	Residential	Non-REIT	13.22	1,206	1.22	7.12	3.19	-NA-	-NA-	-0.92	-6.98	-22.24	-3.22	-2.22	0.00	-2.22	-8.19	-NA-	27.73	5,325	442
Multiplan Empreendimentos Imobiliarios S/A On Rental		Retail	Non-REIT	48.06	1,203	1.22	7.10	2.18	-NA-	-NA-	20.18	10.29	-14.16	-0.74	-2.48	0.00	-2.48	-3.69	-NA-	19.23	3,947	328
BR Properties S/A Ord	Rental	Industrial/Office	Non-REIT	17.90	1,160	1.17	6.85	2.87	-NA-	-NA-	-NA-	0.19	-14.80	-3.92	0.51	0.00	0.51	-3.76	-NA-	18.36	3,876	334
MRV Engenharia e Participacoes SA	Non-rental	Residential	Non-REIT	6.87	692	0.70	4.08	4.39	-NA-	-NA-	-3.40	-20.73	3.31	-15.08	-2.69	0.00	-2.69	-18.51	-NA-	49.31	4,214	609
PDG Realty S/A Empreendimentos e Participac	Non-rental	Residential	Non-REIT	1.55	678	0.69	4.01	0.00	-NA-	-NA-	-19.76	-44.43	-32.90	7.64	13.14	0.00	13.14	-14.36	-NA-	44.84	4,237	625
Aliansce Shopping Centers SA	Rental	Retail	Non-REIT	18.11	470	0.48	2.78	1.06	-NA-	-NA-	-NA-	8.80	-16.20	1.34	-1.58	0.00	-1.58	-1.04	-NA-	21.91	602	128
Gafisa	Non-rental	Residential	Non-REIT	3.30	469	0.47	2.77	2.44	-NA-	-NA-	-16.33	-27.61	-13.39	-7.56	-9.09	0.00	-9.09	-6.52	-NA-	59.23	2,741	584
Even Construtora e Incorporadora SA ON	Non-rental	Diversified	Non-REIT	6.80	435	0.44	2.57	4.25	-NA-	-NA-	-NA-	-5.08	-18.07	-10.53	-5.29	0.00	-5.29	-16.56	-NA-	-NA-	1,330	305
Iguatemi Empresa de Shopping Centers S/A Or Rental		Retail	Non-REIT	22.12	434	0.44	2.56	1.42	-NA-	-NA-	20.23	4.15	-10.88	1.65	-0.23	0.00	-0.23	-0.81	-NA-	22.46	1,254	289
EZ TEC Empreendimentos e Partipacoes	Non-rental	Residential	Non-REIT	23.04	376	0.38	2.22	4.12	-NA-	-NA-	-NA-	9.81	-21.92	-18.15	-15.82	0.00	-15.82	-20.93	-NA-	-NA-	1,207	321
Direcional Engenharia	Non-rental	Residential	Non-REIT	11.15	299	0.30	1.76	3.34	-NA-	-NA-	-NA-	-NA-	123.00	11.39	2.48	0.00	2.48	-7.08	-NA-	-NA-	-NA-	-NA-
Helbor Empreendimentos S.A.	Non-rental	Diversified	Non-REIT	6.93	274	0.28	1.62	7.28	-NA-	-NA-	44.54	8.99	-29.79	-12.61	-8.82	0.00	-8.82	-11.15	-NA-	31.15	336	123
Tecnisa S.A.	Rental	Diversified	Non-REIT	7.21	214	0.22	1.26	6.49	-NA-	-NA-	8.36	-16.71	-22.97	-9.31	4.04	0.00	4.04	-19.53	-NA-	30.98	599	280
Sao Carlos Empreendimentos e Participacoes	Rental	Diversified	Non-REIT	33.25	188	0.19	1.11	3.31	-NA-	-NA-	-NA-	-NA-	-NA-	0.76	-5.00	0.00	-5.00	-NA-	-NA-	-NA-	122	65
Sonae Sierra Brasil	Rental	Retail	Non-REIT	17.67	150	0.15	0.89	2.57	-NA-	-NA-	-NA-	-9.66	-37.63	-6.31	-1.67	0.00	-1.67	-3.07	-NA-	-NA-	238	159
Rossi Residencial SA	Rental	Residential	Non-REIT	1.62	147	0.15	0.87	0.00	-NA-	-NA-	-NA-	-46.61	-53.04	-10.50	1.25	0.00	1.25	-20.59	-NA-	-NA-	1,180	804
Brookfield Incorporacoes SA	Non-rental	Residential	Non-REIT	1.48	126	0.13	0.74	0.00	-NA-	-NA-	-12.51	-41.12	-12.43	1.37	3.50	0.00	3.50	28.70	-NA-	45.56	731	582
JHSF Participacoes SA	Non-rental	Residential	Non-REIT	3.19	116	0.12	0.68	1.45	-NA-	-NA-	13.77	-10.85	-52.95	-19.85	-12.12	0.00	-12.12	-25.12	-NA-	34.05	118	102
Rodobens Negocios Imobiliarios S/A Ord	Non-rental	Residential	Non-REIT	11.21	95	0.10	0.56	8.46	-NA-	-NA-	-7.10	-8.33	-28.14	-5.00	-3.03	0.00	-3.03	-14.43	-NA-	27.19	138	145
Brazil Total					11,383	11.52	67.23	2.57														
Fibra Uno Administracion S.A. de C.V.	Non-rental	Diversified	Non-REIT	39.31	3,386	3.43	20.00	3.81	-NA-	-NA-	-NA-	-NA-	-NA-	-6.91	-8.03	0.00	-8.03	-6.65	-NA-	-NA-	-NA-	-NA-
Macquarie Mexico Real Estate Management S.	Non-rental	Diversified	Non-REIT	24.19	833	0.84	4.92	3.91	-NA-	-NA-	-NA-	-NA-	-NA-	-1.18	-2.62	0.00	-2.62	-6.85	-NA-	-NA-	928	111
Administradora Fibra Danhos S.A. de C.V. *	Rental	Diversified	REIT	30.03	359	0.36	2.12	1.58	-NA-	-NA-	-NA-	-NA-	-NA-	13.80	12.87	0.00	12.87	-NA-	-NA-	-NA-	290	81
Mexico Total					4,849	4.91	28.64	3.45														
Americas Total					16,931	17.13	100.00	3.01														
Emerging Markets Total					97,654.66	98.80	97.68	2.96														

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	2,070.98	98,839.93	100.00	3.30	-NA-	-NA-	7.03	0.98	-16.11	3.32	3.54	7.10	-NA-	17.83
Emerging Asia Pacific Index	EUR	2,373.80	54,402.34	55.04	2.99	-NA-	-NA-	6.84	9.43	-24.31	2.23	4.71	3.45	-NA-	19.87
Emerging EMEA Index	EUR	2,745.25	27,506.14	27.83	4.18	-NA-	-NA-	16.97	12.09	16.87	8.25	3.31	18.67	-NA-	15.39
Emerging Europe Index	EUR	1,110.95	6,270.02	6.34	4.36	-NA-	-NA-	0.90	-6.48	-1.43	4.47	2.45	9.16	-NA-	24.64
Emerging Middle East/Africa Index	EUR	3,238.83	21,236.12	21.49	4.13	-NA-	-NA-	21.05	17.43	24.89	9.56	3.60	22.24	-NA-	17.88
Emerging Americas Index	EUR	1,157.67	16,931.45	17.13	2.83	-NA-	-NA-	-3.10	-21.81	-26.25	-0.80	0.30	1.93	-NA-	27.37
Brazil Index	EUR	1,722.67	11,383.44	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-25.26	-0.87	0.44	2.49	-NA-	-NA-
Chile Index	EUR	3,160.72	699.44	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	1.09	8.05	-NA-	-NA-	-NA-
China Index	EUR	2,445.63	28,617.30	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-21.24	-1.31	3.82	-8.19	-NA-	-NA-
Egypt Index	EUR	1,039.35	175.32	0.18	0.00	-NA-	-NA-	-NA-	-NA-	26.07	1.55	1.22	15.32	-NA-	-NA-
India Index	EUR	784.69	2,346.91	2.45	1.36	-NA-	-NA-	-NA-	-NA-	0.43	28.89	43.95	38.62	-NA-	-NA-
Indonesia Index	EUR	2,334.64	5,470.24	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-46.58	-2.44	3.13	31.63	-NA-	-NA-
Malaysia Index	EUR	2,685.33	5,975.10	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-20.31	4.60	1.49	6.75	-NA-	-NA-
Mexico Index	EUR	186.64	4,848.57	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-41.15	-0.86	-1.03	0.81	-NA-	-NA-
Philippines Index	EUR	4,988.46	7,007.19	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-14.58	11.39	5.05	24.14	-NA-	-NA-
Poland Index	EUR	466.96	1,135.83	1.19	3.24	-NA-	-NA-	-NA-	-NA-	-4.12	4.27	1.90	2.62	-NA-	-NA-
South Africa Index	EUR	2,655.31	11,227.55	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-4.38	1.01	-0.65	2.12	-NA-	-NA-
Thailand Index	EUR	7,269.38	4,850.29	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-27.52	4.42	1.68	17.08	-NA-	-NA-
Turkey Index	EUR	2,417.40	2,068.09	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-23.79	14.70	4.36	34.21	-NA-	-NA-
Taiwan Index	EUR	2,560.05	135.32	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-13.49	-1.81	1.76	-10.47	-NA-	-NA-
UAE Index	EUR	7,098.18	9,833.25	10.27	1.46	-NA-	-NA-	-NA-	-NA-	85.39	21.28	8.91	55.83	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	2,228.82	134,872.03	100.00	3.30	-NA-	-NA-	6.25	-0.76	-11.68	2.29	1.90	6.06	-NA-	22.48
Emerging Asia Pacific Index	USD	2,554.73	74,234.71	55.04	2.99	-NA-	-NA-	6.06	7.54	-20.31	1.21	3.05	2.44	-NA-	22.67
Emerging EMEA Index	USD	2,954.90	37,533.50	27.83	4.18	-NA-	-NA-	16.12	10.16	23.05	7.17	1.67	17.51	-NA-	19.83
Emerging Europe Index	USD	1,195.65	8,555.76	6.34	4.36	-NA-	-NA-	0.16	-8.09	3.79	3.43	0.83	8.10	-NA-	28.50
Emerging Middle East/Africa Index	USD	3,486.18	28,977.75	21.49	4.13	-NA-	-NA-	20.17	15.40	31.50	8.47	1.95	21.05	-NA-	21.26
Emerging Americas Index	USD	1,245.77	23,103.81	17.13	2.83	-NA-	-NA-	-3.80	-23.15	-22.35	-1.78	-1.29	0.94	-NA-	32.41
Brazil Index	USD	1,676.42	15,533.28	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-21.31	-1.86	-1.15	1.50	-NA-	-NA-
Chile Index	USD	3,251.38	954.42	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	0.09	6.33	-NA-	-NA-	-NA-
China Index	USD	2,380.09	39,049.73	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-17.08	-2.29	2.17	-9.08	-NA-	-NA-
Egypt Index	USD	1,011.45	239.23	0.18	0.00	-NA-	-NA-	-NA-	-NA-	32.74	0.55	-0.38	14.20	-NA-	-NA-
India Index	USD	763.60	3,202.48	2.45	1.36	-NA-	-NA-	-NA-	-NA-	5.74	27.61	41.67	37.27	-NA-	-NA-
Indonesia Index	USD	2,272.03	7,464.42	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-43.76	-3.41	1.50	30.35	-NA-	-NA-
Malaysia Index	USD	2,613.16	8,153.32	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-16.09	3.56	-0.12	5.71	-NA-	-NA-
Mexico Index	USD	181.63	6,616.11	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-38.04	-1.84	-2.60	-0.17	-NA-	-NA-
Philippines Index	USD	4,854.57	9,561.66	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-10.06	10.29	3.38	22.93	-NA-	-NA-
Poland Index	USD	454.42	1,549.89	1.19	3.24	-NA-	-NA-	-NA-	-NA-	0.95	3.24	0.28	1.62	-NA-	-NA-
South Africa Index	USD	2,584.03	15,320.56	11.72	6.54	-NA-	-NA-	-NA-	-NA-	0.67	0.00	-2.23	1.13	-NA-	-NA-
Thailand Index	USD	7,074.24	6,618.46	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-23.69	3.38	0.07	15.94	-NA-	-NA-
Turkey Index	USD	2,352.62	2,822.01	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-19.76	13.56	2.71	32.90	-NA-	-NA-
Taiwan Index	USD	2,491.33	184.65	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-8.91	-2.79	0.15	-11.34	-NA-	-NA-
UAE Index	USD	7,106.80	13,417.96	10.27	1.46	-NA-	-NA-	-NA-	-NA-	95.20	20.08	7.18	54.31	-NA-	-NA-

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Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,141.46	80,407.80	100.00	3.30	-NA-	-NA-	5.41	-1.38	-20.17	1.67	2.58	4.73	-NA-	19.41
Emerging Asia Pacific Index	GBP	2,454.59	44,257.14	55.04	2.99	-NA-	-NA-	5.23	6.87	-27.97	0.60	3.73	1.16	-NA-	20.93
Emerging EMEA Index	GBP	2,839.08	22,376.67	27.83	4.18	-NA-	-NA-	15.21	9.47	11.22	6.52	2.35	16.04	-NA-	16.37
Emerging Europe Index	GBP	1,148.78	5,100.76	6.34	4.36	-NA-	-NA-	-0.63	-8.67	-6.19	2.80	1.50	6.74	-NA-	25.80
Emerging Middle East/Africa Index	GBP	3,349.54	17,275.91	21.49	4.13	-NA-	-NA-	19.23	14.68	18.86	7.81	2.63	19.53	-NA-	18.41
Emerging Americas Index	GBP	1,196.94	13,774.00	17.13	2.83	-NA-	-NA-	-4.56	-23.64	-29.82	-2.38	-0.63	-0.33	-NA-	28.49
Brazil Index	GBP	1,781.45	9,260.61	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-28.88	-2.45	-0.49	0.22	-NA-	-NA-
Chile Index	GBP	3,455.08	569.00	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-0.52	7.04	-NA-	-NA-	-NA-
China Index	GBP	2,529.21	23,280.61	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-25.05	-2.89	2.85	-10.23	-NA-	-NA-
Egypt Index	GBP	1,074.81	142.62	0.18	0.00	-NA-	-NA-	-NA-	-NA-	19.98	-0.07	0.28	12.76	-NA-	-NA-
India Index	GBP	811.44	1,909.25	2.45	1.36	-NA-	-NA-	-NA-	-NA-	-4.42	26.83	42.61	35.55	-NA-	-NA-
Indonesia Index	GBP	2,414.37	4,450.13	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-49.17	-4.00	2.17	28.71	-NA-	-NA-
Malaysia Index	GBP	2,776.87	4,860.84	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-24.16	2.93	0.55	4.38	-NA-	-NA-
Mexico Index	GBP	193.01	3,944.39	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-44.00	-2.44	-1.95	-1.43	-NA-	-NA-
Philippines Index	GBP	5,158.71	5,700.45	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-18.71	9.62	4.07	21.38	-NA-	-NA-
Poland Index	GBP	482.89	924.01	1.19	3.24	-NA-	-NA-	-NA-	-NA-	-8.76	2.61	0.95	0.34	-NA-	-NA-
South Africa Index	GBP	2,745.92	9,133.79	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-9.01	-0.60	-1.58	-0.14	-NA-	-NA-
Thailand Index	GBP	7,517.44	3,945.78	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-31.03	2.75	0.74	14.48	-NA-	-NA-
Turkey Index	GBP	2,500.01	1,682.42	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-27.48	12.87	3.39	31.23	-NA-	-NA-
Taiwan Index	GBP	2,647.41	110.08	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-17.67	-3.38	0.82	-12.45	-NA-	-NA-
UAE Index	GBP	7,552.04	7,999.50	10.27	1.46	-NA-	-NA-	-NA-	-NA-	76.43	19.35	7.90	52.37	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	JPY	2,215.54	13,722,554.75	100.00	3.30	-NA-	-NA-	7.61	6.97	-11.00	1.06	1.49	2.67	-NA-	25.88
Emerging Asia Pacific Index	JPY	2,539.50	7,553,011.06	55.04	2.99	-NA-	-NA-	7.42	15.92	-19.70	0.00	2.64	-0.83	-NA-	25.91
Emerging EMEA Index	JPY	2,937.29	3,818,846.23	27.83	4.18	-NA-	-NA-	17.61	18.74	23.99	5.88	1.27	13.76	-NA-	23.06
Emerging Europe Index	JPY	1,188.52	870,505.45	6.34	4.36	-NA-	-NA-	1.45	-0.93	4.58	2.18	0.43	4.65	-NA-	32.46
Emerging Middle East/Africa Index	JPY	3,465.41	2,948,340.78	21.49	4.13	-NA-	-NA-	21.72	24.39	32.50	7.17	1.55	17.18	-NA-	23.68
Emerging Americas Index	JPY	1,238.34	2,350,697.46	17.13	2.83	-NA-	-NA-	-2.57	-17.17	-21.76	-2.97	-1.69	-2.29	-NA-	34.68
Brazil Index	JPY	1,606.63	1,580,433.51	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-20.71	-3.04	-1.55	-1.75	-NA-	-NA-
Chile Index	JPY	3,116.02	97,107.38	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-1.12	5.91	-NA-	-NA-	-NA-
China Index	JPY	2,281.00	3,973,114.79	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-16.44	-3.47	1.76	-11.99	-NA-	-NA-
Egypt Index	JPY	969.34	24,340.62	0.18	0.00	-NA-	-NA-	-NA-	-NA-	33.75	-0.67	-0.78	10.55	-NA-	-NA-
India Index	JPY	731.81	325,836.14	2.45	1.36	-NA-	-NA-	-NA-	-NA-	6.55	26.07	41.11	32.89	-NA-	-NA-
Indonesia Index	JPY	2,177.43	759,467.60	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-43.33	-4.57	1.09	26.18	-NA-	-NA-
Malaysia Index	JPY	2,504.36	829,559.89	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-15.45	2.31	-0.51	2.33	-NA-	-NA-
Mexico Index	JPY	174.07	673,156.57	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-37.57	-3.03	-2.99	-3.36	-NA-	-NA-
Philippines Index	JPY	4,652.46	972,850.82	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-9.38	8.96	2.97	19.00	-NA-	-NA-
Poland Index	JPY	435.51	157,693.59	1.19	3.24	-NA-	-NA-	-NA-	-NA-	1.72	1.99	-0.12	-1.63	-NA-	-NA-
South Africa Index	JPY	2,476.45	1,558,790.17	11.72	6.54	-NA-	-NA-	-NA-	-NA-	1.44	-1.20	-2.62	-2.10	-NA-	-NA-
Thailand Index	JPY	6,779.72	673,394.92	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-23.11	2.14	-0.33	12.24	-NA-	-NA-
Turkey Index	JPY	2,254.67	287,125.02	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-19.15	12.19	2.30	28.65	-NA-	-NA-
Taiwan Index	JPY	2,387.61	18,786.89	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-8.22	-3.96	-0.25	-14.17	-NA-	-NA-
UAE Index	JPY	6,810.92	1,365,209.99	10.27	1.46	-NA-	-NA-	-NA-	-NA-	96.69	18.63	6.76	49.38	-NA-	-NA-

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	AUD	1,567.06	144,914.61	100.00	3.30	-NA-	-NA-	3.09	3.82	-9.02	1.87	1.44	1.96	-NA-	14.47
Emerging Asia Pacific Index	AUD	1,796.20	79,762.24	55.04	2.99	-NA-	-NA-	2.91	12.50	-17.90	0.80	2.59	-1.52	-NA-	17.02
Emerging EMEA Index	AUD	2,077.56	40,328.25	27.83	4.18	-NA-	-NA-	12.67	15.24	26.76	6.73	1.22	12.96	-NA-	13.14
Emerging Europe Index	AUD	840.64	9,192.82	6.34	4.36	-NA-	-NA-	-2.81	-3.85	6.91	3.00	0.38	3.91	-NA-	25.79
Emerging Middle East/Africa Index	AUD	2,451.10	31,135.43	21.49	4.13	-NA-	-NA-	16.61	20.73	35.46	8.02	1.50	16.36	-NA-	14.92
Emerging Americas Index	AUD	875.88	24,824.12	17.13	2.83	-NA-	-NA-	-6.66	-19.61	-20.01	-2.19	-1.73	-2.97	-NA-	23.90
Brazil Index	AUD	1,420.83	16,689.89	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-18.94	-2.26	-1.60	-2.44	-NA-	-NA-
Chile Index	AUD	2,755.65	1,025.49	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-0.33	5.86	-NA-	-NA-	-NA-
China Index	AUD	2,017.21	41,957.38	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-14.58	-2.70	1.71	-12.60	-NA-	-NA-
Egypt Index	AUD	857.23	257.04	0.18	0.00	-NA-	-NA-	-NA-	-NA-	36.74	0.13	-0.83	9.77	-NA-	-NA-
India Index	AUD	647.18	3,440.93	2.45	1.36	-NA-	-NA-	-NA-	-NA-	8.93	27.08	41.04	31.96	-NA-	-NA-
Indonesia Index	AUD	1,925.62	8,020.22	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-42.06	-3.81	1.04	25.30	-NA-	-NA-
Malaysia Index	AUD	2,214.74	8,760.42	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-13.56	3.13	-0.56	1.61	-NA-	-NA-
Mexico Index	AUD	153.94	7,108.75	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-36.18	-2.25	-3.03	-4.04	-NA-	-NA-
Philippines Index	AUD	4,114.41	10,273.62	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-7.35	9.83	2.92	18.17	-NA-	-NA-
Poland Index	AUD	385.14	1,665.30	1.19	3.24	-NA-	-NA-	-NA-	-NA-	3.99	2.81	-0.17	-2.31	-NA-	-NA-
South Africa Index	AUD	2,190.05	16,461.33	11.72	6.54	-NA-	-NA-	-NA-	-NA-	3.71	-0.41	-2.67	-2.79	-NA-	-NA-
Thailand Index	AUD	5,995.65	7,111.27	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-21.39	2.95	-0.38	11.45	-NA-	-NA-
Turkey Index	AUD	1,993.92	3,032.13	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-17.34	13.09	2.25	27.76	-NA-	-NA-
Taiwan Index	AUD	2,111.48	198.40	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-6.17	-3.19	-0.30	-14.77	-NA-	-NA-
UAE Index	AUD	6,023.25	14,417.06	10.27	1.46	-NA-	-NA-	-NA-	-NA-	101.08	19.58	6.71	48.33	-NA-	-NA-

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

Version: May 2014

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

Net Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	2,045.30	98,839.93	100.00	2.94	-NA-	-NA-	6.80	0.72	-16.42	3.21	3.45	6.93	-NA-	17.83
Emerging Asia Pacific Index	EUR	2,342.88	54,402.34	55.04	2.69	-NA-	-NA-	6.59	9.15	-24.53	2.14	4.64	3.33	-NA-	19.89
Emerging EMEA Index	EUR	2,682.74	27,506.14	27.83	3.63	-NA-	-NA-	16.53	11.54	16.12	8.15	3.21	18.37	-NA-	15.40
Emerging Europe Index	EUR	1,090.61	6,270.02	6.34	3.68	-NA-	-NA-	0.55	-6.94	-2.13	4.25	2.24	8.90	-NA-	24.58
Emerging Middle East/Africa Index	EUR	3,163.36	21,236.12	21.49	3.61	-NA-	-NA-	20.59	16.85	24.10	9.49	3.53	21.92	-NA-	17.89
Emerging Americas Index	EUR	1,155.55	16,931.45	17.13	2.65	-NA-	-NA-	-3.13	-21.85	-26.37	-0.96	0.18	1.77	-NA-	27.37
Brazil Index	EUR	1,760.81	11,383.44	11.89	2.37	-NA-	-NA-	-NA-	-NA-	-25.40	-1.05	0.32	2.30	-NA-	-NA-
Chile Index	EUR	3,169.75	699.44	0.73	1.72	-NA-	-NA-	-NA-	-NA-	-NA-	0.12	7.01	-NA-	-NA-	-NA-
China Index	EUR	2,472.21	28,617.30	29.88	3.32	-NA-	-NA-	-NA-	-NA-	-21.50	-1.41	3.74	-8.30	-NA-	-NA-
Egypt Index	EUR	1,064.33	175.32	0.18	0.00	-NA-	-NA-	-NA-	-NA-	26.07	1.55	1.22	15.32	-NA-	-NA-
India Index	EUR	803.55	2,346.91	2.45	1.36	-NA-	-NA-	-NA-	-NA-	0.43	28.89	43.95	38.62	-NA-	-NA-
Indonesia Index	EUR	2,373.17	5,470.24	5.71	1.30	-NA-	-NA-	-NA-	-NA-	-46.74	-2.46	3.13	31.57	-NA-	-NA-
Malaysia Index	EUR	2,749.87	5,975.10	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-20.31	4.60	1.49	6.75	-NA-	-NA-
Mexico Index	EUR	191.13	4,848.57	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-41.15	-0.86	-1.03	0.81	-NA-	-NA-
Philippines Index	EUR	4,972.83	7,007.19	7.32	0.87	-NA-	-NA-	-NA-	-NA-	-14.91	11.24	4.90	23.85	-NA-	-NA-
Poland Index	EUR	472.42	1,135.83	1.19	2.63	-NA-	-NA-	-NA-	-NA-	-4.73	4.27	1.90	2.43	-NA-	-NA-
South Africa Index	EUR	2,638.61	11,227.55	11.72	5.56	-NA-	-NA-	-NA-	-NA-	-5.36	0.89	-0.76	1.65	-NA-	-NA-
Thailand Index	EUR	7,253.19	4,850.29	5.06	2.97	-NA-	-NA-	-NA-	-NA-	-27.78	4.26	1.62	16.81	-NA-	-NA-
Turkey Index	EUR	2,405.34	2,068.09	2.16	3.84	-NA-	-NA-	-NA-	-NA-	-24.28	14.01	3.74	33.35	-NA-	-NA-
Taiwan Index	EUR	2,465.60	135.32	0.14	5.07	-NA-	-NA-	-NA-	-NA-	-14.47	-1.81	1.76	-10.47	-NA-	-NA-
UAE Index	EUR	7,240.03	9,833.25	10.27	1.46	-NA-	-NA-	-NA-	-NA-	85.39	21.28	8.91	55.83	-NA-	-NA-

