



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

May 2016

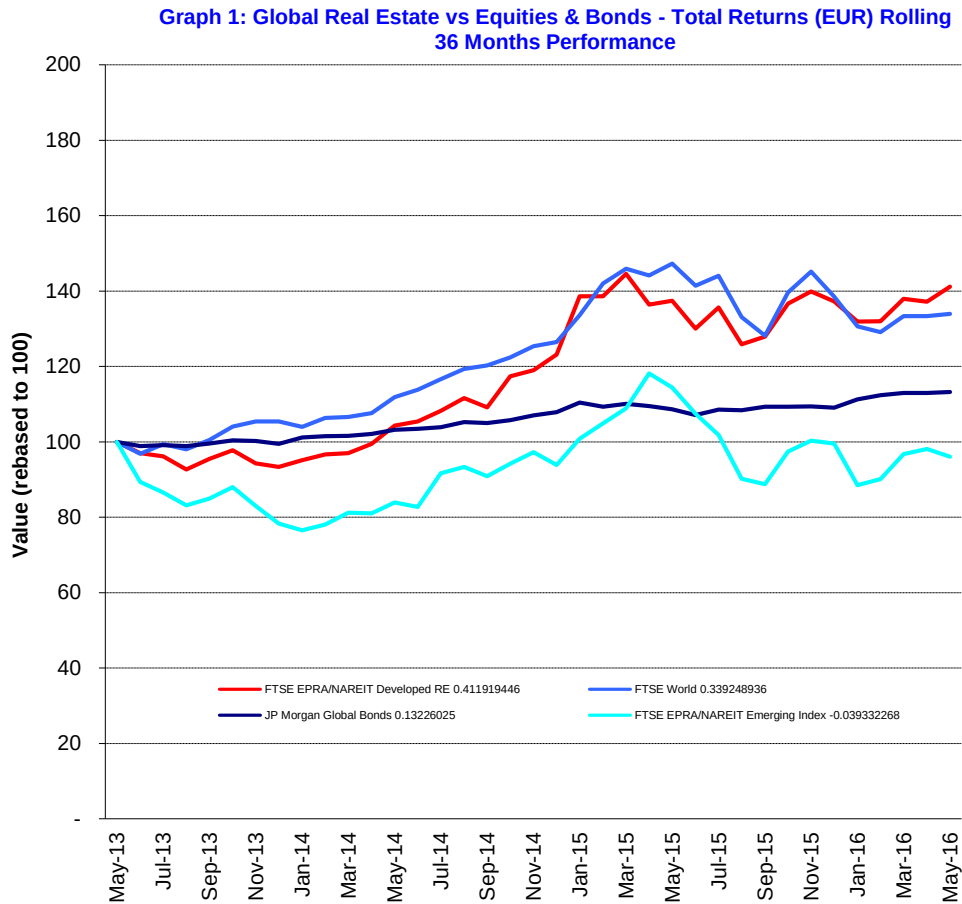


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Comment

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

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

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

All calculated returns in the bulletin are geometric means.

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	131	Stock Performance
Page	136	Indices Performance
Page	139	Asset Class Comparison
Page	140	Top 20 Constituents, Market Cap Breakdown
Page	141	Top / Bottom 20 Performers
Page	143	Section 3.5 - FTSE EPRA/NAREIT Developed REIT/Non-REIT Index Series
Page	166	Section 3.6 - FTSE EPRA/NAREIT Developed Investment Focus Index Series
Page	179	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 319.

Contents

Page	212	Part IV - Emerging Markets
Page	213	Section 4.1 - FTSE EPRA/NAREIT Emerging Markets Index Index Series
Page	215	Dividend Yield Indices
Page	217	Corporate Actions & Dividends
Page	226	Stock Performance
Page	227	Indices Performance
Page	242	Top 20 Constituents, Market Cap Breakdown
Page	243	Top / Bottom 20 Performers
Page	245	Section 4.2 - FTSE EPRA/NAREIT Emerging REIT/Non-REIT Index Series
Page	253	Section 4.3 - FTSE EPRA/NAREIT Emerging Sector Index Series
Page	258	Section 4.4 - FTSE EPRA/NAREIT AIM Index Series
Page	260	Dividend Yield Indices
Page	261	Corporate Actions & Dividends
Page	264	Stock Performance
Page	265	Indices Performance
Page	267	Top 20 Constituents, Market Cap Breakdown
Page	268	Top / Bottom 20 Performers
Page	270	Part V - Correlations
Page	271	Section 5.1 - Risk/Return Profiles and Correlations - Developed Markets
Page	283	Section 5.2 - Risk/Return Profiles and Correlations - Emerging Markets

Page	289	Part VI - Currency Exchange
Page	296	Part VII - Appendices & Disclosures
Page	297	Section 7.1 - Details on Methodology
Page	300	Section 7.2 - Data Vendor Codes
Page	318	Contacts
Page	319	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	Dec-15 GDP (\$ Bn) (\$ Bn)	Dec-15 GDP per capita (\$ Bn)	Dec-15 Real Estate (\$ Bn)	May-16 Total Listed (\$ Bn)	May-16 Number of Companies	May-16 Of which REITs	May-16 Index Market Cap (\$ Bn)	May-16 No. of Index Constituents	May-16 Stock Market (\$ Bn)	May-16 RE/Stk Mkt %	May-16 Listed RE/Ttl RE %
Asia											
Australia	1,501.04	69,767.29	675.47	93.25	67	48	84	13	1,057	8.82%	13.80%
Hong Kong (***)	276.46	39,313.79	276.46	159.54	30	8	100	14	3,847	4.15%	57.71%
Japan	5,252.07	41,166.48	2,363.43	204.91	123	50	164	40	4,762	4.30%	8.67%
New Zealand	188.93	44,438.75	85.02	5.42	8	5	1	1	73	7.46%	6.37%
Singapore	299.34	58,225.19	299.34	87.97	49	36	27	11	489	18.01%	29.39%
South Korea	1,320.64	27,155.50	594.29	1.56	6	4	-	-	1,256	0.12%	0.26%
Total Asia-Pacific	8,838.48	-	4,294.01	552.64	283	151	377	79	11,484	4.81%	12.87%
Europe											
Austria	431.27	52,506.30	194.07	6.89	11	-	4	3	97	7.10%	3.55%
Belgium	527.10	50,573.31	237.20	13.28	23	16	7	7	404	3.29%	5.60%
Denmark	337.00	61,100.21	151.65	1.53	11	1	-	-	386	0.40%	1.01%
Finland	268.46	51,090.39	120.81	10.70	10	1	2	3	213	5.04%	8.86%
France	2,802.95	43,162.96	1,261.33	72.42	53	28	23	8	1,921	3.77%	5.74%
Germany	3,828.76	46,888.89	1,722.94	45.90	51	2	42	12	1,805	2.54%	2.66%
Greece	243.99	22,699.94	109.80	1.39	11	2	-	-	35	3.93%	1.27%
Ireland	242.42	52,436.11	109.09	2.62	3	3	-	-	124	2.12%	2.40%
Italy	2,139.69	35,231.08	962.86	5.16	13	3	1	2	553	0.93%	0.54%
Luxembourg	61.61	123,808.48	27.72	0.41	2	-	-	-	21	1.96%	1.46%
Netherlands	862.27	52,029.05	388.02	32.66	9	5	32	5	423	7.72%	8.42%
Norway	510.38	104,319.40	229.67	7.80	7	-	1	2	213	3.65%	3.39%
Portugal	225.08	20,968.36	101.28	0.60	5	-	-	-	64	0.94%	0.60%
Spain	1,393.49	29,965.12	627.07	23.46	25	4	8	5	643	3.65%	3.74%
Sweden	567.60	60,200.80	255.42	39.07	35	-	16	12	674	5.79%	15.30%
Switzerland	691.41	88,977.11	311.14	48.97	36	-	12	4	1,447	3.39%	15.74%
United Kingdom	2,862.16	45,906.65	1,287.97	80.57	62	27	78	32	3,268	2.47%	6.26%
Total Europe	17,995.63	-	8,098.04	393.45	367	92	227	95	12,291	3.20%	4.86%

(***) Chinese companies listed in Hong Kong are now included in China.

Please refer to page 298 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	Dec-15 GDP (\$ Bn) (\$ Bn)	Dec-15 GDP per capita (\$ Bn)	Dec-15 Real Estate (\$ Bn)	May-16 Total Listed (\$ Bn)	May-16 Number of Companies	May-16 Of which REITs	May-16 Index Market Cap (\$ Bn)	May-16 No. of Index Constituents	May-16 Stock Market (\$ Bn)	May-16 RE/Stk Mkt %	May-16 Listed RE/Ttl RE %
Middle East											
Israel	476.58	64,329.53	214.46	14.25	31	1	1	1	41	28.68%	6.64%
Total EMEA	18,472.22	-	8,312.50	407.70	398	93	229	96	12,332	3.31%	4.90%
North America											
Canada	1,821.30	53,949.93	819.59	72.78	82	55	40	21	1,777	4.10%	8.88%
United States	16,965.18	54,868.56	7,634.33	1,010.62	202	159	711	131	23,238	4.35%	13.24%
Total North America	18,786.48	-	8,453.92	1,083.40	284	214	751	152	25,015	4.33%	12.82%
Total Developed Markets	46,097.18	-	21,060.42	2,043.74	965	458	1,356	327	48,831	4.19%	9.70%

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

Version: May 2016

Section 1.2

Size of the total real estate market - Emerging Markets

Size of the total real estate market - Emerging Markets

Countries	Dec-15 GDP (\$ Bn) (\$ Bn)	Dec-15 GDP per capita (\$ Bn)	Dec-15 Real Estate (\$ Bn)	May-16 Total Listed (\$ Bn)	May-16 Number of Companies	May-16 Of which REITs	May-16 Index Market Cap (\$ Bn)	May-16 No. of Index Constituents	May-16 Stock Market (\$ Bn)	May-16 RE/Stk Mkt %	May-16 Listed RE/Ttl RE %
Asia-Pacific											
China	9,908.20	7,448.91	2,935.12	281.76	126	-	66	54	6,003	4.69%	9.60%
India	1,943.45	1,656.77	348.83	12.30	90	-	2	5	1,425	0.86%	3.52%
Indonesia	933.91	3,837.10	221.78	22.13	50	1	8	11	383	5.77%	9.98%
Malaysia	324.93	11,492.33	111.22	27.25	91	15	6	11	416	6.54%	24.50%
Pakistan	189.36	1,119.79	29.83	0.25	3	1	-	-	-	0.00%	0.84%
Philippines	267.92	2,681.76	56.46	45.19	44	-	11	7	254	17.77%	80.04%
Taiwan	355.47	15,375.18	134.07	12.53	33	5	0	1	917	1.37%	9.34%
Thailand	404.54	6,063.80	111.89	51.93	108	55	6	14	371	13.98%	46.41%
Total Asia-Pacific	14,327.77	-	3,949.21	453.33	545	77	99	103	9,771	4.64%	11.48%
Europe, Middle East & Africa											
Czech Republic	210.11	19,927.41	86.40	-	-	-	-	-	25	0.00%	0.00%
Egypt	214.15	2,742.50	45.47	6.36	28	-	-	2	42	14.97%	13.98%
Hungary	139.08	13,919.87	50.75	0.14	4	-	-	-	20	0.70%	0.28%
Morocco	96.34	3,078.28	21.26	1.85	4	-	-	-	41	0.00%	8.72%
Poland	529.43	13,764.82	192.45	2.59	36	-	-	-	149	1.73%	1.34%
Russia	1,963.14	13,776.39	713.82	2.26	1	-	2	1	440	0.51%	0.32%
South Africa	367.11	7,139.40	107.22	28.12	36	26	17	11	41	39.65%	26.23%
Turkey	804.47	10,340.70	265.84	8.14	28	21	3	4	209	3.89%	3.06%
United Arab Emirates	307.48	64.38	76.87	34.59	11	2	4	3	41	17.50%	45.00%
Total EMEA	4,631.30	-	1,560.07	84.06	148	49	26	21	1,008	8.33%	5.39%

Please refer to page 298 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	Dec-15 GDP (\$ Bn)	Dec-15 GDP per capita (\$ Bn)	Dec-15 Real Estate (\$ Bn)	May-16 Total Listed (\$ Bn)	May-16 Number of Companies	May-16 Of which REITs	May-16 Index Market Cap (\$ Bn)	May-16 No. of Index Constituents	May-16 Stock Market (\$ Bn)	May-16 RE/Stk Mkt %	May-16 Listed RE/Ttl RE %
Americas											
Brazil	2,450.33	13,329.49	881.23	15.72	55	26	8	17	564	2.79%	1.78%
Chile	267.06	16,871.43	103.89	1.88	9	-	-	1	207	0.91%	1.81%
Colombia	372.59	9,104.84	118.01	-	-	-	-	-	99	0.00%	0.00%
Mexico	1,257.66	11,951.44	436.15	17.49	16	11	10	6	378	4.63%	4.01%
Peru	197.19	7,268.16	57.94	0.32	1	-	-	-	58	0.54%	0.54%
Total Americas	4,544.83	-	1,597.21	35.41	81	37	17	24	1,306	2.71%	2.22%
Total Emerging Markets	23,503.90	-	7,106.49	572.79	774	163	142	148	12,086	4.74%	8.06%
World	69,601.08	-	28,166.91	2,616.53	1,739	621	1,499	475	60,916	4.30%	9.29%

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

Version: May 2016

Part II

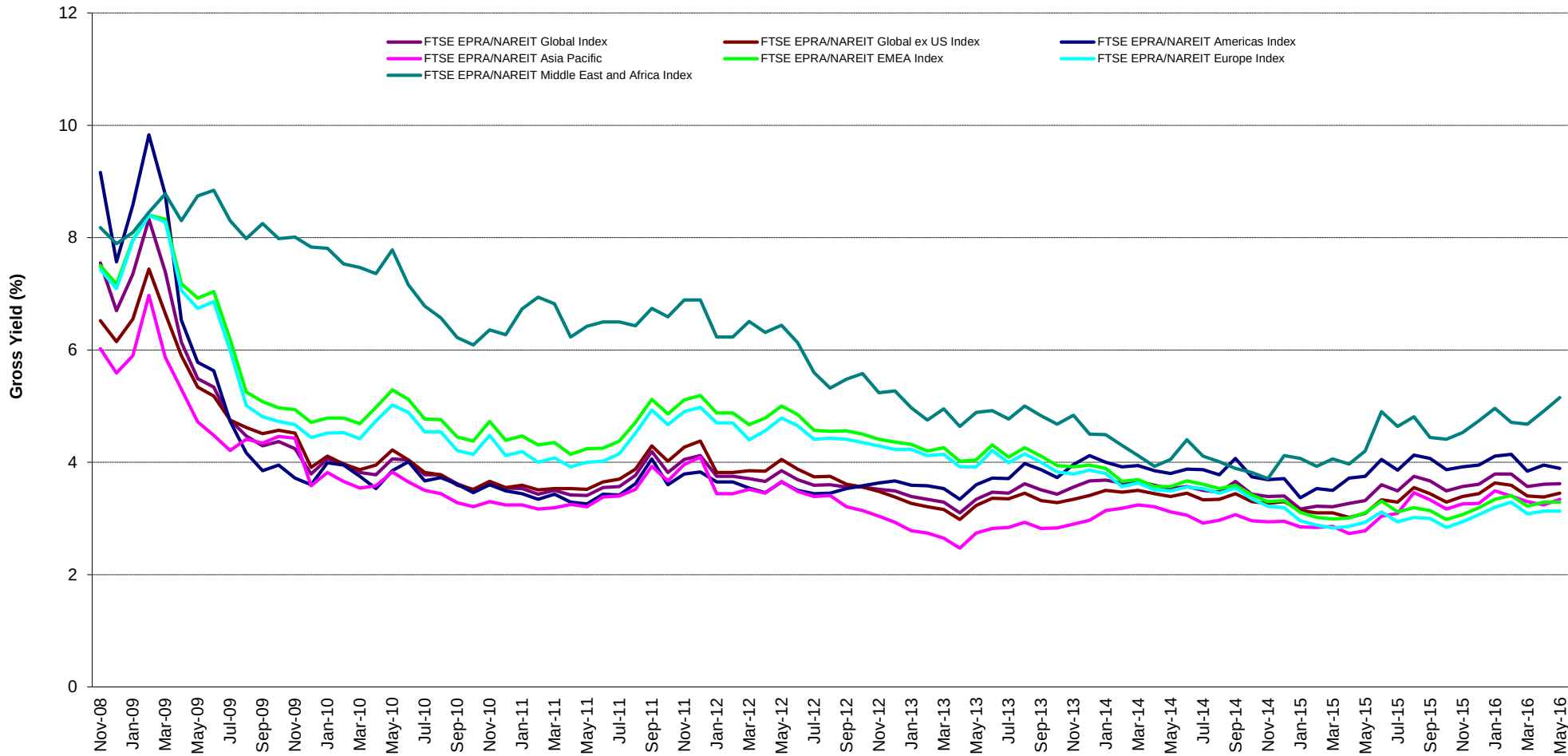
Global Markets (Developed plus Emerging)

Section 2.1

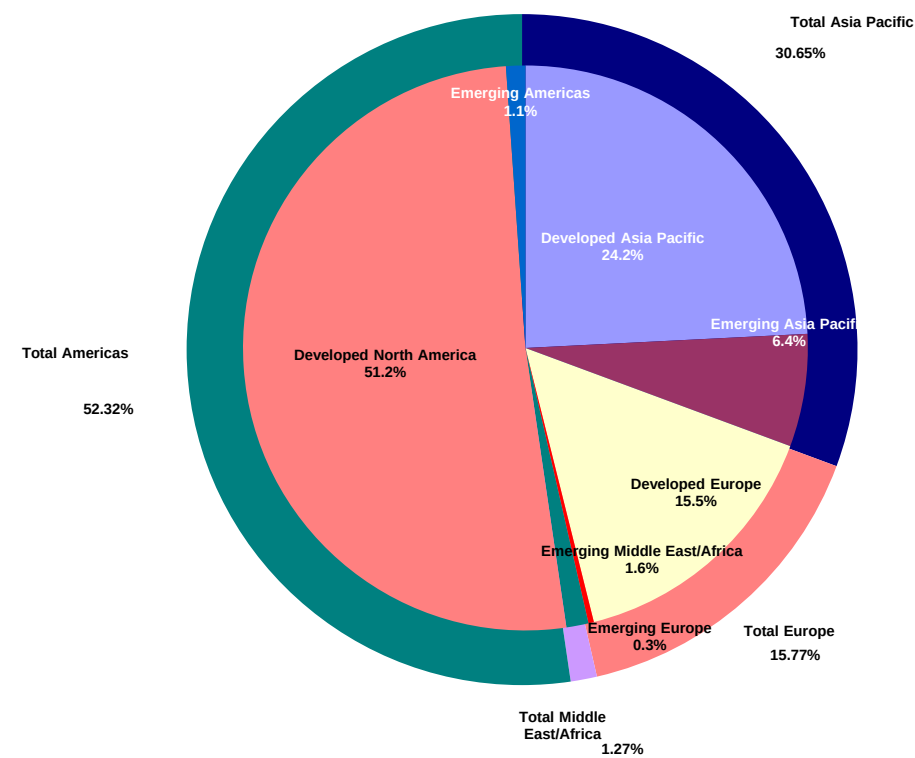
FTSE EPRA/NAREIT Global Index Series

FTSE EPRA/NAREIT Global Index Series

Graph 2: Dividend Yields



Graph 3: Global Index - Regional Breakdown by Market Cap



FTSE EPRA/NAREIT Global Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	2,666.20	1,341,062.96	100.00	3.62	-NA-	6.18	11.91	10.72	0.62	2.07	2.44	2.25	19.23	13.60
Global ex US Index	EUR	2,363.69	689,688.99	51.43	3.45	-NA-	4.54	8.80	6.56	-6.05	2.30	0.07	1.97	17.86	12.57
Asia Pacific	EUR	2,370.28	410,565.84	30.61	3.34	-NA-	5.33	9.71	4.52	-10.01	1.95	-0.75	0.78	19.48	13.88
EMEA Index	EUR	2,586.60	229,590.75	17.12	3.29	-NA-	4.22	11.46	14.74	1.06	2.92	2.18	1.41	19.10	13.92
Europe Index	EUR	2,519.01	211,227.03	15.75	3.13	-NA-	3.73	11.40	15.11	2.54	3.63	3.24	1.00	19.83	14.52
Middle East and Africa Index	EUR	3,472.33	18,363.71	1.37	5.15	-NA-	10.67	11.61	10.43	-12.93	-4.58	-8.62	6.37	23.93	20.32
Americas Index	EUR	2,904.27	700,906.38	52.26	3.89	-NA-	7.61	13.42	13.69	7.56	1.87	4.50	3.39	24.59	16.94
Eurozone Index	EUR	5,143.64	109,901.14	100.00	3.14	11.45	5.44	10.35	14.79	10.46	1.56	3.45	5.59	19.64	15.57
Global Index	USD	2,340.55	1,492,938.34	100.00	3.62	-NA-	4.67	6.33	5.25	2.17	-0.28	-0.43	4.79	21.68	12.37
Global ex US Index	USD	2,074.90	767,796.27	51.43	3.45	-NA-	3.06	3.38	1.29	-4.60	-0.06	-2.73	4.50	21.76	13.35
Asia Pacific	USD	2,080.87	457,062.42	30.61	3.34	-NA-	3.84	4.24	-0.65	-8.62	-0.40	-3.53	3.28	22.97	14.13
EMEA Index	USD	2,270.01	255,591.90	17.12	3.29	-NA-	2.74	5.91	9.07	2.62	0.54	-0.69	3.92	22.95	15.13
Europe Index	USD	2,210.55	235,148.49	15.75	3.13	-NA-	2.25	5.85	9.42	4.12	1.24	0.35	3.50	23.70	15.50
Middle East and Africa Index	USD	3,049.16	20,443.41	1.37	5.15	-NA-	9.10	6.04	4.97	-11.58	-6.79	-11.18	9.01	26.23	22.18
Americas Index	USD	2,549.71	780,284.02	52.26	3.89	-NA-	6.08	7.76	8.07	9.22	-0.48	1.57	5.96	25.35	14.49
Eurozone Index	USD	5,642.56	122,347.45	100.00	3.14	10.81	3.94	4.85	9.12	12.16	-0.78	0.55	8.21	24.92	16.89
Global Index	GBP	2,591.58	1,025,721.98	100.00	3.62	-NA-	7.31	8.98	6.69	7.12	-1.53	0.21	6.11	19.20	12.88
Global ex US Index	GBP	2,297.43	527,513.75	51.43	3.45	-NA-	5.65	5.95	2.68	0.02	-1.31	-2.10	5.82	18.06	11.44
Asia Pacific	GBP	2,304.05	314,024.34	30.61	3.34	-NA-	6.45	6.84	0.71	-4.20	-1.65	-2.91	4.59	19.48	12.70
EMEA Index	GBP	2,513.47	175,604.19	17.12	3.29	-NA-	5.33	8.54	10.56	7.59	-0.71	-0.05	5.24	19.79	13.18
Europe Index	GBP	2,447.64	161,558.57	15.75	3.13	-NA-	4.82	8.48	10.92	9.16	-0.03	1.00	4.81	20.50	13.64
Middle East and Africa Index	GBP	3,376.18	14,045.62	1.37	5.15	-NA-	11.84	8.68	6.41	-7.30	-7.95	-10.61	10.39	24.64	20.56
Americas Index	GBP	2,823.16	536,093.46	52.26	3.89	-NA-	8.75	10.45	9.55	14.51	-1.73	2.23	7.30	24.40	16.65
Eurozone Index	GBP	6,247.73	84,058.71	100.00	3.14	11.18	6.58	7.46	10.61	17.59	-2.02	1.20	9.58	22.17	15.50

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

Version: May 2016

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	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M	
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)	
Global Index	JPY	2,536.07	165,574,327.01	100.00	3.62	-NA-	4.14	13.16	8.59	-8.69	-1.60	3.21	-3.39	24.46	14.37	
Global ex US Index	JPY	2,248.22	85,152,444.82	51.43	3.45	-NA-	2.54	10.02	4.51	-14.74	-1.38	0.82	-3.66	24.49	14.65	
Asia Pacific	JPY	2,254.69	50,690,507.81	30.61	3.34	-NA-	3.31	10.94	2.51	-18.33	-1.72	-0.01	-4.78	25.65	15.03	
EMEA Index	JPY	2,459.63	28,346,419.47	17.12	3.29	-NA-	2.22	12.71	12.54	-8.29	-0.79	2.94	-4.19	25.46	17.22	
Europe Index	JPY	2,395.21	26,079,143.58	15.75	3.13	-NA-	1.73	12.65	12.90	-6.95	-0.10	4.02	-4.58	26.13	17.57	
Middle East and Africa Index	JPY	3,303.86	2,267,275.89	1.37	5.15	-NA-	8.55	12.86	8.31	-20.98	-8.02	-7.94	0.50	28.32	22.98	
Americas Index	JPY	2,762.69	86,537,399.74	52.26	3.89	-NA-	5.54	14.68	11.51	-2.39	-1.80	5.28	-2.31	27.63	16.56	
Eurozone Index	JPY	6,113.90	13,568,943.86	100.00	3.14	10.94	3.82	11.58	12.59	0.24	-2.10	4.22	-0.24	26.70	18.36	
Global Index	AUD	2,114.12	2,060,788.66	100.00	3.62	-NA-	5.00	14.86	15.56	7.96	5.88	4.89	5.24	15.42	10.74	
Global ex US Index	AUD	1,874.17	1,059,833.34	51.43	3.45	-NA-	3.38	11.67	11.21	0.80	6.12	2.46	4.94	13.69	9.19	
Asia Pacific	AUD	1,879.56	630,909.55	30.61	3.34	-NA-	4.16	12.61	9.08	-3.45	5.76	1.62	3.72	15.01	9.99	
EMEA Index	AUD	2,050.41	352,808.20	17.12	3.29	-NA-	3.06	14.40	19.75	8.43	6.76	4.62	4.37	17.28	13.52	
Europe Index	AUD	1,996.70	324,588.99	15.75	3.13	-NA-	2.57	14.34	20.14	10.01	7.50	5.71	3.94	18.33	14.28	
Middle East and Africa Index	AUD	2,754.17	28,219.21	1.37	5.15	-NA-	9.44	14.55	15.25	-6.58	-1.02	-6.44	9.48	20.90	18.98	
Americas Index	AUD	2,303.04	1,077,070.92	52.26	3.89	-NA-	6.41	16.41	18.66	15.40	5.67	7.00	6.41	21.49	14.65	
Eurozone Index	AUD	5,096.68	168,883.22	100.00	3.14	-NA-	-NA-	13.26	19.80	18.51	5.35	5.92	8.67	-NA-	15.07	

* -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	10 Yrs	36M
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Global Index	EUR	2,527.44	1,341,062.96	100.00	2.80	-NA-	-NA-	11.13	9.91	-0.19	1.93	2.36	1.93	-NA-	13.61
Global ex US Index	EUR	2,296.44	689,688.99	51.43	2.92	-NA-	-NA-	8.37	6.11	-6.55	2.16	0.00	1.69	-NA-	12.57
Asia Pacific	EUR	2,346.43	410,565.84	30.61	2.98	-NA-	-NA-	9.53	4.28	-10.33	1.93	-0.77	0.66	-NA-	13.90
EMEA Index	EUR	2,446.29	229,590.75	17.12	2.59	-NA-	-NA-	10.70	14.02	0.30	2.55	2.01	0.89	-NA-	13.90
Europe Index	EUR	2,376.53	211,227.03	15.75	2.42	-NA-	-NA-	10.62	14.39	1.75	3.24	3.07	0.46	-NA-	14.50
Middle East and Africa Index	EUR	3,349.95	18,363.71	1.37	4.50	-NA-	-NA-	11.01	9.76	-13.50	-4.71	-8.71	6.00	-NA-	20.28
Americas Index	EUR	2,658.87	700,906.38	52.26	2.76	-NA-	-NA-	12.20	12.44	6.37	1.74	4.42	3.01	-NA-	16.95
Eurozone Index	EUR	2,791.68	109,901.14	100.00	2.30	-NA-	4.31	9.18	13.79	9.40	1.12	3.14	4.94	19.59	15.50
Global Index	USD	2,218.77	1,492,938.34	100.00	2.80	-NA-	-NA-	5.59	4.48	1.35	-0.42	-0.51	4.46	-NA-	12.38
Global ex US Index	USD	2,015.92	767,796.27	51.43	2.92	-NA-	-NA-	2.97	0.87	-5.11	-0.20	-2.80	4.21	-NA-	13.34
Asia Pacific	USD	2,059.93	457,062.42	30.61	2.98	-NA-	-NA-	4.07	-0.88	-8.95	-0.43	-3.55	3.16	-NA-	14.14
EMEA Index	USD	2,147.07	255,591.90	17.12	2.59	-NA-	-NA-	5.18	8.39	1.85	0.18	-0.85	3.39	-NA-	15.09
Europe Index	USD	2,085.73	235,148.49	15.75	2.42	-NA-	-NA-	5.10	8.74	3.32	0.86	0.18	2.96	-NA-	15.47
Middle East and Africa Index	USD	2,941.66	20,443.41	1.37	4.50	-NA-	-NA-	5.48	4.34	-12.17	-6.91	-11.27	8.63	-NA-	22.13
Americas Index	USD	2,334.27	780,284.02	52.26	2.76	-NA-	-NA-	6.61	6.88	8.01	-0.61	1.49	5.57	-NA-	14.49
Eurozone Index	USD	2,467.64	122,347.45	100.00	2.30	-NA-	2.82	3.73	8.17	11.08	-1.22	0.25	7.54	24.92	16.83
Global Index	GBP	2,456.74	1,025,721.98	100.00	2.80	-NA-	-NA-	8.22	5.91	6.25	-1.66	0.14	5.78	-NA-	12.89
Global ex US Index	GBP	2,232.12	527,513.75	51.43	2.92	-NA-	-NA-	5.54	2.25	-0.52	-1.45	-2.18	5.53	-NA-	11.44
Asia Pacific	GBP	2,280.86	314,024.34	30.61	2.98	-NA-	-NA-	6.66	0.48	-4.54	-1.67	-2.92	4.46	-NA-	12.71
EMEA Index	GBP	2,377.35	175,604.19	17.12	2.59	-NA-	-NA-	7.80	9.87	6.78	-1.07	-0.21	4.70	-NA-	13.17
Europe Index	GBP	2,309.43	161,558.57	15.75	2.42	-NA-	-NA-	7.72	10.23	8.32	-0.40	0.83	4.26	-NA-	13.63
Middle East and Africa Index	GBP	3,257.16	14,045.62	1.37	4.50	-NA-	-NA-	8.10	5.76	-7.92	-8.07	-10.70	10.01	-NA-	20.52
Americas Index	GBP	2,584.62	536,093.46	52.26	2.76	-NA-	-NA-	9.26	8.35	13.24	-1.85	2.14	6.90	-NA-	16.65
Eurozone Index	GBP	2,732.30	84,058.71	100.00	2.30	-NA-	5.44	6.32	9.65	16.46	-2.45	0.90	8.90	22.18	15.45