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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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Emerging Index	USD	2,201.17	134,872.03	100.00	2.94	-NA-	-NA-	6.02	-1.02	-12.00	2.19	1.81	5.89	-NA-	22.49
Emerging Asia Pacific Index	USD	2,521.43	74,234.71	55.04	2.69	-NA-	-NA-	5.81	7.27	-20.54	1.13	2.98	2.32	-NA-	22.69
Emerging EMEA Index	USD	2,887.59	37,533.50	27.83	3.63	-NA-	-NA-	15.69	9.62	22.26	7.07	1.57	17.22	-NA-	19.84
Emerging Europe Index	USD	1,173.73	8,555.76	6.34	3.68	-NA-	-NA-	-0.18	-8.54	3.05	3.22	0.62	7.84	-NA-	28.44
Emerging Middle East/Africa Index	USD	3,404.91	28,977.75	21.49	3.61	-NA-	-NA-	19.72	14.83	30.67	8.40	1.89	20.74	-NA-	21.26
Emerging Americas Index	USD	1,243.48	23,103.81	17.13	2.65	-NA-	-NA-	-3.84	-23.20	-22.48	-1.94	-1.41	0.78	-NA-	32.41
Brazil Index	USD	1,673.32	15,533.28	11.89	2.37	-NA-	-NA-	-NA-	-NA-	-21.46	-2.04	-1.27	1.31	-NA-	-NA-
Chile Index	USD	3,184.12	954.42	0.73	1.72	-NA-	-NA-	-NA-	-NA-	-NA-	-0.87	5.31	-NA-	-NA-	-NA-
China Index	USD	2,349.39	39,049.73	29.88	3.32	-NA-	-NA-	-NA-	-NA-	-17.35	-2.39	2.09	-9.19	-NA-	-NA-
Egypt Index	USD	1,011.45	239.23	0.18	0.00	-NA-	-NA-	-NA-	-NA-	32.74	0.55	-0.38	14.20	-NA-	-NA-
India Index	USD	763.60	3,202.48	2.45	1.36	-NA-	-NA-	-NA-	-NA-	5.74	27.61	41.67	37.27	-NA-	-NA-
Indonesia Index	USD	2,255.30	7,464.42	5.71	1.30	-NA-	-NA-	-NA-	-NA-	-43.93	-3.43	1.50	30.29	-NA-	-NA-
Malaysia Index	USD	2,613.16	8,153.32	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-16.09	3.56	-0.12	5.71	-NA-	-NA-
Mexico Index	USD	181.63	6,616.11	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-38.04	-1.84	-2.60	-0.17	-NA-	-NA-
Philippines Index	USD	4,725.74	9,561.66	7.32	0.87	-NA-	-NA-	-NA-	-NA-	-10.41	10.13	3.23	22.65	-NA-	-NA-
Poland Index	USD	448.95	1,549.89	1.19	2.63	-NA-	-NA-	-NA-	-NA-	0.31	3.24	0.28	1.44	-NA-	-NA-
South Africa Index	USD	2,507.50	15,320.56	11.72	5.56	-NA-	-NA-	-NA-	-NA-	-0.35	-0.11	-2.34	0.66	-NA-	-NA-
Thailand Index	USD	6,892.80	6,618.46	5.06	2.97	-NA-	-NA-	-NA-	-NA-	-23.97	3.22	0.01	15.68	-NA-	-NA-
Turkey Index	USD	2,285.83	2,822.01	2.16	3.84	-NA-	-NA-	-NA-	-NA-	-20.28	12.88	2.09	32.05	-NA-	-NA-
Taiwan Index	USD	2,343.09	184.65	0.14	5.07	-NA-	-NA-	-NA-	-NA-	-9.95	-2.79	0.15	-11.34	-NA-	-NA-
UAE Index	USD	7,078.65	13,417.96	10.27	1.46	-NA-	-NA-	-NA-	-NA-	95.20	20.08	7.18	54.31	-NA-	-NA-

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Version: May 2014

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

Net Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,114.89	80,407.80	100.00	2.94	-NA-	-NA-	5.19	-1.64	-20.46	1.56	2.49	4.56	-NA-	19.41
Emerging Asia Pacific Index	GBP	2,422.60	44,257.14	55.04	2.69	-NA-	-NA-	4.98	6.60	-28.18	0.51	3.67	1.04	-NA-	20.94
Emerging EMEA Index	GBP	2,774.41	22,376.67	27.83	3.63	-NA-	-NA-	14.78	8.93	10.51	6.42	2.25	15.75	-NA-	16.38
Emerging Europe Index	GBP	1,127.73	5,100.76	6.34	3.68	-NA-	-NA-	-0.97	-9.12	-6.86	2.59	1.29	6.48	-NA-	25.73
Emerging Middle East/Africa Index	GBP	3,271.45	17,275.91	21.49	3.61	-NA-	-NA-	18.78	14.11	18.10	7.74	2.57	19.22	-NA-	18.41
Emerging Americas Index	GBP	1,194.74	13,774.00	17.13	2.65	-NA-	-NA-	-4.59	-23.68	-29.93	-2.54	-0.75	-0.49	-NA-	28.49
Brazil Index	GBP	1,778.15	9,260.61	11.89	2.37	-NA-	-NA-	-NA-	-NA-	-29.01	-2.63	-0.61	0.03	-NA-	-NA-
Chile Index	GBP	3,383.61	569.00	0.73	1.72	-NA-	-NA-	-NA-	-NA-	-NA-	-1.48	6.01	-NA-	-NA-	-NA-
China Index	GBP	2,496.58	23,280.61	29.88	3.32	-NA-	-NA-	-NA-	-NA-	-25.30	-2.99	2.77	-10.33	-NA-	-NA-
Egypt Index	GBP	1,074.81	142.62	0.18	0.00	-NA-	-NA-	-NA-	-NA-	19.98	-0.07	0.28	12.76	-NA-	-NA-
India Index	GBP	811.44	1,909.25	2.45	1.36	-NA-	-NA-	-NA-	-NA-	-4.42	26.83	42.61	35.55	-NA-	-NA-
Indonesia Index	GBP	2,396.60	4,450.13	5.71	1.30	-NA-	-NA-	-NA-	-NA-	-49.32	-4.02	2.17	28.65	-NA-	-NA-
Malaysia Index	GBP	2,776.87	4,860.84	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-24.16	2.93	0.55	4.38	-NA-	-NA-
Mexico Index	GBP	193.01	3,944.39	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-44.00	-2.44	-1.95	-1.43	-NA-	-NA-
Philippines Index	GBP	5,021.81	5,700.45	7.32	0.87	-NA-	-NA-	-NA-	-NA-	-19.03	9.46	3.92	21.10	-NA-	-NA-
Poland Index	GBP	477.08	924.01	1.19	2.63	-NA-	-NA-	-NA-	-NA-	-9.34	2.61	0.95	0.16	-NA-	-NA-
South Africa Index	GBP	2,664.60	9,133.79	11.72	5.56	-NA-	-NA-	-NA-	-NA-	-9.93	-0.72	-1.69	-0.60	-NA-	-NA-
Thailand Index	GBP	7,324.64	3,945.78	5.06	2.97	-NA-	-NA-	-NA-	-NA-	-31.27	2.59	0.67	14.22	-NA-	-NA-
Turkey Index	GBP	2,429.04	1,682.42	2.16	3.84	-NA-	-NA-	-NA-	-NA-	-27.94	12.19	2.77	30.39	-NA-	-NA-
Taiwan Index	GBP	2,489.88	110.08	0.14	5.07	-NA-	-NA-	-NA-	-NA-	-18.61	-3.38	0.82	-12.45	-NA-	-NA-
UAE Index	GBP	7,522.12	7,999.50	10.27	1.46	-NA-	-NA-	-NA-	-NA-	76.43	19.35	7.90	52.37	-NA-	-NA-

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

Version: May 2014

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

Net Total Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging Index	JPY	2,188.05	13,722,554.75	100.00	2.94	-NA-	-NA-	7.39	6.69	-11.33	0.96	1.41	2.51	-NA-	25.88
Emerging Asia Pacific Index	JPY	2,506.40	7,553,011.06	55.04	2.69	-NA-	-NA-	7.17	15.63	-19.94	-0.09	2.57	-0.95	-NA-	25.93
Emerging EMEA Index	JPY	2,870.38	3,818,846.23	27.83	3.63	-NA-	-NA-	17.17	18.16	23.19	5.78	1.17	13.47	-NA-	23.07
Emerging Europe Index	JPY	1,166.74	870,505.45	6.34	3.68	-NA-	-NA-	1.10	-1.42	3.84	1.97	0.22	4.39	-NA-	32.41
Emerging Middle East/Africa Index	JPY	3,384.62	2,948,340.78	21.49	3.61	-NA-	-NA-	21.25	23.78	31.66	7.10	1.48	16.88	-NA-	23.68
Emerging Americas Index	JPY	1,236.07	2,350,697.46	17.13	2.65	-NA-	-NA-	-2.60	-17.21	-21.89	-3.12	-1.80	-2.44	-NA-	34.68
Brazil Index	JPY	1,603.65	1,580,433.51	11.89	2.37	-NA-	-NA-	-NA-	-NA-	-20.86	-3.22	-1.66	-1.93	-NA-	-NA-
Chile Index	JPY	3,051.56	97,107.38	0.73	1.72	-NA-	-NA-	-NA-	-NA-	-NA-	-2.07	4.89	-NA-	-NA-	-NA-
China Index	JPY	2,251.58	3,973,114.79	29.88	3.32	-NA-	-NA-	-NA-	-NA-	-16.72	-3.57	1.69	-12.10	-NA-	-NA-
Egypt Index	JPY	969.34	24,340.62	0.18	0.00	-NA-	-NA-	-NA-	-NA-	33.75	-0.67	-0.78	10.55	-NA-	-NA-
India Index	JPY	731.81	325,836.14	2.45	1.36	-NA-	-NA-	-NA-	-NA-	6.55	26.07	41.11	32.89	-NA-	-NA-
Indonesia Index	JPY	2,161.41	759,467.60	5.71	1.30	-NA-	-NA-	-NA-	-NA-	-43.50	-4.59	1.09	26.13	-NA-	-NA-
Malaysia Index	JPY	2,504.36	829,559.89	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-15.45	2.31	-0.51	2.33	-NA-	-NA-
Mexico Index	JPY	174.07	673,156.57	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-37.57	-3.03	-2.99	-3.36	-NA-	-NA-
Philippines Index	JPY	4,529.00	972,850.82	7.32	0.87	-NA-	-NA-	-NA-	-NA-	-9.73	8.80	2.82	18.72	-NA-	-NA-
Poland Index	JPY	430.26	157,693.59	1.19	2.63	-NA-	-NA-	-NA-	-NA-	1.07	1.99	-0.12	-1.81	-NA-	-NA-
South Africa Index	JPY	2,403.11	1,558,790.17	11.72	5.56	-NA-	-NA-	-NA-	-NA-	0.41	-1.31	-2.73	-2.56	-NA-	-NA-
Thailand Index	JPY	6,605.83	673,394.92	5.06	2.97	-NA-	-NA-	-NA-	-NA-	-23.39	1.98	-0.39	11.98	-NA-	-NA-
Turkey Index	JPY	2,190.66	287,125.02	2.16	3.84	-NA-	-NA-	-NA-	-NA-	-19.67	11.52	1.69	27.83	-NA-	-NA-
Taiwan Index	JPY	2,245.54	18,786.89	0.14	5.07	-NA-	-NA-	-NA-	-NA-	-9.26	-3.96	-0.25	-14.17	-NA-	-NA-
UAE Index	JPY	6,783.94	1,365,209.99	10.27	1.46	-NA-	-NA-	-NA-	-NA-	96.69	18.63	6.76	49.38	-NA-	-NA-

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

Version: May 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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vity (%)	Vity (%)
Emerging Index	AUD	1,547.62	144,914.61	100.00	2.94	-NA-	-NA-	2.88	3.55	-9.35	1.76	1.36	1.79	-NA-	14.48
Emerging Asia Pacific Index	AUD	1,772.79	79,762.24	55.04	2.69	-NA-	-NA-	2.67	12.22	-18.15	0.71	2.52	-1.64	-NA-	17.03
Emerging EMEA Index	AUD	2,030.23	40,328.25	27.83	3.63	-NA-	-NA-	12.25	14.68	25.95	6.63	1.12	12.68	-NA-	13.16
Emerging Europe Index	AUD	825.24	9,192.82	6.34	3.68	-NA-	-NA-	-3.15	-4.32	6.16	2.79	0.17	3.66	-NA-	25.73
Emerging Middle East/Africa Index	AUD	2,393.95	31,135.43	21.49	3.61	-NA-	-NA-	16.16	20.13	34.61	7.96	1.43	16.06	-NA-	14.94
Emerging Americas Index	AUD	874.28	24,824.12	17.13	2.65	-NA-	-NA-	-6.70	-19.65	-20.14	-2.35	-1.85	-3.13	-NA-	23.90
Brazil Index	AUD	1,418.19	16,689.89	11.89	2.37	-NA-	-NA-	-NA-	-NA-	-19.09	-2.44	-1.71	-2.62	-NA-	-NA-
Chile Index	AUD	2,698.65	1,025.49	0.73	1.72	-NA-	-NA-	-NA-	-NA-	-NA-	-1.28	4.84	-NA-	-NA-	-NA-
China Index	AUD	1,991.18	41,957.38	29.88	3.32	-NA-	-NA-	-NA-	-NA-	-14.86	-2.80	1.64	-12.71	-NA-	-NA-
Egypt Index	AUD	857.23	257.04	0.18	0.00	-NA-	-NA-	-NA-	-NA-	36.74	0.13	-0.83	9.77	-NA-	-NA-
India Index	AUD	647.18	3,440.93	2.45	1.36	-NA-	-NA-	-NA-	-NA-	8.93	27.08	41.04	31.96	-NA-	-NA-
Indonesia Index	AUD	1,911.44	8,020.22	5.71	1.30	-NA-	-NA-	-NA-	-NA-	-42.24	-3.83	1.04	25.24	-NA-	-NA-
Malaysia Index	AUD	2,214.74	8,760.42	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-13.56	3.13	-0.56	1.61	-NA-	-NA-
Mexico Index	AUD	153.94	7,108.75	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-36.18	-2.25	-3.03	-4.04	-NA-	-NA-
Philippines Index	AUD	4,005.22	10,273.62	7.32	0.87	-NA-	-NA-	-NA-	-NA-	-7.71	9.67	2.77	17.89	-NA-	-NA-
Poland Index	AUD	380.50	1,665.30	1.19	2.63	-NA-	-NA-	-NA-	-NA-	3.33	2.81	-0.17	-2.49	-NA-	-NA-
South Africa Index	AUD	2,125.19	16,461.33	11.72	5.56	-NA-	-NA-	-NA-	-NA-	2.65	-0.52	-2.77	-3.24	-NA-	-NA-
Thailand Index	AUD	5,841.88	7,111.27	5.06	2.97	-NA-	-NA-	-NA-	-NA-	-21.67	2.80	-0.44	11.19	-NA-	-NA-
Turkey Index	AUD	1,937.31	3,032.13	2.16	3.84	-NA-	-NA-	-NA-	-NA-	-17.87	12.41	1.64	26.93	-NA-	-NA-
Taiwan Index	AUD	1,985.85	198.40	0.14	5.07	-NA-	-NA-	-NA-	-NA-	-7.23	-3.19	-0.30	-14.77	-NA-	-NA-
UAE Index	AUD	5,999.39	14,417.06	10.27	1.46	-NA-	-NA-	-NA-	-NA-	101.08	19.58	6.71	48.33	-NA-	-NA-

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

Version: May 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	May-14	May-14	May-14	May-14	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	YTD	Vlty (%)	Vlty (%)
Emerging Index	EUR	1,755.19	98,839.93	100.00	0.00	-NA-	-NA-	4.04	-1.86	-18.90	2.17	2.68	5.37	-NA-	17.97
Emerging Asia Pacific Index	EUR	2,099.14	54,402.34	55.04	0.00	-NA-	-NA-	4.53	6.85	-26.42	1.38	4.10	2.29	-NA-	20.03
Emerging EMEA Index	EUR	1,941.88	27,506.14	27.83	0.00	-NA-	-NA-	10.27	6.53	11.41	7.04	2.33	16.12	-NA-	15.83
Emerging Europe Index	EUR	985.88	6,270.02	6.34	0.00	-NA-	-NA-	-1.31	-9.37	-5.82	3.06	1.07	7.45	-NA-	24.31
Emerging Middle East/Africa Index	EUR	2,219.84	21,236.12	21.49	0.00	-NA-	-NA-	13.48	11.09	18.89	8.39	2.72	19.31	-NA-	18.28
Emerging Americas Index	EUR	1,048.31	16,931.45	17.13	0.00	-NA-	-NA-	-4.84	-23.44	-28.31	-2.80	-1.13	-0.49	-NA-	27.53
Brazil Index	EUR	1,542.05	11,383.44	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-27.43	-3.22	-1.06	0.06	-NA-	-NA-
Chile Index	EUR	2,770.44	699.44	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-1.64	5.13	-NA-	-NA-	-NA-
China Index	EUR	2,148.38	28,617.30	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-23.80	-2.29	3.03	-9.29	-NA-	-NA-
Egypt Index	EUR	967.79	175.32	0.18	0.00	-NA-	-NA-	-NA-	-NA-	26.07	1.55	1.22	15.32	-NA-	-NA-
India Index	EUR	746.34	2,346.91	2.45	1.36	-NA-	-NA-	-NA-	-NA-	-1.45	28.16	43.14	37.84	-NA-	-NA-
Indonesia Index	EUR	2,245.74	5,470.24	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-47.37	-2.54	3.13	31.35	-NA-	-NA-
Malaysia Index	EUR	2,319.60	5,975.10	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-23.01	3.87	1.07	5.18	-NA-	-NA-
Mexico Index	EUR	181.70	4,848.57	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-42.50	-1.96	-2.13	-1.50	-NA-	-NA-
Philippines Index	EUR	4,562.70	7,007.19	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-15.69	10.87	4.55	23.19	-NA-	-NA-
Poland Index	EUR	438.19	1,135.83	1.19	3.24	-NA-	-NA-	-NA-	-NA-	-7.27	4.27	1.90	1.63	-NA-	-NA-
South Africa Index	EUR	1,733.97	11,227.55	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-10.66	0.26	-1.39	-0.96	-NA-	-NA-
Thailand Index	EUR	5,610.55	4,850.29	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-30.08	2.82	1.06	14.41	-NA-	-NA-
Turkey Index	EUR	2,000.01	2,068.09	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-26.95	10.26	0.33	28.64	-NA-	-NA-
Taiwan Index	EUR	1,923.97	135.32	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-18.18	-1.81	1.76	-10.47	-NA-	-NA-
UAE Index	EUR	6,050.54	9,833.25	10.27	1.46	-NA-	-NA-	-NA-	-NA-	82.40	19.49	7.86	53.31	-NA-	-NA-

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Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging Index	USD	1,888.76	134,872.03	100.00	0.00	-NA-	-NA-	3.28	-3.55	-14.61	1.15	1.05	4.35	-NA-	22.67
Emerging Asia Pacific Index	USD	2,258.88	74,234.71	55.04	0.00	-NA-	-NA-	3.77	5.01	-22.53	0.38	2.45	1.30	-NA-	22.83
Emerging EMEA Index	USD	2,089.66	37,533.50	27.83	0.00	-NA-	-NA-	9.47	4.70	17.31	5.98	0.70	14.99	-NA-	20.38
Emerging Europe Index	USD	1,060.90	8,555.76	6.34	0.00	-NA-	-NA-	-2.03	-10.94	-0.84	2.04	-0.53	6.40	-NA-	28.23
Emerging Middle East/Africa Index	USD	2,388.76	28,977.75	21.49	0.00	-NA-	-NA-	12.65	9.17	25.18	7.32	1.09	18.15	-NA-	21.83
Emerging Americas Index	USD	1,128.08	23,103.81	17.13	0.00	-NA-	-NA-	-5.53	-24.76	-24.52	-3.77	-2.70	-1.46	-NA-	32.62
Brazil Index	USD	1,500.66	15,533.28	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-23.59	-4.18	-2.63	-0.91	-NA-	-NA-
Chile Index	USD	2,849.68	954.42	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-2.61	3.46	-NA-	-NA-	-NA-
China Index	USD	2,090.71	39,049.73	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-19.77	-3.27	1.40	-10.17	-NA-	-NA-
Egypt Index	USD	941.81	239.23	0.18	0.00	-NA-	-NA-	-NA-	-NA-	32.74	0.55	-0.38	14.20	-NA-	-NA-
India Index	USD	726.31	3,202.48	2.45	1.36	-NA-	-NA-	-NA-	-NA-	3.76	26.89	40.87	36.50	-NA-	-NA-
Indonesia Index	USD	2,185.46	7,464.42	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-44.58	-3.50	1.50	30.07	-NA-	-NA-
Malaysia Index	USD	2,257.33	8,153.32	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-18.94	2.84	-0.53	4.15	-NA-	-NA-
Mexico Index	USD	176.82	6,616.11	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-39.46	-2.94	-3.68	-2.46	-NA-	-NA-
Philippines Index	USD	4,440.22	9,561.66	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-11.23	9.77	2.89	21.99	-NA-	-NA-
Poland Index	USD	426.43	1,549.89	1.19	3.24	-NA-	-NA-	-NA-	-NA-	-2.37	3.24	0.28	0.65	-NA-	-NA-
South Africa Index	USD	1,687.42	15,320.56	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-5.94	-0.74	-2.96	-1.93	-NA-	-NA-
Thailand Index	USD	5,459.94	6,618.46	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-26.38	1.80	-0.54	13.30	-NA-	-NA-
Turkey Index	USD	1,946.32	2,822.01	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-23.09	9.16	-1.27	27.39	-NA-	-NA-
Taiwan Index	USD	1,872.32	184.65	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-13.85	-2.79	0.15	-11.34	-NA-	-NA-
UAE Index	USD	6,057.57	13,417.96	10.27	1.46	-NA-	-NA-	-NA-	-NA-	92.04	18.30	6.15	51.82	-NA-	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging Index	GBP	1,814.73	80,407.80	100.00	0.00	-NA-	-NA-	2.47	-4.15	-22.82	0.53	1.72	3.04	-NA-	19.58
Emerging Asia Pacific Index	GBP	2,170.34	44,257.14	55.04	0.00	-NA-	-NA-	2.95	4.35	-29.97	-0.23	3.13	0.02	-NA-	21.09
Emerging EMEA Index	GBP	2,007.75	22,376.67	27.83	0.00	-NA-	-NA-	8.61	4.04	6.03	5.33	1.38	13.54	-NA-	16.88
Emerging Europe Index	GBP	1,019.32	5,100.76	6.34	0.00	-NA-	-NA-	-2.80	-11.50	-10.37	1.42	0.13	5.07	-NA-	25.42
Emerging Middle East/Africa Index	GBP	2,295.13	17,275.91	21.49	0.00	-NA-	-NA-	11.76	8.49	13.14	6.66	1.77	16.66	-NA-	18.93
Emerging Americas Index	GBP	1,083.87	13,774.00	17.13	0.00	-NA-	-NA-	-6.28	-25.23	-31.78	-4.35	-2.05	-2.70	-NA-	28.68
Brazil Index	GBP	1,594.68	9,260.61	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-30.94	-4.77	-1.98	-2.16	-NA-	-NA-
Chile Index	GBP	3,028.21	569.00	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-3.21	4.15	-NA-	-NA-	-NA-
China Index	GBP	2,221.70	23,280.61	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-27.48	-3.85	2.07	-11.30	-NA-	-NA-
Egypt Index	GBP	1,000.82	142.62	0.18	0.00	-NA-	-NA-	-NA-	-NA-	19.98	-0.07	0.28	12.76	-NA-	-NA-
India Index	GBP	771.81	1,909.25	2.45	1.36	-NA-	-NA-	-NA-	-NA-	-6.21	26.12	41.81	34.79	-NA-	-NA-
Indonesia Index	GBP	2,322.37	4,450.13	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-49.91	-4.09	2.17	28.44	-NA-	-NA-
Malaysia Index	GBP	2,398.75	4,860.84	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-26.74	2.21	0.13	2.84	-NA-	-NA-
Mexico Index	GBP	187.90	3,944.39	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-45.28	-3.53	-3.04	-3.68	-NA-	-NA-
Philippines Index	GBP	4,718.40	5,700.45	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-19.76	9.10	3.58	20.45	-NA-	-NA-
Poland Index	GBP	453.14	924.01	1.19	3.24	-NA-	-NA-	-NA-	-NA-	-11.76	2.61	0.95	-0.62	-NA-	-NA-
South Africa Index	GBP	1,793.14	9,133.79	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-14.98	-1.34	-2.31	-3.16	-NA-	-NA-
Thailand Index	GBP	5,802.01	3,945.78	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-33.46	1.18	0.12	11.87	-NA-	-NA-
Turkey Index	GBP	2,068.26	1,682.42	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-30.48	8.50	-0.61	25.79	-NA-	-NA-
Taiwan Index	GBP	1,989.63	110.08	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-22.14	-3.38	0.82	-12.45	-NA-	-NA-
UAE Index	GBP	6,437.07	7,999.50	10.27	1.46	-NA-	-NA-	-NA-	-NA-	73.58	17.58	6.86	49.91	-NA-	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging Index	JPY	1,877.50	13,722,554.75	100.00	0.00	-NA-	-NA-	4.61	3.97	-13.96	-0.07	0.65	1.01	-NA-	26.06
Emerging Asia Pacific Index	JPY	2,245.42	7,553,011.06	55.04	0.00	-NA-	-NA-	5.10	13.19	-21.94	-0.83	2.04	-1.94	-NA-	26.08
Emerging EMEA Index	JPY	2,077.20	3,818,846.23	27.83	0.00	-NA-	-NA-	10.87	12.85	18.20	4.70	0.31	11.31	-NA-	23.50
Emerging Europe Index	JPY	1,054.58	870,505.45	6.34	0.00	-NA-	-NA-	-0.77	-4.00	-0.08	0.81	-0.92	3.00	-NA-	32.18
Emerging Middle East/Africa Index	JPY	2,374.52	2,948,340.78	21.49	0.00	-NA-	-NA-	14.09	17.68	26.13	6.02	0.69	14.37	-NA-	24.15
Emerging Americas Index	JPY	1,121.36	2,350,697.46	17.13	0.00	-NA-	-NA-	-4.32	-18.89	-23.95	-4.93	-3.09	-4.61	-NA-	34.89
Brazil Index	JPY	1,438.18	1,580,433.51	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-23.01	-5.34	-3.02	-4.08	-NA-	-NA-
Chile Index	JPY	2,731.03	97,107.38	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-3.79	3.05	-NA-	-NA-	-NA-
China Index	JPY	2,003.67	3,973,114.79	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-19.16	-4.43	0.99	-13.04	-NA-	-NA-
Egypt Index	JPY	902.60	24,340.62	0.18	0.00	-NA-	-NA-	-NA-	-NA-	33.75	-0.67	-0.78	10.55	-NA-	-NA-
India Index	JPY	696.07	325,836.14	2.45	1.36	-NA-	-NA-	-NA-	-NA-	4.55	25.36	40.31	32.14	-NA-	-NA-
Indonesia Index	JPY	2,094.47	759,467.60	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-44.16	-4.67	1.09	25.91	-NA-	-NA-
Malaysia Index	JPY	2,163.35	829,559.89	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-18.33	1.60	-0.93	0.82	-NA-	-NA-
Mexico Index	JPY	169.46	673,156.57	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-39.00	-4.11	-4.07	-5.57	-NA-	-NA-
Philippines Index	JPY	4,255.36	972,850.82	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-10.55	8.45	2.49	18.09	-NA-	-NA-
Poland Index	JPY	408.67	157,693.59	1.19	3.24	-NA-	-NA-	-NA-	-NA-	-1.63	1.99	-0.12	-2.57	-NA-	-NA-
South Africa Index	JPY	1,617.17	1,558,790.17	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-5.22	-1.93	-3.34	-5.06	-NA-	-NA-
Thailand Index	JPY	5,232.63	673,394.92	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-25.82	0.57	-0.94	9.68	-NA-	-NA-
Turkey Index	JPY	1,865.29	287,125.02	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-22.50	7.85	-1.66	23.32	-NA-	-NA-
Taiwan Index	JPY	1,794.37	18,786.89	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-13.20	-3.96	-0.25	-14.17	-NA-	-NA-
UAE Index	JPY	5,805.37	1,365,209.99	10.27	1.46	-NA-	-NA-	-NA-	-NA-	93.51	16.87	5.73	46.96	-NA-	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging Index	AUD	1,327.96	144,914.61	100.00	0.00	-NA-	-NA-	0.22	0.90	-12.03	0.73	0.60	0.31	-NA-	14.61
Emerging Asia Pacific Index	AUD	1,588.19	79,762.24	55.04	0.00	-NA-	-NA-	0.69	9.86	-20.19	-0.04	1.99	-2.63	-NA-	17.19
Emerging EMEA Index	AUD	1,469.21	40,328.25	27.83	0.00	-NA-	-NA-	6.22	9.53	20.84	5.54	0.26	10.53	-NA-	13.55
Emerging Europe Index	AUD	745.91	9,192.82	6.34	0.00	-NA-	-NA-	-4.94	-6.83	2.15	1.61	-0.97	2.28	-NA-	25.50
Emerging Middle East/Africa Index	AUD	1,679.51	31,135.43	21.49	0.00	-NA-	-NA-	9.30	14.21	28.95	6.87	0.64	13.57	-NA-	15.32
Emerging Americas Index	AUD	793.14	24,824.12	17.13	0.00	-NA-	-NA-	-8.34	-21.28	-22.25	-4.16	-3.14	-5.28	-NA-	24.03
Brazil Index	AUD	1,271.86	16,689.89	11.89	2.57	-NA-	-NA-	-NA-	-NA-	-21.29	-4.58	-3.07	-4.75	-NA-	-NA-
Chile Index	AUD	2,415.19	1,025.49	0.73	2.65	-NA-	-NA-	-NA-	-NA-	-NA-	-3.02	3.00	-NA-	-NA-	-NA-
China Index	AUD	1,771.95	41,957.38	29.88	3.69	-NA-	-NA-	-NA-	-NA-	-17.35	-3.67	0.94	-13.65	-NA-	-NA-
Egypt Index	AUD	798.22	257.04	0.18	0.00	-NA-	-NA-	-NA-	-NA-	36.74	0.13	-0.83	9.77	-NA-	-NA-
India Index	AUD	615.57	3,440.93	2.45	1.36	-NA-	-NA-	-NA-	-NA-	6.89	26.37	40.24	31.22	-NA-	-NA-
Indonesia Index	AUD	1,852.25	8,020.22	5.71	1.63	-NA-	-NA-	-NA-	-NA-	-42.91	-3.90	1.04	25.03	-NA-	-NA-
Malaysia Index	AUD	1,913.16	8,760.42	6.24	3.29	-NA-	-NA-	-NA-	-NA-	-16.50	2.41	-0.98	0.12	-NA-	-NA-
Mexico Index	AUD	149.86	7,108.75	5.06	3.45	-NA-	-NA-	-NA-	-NA-	-37.64	-3.34	-4.11	-6.23	-NA-	-NA-
Philippines Index	AUD	3,763.23	10,273.62	7.32	1.24	-NA-	-NA-	-NA-	-NA-	-8.55	9.31	2.44	17.26	-NA-	-NA-
Poland Index	AUD	361.41	1,665.30	1.19	3.24	-NA-	-NA-	-NA-	-NA-	0.57	2.81	-0.17	-3.25	-NA-	-NA-
South Africa Index	AUD	1,430.14	16,461.33	11.72	6.54	-NA-	-NA-	-NA-	-NA-	-3.10	-1.15	-3.39	-5.73	-NA-	-NA-
Thailand Index	AUD	4,627.48	7,111.27	5.06	3.30	-NA-	-NA-	-NA-	-NA-	-24.16	1.38	-0.99	8.91	-NA-	-NA-
Turkey Index	AUD	1,649.57	3,032.13	2.16	4.52	-NA-	-NA-	-NA-	-NA-	-20.77	8.71	-1.71	22.46	-NA-	-NA-
Taiwan Index	AUD	1,586.86	198.40	0.14	6.33	-NA-	-NA-	-NA-	-NA-	-11.26	-3.19	-0.30	-14.77	-NA-	-NA-
UAE Index	AUD	5,133.99	14,417.06	10.27	1.46	-NA-	-NA-	-NA-	-NA-	97.83	17.81	5.68	45.94	-NA-	-NA-