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

Version: May 2016

FTSE EPRA/NAREIT Global Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Index	JPY	2,404.11	165,574,327.01	100.00	2.80	-NA-	-NA-	12.38	7.80	-9.43	-1.74	3.13	-3.70	-NA-	14.38
Global ex US Index	JPY	2,184.31	85,152,444.82	51.43	2.92	-NA-	-NA-	9.59	4.07	-15.20	-1.53	0.75	-3.92	-NA-	14.65
Asia Pacific	JPY	2,232.00	50,690,507.81	30.61	2.98	-NA-	-NA-	10.75	2.27	-18.63	-1.75	-0.02	-4.89	-NA-	15.05
EMEA Index	JPY	2,326.42	28,346,419.47	17.12	2.59	-NA-	-NA-	11.94	11.83	-8.97	-1.14	2.78	-4.68	-NA-	17.20
Europe Index	JPY	2,259.96	26,079,143.58	15.75	2.42	-NA-	-NA-	11.85	12.19	-7.66	-0.48	3.84	-5.08	-NA-	17.55
Middle East and Africa Index	JPY	3,187.39	2,267,275.89	1.37	4.50	-NA-	-NA-	12.25	7.65	-21.51	-8.14	-8.03	0.15	-NA-	22.92
Americas Index	JPY	2,529.25	86,537,399.74	52.26	2.76	-NA-	-NA-	13.46	10.28	-3.47	-1.93	5.20	-2.67	-NA-	16.56
Eurozone Index	JPY	2,673.77	13,568,943.86	100.00	2.30	-NA-	2.71	10.40	11.61	-0.72	-2.53	3.91	-0.85	26.70	18.30
Global Index	AUD	2,004.12	2,060,788.66	100.00	2.80	-NA-	-NA-	14.07	14.71	7.08	5.74	4.81	4.90	-NA-	10.76
Global ex US Index	AUD	1,820.89	1,059,833.34	51.43	2.92	-NA-	-NA-	11.23	10.74	0.26	5.97	2.39	4.66	-NA-	9.19
Asia Pacific	AUD	1,860.65	630,909.55	30.61	2.98	-NA-	-NA-	12.42	8.83	-3.80	5.73	1.60	3.60	-NA-	10.01
EMEA Index	AUD	1,939.36	352,808.20	17.12	2.59	-NA-	-NA-	13.62	19.00	7.61	6.38	4.45	3.84	-NA-	13.51
Europe Index	AUD	1,883.95	324,588.99	15.75	2.42	-NA-	-NA-	13.53	19.39	9.17	7.09	5.53	3.40	-NA-	14.27
Middle East and Africa Index	AUD	2,657.08	28,219.21	1.37	4.50	-NA-	-NA-	13.94	14.55	-7.20	-1.15	-6.53	9.10	-NA-	18.96
Americas Index	AUD	2,108.44	1,077,070.92	52.26	2.76	-NA-	-NA-	15.16	17.35	14.13	5.53	6.91	6.02	-NA-	14.67
Eurozone Index	AUD	2,228.91	168,883.22	100.00	2.30	-NA-	-NA-	12.05	18.76	17.37	4.89	5.61	8.00	-NA-	15.01

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

Version: May 2016

FTSE EPRA/NAREIT Global Index Series - Index Performance

			Free Float	Free Float											
Price Return		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vlty (%)	36M Vlty (%)
Global Index	EUR	1,988.94	1,341,062.96	100.00	0.00	-NA-	2.16	7.94	6.83	-2.96	1.42	2.05	0.80	18.52	13.68
Global ex US Index	EUR	1,771.91	689,688.99	51.43	0.00	-NA-	0.75	4.97	2.92	-9.34	1.43	-0.42	0.31	17.41	12.60
Asia Pacific	EUR	1,827.69	410,565.84	30.61	0.00	-NA-	1.80	6.14	1.18	-13.07	1.36	-1.14	-0.49	19.16	14.01
EMEA Index	EUR	1,847.41	229,590.75	17.12	0.00	-NA-	-0.05	7.17	10.83	-2.35	1.57	1.50	-0.76	18.39	13.84
Europe Index	EUR	1,824.67	211,227.03	15.75	0.00	-NA-	-0.35	7.26	11.36	-0.78	2.25	2.56	-1.09	19.13	14.45
Middle East and Africa Index	EUR	2,186.56	18,363.71	1.37	0.00	-NA-	3.91	6.07	5.36	-17.26	-5.57	-9.21	3.25	23.40	19.95
Americas Index	EUR	2,136.62	700,906.38	52.26	0.00	-NA-	3.22	9.25	9.41	3.55	1.40	4.20	2.08	23.74	16.99
Eurozone Index	EUR	2,417.07	109,901.14	100.00	3.14	6.34	0.78	5.77	10.79	6.61	-0.05	2.33	3.28	19.52	15.33
Global Index	USD	1,746.11	1,492,938.34	100.00	0.00	-NA-	0.71	2.56	1.55	-1.46	-0.92	-0.81	3.30	21.65	12.40
Global ex US Index	USD	1,555.57	767,796.27	51.43	0.00	-NA-	-0.68	-0.26	-2.17	-7.94	-0.91	-3.22	2.80	21.72	13.31
Asia Pacific	USD	1,604.57	457,062.42	30.61	0.00	-NA-	0.36	0.85	-3.82	-11.73	-0.98	-3.91	1.98	22.98	14.19
EMEA Index	USD	1,621.77	255,591.90	17.12	0.00	-NA-	-1.47	1.83	5.36	-0.85	-0.77	-1.34	1.70	22.85	14.98
Europe Index	USD	1,601.79	235,148.49	15.75	0.00	-NA-	-1.76	1.92	5.86	0.75	-0.11	-0.31	1.37	23.59	15.38
Middle East and Africa Index	USD	1,919.63	20,443.41	1.37	0.00	-NA-	2.43	0.78	0.15	-15.98	-7.75	-11.75	5.82	26.06	21.69
Americas Index	USD	1,875.78	780,284.02	52.26	0.00	-NA-	1.75	3.80	4.00	5.15	-0.94	1.28	4.61	25.32	14.51
Eurozone Index	USD	2,672.16	122,347.45	100.00	3.14	5.78	-0.65	0.50	5.31	8.25	-2.36	-0.54	5.84	24.96	16.70
Global Index	GBP	1,933.38	1,025,721.98	100.00	0.00	-NA-	3.25	5.11	2.94	3.30	-2.16	-0.17	4.61	19.15	12.96
Global ex US Index	GBP	1,722.41	527,513.75	51.43	0.00	-NA-	1.82	2.22	-0.83	-3.48	-2.15	-2.59	4.10	18.03	11.50
Asia Pacific	GBP	1,776.66	314,024.34	30.61	0.00	-NA-	2.88	3.36	-2.50	-7.45	-2.22	-3.29	3.27	19.49	12.85
EMEA Index	GBP	1,795.71	175,604.19	17.12	0.00	-NA-	1.01	4.37	6.80	3.95	-2.01	-0.70	2.99	19.73	13.12
Europe Index	GBP	1,773.59	161,558.57	15.75	0.00	-NA-	0.71	4.45	7.31	5.62	-1.36	0.33	2.65	20.43	13.60
Middle East and Africa Index	GBP	2,125.51	14,045.62	1.37	0.00	-NA-	5.01	3.29	1.52	-11.92	-8.90	-11.18	7.15	24.44	20.17
Americas Index	GBP	2,076.96	536,093.46	52.26	0.00	-NA-	4.32	6.39	5.43	10.23	-2.18	1.93	5.93	24.33	16.67
Eurozone Index	GBP	2,958.75	84,058.71	100.00	3.14	6.13	1.88	3.00	6.75	13.49	-3.58	0.10	7.18	22.26	15.36

* -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	10 Yrs	36M
		Curr	Close Value May-16	Ccy (m) May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Index	JPY	1,891.97	165,574,327.01	100.00	0.00	-NA-	0.20	9.15	4.78	-11.94	-2.23	2.81	-4.76	24.41	14.39
Global ex US Index	JPY	1,685.51	85,152,444.82	51.43	0.00	-NA-	-1.18	6.15	0.94	-17.72	-2.22	0.32	-5.22	24.44	14.63
Asia Pacific	JPY	1,738.60	50,690,507.81	30.61	0.00	-NA-	-0.15	7.32	-0.76	-21.11	-2.29	-0.40	-5.98	25.64	15.11
EMEA Index	JPY	1,757.24	28,346,419.47	17.12	0.00	-NA-	-1.97	8.37	8.70	-11.39	-2.09	2.26	-6.23	25.34	17.11
Europe Index	JPY	1,735.60	26,079,143.58	15.75	0.00	-NA-	-2.26	8.46	9.22	-9.96	-1.44	3.33	-6.55	26.01	17.49
Middle East and Africa Index	JPY	2,079.98	2,267,275.89	1.37	0.00	-NA-	1.91	7.25	3.33	-24.91	-8.97	-8.53	-2.44	28.14	22.44
Americas Index	JPY	2,032.47	86,537,399.74	52.26	0.00	-NA-	1.24	10.47	7.31	-6.03	-2.25	4.98	-3.56	27.59	16.55
Eurozone Index	JPY	2,895.37	13,568,943.86	100.00	3.14	5.90	-0.76	6.95	8.66	-3.26	-3.65	3.10	-2.42	26.74	18.18
Global Index	AUD	1,577.18	2,060,788.66	100.00	0.00	-NA-	1.03	10.79	11.49	4.11	5.21	4.48	3.74	15.46	10.85
Global ex US Index	AUD	1,405.08	1,059,833.34	51.43	0.00	-NA-	-0.37	7.74	7.41	-2.73	5.22	1.95	3.24	13.79	9.26
Asia Pacific	AUD	1,449.34	630,909.55	30.61	0.00	-NA-	0.67	8.94	5.60	-6.73	5.14	1.22	2.41	15.22	10.13
EMEA Index	AUD	1,464.88	352,808.20	17.12	0.00	-NA-	-1.16	10.00	15.67	4.76	5.37	3.93	2.14	17.14	13.53
Europe Index	AUD	1,446.83	324,588.99	15.75	0.00	-NA-	-1.46	10.09	16.23	6.45	6.06	5.01	1.80	18.17	14.29
Middle East and Africa Index	AUD	1,733.92	28,219.21	1.37	0.00	-NA-	2.75	8.86	9.96	-11.23	-2.04	-7.04	6.27	20.78	18.82
Americas Index	AUD	1,694.31	1,077,070.92	52.26	0.00	-NA-	2.07	12.13	14.19	11.10	5.19	6.69	5.06	21.44	14.71
Eurozone Index	AUD	2,413.65	168,883.22	100.00	3.14	-NA-	-NA-	8.56	15.62	14.38	3.68	4.78	6.29	-NA-	14.90

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

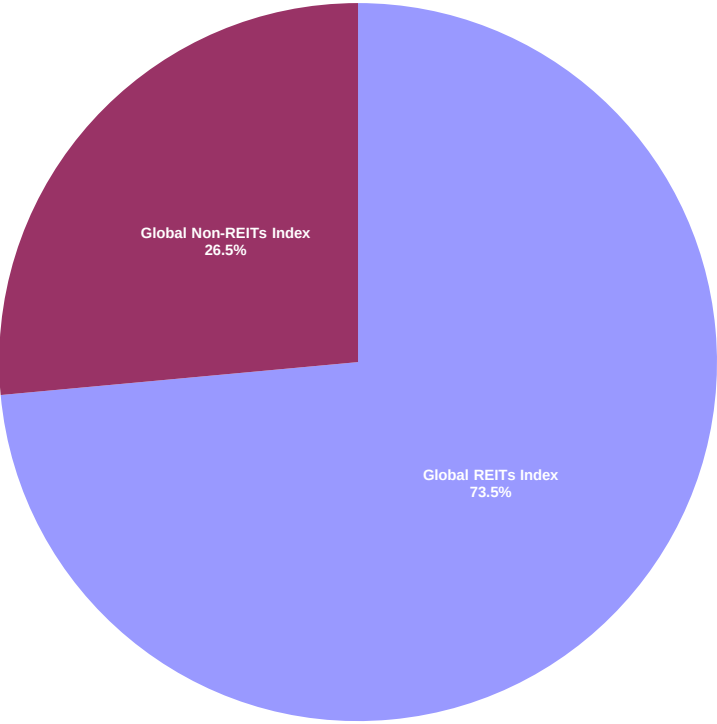
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Section 2.2

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-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	EUR	2,872.15	1,012,218.09	75.48	3.93	-NA-	7.38	14.17	14.02	6.35	2.21	3.14	4.13	-NA-	15.00
Global Non-REITs Index	EUR	2,175.32	328,844.87	24.52	2.65	-NA-	3.29	6.25	2.38	-13.83	1.66	0.36	-3.05	-NA-	14.27
Global ex US REITs Index	EUR	2,562.01	365,659.19	27.27	4.12	-NA-	5.80	11.41	11.04	2.40	3.00	-0.04	7.10	-NA-	12.52
Global ex US Non-REITs Index	EUR	2,190.51	324,029.80	24.16	2.69	-NA-	3.42	6.22	2.26	-13.98	1.54	0.19	-3.12	-NA-	14.25
Americas REITs Index	EUR	3,073.31	684,579.79	51.05	3.92	-NA-	8.53	15.13	14.62	7.88	1.84	4.65	3.11	-NA-	17.14
Americas Non-REITs Index	EUR	1,067.40	16,326.59	1.22	2.51	-NA-	-5.05	-11.33	-9.63	-4.43	3.14	-1.28	15.96	-NA-	22.54
Asia Pacific REITs Index	EUR	2,846.59	189,176.80	14.11	4.06	-NA-	6.70	14.35	12.87	9.18	2.89	-0.68	11.56	-NA-	13.28
Asia Pacific Non-REITs Index	EUR	2,083.58	221,389.04	16.51	2.71	-NA-	4.39	6.59	-0.86	-21.50	1.18	-0.80	-6.59	-NA-	16.61
EMEA REITs Index	EUR	2,297.41	138,461.51	10.32	3.79	-NA-	4.95	10.19	12.97	-3.93	3.12	1.23	0.02	-NA-	15.62
EMEA Non-REITs Index	EUR	3,376.79	91,129.24	6.80	2.52	-NA-	4.10	13.68	17.76	9.83	2.61	3.66	3.59	-NA-	13.07
Europe REITs Index	EUR	2,329.56	126,134.34	9.41	3.55	-NA-	5.18	10.77	13.91	-2.66	4.25	2.77	-0.51	-NA-	15.82
Europe Non-REITs Index	EUR	3,106.57	85,092.69	6.35	2.51	-NA-	2.01	12.31	16.96	11.47	2.72	3.96	3.32	-NA-	13.66
Middle East and Africa REITs Index	EUR	2,592.35	12,327.17	0.92	6.31	-NA-	5.58	3.24	4.56	-14.82	-7.13	-12.16	6.01	-NA-	22.90
Middle East and Africa Non-REITs Index	EUR	4,122.79	6,036.55	0.45	2.78	-NA-	13.26	16.04	16.53	-10.14	1.11	-0.37	7.35	-NA-	28.70
Emerging REITs Index	EUR	2,138.04	28,059.45	22.96	5.97	-NA-	-NA-	0.38	-1.50	-11.83	-3.80	-7.42	4.35	-NA-	18.59
Emerging Non-REITs Index	EUR	2,407.39	94,169.14	77.04	3.09	-NA-	-NA-	3.62	-1.22	-17.34	0.31	-0.32	-5.45	-NA-	21.25
Emerging Asia Pacific Non-REITs Index	EUR	3,139.04	79,666.28	65.18	3.17	-NA-	-NA-	11.59	-0.21	-18.41	0.35	0.84	-8.27	-NA-	23.93
Emerging Americas Non-REITs Index	EUR	758.28	7,942.03	6.50	3.13	-NA-	-NA-	-20.72	-21.54	-14.42	-1.14	-9.56	25.44	-NA-	29.27
Emerging EMEA REITs Index	EUR	2,201.96	14,578.87	11.93	5.87	-NA-	-NA-	0.72	0.77	-14.28	-6.43	-11.43	6.39	-NA-	23.56
Emerging EMEA Non-REITs Index	EUR	3,252.37	6,560.84	5.37	2.13	-NA-	-NA-	11.13	9.95	-10.66	1.56	-1.86	3.74	-NA-	24.88
Emerging Europe REITs Index	EUR	2,181.04	2,251.70	1.84	3.49	-NA-	-NA-	-5.02	-8.71	-11.56	-2.43	-7.17	8.37	-NA-	34.74
Emerging Europe Non-REITs Index	EUR	403.99	1,911.86	1.56	0.00	-NA-	-NA-	-15.28	-2.47	-8.61	11.56	1.21	-0.81	-NA-	26.34
Emerging Middle East and Africa REITs Index	EUR	2,592.35	12,327.17	10.09	6.31	-NA-	-NA-	3.24	4.56	-14.82	-7.13	-12.16	6.01	-NA-	22.90
Emerging Middle East and Africa Non-REITs I	EUR	4,010.57	4,648.98	3.80	3.01	-NA-	-NA-	15.45	15.07	-13.35	-2.02	-3.07	5.61	-NA-	31.48

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Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	2,521.28	1,126,851.79	75.48	3.93	-NA-	5.85	8.48	8.39	7.99	-0.15	0.25	6.71	-NA-	13.09
Global Non-REITs Index	USD	1,909.77	366,086.55	24.52	2.65	-NA-	1.83	0.95	-2.68	-12.50	-0.69	-2.45	-0.64	-NA-	15.26
Global ex US REITs Index	USD	2,248.76	407,070.09	27.27	4.12	-NA-	4.29	5.85	5.56	3.98	0.62	-2.84	9.75	-NA-	12.94
Global ex US Non-REITs Index	USD	1,923.11	360,726.18	24.16	2.69	-NA-	1.95	0.93	-2.79	-12.66	-0.81	-2.61	-0.72	-NA-	15.31
Americas REITs Index	USD	2,698.10	762,108.45	51.05	3.92	-NA-	6.99	9.39	8.96	9.55	-0.52	1.71	5.67	-NA-	14.52
Americas Non-REITs Index	USD	937.11	18,175.57	1.22	2.51	-NA-	-6.40	-15.75	-14.09	-2.96	0.76	-4.04	18.84	-NA-	24.64
Asia Pacific REITs Index	USD	2,499.03	210,601.07	14.11	4.06	-NA-	5.19	8.65	7.29	10.86	0.52	-3.46	14.33	-NA-	13.07
Asia Pacific Non-REITs Index	USD	1,829.19	246,461.35	16.51	2.71	-NA-	2.91	1.28	-5.76	-20.29	-1.16	-3.58	-4.27	-NA-	17.12
EMEA REITs Index	USD	2,015.98	154,142.27	10.32	3.79	-NA-	3.45	4.69	7.39	-2.45	0.74	-1.61	2.50	-NA-	16.48
EMEA Non-REITs Index	USD	2,964.90	101,449.63	6.80	2.52	-NA-	2.62	8.02	11.94	11.52	0.24	0.75	6.16	-NA-	14.75
Europe REITs Index	USD	2,044.18	140,419.05	9.41	3.55	-NA-	3.68	5.25	8.28	-1.16	1.84	-0.11	1.96	-NA-	16.58
Europe Non-REITs Index	USD	2,727.37	94,729.44	6.35	2.51	-NA-	0.56	6.71	11.18	13.19	0.35	1.04	5.89	-NA-	14.91
Middle East and Africa REITs Index	USD	2,275.01	13,723.22	0.92	6.31	-NA-	4.08	-1.91	-0.60	-13.50	-9.27	-14.62	8.64	-NA-	23.99
Middle East and Africa Non-REITs Index	USD	3,620.91	6,720.19	0.45	2.78	-NA-	11.66	10.25	10.77	-8.75	-1.22	-3.16	10.01	-NA-	30.43
Emerging REITs Index	USD	1,876.29	31,237.18	22.96	5.97	-NA-	-NA-	-4.62	-6.36	-10.47	-6.02	-10.01	6.94	-NA-	19.02
Emerging Non-REITs Index	USD	2,113.80	104,833.80	77.04	3.09	-NA-	-NA-	-1.55	-6.10	-16.07	-2.01	-3.11	-3.10	-NA-	22.62
Emerging Asia Pacific Non-REITs Index	USD	2,756.19	88,688.48	65.18	3.17	-NA-	-NA-	6.02	-5.14	-17.15	-1.96	-1.99	-6.00	-NA-	24.32
Emerging Americas Non-REITs Index	USD	665.70	8,841.46	6.50	3.13	-NA-	-NA-	-24.67	-25.41	-13.10	-3.42	-12.09	28.55	-NA-	32.50
Emerging EMEA REITs Index	USD	1,932.67	16,229.92	11.93	5.87	-NA-	-NA-	-4.31	-4.21	-12.96	-8.59	-13.91	9.02	-NA-	24.57
Emerging EMEA Non-REITs Index	USD	2,856.46	7,303.85	5.37	2.13	-NA-	-NA-	5.59	4.52	-9.29	-0.79	-4.61	6.32	-NA-	27.21
Emerging Europe REITs Index	USD	1,916.00	2,506.70	1.84	3.49	-NA-	-NA-	-9.76	-13.22	-10.20	-4.68	-9.78	11.06	-NA-	34.91
Emerging Europe Non-REITs Index	USD	354.67	2,128.38	1.56	0.00	-NA-	-NA-	-19.51	-7.29	-7.20	8.99	-1.62	1.65	-NA-	28.09
Emerging Middle East and Africa REITs Index	USD	2,275.01	13,723.22	10.09	6.31	-NA-	-NA-	-1.91	-0.60	-13.50	-9.27	-14.62	8.64	-NA-	23.99
Emerging Middle East and Africa Non-REITs I	USD	3,522.45	5,175.48	3.80	3.01	-NA-	-NA-	9.70	9.38	-12.01	-4.28	-5.78	8.23	-NA-	33.44

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Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	2,791.69	774,202.54	75.48	3.93	-NA-	8.52	11.18	9.87	13.22	-1.40	0.89	8.06	-NA-	14.54
Global Non-REITs Index	GBP	2,114.60	251,519.45	24.52	2.65	-NA-	4.39	3.47	-1.35	-8.26	-1.93	-1.82	0.61	-NA-	13.04
Global ex US REITs Index	GBP	2,489.94	279,677.15	27.27	4.12	-NA-	6.92	8.49	7.00	9.01	-0.64	-2.21	11.14	-NA-	11.67
Global ex US Non-REITs Index	GBP	2,129.36	247,836.60	24.16	2.69	-NA-	4.52	3.44	-1.46	-8.43	-2.05	-1.98	0.54	-NA-	13.06
Americas REITs Index	GBP	2,987.48	523,605.94	51.05	3.92	-NA-	9.47	12.12	10.45	14.85	-1.76	2.37	7.01	-NA-	16.85
Americas Non-REITs Index	GBP	1,037.62	12,487.51	1.22	2.51	-NA-	-4.40	-13.65	-12.91	1.74	-0.50	-3.42	20.34	-NA-	22.15
Asia Pacific REITs Index	GBP	2,767.06	144,693.28	14.11	4.06	-NA-	7.84	11.36	8.76	16.23	-0.74	-2.84	15.78	-NA-	12.82
Asia Pacific Non-REITs Index	GBP	2,025.37	169,331.06	16.51	2.71	-NA-	5.50	3.80	-4.47	-16.43	-2.39	-2.96	-3.06	-NA-	15.23
EMEA REITs Index	GBP	2,232.19	105,903.31	10.32	3.79	-NA-	6.06	7.30	8.86	2.28	-0.52	-0.97	3.80	-NA-	14.66
EMEA Non-REITs Index	GBP	3,282.89	69,700.88	6.80	2.52	-NA-	5.20	10.71	13.48	16.92	-1.01	1.40	7.50	-NA-	12.84
Europe REITs Index	GBP	2,263.42	96,474.79	9.41	3.55	-NA-	6.29	7.87	9.76	3.62	0.57	0.53	3.25	-NA-	14.75
Europe Non-REITs Index	GBP	3,019.88	65,083.78	6.35	2.51	-NA-	3.09	9.37	12.70	18.67	-0.91	1.70	7.22	-NA-	13.19
Middle East and Africa REITs Index	GBP	2,519.00	9,428.53	0.92	6.31	-NA-	6.70	0.54	0.76	-9.32	-10.40	-14.07	10.01	-NA-	22.77
Middle East and Africa Non-REITs Index	GBP	4,009.26	4,617.10	0.45	2.78	-NA-	14.47	13.00	12.29	-4.34	-2.46	-2.54	11.40	-NA-	28.95
Emerging REITs Index	GBP	2,077.52	21,461.48	22.96	5.97	-NA-	-NA-	-2.25	-5.08	-6.14	-7.20	-9.43	8.29	-NA-	18.17
Emerging Non-REITs Index	GBP	2,340.50	72,025.97	77.04	3.09	-NA-	-NA-	0.91	-4.82	-12.01	-3.23	-2.48	-1.88	-NA-	21.00
Emerging Asia Pacific Non-REITs Index	GBP	3,051.79	60,933.34	65.18	3.17	-NA-	-NA-	8.66	-3.84	-13.14	-3.19	-1.36	-4.81	-NA-	23.50
Emerging Americas Non-REITs Index	GBP	737.10	6,074.52	6.50	3.13	-NA-	-NA-	-22.80	-24.39	-8.90	-4.63	-11.53	30.18	-NA-	29.67
Emerging EMEA REITs Index	GBP	2,139.96	11,150.75	11.93	5.87	-NA-	-NA-	-1.92	-2.89	-8.75	-9.73	-13.35	10.40	-NA-	23.40
Emerging EMEA Non-REITs Index	GBP	3,162.81	5,018.11	5.37	2.13	-NA-	-NA-	8.22	5.95	-4.90	-2.03	-3.99	7.66	-NA-	24.87
Emerging Europe REITs Index	GBP	2,121.49	1,722.23	1.84	3.49	-NA-	-NA-	-7.51	-12.03	-5.86	-5.87	-9.19	12.47	-NA-	34.39
Emerging Europe Non-REITs Index	GBP	392.71	1,462.30	1.56	0.00	-NA-	-NA-	-17.50	-6.02	-2.71	7.63	-0.99	2.94	-NA-	25.20
Emerging Middle East and Africa REITs Index	GBP	2,519.00	9,428.53	10.09	6.31	-NA-	-NA-	0.54	0.76	-9.32	-10.40	-14.07	10.01	-NA-	22.77
Emerging Middle East and Africa Non-REITs I	GBP	3,900.23	3,555.81	3.80	3.01	-NA-	-NA-	12.43	10.88	-7.76	-5.48	-5.17	9.60	-NA-	31.85

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

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Global REITs Index	JPY	2,731.89	124,973,497.92	75.48	3.93	-NA-	5.31	15.45	11.83	-3.49	-1.47	3.91	-1.62	-NA-	14.93
Global Non-REITs Index	JPY	2,069.30	40,600,829.09	24.52	2.65	-NA-	1.31	7.44	0.41	-21.80	-2.00	1.11	-8.40	-NA-	16.94
Global ex US REITs Index	JPY	2,436.60	45,146,108.12	27.27	4.12	-NA-	3.77	12.65	8.91	-7.07	-0.71	0.71	1.19	-NA-	13.67
Global ex US Non-REITs Index	JPY	2,083.75	40,006,336.70	24.16	2.69	-NA-	1.44	7.41	0.30	-21.94	-2.12	0.95	-8.47	-NA-	16.95
Americas REITs Index	JPY	2,923.48	84,521,637.97	51.05	3.92	-NA-	6.23	16.42	12.42	-2.10	-1.83	5.43	-2.58	-NA-	16.66
Americas Non-REITs Index	JPY	1,015.39	2,015,761.77	1.22	2.51	-NA-	-7.23	-10.34	-11.36	-13.27	-0.58	-0.54	9.56	-NA-	24.14
Asia Pacific REITs Index	JPY	2,707.79	23,356,711.37	14.11	4.06	-NA-	4.65	15.63	10.70	-0.92	-0.82	0.07	5.41	-NA-	12.34
Asia Pacific Non-REITs Index	JPY	1,981.98	27,333,796.44	16.51	2.71	-NA-	2.39	7.78	-2.77	-28.76	-2.47	-0.06	-11.75	-NA-	18.69
EMEA REITs Index	JPY	2,184.38	17,095,148.59	10.32	3.79	-NA-	2.93	11.42	10.80	-12.81	-0.60	1.99	-5.50	-NA-	18.39
EMEA Non-REITs Index	JPY	3,212.57	11,251,270.88	6.80	2.52	-NA-	2.10	14.95	15.50	-0.33	-1.09	4.43	-2.12	-NA-	16.93
Europe REITs Index	JPY	2,214.94	15,573,174.83	9.41	3.55	-NA-	3.16	12.01	11.72	-11.67	0.49	3.54	-6.00	-NA-	18.61
Europe Non-REITs Index	JPY	2,955.19	10,505,968.75	6.35	2.51	-NA-	0.05	13.57	14.71	1.16	-0.98	4.74	-2.38	-NA-	16.88
Middle East and Africa REITs Index	JPY	2,465.04	1,521,973.76	0.92	6.31	-NA-	3.55	4.39	2.55	-22.70	-10.47	-11.50	0.16	-NA-	24.22
Middle East and Africa Non-REITs Index	JPY	3,923.38	745,302.13	0.45	2.78	-NA-	11.09	17.33	14.29	-18.45	-2.53	0.38	1.42	-NA-	31.76
Emerging REITs Index	JPY	2,033.02	3,464,359.39	22.96	5.97	-NA-	-NA-	1.50	-3.39	-19.99	-7.27	-6.72	-1.41	-NA-	19.52
Emerging Non-REITs Index	JPY	2,290.37	11,626,592.58	77.04	3.09	-NA-	-NA-	4.78	-3.12	-24.99	-3.30	0.43	-10.67	-NA-	23.73
Emerging Asia Pacific Non-REITs Index	JPY	2,986.42	9,835,996.27	65.18	3.17	-NA-	-NA-	12.83	-2.12	-25.95	-3.26	1.59	-13.34	-NA-	25.77
Emerging Americas Non-REITs Index	JPY	721.31	980,562.30	6.50	3.13	-NA-	-NA-	-19.84	-23.05	-22.34	-4.70	-8.88	18.52	-NA-	30.88
Emerging EMEA REITs Index	JPY	2,094.12	1,799,979.64	11.93	5.87	-NA-	-NA-	1.84	-1.16	-22.21	-9.80	-10.76	0.51	-NA-	24.86
Emerging EMEA Non-REITs Index	JPY	3,095.06	810,034.01	5.37	2.13	-NA-	-NA-	12.37	7.84	-18.93	-2.10	-1.12	-1.98	-NA-	28.14
Emerging Europe REITs Index	JPY	2,076.05	278,005.88	1.84	3.49	-NA-	-NA-	-3.96	-10.47	-19.75	-5.94	-6.48	2.39	-NA-	35.29
Emerging Europe Non-REITs Index	JPY	384.29	236,047.43	1.56	0.00	-NA-	-NA-	-14.34	-4.34	-17.07	7.54	1.97	-6.28	-NA-	28.64
Emerging Middle East and Africa REITs Index	JPY	2,465.04	1,521,973.76	10.09	6.31	-NA-	-NA-	4.39	2.55	-22.70	-10.47	-11.50	0.16	-NA-	24.22
Emerging Middle East and Africa Non-REITs I	JPY	3,816.69	573,986.58	3.80	3.01	-NA-	-NA-	16.74	12.86	-21.37	-5.55	-2.34	-0.22	-NA-	34.42

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Global REITs Index	AUD	2,277.37	1,012,218.09	75.48	3.93	-NA-	6.18	17.18	19.00	14.10	6.02	5.60	7.17	-NA-	-NA-
Global Non-REITs Index	AUD	1,725.02	328,844.87	24.52	2.65	-NA-	2.15	9.05	6.85	-7.54	5.46	2.76	-0.22	-NA-	-NA-
Global ex US REITs Index	AUD	2,031.21	365,659.19	27.27	4.12	-NA-	4.62	14.35	15.89	9.86	6.84	2.35	10.22	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,737.06	324,029.80	24.16	2.69	-NA-	2.27	9.02	6.73	-7.71	5.33	2.59	-0.30	-NA-	-NA-
Americas REITs Index	AUD	2,437.08	684,579.79	51.05	3.92	-NA-	7.04	18.17	19.63	15.75	5.64	7.15	6.12	-NA-	-NA-
Americas Non-REITs Index	AUD	846.45	16,326.59	1.22	2.51	-NA-	-6.52	-8.99	-5.68	2.53	6.99	1.08	19.35	-NA-	-NA-
Asia Pacific REITs Index	AUD	2,257.27	189,176.80	14.11	4.06	-NA-	5.52	17.37	17.80	17.13	6.73	1.70	14.82	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,652.22	221,389.04	16.51	2.71	-NA-	3.23	9.40	3.47	-15.78	4.95	1.57	-3.86	-NA-	-NA-
EMEA REITs Index	AUD	1,820.95	138,461.51	10.32	3.79	-NA-	3.78	13.09	17.91	3.08	6.97	3.65	2.94	-NA-	-NA-
EMEA Non-REITs Index	AUD	2,678.07	91,129.24	6.80	2.52	-NA-	2.94	16.68	22.90	17.83	6.44	6.13	6.62	-NA-	-NA-
Europe REITs Index	AUD	1,846.42	126,134.34	9.41	3.55	-NA-	4.01	13.69	18.88	4.43	8.14	5.22	2.40	-NA-	-NA-
Europe Non-REITs Index	AUD	2,463.51	85,092.69	6.35	2.51	-NA-	0.87	15.28	22.07	19.59	6.56	6.44	6.34	-NA-	-NA-
Middle East and Africa REITs Index	AUD	2,054.92	12,327.17	0.92	6.31	-NA-	4.41	5.96	9.13	-8.61	-3.66	-10.06	9.10	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	3,270.62	6,036.55	0.45	2.78	-NA-	12.01	19.10	21.61	-3.59	4.88	2.01	10.48	-NA-	-NA-
Emerging REITs Index	AUD	1,694.77	43,118.48	22.96	5.97	-NA-	-NA-	3.03	2.80	-5.40	-0.21	-5.20	7.39	14.21	-NA-
Emerging Non-REITs Index	AUD	1,909.30	144,708.12	77.04	3.09	-NA-	-NA-	6.35	3.09	-11.32	4.05	2.07	-2.69	16.97	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,489.55	122,421.81	65.18	3.17	-NA-	-NA-	14.53	4.15	-12.46	4.10	3.25	-5.60	20.01	-NA-
Emerging Americas Non-REITs Index	AUD	601.30	12,204.38	6.50	3.13	-NA-	-NA-	-18.63	-18.11	-8.19	2.55	-7.40	29.10	23.70	-NA-
Emerging EMEA REITs Index	AUD	1,745.70	22,403.10	11.93	5.87	-NA-	-NA-	3.37	5.17	-8.03	-2.94	-9.31	9.49	19.86	-NA-
Emerging EMEA Non-REITs Index	AUD	2,580.12	10,081.93	5.37	2.13	-NA-	-NA-	14.06	14.76	-4.15	5.35	0.49	6.77	24.80	-NA-
Emerging Europe REITs Index	AUD	1,730.64	3,460.15	1.84	3.49	-NA-	-NA-	-2.52	-4.73	-5.12	1.21	-4.96	11.54	30.04	-NA-
Emerging Europe Non-REITs Index	AUD	320.36	2,937.92	1.56	0.00	-NA-	-NA-	-13.05	1.79	-1.95	15.73	3.63	2.09	26.07	-NA-
Emerging Middle East and Africa REITs Index	AUD	2,054.92	18,942.95	10.09	6.31	-NA-	-NA-	5.96	9.13	-8.61	-3.66	-10.06	9.10	20.23	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,181.67	7,144.01	3.80	3.01	-NA-	-NA-	18.50	20.09	-7.03	1.63	-0.75	8.69	31.52	-NA-

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Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Global REITs Index	EUR	2,674.11	1,012,218.09	75.48	2.93	-NA-	-NA-	13.15	12.97	5.29	2.07	3.06	3.75	-NA-	15.02
Global Non-REITs Index	EUR	2,139.86	328,844.87	24.52	2.39	-NA-	-NA-	6.00	2.12	-14.06	1.51	0.29	-3.23	-NA-	14.26
Global ex US REITs Index	EUR	2,453.70	365,659.19	27.27	3.37	-NA-	-NA-	10.79	10.39	1.58	2.85	-0.11	6.72	-NA-	12.53
Global ex US Non-REITs Index	EUR	2,154.51	324,029.80	24.16	2.42	-NA-	-NA-	5.97	2.01	-14.22	1.39	0.13	-3.30	-NA-	14.25
Americas REITs Index	EUR	2,798.88	684,579.79	51.05	2.77	-NA-	-NA-	13.85	13.33	6.67	1.70	4.56	2.73	-NA-	17.15
Americas Non-REITs Index	EUR	1,042.50	16,326.59	1.22	2.14	-NA-	-NA-	-11.62	-9.99	-4.78	3.05	-1.33	15.76	-NA-	22.53
Asia Pacific REITs Index	EUR	2,801.87	189,176.80	14.11	3.42	-NA-	-NA-	14.05	12.42	8.40	2.87	-0.70	11.34	-NA-	13.31
Asia Pacific Non-REITs Index	EUR	2,069.95	221,389.04	16.51	2.60	-NA-	-NA-	6.49	-0.98	-21.59	1.15	-0.82	-6.64	-NA-	16.61
EMEA REITs Index	EUR	2,167.55	138,461.51	10.32	3.03	-NA-	-NA-	9.41	12.26	-4.70	2.81	1.09	-0.48	-NA-	15.56
EMEA Non-REITs Index	EUR	3,206.87	91,129.24	6.80	1.93	-NA-	-NA-	12.94	17.05	9.09	2.15	3.45	3.06	-NA-	13.13
Europe REITs Index	EUR	2,198.74	126,134.34	9.41	2.80	-NA-	-NA-	10.01	13.22	-3.43	3.92	2.62	-1.02	-NA-	15.75
Europe Non-REITs Index	EUR	2,927.81	85,092.69	6.35	1.87	-NA-	-NA-	11.48	16.18	10.67	2.23	3.74	2.76	-NA-	13.74
Middle East and Africa REITs Index	EUR	2,460.38	12,327.17	0.92	5.39	-NA-	-NA-	2.37	3.57	-15.60	-7.26	-12.29	5.52	-NA-	22.84
Middle East and Africa Non-REITs Index	EUR	4,034.92	6,036.55	0.45	2.66	-NA-	-NA-	15.74	16.33	-10.24	0.99	-0.37	7.23	-NA-	28.68
Emerging REITs Index	EUR	2,054.37	28,059.45	22.96	5.40	-NA-	-NA-	-0.18	-2.11	-12.37	-3.92	-7.53	4.02	-NA-	18.58
Emerging Non-REITs Index	EUR	2,369.34	94,169.14	77.04	2.90	-NA-	-NA-	3.38	-1.48	-17.50	0.24	-0.36	-5.53	-NA-	21.26
Emerging Asia Pacific Non-REITs Index	EUR	3,081.96	79,666.28	65.18	2.97	-NA-	-NA-	11.30	-0.48	-18.58	0.29	0.80	-8.35	-NA-	23.94
Emerging Americas Non-REITs Index	EUR	752.74	7,942.03	6.50	2.89	-NA-	-NA-	-20.84	-21.72	-14.54	-1.25	-9.64	25.30	-NA-	29.26
Emerging EMEA REITs Index	EUR	2,097.30	14,578.87	11.93	5.02	-NA-	-NA-	-0.04	-0.11	-15.02	-6.60	-11.58	5.90	-NA-	23.50
Emerging EMEA Non-REITs Index	EUR	3,186.71	6,560.84	5.37	2.13	-NA-	-NA-	10.84	9.76	-10.66	1.56	-1.86	3.74	-NA-	24.86
Emerging Europe REITs Index	EUR	2,100.22	2,251.70	1.84	3.00	-NA-	-NA-	-5.47	-9.18	-11.96	-2.81	-7.53	7.90	-NA-	34.72
Emerging Europe Non-REITs Index	EUR	397.71	1,911.86	1.56	0.00	-NA-	-NA-	-15.55	-2.74	-8.61	11.56	1.21	-0.81	-NA-	26.33
Emerging Middle East and Africa REITs Index	EUR	2,460.38	12,327.17	10.09	5.39	-NA-	-NA-	2.37	3.57	-15.60	-7.26	-12.29	5.52	-NA-	22.84
Emerging Middle East and Africa Non-REITs I	EUR	3,933.86	4,648.98	3.80	3.01	-NA-	-NA-	15.20	14.94	-13.35	-2.02	-3.07	5.61	-NA-	31.47

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Version: May 2016

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Global REITs Index	USD	2,347.50	1,126,851.79	75.48	2.93	-NA-	-NA-	7.51	7.39	6.91	-0.28	0.17	6.33	-NA-	13.10
Global Non-REITs Index	USD	1,878.63	366,086.55	24.52	2.39	-NA-	-NA-	0.72	-2.92	-12.73	-0.83	-2.52	-0.83	-NA-	15.24
Global ex US REITs Index	USD	2,153.81	407,070.09	27.27	3.37	-NA-	-NA-	5.26	4.93	3.15	0.47	-2.91	9.37	-NA-	12.94
Global ex US Non-REITs Index	USD	1,891.50	360,726.18	24.16	2.42	-NA-	-NA-	0.69	-3.03	-12.90	-0.95	-2.68	-0.90	-NA-	15.29
Americas REITs Index	USD	2,457.18	762,108.45	51.05	2.77	-NA-	-NA-	8.17	7.73	8.32	-0.64	1.63	5.28	-NA-	14.52
Americas Non-REITs Index	USD	915.24	18,175.57	1.22	2.14	-NA-	-NA-	-16.03	-14.44	-3.31	0.67	-4.10	18.63	-NA-	24.62
Asia Pacific REITs Index	USD	2,459.77	210,601.07	14.11	3.42	-NA-	-NA-	8.36	6.87	10.07	0.49	-3.48	14.10	-NA-	13.07
Asia Pacific Non-REITs Index	USD	1,817.22	246,461.35	16.51	2.60	-NA-	-NA-	1.18	-5.87	-20.38	-1.18	-3.60	-4.32	-NA-	17.12
EMEA REITs Index	USD	1,902.29	154,142.27	10.32	3.03	-NA-	-NA-	3.95	6.71	-3.23	0.44	-1.75	1.99	-NA-	16.42
EMEA Non-REITs Index	USD	2,815.67	101,449.63	6.80	1.93	-NA-	-NA-	7.31	11.27	10.78	-0.21	0.55	5.61	-NA-	14.76
Europe REITs Index	USD	1,929.66	140,419.05	9.41	2.80	-NA-	-NA-	4.52	7.63	-1.94	1.53	-0.25	1.44	-NA-	16.50
Europe Non-REITs Index	USD	2,570.40	94,729.44	6.35	1.87	-NA-	-NA-	5.92	10.44	12.38	-0.13	0.83	5.31	-NA-	14.95
Middle East and Africa REITs Index	USD	2,159.22	13,723.22	0.92	5.39	-NA-	-NA-	-2.73	-1.55	-14.30	-9.40	-14.75	8.13	-NA-	23.91
Middle East and Africa Non-REITs Index	USD	3,543.68	6,720.19	0.45	2.66	-NA-	-NA-	9.97	10.59	-8.86	-1.34	-3.16	9.89	-NA-	30.41
Emerging REITs Index	USD	1,802.87	31,237.18	22.96	5.40	-NA-	-NA-	-5.16	-6.94	-11.02	-6.14	-10.12	6.60	-NA-	19.01
Emerging Non-REITs Index	USD	2,080.37	104,833.80	77.04	2.90	-NA-	-NA-	-1.78	-6.35	-16.22	-2.07	-3.15	-3.19	-NA-	22.63
Emerging Asia Pacific Non-REITs Index	USD	2,706.04	88,688.48	65.18	2.97	-NA-	-NA-	5.75	-5.40	-17.32	-2.03	-2.03	-6.08	-NA-	24.32
Emerging Americas Non-REITs Index	USD	660.85	8,841.46	6.50	2.89	-NA-	-NA-	-24.78	-25.59	-13.23	-3.53	-12.17	28.41	-NA-	32.50
Emerging EMEA REITs Index	USD	1,840.82	16,229.92	11.93	5.02	-NA-	-NA-	-5.02	-5.05	-13.71	-8.75	-14.06	8.52	-NA-	24.51
Emerging EMEA Non-REITs Index	USD	2,798.75	7,303.85	5.37	2.13	-NA-	-NA-	5.31	4.34	-9.29	-0.79	-4.61	6.32	-NA-	27.19
Emerging Europe REITs Index	USD	1,844.82	2,506.70	1.84	3.00	-NA-	-NA-	-10.18	-13.67	-10.61	-5.05	-10.12	10.58	-NA-	34.91
Emerging Europe Non-REITs Index	USD	349.16	2,128.38	1.56	0.00	-NA-	-NA-	-19.76	-7.54	-7.20	8.99	-1.62	1.65	-NA-	28.07
Emerging Middle East and Africa REITs Index	USD	2,159.22	13,723.22	10.09	5.39	-NA-	-NA-	-2.73	-1.55	-14.30	-9.40	-14.75	8.13	-NA-	23.91
Emerging Middle East and Africa Non-REITs I	USD	3,455.02	5,175.48	3.80	3.01	-NA-	-NA-	9.46	9.26	-12.01	-4.28	-5.78	8.23	-NA-	33.42

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Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Global REITs Index	GBP	2,599.27	774,202.54	75.48	2.93	-NA-	-NA-	10.19	8.86	12.09	-1.53	0.81	7.67	-NA-	14.55
Global Non-REITs Index	GBP	2,080.12	251,519.45	24.52	2.39	-NA-	-NA-	3.22	-1.59	-8.51	-2.07	-1.89	0.43	-NA-	13.04
Global ex US REITs Index	GBP	2,384.81	279,677.15	27.27	3.37	-NA-	-NA-	7.89	6.37	8.14	-0.78	-2.28	10.75	-NA-	11.67
Global ex US Non-REITs Index	GBP	2,094.37	247,836.60	24.16	2.42	-NA-	-NA-	3.19	-1.71	-8.68	-2.19	-2.05	0.35	-NA-	13.06
Americas REITs Index	GBP	2,720.71	523,605.94	51.05	2.77	-NA-	-NA-	10.87	9.21	13.56	-1.89	2.29	6.61	-NA-	16.85
Americas Non-REITs Index	GBP	1,013.40	12,487.51	1.22	2.14	-NA-	-NA-	-13.94	-13.27	1.37	-0.59	-3.48	20.13	-NA-	22.14
Asia Pacific REITs Index	GBP	2,723.58	144,693.28	14.11	3.42	-NA-	-NA-	11.06	8.33	15.40	-0.76	-2.86	15.54	-NA-	12.83
Asia Pacific Non-REITs Index	GBP	2,012.12	169,331.06	16.51	2.60	-NA-	-NA-	3.70	-4.58	-16.53	-2.42	-2.98	-3.12	-NA-	15.23
EMEA REITs Index	GBP	2,106.31	105,903.31	10.32	3.03	-NA-	-NA-	6.54	8.18	1.46	-0.82	-1.11	3.28	-NA-	14.60
EMEA Non-REITs Index	GBP	3,117.66	69,700.88	6.80	1.93	-NA-	-NA-	9.98	12.79	16.14	-1.46	1.20	6.95	-NA-	12.91
Europe REITs Index	GBP	2,136.62	96,474.79	9.41	2.80	-NA-	-NA-	7.13	9.10	2.80	0.26	0.39	2.72	-NA-	14.67
Europe Non-REITs Index	GBP	2,846.08	65,083.78	6.35	1.87	-NA-	-NA-	8.56	11.95	17.82	-1.38	1.48	6.64	-NA-	13.29
Middle East and Africa REITs Index	GBP	2,390.79	9,428.53	0.92	5.39	-NA-	-NA-	-0.31	-0.20	-10.15	-10.53	-14.20	9.50	-NA-	22.70
Middle East and Africa Non-REITs Index	GBP	3,923.74	4,617.10	0.45	2.66	-NA-	-NA-	12.71	12.10	-4.45	-2.57	-2.54	11.28	-NA-	28.94
Emerging REITs Index	GBP	1,996.23	21,461.48	22.96	5.40	-NA-	-NA-	-2.79	-5.67	-6.71	-7.31	-9.54	7.95	-NA-	18.16
Emerging Non-REITs Index	GBP	2,303.50	72,025.97	77.04	2.90	-NA-	-NA-	0.67	-5.06	-12.17	-3.29	-2.52	-1.96	-NA-	21.01
Emerging Asia Pacific Non-REITs Index	GBP	2,996.26	60,933.34	65.18	2.97	-NA-	-NA-	8.38	-4.10	-13.32	-3.25	-1.39	-4.89	-NA-	23.52
Emerging Americas Non-REITs Index	GBP	731.72	6,074.52	6.50	2.89	-NA-	-NA-	-22.91	-24.57	-9.03	-4.74	-11.61	30.03	-NA-	29.67
Emerging EMEA REITs Index	GBP	2,038.25	11,150.75	11.93	5.02	-NA-	-NA-	-2.65	-3.75	-9.54	-9.89	-13.51	9.90	-NA-	23.35
Emerging EMEA Non-REITs Index	GBP	3,098.92	5,018.11	5.37	2.13	-NA-	-NA-	7.93	5.77	-4.90	-2.03	-3.99	7.66	-NA-	24.86
Emerging Europe REITs Index	GBP	2,042.68	1,722.23	1.84	3.00	-NA-	-NA-	-7.94	-12.49	-6.28	-6.24	-9.54	11.98	-NA-	34.37
Emerging Europe Non-REITs Index	GBP	386.61	1,462.30	1.56	0.00	-NA-	-NA-	-17.76	-6.28	-2.71	7.63	-0.99	2.94	-NA-	25.18
Emerging Middle East and Africa REITs Index	GBP	2,390.79	9,428.53	10.09	5.39	-NA-	-NA-	-0.31	-0.20	-10.15	-10.53	-14.20	9.50	-NA-	22.70
Emerging Middle East and Africa Non-REITs I	GBP	3,825.57	3,555.81	3.80	3.01	-NA-	-NA-	12.18	10.76	-7.76	-5.48	-5.17	9.60	-NA-	31.84

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Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Global REITs Index	JPY	2,543.59	124,973,497.92	75.48	2.93	-NA-	-NA-	14.42	10.80	-4.45	-1.60	3.83	-1.97	-NA-	14.94
Global Non-REITs Index	JPY	2,035.56	40,600,829.09	24.52	2.39	-NA-	-NA-	7.18	0.16	-22.01	-2.14	1.04	-8.57	-NA-	16.93
Global ex US REITs Index	JPY	2,333.73	45,146,108.12	27.27	3.37	-NA-	-NA-	12.03	8.27	-7.81	-0.86	0.64	0.83	-NA-	13.69
Global ex US Non-REITs Index	JPY	2,049.51	40,006,336.70	24.16	2.42	-NA-	-NA-	7.16	0.05	-22.15	-2.27	0.88	-8.64	-NA-	16.95
Americas REITs Index	JPY	2,662.43	84,521,637.97	51.05	2.77	-NA-	-NA-	15.12	11.16	-3.19	-1.96	5.34	-2.94	-NA-	16.65
Americas Non-REITs Index	JPY	991.70	2,015,761.77	1.22	2.14	-NA-	-NA-	-10.63	-11.72	-13.59	-0.66	-0.59	9.37	-NA-	24.12
Asia Pacific REITs Index	JPY	2,665.24	23,356,711.37	14.11	3.42	-NA-	-NA-	15.32	10.26	-1.63	-0.84	0.05	5.19	-NA-	12.39
Asia Pacific Non-REITs Index	JPY	1,969.02	27,333,796.44	16.51	2.60	-NA-	-NA-	7.68	-2.88	-28.85	-2.49	-0.08	-11.79	-NA-	18.68
EMEA REITs Index	JPY	2,061.19	17,095,148.59	10.32	3.03	-NA-	-NA-	10.63	10.10	-13.51	-0.89	1.84	-5.97	-NA-	18.34
EMEA Non-REITs Index	JPY	3,050.87	11,251,270.88	6.80	1.93	-NA-	-NA-	14.20	14.80	-1.00	-1.53	4.23	-2.63	-NA-	16.96
Europe REITs Index	JPY	2,090.85	15,573,174.83	9.41	2.80	-NA-	-NA-	11.24	11.04	-12.37	0.18	3.39	-6.48	-NA-	18.56
Europe Non-REITs Index	JPY	2,785.11	10,505,968.75	6.35	1.87	-NA-	-NA-	12.73	13.94	0.43	-1.45	4.51	-2.91	-NA-	16.94
Middle East and Africa REITs Index	JPY	2,339.58	1,521,973.76	0.92	5.39	-NA-	-NA-	3.52	1.58	-23.41	-10.60	-11.63	-0.31	-NA-	24.11
Middle East and Africa Non-REITs Index	JPY	3,839.69	745,302.13	0.45	2.66	-NA-	-NA-	17.03	14.10	-18.54	-2.64	0.38	1.31	-NA-	31.75
Emerging REITs Index	JPY	1,953.47	3,464,359.39	22.96	5.40	-NA-	-NA-	0.94	-3.99	-20.47	-7.38	-6.84	-1.72	-NA-	19.48
Emerging Non-REITs Index	JPY	2,254.15	11,626,592.58	77.04	2.90	-NA-	-NA-	4.53	-3.37	-25.13	-3.37	0.39	-10.74	-NA-	23.73
Emerging Asia Pacific Non-REITs Index	JPY	2,932.08	9,835,996.27	65.18	2.97	-NA-	-NA-	12.54	-2.39	-26.11	-3.33	1.55	-13.41	-NA-	25.78
Emerging Americas Non-REITs Index	JPY	716.05	980,562.30	6.50	2.89	-NA-	-NA-	-19.95	-23.23	-22.45	-4.81	-8.96	18.38	-NA-	30.88
Emerging EMEA REITs Index	JPY	1,994.59	1,799,979.64	11.93	5.02	-NA-	-NA-	1.08	-2.03	-22.88	-9.96	-10.92	0.05	-NA-	24.77
Emerging EMEA Non-REITs Index	JPY	3,032.53	810,034.01	5.37	2.13	-NA-	-NA-	12.08	7.65	-18.93	-2.10	-1.12	-1.98	-NA-	28.13
Emerging Europe REITs Index	JPY	1,998.92	278,005.88	1.84	3.00	-NA-	-NA-	-4.41	-10.93	-20.11	-6.31	-6.84	1.95	-NA-	35.27
Emerging Europe Non-REITs Index	JPY	378.32	236,047.43	1.56	0.00	-NA-	-NA-	-14.61	-4.61	-17.07	7.54	1.97	-6.28	-NA-	28.62
Emerging Middle East and Africa REITs Index	JPY	2,339.58	1,521,973.76	10.09	5.39	-NA-	-NA-	3.52	1.58	-23.41	-10.60	-11.63	-0.31	-NA-	24.11
Emerging Middle East and Africa Non-REITs I	JPY	3,743.62	573,986.58	3.80	3.01	-NA-	-NA-	16.49	12.73	-21.37	-5.55	-2.34	-0.22	-NA-	34.41