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

Version: May 2014

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 30-May	Free Float Emerging (%) Weight 30-May
China Overseas Land & Inv (Red Chip)	CHN	7,794.83	7.89
Emaar Properties	UAE	6,851.23	6.93
Fibra Uno Administracion S.A. de C.V.	MEX	3,385.98	3.43
Growthpoint Prop Ltd *	SAF	3,184.33	3.22
Ayala Land	PHIL	2,831.67	2.86
China Resources Land (Red Chip)	CHN	2,766.79	2.80
Aldar Properties PJSC	UAE	2,761.06	2.79
BR Malls Participacoes S/A Ord	BRAZ	2,598.22	2.63
SM Prime Hldgs	PHIL	2,107.68	2.13
Redefine Properties *	SAF	1,938.01	1.96
Evergrande Real Estate Group	CHN	1,922.38	1.94
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	1,817.53	1.84
Shenzhen Vanke (B)	CHN	1,516.45	1.53
Central Pattana	THAI	1,412.58	1.43
Sino-Ocean Land Holdings (Red Chip)	CHN	1,375.33	1.39
Hyprop Investments Ltd *	SAF	1,290.46	1.31
Longfor Properties Co. Ltd.	CHN	1,258.16	1.27
Lippo Karawaci	INDO	1,244.41	1.26
Cyrela Brazil Realty S/A Empreendimentos e Participacoes Or	BRAZ	1,205.75	1.22
Multiplan Empreendimentos Imobiliaros S/A Ord	BRAZ	1,202.77	1.22
Total		50,465.62	51.06 (**)

Country Breakdown

Country Index	Number of Constituents 30-May	Free Float Mkt Cap (EUR m) 30-May	Free Float Emerging Markets Weight 30-May
Emerging Europe Index	9	6,270.02	6.34%
Emerging Middle East/Africa Index	17	21,236.12	21.49%
Total Emerging EMEA Index	26	27,506.14	27.83%
Emerging Asia Pacific Index	94	54,402.34	55.04%
Emerging Americas Index	27	16,931.45	17.13%
Total Emerging Index	147	98,839.93	100.00%

(**) The Top 20 Constituents represent 51.06% of the market capitalisation of the Emerging Markets Index.

Version: May 2014

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

Top 20 Performance

Stock	Country	Price Return May-14	Div Return May-14	Total Return May-14	
Unitech	IDA	75.08	0.00	75.08	▲
DLF	IDA	49.91	0.00	49.91	▲
Prestige Estates Projects Ltd	IDA	21.76	0.00	21.76	▲
General Shopping Brasil	BRAZ	18.52	0.00	18.52	▲
Obero Realty	IDA	16.07	0.00	16.07	▲
Pakuwon Jati	INDO	15.91	0.00	15.91	▲
KWG Property Holding (P Chip)	CHN	14.22	0.00	14.22	▲
PDG Realty S/A Empreendimentos e Participacoes Ord	BRAZ	13.14	0.00	13.14	▲
Summarecon	INDO	13.06	0.00	13.06	▲
Administradora Fibra Danhos S.A. de C.V. *	MEX	12.87	0.00	12.87	▲
Preuksa Real Estate	THAI	12.72	0.00	12.72	▲
Mingfa Group (International)	CHN	10.82	0.00	10.82	▲
YTL Land & Development BHD	MAL	10.46	0.00	10.46	▲
Ciputra Surya	INDO	10.33	0.00	10.33	▲
Intiland Development Tbk PT	INDO	9.47	0.00	9.47	▲
Aldar Properties PJSC	UAE	9.45	0.00	9.45	▲
Wuzhou International Holdings *	CHN	8.89	0.00	8.89	▲
MKH Bhd	MAL	6.85	0.00	6.85	▲
China Overseas Land & Inv (Red Chip)	CHN	6.20	0.00	6.20	▲
Sinpas Gayrimenkul Yatirim Ortakligi *	TRY	5.95	0.00	5.95	▲

Bottom 20 Performance

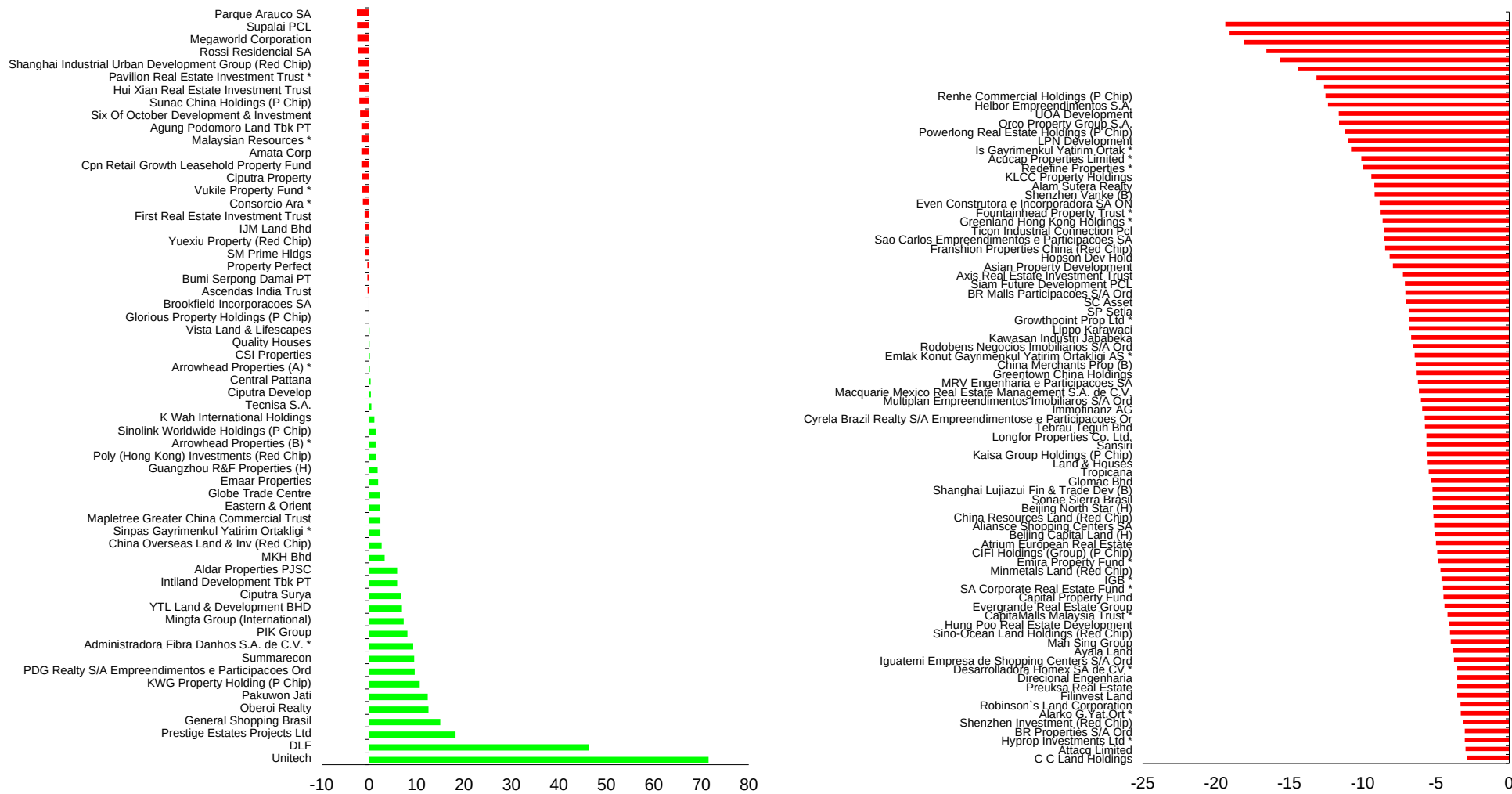
Stock	Country	Price Return May-14	Div Return May-14	Total Return May-14	
Shenzhen Vanke (B)	CHN	-5.65	0.00	-5.65	▼
Alam Sutera Realty	INDO	-5.66	0.00	-5.66	▼
KLCC Property Holdings	MAL	-5.86	0.00	-5.86	▼
Redefine Properties *	SAF	-6.44	0.00	-6.44	▼
Acucap Properties Limited *	SAF	-6.55	0.00	-6.55	▼
Is Gayrimenkul Yatirim Ortak *	TUR	-7.25	0.00	-7.25	▼
LPN Development	THAI	-7.47	0.00	-7.47	▼
Powerlong Real Estate Holdings (P Chip)	CHN	-7.69	0.00	-7.69	▼
Fibra Uno Administracion S.A. de C.V.	MEX	-8.03	0.00	-8.03	▼
UOA Development	MAL	-8.09	0.00	-8.09	▼
Helbor Empreendimentos S.A.	BRAZ	-8.82	0.00	-8.82	▼
Renhe Commercial Holdings (P Chip)	CHN	-8.99	0.00	-8.99	▼
Gafisa	BRAZ	-9.09	0.00	-9.09	▼
RAK Properties	UAE	-9.60	0.00	-9.60	▼
UEM Sunrise	MAL	-10.87	0.00	-10.87	▼
JHSF Participacoes SA	BRAZ	-12.12	0.00	-12.12	▼
WHA	THAI	-13.02	0.00	-13.02	▼
Sentul City	INDO	-14.53	0.00	-14.53	▼
Fantasia Holdings Group Co. Ltd.	CHN	-15.53	0.00	-15.53	▼
EZ TEC Empreendimentos e Participacoes	BRAZ	-15.82	0.00	-15.82	▼

Version: May 2014

244

FTSE EPRA/NAREIT Global Emerging Markets Index Series

Graph 41: Total Return Performance relative to Emerging Market Index

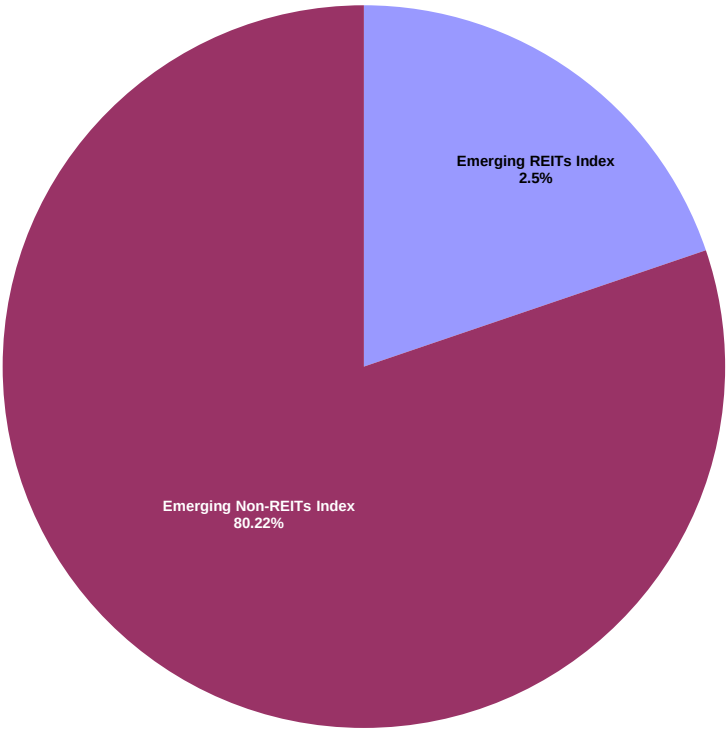


Version: May 2014

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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	1,896.29	19,552.57	19.78	5.69	-NA-	-NA-	-NA-	-3.31	-15.23	2.81	0.44	4.56	-NA-	16.28
Emerging Non-REITs Index	EUR	2,099.55	79,287.36	80.22	2.71	-NA-	-NA-	-NA-	1.38	-15.94	3.45	4.33	7.75	-NA-	18.34
Emerging Asia Pacific Non-REITs Index	EUR	2,376.82	51,260.86	51.86	2.81	-NA-	-NA-	-NA-	9.42	-24.75	1.94	4.70	3.44	-NA-	20.24
Emerging Americas Non-REITs Index	EUR	1,156.14	12,353.09	12.50	2.52	-NA-	-NA-	-NA-	-21.84	-26.35	-0.69	0.94	2.69	-NA-	28.01
Emerging EMEA REITs Index	EUR	1,871.32	11,832.73	11.97	6.40	-NA-	-NA-	-NA-	-4.15	-13.03	3.26	0.04	6.95	-NA-	20.40
Emerging EMEA Non-REITs Index	EUR	3,503.49	15,673.41	15.86	2.51	-NA-	-NA-	-NA-	22.22	43.20	12.19	5.86	29.16	-NA-	15.70
Emerging Europe REITs Index	EUR	2,184.86	2,068.09	2.09	4.52	-NA-	-NA-	-NA-	-8.17	-23.79	14.70	4.36	34.21	-NA-	33.10
Emerging Europe Non-REITs Index	EUR	457.55	4,201.93	4.25	4.29	-NA-	-NA-	-NA-	-20.94	5.08	0.61	1.73	0.95	-NA-	31.00
Emerging Middle East and Africa REITs Index	EUR	2,145.94	9,764.64	9.88	6.80	-NA-	-NA-	-NA-	-0.98	-5.37	1.06	-0.85	2.37	-NA-	21.05
Emerging Middle East and Africa Non-REITs I	EUR	4,438.58	11,471.48	11.61	1.86	-NA-	-NA-	-NA-	31.43	68.62	17.88	7.66	46.91	-NA-	20.06
Emerging REITs Index	USD	2,039.78	26,680.46	19.78	5.69	-NA-	-NA-	-NA-	-4.98	-10.75	1.78	-1.15	3.55	-NA-	19.57
Emerging Non-REITs Index	USD	2,259.64	108,191.57	80.22	2.71	-NA-	-NA-	-NA-	-0.37	-11.50	2.42	2.68	6.70	-NA-	22.93
Emerging Asia Pacific Non-REITs Index	USD	2,558.03	69,948.01	51.86	2.81	-NA-	-NA-	-NA-	7.53	-20.77	0.93	3.03	2.43	-NA-	23.05
Emerging Americas Non-REITs Index	USD	1,244.12	16,856.41	12.50	2.52	-NA-	-NA-	-NA-	-23.19	-22.46	-1.68	-0.66	1.69	-NA-	33.06
Emerging EMEA REITs Index	USD	2,013.23	16,146.35	11.97	6.40	-NA-	-NA-	-NA-	-5.80	-8.43	2.24	-1.55	5.91	-NA-	24.02
Emerging EMEA Non-REITs Index	USD	3,771.59	21,387.15	15.86	2.51	-NA-	-NA-	-NA-	20.11	50.77	11.08	4.18	27.91	-NA-	20.01
Emerging Europe REITs Index	USD	2,352.62	2,822.01	2.09	4.52	-NA-	-NA-	-NA-	-9.76	-19.76	13.56	2.71	32.90	-NA-	35.63
Emerging Europe Non-REITs Index	USD	492.37	5,733.75	4.25	4.29	-NA-	-NA-	-NA-	-22.30	10.64	-0.39	0.11	-0.03	-NA-	34.97
Emerging Middle East and Africa REITs Index	USD	2,308.37	13,324.34	9.88	6.80	-NA-	-NA-	-NA-	-2.69	-0.36	0.05	-2.42	1.37	-NA-	23.85
Emerging Middle East and Africa Non-REITs I	USD	4,778.37	15,653.40	11.61	1.86	-NA-	-NA-	-NA-	29.16	77.53	16.71	5.95	45.48	-NA-	23.05
Emerging REITs Index	GBP	1,959.83	15,906.32	19.78	5.69	-NA-	-NA-	-NA-	-5.57	-19.33	1.16	-0.49	2.24	-NA-	16.48
Emerging Non-REITs Index	GBP	2,171.07	64,501.49	80.22	2.71	-NA-	-NA-	-NA-	-1.00	-20.01	1.80	3.36	5.36	-NA-	19.93
Emerging Asia Pacific Non-REITs Index	GBP	2,457.76	41,701.50	51.86	2.81	-NA-	-NA-	-NA-	6.86	-28.39	0.32	3.72	1.15	-NA-	21.33
Emerging Americas Non-REITs Index	GBP	1,195.35	10,049.43	12.50	2.52	-NA-	-NA-	-NA-	-23.67	-29.91	-2.27	0.00	0.41	-NA-	29.15
Emerging EMEA REITs Index	GBP	1,934.32	9,626.11	11.97	6.40	-NA-	-NA-	-NA-	-6.39	-17.23	1.62	-0.89	4.58	-NA-	20.66
Emerging EMEA Non-REITs Index	GBP	3,623.76	12,750.56	15.86	2.51	-NA-	-NA-	-NA-	19.36	36.27	10.40	4.87	26.30	-NA-	16.51
Emerging Europe REITs Index	GBP	2,260.41	1,682.42	2.09	4.52	-NA-	-NA-	-NA-	-10.32	-27.48	12.87	3.39	31.23	-NA-	33.52
Emerging Europe Non-REITs Index	GBP	473.07	3,418.34	4.25	4.29	-NA-	-NA-	-NA-	-22.79	0.00	-1.00	0.78	-1.28	-NA-	32.11
Emerging Middle East and Africa REITs Index	GBP	2,217.89	7,943.69	9.88	6.80	-NA-	-NA-	-NA-	-3.30	-9.94	-0.56	-1.77	0.09	-NA-	20.81
Emerging Middle East and Africa Non-REITs I	GBP	4,591.07	9,332.22	11.61	1.86	-NA-	-NA-	-NA-	28.35	60.47	16.00	6.66	43.65	-NA-	20.36

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

Version: May 2014

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

Gross Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	2,027.63	2,714,603.22	19.78	5.69	-NA-	-NA-	-NA-	2.43	-10.07	0.56	-1.54	0.24	-NA-	22.98
Emerging Non-REITs Index	JPY	2,246.18	11,007,951.52	80.22	2.71	-NA-	-NA-	-NA-	7.39	-10.82	1.19	2.27	3.29	-NA-	26.26
Emerging Asia Pacific Non-REITs Index	JPY	2,542.78	7,116,860.09	51.86	2.81	-NA-	-NA-	-NA-	15.91	-20.16	-0.29	2.63	-0.84	-NA-	26.32
Emerging Americas Non-REITs Index	JPY	1,236.70	1,715,055.49	12.50	2.52	-NA-	-NA-	-NA-	-17.20	-21.87	-2.86	-1.06	-1.56	-NA-	35.34
Emerging EMEA REITs Index	JPY	2,001.24	1,642,810.29	11.97	6.40	-NA-	-NA-	-NA-	1.54	-7.73	1.01	-1.94	2.53	-NA-	27.23
Emerging EMEA Non-REITs Index	JPY	3,749.11	2,176,035.94	15.86	2.51	-NA-	-NA-	-NA-	29.47	51.92	9.74	3.76	23.82	-NA-	23.02
Emerging Europe REITs Index	JPY	2,338.60	287,125.02	2.09	4.52	-NA-	-NA-	-NA-	-2.72	-19.15	12.19	2.30	28.65	-NA-	39.00
Emerging Europe Non-REITs Index	JPY	489.43	583,380.43	4.25	4.29	-NA-	-NA-	-NA-	-16.25	11.48	-1.59	-0.28	-3.22	-NA-	37.59
Emerging Middle East and Africa REITs Index	JPY	2,294.61	1,355,685.27	9.88	6.80	-NA-	-NA-	-NA-	4.89	0.40	-1.15	-2.81	-1.87	-NA-	25.41
Emerging Middle East and Africa Non-REITs I	JPY	4,749.89	1,592,655.51	11.61	1.86	-NA-	-NA-	-NA-	39.22	78.89	15.30	5.53	40.83	-NA-	25.27
Emerging REITs Index	AUD	1,434.15	28,667.09	19.78	5.69	-NA-	-NA-	-NA-	-0.59	-8.06	1.36	-1.59	-0.46	13.07	-NA-
Emerging Non-REITs Index	AUD	1,588.73	116,247.53	80.22	2.71	-NA-	-NA-	-NA-	4.23	-8.83	2.00	2.22	2.57	15.05	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,798.52	75,156.34	51.86	2.81	-NA-	-NA-	-NA-	12.49	-18.38	0.51	2.58	-1.53	17.44	-NA-
Emerging Americas Non-REITs Index	AUD	874.73	18,111.54	12.50	2.52	-NA-	-NA-	-NA-	-19.64	-20.12	-2.08	-1.10	-2.25	24.47	-NA-
Emerging EMEA REITs Index	AUD	1,415.48	17,348.61	11.97	6.40	-NA-	-NA-	-NA-	-1.45	-5.67	1.82	-1.99	1.81	17.28	-NA-
Emerging EMEA Non-REITs Index	AUD	2,651.76	22,979.64	15.86	2.51	-NA-	-NA-	-NA-	25.65	55.31	10.62	3.71	22.95	14.47	-NA-
Emerging Europe REITs Index	AUD	1,654.10	3,032.13	2.09	4.52	-NA-	-NA-	-NA-	-5.59	-17.34	13.09	2.25	27.76	31.76	-NA-
Emerging Europe Non-REITs Index	AUD	346.18	6,160.69	4.25	4.29	-NA-	-NA-	-NA-	-18.72	13.97	-0.80	-0.33	-3.90	31.45	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,622.99	14,316.47	9.88	6.80	-NA-	-NA-	-NA-	1.80	2.64	-0.36	-2.86	-2.56	16.79	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,359.61	16,818.96	11.61	1.86	-NA-	-NA-	-NA-	35.12	82.88	16.22	5.48	39.84	18.38	-NA-