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

Version: May 2016

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Global REITs Index	AUD	2,120.39	1,555,458.34	75.48	2.93	-NA-	-NA-	16.14	17.91	12.96	5.88	5.52	6.78	-NA-	-NA-
Global Non-REITs Index	AUD	1,696.89	505,330.32	24.52	2.39	-NA-	-NA-	8.80	6.58	-7.80	5.30	2.69	-0.40	-NA-	-NA-
Global ex US REITs Index	AUD	1,945.45	561,902.25	27.27	3.37	-NA-	-NA-	13.71	15.21	8.99	6.69	2.28	9.84	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,708.51	497,931.09	24.16	2.42	-NA-	-NA-	8.77	6.46	-7.97	5.17	2.52	-0.48	-NA-	-NA-
Americas REITs Index	AUD	2,219.46	1,051,982.13	51.05	2.77	-NA-	-NA-	16.85	18.28	14.45	5.50	7.06	5.73	-NA-	-NA-
Americas Non-REITs Index	AUD	826.70	25,088.79	1.22	2.14	-NA-	-NA-	-9.29	-6.06	2.16	6.90	1.02	19.13	-NA-	-NA-
Asia Pacific REITs Index	AUD	2,221.80	290,704.77	14.11	3.42	-NA-	-NA-	17.05	17.33	16.30	6.71	1.68	14.59	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,641.42	340,204.78	16.51	2.60	-NA-	-NA-	9.29	3.35	-15.88	4.93	1.55	-3.92	-NA-	-NA-
EMEA REITs Index	AUD	1,718.26	212,771.44	10.32	3.03	-NA-	-NA-	12.29	17.16	2.25	6.65	3.50	2.42	-NA-	-NA-
EMEA Non-REITs Index	AUD	2,543.28	140,036.75	6.80	1.93	-NA-	-NA-	15.92	22.16	17.05	5.96	5.93	6.06	-NA-	-NA-
Europe REITs Index	AUD	1,742.98	193,828.49	9.41	2.80	-NA-	-NA-	12.91	18.16	3.61	7.80	5.08	1.87	-NA-	-NA-
Europe Non-REITs Index	AUD	2,321.73	130,760.50	6.35	1.87	-NA-	-NA-	14.42	21.25	18.74	6.05	6.22	5.76	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,950.33	18,942.95	0.92	5.39	-NA-	-NA-	5.07	8.09	-9.45	-3.80	-10.19	8.60	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	3,200.85	9,276.26	0.45	2.66	-NA-	-NA-	18.79	21.41	-3.70	4.76	2.01	10.36	-NA-	-NA-
Emerging REITs Index	AUD	1,628.45	43,118.48	22.96	5.40	-NA-	-NA-	2.45	2.17	-5.98	-0.33	-5.32	7.06	14.23	-NA-
Emerging Non-REITs Index	AUD	1,879.11	144,708.12	77.04	2.90	-NA-	-NA-	6.10	2.82	-11.48	3.99	2.02	-2.77	16.98	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,444.25	122,421.81	65.18	2.97	-NA-	-NA-	14.23	3.86	-12.64	4.03	3.21	-5.68	20.03	-NA-
Emerging Americas Non-REITs Index	AUD	596.91	12,204.38	6.50	2.89	-NA-	-NA-	-18.75	-18.31	-8.32	2.43	-7.48	28.96	23.70	-NA-
Emerging EMEA REITs Index	AUD	1,662.73	22,403.10	11.93	5.02	-NA-	-NA-	2.60	4.25	-8.83	-3.11	-9.47	8.99	19.85	-NA-
Emerging EMEA Non-REITs Index	AUD	2,527.99	10,081.93	5.37	2.13	-NA-	-NA-	13.76	14.55	-4.15	5.35	0.49	6.77	24.80	-NA-
Emerging Europe REITs Index	AUD	1,666.35	3,460.15	1.84	3.00	-NA-	-NA-	-2.97	-5.22	-5.55	0.82	-5.32	11.05	30.02	-NA-
Emerging Europe Non-REITs Index	AUD	315.38	2,937.92	1.56	0.00	-NA-	-NA-	-13.32	1.51	-1.95	15.73	3.63	2.09	26.06	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,950.33	18,942.95	10.09	5.39	-NA-	-NA-	5.07	8.09	-9.45	-3.80	-10.19	8.60	20.21	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,120.77	7,144.01	3.80	3.01	-NA-	-NA-	18.24	19.96	-7.03	1.63	-0.75	8.69	31.51	-NA-

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Version: May 2016

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

Index Description	Curr	Price Return		Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
		Close Value May-16														
Global REITs Index	EUR	2,032.71		1,012,218.09	100.00	0.00	-NA-	2.49	9.56	9.53	2.23	1.69	2.82	2.66	-NA-	15.08
Global Non-REITs Index	EUR	1,800.47		328,844.87	32.49	0.00	-NA-	0.91	3.67	-0.14	-16.13	0.61	-0.26	-4.45	-NA-	14.23
Global ex US REITs Index	EUR	1,711.02		365,659.19	36.12	0.00	-NA-	0.32	6.15	6.17	-1.98	2.30	-0.42	5.19	-NA-	12.62
Global ex US Non-REITs Index	EUR	1,808.72		324,029.80	32.01	0.00	-NA-	1.00	3.62	-0.27	-16.31	0.47	-0.43	-4.54	-NA-	14.22
Americas REITs Index	EUR	2,235.20		684,579.79	67.63	0.00	-NA-	3.90	10.81	10.28	3.82	1.38	4.35	1.80	-NA-	17.18
Americas Non-REITs Index	EUR	882.15		16,326.59	1.61	0.00	-NA-	-7.02	-13.78	-12.53	-6.49	2.22	-1.73	14.53	-NA-	22.50
Asia Pacific REITs Index	EUR	1,877.47		189,176.80	18.69	0.00	-NA-	0.87	8.75	7.74	4.30	2.56	-0.88	10.07	-NA-	13.53
Asia Pacific Non-REITs Index	EUR	1,754.48		221,389.04	21.87	0.00	-NA-	2.23	4.21	-3.15	-23.61	0.36	-1.35	-7.74	-NA-	16.57
EMEA REITs Index	EUR	1,582.94		138,461.51	13.68	0.00	-NA-	0.24	5.43	8.65	-7.54	2.00	0.65	-2.19	-NA-	15.37
EMEA Non-REITs Index	EUR	2,567.63		91,129.24	9.00	0.00	-NA-	0.52	10.13	14.58	6.82	0.92	2.84	1.50	-NA-	13.27
Europe REITs Index	EUR	1,624.52		126,134.34	12.46	0.00	-NA-	0.61	6.18	9.82	-6.09	3.09	2.21	-2.62	-NA-	15.52
Europe Non-REITs Index	EUR	2,448.02		85,092.69	8.41	0.00	-NA-	-1.06	9.01	13.81	8.38	1.00	3.08	1.29	-NA-	13.95
Middle East and Africa REITs Index	EUR	1,423.43		12,327.17	1.22	0.00	-NA-	-2.32	-3.74	-1.91	-19.95	-8.00	-12.99	2.74	-NA-	22.56
Middle East and Africa Non-REITs Index	EUR	2,812.97		6,036.55	0.60	0.00	-NA-	7.22	11.81	13.47	-12.56	-0.17	-0.37	4.45	-NA-	28.37
Emerging REITs Index	EUR	1,280.90		28,059.45	22.96	0.00	-NA-	-NA-	-5.05	-6.99	-16.95	-5.01	-8.47	1.11	-NA-	18.52
Emerging Non-REITs Index	EUR	1,947.95		94,169.14	77.04	0.00	-NA-	-NA-	0.75	-4.20	-19.80	-0.67	-1.03	-6.60	-NA-	21.38
Emerging Asia Pacific Non-REITs Index	EUR	2,608.24		79,666.28	65.18	0.00	-NA-	-NA-	8.63	-3.23	-21.04	-0.59	0.07	-9.29	-NA-	24.12
Emerging Americas Non-REITs Index	EUR	637.18		7,942.03	6.50	0.00	-NA-	-NA-	-22.88	-24.19	-16.12	-2.64	-10.28	23.54	-NA-	29.26
Emerging EMEA REITs Index	EUR	1,303.23		14,578.87	11.93	0.00	-NA-	-NA-	-4.94	-5.00	-19.15	-7.53	-12.47	3.13	-NA-	23.27
Emerging EMEA Non-REITs Index	EUR	2,256.05		6,560.84	5.37	0.00	-NA-	-NA-	7.11	7.07	-12.52	0.81	-1.86	1.58	-NA-	24.56
Emerging Europe REITs Index	EUR	1,700.74		2,251.70	1.84	0.00	-NA-	-NA-	-7.93	-11.77	-14.17	-4.89	-9.51	5.30	-NA-	34.70
Emerging Europe Non-REITs Index	EUR	365.59		1,911.86	1.56	0.00	-NA-	-NA-	-16.96	-4.19	-8.61	11.56	1.21	-0.81	-NA-	26.29
Emerging Middle East and Africa REITs Index	EUR	1,423.43		12,327.17	10.09	0.00	-NA-	-NA-	-3.74	-1.91	-19.95	-8.00	-12.99	2.74	-NA-	22.56
Emerging Middle East and Africa Non-REITs I	EUR	2,706.99		4,648.98	3.80	0.00	-NA-	-NA-	11.10	11.94	-15.82	-3.03	-3.07	2.60	-NA-	31.13

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Version: May 2016

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

Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	USD	1,784.56	1,126,851.79	100.00	0.00	-NA-	1.03	4.10	4.12	3.81	-0.66	-0.07	5.20	-NA-	13.13
Global Non-REITs Index	USD	1,580.67	366,086.55	32.49	0.00	-NA-	-0.52	-1.50	-5.07	-14.84	-1.72	-3.05	-2.07	-NA-	15.17
Global ex US REITs Index	USD	1,502.14	407,070.09	36.12	0.00	-NA-	-1.10	0.86	0.93	-0.46	-0.07	-3.21	7.80	-NA-	12.95
Global ex US Non-REITs Index	USD	1,587.91	360,726.18	32.01	0.00	-NA-	-0.44	-1.55	-5.20	-15.02	-1.85	-3.22	-2.17	-NA-	15.22
Americas REITs Index	USD	1,962.33	762,108.45	67.63	0.00	-NA-	2.42	5.29	4.83	5.42	-0.96	1.42	4.32	-NA-	14.54
Americas Non-REITs Index	USD	774.46	18,175.57	1.61	0.00	-NA-	-8.34	-18.08	-16.85	-5.05	-0.14	-4.49	17.37	-NA-	24.55
Asia Pacific REITs Index	USD	1,648.27	210,601.07	18.69	0.00	-NA-	-0.56	3.33	2.42	5.91	0.19	-3.66	12.80	-NA-	13.15
Asia Pacific Non-REITs Index	USD	1,540.30	246,461.35	21.87	0.00	-NA-	0.78	-0.99	-7.94	-22.43	-1.95	-4.12	-5.45	-NA-	17.07
EMEA REITs Index	USD	1,389.70	154,142.27	13.68	0.00	-NA-	-1.18	0.17	3.28	-6.12	-0.35	-2.17	0.24	-NA-	16.23
EMEA Non-REITs Index	USD	2,254.17	101,449.63	9.00	0.00	-NA-	-0.91	4.64	8.92	8.47	-1.41	-0.04	4.02	-NA-	14.77
Europe REITs Index	USD	1,426.20	140,419.05	12.46	0.00	-NA-	-0.82	0.89	4.39	-4.64	0.72	-0.65	-0.20	-NA-	16.27
Europe Non-REITs Index	USD	2,149.17	94,729.44	8.41	0.00	-NA-	-2.47	3.58	8.19	10.05	-1.33	0.19	3.80	-NA-	15.07
Middle East and Africa REITs Index	USD	1,249.66	13,723.22	1.22	0.00	-NA-	-3.71	-8.53	-6.75	-18.72	-10.12	-15.43	5.29	-NA-	23.56
Middle East and Africa Non-REITs Index	USD	2,469.56	6,720.19	0.60	0.00	-NA-	5.70	6.24	7.86	-11.21	-2.48	-3.16	7.05	-NA-	29.90
Emerging REITs Index	USD	1,124.53	31,237.18	22.96	0.00	-NA-	-NA-	-9.78	-11.58	-15.67	-7.20	-11.04	3.62	-NA-	18.94
Emerging Non-REITs Index	USD	1,710.14	104,833.80	77.04	0.00	-NA-	-NA-	-4.27	-8.93	-18.56	-2.97	-3.80	-4.28	-NA-	22.70
Emerging Asia Pacific Non-REITs Index	USD	2,289.83	88,688.48	65.18	0.00	-NA-	-NA-	3.21	-8.01	-19.82	-2.89	-2.74	-7.04	-NA-	24.49
Emerging Americas Non-REITs Index	USD	559.39	8,841.46	6.50	0.00	-NA-	-NA-	-26.72	-27.93	-14.83	-4.88	-12.79	26.61	-NA-	32.47
Emerging EMEA REITs Index	USD	1,144.13	16,229.92	11.93	0.00	-NA-	-NA-	-9.68	-9.69	-17.91	-9.67	-14.92	5.69	-NA-	24.24
Emerging EMEA Non-REITs Index	USD	1,980.63	7,303.85	5.37	0.00	-NA-	-NA-	1.77	1.78	-11.18	-1.52	-4.61	4.10	-NA-	26.71
Emerging Europe REITs Index	USD	1,493.11	2,506.70	1.84	0.00	-NA-	-NA-	-12.52	-16.13	-12.85	-7.08	-12.05	7.91	-NA-	34.99
Emerging Europe Non-REITs Index	USD	320.96	2,128.38	1.56	0.00	-NA-	-NA-	-21.10	-8.92	-7.20	8.99	-1.62	1.65	-NA-	28.02
Emerging Middle East and Africa REITs Index	USD	1,249.66	13,723.22	10.09	0.00	-NA-	-NA-	-8.53	-6.75	-18.72	-10.12	-15.43	5.29	-NA-	23.56
Emerging Middle East and Africa Non-REITs I	USD	2,376.52	5,175.48	3.80	0.00	-NA-	-NA-	5.56	6.41	-14.52	-5.27	-5.78	5.15	-NA-	32.88

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Version: May 2016

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

Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Global REITs Index	GBP	1,975.96	774,202.54	100.00	0.00	-NA-	3.58	6.69	5.55	8.83	-1.90	0.58	6.53	-NA-	14.61
Global Non-REITs Index	GBP	1,750.20	251,519.45	32.49	0.00	-NA-	1.98	0.95	-3.77	-10.72	-2.94	-2.43	-0.84	-NA-	13.05
Global ex US REITs Index	GBP	1,663.25	279,677.15	36.12	0.00	-NA-	1.39	3.37	2.31	4.35	-1.31	-2.59	9.16	-NA-	11.77
Global ex US Non-REITs Index	GBP	1,758.21	247,836.60	32.01	0.00	-NA-	2.07	0.90	-3.90	-10.91	-3.08	-2.59	-0.93	-NA-	13.07
Americas REITs Index	GBP	2,172.79	523,605.94	67.63	0.00	-NA-	4.79	7.91	6.27	10.52	-2.20	2.08	5.64	-NA-	16.87
Americas Non-REITs Index	GBP	857.52	12,487.51	1.61	0.00	-NA-	-6.38	-16.04	-15.71	-0.45	-1.39	-3.87	18.85	-NA-	22.18
Asia Pacific REITs Index	GBP	1,825.05	144,693.28	18.69	0.00	-NA-	1.94	5.90	3.82	11.03	-1.06	-3.04	14.23	-NA-	13.04
Asia Pacific Non-REITs Index	GBP	1,705.49	169,331.06	21.87	0.00	-NA-	3.31	1.48	-6.68	-18.67	-3.18	-3.50	-4.25	-NA-	15.22
EMEA REITs Index	GBP	1,538.75	105,903.31	13.68	0.00	-NA-	1.31	2.66	4.69	-1.57	-1.60	-1.54	1.51	-NA-	14.41
EMEA Non-REITs Index	GBP	2,495.94	69,700.88	9.00	0.00	-NA-	1.59	7.24	10.41	13.71	-2.64	0.60	5.33	-NA-	13.09
Europe REITs Index	GBP	1,579.16	96,474.79	12.46	0.00	-NA-	1.68	3.40	5.82	-0.03	-0.54	-0.01	1.06	-NA-	14.45
Europe Non-REITs Index	GBP	2,379.67	65,083.78	8.41	0.00	-NA-	-0.01	6.16	9.67	15.38	-2.56	0.84	5.11	-NA-	13.54
Middle East and Africa REITs Index	GBP	1,383.68	9,428.53	1.22	0.00	-NA-	-1.28	-6.26	-5.48	-14.78	-11.25	-14.88	6.62	-NA-	22.42
Middle East and Africa Non-REITs Index	GBP	2,734.42	4,617.10	0.60	0.00	-NA-	8.36	8.88	9.34	-6.92	-3.70	-2.54	8.40	-NA-	28.61
Emerging REITs Index	GBP	1,245.14	21,461.48	22.96	0.00	-NA-	-NA-	-7.53	-10.37	-11.58	-8.36	-10.46	4.93	-NA-	18.08
Emerging Non-REITs Index	GBP	1,893.56	72,025.97	77.04	0.00	-NA-	-NA-	-1.89	-7.69	-14.62	-4.18	-3.18	-3.07	-NA-	21.19
Emerging Asia Pacific Non-REITs Index	GBP	2,535.41	60,933.34	65.18	0.00	-NA-	-NA-	5.78	-6.75	-15.94	-4.10	-2.11	-5.86	-NA-	23.76
Emerging Americas Non-REITs Index	GBP	619.39	6,074.52	6.50	0.00	-NA-	-NA-	-24.90	-26.95	-10.71	-6.07	-12.23	28.21	-NA-	29.74
Emerging EMEA REITs Index	GBP	1,266.84	11,150.75	11.93	0.00	-NA-	-NA-	-7.43	-8.46	-13.93	-10.80	-14.37	7.03	-NA-	23.12
Emerging EMEA Non-REITs Index	GBP	2,193.06	5,018.11	5.37	0.00	-NA-	-NA-	4.31	3.17	-6.88	-2.75	-3.99	5.42	-NA-	24.51
Emerging Europe REITs Index	GBP	1,653.25	1,722.23	1.84	0.00	-NA-	-NA-	-10.34	-14.98	-8.63	-8.25	-11.48	9.28	-NA-	34.42
Emerging Europe Non-REITs Index	GBP	355.38	1,462.30	1.56	0.00	-NA-	-NA-	-19.14	-7.67	-2.71	7.63	-0.99	2.94	-NA-	25.08
Emerging Middle East and Africa REITs Index	GBP	1,383.68	9,428.53	10.09	0.00	-NA-	-NA-	-6.26	-5.48	-14.78	-11.25	-14.88	6.62	-NA-	22.42
Emerging Middle East and Africa Non-REITs I	GBP	2,631.41	3,555.81	3.80	0.00	-NA-	-NA-	8.19	7.87	-10.38	-6.46	-5.17	6.48	-NA-	31.48

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Global REITs Index	JPY	1,933.63	124,973,497.92	100.00	0.00	-NA-	0.52	10.79	7.43	-7.23	-1.98	3.59	-3.01	-NA-	14.98
Global Non-REITs Index	JPY	1,712.71	40,600,829.09	32.49	0.00	-NA-	-1.03	4.82	-2.05	-23.89	-3.02	0.49	-9.72	-NA-	16.83
Global ex US REITs Index	JPY	1,627.62	45,146,108.12	36.12	0.00	-NA-	-1.60	7.34	4.13	-11.04	-1.39	0.32	-0.62	-NA-	13.75
Global ex US Non-REITs Index	JPY	1,720.55	40,006,336.70	32.01	0.00	-NA-	-0.94	4.77	-2.19	-24.06	-3.15	0.32	-9.80	-NA-	16.85
Americas REITs Index	JPY	2,126.25	84,521,637.97	67.63	0.00	-NA-	1.69	12.05	8.16	-5.79	-2.27	5.13	-3.82	-NA-	16.65
Americas Non-REITs Index	JPY	839.15	2,015,761.77	1.61	0.00	-NA-	-9.15	-12.82	-14.21	-15.14	-1.46	-1.00	8.21	-NA-	24.07
Asia Pacific REITs Index	JPY	1,785.96	23,356,711.37	18.69	0.00	-NA-	-1.06	9.97	5.67	-5.35	-1.14	-0.14	4.00	-NA-	12.62
Asia Pacific Non-REITs Index	JPY	1,668.96	27,333,796.44	21.87	0.00	-NA-	0.27	5.37	-5.01	-30.67	-3.25	-0.62	-12.83	-NA-	18.58
EMEA REITs Index	JPY	1,505.78	17,095,148.59	13.68	0.00	-NA-	-1.68	6.60	6.56	-16.10	-1.68	1.40	-7.58	-NA-	18.16
EMEA Non-REITs Index	JPY	2,442.47	11,251,270.88	9.00	0.00	-NA-	-1.41	11.36	12.38	-3.06	-2.71	3.61	-4.10	-NA-	17.00
Europe REITs Index	JPY	1,545.33	15,573,174.83	12.46	0.00	-NA-	-1.32	7.37	7.71	-14.78	-0.62	2.98	-7.99	-NA-	18.37
Europe Non-REITs Index	JPY	2,328.70	10,505,968.75	8.41	0.00	-NA-	-2.96	10.23	11.63	-1.65	-2.64	3.85	-4.30	-NA-	17.05
Middle East and Africa REITs Index	JPY	1,354.05	1,521,973.76	1.22	0.00	-NA-	-4.19	-2.66	-3.79	-27.36	-11.31	-12.34	-2.93	-NA-	23.57
Middle East and Africa Non-REITs Index	JPY	2,675.85	745,302.13	0.60	0.00	-NA-	5.17	13.06	11.29	-20.65	-3.77	0.38	-1.31	-NA-	31.37
Emerging REITs Index	JPY	1,218.47	3,464,359.39	22.96	0.00	-NA-	-NA-	-3.99	-8.78	-24.63	-8.43	-7.78	-4.47	-NA-	19.29
Emerging Non-REITs Index	JPY	1,853.00	11,626,592.58	77.04	0.00	-NA-	-NA-	1.88	-6.04	-27.22	-4.25	-0.29	-11.75	-NA-	23.81
Emerging Asia Pacific Non-REITs Index	JPY	2,481.10	9,835,996.27	65.18	0.00	-NA-	-NA-	9.84	-5.09	-28.34	-4.17	0.82	-14.30	-NA-	25.93
Emerging Americas Non-REITs Index	JPY	606.12	980,562.30	6.50	0.00	-NA-	-NA-	-22.02	-25.64	-23.88	-6.14	-9.61	16.72	-NA-	30.87
Emerging EMEA REITs Index	JPY	1,239.70	1,799,979.64	11.93	0.00	-NA-	-NA-	-3.88	-6.82	-26.63	-10.86	-11.81	-2.56	-NA-	24.34
Emerging EMEA Non-REITs Index	JPY	2,146.08	810,034.01	5.37	0.00	-NA-	-NA-	8.31	5.01	-20.62	-2.82	-1.12	-4.02	-NA-	27.74
Emerging Europe REITs Index	JPY	1,617.84	278,005.88	1.84	0.00	-NA-	-NA-	-6.90	-13.46	-22.11	-8.32	-8.84	-0.51	-NA-	35.25
Emerging Europe Non-REITs Index	JPY	347.77	236,047.43	1.56	0.00	-NA-	-NA-	-16.03	-6.03	-17.07	7.54	1.97	-6.28	-NA-	28.53
Emerging Middle East and Africa REITs Index	JPY	1,354.05	1,521,973.76	10.09	0.00	-NA-	-NA-	-2.66	-3.79	-27.36	-11.31	-12.34	-2.93	-NA-	23.57
Emerging Middle East and Africa Non-REITs Index	JPY	2,575.04	573,986.58	3.80	0.00	-NA-	-NA-	12.34	9.79	-23.60	-6.53	-2.34	-3.06	-NA-	33.98

* -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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37

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Global REITs Index	AUD	1,611.92	1,555,458.34	100.00	0.00	-NA-	1.35	12.45	14.31	9.68	5.48	5.27	5.65	-NA-	-NA-
Global Non-REITs Index	AUD	1,427.75	505,330.32	32.49	0.00	-NA-	-0.21	6.40	4.22	-10.02	4.36	2.13	-1.66	-NA-	-NA-
Global ex US REITs Index	AUD	1,356.82	561,902.25	36.12	0.00	-NA-	-0.79	8.95	10.81	5.17	6.11	1.96	8.26	-NA-	-NA-
Global ex US Non-REITs Index	AUD	1,434.29	497,931.09	32.01	0.00	-NA-	-0.12	6.35	4.08	-10.22	4.22	1.95	-1.75	-NA-	-NA-
Americas REITs Index	AUD	1,772.49	1,051,982.13	67.63	0.00	-NA-	2.47	13.74	15.10	11.39	5.17	6.84	4.77	-NA-	-NA-
Americas Non-REITs Index	AUD	699.53	25,088.79	1.61	0.00	-NA-	-8.45	-11.51	-8.71	0.33	6.04	0.62	17.87	-NA-	-NA-
Asia Pacific REITs Index	AUD	1,488.81	290,704.77	18.69	0.00	-NA-	-0.25	11.62	12.45	11.90	6.38	1.49	13.28	-NA-	-NA-
Asia Pacific Non-REITs Index	AUD	1,391.28	340,204.78	21.87	0.00	-NA-	1.09	6.96	1.08	-18.04	4.11	1.00	-5.04	-NA-	-NA-
EMEA REITs Index	AUD	1,255.26	212,771.44	13.68	0.00	-NA-	-0.87	8.21	13.39	-0.80	5.81	3.05	0.67	-NA-	-NA-
EMEA Non-REITs Index	AUD	2,036.10	140,036.75	9.00	0.00	-NA-	-0.60	13.03	19.58	14.60	4.69	5.30	4.46	-NA-	-NA-
Europe REITs Index	AUD	1,288.22	193,828.49	12.46	0.00	-NA-	-0.51	8.98	14.61	0.75	6.94	4.66	0.22	-NA-	-NA-
Europe Non-REITs Index	AUD	1,941.25	130,760.50	8.41	0.00	-NA-	-2.16	11.89	18.78	16.28	4.77	5.54	4.24	-NA-	-NA-
Middle East and Africa REITs Index	AUD	1,128.76	18,942.95	1.22	0.00	-NA-	-3.40	-1.20	2.38	-14.12	-4.56	-10.91	5.74	-NA-	-NA-
Middle East and Africa Non-REITs Index	AUD	2,230.65	9,276.26	0.60	0.00	-NA-	6.03	14.76	18.43	-6.19	3.55	2.01	7.50	-NA-	-NA-
Emerging REITs Index	AUD	1,015.74	43,118.48	22.96	0.00	-NA-	-NA-	-2.54	-2.93	-10.89	-1.46	-6.28	4.06	14.41	-NA-
Emerging Non-REITs Index	AUD	1,544.70	144,708.12	77.04	0.00	-NA-	-NA-	3.41	-0.02	-13.95	3.03	1.34	-3.87	17.14	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,068.30	122,421.81	65.18	0.00	-NA-	-NA-	11.49	0.99	-15.28	3.12	2.46	-6.64	20.23	-NA-
Emerging Americas Non-REITs Index	AUD	505.28	12,204.38	6.50	0.00	-NA-	-NA-	-20.85	-20.88	-10.01	1.00	-8.14	27.15	23.71	-NA-
Emerging EMEA REITs Index	AUD	1,033.44	22,403.10	11.93	0.00	-NA-	-NA-	-2.43	-0.85	-13.26	-4.08	-10.38	6.14	19.84	-NA-
Emerging EMEA Non-REITs Index	AUD	1,789.02	10,081.93	5.37	0.00	-NA-	-NA-	9.94	11.75	-6.15	4.57	0.49	4.55	24.60	-NA-
Emerging Europe REITs Index	AUD	1,348.66	3,460.15	1.84	0.00	-NA-	-NA-	-5.50	-7.91	-7.92	-1.34	-7.35	8.37	30.06	-NA-
Emerging Europe Non-REITs Index	AUD	289.91	2,937.92	1.56	0.00	-NA-	-NA-	-14.77	0.00	-1.95	15.73	3.63	2.09	26.06	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,128.76	18,942.95	10.09	0.00	-NA-	-NA-	-1.20	2.38	-14.12	-4.56	-10.91	5.74	20.20	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,146.61	7,144.01	3.80	0.00	-NA-	-NA-	14.03	16.83	-9.68	0.59	-0.75	5.60	31.28	-NA-

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

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Part III

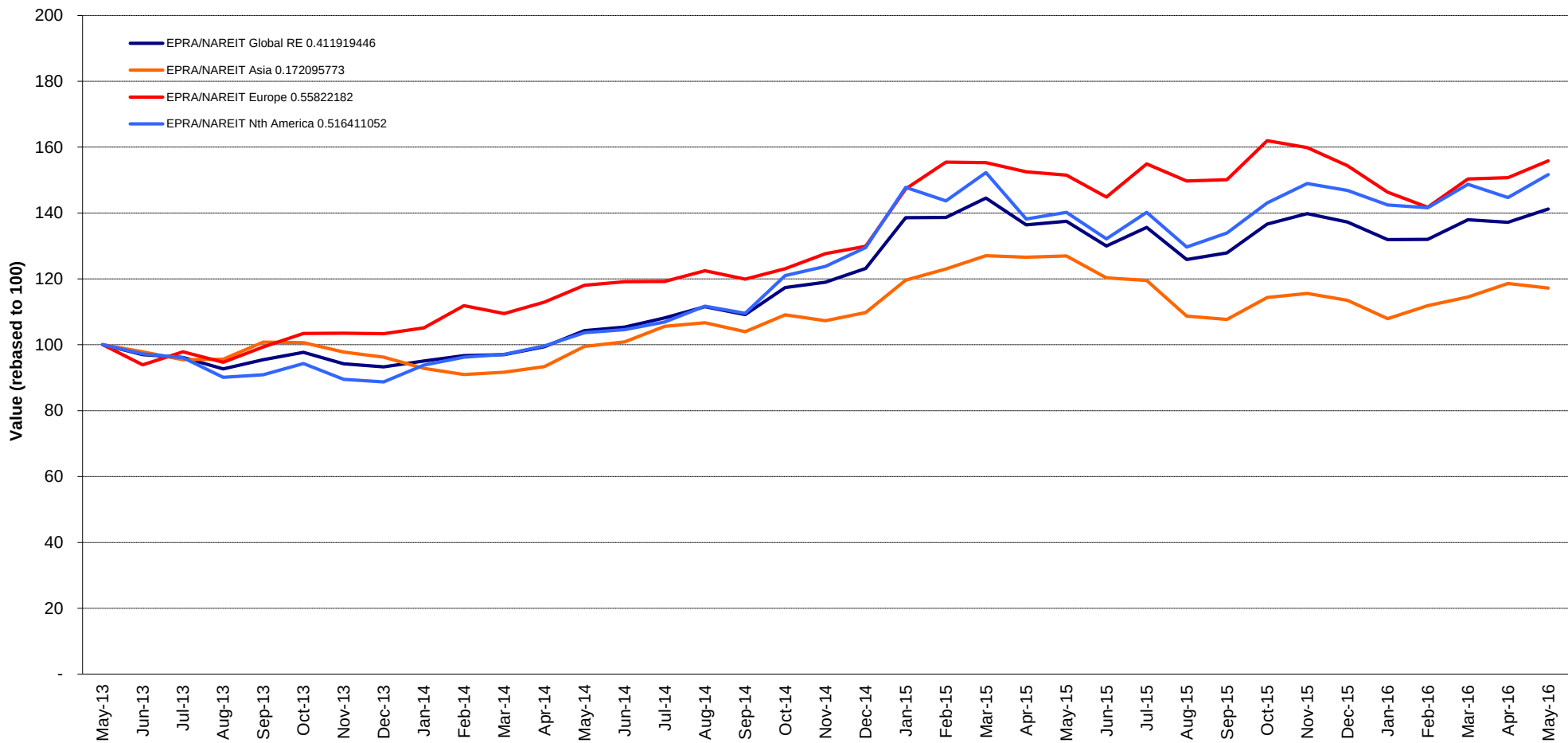
Developed Markets

Section 3.1

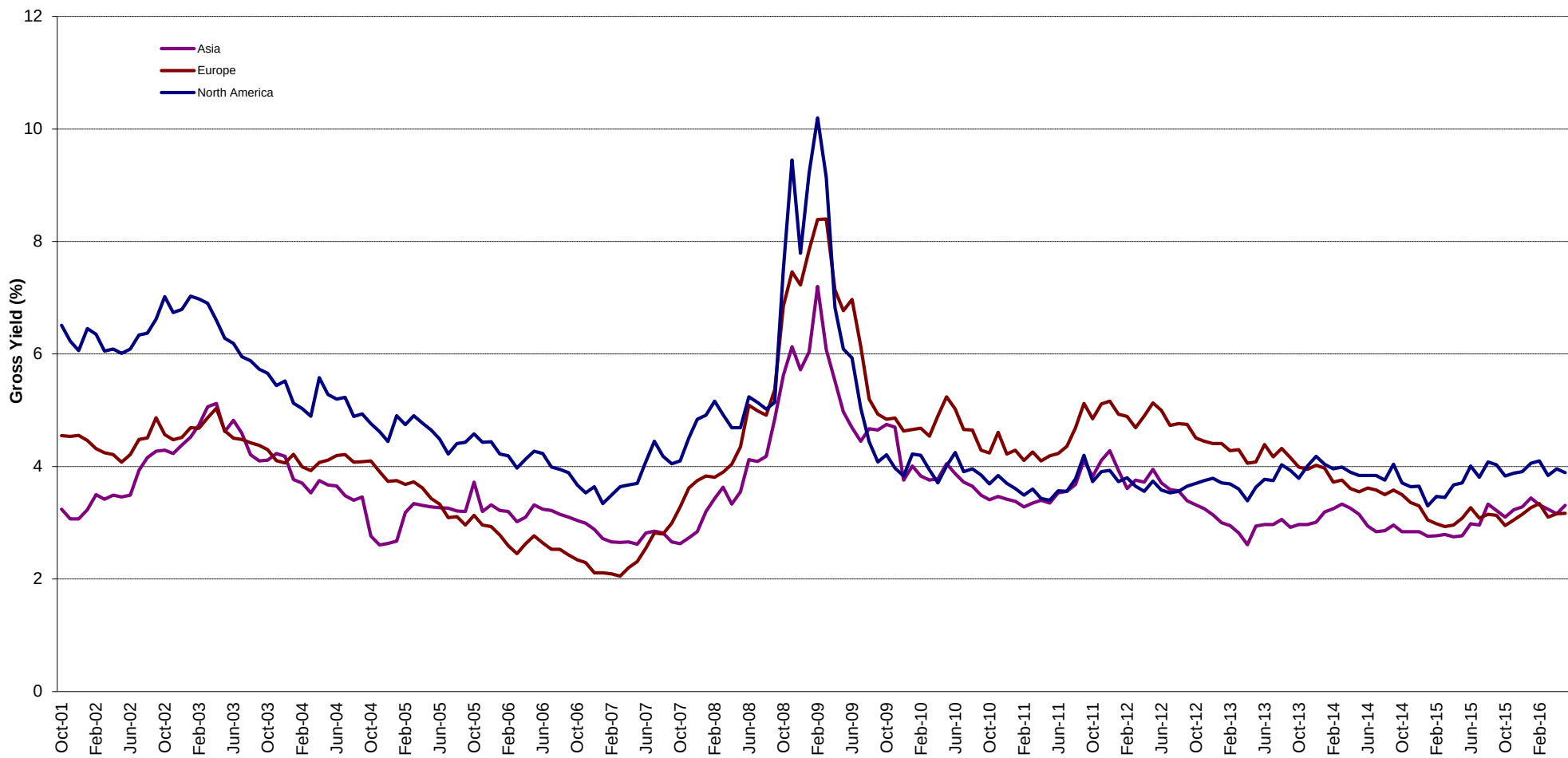
FTSE EPRA/NAREIT Developed Real Estate Index Series

FTSE EPRA/NAREIT Developed Index Series

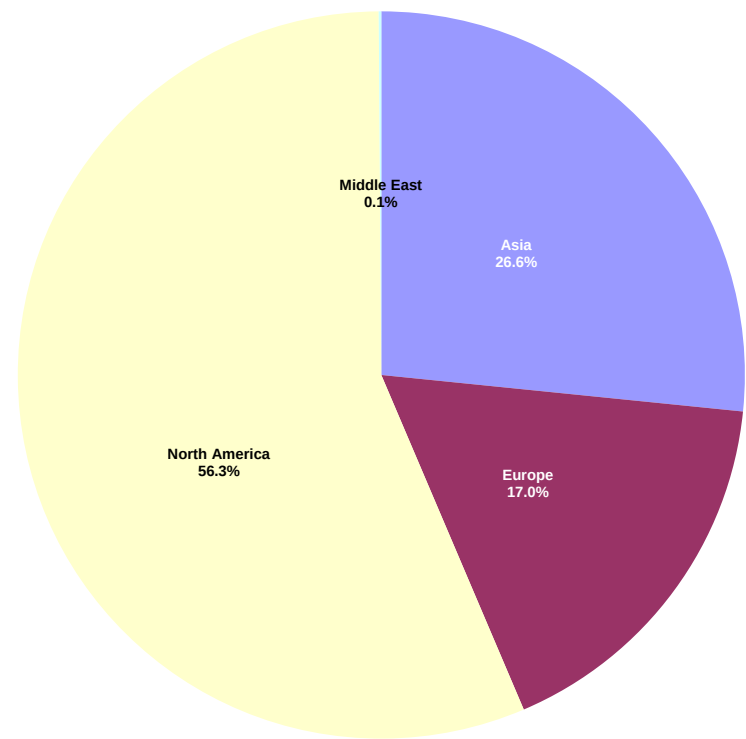
Graph 5: EPRA/NAREIT Developed v Developed Asia, Developed Europe & Developed North America - Total Return (EUR) Rolling 36 Months Performance



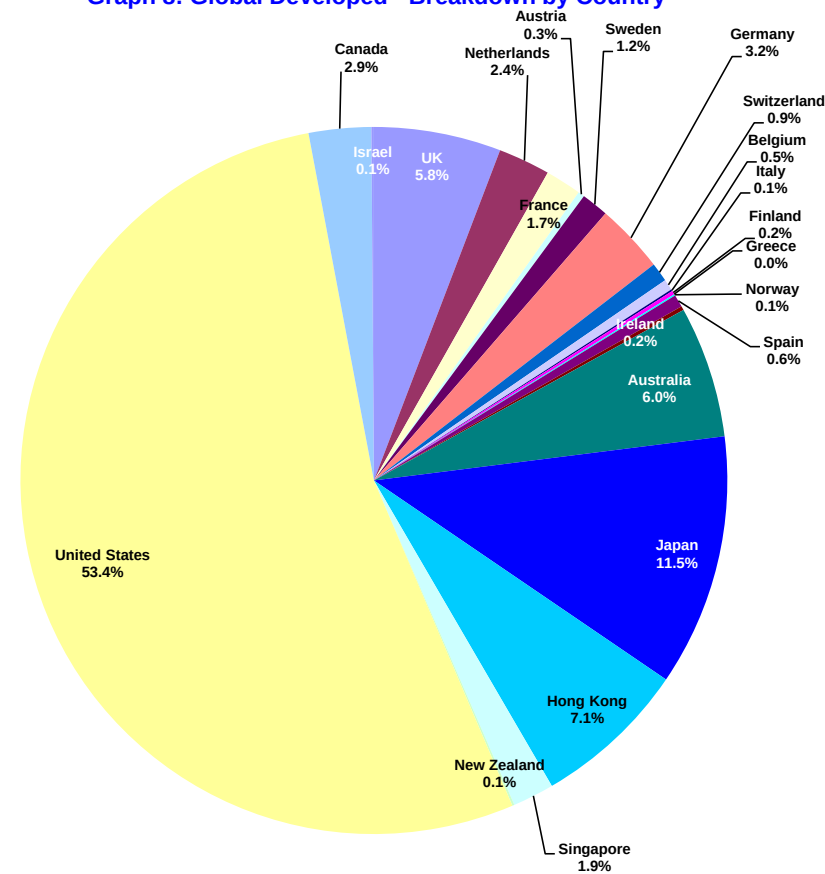
Graph 6: Dividend Yields



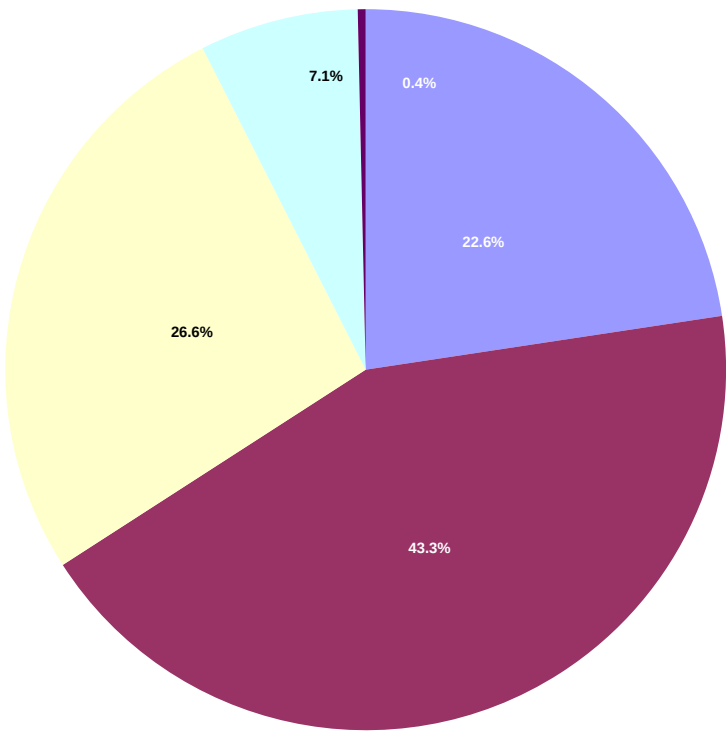
Graph 7: Global Developed - Regional Breakdown by Market Cap



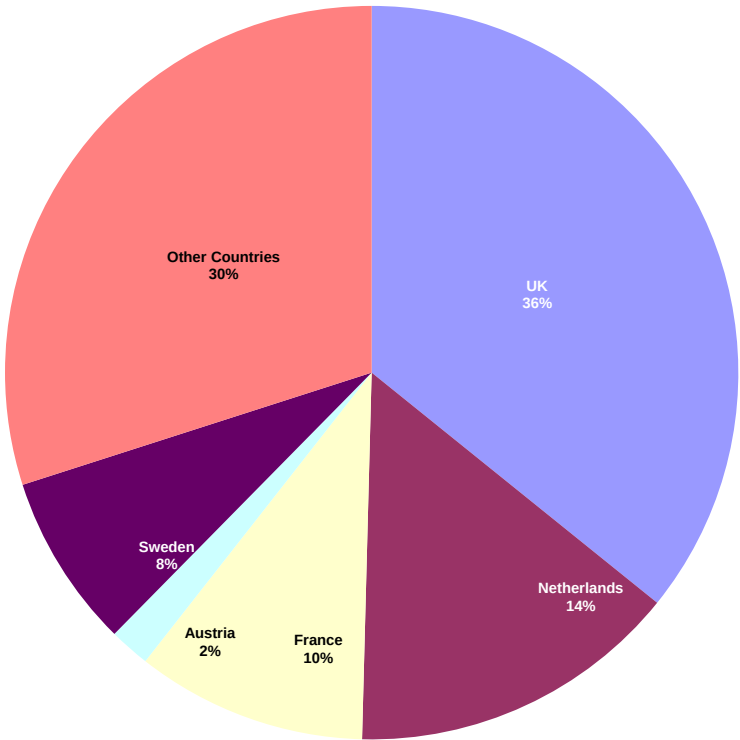
Graph 8: Global Developed - Breakdown by Country



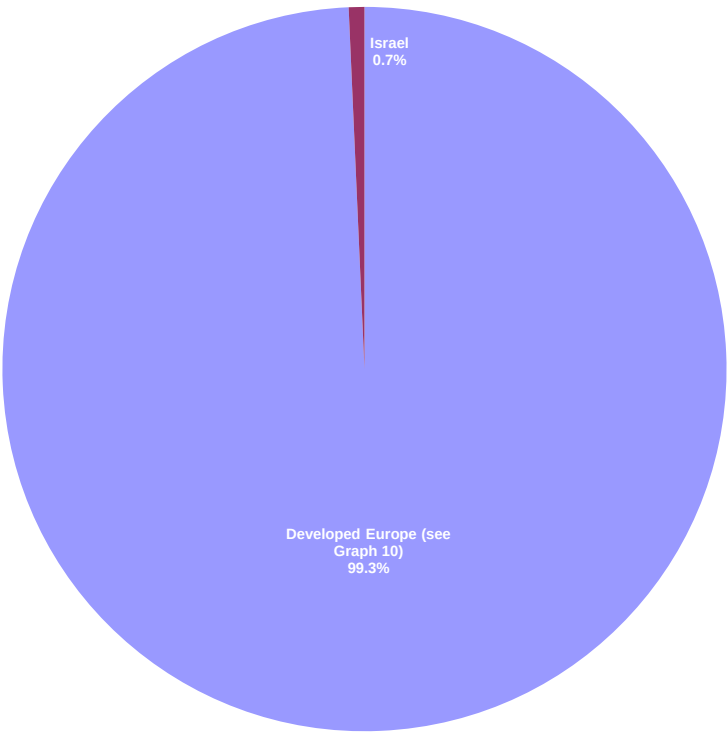
Graph 9: Asia Developed - Country Breakdown by Market Cap



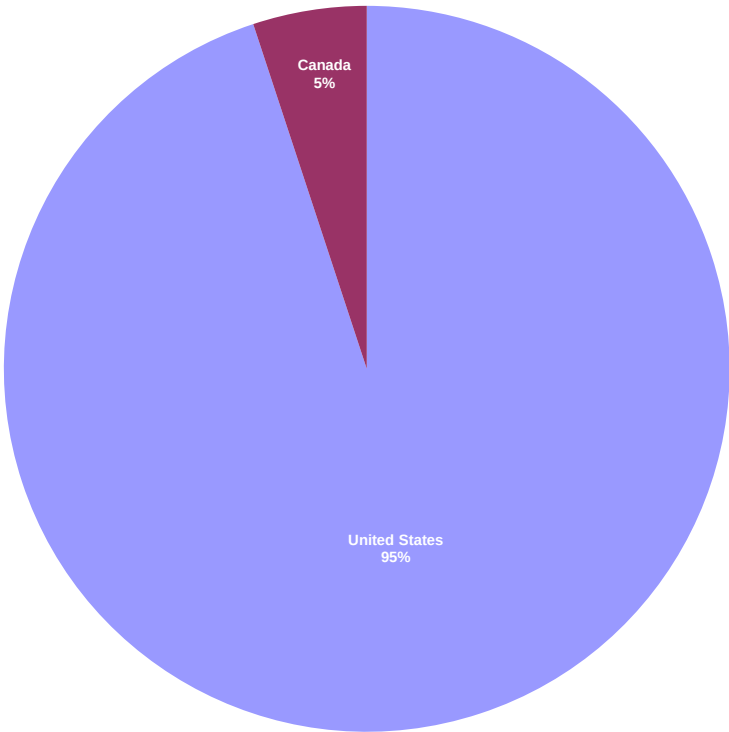
Graph 10: Europe Developed - Country Breakdown by Market Cap



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



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



FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	4,204.29	1,218,834.37	100.00	3.60	9.07	6.50	12.92	12.19	2.71	2.36	2.92	2.88	18.55	13.76
Asia	EUR	2,639.17	324,246.17	26.60	3.31	6.04	5.11	9.41	5.44	-7.69	2.33	-1.17	3.29	18.93	12.80
Europe	EUR	4,194.64	207,063.48	16.99	3.15	9.65	3.91	12.05	15.93	2.87	3.64	3.39	0.95	19.28	14.49
North America	EUR	5,992.67	686,137.16	56.29	3.89	12.01	8.37	15.14	14.89	8.13	1.97	4.81	3.23	23.81	17.15
Global ex Asia	EUR	5,311.86	894,588.20	73.40	3.71	11.16	7.03	14.30	15.07	6.84	2.37	4.48	2.72	21.38	15.73
Global ex Europe	EUR	4,141.05	1,011,770.90	83.01	3.70	8.87	7.14	13.14	11.58	2.70	2.10	2.82	3.28	19.30	14.29
Global ex North America	EUR	3,292.68	532,697.21	43.71	3.24	7.44	4.70	10.43	8.91	-3.73	2.86	0.58	2.39	17.19	11.91
Global ex United States	EUR	3,366.45	567,460.40	46.56	3.38	7.58	4.83	10.05	8.41	-3.47	2.97	0.54	3.26	17.01	11.84
Global ex Japan	EUR	2,451.74	1,078,508.76	88.49	3.80	-NA-	6.75	12.97	13.05	3.39	2.25	3.57	2.60	19.35	15.00
Global Dividend+	EUR	3,696.95	1,116,802.23	91.63	3.81	-NA-	-NA-	13.28	13.12	4.68	2.23	3.15	3.78	-NA-	14.70
Developed Eurozone	EUR	5,142.31	109,616.50	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.57	3.46	-NA-	-NA-	-NA-
Global	USD	4,492.82	1,356,867.36	100.00	3.60	8.31	4.98	7.29	6.64	4.29	0.00	0.03	5.43	21.48	12.19
Asia	USD	2,906.44	360,967.05	26.60	3.31	5.45	3.61	3.95	0.23	-6.26	-0.03	-3.94	5.86	22.67	12.93
Europe	USD	4,636.17	230,513.41	16.99	3.15	9.06	2.43	6.47	10.21	4.45	1.25	0.49	3.45	23.62	15.41
North America	USD	6,367.88	763,842.20	56.29	3.89	11.19	6.83	9.40	9.21	9.80	-0.39	1.87	5.80	25.22	14.52
Global ex Asia	USD	5,678.89	995,900.32	73.40	3.71	10.39	5.51	8.60	9.38	8.48	0.00	1.55	5.26	23.58	13.74
Global ex Europe	USD	4,440.82	1,126,353.95	83.01	3.70	8.13	5.62	7.50	6.06	4.28	-0.25	-0.06	5.84	21.84	12.27
Global ex North America	USD	3,543.24	593,025.17	43.71	3.24	6.73	3.21	4.92	3.53	-2.25	0.48	-2.24	4.93	21.43	12.35
Global ex United States	USD	3,739.07	631,725.29	46.56	3.38	7.04	3.35	4.56	3.05	-1.99	0.60	-2.28	5.82	21.17	12.38
Global ex Japan	USD	2,088.96	1,200,649.87	88.49	3.80	-NA-	5.23	7.34	7.46	4.98	-0.11	0.66	5.15	22.25	13.30
Global ex Australia	USD	2,205.60	1,275,242.60	93.98	3.55	-NA-	-NA-	7.21	6.69	4.00	0.04	0.20	5.02	-NA-	12.13
Global ex Australia Hedged	USD	2,372.73	1,275,242.60	93.98	0.00	-NA-	5.88	9.29	8.33	3.27	0.24	1.28	3.78	20.48	11.77
Global Dividend+	USD	3,399.51	1,243,280.08	91.63	3.81	-NA-	6.25	7.63	7.53	6.29	-0.13	0.26	6.35	21.61	12.94
Developed Eurozone	USD	5,641.10	122,030.56	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.78	0.56	-NA-	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	4,974.68	932,234.53	100.00	3.60	8.63	7.65	9.96	8.10	9.34	-1.26	0.68	6.76	19.06	13.02
Asia	GBP	3,218.16	248,002.09	26.60	3.31	5.76	6.25	6.54	1.60	-1.73	-1.28	-3.32	7.19	19.06	11.44
Europe	GBP	5,133.40	158,374.04	16.99	3.15	9.42	5.04	9.12	11.71	9.51	-0.02	1.14	4.76	20.46	13.59
North America	GBP	7,050.85	524,797.11	56.29	3.89	11.52	9.55	12.12	10.71	15.11	-1.63	2.53	7.13	24.41	16.84
Global ex Asia	GBP	6,287.95	684,232.44	73.40	3.71	10.73	8.20	11.31	10.88	13.74	-1.25	2.21	6.59	22.13	15.29
Global ex Europe	GBP	4,917.10	773,860.49	83.01	3.70	8.44	8.31	10.17	7.51	9.33	-1.50	0.58	7.18	19.66	13.62
Global ex North America	GBP	3,923.25	407,437.42	43.71	3.24	7.05	5.84	7.53	4.95	2.48	-0.77	-1.61	6.26	17.64	10.47
Global ex United States	GBP	4,140.10	434,026.30	46.56	3.38	7.37	5.97	7.17	4.46	2.76	-0.66	-1.64	7.16	17.39	10.46
Global ex Japan	GBP	2,313.00	824,905.44	88.49	3.80	-NA-	7.91	10.01	8.93	10.06	-1.36	1.31	6.48	20.02	14.39
Global Dividend+	GBP	4,186.46	854,194.49	91.63	3.81	-NA-	8.95	10.31	9.00	11.44	-1.38	0.91	7.70	19.71	14.13
Developed Eurozone	GBP	5,746.05	83,840.99	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.02	1.21	-NA-	-NA-	-NA-
Global	JPY	4,868.12	150,483,375.05	100.00	3.60	8.44	4.87	14.18	10.03	-6.79	-1.33	3.69	-2.80	24.02	14.25
Asia	JPY	3,149.22	40,033,050.38	26.60	3.31	5.58	3.50	10.63	3.41	-16.23	-1.36	-0.43	-2.41	25.16	13.51
Europe	JPY	5,023.44	25,565,090.26	16.99	3.15	9.19	2.32	13.31	13.71	-6.65	-0.10	4.17	-4.62	25.81	17.51
North America	JPY	6,899.81	84,713,918.85	56.29	3.89	11.32	6.71	16.43	12.68	-1.87	-1.71	5.59	-2.46	27.23	16.69
Global ex Asia	JPY	6,153.26	110,450,324.67	73.40	3.71	10.52	5.40	15.58	12.86	-3.05	-1.32	5.27	-2.95	25.71	16.02
Global ex Europe	JPY	4,811.77	124,918,284.78	83.01	3.70	8.25	5.51	14.40	9.43	-6.81	-1.58	3.59	-2.42	24.40	14.24
Global ex North America	JPY	3,839.21	65,769,456.20	43.71	3.24	6.85	3.10	11.66	6.82	-12.64	-0.85	1.33	-3.26	24.00	13.74
Global ex United States	JPY	4,051.41	70,061,492.85	46.56	3.38	7.16	3.23	11.28	6.32	-12.40	-0.74	1.30	-2.44	23.75	13.72
Global ex Japan	JPY	2,263.46	133,158,074.25	88.49	3.80	-NA-	5.12	14.24	10.87	-6.18	-1.44	4.34	-3.06	24.73	15.40
Global Dividend+	JPY	3,402.42	137,885,977.53	91.63	3.81	-NA-	-NA-	14.54	10.94	-5.01	-1.45	3.92	-1.95	-NA-	14.76
Developed Eurozone	JPY	3,954.65	13,533,799.64	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.09	4.24	-NA-	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	4,058.17	1,872,962.06	100.00	3.60	-NA-	-NA-	15.90	17.08	10.20	6.18	5.37	5.88	-NA-	11.46
Asia	AUD	2,625.26	498,263.58	26.60	3.31	-NA-	-NA-	12.29	10.04	-0.96	6.15	1.19	6.31	-NA-	9.57
Europe	AUD	4,187.65	318,190.92	16.99	3.15	-NA-	-NA-	15.01	21.00	10.37	7.51	5.86	3.90	-NA-	14.36
North America	AUD	5,751.84	1,054,375.31	56.29	3.89	-NA-	-NA-	18.17	19.90	16.01	5.77	7.31	6.25	-NA-	15.10
Global ex Asia	AUD	5,129.50	1,374,698.48	73.40	3.71	-NA-	-NA-	17.32	20.09	14.62	6.19	6.98	5.71	-NA-	14.00
Global ex Europe	AUD	4,011.20	1,554,771.14	83.01	3.70	-NA-	-NA-	16.12	16.45	10.18	5.91	5.28	6.29	-NA-	11.65
Global ex North America	AUD	3,200.45	818,586.75	43.71	3.24	-NA-	-NA-	13.34	13.66	3.28	6.70	2.98	5.38	-NA-	9.66
Global ex United States	AUD	3,377.35	872,006.74	46.56	3.38	-NA-	-NA-	12.95	13.14	3.56	6.82	2.95	6.27	-NA-	9.39
Global ex Japan	AUD	1,886.87	1,657,326.07	88.49	3.80	-NA-	-NA-	15.95	17.98	10.92	6.06	6.04	5.60	-NA-	12.69
Global Dividend+	AUD	3,576.90	1,716,171.00	91.63	3.81	-NA-	-NA-	16.26	18.06	12.31	6.05	5.61	6.81	-NA-	12.35
Developed Eurozone	AUD	5,179.07	168,445.81	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	5.36	5.93	-NA-	-NA-	-NA-
Global ex Australia Hedged	AUD	2,643.43	1,760,290.70	93.98	0.00	-NA-	6.77	11.34	10.39	4.50	0.56	1.47	3.87	20.85	11.79
Global Hedged	AUD	2,496.69	1,872,962.06	6.02	0.00	-NA-	6.35	11.72	10.77	5.13	0.85	1.54	4.38	20.13	11.54

* -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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Global	EUR	3,896.14	1,218,834.37	100.00	2.73	-NA-	5.75	12.08	11.32	1.82	2.21	2.84	2.53	18.54	13.78
Asia	EUR	2,614.83	324,246.17	26.60	2.90	-NA-	5.01	9.24	5.20	-8.06	2.31	-1.18	3.16	18.93	12.82
Europe	EUR	2,456.08	207,063.48	16.99	2.44	-NA-	3.18	11.25	15.20	2.07	3.24	3.22	0.41	19.23	14.48
North America	EUR	5,279.62	686,137.16	56.29	2.73	-NA-	7.10	13.86	13.59	6.92	1.84	4.72	2.85	23.80	17.17
Global ex Asia	EUR	4,743.69	894,588.20	73.40	2.66	-NA-	5.92	13.14	13.90	5.73	2.17	4.38	2.30	21.36	15.75
Global ex Europe	EUR	3,838.10	1,011,770.90	83.01	2.79	-NA-	6.39	12.29	10.68	1.78	2.01	2.76	2.97	19.30	14.31
Global ex North America	EUR	3,191.06	532,697.21	43.71	2.72	-NA-	4.41	10.06	8.51	-4.26	2.69	0.51	2.10	17.18	11.91
Global ex US	EUR	3,233.15	567,460.40	46.56	2.80	-NA-	4.45	9.59	7.93	-4.05	2.81	0.47	2.94	17.00	11.84
Global ex Japan	EUR	1,535.62	1,078,508.76	88.49	0.00	-NA-	2.43	8.68	8.81	-0.48	1.58	3.19	1.10	19.34	15.09
Developed Eurozone	EUR	2,790.92	109,616.50	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	1.12	3.16	-NA-	-NA-	-NA-
Global	USD	4,163.59	1,356,867.36	100.00	2.73	-NA-	4.25	6.49	5.82	3.39	-0.15	-0.05	5.08	21.47	12.19
Asia	USD	2,879.63	360,967.05	26.60	2.90	-NA-	3.52	3.79	0.00	-6.65	-0.05	-3.95	5.72	22.67	12.94
Europe	USD	2,171.74	230,513.41	16.99	2.44	-NA-	1.71	5.70	9.51	3.65	0.86	0.33	2.90	23.60	15.38
North America	USD	5,610.17	763,842.20	56.29	2.73	-NA-	5.58	8.18	7.98	8.57	-0.51	1.79	5.40	25.21	14.53
Global ex Asia	USD	5,071.60	995,900.32	73.40	2.66	-NA-	4.42	7.50	8.27	7.36	-0.18	1.45	4.83	23.56	13.75
Global ex Europe	USD	4,115.94	1,126,353.95	83.01	2.79	-NA-	4.88	6.69	5.21	3.35	-0.35	-0.12	5.53	21.83	12.28
Global ex North America	USD	3,434.00	593,025.17	43.71	2.72	-NA-	2.92	4.57	3.15	-2.78	0.32	-2.31	4.63	21.42	12.34
Global ex US	USD	3,591.02	631,725.29	46.56	2.80	-NA-	2.97	4.13	2.60	-2.57	0.43	-2.35	5.50	21.16	12.36
Global ex Japan	USD	1,921.30	1,200,649.87	88.49	2.85	-NA-	4.42	6.47	6.55	4.00	-0.27	0.58	4.77	22.24	13.31
Developed Eurozone	USD	2,466.96	122,030.56	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-1.21	0.26	-NA-	-NA-	-NA-