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

Version: May 2014

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

Net Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	1,844.58	19,552.57	19.78	5.05	-NA-	-NA-	-NA-	-3.81	-15.77	2.66	0.32	4.22	-NA-	16.29
Emerging Non-REITs Index	EUR	2,076.23	79,287.36	80.22	2.42	-NA-	-NA-	-NA-	1.14	-16.20	3.35	4.26	7.62	-NA-	18.34
Emerging Asia Pacific Non-REITs Index	EUR	2,346.35	51,260.86	51.86	2.51	-NA-	-NA-	-NA-	9.15	-24.97	1.85	4.62	3.32	-NA-	20.26
Emerging Americas Non-REITs Index	EUR	1,153.32	12,353.09	12.50	2.28	-NA-	-NA-	-NA-	-21.90	-26.52	-0.91	0.78	2.46	-NA-	28.01
Emerging EMEA REITs Index	EUR	1,814.06	11,832.73	11.97	5.44	-NA-	-NA-	-NA-	-4.78	-13.80	3.05	-0.17	6.42	-NA-	20.39
Emerging EMEA Non-REITs Index	EUR	3,434.82	15,673.41	15.86	2.26	-NA-	-NA-	-NA-	21.71	42.53	12.19	5.86	29.09	-NA-	15.73
Emerging Europe REITs Index	EUR	2,123.04	2,068.09	2.09	3.84	-NA-	-NA-	-NA-	-8.62	-24.28	14.01	3.74	33.35	-NA-	33.09
Emerging Europe Non-REITs Index	EUR	451.45	4,201.93	4.25	3.61	-NA-	-NA-	-NA-	-21.29	4.44	0.61	1.73	0.92	-NA-	30.90
Emerging Middle East and Africa REITs Index	EUR	2,075.53	9,764.64	9.88	5.78	-NA-	-NA-	-NA-	-1.74	-6.29	0.93	-0.97	1.89	-NA-	21.02
Emerging Middle East and Africa Non-REITs I	EUR	4,353.69	11,471.48	11.61	1.76	-NA-	-NA-	-NA-	30.95	68.07	17.88	7.66	46.81	-NA-	20.08
Emerging REITs Index	USD	1,984.17	26,680.46	19.78	5.05	-NA-	-NA-	-NA-	-5.47	-11.31	1.64	-1.27	3.21	-NA-	19.60
Emerging Non-REITs Index	USD	2,234.52	108,191.57	80.22	2.42	-NA-	-NA-	-NA-	-0.60	-11.77	2.33	2.60	6.58	-NA-	22.93
Emerging Asia Pacific Non-REITs Index	USD	2,525.20	69,948.01	51.86	2.51	-NA-	-NA-	-NA-	7.26	-21.00	0.84	2.96	2.32	-NA-	23.07
Emerging Americas Non-REITs Index	USD	1,241.09	16,856.41	12.50	2.28	-NA-	-NA-	-NA-	-23.25	-22.63	-1.89	-0.82	1.46	-NA-	33.06
Emerging EMEA REITs Index	USD	1,951.63	16,146.35	11.97	5.44	-NA-	-NA-	-NA-	-6.42	-9.24	2.02	-1.75	5.39	-NA-	24.02
Emerging EMEA Non-REITs Index	USD	3,697.61	21,387.15	15.86	2.26	-NA-	-NA-	-NA-	19.61	50.06	11.08	4.18	27.84	-NA-	20.02
Emerging Europe REITs Index	USD	2,285.83	2,822.01	2.09	3.84	-NA-	-NA-	-NA-	-10.19	-20.28	12.88	2.09	32.05	-NA-	35.66
Emerging Europe Non-REITs Index	USD	485.81	5,733.75	4.25	3.61	-NA-	-NA-	-NA-	-22.65	9.97	-0.39	0.11	-0.07	-NA-	34.87
Emerging Middle East and Africa REITs Index	USD	2,232.64	13,324.34	9.88	5.78	-NA-	-NA-	-NA-	-3.44	-1.33	-0.08	-2.55	0.90	-NA-	23.82
Emerging Middle East and Africa Non-REITs I	USD	4,686.89	15,653.40	11.61	1.76	-NA-	-NA-	-NA-	28.69	76.96	16.71	5.95	45.39	-NA-	23.07
Emerging REITs Index	GBP	1,906.40	15,906.32	19.78	5.05	-NA-	-NA-	-NA-	-6.07	-19.84	1.02	-0.62	1.91	-NA-	16.50
Emerging Non-REITs Index	GBP	2,146.94	64,501.49	80.22	2.42	-NA-	-NA-	-NA-	-1.23	-20.25	1.71	3.29	5.23	-NA-	19.94
Emerging Asia Pacific Non-REITs Index	GBP	2,426.22	41,701.50	51.86	2.51	-NA-	-NA-	-NA-	6.59	-28.59	0.23	3.65	1.03	-NA-	21.35
Emerging Americas Non-REITs Index	GBP	1,192.44	10,049.43	12.50	2.28	-NA-	-NA-	-NA-	-23.73	-30.07	-2.49	-0.16	0.19	-NA-	29.15
Emerging EMEA REITs Index	GBP	1,875.14	9,626.11	11.97	5.44	-NA-	-NA-	-NA-	-7.01	-17.96	1.40	-1.10	4.06	-NA-	20.65
Emerging EMEA Non-REITs Index	GBP	3,552.68	12,750.56	15.86	2.26	-NA-	-NA-	-NA-	18.86	35.64	10.40	4.87	26.23	-NA-	16.53
Emerging Europe REITs Index	GBP	2,196.23	1,682.42	2.09	3.84	-NA-	-NA-	-NA-	-10.75	-27.94	12.19	2.77	30.39	-NA-	33.52
Emerging Europe Non-REITs Index	GBP	466.77	3,418.34	4.25	3.61	-NA-	-NA-	-NA-	-23.13	-0.60	-1.00	0.78	-1.32	-NA-	32.00
Emerging Middle East and Africa REITs Index	GBP	2,145.13	7,943.69	9.88	5.78	-NA-	-NA-	-NA-	-4.04	-10.82	-0.68	-1.89	-0.37	-NA-	20.79
Emerging Middle East and Africa Non-REITs I	GBP	4,503.18	9,332.22	11.61	1.76	-NA-	-NA-	-NA-	27.88	59.94	16.00	6.66	43.56	-NA-	20.39

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

Version: May 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	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-14	Ccy (m) May-14	(%) Weight May-14	Yld (%) May-14	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-14	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	1,972.35	2,714,603.22	19.78	5.05	-NA-	-NA-	-NA-	1.89	-10.64	0.41	-1.67	-0.09	-NA-	23.00
Emerging Non-REITs Index	JPY	2,221.21	11,007,951.52	80.22	2.42	-NA-	-NA-	-NA-	7.14	-11.10	1.10	2.20	3.17	-NA-	26.27
Emerging Asia Pacific Non-REITs Index	JPY	2,510.15	7,116,860.09	51.86	2.51	-NA-	-NA-	-NA-	15.62	-20.39	-0.37	2.56	-0.95	-NA-	26.34
Emerging Americas Non-REITs Index	JPY	1,233.69	1,715,055.49	12.50	2.28	-NA-	-NA-	-NA-	-17.27	-22.04	-3.08	-1.21	-1.78	-NA-	35.34
Emerging EMEA REITs Index	JPY	1,940.00	1,642,810.29	11.97	5.44	-NA-	-NA-	-NA-	0.87	-8.54	0.80	-2.14	2.02	-NA-	27.23
Emerging EMEA Non-REITs Index	JPY	3,675.58	2,176,035.94	15.86	2.26	-NA-	-NA-	-NA-	28.93	51.21	9.74	3.76	23.75	-NA-	23.03
Emerging Europe REITs Index	JPY	2,272.21	287,125.02	2.09	3.84	-NA-	-NA-	-NA-	-3.19	-19.67	11.52	1.69	27.83	-NA-	39.02
Emerging Europe Non-REITs Index	JPY	482.91	583,380.43	4.25	3.61	-NA-	-NA-	-NA-	-16.62	10.81	-1.59	-0.28	-3.26	-NA-	37.49
Emerging Middle East and Africa REITs Index	JPY	2,219.34	1,355,685.27	9.88	5.78	-NA-	-NA-	-NA-	4.09	-0.58	-1.28	-2.93	-2.32	-NA-	25.37
Emerging Middle East and Africa Non-REITs I	JPY	4,658.96	1,592,655.51	11.61	1.76	-NA-	-NA-	-NA-	38.71	78.31	15.30	5.53	40.74	-NA-	25.29
Emerging REITs Index	AUD	1,395.05	28,667.09	19.78	5.05	-NA-	-NA-	-NA-	-1.11	-8.64	1.22	-1.72	-0.79	13.09	-NA-
Emerging Non-REITs Index	AUD	1,571.07	116,247.53	80.22	2.42	-NA-	-NA-	-NA-	3.98	-9.11	1.90	2.15	2.45	15.05	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,775.44	75,156.34	51.86	2.51	-NA-	-NA-	-NA-	12.21	-18.62	0.42	2.51	-1.65	17.45	-NA-
Emerging Americas Non-REITs Index	AUD	872.59	18,111.54	12.50	2.28	-NA-	-NA-	-NA-	-19.71	-20.30	-2.30	-1.26	-2.47	24.47	-NA-
Emerging EMEA REITs Index	AUD	1,372.17	17,348.61	11.97	5.44	-NA-	-NA-	-NA-	-2.10	-6.50	1.60	-2.19	1.31	17.28	-NA-
Emerging EMEA Non-REITs Index	AUD	2,599.75	22,979.64	15.86	2.26	-NA-	-NA-	-NA-	25.13	54.59	10.62	3.71	22.88	14.50	-NA-
Emerging Europe REITs Index	AUD	1,607.14	3,032.13	2.09	3.84	-NA-	-NA-	-NA-	-6.05	-17.87	12.41	1.64	26.93	31.75	-NA-
Emerging Europe Non-REITs Index	AUD	341.57	6,160.69	4.25	3.61	-NA-	-NA-	-NA-	-19.08	13.28	-0.80	-0.33	-3.94	31.35	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,569.75	14,316.47	9.88	5.78	-NA-	-NA-	-NA-	1.02	1.64	-0.49	-2.98	-3.01	16.79	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,295.30	16,818.96	11.61	1.76	-NA-	-NA-	-NA-	34.63	82.29	16.22	5.48	39.75	18.41	-NA-

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging REITs Index	EUR	1,274.04	19,552.57	19.78	0.00	-NA-	-NA-	-NA-	-8.43	-19.97	1.46	-0.70	1.42	-NA-	16.50
Emerging Non-REITs Index	EUR	1,808.91	79,287.36	80.22	0.00	-NA-	-NA-	-NA-	-1.21	-18.35	2.35	3.55	6.38	-NA-	18.46
Emerging Asia Pacific Non-REITs Index	EUR	2,109.55	51,260.86	51.86	0.00	-NA-	-NA-	-NA-	6.95	-26.71	1.12	4.06	2.40	-NA-	20.39
Emerging Americas Non-REITs Index	EUR	1,046.26	12,353.09	12.50	0.00	-NA-	-NA-	-NA-	-23.49	-28.45	-3.01	-0.60	0.29	-NA-	28.19
Emerging EMEA REITs Index	EUR	1,246.51	11,832.73	11.97	0.00	-NA-	-NA-	-NA-	-9.45	-17.99	1.84	-1.34	3.47	-NA-	20.46
Emerging EMEA Non-REITs Index	EUR	2,528.91	15,673.41	15.86	0.00	-NA-	-NA-	-NA-	16.48	37.59	11.23	5.26	27.53	-NA-	16.26
Emerging Europe REITs Index	EUR	1,808.68	2,068.09	2.09	0.00	-NA-	-NA-	-NA-	-11.06	-26.95	10.26	0.33	28.64	-NA-	33.16
Emerging Europe Non-REITs Index	EUR	420.49	4,201.93	4.25	0.00	-NA-	-NA-	-NA-	-23.13	1.17	0.61	1.73	0.75	-NA-	30.46
Emerging Middle East and Africa REITs Index	EUR	1,337.51	9,764.64	9.88	0.00	-NA-	-NA-	-NA-	-8.08	-11.31	0.20	-1.69	-0.73	-NA-	21.39
Emerging Middle East and Africa Non-REITs I	EUR	3,140.51	11,471.48	11.61	0.00	-NA-	-NA-	-NA-	25.22	62.74	16.40	6.78	44.28	-NA-	20.47
Emerging REITs Index	USD	1,370.99	26,680.46	19.78	0.00	-NA-	-NA-	-NA-	-10.01	-15.73	0.45	-2.28	0.43	-NA-	20.07
Emerging Non-REITs Index	USD	1,946.57	108,191.57	80.22	0.00	-NA-	-NA-	-NA-	-2.91	-14.04	1.33	1.91	5.35	-NA-	23.09
Emerging Asia Pacific Non-REITs Index	USD	2,270.08	69,948.01	51.86	0.00	-NA-	-NA-	-NA-	5.10	-22.84	0.11	2.41	1.40	-NA-	23.19
Emerging Americas Non-REITs Index	USD	1,125.88	16,856.41	12.50	0.00	-NA-	-NA-	-NA-	-24.80	-24.67	-3.97	-2.18	-0.69	-NA-	33.29
Emerging EMEA REITs Index	USD	1,341.37	16,146.35	11.97	0.00	-NA-	-NA-	-NA-	-11.01	-13.65	0.82	-2.91	2.46	-NA-	24.33
Emerging EMEA Non-REITs Index	USD	2,721.36	21,387.15	15.86	0.00	-NA-	-NA-	-NA-	14.48	44.87	10.12	3.59	26.29	-NA-	20.61
Emerging Europe REITs Index	USD	1,946.32	2,822.01	2.09	0.00	-NA-	-NA-	-NA-	-12.60	-23.09	9.16	-1.27	27.39	-NA-	35.87
Emerging Europe Non-REITs Index	USD	452.49	5,733.75	4.25	0.00	-NA-	-NA-	-NA-	-24.46	6.52	-0.39	0.11	-0.23	-NA-	34.42
Emerging Middle East and Africa REITs Index	USD	1,439.29	13,324.34	9.88	0.00	-NA-	-NA-	-NA-	-9.66	-6.62	-0.80	-3.25	-1.70	-NA-	24.45
Emerging Middle East and Africa Non-REITs I	USD	3,379.49	15,653.40	11.61	0.00	-NA-	-NA-	-NA-	23.06	71.35	15.24	5.08	42.88	-NA-	23.60
Emerging REITs Index	GBP	1,317.26	15,906.32	19.78	0.00	-NA-	-NA-	-NA-	-10.58	-23.84	-0.16	-1.62	-0.83	-NA-	16.91
Emerging Non-REITs Index	GBP	1,870.27	64,501.49	80.22	0.00	-NA-	-NA-	-NA-	-3.52	-22.30	0.72	2.59	4.02	-NA-	20.08
Emerging Asia Pacific Non-REITs Index	GBP	2,181.10	41,701.50	51.86	0.00	-NA-	-NA-	-NA-	4.44	-30.26	-0.49	3.09	0.13	-NA-	21.48
Emerging Americas Non-REITs Index	GBP	1,081.75	10,049.43	12.50	0.00	-NA-	-NA-	-NA-	-25.28	-31.91	-4.56	-1.52	-1.94	-NA-	29.36
Emerging EMEA REITs Index	GBP	1,288.79	9,626.11	11.97	0.00	-NA-	-NA-	-NA-	-11.57	-21.95	0.21	-2.26	1.18	-NA-	20.89
Emerging EMEA Non-REITs Index	GBP	2,614.69	12,750.56	15.86	0.00	-NA-	-NA-	-NA-	13.76	30.94	9.45	4.28	24.70	-NA-	17.09
Emerging Europe REITs Index	GBP	1,870.03	1,682.42	2.09	0.00	-NA-	-NA-	-NA-	-13.14	-30.48	8.50	-0.61	25.79	-NA-	33.64
Emerging Europe Non-REITs Index	GBP	434.75	3,418.34	4.25	0.00	-NA-	-NA-	-NA-	-24.93	-3.72	-1.00	0.78	-1.49	-NA-	31.48
Emerging Middle East and Africa REITs Index	GBP	1,382.87	7,943.69	9.88	0.00	-NA-	-NA-	-NA-	-10.23	-15.60	-1.40	-2.61	-2.93	-NA-	21.37
Emerging Middle East and Africa Non-REITs I	GBP	3,247.03	9,332.22	11.61	0.00	-NA-	-NA-	-NA-	22.29	54.88	14.54	5.79	41.08	-NA-	20.87

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

Version: May 2014

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

Price Return			Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-14													
Emerging REITs Index	JPY	1,362.82	2,714,603.22	19.78	0.00	-NA-	-NA-	-NA-	-3.00	-15.09	-0.75	-2.66	-2.78	-NA-	23.40
Emerging Non-REITs Index	JPY	1,934.97	11,007,951.52	80.22	0.00	-NA-	-NA-	-NA-	4.65	-13.38	0.11	1.50	1.98	-NA-	26.43
Emerging Asia Pacific Non-REITs Index	JPY	2,256.55	7,116,860.09	51.86	0.00	-NA-	-NA-	-NA-	13.29	-22.25	-1.09	2.00	-1.84	-NA-	26.49
Emerging Americas Non-REITs Index	JPY	1,119.17	1,715,055.49	12.50	0.00	-NA-	-NA-	-NA-	-18.95	-24.10	-5.13	-2.57	-3.86	-NA-	35.57
Emerging EMEA REITs Index	JPY	1,333.38	1,642,810.29	11.97	0.00	-NA-	-NA-	-NA-	-4.07	-12.99	-0.39	-3.29	-0.81	-NA-	27.49
Emerging EMEA Non-REITs Index	JPY	2,705.14	2,176,035.94	15.86	0.00	-NA-	-NA-	-NA-	23.39	45.98	8.80	3.18	22.25	-NA-	23.52
Emerging Europe REITs Index	JPY	1,934.72	287,125.02	2.09	0.00	-NA-	-NA-	-NA-	-5.79	-22.50	7.85	-1.66	23.32	-NA-	39.25
Emerging Europe Non-REITs Index	JPY	449.79	583,380.43	4.25	0.00	-NA-	-NA-	-NA-	-18.57	7.33	-1.59	-0.28	-3.42	-NA-	37.00
Emerging Middle East and Africa REITs Index	JPY	1,430.71	1,355,685.27	9.88	0.00	-NA-	-NA-	-NA-	-2.62	-5.91	-1.99	-3.63	-4.84	-NA-	25.91
Emerging Middle East and Africa Non-REITs I	JPY	3,359.35	1,592,655.51	11.61	0.00	-NA-	-NA-	-NA-	32.65	72.66	13.86	4.67	38.31	-NA-	25.77
Emerging REITs Index	AUD	963.93	28,667.09	19.78	0.00	-NA-	-NA-	-NA-	-5.86	-13.19	0.04	-2.71	-3.46	13.28	-NA-
Emerging Non-REITs Index	AUD	1,368.61	116,247.53	80.22	0.00	-NA-	-NA-	-NA-	1.57	-11.44	0.91	1.45	1.27	15.15	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	1,596.07	75,156.34	51.86	0.00	-NA-	-NA-	-NA-	9.95	-20.51	-0.30	1.95	-2.53	17.59	-NA-
Emerging Americas Non-REITs Index	AUD	791.59	18,111.54	12.50	0.00	-NA-	-NA-	-NA-	-21.34	-22.40	-4.37	-2.61	-4.53	24.62	-NA-
Emerging EMEA REITs Index	AUD	943.10	17,348.61	11.97	0.00	-NA-	-NA-	-NA-	-6.90	-11.05	0.41	-3.34	-1.50	17.35	-NA-
Emerging EMEA Non-REITs Index	AUD	1,913.35	22,979.64	15.86	0.00	-NA-	-NA-	-NA-	19.76	49.24	9.67	3.12	21.39	14.95	-NA-
Emerging Europe REITs Index	AUD	1,368.44	3,032.13	2.09	0.00	-NA-	-NA-	-NA-	-8.56	-20.77	8.71	-1.71	22.46	31.82	-NA-
Emerging Europe Non-REITs Index	AUD	318.14	6,160.69	4.25	0.00	-NA-	-NA-	-NA-	-20.97	9.73	-0.80	-0.33	-4.09	30.91	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,011.95	14,316.47	9.88	0.00	-NA-	-NA-	-NA-	-5.49	-3.80	-1.21	-3.68	-5.50	17.24	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,376.08	16,818.96	11.61	0.00	-NA-	-NA-	-NA-	28.74	76.52	14.77	4.62	37.34	18.74	-NA-

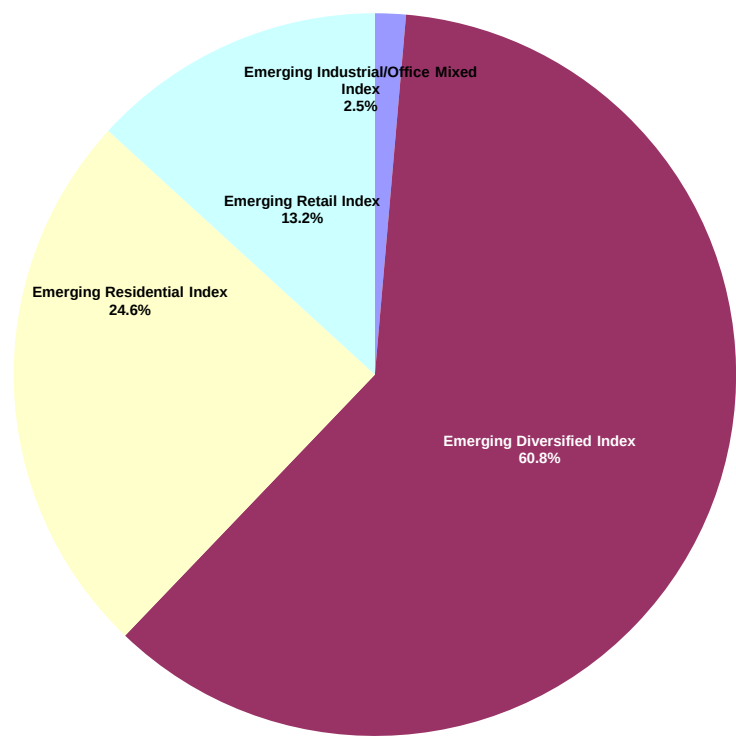
* -20, -10, -5 & -3 Years Total Returns are annualised. The Emerging Markets Indices history goes back to February 2005.

Version: May 2014

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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,861.80	1,346.34	1.38	2.90	-NA-	-NA-	-NA-	-6.61	-22.52	1.68	4.39	6.95	-NA-	-NA-
Emerging Diversified Index	EUR	2,057.51	59,476.45	60.78	3.64	-NA-	-NA-	-NA-	5.43	-10.72	4.26	3.91	10.49	-NA-	-NA-
Emerging Residential Index	EUR	1,525.80	24,104.38	24.63	2.80	-NA-	-NA-	-NA-	-6.76	-25.04	1.13	3.45	-1.61	-NA-	-NA-
Emerging Retail Index	EUR	3,430.40	12,931.66	13.21	2.48	-NA-	-NA-	-NA-	4.80	-19.50	3.27	2.15	9.87	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	3,078.75	1,837.15	1.38	2.90	-NA-	-NA-	-NA-	-9.18	-18.43	0.67	2.74	5.91	-NA-	-NA-
Emerging Diversified Index	USD	2,214.54	81,158.59	60.78	3.64	-NA-	-NA-	-NA-	2.52	-6.00	3.22	2.26	9.42	-NA-	-NA-
Emerging Residential Index	USD	1,641.97	32,891.64	24.63	2.80	-NA-	-NA-	-NA-	-9.34	-21.07	0.12	1.81	-2.57	-NA-	-NA-
Emerging Retail Index	USD	3,690.89	17,645.90	13.21	2.48	-NA-	-NA-	-NA-	1.90	-15.24	2.24	0.53	8.80	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,958.08	1,095.27	1.38	2.90	-NA-	-NA-	-NA-	-9.70	-26.27	0.06	3.42	4.58	-NA-	-NA-
Emerging Diversified Index	GBP	2,127.74	48,385.01	60.78	3.64	-NA-	-NA-	-NA-	1.94	-15.04	2.60	2.94	8.04	-NA-	-NA-
Emerging Residential Index	GBP	1,577.61	19,609.29	24.63	2.80	-NA-	-NA-	-NA-	-9.85	-28.66	-0.49	2.49	-3.80	-NA-	-NA-
Emerging Retail Index	GBP	3,546.22	10,520.11	13.21	2.48	-NA-	-NA-	-NA-	1.32	-23.39	1.62	1.20	7.43	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,060.41	186,920.44	1.38	2.90	-NA-	-NA-	-NA-	-1.95	-17.81	-0.54	2.33	2.52	-NA-	-NA-
Emerging Diversified Index	JPY	2,201.35	8,257,480.61	60.78	3.64	-NA-	-NA-	-NA-	10.69	-5.29	1.98	1.85	5.92	-NA-	-NA-
Emerging Residential Index	JPY	1,632.19	3,346,559.73	24.63	2.80	-NA-	-NA-	-NA-	-2.11	-20.47	-1.08	1.40	-5.68	-NA-	-NA-
Emerging Retail Index	JPY	3,668.89	1,795,382.23	13.21	2.48	-NA-	-NA-	-NA-	10.02	-14.59	1.01	0.13	5.32	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,164.64	1,973.94	1.38	2.90	-NA-	-NA-	-NA-	-4.27	-15.97	0.25	2.28	1.81	-NA-	-NA-
Emerging Diversified Index	AUD	1,557.02	87,201.66	60.78	3.64	-NA-	-NA-	-NA-	8.07	-3.17	2.80	1.80	5.18	-NA-	-NA-
Emerging Residential Index	AUD	1,154.45	35,340.75	24.63	2.80	-NA-	-NA-	-NA-	-4.43	-18.69	-0.29	1.35	-6.34	-NA-	-NA-
Emerging Retail Index	AUD	2,595.02	18,959.82	13.21	2.48	-NA-	-NA-	-NA-	7.42	-12.68	1.82	0.08	4.58	-NA-	-NA-

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

Version: May 2014

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

Net Total Return															
Index Description	Curr	Close Value May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,827.03	1,346.34	1.38	2.67	-NA-	-NA-	-NA-	-6.69	-22.71	1.46	4.19	6.72	-NA-	-NA-
Emerging Diversified Index	EUR	2,027.37	59,476.45	60.78	3.26	-NA-	-NA-	-NA-	5.09	-11.10	4.20	3.86	10.35	-NA-	-NA-
Emerging Residential Index	EUR	1,514.14	24,104.38	24.63	2.52	-NA-	-NA-	-NA-	-6.94	-25.25	0.96	3.33	-1.79	-NA-	-NA-
Emerging Retail Index	EUR	3,383.18	12,931.66	13.21	2.15	-NA-	-NA-	-NA-	4.52	-19.75	3.10	1.99	9.62	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	3,041.43	1,837.15	1.38	2.67	-NA-	-NA-	-NA-	-9.27	-18.62	0.45	2.54	5.68	-NA-	-NA-
Emerging Diversified Index	USD	2,182.08	81,158.59	60.78	3.26	-NA-	-NA-	-NA-	2.19	-6.40	3.16	2.21	9.28	-NA-	-NA-
Emerging Residential Index	USD	1,629.42	32,891.64	24.63	2.52	-NA-	-NA-	-NA-	-9.51	-21.30	-0.04	1.69	-2.75	-NA-	-NA-
Emerging Retail Index	USD	3,640.11	17,645.90	13.21	2.15	-NA-	-NA-	-NA-	1.64	-15.51	2.07	0.37	8.55	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,922.22	1,095.27	1.38	2.67	-NA-	-NA-	-NA-	-9.79	-26.45	-0.16	3.22	4.35	-NA-	-NA-
Emerging Diversified Index	GBP	2,096.55	48,385.01	60.78	3.26	-NA-	-NA-	-NA-	1.61	-15.40	2.53	2.89	7.90	-NA-	-NA-
Emerging Residential Index	GBP	1,565.55	19,609.29	24.63	2.52	-NA-	-NA-	-NA-	-10.02	-28.86	-0.65	2.37	-3.97	-NA-	-NA-
Emerging Retail Index	GBP	3,497.43	10,520.11	13.21	2.15	-NA-	-NA-	-NA-	1.06	-23.63	1.45	1.04	7.19	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	3,023.31	186,920.44	1.38	2.67	-NA-	-NA-	-NA-	-2.04	-18.00	-0.76	2.13	2.30	-NA-	-NA-
Emerging Diversified Index	JPY	2,169.08	8,257,480.61	60.78	3.26	-NA-	-NA-	-NA-	10.33	-5.69	1.92	1.80	5.78	-NA-	-NA-
Emerging Residential Index	JPY	1,619.71	3,346,559.73	24.63	2.52	-NA-	-NA-	-NA-	-2.30	-20.70	-1.24	1.28	-5.86	-NA-	-NA-
Emerging Retail Index	JPY	3,618.42	1,795,382.23	13.21	2.15	-NA-	-NA-	-NA-	9.74	-14.87	0.84	-0.03	5.08	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	2,138.40	1,973.94	1.38	2.67	-NA-	-NA-	-NA-	-4.36	-16.17	0.03	2.08	1.58	-NA-	-NA-
Emerging Diversified Index	AUD	1,534.20	87,201.66	60.78	3.26	-NA-	-NA-	-NA-	7.72	-3.58	2.73	1.75	5.04	-NA-	-NA-
Emerging Residential Index	AUD	1,145.63	35,340.75	24.63	2.52	-NA-	-NA-	-NA-	-4.61	-18.93	-0.45	1.23	-6.52	-NA-	-NA-
Emerging Retail Index	AUD	2,559.32	18,959.82	13.21	2.15	-NA-	-NA-	-NA-	7.14	-12.96	1.65	-0.07	4.35	-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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	2,440.75	1,346.34	1.38	2.90	-NA-	-NA-	-NA-	-8.50	-24.78	-1.07	1.80	4.06	-NA-	-NA-
Emerging Diversified Index	EUR	1,694.83	59,476.45	60.78	3.64	-NA-	-NA-	-NA-	1.80	-14.06	3.34	3.23	8.84	-NA-	-NA-
Emerging Residential Index	EUR	1,358.39	24,104.38	24.63	2.80	-NA-	-NA-	-NA-	-8.86	-27.27	-0.48	2.28	-3.40	-NA-	-NA-
Emerging Retail Index	EUR	2,921.49	12,931.66	13.21	2.48	-NA-	-NA-	-NA-	2.29	-21.49	2.26	1.27	8.13	-NA-	-NA-
Emerging Industrial/Office Mixed Index	USD	2,626.48	1,837.15	1.38	2.90	-NA-	-NA-	-NA-	-11.03	-20.80	-2.05	0.19	3.05	-NA-	-NA-
Emerging Diversified Index	USD	1,823.80	81,158.59	60.78	3.64	-NA-	-NA-	-NA-	-1.01	-9.52	2.31	1.59	7.78	-NA-	-NA-
Emerging Residential Index	USD	1,461.76	32,891.64	24.63	2.80	-NA-	-NA-	-NA-	-11.38	-23.42	-1.47	0.65	-4.33	-NA-	-NA-
Emerging Retail Index	USD	3,143.81	17,645.90	13.21	2.48	-NA-	-NA-	-NA-	-0.54	-17.34	1.24	-0.34	7.07	-NA-	-NA-
Emerging Industrial/Office Mixed Index	GBP	2,523.53	1,095.27	1.38	2.90	-NA-	-NA-	-NA-	-11.53	-28.41	-2.65	0.85	1.75	-NA-	-NA-
Emerging Diversified Index	GBP	1,752.31	48,385.01	60.78	3.64	-NA-	-NA-	-NA-	-1.57	-18.21	1.69	2.27	6.43	-NA-	-NA-
Emerging Residential Index	GBP	1,404.46	19,609.29	24.63	2.80	-NA-	-NA-	-NA-	-11.88	-30.78	-2.06	1.33	-5.54	-NA-	-NA-
Emerging Retail Index	GBP	3,020.59	10,520.11	13.21	2.48	-NA-	-NA-	-NA-	-1.10	-25.28	0.62	0.33	5.73	-NA-	-NA-
Emerging Industrial/Office Mixed Index	JPY	2,610.83	186,920.44	1.38	2.90	-NA-	-NA-	-NA-	-3.94	-20.20	-3.23	-0.21	-0.25	-NA-	-NA-
Emerging Diversified Index	JPY	1,812.93	8,257,480.61	60.78	3.64	-NA-	-NA-	-NA-	6.88	-8.83	1.08	1.19	4.34	-NA-	-NA-
Emerging Residential Index	JPY	1,453.05	3,346,559.73	24.63	2.80	-NA-	-NA-	-NA-	-4.32	-22.84	-2.65	0.26	-7.39	-NA-	-NA-
Emerging Retail Index	JPY	3,125.08	1,795,382.23	13.21	2.48	-NA-	-NA-	-NA-	7.39	-16.71	0.02	-0.73	3.65	-NA-	-NA-
Emerging Industrial/Office Mixed Index	AUD	1,846.65	1,973.94	1.38	2.90	-NA-	-NA-	-NA-	-6.21	-18.41	-2.45	-0.26	-0.94	-NA-	-NA-
Emerging Diversified Index	AUD	1,282.29	87,201.66	60.78	3.64	-NA-	-NA-	-NA-	4.35	-6.79	1.89	1.14	3.61	-NA-	-NA-
Emerging Residential Index	AUD	1,027.75	35,340.75	24.63	2.80	-NA-	-NA-	-NA-	-6.59	-21.11	-1.87	0.21	-8.04	-NA-	-NA-
Emerging Retail Index	AUD	2,210.38	18,959.82	13.21	2.48	-NA-	-NA-	-NA-	4.84	-14.84	0.82	-0.78	2.93	-NA-	-NA-