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Global	GBP	4,610.14	932,234.53	100.00	2.73	-NA-	6.90	9.14	7.26	8.39	-1.39	0.60	6.40	19.05	13.03
Asia	GBP	3,188.47	248,002.09	26.60	2.90	-NA-	6.15	6.37	1.37	-2.13	-1.30	-3.33	7.05	19.08	11.45
Europe	GBP	2,404.66	158,374.04	16.99	2.44	-NA-	4.30	8.33	11.01	8.66	-0.40	0.97	4.20	20.45	13.59
North America	GBP	6,211.86	524,797.11	56.29	2.73	-NA-	8.27	10.88	9.46	13.82	-1.76	2.44	6.73	24.38	16.85
Global ex Asia	GBP	5,615.53	684,232.44	73.40	2.66	-NA-	7.07	10.17	9.76	12.56	-1.43	2.11	6.16	22.11	15.30
Global ex Europe	GBP	4,557.37	773,860.49	83.01	2.79	-NA-	7.55	9.35	6.65	8.35	-1.59	0.52	6.86	19.66	13.63
Global ex North America	GBP	3,802.30	407,437.42	43.71	2.72	-NA-	5.54	7.18	4.56	1.92	-0.93	-1.68	5.95	17.64	10.47
Global ex US	GBP	3,976.17	434,026.30	46.56	2.80	-NA-	5.59	6.72	4.00	2.14	-0.82	-1.72	6.83	17.39	10.46
Global ex Japan	GBP	2,127.36	824,905.44	88.49	2.85	-NA-	7.08	9.12	8.01	9.03	-1.52	1.23	6.09	20.01	14.41
Developed Eurozone	GBP	2,512.86	83,840.99	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.45	0.91	-NA-	-NA-	-NA-
Global	JPY	4,511.39	150,483,375.05	100.00	2.73	-NA-	4.14	13.33	9.18	-7.60	-1.47	3.61	-3.13	24.01	14.26
Asia	JPY	3,120.17	40,033,050.38	26.60	2.90	-NA-	3.40	10.46	3.18	-16.57	-1.37	-0.44	-2.53	25.17	13.54
Europe	JPY	2,353.15	25,565,090.26	16.99	2.44	-NA-	1.60	12.49	12.99	-7.37	-0.48	3.99	-5.13	25.79	17.50
North America	JPY	6,078.80	84,713,918.85	56.29	2.73	-NA-	5.47	15.13	11.41	-2.97	-1.83	5.51	-2.83	27.22	16.69
Global ex Asia	JPY	5,495.24	110,450,324.67	73.40	2.66	-NA-	4.30	14.40	11.71	-4.05	-1.51	5.16	-3.35	25.69	16.02
Global ex Europe	JPY	4,459.75	124,918,284.78	83.01	2.79	-NA-	4.77	13.54	8.55	-7.63	-1.67	3.53	-2.71	24.40	14.25
Global ex North America	JPY	3,720.85	65,769,456.20	43.71	2.72	-NA-	2.81	11.29	6.42	-13.12	-1.01	1.26	-3.54	24.00	13.75
Global ex US	JPY	3,891.00	70,061,492.85	46.56	2.80	-NA-	2.86	10.82	5.85	-12.93	-0.90	1.22	-2.74	23.75	13.72
Global ex Japan	JPY	2,081.79	133,158,074.25	88.49	2.85	-NA-	4.31	13.31	9.93	-7.06	-1.59	4.25	-3.41	24.72	15.41
Developed Eurozone	JPY	1,729.45	13,533,799.64	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.52	3.93	-NA-	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Net Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global	AUD	3,760.80	1,872,962.06	100.00	2.73	-NA-	-NA-	15.03	16.18	9.24	6.03	5.29	5.53	-NA-	11.48
Asia	AUD	2,601.04	498,263.58	26.60	2.90	-NA-	-NA-	12.12	9.79	-1.36	6.13	1.18	6.17	-NA-	9.60
Europe	AUD	1,961.64	318,190.92	16.99	2.44	-NA-	-NA-	14.18	20.23	9.51	7.10	5.69	3.34	-NA-	14.35
North America	AUD	5,067.42	1,054,375.31	56.29	2.73	-NA-	-NA-	16.86	18.55	14.71	5.64	7.22	5.85	-NA-	15.12
Global ex Asia	AUD	4,580.95	1,374,698.48	73.40	2.66	-NA-	-NA-	16.12	18.87	13.44	5.99	6.87	5.28	-NA-	14.02
Global ex Europe	AUD	3,717.75	1,554,771.14	83.01	2.79	-NA-	-NA-	15.25	15.51	9.20	5.82	5.21	5.98	-NA-	11.67
Global ex North America	AUD	3,101.78	818,586.75	43.71	2.72	-NA-	-NA-	12.96	13.25	2.72	6.53	2.91	5.08	-NA-	9.66
Global ex US	AUD	3,243.62	872,006.74	46.56	2.80	-NA-	-NA-	12.48	12.64	2.94	6.65	2.87	5.95	-NA-	9.39
Global ex Japan	AUD	1,181.89	1,657,326.07	88.49	0.00	-NA-	-NA-	11.55	13.56	6.77	5.37	5.65	4.05	-NA-	12.80
Developed Eurozone	AUD	2,264.91	168,445.81	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	4.90	5.62	-NA-	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	EUR	2,114.45	1,218,834.37	100.00	0.00	4.52	2.44	8.86	8.25	-0.94	1.74	2.57	1.44	18.54	13.83
Asia	EUR	1,489.64	324,246.17	26.60	0.00	2.45	1.52	5.77	2.07	-10.82	1.84	-1.46	1.98	18.98	12.91
Europe	EUR	2,200.71	207,063.48	16.99	0.00	5.45	-0.22	7.85	12.15	-0.50	2.25	2.72	-1.14	19.10	14.43
North America	EUR	2,753.72	686,137.16	56.29	0.00	6.43	3.92	10.85	10.57	4.10	1.53	4.52	1.94	23.80	17.20
Global ex Asia	EUR	2,529.88	894,588.20	73.40	0.00	6.03	2.70	10.06	10.87	2.98	1.71	4.11	1.23	21.29	15.77
Global ex Europe	EUR	2,074.50	1,011,770.90	83.01	0.00	4.26	3.08	9.09	7.61	-1.02	1.64	2.53	1.98	19.34	14.38
Global ex North America	EUR	1,810.88	532,697.21	43.71	0.00	3.65	0.97	6.62	5.40	-6.93	2.02	0.15	0.78	17.18	11.93
Global ex United States	EUR	1,817.12	567,460.40	46.56	0.00	3.69	0.95	6.10	4.74	-6.82	2.13	0.11	1.58	17.00	11.85
Global ex Japan	EUR	1,535.62	1,078,508.76	88.49	0.00	-NA-	2.43	8.68	8.81	-0.48	1.58	3.19	1.10	19.34	15.09
Global Dividend+	EUR	2,399.90	1,116,802.23	91.63	0.00	-NA-	-NA-	8.81	8.75	0.70	1.58	2.78	2.25	-NA-	14.79
Developed Eurozone	EUR	2,416.31	109,616.50	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.05	2.34	-NA-	-NA-	-NA-
Global	USD	2,268.69	1,356,867.36	100.00	0.00	3.81	0.99	3.43	2.90	0.59	-0.60	-0.31	3.96	21.45	12.20
Asia	USD	1,639.06	360,967.05	26.60	0.00	1.88	0.08	0.49	-2.97	-9.45	-0.51	-4.22	4.51	22.68	12.95
Europe	USD	2,432.98	230,513.41	16.99	0.00	4.89	-1.63	2.47	6.61	1.04	-0.11	-0.16	1.31	23.51	15.29
North America	USD	2,925.64	763,842.20	56.29	0.00	5.65	2.44	5.32	5.10	5.70	-0.82	1.59	4.47	25.17	14.54
Global ex Asia	USD	2,703.66	995,900.32	73.40	0.00	5.29	1.24	4.57	5.39	4.57	-0.64	1.19	3.75	23.47	13.75
Global ex Europe	USD	2,224.02	1,126,353.95	83.01	0.00	3.55	1.62	3.65	2.30	0.50	-0.70	-0.34	4.51	21.83	12.32
Global ex North America	USD	1,948.75	593,025.17	43.71	0.00	2.96	-0.46	1.30	0.19	-5.50	-0.33	-2.66	3.28	21.40	12.28
Global ex United States	USD	2,018.25	631,725.29	46.56	0.00	3.17	-0.49	0.81	-0.43	-5.39	-0.22	-2.69	4.10	21.14	12.31
Global ex Japan	USD	1,308.48	1,200,649.87	88.49	0.00	-NA-	0.97	3.27	3.44	1.06	-0.77	0.30	3.60	22.21	13.34
Global ex Australia	USD	1,457.32	1,275,242.60	93.98	0.00	-NA-	-NA-	3.51	3.06	0.39	-0.59	-0.16	3.54	-NA-	12.11
Global ex Australia Hedged	USD	1,568.23	1,275,242.60	93.98	0.00	-NA-	2.07	5.52	4.65	-0.32	-0.40	0.91	2.31	20.21	11.76
Global Dividend+	USD	2,206.82	1,243,280.08	91.63	0.00	-NA-	1.68	3.38	3.38	2.25	-0.77	-0.10	4.79	21.57	12.98
Developed Eurozone	USD	2,671.32	122,030.56	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.36	-0.53	-NA-	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global	GBP	2,512.00	932,234.53	100.00	0.00	4.12	3.56	6.01	4.31	5.46	-1.85	0.33	5.27	19.01	13.08
Asia	GBP	1,814.85	248,002.09	26.60	0.00	2.18	2.63	2.99	-1.64	-5.06	-1.75	-3.60	5.83	19.05	11.55
Europe	GBP	2,693.92	158,374.04	16.99	0.00	5.23	0.87	5.02	8.07	5.93	-1.36	0.49	2.59	20.40	13.56
North America	GBP	3,239.42	524,797.11	56.29	0.00	5.97	5.05	7.94	6.54	10.82	-2.06	2.25	5.79	24.32	16.86
Global ex Asia	GBP	2,993.62	684,232.44	73.40	0.00	5.61	3.82	7.17	6.84	9.63	-1.88	1.84	5.06	22.02	15.32
Global ex Europe	GBP	2,462.55	773,860.49	83.01	0.00	3.85	4.20	6.23	3.70	5.37	-1.95	0.30	5.83	19.63	13.70
Global ex North America	GBP	2,157.75	407,437.42	43.71	0.00	3.27	2.07	3.83	1.57	-0.93	-1.58	-2.03	4.58	17.62	10.51
Global ex United States	GBP	2,234.72	434,026.30	46.56	0.00	3.49	2.05	3.32	0.93	-0.81	-1.47	-2.06	5.42	17.37	10.50
Global ex Japan	GBP	1,448.81	824,905.44	88.49	0.00	-NA-	3.54	5.84	4.85	5.95	-2.01	0.94	4.91	19.97	14.48
Global Dividend+	GBP	2,717.68	854,194.49	91.63	0.00	-NA-	4.26	5.96	4.80	7.20	-2.01	0.54	6.12	19.65	14.22
Developed Eurozone	GBP	2,721.02	83,840.99	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.58	0.12	-NA-	-NA-	-NA-
Global	JPY	2,458.19	150,483,375.05	100.00	0.00	3.93	0.88	10.08	6.17	-10.10	-1.92	3.33	-4.16	23.97	14.27
Asia	JPY	1,775.97	40,033,050.38	26.60	0.00	2.00	-0.03	6.95	0.11	-19.07	-1.83	-0.72	-3.64	25.15	13.57
Europe	JPY	2,636.21	25,565,090.26	16.99	0.00	5.02	-1.74	9.05	10.00	-9.70	-1.43	3.49	-6.60	25.70	17.45
North America	JPY	3,170.03	84,713,918.85	56.29	0.00	5.78	2.33	12.09	8.44	-5.53	-2.13	5.30	-3.68	27.17	16.68
Global ex Asia	JPY	2,929.50	110,450,324.67	73.40	0.00	5.41	1.14	11.29	8.74	-6.54	-1.96	4.89	-4.35	25.60	16.00
Global ex Europe	JPY	2,409.80	124,918,284.78	83.01	0.00	3.67	1.51	10.31	5.55	-10.18	-2.02	3.30	-3.65	24.38	14.28
Global ex North America	JPY	2,111.53	65,769,456.20	43.71	0.00	3.09	-0.57	7.81	3.38	-15.54	-1.65	0.90	-4.79	23.96	13.72
Global ex United States	JPY	2,186.85	70,061,492.85	46.56	0.00	3.29	-0.59	7.29	2.73	-15.44	-1.55	0.86	-4.02	23.71	13.68
Global ex Japan	JPY	1,417.78	133,158,074.25	88.49	0.00	-NA-	0.86	9.90	6.72	-9.69	-2.08	3.96	-4.48	24.68	15.42
Global Dividend+	JPY	2,208.71	137,885,977.53	91.63	0.00	-NA-	-NA-	10.02	6.66	-8.61	-2.08	3.55	-3.39	-NA-	14.79
Developed Eurozone	JPY	1,872.71	13,533,799.64	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.65	3.11	-NA-	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value May-16													
Global	AUD	2,049.21	1,872,962.06	100.00	0.00	-NA-	-NA-	11.73	12.98	6.28	5.54	5.02	4.40	-NA-	11.54
Asia	AUD	1,480.49	498,263.58	26.60	0.00	-NA-	-NA-	8.55	6.53	-4.32	5.64	0.90	4.96	-NA-	9.67
Europe	AUD	2,197.61	318,190.92	16.99	0.00	-NA-	-NA-	10.69	17.05	6.75	6.07	5.18	1.74	-NA-	14.38
North America	AUD	2,642.61	1,054,375.31	56.29	0.00	-NA-	-NA-	13.77	15.39	11.68	5.32	7.02	4.92	-NA-	15.16
Global ex Asia	AUD	2,442.10	1,374,698.48	73.40	0.00	-NA-	-NA-	12.96	15.71	10.49	5.50	6.60	4.19	-NA-	14.06
Global ex Europe	AUD	2,008.86	1,554,771.14	83.01	0.00	-NA-	-NA-	11.97	12.31	6.19	5.44	4.98	4.95	-NA-	11.75
Global ex North America	AUD	1,760.22	818,586.75	43.71	0.00	-NA-	-NA-	9.43	10.00	-0.15	5.83	2.54	3.72	-NA-	9.69
Global ex United States	AUD	1,823.01	872,006.74	46.56	0.00	-NA-	-NA-	8.90	9.32	-0.03	5.95	2.51	4.55	-NA-	9.41
Global ex Japan	AUD	1,181.89	1,657,326.07	88.49	0.00	-NA-	-NA-	11.55	13.56	6.77	5.37	5.65	4.05	-NA-	12.80
Global Dividend+	AUD	2,321.97	1,716,171.00	91.63	0.00	-NA-	-NA-	11.68	13.50	8.04	5.37	5.23	5.24	-NA-	12.45
Developed Eurozone	AUD	2,452.53	168,445.81	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.68	4.79	-NA-	-NA-	-NA-
Global ex Australia Hedged	AUD	1,746.12	1,760,290.70	93.98	0.00	-NA-	2.93	7.48	6.63	0.87	-0.10	1.09	2.40	20.84	11.79
Global Hedged	AUD	1,610.64	1,872,962.06	100.00	0.00	-NA-	2.31	7.69	6.86	1.39	0.23	1.18	2.93	20.14	11.60

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FTSE EPRA/NAREIT Developed Index Series - Index Performance

Index Description	Curr	Close Value May-16	12 Mths Estimated Div Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Gross Total Return													
Global	Local	4217.06	3.60	8.27	5.13	9.97	9.01	3.99	0.52	1.36	4.20	19.62	11.52
Global ex Asia	Local	5587.56	3.71	10.57	5.94	10.24	10.98	9.42	0.35	2.29	5.02	22.31	13.69
Global ex Europe	Local	4143.80	3.70	7.94	5.38	9.59	7.86	3.35	0.11	1.06	4.36	20.53	11.66
Global ex North America	Local	3188.78	3.24	6.62	3.94	9.98	7.96	-3.32	1.58	0.41	2.51	18.01	10.17
Global ex UK	Local	4841.97	-NA-	10.01	5.50	9.89	8.79	4.54	0.33	1.35	4.70	19.82	11.58
Asia	Local	2506.88	3.31	4.95	3.56	8.39	3.91	-9.28	0.94	-1.08	2.00	20.21	10.73
Europe	Local	4747.93	3.15	9.93	4.72	12.12	15.49	7.06	2.68	2.94	3.37	19.01	13.50
Europe ex UK	Local	6022.95	3.19	12.09	6.97	12.73	17.29	14.85	2.14	3.71	7.44	18.67	14.70
Nordic	Local	8185.85	-NA-	13.25	7.95	17.53	23.81	21.17	3.42	3.68	5.66	24.65	16.30
North America	Local	6304.15	3.89	11.15	6.88	9.87	9.78	10.08	-0.32	2.10	5.49	24.82	14.52
Price Return													
Global	Local	2135.11	0.00	3.79	1.13	6.01	5.18	0.29	-0.08	1.01	2.74	19.59	11.56
Global ex Europe	Local	2077.40	0.00	3.37	1.39	5.68	4.03	-0.38	-0.34	0.77	3.06	20.53	11.72
Global ex Asia	Local	2670.55	0.00	5.49	1.65	6.13	6.91	5.44	-0.30	1.92	3.49	22.20	13.70
Global ex North America	Local	1759.62	0.00	2.88	0.23	6.18	4.47	-6.57	0.75	-0.03	0.89	18.00	10.17
Global ex UK	Local	2417.01	0.00	5.37	1.46	5.92	4.92	0.76	-0.29	0.99	3.23	19.79	11.63
Asia	Local	1417.11	0.00	1.41	0.04	4.80	0.62	-12.35	0.45	-1.37	0.71	20.24	10.80
Europe	Local	2478.38	0.00	5.70	0.54	7.87	11.66	3.47	1.27	2.25	1.16	18.86	13.44
Europe ex UK	Local	2897.62	0.00	7.42	2.37	8.15	13.15	10.72	0.21	2.73	4.75	18.56	14.65
Nordic	Local	4273.66	0.00	9.52	4.02	14.09	20.62	18.00	1.97	3.54	2.98	24.67	16.70
North America	Local	2896.21	0.00	5.61	2.49	5.77	5.65	5.97	-0.75	1.82	4.17	24.77	14.55

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

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FTSE EPRA/NAREIT Developed Index Series - Asset Class Comparison

Gross Total Return			12 Mths										
Index Description	Curr	Close Value May-16	Estimated	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
			Div Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Global Real Estate **	Local	4217.06	3.60	8.27	5.13	9.97	9.01	3.99	0.52	1.36	4.20	19.62	11.52
Global FTSE	Local	365.73	2.06	6.56	5.35	8.36	7.55	-6.00	0.52	0.52	-0.54	14.45	10.55
Global JP Morgan Bonds	Local	542.72	-NA-	5.00	4.43	4.45	4.40	4.65	0.31	0.31	4.05	3.08	2.96

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

Version: May 2016

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-May	Free Float Global (%) Weight 31-May
Simon Property Group *	US	55,175.50	4.53
Public Storage *	US	33,049.61	2.71
Unibail-Rodamco *	NL	23,820.67	1.95
Equity Residential Props *	US	22,402.65	1.84
Prologis *	US	22,374.09	1.84
Avalonbay Communities *	US	22,116.75	1.81
Welltower, Inc. *	US	21,983.17	1.80
Mitsubishi Estate	JP	21,925.46	1.80
Mitsui Fudosan	JP	20,910.12	1.72
Ventas *	US	20,023.85	1.64
Sun Hung Kai Props	HK	17,615.88	1.45
Boston Properties *	US	17,311.95	1.42
Cheung Kong Property Holdings	HK	15,850.63	1.30
Scentre *	AU	15,500.12	1.27
Vornado Realty Trust *	US	14,538.90	1.19
Vonovia SE	DE	14,355.15	1.18
HCP *	US	13,730.91	1.13
Westfield Corp. *	AU	13,482.11	1.11
Realty Income *	US	13,472.71	1.11
Essex Property Trust *	US	13,390.32	1.10
		413,030.53	33.89 (**)

Country Breakdown

Country Index	Number of Constituents 31-May	Free Float Mkt Cap (EUR m) 31-May	Free Float Global Weight 31-May
EPRA/NAREIT North America	152	686,137.16	56.29%
EPRA/NAREIT Asia	79	324,246.17	26.60%
EPRA/NAREIT Europe	98	207,063.48	16.99%
EPRA/NAREIT Global	330	1,218,834.37	100.00%
Global Ex Europe	232	1,011,770.90	83.01%
Global Ex Asia	251	894,588.20	73.40%
Global Ex Nth America	178	532,697.21	43.71%

(**) The Top 20 Constituents represent 33.89% of the market capitalisation of the Developed Index.

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

EPRA/NAREIT Global Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return May-16	Return May-16	Return May-16	
Innvest REIT *	Rental	Lodging/Resorts	CA	21.61	0.61	22.22	▲
American Homes 4 Rent *	Rental	Residential	US	15.93	0.00	15.93	▲
ADO Properties SA	Rental	Residential	DE	12.94	0.00	12.94	▲
Starwood Waypoint Residential Trust	Rental	Diversified	US	11.69	0.00	11.69	▲
Medical Properties Trust	Rental	Health Care	US	10.44	0.00	10.44	▲
Azrieli Group	Non-Rental	Diversified	ISR	10.18	0.00	10.18	▲
Agree Realty Corp *	Rental	Retail	US	9.77	0.00	9.77	▲
Forest City Realty Trust Cl. A	Rental	Diversified	US	9.77	0.00	9.77	▲
Grainger Plc	Non-Rental	Residential	UK	9.70	0.00	9.70	▲
Extra Space Storage *	Rental	Self Storage	US	9.44	0.00	9.44	▲
Duke Realty Corp *	Rental	Industrial/Office Mixe	US	8.23	0.82	9.05	▲
Top REIT *	Rental	Diversified	JP	8.97	0.00	8.97	▲
Aedifica *	Rental	Diversified	BE	8.70	0.00	8.70	▲
EPR Properties *	Rental	Diversified	US	8.20	0.49	8.68	▲
Digital Realty Trust *	Rental	Diversified	US	8.49	0.00	8.49	▲
Daejan Holdings	Rental	Diversified	UK	8.19	0.00	8.19	▲
Leasinvest Real Estate *	Rental	Diversified	BE	3.38	4.67	8.05	▲
VEREIT *	Rental	Diversified	US	8.00	0.00	8.00	▲
First Industrial Realty *	Rental	Industrial	US	7.93	0.00	7.93	▲
Deutsche Wohnen	Rental	Residential	DE	7.93	0.00	7.93	▲

EPRA/NAREIT Global Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return May-16	Return May-16	Return May-16	
Kerry Properties	Non-Rental	Diversified	HK	-8.18	2.84	-5.34	▼
Omega Healthcare Investors *	Rental	Health Care	US	-5.48	0.00	-5.48	▼
Technopolis	Rental	Office	FI	-5.57	0.00	-5.57	▼
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	-6.01	0.00	-6.01	▼
Sun Hung Kai Props	Non-Rental	Diversified	HK	-6.78	0.00	-6.78	▼
Extencare Inc.	Rental	Health Care	CA	-6.92	0.00	-6.92	▼
Pennsylvania Real Estate *	Rental	Retail	US	-8.02	0.92	-7.11	▼
New York REIT Inc. *	Rental	Office	US	-7.12	0.00	-7.12	▼
Invincible Investment Corp	Rental	Diversified	JP	-7.18	0.00	-7.18	▼
Columbia Property Trust Inc	Rental	Office	US	-7.53	0.00	-7.53	▼
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	-7.68	0.00	-7.68	▼
Nippon Prologis REIT *	Rental	Industrial	JP	-7.75	0.00	-7.75	▼
Winthrop Realty Trust *	Rental	Diversified	US	-8.01	0.00	-8.01	▼
Mapletree Logistics Trust *	Rental	Industrial	SG	-9.72	1.67	-8.06	▼
Hersha Hospitality Trust *	Rental	Lodging/Resorts	US	-8.14	0.00	-8.14	▼
Cheung Kong Property Holdings	Non-Rental	Diversified	HK	-8.64	0.00	-8.64	▼
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	-8.76	0.00	-8.76	▼
Dream Office REIT *	Rental	Office	CA	-9.84	0.60	-9.24	▼
Ashford Hospitality *	Rental	Lodging/Resorts	US	-10.02	0.00	-10.02	▼
CBL & Associates Props *	Rental	Retail	US	-17.64	0.00	-17.64	▼