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

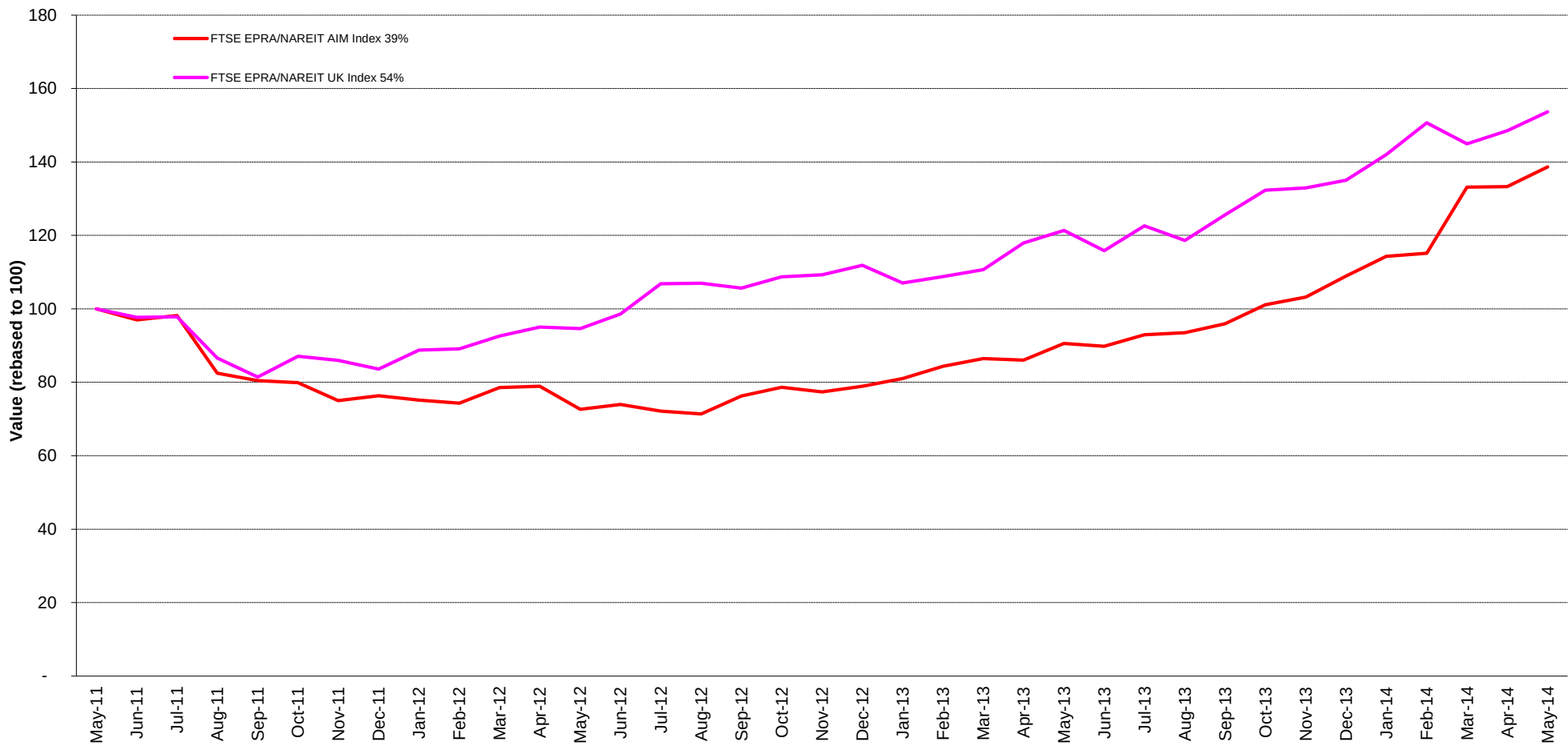
Version: May 2014

Section 4.4

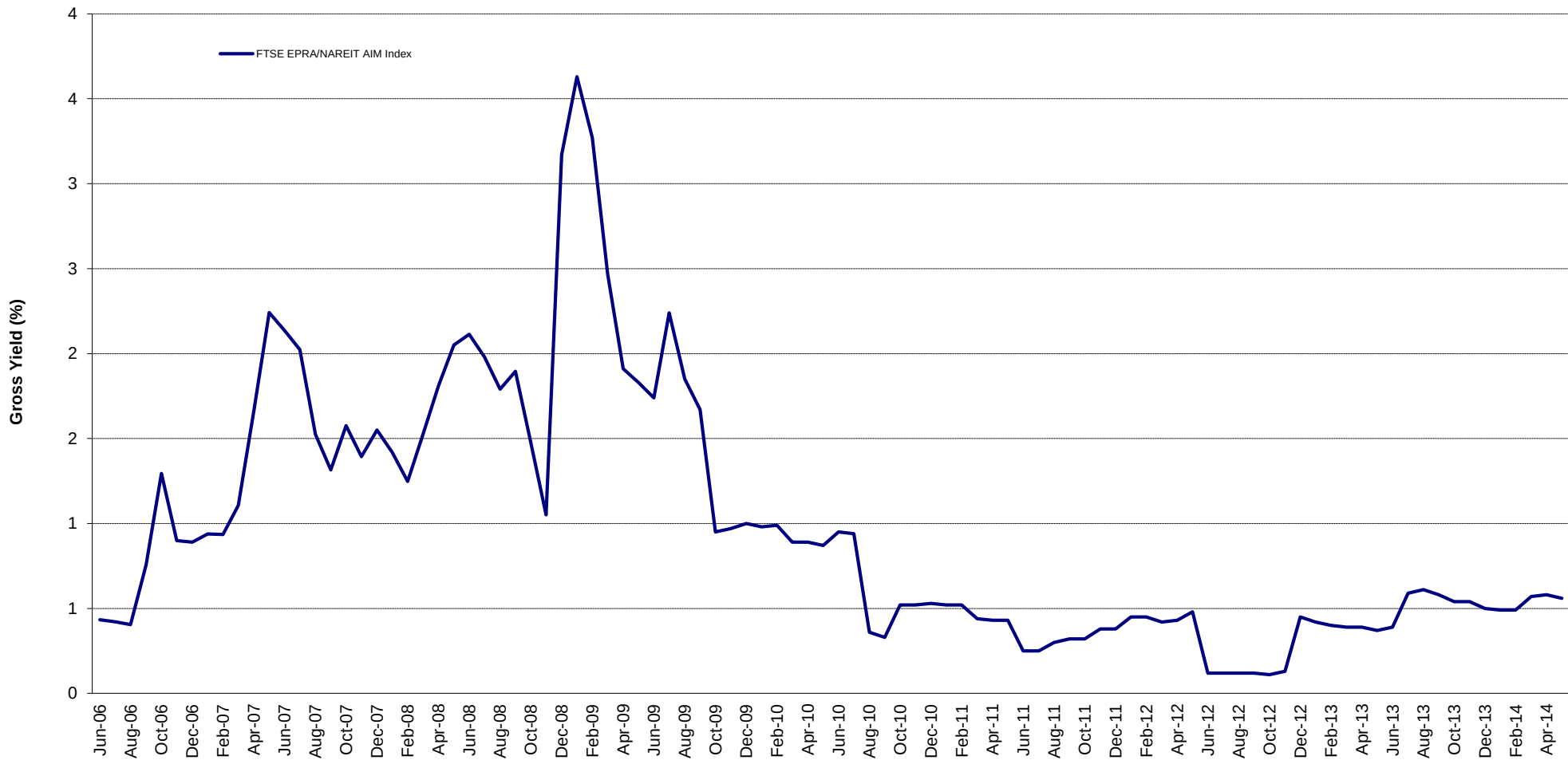
FTSE EPRA/NAREIT AIM Index Series

FTSE EPRA/NAREIT AIM Index Series

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



Graph 44: Dividend Yields



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

Ex Date	Description
None	

FTSE EPRA/NAREIT AIM Index Series - Dividends: May

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: June

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

** Based on previous period figures
*** Estimated

FTSE EPRA/NAREIT AIM Index Series - Stock Performance

Index Constituents		Free	Free	Free															Turnover	
	Local	Float	Global	Europe	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total			3 month	Annual	
	Price	EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	May-14	May-14	May-14	YTD	10 Yrs	36M	Annualised	Velocity	
	30-May	30-May	30-May	30-May	30-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-14	May-14	May-14	YTD	Vity (%)	Vity (%)	EUR (m)	(%)	
Songbird Estates	2.54	1,353	50.56	50.56	0.00	-NA-	-NA-	-NA-	18.14	76.96	1.40	3.15	0.00	3.15	52.94	-NA-	-NA-	138	10	
NewRiver Retail	3.15	257	9.59	9.59	5.08	-NA-	-NA-	-NA-	-NA-	47.20	14.96	6.78	0.00	6.78	5.88	-NA-	-NA-	351	137	
LXB Retail Properties	1.20	203	7.58	7.58	0.00	-NA-	-NA-	-NA-	0.74	-1.03	-4.00	-2.14	0.00	-2.14	-6.16	-NA-	13.70	74	37	
Max Property Group	1.60	211	7.89	7.89	0.00	-NA-	-NA-	5.06	12.25	22.14	4.66	3.23	0.00	3.23	4.58	-NA-	18.51	380	180	
Dolphin Capital Investors	37.50	193	7.20	7.20	0.00	-NA-	-NA-	1.53	0.45	-2.60	-7.98	-1.64	0.00	-1.64	-3.85	-NA-	41.80	710	368	
Conygar Investment Company	1.77	158	5.92	5.92	0.85	-NA-	7.37	10.43	15.47	47.50	5.99	8.26	0.00	8.26	9.43	29.12	20.42	99	63	
Sirius Real Estate	0.33	138	5.17	5.17	0.00	-NA-	-NA-	11.50	-2.65	36.46	-0.76	0.00	0.00	0.00	13.91	-NA-	32.61	63	45	
Unitech Corporate Parks	45.75	128	4.80	4.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	18.06	13.66	0.00	13.66	11.59	-NA-	-NA-	41	32	
Lok'N Store Group	2.03	34	1.29	1.29	3.12	-NA-	7.20	24.63	20.62	54.37	-4.92	-4.47	0.00	-4.47	3.31	38.77	25.96	36	104	
AIM Total		2,675	100.00	100.00																
Emerging Markets and AIM Total		100,330	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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	36M Vity (%)	10 Yrs Vity (%)
AIM Index	EUR	1,093.11	3,384.18	100.00	0.56	-NA-	-NA-	14.16	11.50	53.07	4.10	4.02	27.29	17.14	0.00
AIM Index	USD	1,488.18	4,617.88	100.00	0.56	-NA-	-NA-	13.33	9.58	61.17	3.07	2.37	26.06	20.44	0.00
AIM Index	GBP	1,433.40	2,753.08	100.00	0.56	-NA-	-NA-	12.44	8.89	45.68	2.44	3.06	24.47	18.60	0.00
AIM Index	JPY	1,479.31	469,846.37	100.00	0.56	-NA-	-NA-	14.78	18.12	62.40	1.82	1.97	22.03	24.38	0.00
AIM Index	AUD	1,046.32	4,961.73	100.00	0.56	-NA-	-NA-	9.96	14.64	66.03	2.64	1.92	21.17	19.41	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 May-14	Free Float Mkt Cap Ccy (m) May-14	Free Float Mkt Cap (%) Weight May-14	Div Yld (%) May-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 (%) May-14	Total Rtn (%) YTD	36M Vity (%)	10 Yrs Vity (%)
AIM Index	EUR	1,028.85	3,384.18	100.00	0.00	-NA-	-NA-	12.94	11.17	52.43	4.09	4.01	27.01	17.13	0.00
AIM Index	USD	1,400.69	4,617.88	100.00	0.00	-NA-	-NA-	12.12	9.25	60.49	3.05	2.36	25.78	20.44	0.00
AIM Index	GBP	1,349.24	2,753.08	100.00	0.00	-NA-	-NA-	11.23	8.56	45.06	2.43	3.04	24.19	18.59	0.00
AIM Index	JPY	1,392.34	469,846.37	100.00	0.00	-NA-	-NA-	13.55	17.76	61.71	1.81	1.95	21.76	24.37	0.00
AIM Index	AUD	984.81	4,961.73	100.00	0.00	-NA-	-NA-	8.78	14.29	65.32	2.63	1.90	20.90	19.39	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
		30-May	30-May
Immofinanz AG	RUS	2,490.89	2.52
Songbird Estates	UK	1,352.67	50.56
Atrium European Real Estate	CZE	684.76	0.69
PIK Group	RUS	551.10	0.56
NewRiver Retail	UK	256.69	-NA-
Max Property Group	UK	211.20	7.89
LXB Retail Properties	UK	202.73	-NA-
Dolphin Capital Investors	VGB	192.73	7.20
Conygar Investment Company	UK	158.33	5.92
Sirius Real Estate	UK	138.25	1.98
Unitech Corporate Parks	UK	128.47	4.80
Lok'N Store Group	UK	34.43	1.29

Country Breakdown

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float AIM Weight
	30-May	30-May	30-May
AIM Index	10	3,384.18	100.00%
Total AIM Index	10	3,384.18	100.00%

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

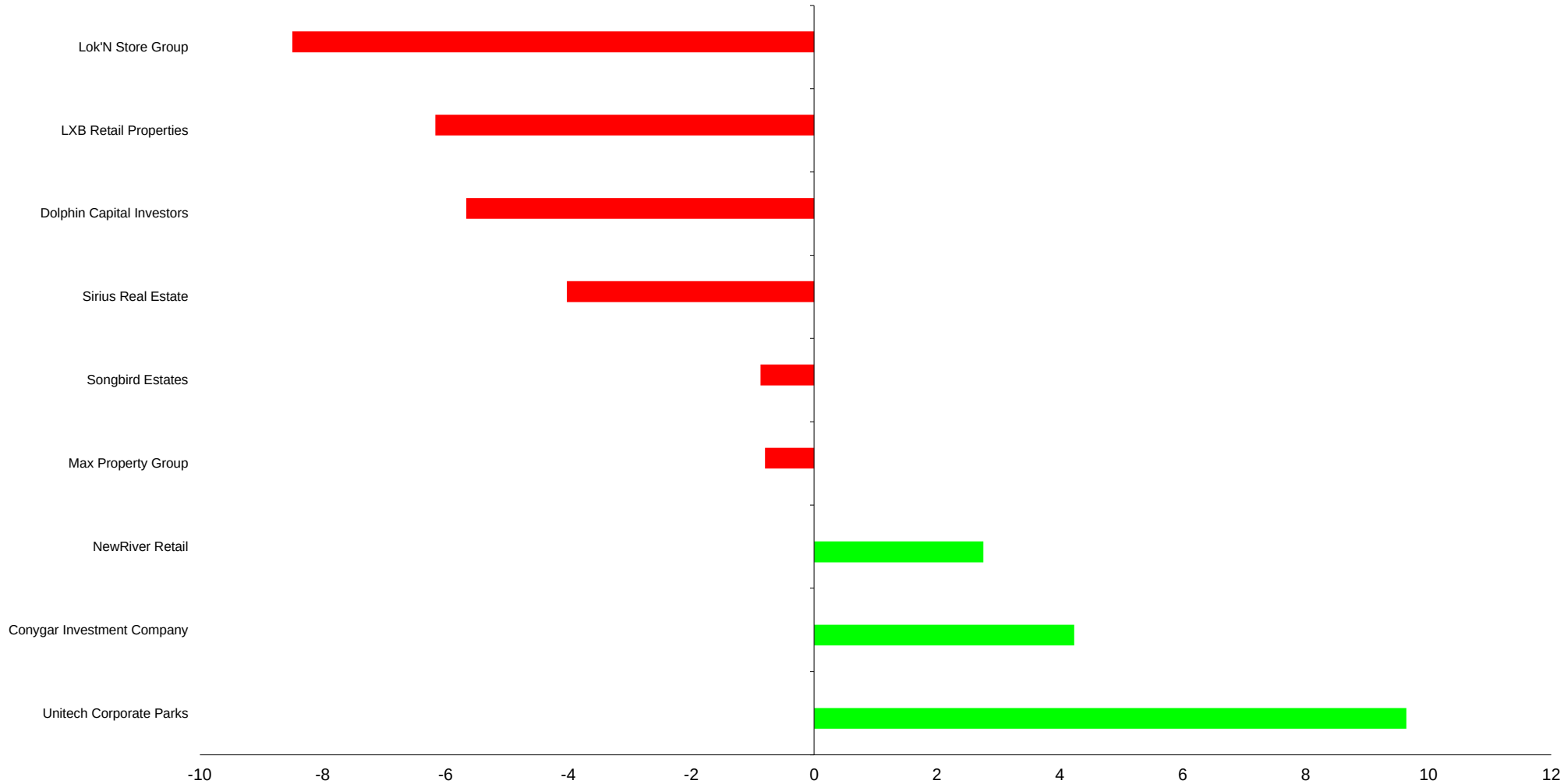
Top Performance

Stock	Country	Price Return May-14	Div Return May-14	Total Return May-14	
Unitech Corporate Parks	UK	13.66	0.00	13.66	▲
PIK Group	RUS	11.64	0.00	11.64	▲
Conygar Investment Company	UK	8.26	0.00	8.26	▲
NewRiver Retail	UK	6.78	0.00	6.78	▲
Max Property Group	UK	3.23	0.00	3.23	▲
Songbird Estates	UK	3.15	0.00	3.15	▲
Sirius Real Estate	UK	0.00	0.00	0.00	=

Bottom Performance

Stock	Country	Price Return May-14	Div Return May-14	Total Return May-14	
Atrium European Real Estate	CZE	-1.45	0	-1.45	▼
Dolphin Capital Investors	VGB	-1.64	0	-1.64	▼
LXB Retail Properties	UK	-2.14	0	-2.14	▼
Immofinanz AG	RUS	-2.40	0	-2.40	▼
Lok'N Store Group	UK	-4.47	0	-4.47	▼
Orco Property Group S.A.	CZE	-8.06	0	-8.06	▼