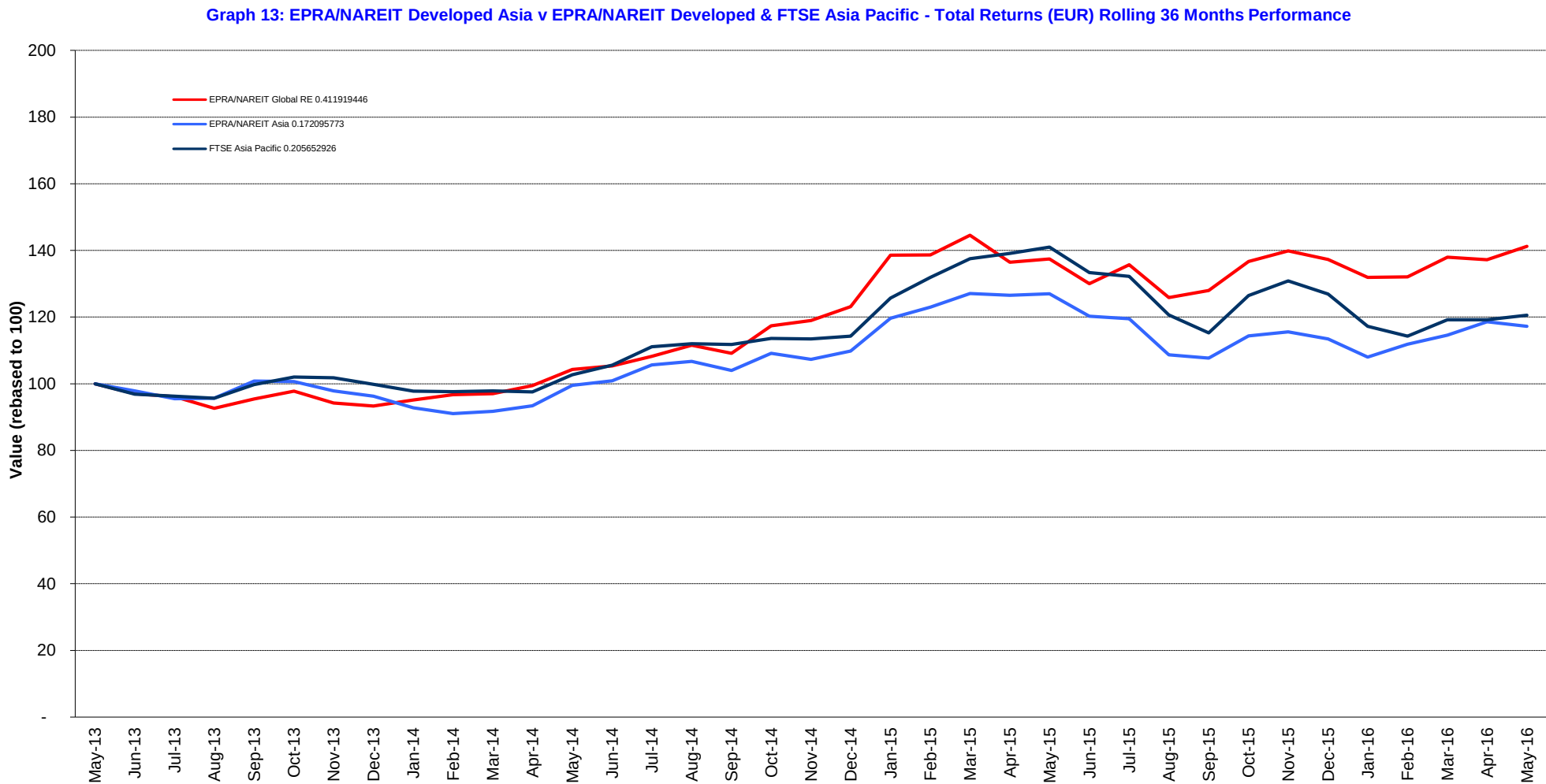
Version: May 2016

58

Section 3.2

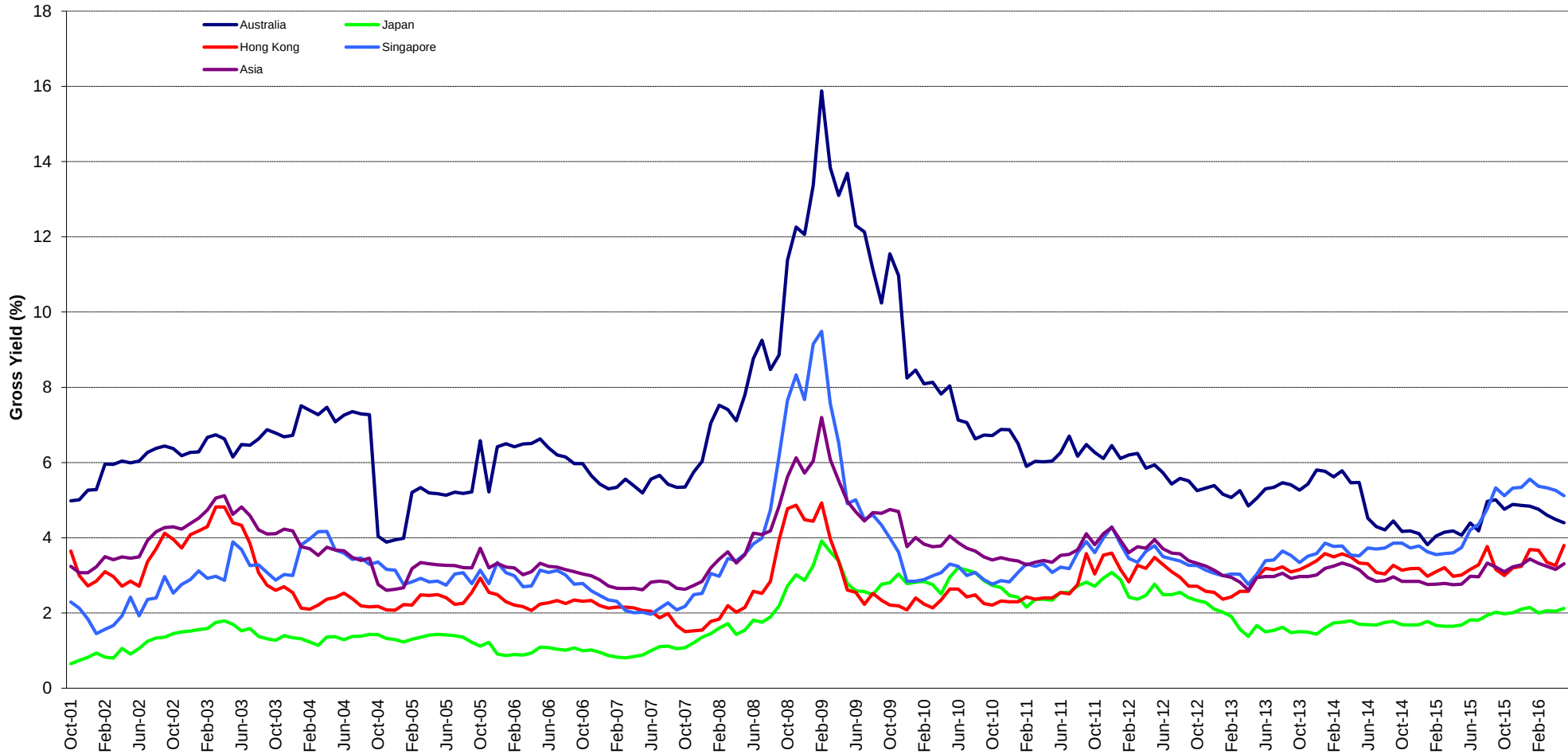
FTSE EPRA/NAREIT Developed Asia Index Series

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Version: May 2016

Graph 14: Dividend Yields



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

Ex Date	Description
None	

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 May 2016	Hang Lung Properties	Non-Rental	Diversified	HKD	0.580	4.45	18-May	Semi-Annual
3 May 2016	Mapletree Commercial Trust *	Rental	Diversified	SGD	0.020	0.00	3-Jun	Dividend
5 May 2016	UOL Group	Non-Rental	Diversified	SGD	0.150	0.00	21-Jun	Dividend
6 May 2016	Mapletree Logistics Trust *	Rental	Industrial	SGD	0.018	5.81	9-Jun	Dividend
11 May 2016	Kerry Properties	Non-Rental	Diversified	HKD	0.600	1.54	24-May	Annual
11 May 2016	Ascendas REIT *	Rental	Industrial	SGD	0.043	4.86	7-Jun	Dividend
13 May 2016	Champion REIT *	Rental	Diversified	HKD	0.103	4.39	26-May	Annual
27 May 2016	Activia Properties *	Rental	Diversified	JPY	8529.000	0.00	June	Dividend
27 May 2016	United Urban Investment *	Rental	Diversified	JPY	3000.000	19.69	June	Semi-Annual
31 May 2016	Kiwi Property Group *	Rental	Diversified	NZD	0.041	6.25	17-Jun	Semi-Annual

** Based on previous period figures

*** Estimated

Version: May 2016

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
5 June 2016	Kiwi Property Group *	Rental	Diversified	NZD	0.0468 ***	6.25	July	Semi-Annual
6 June 2016	Henderson Land Dev	Non-Rental	Diversified	HKD	1.070	2.33	23-Jun	Semi-Annual
21 June 2016	Link REIT *	Rental	Retail	HKD	0.3829 ***	1.66	July	Semi-Annual
24 June 2016	BWP Trust *	Rental	Retail	AUD	0.0672 ***	3.69	July	Semi-Annual
24 June 2016	Dexus Property Group *	Rental	Industrial/Office	AUD	0.06 ***	1.13	July	Semi-Annual
24 June 2016	Goodman Group *	Non-Rental	Industrial	AUD	0.085 ***	3.75	July	Dividend
24 June 2016	Investa Office Fund *	Rental	Office	AUD	0.027 ***	2.54	July	Quarterly
24 June 2016	Mirvac Group *	Non-Rental	Diversified	AUD	0.08225 ***	12.47	July	Quarterly
24 June 2016	Stockland Trust Group *	Non-Rental	Diversified	AUD	0.239 ***	9.03	July	Semi-Annual
28 June 2016	Tokyo Tatemono	Non-Rental	Office	JPY	10.000	1.13	July	Semi-Annual
28 June 2016	Nippon Building Fund *	Rental	Office	JPY	8260.000	6.57	July	Semi-Annual
28 June 2016	Japan Prime Realty Inv. *	Rental	Office	JPY	6630.000	2.98	July	Semi-Annual

** Based on previous period figures

*** Estimated

Version: May 2016

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FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-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 (%)	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD			Annualised	(%)
Scentre *	Rental	Retail	REIT	4.66	15,500	1.27	4.78	4.48	-NA-	-NA-	-NA-	-NA-	17.97	4.95	-0.64	0.00	-0.64	11.22	-NA-	-NA-	13,902	81
Westfield Corp. *	Rental	Retail	REIT	10.72	13,482	1.11	4.16	3.23	-NA-	8.76	17.26	17.29	12.04	7.31	6.14	0.00	6.14	14.04	18.75	15.09	-NA-	-NA-
Goodman Group *	Non-Rental	Industrial	REIT	7.11	8,111	0.67	2.50	3.23	-NA-	-11.03	16.45	14.14	12.06	6.60	3.19	0.00	3.19	13.40	44.74	13.73	7,194	80
Vicinity Centres *	Rental	Retail	REIT	3.26	6,970	0.57	2.15	5.31	-NA-	9.15	-NA-	13.28	12.93	2.19	-1.81	0.00	-1.81	16.43	-NA-	14.32	-NA-	-NA-
Stockland Trust Group *	Non-Rental	Diversified	REIT	4.53	6,962	0.57	2.15	5.34	6.82	1.13	10.63	13.75	9.95	6.09	3.66	0.00	3.66	10.49	23.17	13.49	7,117	92
GPT Group *	Rental	Diversified	REIT	5.38	6,284	0.52	1.94	4.18	-0.78	-9.92	14.72	14.65	21.32	7.60	6.96	0.00	6.96	12.55	32.66	13.27	6,960	100
Dexus Property Group *	Rental	Industrial/Office	REIT	8.66	5,471	0.45	1.69	5.13	-NA-	1.00	11.88	11.70	13.66	9.07	2.85	0.00	2.85	15.47	23.61	17.20	6,319	104
Mirvac Group *	Non-Rental	Diversified	REIT	1.95	4,685	0.38	1.44	4.94	-NA-	-2.45	13.62	10.60	1.54	0.52	4.01	0.00	48.00	-1.77	34.03	14.21	6,262	120
Investa Office Fund *	Rental	Office	REIT	4.25	1,562	0.13	0.48	4.59	-NA-	0.43	15.15	15.47	11.96	1.43	1.92	0.00	1.92	6.25	36.90	13.08	2,932	169
BWP Trust *	Rental	Retail	REIT	3.62	1,150	0.09	0.35	4.52	-NA-	10.95	20.35	18.68	14.29	5.85	3.43	0.00	3.43	14.56	18.68	17.39	1,039	81
Shopping Centres Australasia Property Group	Rental	Retail	REIT	2.26	1,079	0.09	0.33	5.22	-NA-	-NA-	-NA-	-NA-	4.63	-1.31	-3.42	0.00	-3.42	6.10	-NA-	14.31	996	83
Charter Hall Retail REIT *	Rental	Retail	REIT	4.80	1,067	0.09	0.33	5.79	1.16	-5.81	7.52	5.31	7.14	4.58	0.84	0.00	0.84	15.11	52.28	15.17	-NA-	-NA-
Cromwell Property Group *	Rental	Office	REIT	1.05	997	0.08	0.31	7.70	-NA-	-NA-	-NA-	-NA-	-3.23	0.96	2.94	0.00	2.94	0.00	-NA-	15.17	761	69
Australia Total					73,321	6.02	22.61	4.40														
Kiwi Property Group *	Rental	Diversified	REIT	1.49	1,142	0.09	0.35	5.18	6.63	5.97	12.00	11.70	24.38	5.63	0.34	2.80	3.14	13.07	13.44	12.94	-NA-	-NA-
New Zealand Total					1,142	0.09	0.35	5.18														

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

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Mkt Cap	Global	Asia															
				31-May	31-May	31-May	31-May	31-May	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	Annualised	Velocity
Sun Hung Kai Props	Non-Rental	Diversified	Non-REIT	91.40	17,616	1.45	5.43	3.77	2.74	3.92	-2.66	-1.33	-27.82	-3.64	-6.78	0.00	-6.78	-1.23	30.91	20.52	13,756	70
Cheung Kong Property Holdings	Non-Rental	Diversified	Non-REIT	48.65	15,851	1.30	4.89	2.88	-NA-	-NA-	-NA-	-NA-	-NA-	-2.60	-8.64	0.00	-8.64	-3.47	-NA-	-NA-	10,955	62
Link REIT *	Rental	Retail	REIT	47.75	12,437	1.02	3.84	4.03	-NA-	14.42	15.63	9.06	10.38	3.80	1.27	0.00	1.27	2.91	20.45	16.45	6,753	49
Wharf Holdings	Non-Rental	Diversified	Non-REIT	42.05	6,624	0.54	2.04	4.52	-NA-	-NA-	-NA-	-NA-	-17.85	2.36	-0.12	0.00	-0.12	0.93	-NA-	-NA-	861	12
Hongkong Land Hldgs	Non-Rental	Office	Non-REIT	6.04	6,369	0.52	1.96	3.15	6.99	7.42	-1.33	-1.71	-27.64	0.83	-4.88	0.00	-4.88	-11.86	28.32	19.06	5,710	81
Henderson Land Dev	Non-Rental	Diversified	Non-REIT	47.15	5,578	0.46	1.72	2.27	2.43	6.57	5.46	7.06	-15.08	-1.05	-2.78	0.00	-2.78	-0.74	30.71	19.79	5,483	88
New World Development	Non-Rental	Diversified	Non-REIT	7.34	4,719	0.39	1.46	5.86	-3.27	0.13	-4.29	-10.71	-24.85	-0.68	-5.17	0.00	-5.17	-2.48	43.54	28.47	3,776	72
Sino Land	Non-Rental	Diversified	Non-REIT	11.90	4,188	0.34	1.29	4.29	4.60	4.20	2.89	5.01	-6.55	-3.09	-2.62	0.00	-2.62	5.90	41.88	20.79	1,848	40
Hang Lung Properties	Non-Rental	Diversified	Non-REIT	14.84	3,830	0.31	1.18	5.05	5.09	4.68	-10.37	-14.44	-36.37	4.05	-4.13	3.75	-0.39	-12.59	33.40	28.28	3,167	74
Swire Properties	Non-Rental	Diversified	Non-REIT	21.25	2,875	0.24	0.89	3.34	-NA-	-NA-	-NA-	-NA-	-16.82	3.72	5.20	0.00	5.20	-2.99	-NA-	-NA-	-NA-	-NA-
Hysan Development	Rental	Diversified	Non-REIT	33.50	2,397	0.20	0.74	3.94	3.18	7.71	-0.09	2.46	-1.64	1.36	-2.47	0.00	-2.47	8.88	29.85	18.42	1,223	46
Kerry Properties	Non-Rental	Diversified	Non-REIT	19.42	1,461	0.12	0.45	4.63	-NA-	0.49	-9.62	-11.12	-37.19	-6.01	-8.18	2.84	-5.34	-5.34	38.98	26.60	1,227	75
Fortune Real Estate Investment Trust *	Rental	Retail	REIT	8.62	1,311	0.11	0.40	5.44	-NA-	-NA-	-NA-	-NA-	10.09	3.73	0.35	0.00	0.35	8.02	-NA-	-NA-	47	3
Champion REIT *	Rental	Diversified	REIT	4.07	1,111	0.09	0.34	4.87	-NA-	2.90	2.51	7.66	-3.65	5.64	-2.16	2.47	0.31	7.55	35.61	15.71	519	42
Hong Kong Total					86,367	7.09	26.64	3.80														

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

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price	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 Vltg (%)	36M Vltg (%)	Turnover	Annual Velocity (%)
					Mkt Cap	Global	Asia														3 month	
					EUR (m)	Wght (%)	Wght (%)														Annualised USD (m)	
31-May	31-May	31-May	31-May	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD								
Mitsubishi Estate	Non-Rental	Diversified	Non-REIT	2140	21,925	1.80	6.76	0.75	2.22	0.30	8.76	-5.09	-22.51	2.34	0.87	0.00	0.87	-14.94	32.91	24.73	25,293	104
Mitsui Fudosan	Non-Rental	Diversified	Non-REIT	2722	20,910	1.72	6.45	1.10	3.97	2.46	15.78	-0.82	-24.18	-3.08	-0.13	0.00	-0.13	-10.49	32.91	19.68	28,039	120
Sumitomo Realty & Dev	Non-Rental	Diversified	Non-REIT	3098	10,871	0.89	3.35	0.71	7.08	1.96	13.13	-7.21	-34.86	-5.95	-4.53	0.00	-4.53	-10.53	40.83	21.29	18,395	152
Nippon Building Fund *	Rental	Office	REIT	659000	7,235	0.59	2.23	2.40	-NA-	5.49	13.76	11.84	16.10	-1.20	-3.94	0.00	-3.94	14.21	25.36	19.13	7,178	89
Japan Real Estate *	Rental	Office	REIT	649000	6,882	0.56	2.12	2.48	-NA-	6.21	14.03	11.91	16.24	-0.15	-3.71	0.00	-3.71	11.94	23.76	18.10	6,836	89
Japan Retail Fund *	Rental	Retail	REIT	257700	5,327	0.44	1.64	3.26	-NA-	6.72	17.71	13.72	6.69	-4.63	-3.16	0.00	-3.16	12.79	27.31	16.40	5,071	86
Nomura Real Estate Master Fund *	Rental	Diversified	REIT	175000	5,012	0.41	1.55	0.56	-NA-	-NA-	-NA-	-NA-	10.51	4.17	3.00	0.00	3.00	17.98	-NA-	-NA-	-NA-	-NA-
United Urban Investment *	Rental	Diversified	REIT	175000	3,900	0.32	1.20	3.40	-NA-	11.95	16.67	13.24	-2.79	-2.14	-6.47	1.60	-4.86	8.54	30.81	17.70	3,424	79
ORIX JREIT *	Rental	Diversified	REIT	175300	3,295	0.27	1.02	3.38	-NA-	9.51	21.01	20.11	2.31	0.46	-2.83	0.00	-2.83	13.86	32.04	17.04	3,617	99
Japan Prime Realty Inv. *	Rental	Office	REIT	474500	3,221	0.26	0.99	2.74	-NA-	5.20	18.09	17.94	19.02	3.49	-0.84	0.00	-0.84	14.89	31.19	19.80	2,401	67
Hulic	Rental	Diversified	Non-REIT	1099	3,167	0.26	0.98	1.41	-NA-	-NA-	-NA-	-NA-	-14.47	2.14	-0.09	0.00	-0.09	2.81	-NA-	-NA-	3,225	91
Advance Residence Investment *	Rental	Residential	REIT	280500	2,894	0.24	0.89	3.26	-NA-	-NA-	-NA-	-NA-	-3.41	-1.54	-3.87	0.00	-3.87	7.28	-NA-	-NA-	-NA-	-NA-
Nippon Prologis REIT *	Rental	Industrial	REIT	240400	2,818	0.23	0.87	3.09	-NA-	-NA-	-NA-	-NA-	0.38	-4.57	-7.75	0.00	-7.75	10.02	-NA-	-NA-	4,089	130
Japan Hotel REIT Investment *	Rental	Lodging/Resorts	REIT	96300	2,585	0.21	0.80	3.09	-NA-	-NA-	-NA-	-NA-	13.29	-2.83	-1.73	0.00	-1.73	7.60	-NA-	-NA-	2,943	102
Activia Properties *	Rental	Diversified	REIT	566000	2,474	0.20	0.76	3.03	-NA-	-NA-	-NA-	-NA-	9.71	-1.62	-2.08	1.48	-0.60	11.99	-NA-	-NA-	-NA-	-NA-
Tokyo Tatemono	Non-Rental	Office	Non-REIT	1414	2,356	0.19	0.73	1.13	0.67	-4.42	19.83	-2.82	-26.04	0.86	-3.02	0.00	-3.02	6.88	49.86	27.87	5,561	212
GLP J-REIT *	Rental	Industrial	REIT	127400	2,270	0.19	0.70	2.91	-NA-	-NA-	-NA-	-NA-	4.51	-0.70	-3.04	0.00	-3.04	9.08	-NA-	-NA-	2,353	93
Frontier Real Estate Investment *	Rental	Retail	REIT	542000	2,069	0.17	0.64	3.52	-NA-	-NA-	-NA-	-NA-	-7.98	0.18	-0.37	0.00	-0.37	11.87	-NA-	-NA-	1,749	76
Mori Hills REIT Investment *	Rental	Office	REIT	165800	1,942	0.16	0.60	2.94	-NA-	-NA-	-NA-	-NA-	0.00	-0.42	2.60	0.00	2.60	6.97	-NA-	-NA-	1,815	84
Nomura Real Estate Holdings	Non-Rental	Diversified	Non-REIT	1991	1,934	0.16	0.60	2.89	-NA-	-NA-	-NA-	-NA-	-19.99	-4.28	-1.63	0.00	-1.63	-10.49	-NA-	-NA-	4,193	195
Kenedix Office Investment Corporation *	Rental	Office	REIT	630000	1,829	0.15	0.56	3.30	-NA-	3.50	16.85	20.97	0.12	-0.85	-0.79	0.00	-0.79	13.36	40.53	22.32	1,926	95
Invincible Investment Corp	Rental	Diversified	REIT	76300	1,806	0.15	0.56	2.37	-NA-	-NA-	-NA-	-NA-	-NA-	-9.60	-7.18	0.00	-7.18	8.38	-NA-	-NA-	3,041	151
Japan Logistics Fund *	Rental	Industrial	REIT	244400	1,742	0.14	0.54	3.23	-NA-	-NA-	-NA-	-NA-	-4.34	3.96	2.22	0.00	2.22	4.31	-NA-	-NA-	1,755	91
Nippon Accommodations Fund *	Rental	Residential	REIT	457000	1,736	0.14	0.54	3.44	-NA-	-NA-	-NA-	-NA-	-0.88	5.42	-0.44	0.00	-0.44	10.67	-NA-	-NA-	1,595	83
Mori Trust Sogo REIT *	Rental	Diversified	REIT	211400	1,695	0.14	0.52	3.81	-NA-	9.72	15.25	17.51	-5.66	8.63	0.00	0.00	0.00	4.17	27.20	21.81	1,783	95
Industrial & Infrastructure Fund Investment *	Rental	Industrial	REIT	572000	1,584	0.13	0.49	3.17	-NA-	-NA-	-NA-	-NA-	-1.55	9.37	4.95	0.00	4.95	-0.69	-NA-	-NA-	-NA-	-NA-
Daiwa House REIT Investment	Rental	Industrial	REIT	599000	1,480	0.12	0.46	3.02	-NA-	-NA-	-NA-	-NA-	11.75	21.38	3.81	0.00	3.81	26.64	-NA-	-NA-	1,485	90
Daiwa Office Investment	Rental	Office	REIT	659000	1,441	0.12	0.44	3.02	-NA-	-NA-	-NA-	-NA-	7.33	-5.86	-5.04	0.00	-5.04	0.76	-NA-	-NA-	1,779	111
Premier Investment Co. *	Rental	Diversified	REIT	141300	1,435	0.12	0.44	9.83	-NA-	11.07	24.64	34.99	13.51	3.26	2.39	0.00	2.39	16.49	38.08	19.31	1,323	83
Daiwahouse Residential Invest *	Rental	Residential	REIT	272000	1,433	0.12	0.44	3.29	-NA-	-NA-	-NA-	-NA-	-2.58	15.84	2.95	0.00	2.95	8.97	-NA-	-NA-	1,320	83
Aeon Mall Co Ltd	Rental	Retail	Non-REIT	1463	1,387	0.11	0.43	1.50	-NA-	-2.94	-2.21	-14.52	-35.04	-12.24	-4.44	0.00	-4.44	-29.27	33.76	26.46	2,893	187
Japan Excellent *	Rental	Office	REIT	149400	1,377	0.11	0.42	3.38	-NA-	-NA-	-NA-	-NA-	-4.84	-1.71	-2.48	0.00	-2.48	12.50	-NA-	-NA-	1,090	71

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

Version: May 2016

67

FTSE EPRA/NAREIT Developed Asia Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-May	Mkt Cap	Global	Asia		Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)		- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD			Annualised	(%)
Hulic Reit	Rental	Diversified	REIT	189800	1,283	0.11	0.40	3.12	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	1.99	0.00	1.99	-NA-	-NA-	-NA-	2,631	184
Aeon REIT	Rental	Retail	REIT	141200	1,174	0.10	0.36	3.91	-NA-	-NA-	-NA-	-NA-	-11.92	-2.08	4.83	0.00	4.83	-1.05	-NA-	-NA-	1,836	141
Tokyu REIT *	Rental	Diversified	REIT	152700	1,149	0.09	0.35	3.33	-NA-	9.10	16.52	16.39	-2.79	-1.17	-1.99	0.00	-1.99	1.74	38.91	20.29	939	73
Fukuoka REIT	Rental	Diversified	REIT	203400	1,095	0.09	0.34	3.51	-NA-	-NA-	-NA-	-NA-	-7.04	-0.05	3.14	0.00	3.14	-2.45	-NA-	-NA-	1,114	91
Japan Rental Housing Investmen	Rental	Residential	REIT	86200	1,053	0.09	0.32	4.02	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	1.77	0.00	1.77	-NA-	-NA-	-NA-	1,409	120
NTT Urban Development	Non-Rental	Office	Non-REIT	1110	976	0.08	0.30	1.53	-NA-	20.32	40.11	-0.74	-12.98	0.82	6.32	0.00	6.32	-4.44	96.95	23.88	2,440	225
Sekisui House SI Residential Investment	Rental	Residential	REIT	120000	960	0.08	0.30	3.54	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	4.26	0.00	4.26	-NA-	-NA-	-NA-	1,367	128
Top REIT *	Rental	Diversified	REIT	443500	603	0.05	0.19	4.43	-NA-	-NA-	-NA-	-NA-	-11.28	2.00	8.97	0.00	8.97	-0.79	-NA-	-NA-	1,022	152
Japan Total					140,326	11.51	43.28	2.12														
Capitaland	Non-Rental	Diversified	Non-REIT	2.99	4,949	0.41	1.53	3.01	0.92	1.15	1.95	-2.07	-11.75	0.33	-3.86	0.00	-3.86	-8.06	31.63	21.10	5,275	96
Capitamall Trust *	Rental	Retail	REIT	2.03	3,517	0.29	1.08	5.57	-NA-	5.89	5.08	3.34	-0.50	-1.56	-1.93	0.00	-1.93	8.09	22.42	14.58	3,571	91
Ascendas REIT *	Rental	Industrial	REIT	2.29	3,148	0.26	0.97	5.24	-NA-	6.25	7.83	5.63	1.92	-2.39	-6.91	1.75	-5.16	2.32	23.10	13.94	4,283	122
Suntec REIT *	Rental	Diversified	REIT	1.67	2,623	0.22	0.81	6.09	-NA-	7.93	7.29	4.24	-1.87	0.82	-1.19	0.00	-1.19	10.72	30.37	17.79	1,456	50
CapitaCommercial Trust *	Rental	Office	REIT	1.39	1,817	0.15	0.56	6.20	-NA-	5.23	5.76	5.58	0.50	-5.44	-2.80	0.00	-2.80	6.16	31.16	14.41	2,105	104
UOL Group	Non-Rental	Diversified	Non-REIT	5.68	1,741	0.14	0.54	2.64	-NA-	-NA-	-NA-	-NA-	-20.68	-2.83	-7.49	2.44	-5.05	-6.57	-NA-	-NA-	-NA-	-NA-
Mapletree Industrial Trust *	Rental	Industrial	REIT	1.61	1,302	0.11	0.40	6.93	-NA-	-NA-	-NA-	-NA-	7.93	2.70	0.31	0.00	0.31	9.63	-NA-	-NA-	654	45
Keppel REIT *	Rental	Office	REIT	1.04	1,260	0.10	0.39	6.55	-NA-	-NA-	-NA-	-NA-	-13.39	4.02	-1.43	0.00	-1.43	11.29	-NA-	-NA-	708	50
Mapletree Commercial Trust *	Rental	Diversified	REIT	1.44	1,226	0.10	0.38	5.67	-NA-	-NA-	-NA-	-NA-	-2.49	3.21	-4.33	1.35	-2.99	13.54	-NA-	-NA-	-NA-	-NA-
Mapletree Logistics Trust *	Rental	Industrial	REIT	0.98	929	0.08	0.29	7.57	-NA-	10.00	7.81	-0.35	-9.97	-1.68	-9.72	1.67	-8.06	2.19	27.92	14.88	735	71
CDL Hospitality Trusts *	Rental	Lodging/Resorts	REIT	1.39	579	0.05	0.18	7.24	-NA-	-NA-	-NA-	-NA-	-13.08	5.70	-0.36	0.00	-0.36	8.96	-NA-	-NA-	374	58
Singapore Total					23,091	1.89	7.12	5.12														