Graph 45: Total Return Performance relative to Regional Index



Part V

Correlations

Section 5.1

Risk / Return Profiles and Correlations - Developed Markets

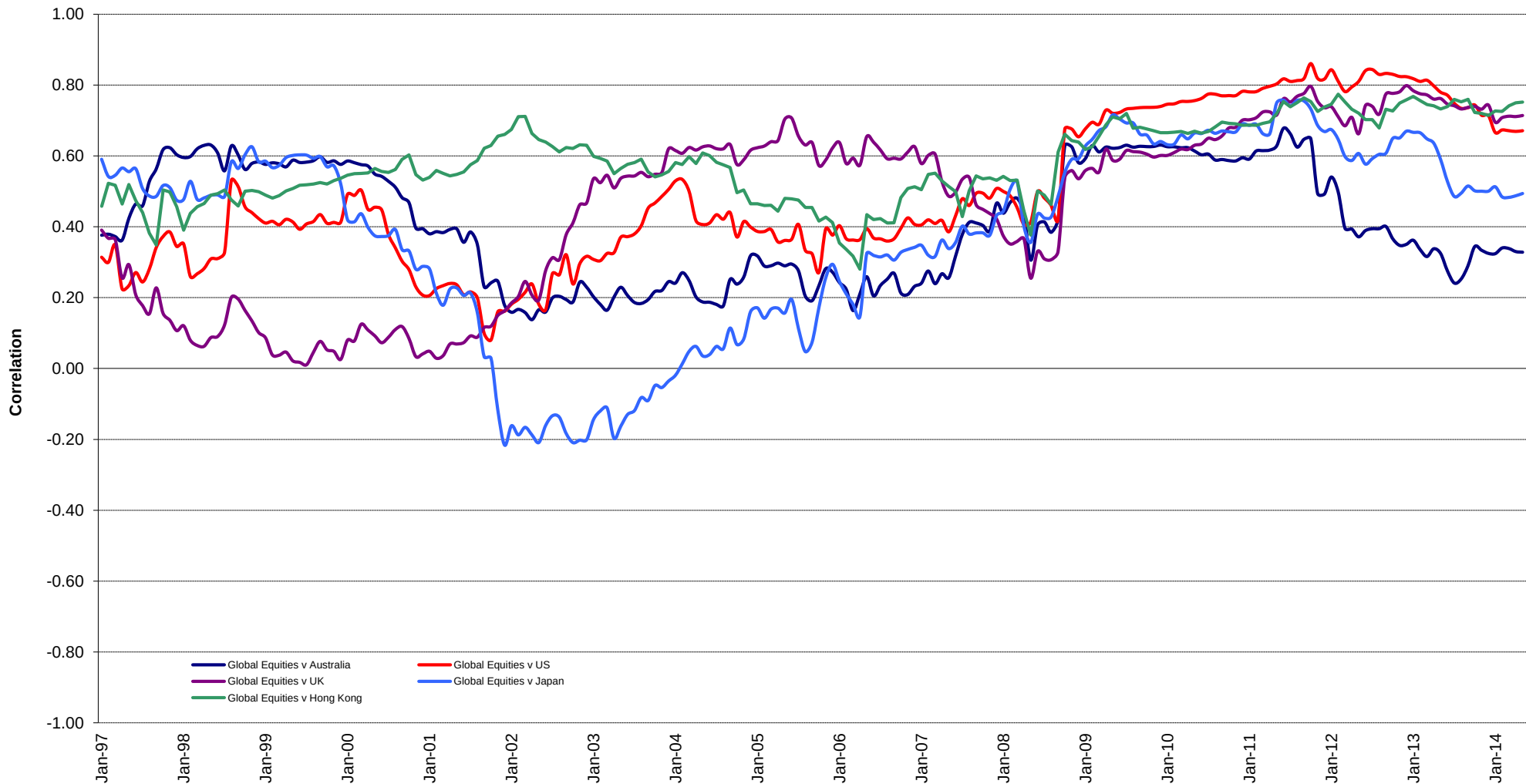
Developed Markets - Correlations

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



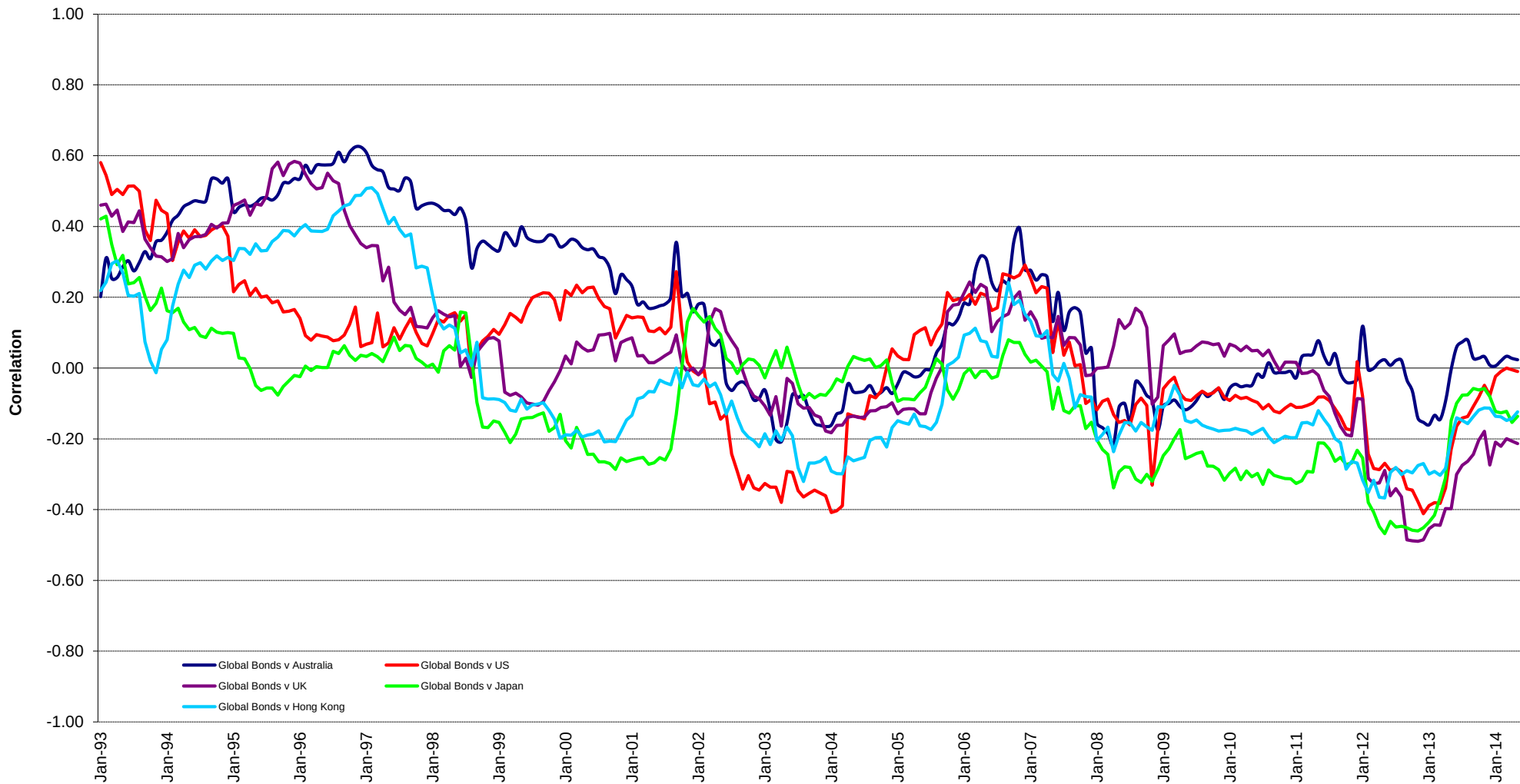
Developed Markets - Correlations

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



Developed Markets - Correlations

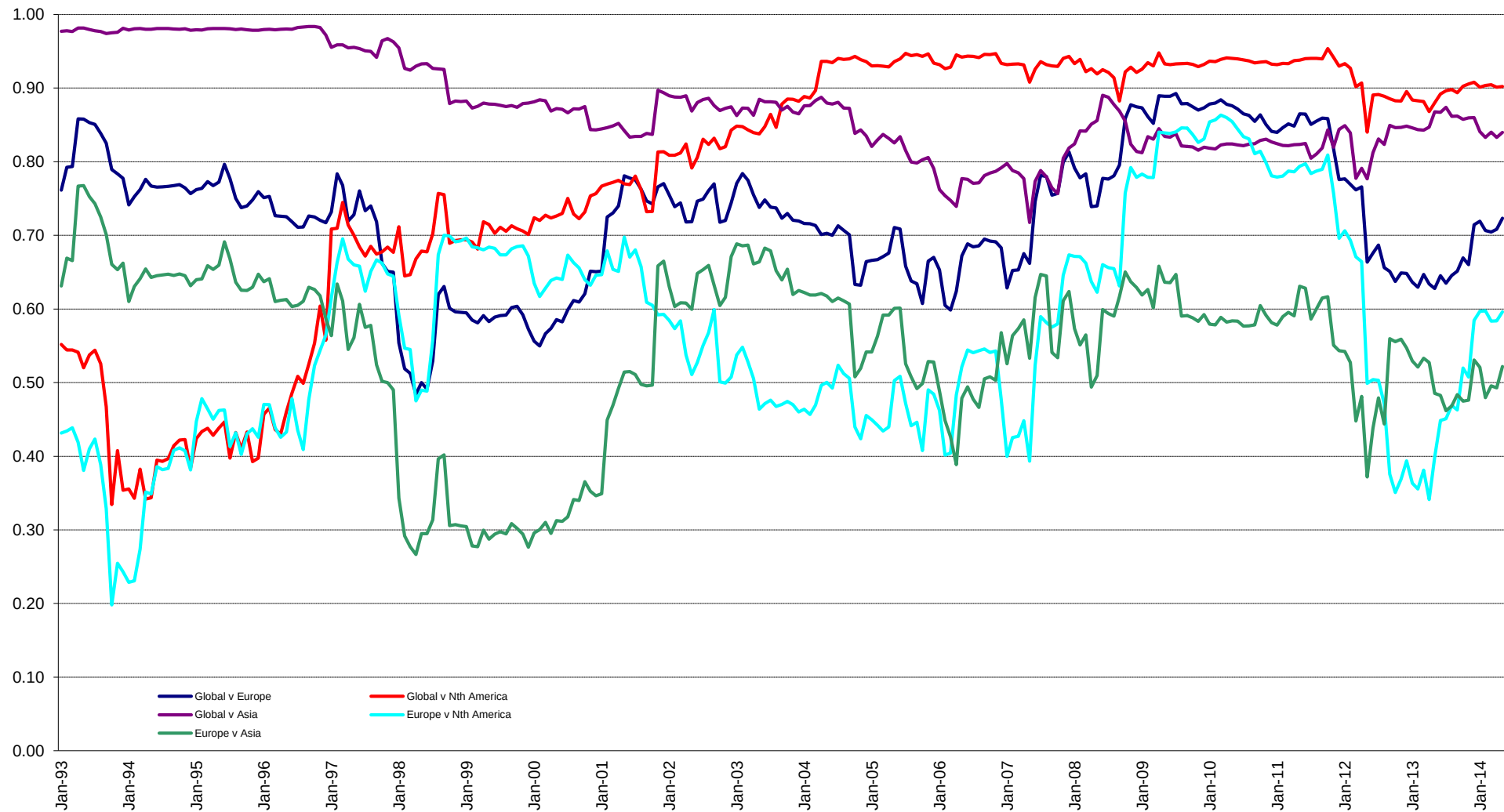
Graph 48: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



Version: May 2014

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	0.72	0.90	0.84		0.74	0.60	0.59	0.80		0.25
Europe Real Estate	0.72	1.00	0.60	0.52		0.71	0.76	0.53	0.61		-0.01
North America Real Estate	0.90	0.60	1.00	0.54		0.61	0.41	0.60	0.59		0.31
Asia Real Estate	0.84	0.52	0.54	1.00		0.63	0.56	0.38	0.83		0.16
Global Equities	0.74	0.71	0.61	0.63		1.00	0.89	0.90	0.83		-0.16
Europe Equities	0.60	0.76	0.41	0.56		0.89	1.00	0.68	0.69		-0.32
North America Equities	0.59	0.53	0.60	0.38		0.90	0.68	1.00	0.62		-0.13
Asia Equities	0.80	0.61	0.59	0.83		0.83	0.69	0.62	1.00		0.10
Global Bonds	0.25	-0.01	0.31	0.16		-0.16	-0.32	-0.13	0.10		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	0.87		-0.06
Europe Real Estate	0.85	1.00	0.76	0.72		0.85	0.87	0.78	0.79		-0.22
North America Real Estate	0.93	0.76	1.00	0.71		0.73	0.66	0.70	0.71		0.00
Asia Real Estate	0.91	0.72	0.71	1.00		0.79	0.75	0.67	0.90		-0.06
Global Equities	0.84	0.85	0.73	0.79		1.00	0.97	0.97	0.92		-0.40
Europe Equities	0.80	0.87	0.66	0.75		0.97	1.00	0.91	0.88		-0.43
North America Equities	0.77	0.78	0.70	0.67		0.97	0.91	1.00	0.81		-0.44
Asia Equities	0.87	0.79	0.71	0.90		0.92	0.88	0.81	1.00		-0.21
Global Bonds	-0.06	-0.22	0.00	-0.06		-0.40	-0.43	-0.44	-0.21		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	0.53	0.43	0.22	0.47	0.53	0.45	0.36	0.58	0.20	0.40	0.16	0.39	0.43	0.24	0.28	0.45	0.61	0.20	0.03
Singapore	0.53	1.00	0.77	0.55	0.65	0.59	0.67	0.26	0.56	0.50	0.67	0.54	0.60	0.65	0.46	0.39	0.50	0.64	0.63	-0.08
Hong Kong	0.43	0.77	1.00	0.41	0.66	0.50	0.50	0.03	0.56	0.43	0.57	0.56	0.60	0.51	0.32	0.46	0.36	0.56	0.63	-0.12
Japan	0.22	0.55	0.41	1.00	0.33	0.41	0.22	0.09	0.04	0.20	0.40	0.18	0.26	0.27	0.04	0.30	0.22	0.24	0.38	-0.14
US	0.47	0.65	0.66	0.33	1.00	0.67	0.67	0.25	0.60	0.36	0.69	0.53	0.61	0.60	0.37	0.48	0.46	0.66	0.65	0.00
Canada	0.53	0.59	0.50	0.41	0.67	1.00	0.44	0.49	0.52	0.33	0.45	0.24	0.36	0.44	0.25	0.29	0.46	0.46	0.54	0.28
UK	0.45	0.67	0.50	0.22	0.67	0.44	1.00	0.18	0.73	0.61	0.73	0.63	0.67	0.80	0.64	0.44	0.70	0.83	0.66	-0.22
Switzerland	0.36	0.26	0.03	0.09	0.25	0.49	0.18	1.00	0.26	0.32	0.15	0.04	0.26	0.25	0.30	0.09	0.21	0.28	0.01	0.35
Sweden	0.58	0.56	0.56	0.04	0.60	0.52	0.73	0.26	1.00	0.57	0.66	0.50	0.74	0.69	0.47	0.37	0.70	0.83	0.60	0.13
Austria	0.20	0.50	0.43	0.20	0.36	0.33	0.61	0.32	0.57	1.00	0.61	0.42	0.68	0.62	0.66	0.41	0.66	0.63	0.47	-0.20
Netherlands	0.40	0.67	0.57	0.40	0.69	0.45	0.73	0.15	0.66	0.61	1.00	0.52	0.78	0.85	0.63	0.40	0.79	0.75	0.62	-0.07
Norway	0.16	0.54	0.56	0.18	0.53	0.24	0.63	0.04	0.50	0.42	0.52	1.00	0.55	0.58	0.53	0.27	0.34	0.61	0.64	-0.26
Italy	0.39	0.60	0.60	0.26	0.61	0.36	0.67	0.26	0.74	0.68	0.78	0.55	1.00	0.65	0.56	0.58	0.56	0.73	0.54	-0.13
France	0.43	0.65	0.51	0.27	0.60	0.44	0.80	0.25	0.69	0.62	0.85	0.58	0.65	1.00	0.67	0.31	0.81	0.84	0.61	0.01
Germany	0.24	0.46	0.32	0.04	0.37	0.25	0.64	0.30	0.47	0.66	0.63	0.53	0.56	0.67	1.00	0.17	0.58	0.59	0.49	-0.17
Greece	0.28	0.39	0.46	0.30	0.48	0.29	0.44	0.09	0.37	0.41	0.40	0.27	0.58	0.31	0.17	1.00	0.33	0.39	0.40	-0.27
Belgium	0.45	0.50	0.36	0.22	0.46	0.46	0.70	0.21	0.70	0.66	0.79	0.34	0.56	0.81	0.58	0.33	1.00	0.73	0.52	0.03
Finland	0.61	0.64	0.56	0.24	0.66	0.46	0.83	0.28	0.83	0.63	0.75	0.61	0.73	0.84	0.59	0.39	0.73	1.00	0.63	-0.03
Global Equities	0.20	0.63	0.63	0.38	0.65	0.54	0.66	0.01	0.60	0.47	0.62	0.64	0.54	0.61	0.49	0.40	0.52	0.63	1.00	-0.16
Global Bonds	0.03	-0.08	-0.12	-0.14	0.00	0.28	-0.22	0.35	0.13	-0.20	-0.07	-0.26	-0.13	0.01	-0.17	-0.27	0.03	-0.03	-0.16	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.68	-0.03
Australia - ASX	0.68	1.00	-0.43
Australia Bonds	-0.03	-0.43	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.87	0.25
Singapore - STI	0.87	1.00	0.13
Singapore Bonds	0.25	0.13	1.00

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.72	-0.18
UK - FTSE 100	0.72	1.00	-0.32
UK Bonds	-0.18	-0.32	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.82	0.06
Japan - Nikkei	0.82	1.00	-0.23
Japan Bonds	0.06	-0.23	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.70	-0.07
United States - S&P 500	0.70	1.00	-0.55
United States Bonds	-0.07	-0.55	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.62	-0.15
Netherlands - AEX	0.62	1.00	-0.30
Netherlands Bonds	-0.15	-0.30	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.92	-0.08
Hong Kong - Hang Seng	0.92	1.00	-0.11
Hong Kong Bonds	-0.08	-0.11	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.34	0.17
Canada - TSX	0.34	1.00	-0.46
Canada Bonds	0.17	-0.46	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.75	0.07
France - CAC 40	0.75	1.00	-0.32
France Bonds	0.07	-0.32	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.65	-0.11
Sweden - OMX	0.65	1.00	-0.53
Sweden Bonds	-0.11	-0.53	1.00

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

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.62	0.18
Belgium - BEL 20	0.62	1.00	0.03
Belgium Bonds	0.18	0.03	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	0.44
Spain Bonds	-NA-	0.44	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	0.57	-0.14	0.00
Germany - DAX	1.00	-0.46	0.00
Germany Bonds	-0.46	1.00	0.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.65	0.01
Finland - HEX 25	0.65	1.00	-0.36
Finland Bonds	0.01	-0.36	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	0.64	0.61	0.00
Italy - MIB30	1.00	0.46	0.00
Italy Bonds	0.46	1.00	0.00

	Denmark - RE	Denmark - KFX	Denmark Bonds
Denmark - RE	-NA-	-NA-	0.00
Denmark - KFX	1.00	-0.26	0.00
Denmark Bonds	-0.26	1.00	0.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.67	0.02
Austria - WBI	0.67	1.00	-0.12
Austria Bonds	0.02	-0.12	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

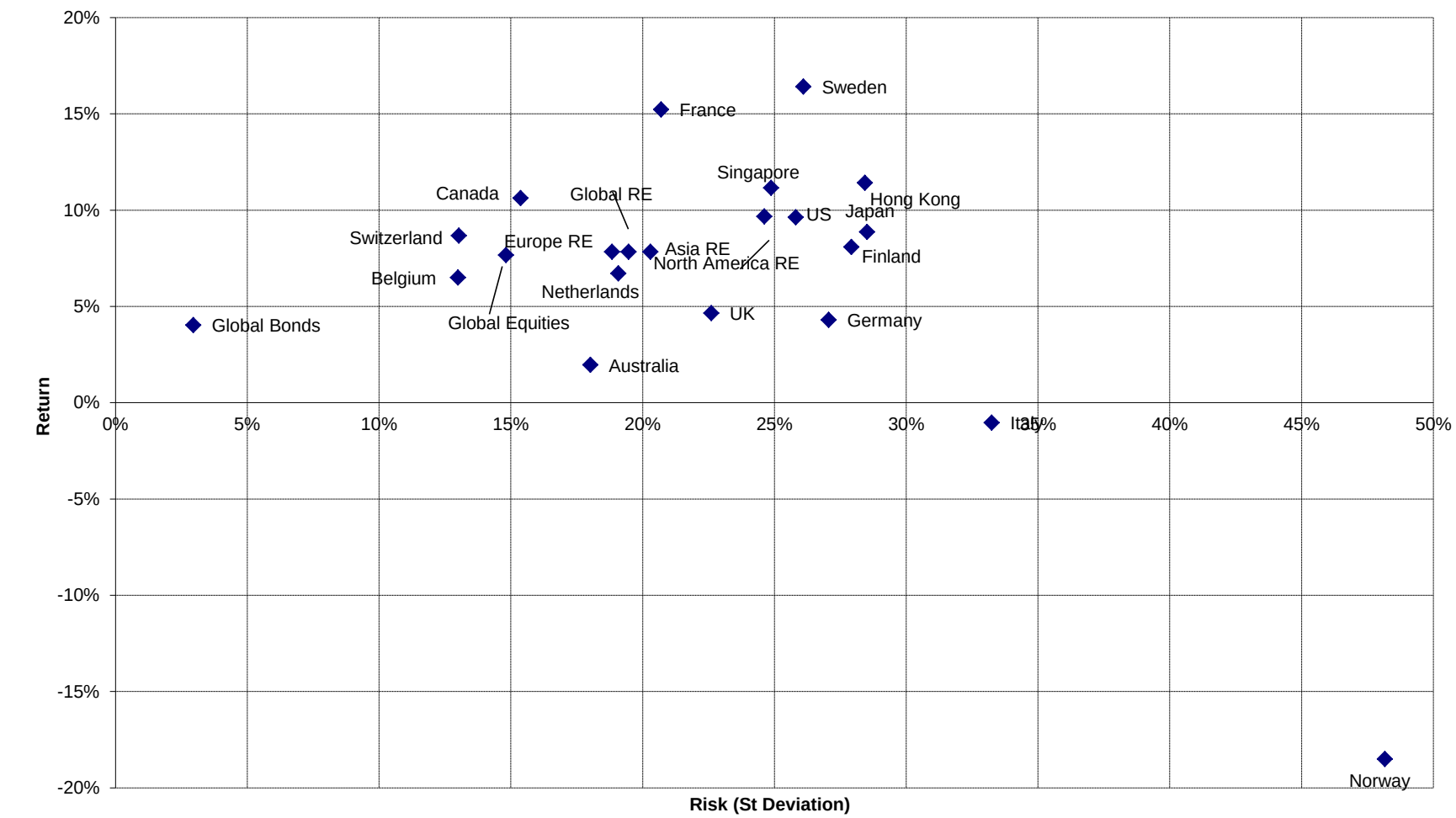
	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.64	-NA-
Greece - ASE 20	0.64	1.00	-NA-
Greece Bonds	-NA-	-NA-	-NA-

	New Zealand - RE	New Zealand - NZX	New Zealand Bonds
New Zealand - RE	1.00	-NA-	0.25
New Zealand - NZX	-NA-	-NA-	-NA-
New Zealand Bonds	0.25	-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

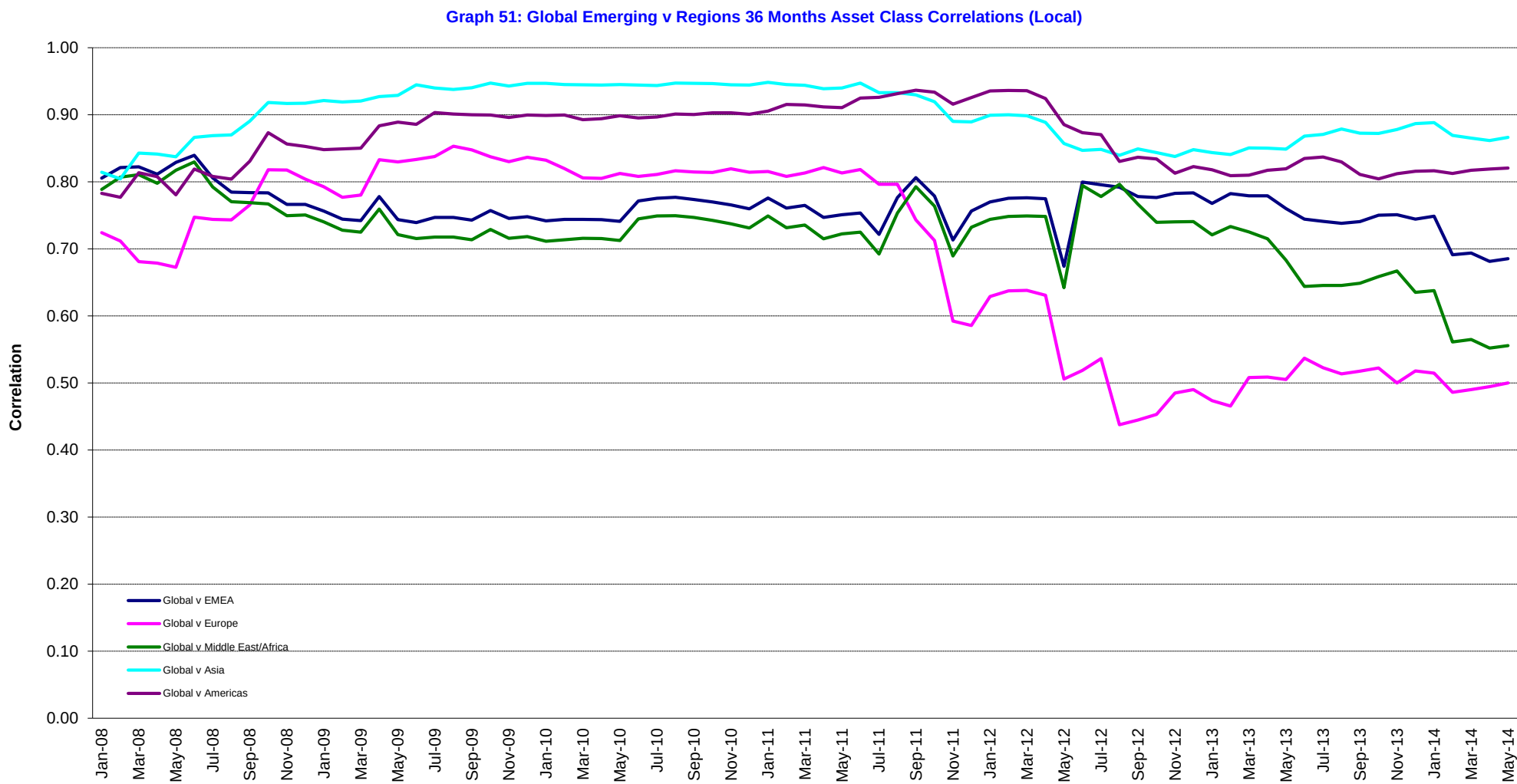
Graph 50: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



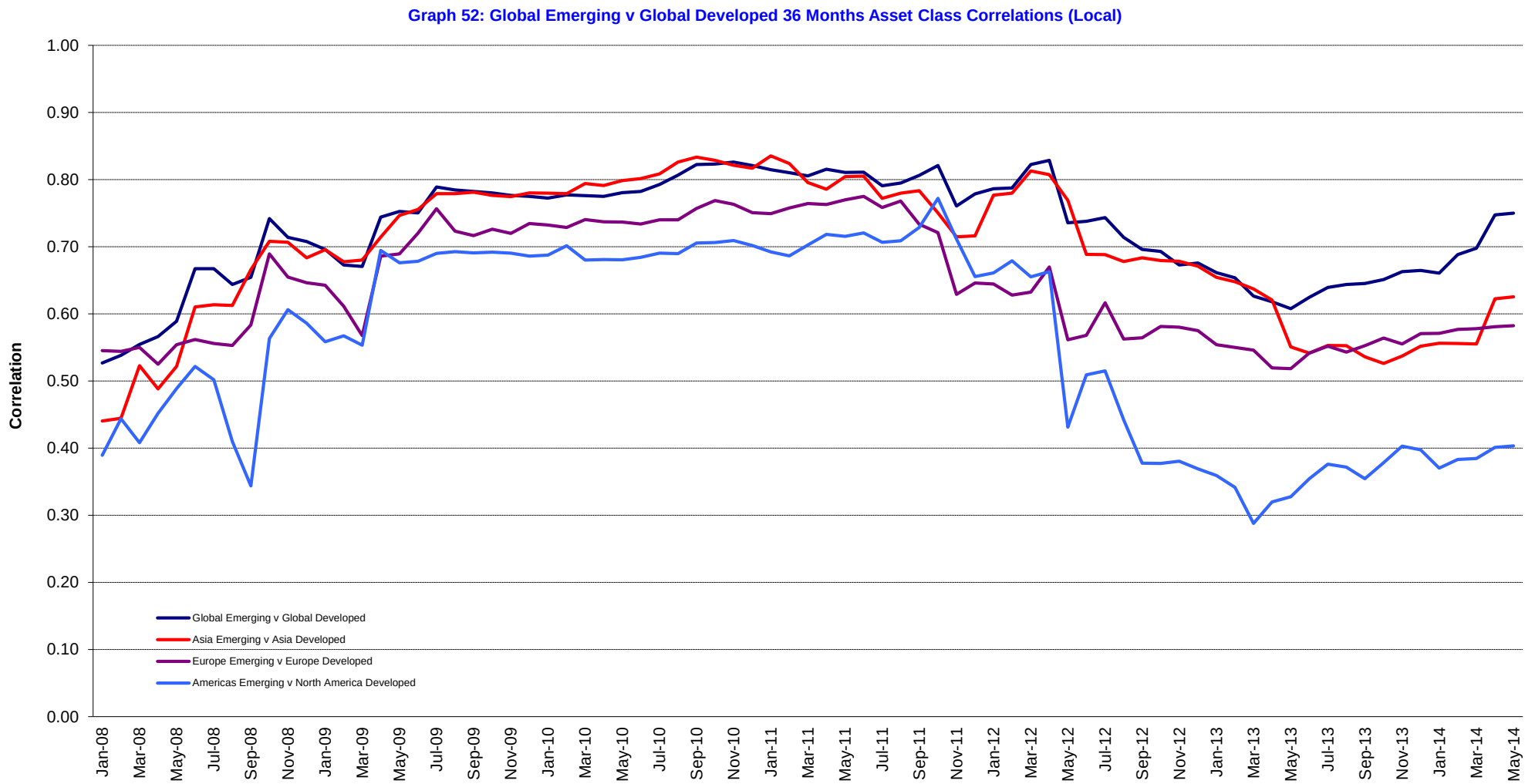
Section 5.2

Risk / Return Profiles and Correlations - Emerging Markets

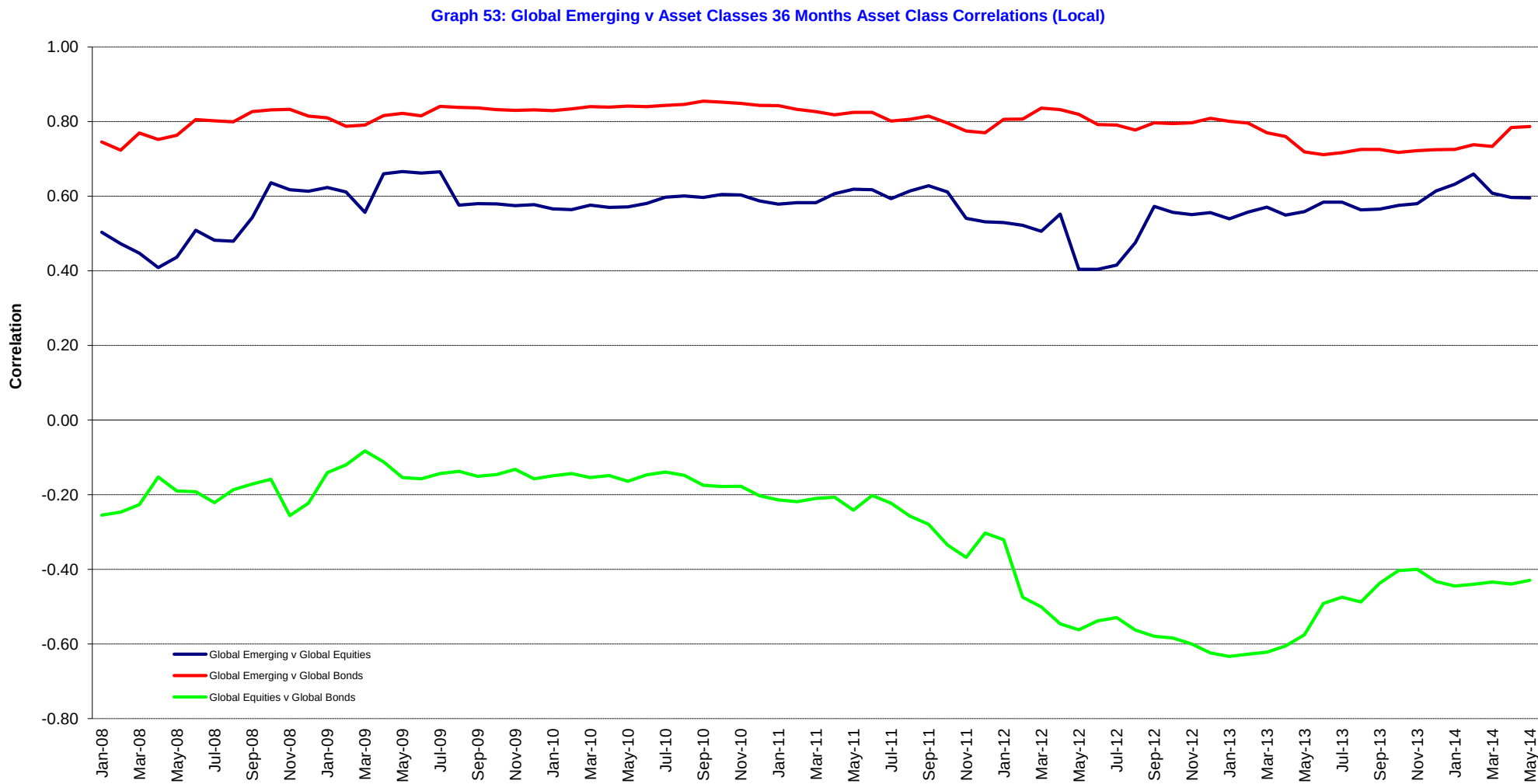
Emerging Markets - Correlations



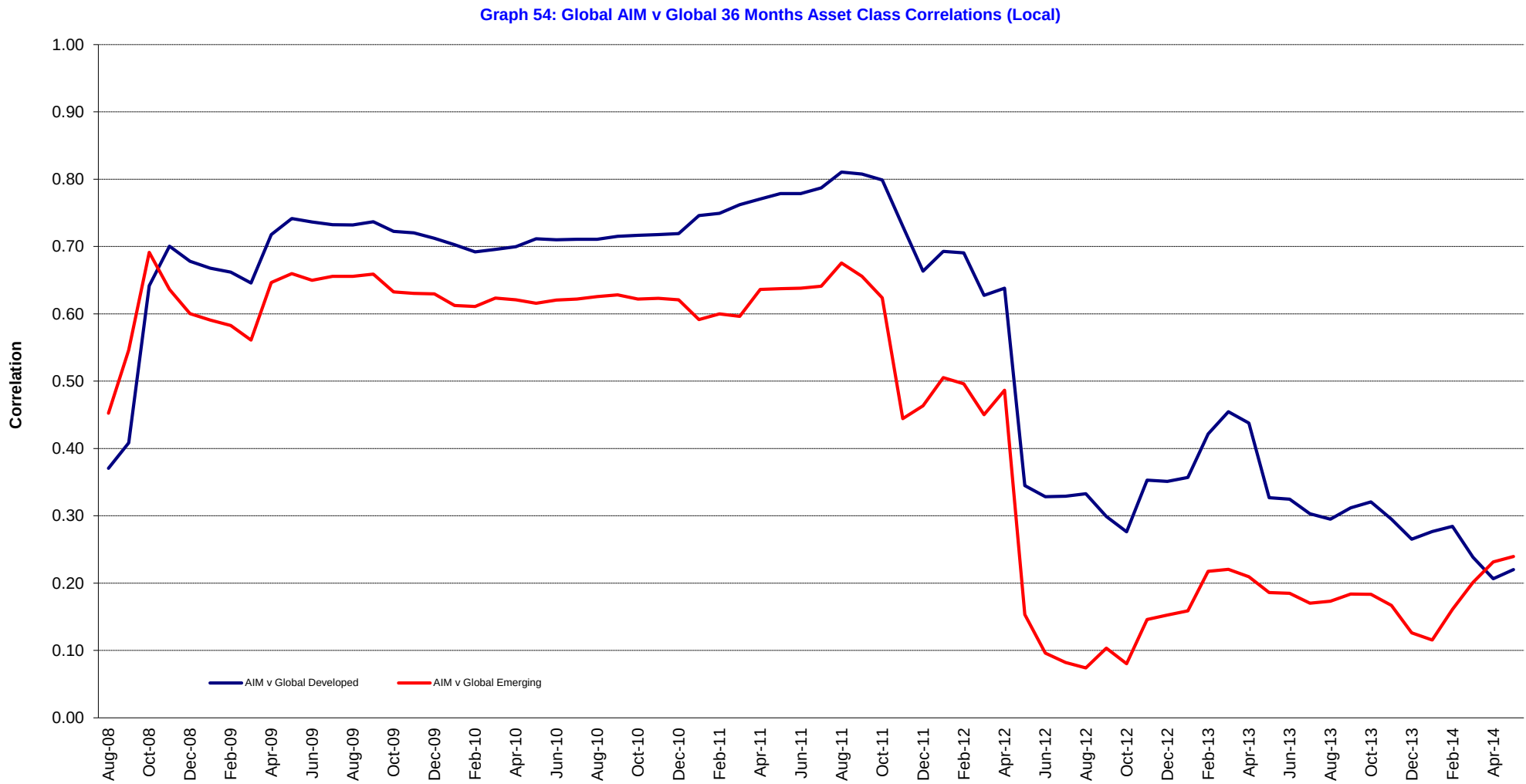
Emerging Markets - Correlations



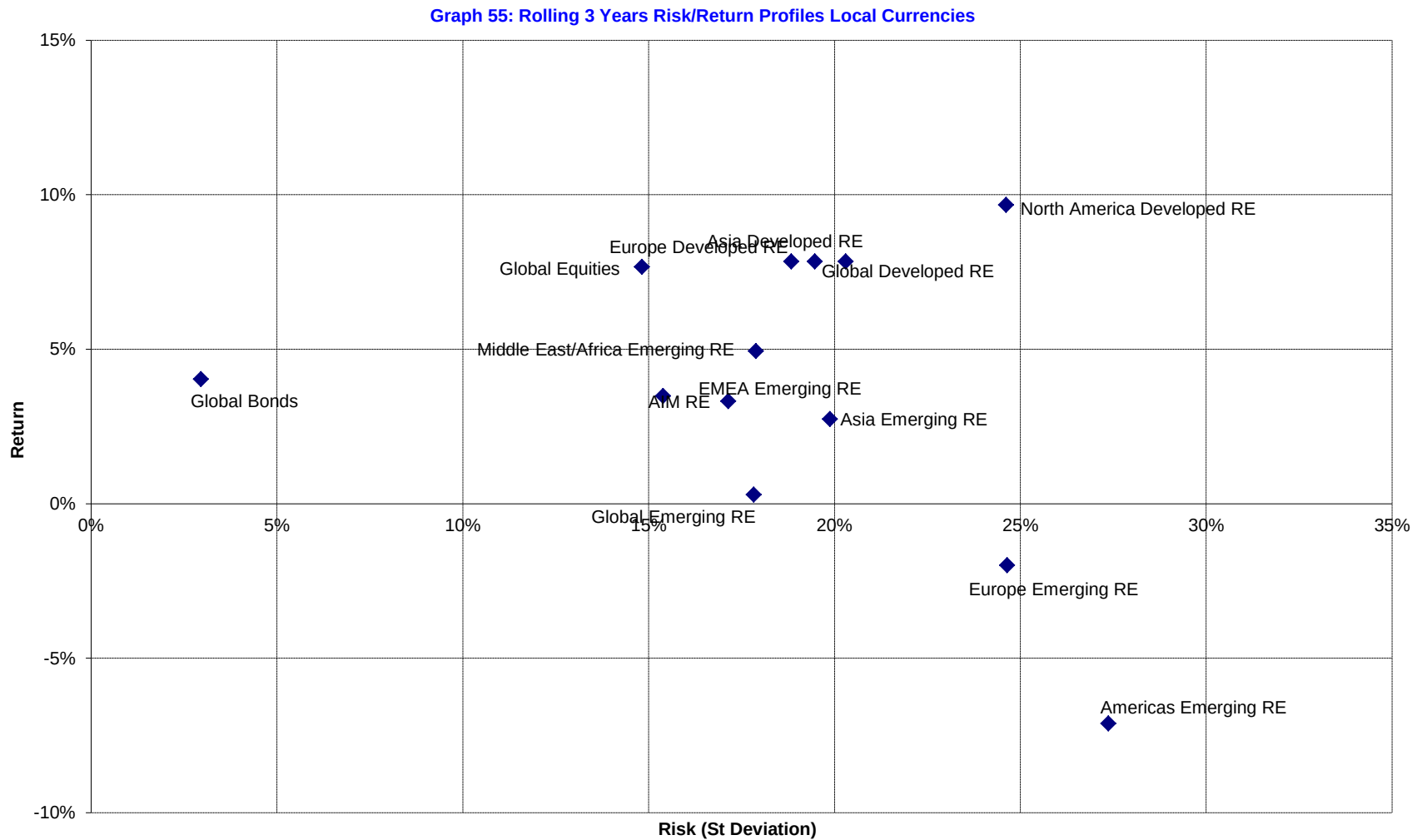
Emerging Markets - Correlations



Emerging Markets - Correlations



Emerging Markets - Risk/Return Profiles



Part VI

Currency Exchange

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 30-May	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 (%) May-14	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.36	0.77	1.14	-0.73	-1.72	5.29	-0.99	-1.59	-0.97	10.58	8.89
1 EUR = CAD	1.48	-0.44	-1.13	-0.91	2.08	10.62	-2.60	-2.63	1.20	9.89	6.54
1 EUR = GBP	0.81	0.25	2.03	-1.51	-2.34	-4.83	-1.60	-0.93	-2.22	8.96	6.22
1 EUR = SEK	9.11	-0.01	0.01	-3.21	0.84	5.81	2.00	0.87	2.99	6.40	5.24
1 EUR = CHF	1.22	-1.48	-2.23	-4.17	-0.17	-1.91	0.19	-0.08	-0.46	6.53	6.38
1 EUR = DKK	7.46	-0.07	0.04	0.05	0.04	0.10	-0.04	-0.01	0.04	0.21	0.19
1 EUR = AUD	1.47	-0.39	-1.50	-3.68	2.81	8.46	-1.40	-2.03	-4.81	9.47	10.17
1 EUR = HKD	10.58	0.79	1.07	-0.73	-1.83	5.16	-1.05	-1.59	-0.98	10.49	8.81
1 EUR = JPY	138.84	0.62	0.40	0.55	5.93	6.09	-2.19	-1.98	-4.14	13.05	14.24
1 EUR = SGD	1.71	-0.24	-1.89	-3.51	-1.22	4.37	-1.30	-1.72	-1.67	7.28	6.64
1 EUR = NZD	1.61	-NA-	-1.82	-6.17	-2.76	-1.12	1.18	-0.43	-4.01	10.39	9.89

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

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Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 30-May	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 (%) May-14	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.36	0.77	1.14	-0.73	-1.72	5.29	-0.99	-1.59	-0.97	10.58	8.89
1 EUR = GBP	0.81	0.25	2.03	-1.51	-2.34	-4.83	-1.60	-0.93	-2.22	8.96	6.22
1 EUR = HKD	10.58	0.79	1.07	-0.73	-1.83	5.16	-1.05	-1.59	-0.98	10.49	8.81
1 EUR = PLN	4.13	-NA-	-1.17	-1.73	1.49	-3.36	-0.70	-1.50	-0.55	9.48	8.19
1 EUR = BRL	3.06	7.33	-0.41	1.88	10.36	10.74	-1.58	-1.23	-5.85	19.21	11.19
1 EUR = EGP	9.76	5.44	4.62	4.16	4.53	7.80	1.60	0.42	1.90	15.04	10.48
1 EUR = IDR	15931.12	10.49	5.57	1.81	9.09	25.50	1.75	-0.62	-5.00	14.18	11.25
1 EUR = INR	80.63	4.83	5.90	3.87	7.58	10.14	-2.04	-3.59	-5.40	14.27	10.35
1 EUR = MXN	17.56	8.63	4.37	-1.18	1.81	5.60	-2.36	-3.24	-2.70	17.00	9.02
1 EUR = MYR	4.38	2.66	1.44	-2.38	0.43	9.16	-2.59	-3.17	-2.86	12.71	7.95
1 EUR = PHP	59.71	4.02	0.68	-2.28	-1.35	8.99	-3.40	-3.41	-2.37	13.70	7.56
1 EUR = THB	44.80	2.91	1.00	-1.62	0.94	14.17	0.20	-0.16	-1.06	14.43	7.77
1 EUR = TRY	2.86	25.05	6.74	5.50	7.55	17.52	-3.08	-2.66	-3.48	17.78	8.64
1 EUR = TWD	40.92	2.09	2.06	-2.34	-0.23	5.52	-2.51	-2.28	-0.37	13.88	6.99
1 EUR = ZAR	14.44	7.16	8.29	4.89	13.74	10.77	-0.37	-1.10	0.07	17.85	11.73

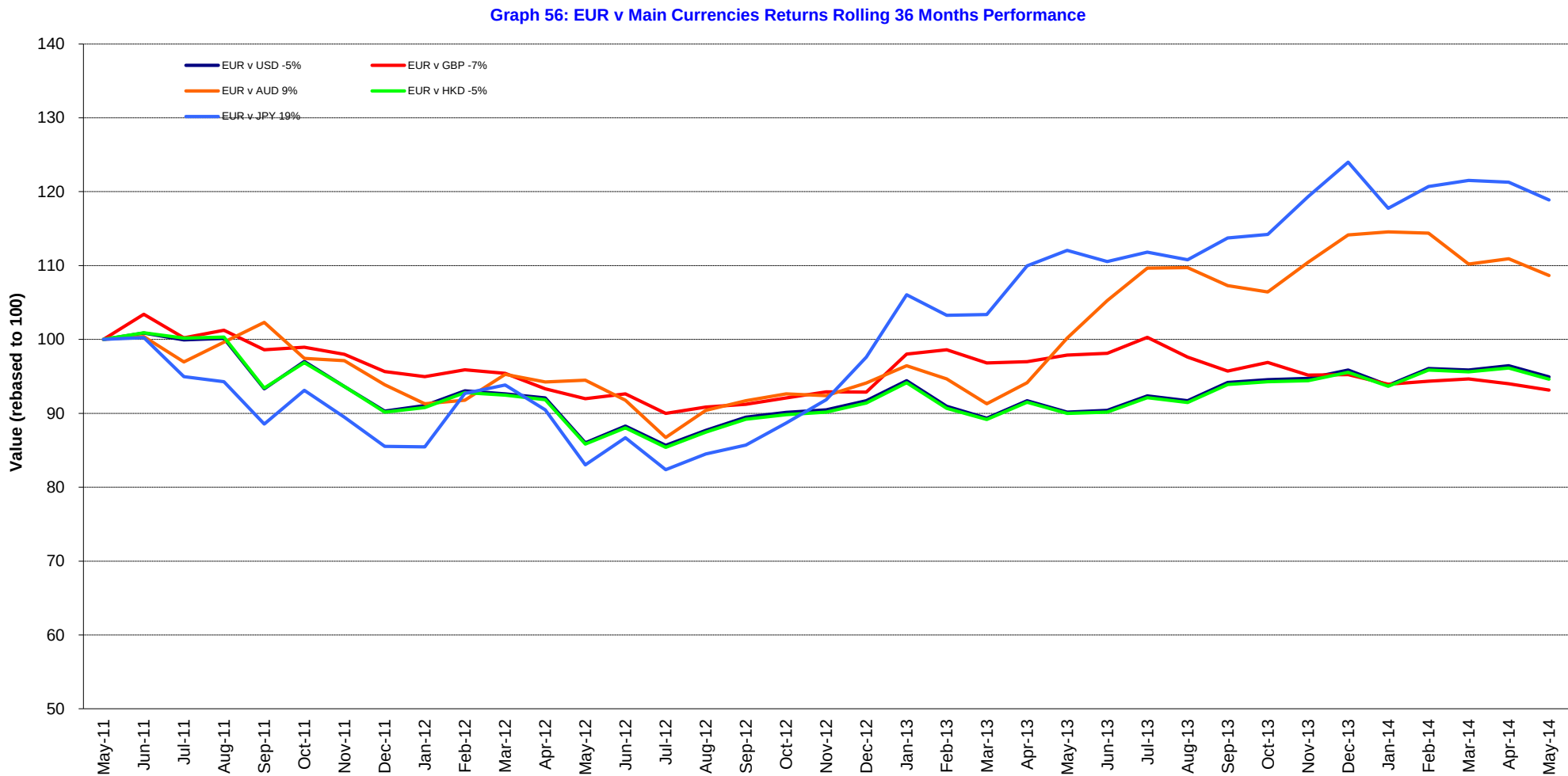
Note: Positive return figures = % profit by holding EUR

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

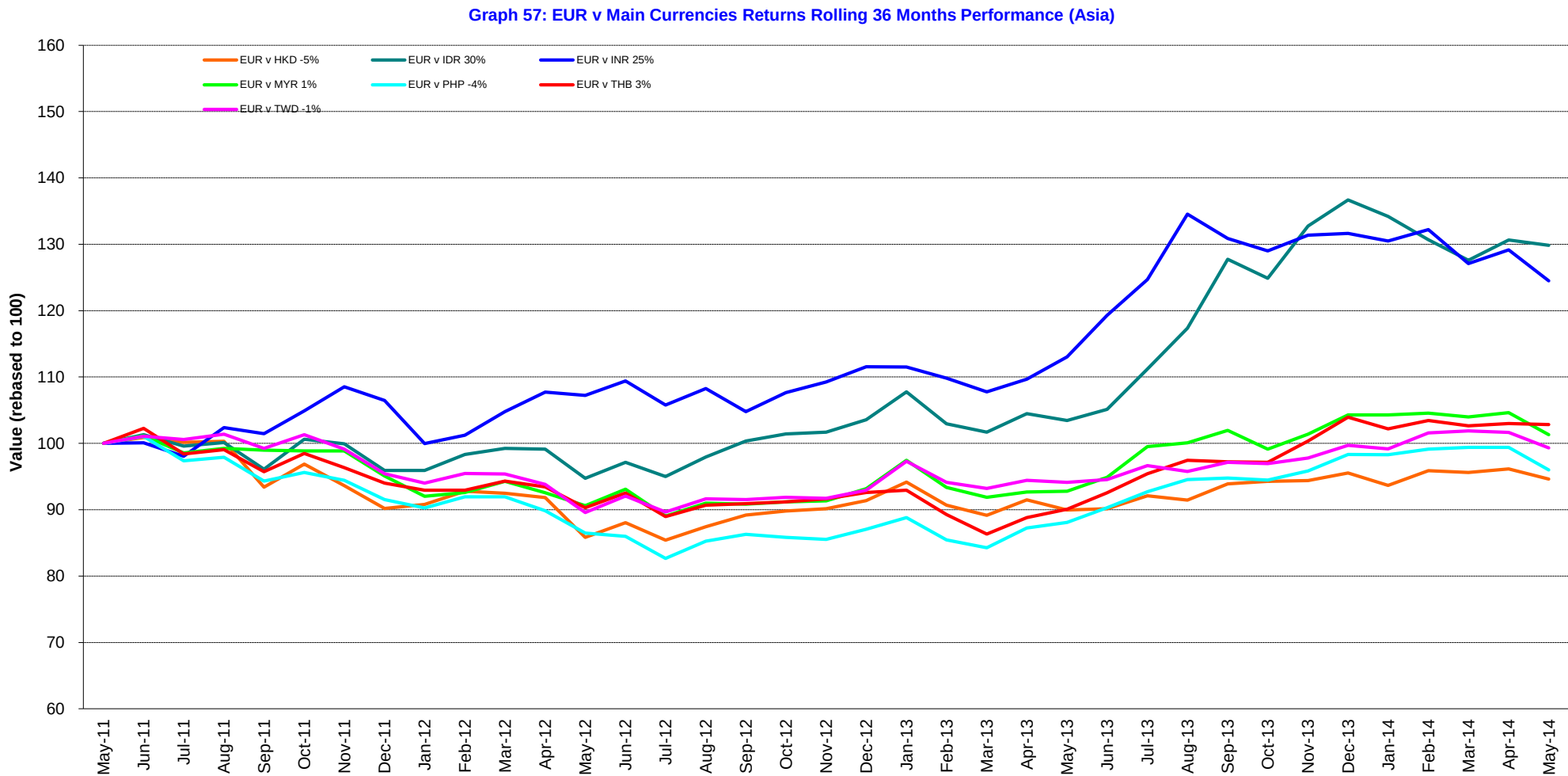
Version: May 2014

292

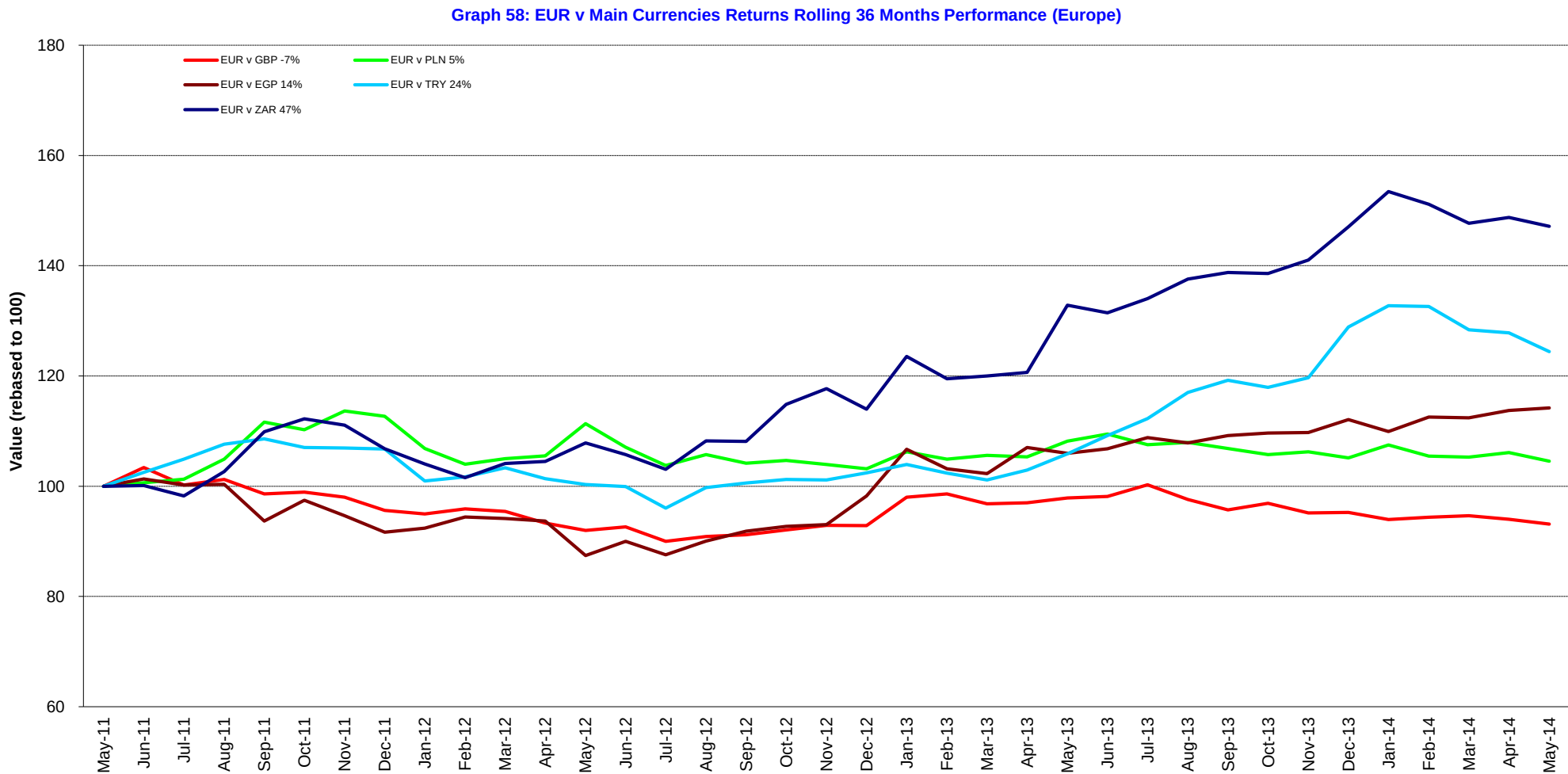
Foreign Exchange Performance



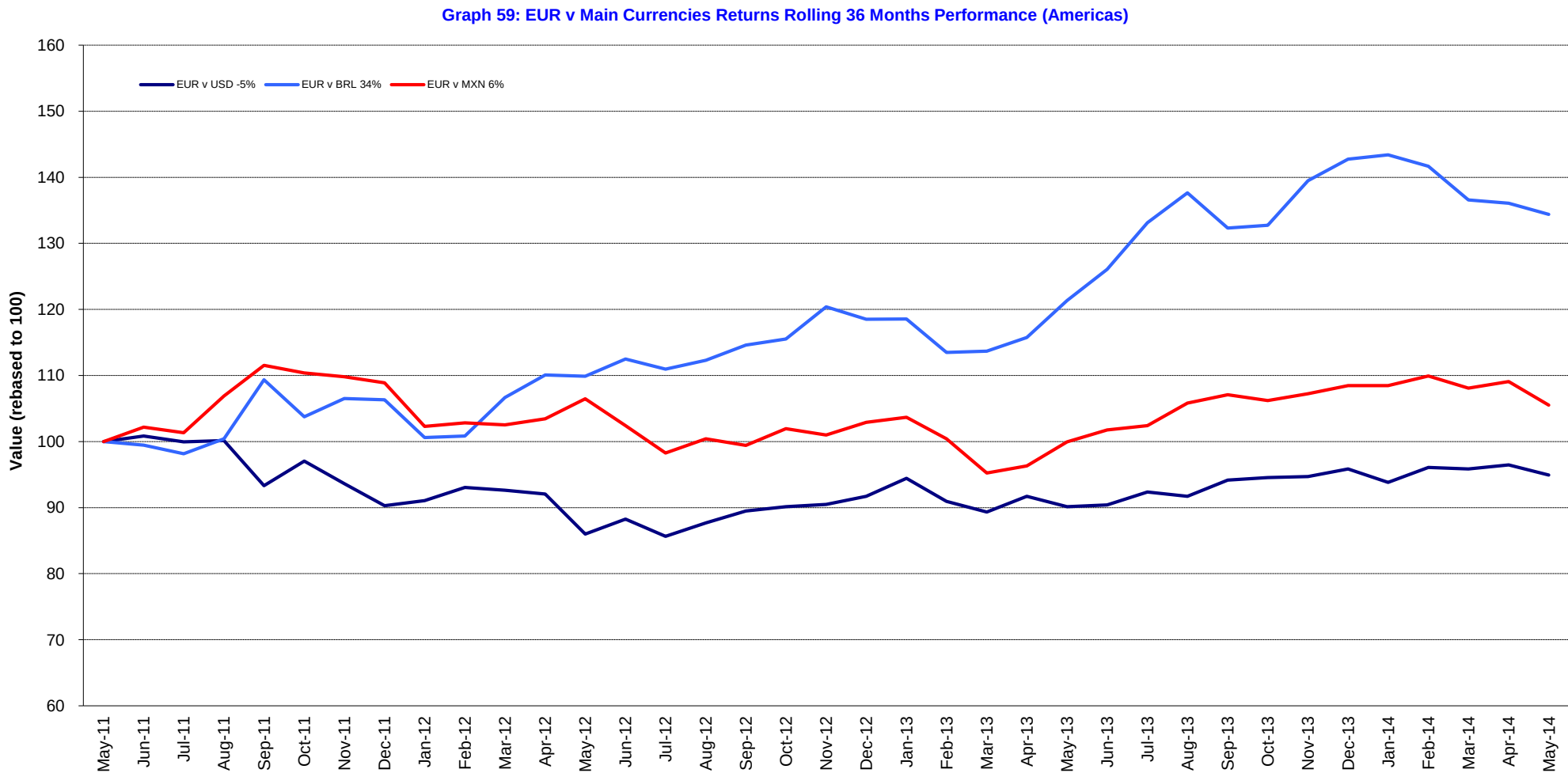
Foreign Exchange Performance



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:

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

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

Methodology

Velocity

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

Volatility

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

Section 7.2

Data Vendor Codes

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
DEV. EUROPE EURO ZONE DIVERSIFIED INDEX	EPED	EPEDU	EPEDG	EPEDJ	EPEDA		TEPEDE	TEPEDU	TEPEDG	TEPEDJ	TEPEDA							
DEV. EUROPE EURO ZONE INDEX	EPEU	UPEU	GPEU	YPEU			RPEU	RUPEU	RGPEU	RYEU			NEPEU	NUPEU	NPPEU	NYPEU		
DEV. EUROPE EURO ZONE INDUSTRIAL INDEX	EPEIE	EPEIU	EPEIG	EPEIJ	EPEIA		TEPEIE	TEPEIU	TEPEIG	TEPEIJ	TEPEIA							
DEV. EUROPE EURO ZONE OFFICE INDEX	EPEFE	EPEFU	EPEFG	EPEFJ	EPEFA		TEPEFE	TEPEFU	TEPEFG	TEPEFJ	TEPEFA							
DEV. EUROPE EURO ZONE RESIDENTIAL INDEX	EPERE	EPERU	EPERG	EPERJ	EPERA		TEPERE	TEPERU	TEPERG	TEPERJ	TEPERA							
DEV. EUROPE EURO ZONE RETAIL INDEX	EPETE	EPETU	EPETG	EPETJ	EPETA		TEPETE	TEPETU	TEPETG	TEPETJ	TEPETA							
DEV. EUROPE EX UK CAPPED INDEX	EOUK	EOUKU	EOUKG	EOUKJ			TEOUKE	TEOUKU	TEOUKG	TEOUKJ			ROUK	ROUK	ROUK	ROUK		
DEV. EUROPE EX UK DIVIDEND+ INDEX	ENDP																	
DEV. EUROPE EX UK INDEX	EXUK	UXUK	GXUK	YXUK			RXUK	RUXUK	RGXUK	RYXU			REXUK	NUXUK	NPXUK	NYXUK		
						GSLQEUH (HKD), GSLQEUS (SGD)											TGSLQEUH (HKD), TGSLQEUS (SGD)	
DEV. EUROPE EX UK LIQUID INDEX	GSLQEU	GSLQEUU	GSLQEUJ	GSLQEUJ	GSLQEUA		TGSLQEU	TGSLQEUU	TGSLQEUJ	TGSLQEUJ	TGSLQEUA							
DEV. EUROPE HEALTHCARE INDEX	EPRHE	EPRHU	EPRHG	EPRHJ	EPRHA		TEPRHE	TEPRHU	TEPRHG	TEPRHJ	TEPRHA							
DEV. EUROPE INDEX	EPRA	UPRA	GPRA	YPRJ			RPRJ	RUPRA	RGPRJ	RYPRJ			NEPRA	NUPRA	NPPRA	NYPRA		
DEV. EUROPE INDUSTRIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
DEV. EUROPE LIQUID 40 CAPPED INDEX INDEX		SOELU	SOELG	SEOLJ			TSOEL	TSOELU	TSOELG	TSOELJ			ROEL	ROEL	ROEL	ROEL		
DEV. EUROPE LIQUID 40 EX UK CAPPED INDEX		SOXUJ	SOXUG	SOXUJ			TSOXU	TSOXUJ	TSOXUG	TSOXUJ								
DEV. EUROPE LIQUID 40 EX UK INDEX	SSXU	USXU	PSXU	YSXU			RSXU	RUSX	RPXU	RYXU			NSXU	NUSXU	NPSXU	NYSXU		
DEV. EUROPE LIQUID 40 INDEX		SSEL	USEL	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	GSLQNAA		TGSLQNA	TGSLQNAU	TGSLQNAG	TGSLQNAJ	TGSLQNAA							
DEV. NORTH AMERICA LODGINGS RESORTS INDEX	EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA		TEGNLE	TEGNLU	TEGNLG	TEGNLJ	TEGNLA							
DEV. NORTH AMERICA OFFICE INDEX	EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA		TEGNFE	TEGNFU	TEGNFG	TEGNFJ	TEGNFA							
DEV. NORTH AMERICA RESIDENTIAL INDEX	EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA		TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA							
DEV. NORTH AMERICA RETAIL INDEX	EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA		TEGNTE	EGNTU	TEGNTG	TEGNTJ	TEGNTA							
DEV. NORTH AMERICA SELF STORAGE INDEX	EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA		TEGNSE	EGNSU	TEGNSG	TEGNSJ	TEGNSA							
DEV. NORTH AMERICA SPECIALTY INDEX	EGNPE	EGNPU	EGNPG	EGNPJ	EGNPA		TEGNPE	EGNPU	TEGNPG	TEGNPJ	TEGNPA							

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
EMERGING AMERICAS INDEX	FENEL																	
EMERGING EMEA INDEX	FENEM																	
EMERGING EUROPE INDEX	FENEU																	
EMERGING MARKET INDEX	FENEI																	
EMERGING MIDDLE EAST/AFRICA INDEX	FENME																	
FINLAND INDEX	EPFI	UPFI	PPFI	YPFI			RPFI	RUPFI	RPPFI	RYFI			TRPFIE	TRPFIU	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YPFR			RPFR	RUPFR	RPPFR	RYFR			TRPFRE	TRPFRU	TRPFRG	TRPFRJ		
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL DEV. DIVERSIFIED INDEX	ENGVE	ENGVU	ENGVG	ENGVI	ENGVA		TENGVE	TENGVI	TENGVG	TENGVI	TENGVA							
GLOBAL DEV. DIVIDEND+ INDEX	ENGD																	
GLOBAL DEV. EX ASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL DEV. EX ASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL DEV. EX ASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL DEV. EX AUD NON-RTL IN AUD HEDG IDX		GAHNU			GAHNA			TGAHNU			TGAHNA							
GLOBAL DEV. EX AUD NON-RTL IN AUD UNHEDG IDX		GAUNU			GAUNA			TGAUNU			TGAUNA							
GLOBAL DEV. EX AUD RTL IN AUD HEDG IDX		GAHRU			GAHRA			TGAHRU			TGAHRA							
GLOBAL DEV. EX AUD RTL IN AUD UNHEDG IDX		GAURU			GAURA			TGAURU			TGAURA							
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX					EGAAL						TEGAAL							
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	ENX EJ			TENXEE	TENXEU	TENXEG	TENX EJ								
GLOBAL DEV. EX EUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERX EJ			TERXEE	TERXEU	TERXEG	TERX EJ								
GLOBAL DEV. EX JAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJ J			TEGXJE	TEGXJU	TEGXJG	TEGXJ J			TRGXJE	TRGXJU	TRGXJG	TRGXJ J		
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	ENG EJ	ENGEA		TENGEE	TENG EU	TENGEG	TENG EJ	TENGEA							
GLOBAL DEV. HEDGED IN AUD INDEX					EGHAA						TEGHAA							
GLOBAL DEV. INDEX	ENGL	UNGL	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL DEV. INDUSTRIAL INDEX	ENGIE	ENG IU	ENGIG	ENG IJ	ENGIA		TENGIE	TENG IU	TENGIG	TENG IJ	TENGIA							
GLOBAL DEV. INDUSTRIAL/OFFICE INDEX	ENGME	ENG MU	ENG MG	ENG MJ	ENGMA		TENGME	TENG MU	TENG MG	TENG MJ	TENGMA							
GLOBAL DEV. LIQUID INDEX	GSLQGLE	GSLQGLU	GSLQGLG	GSLQGLJ	GSLQGLA	GSLQGLH (HKD), GSLQGLS (SGD)	TGSLQGLE	TGSLQGLU	TGSLQGLG	TGSLQGLJ	TGSLQGLA	TGSLQGLH (HKD), TGSLQGLS (SGD)						
GLOBAL DEV. LODGINGS/RESORTS INDEX	ENG OE	ENG OU	ENG OG	ENG OJ	ENG OA		TENG OE	TENG OU	TENG OG	TENG OJ	TENG OA							
GLOBAL DEV. NON-REITS INDEX	ENRGE	ENR GU	ENR GG	ENR GJ			TENRGE	TENR GU	TENR GG	TENR GJ								
GLOBAL DEV. OFFICE INDEX	ENGFE	ENG FU	ENG FG	ENG FJ	ENGFA		TENGFE	TENG FU	TENG FG	TENG FJ	TENGFA							

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GLOBAL DEV. REITS INDEX	ERGLU																	
GLOBAL DEV. REITS INDEX	ERGLE	ERGLU	ERGLG	ERGLJ			TERGLE	TERGLU	TERGLG	TERGLJ								
GLOBAL DEV. RESIDENTIAL INDEX	ENGAE	ENGAU	ENGAG	ENGAJ	ENGAA		TENGAE	TENGAU	TENGAG	TENGAJ	TENGAA							
GLOBAL DEV. RETAIL INDEX	ENGTE	ENGTU	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					TRPPTTE	TRPPTU	TRPPTG	TRPPTJ		
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	RYSI		RDSI (SGD)	TRLSIE	TRLSIU	TRLSIG	TRLSIJ		TRLSIL (SGD)
SOUTH KOREA INDEX													TRPKRE	TRPKRU	TRPKRG	TRPKRJ		TRPKRL (KRW)
SPAIN INDEX	EPSP	UPSP	PPSP	YPS P			RPSP	RUPSP	RPPS	RYSP			TRPSPE	TRPSPU	TRPSPG	TRPSPJ		
SWEDEN INDEX	EPSD	UPSD	PLSD	YLS D		ELSD (SEK)	RPSD	RUPSD	RPLSD	RYSD		RLSD (SEK)	TRLSDE	TRLSDU	TRLSDG	TRLSDJ		TRLSDL (SEK)
SWITZERLAND INDEX	EPSW	UPSW	PPSW	YLSW		ELSW (CHF)	RPSW	RUPSW	RPLSW	RYSW		RLSW (CHF)	TRLSWE	TRLSWU	TRLSWG	TRLSWJ		TRLSWL (CHF)
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELUDU	TELUDG	TELUDJ	TELUDA							
UK HEALTHCARE INDEX	ELUHE	ELUHU	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHU	TELUHG	TELUHJ	TELUHA							
UK INDEX	EPUK	UPUK	ELUK	YLUK			RPUK	RUPUK	RLUK	RYUK			NEPUK	NUPUK	NPPUK	NYPUK		
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



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	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	.FTEOUK												
DEV. EUROPE EX UK DIVIDEND+ INDEX	.FTENDP												
DEV. EUROPE EX UK INDEX	.FTXUK						.FTENDPE	.FTENDPU	.FTENDPS	.FTENDPY	.FTENDPL		
DEV. EUROPE INDEX	.FTEPRA	.FTUPRA					.FTXUKKE	.FTXUKKU	.FTXUKKY	.FTXUKKS	.FTXUKKL		
DEV. EUROPE LIQUID 40 EX UK INDEX							.FTEPRAL	.FTEPRAE	.FTEPRAU	.FTEPRAS	.FTEPRAY	.FTEPRAL	
DEV. EUROPE LIQUID 40 INDEX							.FTSSXUE	.FTSSXUU	.FTSSXUY	.FTSSXUS	.FTSSXUL		
DEV. EUROPE NON-REITS INDEX	.FTENEE						.FTSSXUL	.FTSSXUE	.FTSSXUU	.FTSSXUS	.FTSSXUY	.FTSSXUL	
DEV. EUROPE REITS INDEX	.FTEREE						.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS	.FTSSELL		
DEV. EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTSSELL	.FTTSSELE	.FTTSSELU	.FTTSSELS	.FTTSSELY	.FTTSSELL	
DEV. NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEREE						
EMERGING AMERICAS INDEX	.FTENEL						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS	.FTEPHGL		
EMERGING EMEA INDEX	.FTENEM						.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL		
EMERGING EUROPE INDEX	.FTENEU						.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY	.FTERXAL		
EMERGING MARKET INDEX	.FTENEI												
EMERGING MIDDLE EAST/AFRICA INDEX	.FTENME												
FINLAND INDEX													
FRANCE INDEX							.FTEPFIE	.FTEPFIU	.FTEPFY	.FTEPFIS	.FTEPFIL		
GERMANY INDEX							.FTEPFRE	.FTEPFRI	.FTEPFY	.FTEPFIS	.FTEPFIL		
GLOBAL DEV. DIVIDEND+ INDEX	.FTENGD						.FTEPGRE	.FTEPGRU	.FTEPGRY	.FTEPGRS	.FTEPGRL		
GLOBAL DEV. EX ASIA INDEX							.FTEPGRL	.FTTRPGRE	.FTTRPGRU	.FTTRPGRS	.FTTRPGRY	.FTTRPGRL	
GLOBAL DEV. EX ASIA NON-REITS INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAY	.FTEGXAS	.FTEGXAL		
GLOBAL DEV. EX ASIA REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL		
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY	.FTERXAL		
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX													
GLOBAL DEV. EX AUSTRALIA INDEX													
GLOBAL DEV. EX EUROPE INDEX							.FTEGAAA						
							.FTTRAXAA						
							.FTEGXEE	.FTEGXEU	.FTEGXEY	.FTEGXES	.FTEGXEL		
							.FTTRGXE	.FTTRGXEU	.FTTRGXES	.FTTRGXEY	.FTTRGXEL		

Data Vendor Codes - Indices



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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	.TFTRGXNE	.TFTRGXNU	.TFTRGXNS	.TFTRGXNY		.TFTRGXNL
GLOBAL DEV. EX NORTH AMERICA REITS INDEX													.TFTERXUE	.TFTERXUU	.TFTERXUS	.TFTERXUY		.TFTERXUL
GLOBAL DEV. EX US INDEX	.FTEGXO												.TFTEGXUE	.TFTEGXUU	.TFTEGXUS	.TFTEGXUY		.TFTEGXUL
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								.TFTELHAU				.TFTELHAL						
GLOBAL DEV. INDEX	.FTENGL	.FTUNGL					.FTENGLE	.FTENGLU	.FTENGLY	.FTENGLS		.FTENGLL	.TFTRNGLE	.TFTRNGLU	.TFTRNGLS	.TFTRNGLY		.TFTRNGLL
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	.TFTRPGCE	.TFTRPGCU	.TFTRPGCS	.TFTRPGCY		.TFTRPGCL
HONG KONG INDEX						.FTELHK	.FTELHKE	.FTELHKU	.FTELHKY	.FTELHKS		.FTELHKL	.TFTELHKE	.TFTELHKU	.TFTELHKS	.TFTELHKY		.TFTELHKL
HUNGARY INDEX																		.TFTRPHUL
IRELAND INDEX							.FTEPIRE	.FTEPIRU	.FTEPIRY	.FTEPIRS		.FTEPIRL	.TFTRPIRE	.TFTRPIRU	.TFTRPIRS	.TFTRPIRY		.TFTRPIRL
ITALY INDEX							.FTEPITE	.FTEPITU	.FTEPITY	.FTEPITS		.FTEPITL	.TFTRPITE	.TFTRPITU	.TFTRPITS	.TFTRPITY		.TFTRPITL
JAPAN INDEX						.FTELJP	.FTELJPE	.FTELJPU	.FTELJPY	.FTELJPS		.FTELJPL	.TFTELJPE	.TFTELJPU	.TFTELJPS	.TFTELJPY		.TFTELJPL
NETHERLANDS INDEX							.FTEPNLE	.FTEPNLU	.FTEPNLY	.FTEPNLS		.FTEPNLL	.TFTRPNLE	.TFTRPNLU	.TFTRPNLS	.TFTRPNLY		.TFTRPNLL
NEW ZEALAND INDEX							.FTELNZE	.FTELNZU	.FTELNZY	.FTELNZS		.FTELNZL	.TFTELNZE	.TFTELNZU	.TFTELNZS	.TFTELNZY		.TFTELNZL
NORWAY INDEX							.FTELNKE	.FTELNKU	.FTELNKY	.FTELNKS		.FTELNKL	.TFTELNKE	.TFTELNKU	.TFTELNKS	.TFTELNKY		.TFTELNKL
POLAND INDEX													.TFTRPPOE	.TFTRPPOU	.TFTRPPOS	.TFTRPPOY		.TFTRPPOL
PORTUGAL INDEX							.FTEPPTTE	.FTEPPTU	.FTEPPTY	.FTEPPTS		.FTEPPTL	.TFTRPPTTE	.TFTRPPTU	.TFTRPPTS	.TFTRPPTY		.TFTRPPTL
PURE AUSTRALIA INDEX							.FTLPAUE	.FTLPAUJ	.FTLPAUY	.FTLPAUS		.FTLPAUL	.TFTLPAUE	.TFTLPAUJ	.TFTLPAUS	.TFTLPAUY		.TFTLPAUL
PURE DEV. ASIA INDEX							.FTEGPAE	.FTEGPAU	.FTEGPAY	.FTEGPAS		.FTEGPAL	.TFTRGPAE	.TFTRGP AU	.TFTRGPAS	.TFTRGPAY		.TFTRGPAL
SINGAPORE INDEX							.FTELSIE	.FTELSIU	.FTELSIY	.FTELSIS		.FTELSIL	.TFTELSIE	.TFTELSIU	.TFTELSIS	.TFTELSIY		.TFTELSIL
SOUTH KOREA INDEX																		.TFTRPKRL
SPAIN INDEX							.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.TFTRPSPE	.TFTRPSPU	.TFTRPSPS	.TFTRPSPY		.TFTRPSPL
SWEDEN INDEX							.FTELSDTE	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.TFTELSDTE	.TFTELSDU	.TFTELSDS	.TFTELSDY		.TFTELSDL
SWITZERLAND INDEX							.FTELSWE	.FTELSWU	.FTELSWY	.FTELSWS		.FTELSWL	.TFTELSWE	.TFTELSWU	.TFTELSWS	.TFTELSWY		.TFTELSWL
UK INDEX			.FTELUK				.FTELUKE	.FTELUKU	.FTELUKY	.FTELUKS		.FTELUKL	.TFTRPUKE	.TFTRPUKU	.TFTRPUKS	.TFTRPUKY		.TFTRPUKL
UK NON-REITS INDEX							.FTENUKNRE	.FTENUKNRU	.FTENUKNRS	.FTENUKNRY		.FTENUKNRS						
UK REITS INDEX							.FTENUKRE	.FTENUKRU	.FTENUKRS	.FTENUKRY		.FTENUKRS						
US DIVIDEND+ INDEX	.FTENUD							.FTENUD										
US INDEX		.FTUNUS					.FTUNUSE	.FTUNUSU	.FTUNUSY	.FTUNUSS		.FTUNUSL	.TFTUNUSE	.TFTUNUSU	.TFTUNUSS	.TFTUNUSY		.TFTUNUSL

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AUSTRALIA INDEX	EPRAAU PI	EPRAAU PI				EPRAAU PI	EPRAAU RI	EPRAAU RI				EPRAAU RI						
AUSTRIA INDEX	EPRAAU PI	EPRAAU PI					EPRAAU RI	EPRAAU RI										
BELGIUM INDEX	EPRABG PI	EPRABG PI					EPRABG RI	EPRABG RI										
CANADA INDEX	EPRAAC PI	EPRAAC PI				EPRAAC PI	EPRAAC RI	EPRAAC RI				EPRAAC RI						
DENMARK INDEX	EPRADE PI	EPRADE PI				EPRADE PI	EPRADE RI	EPRADE RI				EPRADE RI						
DEV. ASIA INDEX	EPRAAS PI	EPRAAS PI	EPRAAS PI				EPRAAS RI	EPRAAS RI	EPRAAS RI									
DEV. EUROPE EURO ZONE INDEX	EPRAEZ PI	EPRAEZ PI	EPRAEZ PI				EPRAEZ RI	EPRAEZ RI	EPRAEZ RI									
DEV. EUROPE EX UK INDEX	EPRAEU PI	EPRAEU PI	EPRAEU PI				EPRAEU RI	EPRAEU RI	EPRAEU 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	EPRAFNE PI					EPRAFNE RI	EPRAFNE RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRE PI					EPRAFRE RI	EPRAFRE RI										
GERMANY INDEX	EPRAGR PI	EPRAGR PI					EPRAGR RI	EPRAGR RI										
GLOBAL DEV. EX ASIA INDEX	EPRGXA PI	EPRGXA PI	EPRGXA PI				EPRGXA RI	EPRGXA RI	EPRGXA RI									
GLOBAL DEV. EX EUROPE INDEX	EPRGXE PI	EPRGXE PI	EPRGXE PI				EPRGXE RI	EPRGXE RI	EPRGXE RI									
GLOBAL DEV. EX NORTH AMERICA INDEX	EPRXNA PI	EPRXNA PI	EPRXNA PI				EPRXNA RI	EPRXNA RI	EPRXNA RI									
GLOBAL DEV. INDEX	EPRAGL PI	EPRAGL PI	EPRAGL PI				EPRAGL RI	EPRAGL RI	EPRAGL RI									
HONG KONG INDEX	EPRAHK PI	EPRAHK PI				EPRAHK PI	EPRAHK RI	EPRAHK RI				EPRAHK RI						
IRELAND INDEX	EPRAIR PI	EPRAIR PI					EPRAIR RI	EPRAIR RI										
ITALY INDEX	EPRAIT PI	EPRAIT PI					EPRAIT RI	EPRAIT RI										
JAPAN INDEX	EPRAJP PI	EPRAJP PI				EPRAJP PI	EPRAJP RI	EPRAJP RI				EPRAJP RI						
NETHERLANDS INDEX	EPRAAN PI	EPRAAN PI					EPRAAN RI	EPRAAN RI										
NORWAY INDEX	EPRAWE PI	EPRAWE PI				EPRAWE PI	EPRAWE RI	EPRAWE RI				EPRAWE RI						
PORTUGAL INDEX	EPRAPRE PI	EPRAPRE PI					EPRAPRE RI	EPRAPRE RI										
SINGAPORE INDEX	EPRASG PI	EPRASG PI				EPRASG PI	EPRASG RI	EPRASG RI				EPRASG RI						
SPAIN INDEX	EPRASPE PI	EPRASPE PI					EPRASPE RI	EPRASPE RI										
SWEDEN INDEX	EPRASWE PI	EPRASWE PI				EPRASWE PI	EPRASWE RI	EPRASWE RI				EPRASWE RI						
SWITZERLAND INDEX	EPRASZ PI	EPRASZ PI				EPRASZ PI	EPRASZ RI	EPRASZ RI				EPRASZ RI						
UK INDEX	EPRAUK PI	EPRAUK PI	EPRAUK PI				EPRAUK RI	EPRAUK RI	EPRAUK RI									
US INDEX	EPRAUS PI	EPRAUS PI					EPRAUS RI	EPRAUS RI										

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



THOMSON

THOMSON GLOBAL TOPIC

* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
BUWOG - Bauen und Wohnen GmbH	AT	AT00BUWOG001	BUWOG GR	BUWOG.VI	BUWOG-WBO
Aedifica *	BE	BE0003851681	AED BB	AED.BR	AED-BRU
Befimmo *	BE	BE0003678894	BEFB BB	BEFB.BR	BEFB-BRU
Cofinimmo *	BE	BE0003593044	COFB BB	COFB.BR	COFB-BRU
Intervest Offices *	BE	BE0003746600	INTO BB	PRIF.BR	INTO-BRU
Leasinvest Real Estate *	BE	BE0003770840	LEAS BB	LNRE.BR	LEAS-BRU
Wereldhave Belgium *	BE	BE0003724383	WEHB BB	WEHB.BR	WEHB-BRU
Warehouses De Pauw *	BE	BE0003763779	WDP BB	WDPP.BR	WDP-BRU
Allreal	CH	CH0008837566	ALLN SW	ALLN.S	ALLN-SWX
Mobimo	CH	CH0011108872	MOBN SW	MOBN.S	MOBN-SWX
PSP Swiss Property	CH	CH0018294154	PSPN SW	PSPN.S	PSPN-SWX
Swiss Prime Site	CH	CH0008038389	SPSN SW	SPSN.S	SPSN-SWX
Sponda	FI	FI0009006829	SDA1V FH	SDA1V.HE	SDA1V-HEL
Citycon OYJ	FI	FI0009002471	CTY1S FH	CTY1S.HE	CTY1S-HEL
Technopolis	FI	FI0009006886	TPS1V FH	TPS1V.HE	TPS1V-HEL
Affine *	FR	FR0000036105	IML FP	BTPP.PA	IML-PAR
ANF-Immobilier S.A. *	FR	FR0000063091	ANF FP	ANF.PA	ANF-PAR
Fonciere Des Regions *	FR	FR0000064578	FDR FP	FDR.PA	FDR-PAR
Gecina *	FR	FR0010040865	GFC FP	GFCP.PA	GFC-PAR
Icade *	FR	FR0000035081	ICAD FP	ICAD.PA	ICAD-PAR
Klepierre *	FR	FR0000121964	LI FP	LOIM.PA	LI-PAR
Mercialys *	FR	FR0010241638	MERY FP	MERY.PA	MERY-PAR
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		DWNI GR	DWNG.F	DWN-ETR
Deutsche Wohnen non ranking for divi	DE	DE000A1X3R56	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	DE0008303504	TEG GR	TEG.F	TEG-ETR
Beni Stabili *	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Corio *	NL	NL0000288967	CORA NA	COR.AS	CORA-AMS

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
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
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Medicx Fund	UK	GG00B1DVLQ92	MXF LN	MXF.L	MXF-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Redefine International *	UK	IM00B8BV8G91	RDI LN	RDI.L	RDI-LON
Safestore Holdings *	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON

Version: May 2014

313

Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B19Z2J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB00B67G5X01	WKP LN	WKP.L	WKP-LON
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
Australand Property Group	AU	AU000000ALZ7	ALZ AU	ALZ.AX	ALZ-ASX
BWP Trust *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
Federation Centres *	AU	AU000000FDC2	CRF AU	CRF.AX	CRF-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
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	SG1O33912138	FRT SP	FRT.SI	FRT-SES
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Swire Properties	HK	HK0000063609	1972 HK	1972.HK	1972-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	NZKIP0001S5	KIP NZ	KIP.NZ	KIP-NZE
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
CapitaMall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
CDL Hospitality Trusts *	SG	SG1T66931158	CDREIT SP	CDREIT.SI	CDR-SES
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	CA1365031049	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	CA26153P1045	D-U CN	D_u.TO	D.UN-TSX
Dundee International Real Estate Inves	CA	CA26154A1066	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
American Homes 4 Rent *	US	US02665T3068	AMH US	AMH.N	AMH-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
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
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Empire State Realty Trust *	US	US2921041065	ESRT US	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
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
General Growth Properties *	US	US3700231034	GGP US	GGP.N	GGP-US

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	LRV US	LRV.N	LRV-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust *	US	US70509V1008	PEB US	PEB.N	PEB-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A *	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Retail Opportunity Investments Corp. *	US	US76131N1019	ROIC US	ROIC.N	ROIC-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Retail Properties of America *	US	US76131V2025	RPAL US	RPAL.N	RPAL-US
RLJ Lodging Trust *	US	US74965L1017	RLJ US	RLJ.N	RLJ-US
Rouse Properties *	US	US7792871011	RSE US	RSE.N	RSE-US
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 Prime Group *	US	US9396471032	WPG US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US
W. P. Carey Inc. *	US	US92936U1097	WPC US	WPC.N	WPC-US

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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Aliansce Shopping Centers SA	BRAZ	BRALSCACNOR0	ALSC3 BZ	ALSC3.SA	ALSC3.BSP
Gafisa	BRAZ	BRGFS AACNOR3	GFS A3 BZ	GFS A3.SA	GFS A3.BSP
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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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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	GRT.J.J	-NA-
Emira Property Fund *	SAF	ZAE000050712	EMI SJ	EMI.J.J	-NA-
Vukile Property Fund *	SAF	ZAE000056370	VKE SJ	VKE.J	-NA-
Central Pattana	THAI	TH0481B10Z00	CPN TB	CPN.BK	-NA-
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	TRALGYO91Q5	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	VGG2803G1028	DCI LN	DOLC.L	-NA-

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