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

Version: May 2016

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Asia	EUR	2,639.17	324,246.17	100.00	3.31	6.04	5.11	9.41	5.44	-7.69	2.33	-1.17	3.29	18.93	12.80
Pure Asia	EUR	2,746.46	304,970.13	94.06	3.29	6.25	5.14	9.43	5.15	-8.50	2.32	-1.37	2.83	19.47	13.00
Asia ex Australia	EUR	2,504.79	250,925.02	77.39	2.99	-NA-	5.52	8.15	3.71	-11.48	2.55	-1.56	1.61	19.89	13.11
Asia Dividend+	EUR	3,501.34	259,357.17	79.99	3.87	-NA-	-NA-	9.51	7.99	-4.54	2.30	-1.16	5.79	-NA-	14.06
Australia	EUR	2,837.00	73,321.14	22.61	4.40	8.92	3.65	13.83	11.87	7.44	1.60	0.20	9.41	22.23	15.78
Pure Australia	EUR	2,149.60	57,209.16	17.64	4.65	7.42	0.34	13.72	12.15	7.59	1.30	-0.53	9.04	25.81	16.32
Japan	EUR	3,168.05	140,325.61	43.28	2.12	4.10	4.53	13.44	5.99	-2.36	3.24	-1.83	5.11	22.98	13.98
Hong Kong	EUR	2,318.09	86,366.82	26.64	3.80	6.09	6.71	4.23	1.78	-22.87	2.23	-0.84	-3.88	25.30	18.89
Singapore	EUR	2,018.88	23,090.56	7.12	5.12	2.05	6.58	6.85	2.30	-12.09	-0.34	-2.74	3.37	23.09	15.91
New Zealand	EUR	3,177.23	1,142.03	0.35	5.18	-NA-	10.30	15.18	13.01	16.41	5.00	2.31	8.66	18.26	17.61
Asia	USD	2,906.44	360,967.05	100.00	3.31	5.45	3.61	3.95	0.23	-6.26	-0.03	-3.94	5.86	22.67	12.93
Pure Asia	USD	3,024.50	339,508.00	94.06	3.29	5.66	3.64	3.97	-0.05	-7.09	-0.04	-4.13	5.39	23.20	13.15
Asia ex Australia	USD	2,134.22	279,342.28	77.39	2.99	-NA-	4.02	2.75	-1.41	-10.12	0.18	-4.32	4.13	23.46	13.10
Asia Dividend+	USD	3,219.64	288,729.37	79.99	3.87	-NA-	5.45	4.05	2.65	-3.07	-0.06	-3.93	8.41	22.49	13.80
Australia	USD	3,151.03	81,624.76	22.61	4.40	8.36	2.18	8.15	6.34	9.09	-0.75	-2.61	12.13	25.29	16.21
Pure Australia	USD	2,387.54	63,688.09	17.64	4.65	6.87	-1.09	8.05	6.61	9.25	-1.04	-3.32	11.75	28.99	17.02
Japan	USD	3,518.71	156,217.49	43.28	2.12	3.58	3.05	7.78	0.76	-0.86	0.85	-4.58	7.72	24.72	14.34
Hong Kong	USD	2,574.68	96,147.87	26.64	3.80	5.55	5.19	-0.97	-3.24	-21.68	-0.13	-3.62	-1.49	28.73	18.30
Singapore	USD	2,242.35	25,705.56	7.12	5.12	1.53	5.06	1.52	-2.75	-10.74	-2.64	-5.47	5.93	28.18	16.34
New Zealand	USD	2,602.21	1,271.36	0.35	5.18	-NA-	9.47	9.43	7.43	18.21	2.58	-0.56	11.35	21.52	18.39
Asia	GBP	3,218.16	248,002.09	100.00	3.31	5.76	6.25	6.54	1.60	-1.73	-1.28	-3.32	7.19	19.06	11.44
Pure Asia	GBP	3,348.88	233,258.68	94.06	3.29	5.99	6.28	6.56	1.32	-2.59	-1.29	-3.51	6.72	19.65	11.58
Asia ex Australia	GBP	2,363.12	191,921.87	77.39	2.99	-NA-	6.67	5.31	-0.06	-5.77	-1.07	-3.70	5.45	19.94	11.57
Asia Dividend+	GBP	3,964.96	198,371.26	79.99	3.87	-NA-	8.13	6.64	4.06	1.62	-1.31	-3.31	9.79	19.45	13.03
Australia	GBP	3,488.98	56,080.22	22.61	4.40	8.70	4.78	10.85	7.80	14.37	-1.99	-1.98	13.54	22.78	15.30
Pure Australia	GBP	2,643.61	43,756.85	17.64	4.65	7.21	1.43	10.74	8.07	14.54	-2.28	-2.69	13.16	27.00	15.90
Japan	GBP	3,896.10	107,329.09	43.28	2.12	3.90	5.67	10.47	2.14	3.94	-0.41	-3.96	9.08	22.24	12.76
Hong Kong	GBP	2,850.82	66,058.31	26.64	3.80	5.88	7.87	1.50	-1.92	-17.89	-1.38	-3.00	-0.25	25.66	17.28
Singapore	GBP	2,482.84	17,660.98	7.12	5.12	1.85	7.74	4.05	-1.42	-6.42	-3.85	-4.86	7.27	24.12	15.72
New Zealand	GBP	3,432.23	873.49	0.35	5.18	-NA-	11.50	12.16	8.90	23.93	1.29	0.08	12.76	19.05	17.23

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

Version: May 2016

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Asia	JPY	3,149.22	40,033,050.38	100.00	3.31	5.58	3.50	10.63	3.41	-16.23	-1.36	-0.43	-2.41	25.16	13.51
Pure Asia	JPY	3,277.15	37,653,135.04	94.06	3.29	5.79	3.53	10.65	3.13	-16.96	-1.37	-0.63	-2.84	25.59	13.70
Asia ex Australia	JPY	2,312.50	30,980,455.91	77.39	2.99	-NA-	3.91	9.35	1.72	-19.67	-1.15	-0.82	-3.99	25.88	13.82
Asia Dividend+	JPY	3,222.40	32,021,530.67	79.99	3.87	-NA-	-NA-	10.74	5.91	-13.37	-1.39	-0.42	-0.05	-NA-	13.79
Australia	JPY	3,414.24	9,052,594.46	22.61	4.40	8.49	2.07	15.10	9.72	-2.50	-2.06	0.95	3.37	27.32	16.24
Pure Australia	JPY	2,586.98	7,063,328.03	17.64	4.65	7.00	-1.20	14.99	9.99	-2.36	-2.35	0.22	3.02	30.37	16.85
Japan	JPY	3,834.48	17,325,300.80	43.28	2.12	4.18	2.94	14.70	3.96	-11.39	-0.48	-1.09	-0.69	26.82	14.48
Hong Kong	JPY	2,789.75	10,663,279.25	26.64	3.80	5.67	5.08	5.39	-0.17	-30.01	-1.45	-0.10	-9.18	30.98	19.52
Singapore	JPY	2,429.66	2,850,875.53	7.12	5.12	1.65	4.95	8.05	0.34	-20.22	-3.93	-2.02	-2.34	29.95	16.60
New Zealand	JPY	2,816.42	141,000.33	0.35	5.18	-NA-	8.62	16.46	10.84	5.64	1.22	3.08	2.66	24.37	19.88
Australia	AUD	2,884.72	112,671.36	22.61	4.40	9.18	2.58	16.83	16.75	15.27	5.39	2.60	12.61	18.53	11.39
Australia Hedged	USD	1,178.23	81,624.76	6.02	0.00	-NA-	0.33	13.84	14.17	13.10	4.96	2.34	11.86	19.44	11.18
Pure Australia	AUD	2,184.40	87,912.34	17.64	4.65	7.68	-0.71	16.72	17.04	15.43	5.08	1.85	12.23	22.38	11.61
Hong Kong	HKD	2,589.81	746,891.06	26.64	3.80	5.61	5.21	-0.99	-3.22	-21.52	0.02	-3.49	-1.26	28.65	18.10
Singapore	SGD	1,861.36	35,390.13	7.12	5.12	1.72	3.65	3.76	0.04	-8.89	-0.46	-3.17	2.80	24.25	13.27
New Zealand	NZD	2,778.10	1,879.18	0.35	5.18	-NA-	8.06	13.80	13.48	24.32	5.27	2.78	12.68	13.18	12.92
Asia 33	EUR	1,778.47	232,537.97	71.72	3.19	-NA-	-NA-	10.54	6.67	-6.71	1.48	-1.96	3.07	18.60	-NA-
Asia 33	USD	1,975.24	258,861.27	71.72	3.19	-NA-	-NA-	4.99	1.25	-5.22	-0.51	-4.05	5.05	21.67	-NA-
Asia 33	GBP	2,181.69	177,411.60	71.72	3.19	-NA-	-NA-	7.61	2.69	-0.76	-1.93	-4.12	6.74	18.60	-NA-
Asia 33	JPY	2,140.92	28,718,069.39	71.72	3.19	-NA-	-NA-	11.67	4.67	-15.08	-1.73	-0.59	-3.18	24.34	-NA-
Asia 33	HKD	1,966.86	2,010,653.15	71.72	3.19	-NA-	-NA-	4.96	1.26	-5.03	-0.34	-3.93	5.28	21.55	-NA-
Asia 33	AUD	1,786.99	357,889.22	110.38	3.19	-NA-	-NA-	13.52	11.24	0.27	5.51	1.16	6.20	-NA-	-NA-

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

Version: May 2016

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	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Asia	AUD	2,625.26	498,263.58	100.00	3.31	-NA-	-NA-	12.29	10.04	-0.96	6.15	1.19	6.31	-NA-	9.57
Pure Asia	AUD	2,731.90	468,642.42	94.06	3.29	-NA-	-NA-	12.31	9.74	-1.83	6.14	0.99	5.84	-NA-	9.88
Asia ex Australia	AUD	1,927.75	385,592.22	77.39	2.99	-NA-	-NA-	11.00	8.24	-5.03	6.38	0.79	4.58	-NA-	10.60
Asia Dividend+	AUD	3,387.64	398,549.75	79.99	3.87	-NA-	-NA-	12.40	12.70	2.42	6.12	1.21	8.88	-NA-	10.26
Australia	AUD	2,884.72	112,671.36	22.61	4.40	-NA-	-NA-	16.83	16.75	15.27	5.39	2.60	12.61	-NA-	11.39
Pure Australia	AUD	2,184.40	87,912.34	17.64	4.65	-NA-	-NA-	16.72	17.04	15.43	5.08	1.85	12.23	-NA-	11.61
Japan	AUD	3,178.30	215,635.99	43.28	2.12	-NA-	-NA-	16.43	10.62	4.76	7.09	0.52	8.18	-NA-	13.36
Hong Kong	AUD	2,325.60	132,718.43	26.64	3.80	-NA-	-NA-	6.97	6.23	-17.25	6.05	1.53	-1.07	-NA-	15.71
Singapore	AUD	2,025.42	35,482.87	7.12	5.12	-NA-	-NA-	9.67	6.77	-5.69	3.38	-0.42	6.39	-NA-	12.74
New Zealand	AUD	2,815.69	1,754.93	0.35	5.18	-NA-	-NA-	18.21	17.95	24.90	8.92	4.75	11.83	-NA-	15.97

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

Version: May 2016

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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16	May-16	May-16	May-16										
Asia	EUR	2,614.83	324,246.17	100.00	2.90	-NA-	5.01	9.24	5.20	-8.06	2.31	-1.18	3.16	18.93	12.82
Pure Asia	EUR	2,720.57	304,970.13	94.06	2.91	-NA-	5.04	9.26	4.93	-8.84	2.30	-1.38	2.72	19.47	13.02
Asia ex Australia	EUR	2,486.33	250,925.02	77.39	2.80	-NA-	5.44	8.03	3.56	-11.64	2.53	-1.58	1.54	19.90	13.11
Australia	EUR	2,791.55	73,321.14	22.61	3.26	-NA-	3.49	13.46	11.27	6.10	1.60	0.20	9.05	30.67	15.84
Pure Australia	EUR	2,115.38	57,209.16	17.64	3.46	-NA-	0.18	13.36	11.55	6.22	1.30	-0.53	8.73	25.82	16.38
Hong Kong	EUR	2,318.09	86,366.82	26.64	3.80	-NA-	6.71	4.23	1.78	-22.87	2.23	-0.84	-3.88	30.78	18.89
Japan	EUR	3,107.30	140,325.61	43.28	1.79	-NA-	4.34	13.19	5.72	-2.67	3.20	-1.85	4.97	26.63	13.98
New Zealand	EUR	2,333.65	1,142.03	0.35	3.70	-NA-	6.92	14.66	12.17	14.63	4.28	1.61	7.91	20.60	17.68
Singapore	EUR	2,054.79	23,090.56	7.12	5.12	-NA-	6.65	6.85	2.30	-12.09	-0.34	-2.74	3.37	29.28	15.91
Asia	USD	2,879.63	360,967.05	100.00	2.90	-NA-	3.52	3.79	0.00	-6.65	-0.05	-3.95	5.72	22.67	12.94
Pure Asia	USD	2,995.99	339,508.00	94.06	2.91	-NA-	3.54	3.82	-0.26	-7.44	-0.06	-4.14	5.27	23.20	13.16
Asia ex Australia	USD	2,118.49	279,342.28	77.39	2.80	-NA-	3.94	2.64	-1.55	-10.28	0.16	-4.34	4.06	23.46	13.10
Australia	USD	3,100.55	81,624.76	22.61	3.26	-NA-	2.02	7.81	5.77	7.74	-0.75	-2.61	11.76	25.29	16.23
Pure Australia	USD	2,349.53	63,688.09	17.64	3.46	-NA-	-1.25	7.70	6.04	7.86	-1.04	-3.32	11.43	28.99	17.03
Hong Kong	USD	2,574.68	96,147.87	26.64	3.80	-NA-	5.19	-0.97	-3.24	-21.68	-0.13	-3.62	-1.49	28.73	18.30
Japan	USD	3,451.25	156,217.49	43.28	1.79	-NA-	2.86	7.54	0.50	-1.17	0.82	-4.60	7.58	24.72	14.34
New Zealand	USD	2,591.96	1,271.36	0.35	3.70	-NA-	8.66	8.94	6.62	16.40	1.87	-1.24	10.59	21.45	18.45
Singapore	USD	2,282.23	25,705.56	7.12	5.12	-NA-	5.13	1.52	-2.75	-10.74	-2.64	-5.47	5.93	28.19	16.34
Asia	GBP	3,188.47	248,002.09	100.00	2.90	-NA-	6.15	6.37	1.37	-2.13	-1.30	-3.33	7.05	19.08	11.45
Pure Asia	GBP	3,317.31	233,258.68	94.06	2.91	-NA-	6.18	6.40	1.11	-2.96	-1.31	-3.52	6.60	19.65	11.59
Asia ex Australia	GBP	2,345.70	191,921.87	77.39	2.80	-NA-	6.59	5.20	-0.20	-5.94	-1.09	-3.72	5.37	19.94	11.57
Australia	GBP	3,433.08	56,080.22	22.61	3.26	-NA-	4.61	10.49	7.22	12.95	-1.99	-1.98	13.17	22.79	15.32
Pure Australia	GBP	2,601.52	43,756.85	17.64	3.46	-NA-	1.27	10.39	7.49	13.08	-2.28	-2.69	12.84	27.00	15.92
Hong Kong	GBP	2,850.82	66,058.31	26.64	3.80	-NA-	7.87	1.50	-1.92	-17.89	-1.38	-3.00	-0.25	25.66	17.28
Japan	GBP	3,821.40	107,329.09	43.28	1.79	-NA-	5.48	10.22	1.87	3.61	-0.44	-3.98	8.94	22.23	12.75
New Zealand	GBP	2,869.95	873.49	0.35	3.70	-NA-	9.49	11.65	8.08	22.03	0.60	-0.60	11.98	19.09	17.24
Singapore	GBP	2,527.00	17,660.98	7.12	5.12	-NA-	7.81	4.05	-1.42	-6.42	-3.85	-4.86	7.27	24.13	15.72

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Asia	JPY	3,120.17	40,033,050.38	100.00	2.90	-NA-	3.40	10.46	3.18	-16.57	-1.37	-0.44	-2.53	25.17	13.54
Pure Asia	JPY	3,246.25	37,653,135.04	94.06	2.91	-NA-	3.43	10.49	2.91	-17.27	-1.39	-0.64	-2.95	25.59	13.72
Asia ex Australia	JPY	2,295.45	30,980,455.91	77.39	2.80	-NA-	3.83	9.23	1.57	-19.82	-1.17	-0.84	-4.07	25.88	13.82
Australia	JPY	3,359.55	9,052,594.46	22.61	3.26	-NA-	1.91	14.73	9.13	-3.71	-2.06	0.95	3.04	27.96	16.32
Pure Australia	JPY	2,545.79	7,063,328.03	17.64	3.46	-NA-	-1.35	14.62	9.41	-3.61	-2.35	0.22	2.73	30.38	16.93
Hong Kong	JPY	2,789.75	10,663,279.25	26.64	3.80	-NA-	5.08	5.39	-0.17	-30.01	-1.45	-0.10	-9.18	31.08	19.52
Japan	JPY	3,760.93	17,325,300.80	43.28	1.79	-NA-	2.75	14.45	3.69	-11.68	-0.51	-1.11	-0.82	26.81	14.48
New Zealand	JPY	2,808.47	141,000.33	0.35	3.70	-NA-	8.55	15.94	10.01	4.03	0.52	2.37	1.95	24.62	19.90
Singapore	JPY	2,472.87	2,850,875.53	7.12	5.12	-NA-	5.02	8.05	0.34	-20.22	-3.93	-2.02	-2.34	30.14	16.60
Australia	AUD	2,838.51	112,671.36	22.61	3.26	-NA-	2.41	16.45	16.13	13.84	5.39	2.60	12.24	18.60	11.44
Pure Australia	AUD	2,149.62	87,912.34	17.64	3.46	-NA-	-0.87	16.34	16.42	13.96	5.08	1.85	11.90	22.45	11.65
Hong Kong	HKD	2,589.81	746,891.06	26.64	3.80	-NA-	5.21	-0.99	-3.22	-21.52	0.02	-3.49	-1.26	28.65	18.10
New Zealand	NZD	2,767.18	1,879.18	0.35	3.70	-NA-	7.98	13.28	12.63	22.42	4.54	2.07	11.90	13.40	12.94
Singapore	SGD	1,894.46	35,390.13	7.12	5.12	-NA-	3.72	3.76	0.04	-8.89	-0.46	-3.17	2.80	24.25	13.27

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	AUD	2,601.04	498,263.58	100.00	2.90	-NA-	-NA-	12.12	9.79	-1.36	6.13	1.18	6.17	-NA-	9.60
Pure Asia	AUD	2,706.15	468,642.42	94.06	2.91	-NA-	-NA-	12.15	9.51	-2.20	6.12	0.98	5.72	-NA-	9.90
Asia ex Australia	AUD	1,913.54	385,592.22	77.39	2.80	-NA-	-NA-	10.88	8.09	-5.20	6.35	0.77	4.50	-NA-	10.60
Australia	AUD	2,838.51	112,671.36	22.61	3.26	-NA-	-NA-	16.45	16.13	13.84	5.39	2.60	12.24	-NA-	11.44
Pure Australia	AUD	2,149.62	87,912.34	17.64	3.46	-NA-	-NA-	16.34	16.42	13.96	5.08	1.85	11.90	-NA-	11.65
Hong Kong	AUD	2,325.60	132,718.43	26.64	3.80	-NA-	-NA-	6.97	6.23	-17.25	6.05	1.53	-1.07	-NA-	15.71
Japan	AUD	3,117.37	215,635.99	43.28	1.79	-NA-	-NA-	16.17	10.34	4.42	7.06	0.50	8.04	-NA-	13.37
New Zealand	AUD	2,341.21	1,754.93	0.35	3.70	-NA-	-NA-	17.68	17.06	22.99	8.17	4.03	11.06	-NA-	15.96
Singapore	AUD	2,061.44	35,482.87	7.12	5.12	-NA-	-NA-	9.67	6.77	-5.69	3.38	-0.42	6.39	-NA-	12.74

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

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

			Free Float	Free Float	Price Return										
		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Asia	EUR	1,489.64	324,246.17	100.00	0.00	2.45	1.52	5.77	2.07	-10.82	1.84	-1.46	1.98	18.98	12.91
Pure Asia	EUR	1,601.34	304,970.13	94.06	0.00	2.82	1.81	5.88	1.85	-11.58	1.80	-1.67	1.54	19.48	13.09
Asia ex Australia	EUR	1,875.08	250,925.02	77.39	0.00	-NA-	2.79	5.19	0.93	-14.14	1.91	-1.93	0.27	19.87	13.07
Asia Dividend+	EUR	2,257.28	259,357.17	79.99	0.00	-NA-	-NA-	4.99	3.63	-8.39	1.70	-1.50	4.25	-NA-	14.25
Australia	EUR	1,032.78	73,321.14	22.61	0.00	2.32	-2.46	7.73	6.15	2.24	1.60	0.20	8.20	22.29	16.29
Pure Australia	EUR	772.69	57,209.16	17.64	0.00	0.85	-5.70	7.38	6.13	2.11	1.30	-0.53	7.96	26.03	17.08
Japan	EUR	2,413.43	140,325.61	43.28	0.00	2.60	2.41	11.12	4.05	-4.38	3.03	-1.98	4.22	22.96	13.96
Hong Kong	EUR	1,432.43	86,366.82	26.64	0.00	2.95	3.57	0.85	-1.67	-25.74	1.23	-1.50	-5.47	25.26	18.81
Singapore	EUR	1,154.31	23,090.56	7.12	0.00	-1.10	2.62	2.74	-1.94	-16.71	-2.05	-3.32	0.45	22.75	15.39
New Zealand	EUR	1,536.53	1,142.03	0.35	0.00	-NA-	3.26	8.83	7.16	10.36	2.51	-0.12	6.07	17.94	17.83
Asia	USD	1,639.06	360,967.05	100.00	0.00	1.88	0.08	0.49	-2.97	-9.45	-0.51	-4.22	4.51	22.68	12.95
Pure Asia	USD	1,761.97	339,508.00	94.06	0.00	2.25	0.36	0.60	-3.18	-10.21	-0.55	-4.42	4.06	23.16	13.17
Asia ex Australia	USD	1,597.72	279,342.28	77.39	0.00	-NA-	1.33	-0.05	-4.05	-12.81	-0.44	-4.68	2.76	23.42	13.05
Asia Dividend+	USD	2,075.67	288,729.37	79.99	0.00	-NA-	0.83	-0.24	-1.49	-6.98	-0.65	-4.26	6.83	22.54	13.90
Australia	USD	1,147.10	81,624.76	22.61	0.00	1.80	-3.85	2.36	0.91	3.81	-0.75	-2.61	10.88	25.26	16.42
Pure Australia	USD	858.22	63,688.09	17.64	0.00	0.34	-7.04	2.03	0.88	3.68	-1.04	-3.32	10.64	29.02	17.48
Japan	USD	2,680.57	156,217.49	43.28	0.00	2.08	0.95	5.58	-1.09	-2.91	0.65	-4.72	6.81	24.67	14.29
Hong Kong	USD	1,590.99	96,147.87	26.64	0.00	2.43	2.09	-4.17	-6.53	-24.60	-1.10	-4.26	-3.12	28.69	18.22
Singapore	USD	1,282.08	25,705.56	7.12	0.00	-1.60	1.16	-2.38	-6.78	-15.42	-4.31	-6.03	2.94	27.90	15.81
New Zealand	USD	1,258.45	1,271.36	0.35	0.00	-NA-	1.80	3.40	1.86	12.06	0.14	-2.92	8.71	21.56	18.52
Asia	GBP	1,814.85	248,002.09	100.00	0.00	2.18	2.63	2.99	-1.64	-5.06	-1.75	-3.60	5.83	19.05	11.55
Pure Asia	GBP	1,950.94	233,258.68	94.06	0.00	2.57	2.91	3.10	-1.85	-5.87	-1.80	-3.81	5.38	19.61	11.67
Asia ex Australia	GBP	1,769.08	191,921.87	77.39	0.00	-NA-	3.91	2.43	-2.74	-8.59	-1.68	-4.06	4.06	19.90	11.53
Asia Dividend+	GBP	2,556.17	198,371.26	79.99	0.00	-NA-	3.40	2.24	-0.15	-2.47	-1.89	-3.64	8.18	19.47	13.24
Australia	GBP	1,270.13	56,080.22	22.61	0.00	2.12	-1.40	4.91	2.29	8.84	-1.99	-1.98	12.28	22.65	15.79
Pure Australia	GBP	950.27	43,756.85	17.64	0.00	0.65	-4.67	4.57	2.27	8.70	-2.28	-2.69	12.04	27.02	16.62
Japan	GBP	2,968.06	107,329.09	43.28	0.00	2.39	3.52	8.21	0.26	1.79	-0.61	-4.11	8.16	22.17	12.70
Hong Kong	GBP	1,761.62	66,058.31	26.64	0.00	2.75	4.69	-1.79	-5.25	-20.95	-2.34	-3.64	-1.90	25.60	17.22
Singapore	GBP	1,419.59	17,660.98	7.12	0.00	-1.29	3.73	0.05	-5.51	-11.33	-5.51	-5.42	4.24	23.96	15.21
New Zealand	GBP	1,659.85	873.49	0.35	0.00	-NA-	4.39	5.98	3.26	17.48	-1.11	-2.29	10.08	18.96	17.30

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FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Asia	JPY	1,775.97	40,033,050.38	100.00	0.00	2.00	-0.03	6.95	0.11	-19.07	-1.83	-0.72	-3.64	25.15	13.57
Pure Asia	JPY	1,909.15	37,653,135.04	94.06	0.00	2.37	0.25	7.06	-0.10	-19.76	-1.87	-0.93	-4.06	25.54	13.73
Asia ex Australia	JPY	1,731.18	30,980,455.91	77.39	0.00	-NA-	1.22	6.37	-1.00	-22.08	-1.76	-1.19	-5.26	25.84	13.73
Asia Dividend+	JPY	2,077.45	32,021,530.67	79.99	0.00	-NA-	-NA-	6.17	1.63	-16.86	-1.96	-0.76	-1.51	-NA-	13.92
Australia	JPY	1,242.92	9,052,594.46	22.61	0.00	1.92	-3.95	8.94	4.11	-7.22	-2.06	0.95	2.22	27.26	16.72
Pure Australia	JPY	929.91	7,063,328.03	17.64	0.00	0.46	-7.14	8.58	4.09	-7.34	-2.35	0.22	2.01	30.37	17.54
Japan	JPY	2,926.54	17,325,300.80	43.28	0.00	2.68	0.85	12.36	2.05	-13.23	-0.68	-1.24	-1.53	26.75	14.44
Hong Kong	JPY	1,723.89	10,663,279.25	26.64	0.00	2.55	1.98	1.98	-3.56	-32.61	-2.42	-0.76	-10.69	30.91	19.26
Singapore	JPY	1,389.18	2,850,875.53	7.12	0.00	-1.49	1.05	3.89	-3.82	-24.41	-5.58	-2.60	-5.09	29.77	16.33
New Zealand	JPY	1,362.04	141,000.33	0.35	0.00	-NA-	1.69	10.05	5.10	0.15	-1.19	0.63	0.22	24.05	19.42
Australia	AUD	1,050.06	112,671.36	22.61	0.00	2.57	-3.47	10.57	10.79	9.69	5.39	2.60	11.35	18.52	11.72
Australia Hedged	USD	596.29	81,624.76	22.61	0.00	-NA-	-5.61	7.76	8.37	7.64	4.96	2.34	10.61	18.09	11.50
Pure Australia	AUD	785.52	87,912.34	17.64	0.00	1.10	-6.67	10.22	10.76	9.55	5.08	1.85	11.12	22.60	12.15
Hong Kong	HKD	1,600.78	746,891.06	26.64	0.00	2.49	2.11	-4.20	-6.51	-24.43	-0.96	-4.12	-2.90	28.61	18.02
Singapore	SGD	1,066.23	35,390.13	7.12	0.00	-1.41	-0.20	-0.22	-4.10	-13.68	-2.17	-3.74	-0.10	23.97	12.71
New Zealand	NZD	1,343.54	1,879.18	0.35	0.00	-NA-	1.16	7.53	7.60	17.86	2.77	0.34	10.00	12.93	13.16
Asia 33	EUR	1,196.89	232,537.97	71.72	0.00	-NA-	-NA-	6.80	3.28	-9.71	1.23	-2.11	1.96	-NA-	-NA-
Asia 33	USD	1,329.31	258,861.27	71.72	0.00	-NA-	-NA-	1.44	-1.97	-8.27	-0.76	-4.20	3.92	-NA-	-NA-
Asia 33	GBP	1,468.25	177,411.60	71.72	0.00	-NA-	-NA-	3.96	-0.57	-3.95	-2.18	-4.27	5.60	-NA-	-NA-
Asia 33	JPY	1,440.81	28,718,069.39	71.72	0.00	-NA-	-NA-	7.89	1.34	-17.81	-1.97	-0.74	-4.22	24.34	-NA-
Asia 33	HKD	1,323.67	2,010,653.15	71.72	0.00	-NA-	-NA-	1.41	-1.95	-8.09	-0.59	-4.08	4.16	-NA-	-NA-
Asia 33	AUD	1,202.62	357,889.22	27.20	0.00	-NA-	-NA-	9.67	7.71	-2.96	5.25	1.01	5.06	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Asia Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Asia	AUD	1,480.49	498,263.58	100.00	0.00	-NA-	-NA-	8.55	6.53	-4.32	5.64	0.90	4.96	-NA-	9.67
Pure Asia	AUD	1,591.51	468,642.42	94.06	0.00	-NA-	-NA-	8.67	6.30	-5.13	5.60	0.68	4.51	-NA-	9.95
Asia ex Australia	AUD	1,443.15	385,592.22	77.39	0.00	-NA-	-NA-	7.96	5.34	-7.88	5.72	0.41	3.20	-NA-	10.61
Asia Dividend+	AUD	2,183.98	398,549.75	79.99	0.00	-NA-	-NA-	7.76	8.15	-1.71	5.50	0.85	7.29	-NA-	10.44
Australia	AUD	1,050.06	112,671.36	22.61	0.00	-NA-	-NA-	10.57	10.79	9.69	5.39	2.60	11.35	-NA-	11.72
Pure Australia	AUD	785.52	87,912.34	17.64	0.00	-NA-	-NA-	10.22	10.76	9.55	5.08	1.85	11.12	-NA-	12.15
Japan	AUD	2,421.24	215,635.99	43.28	0.00	-NA-	-NA-	14.05	8.59	2.59	6.88	0.36	7.27	-NA-	13.35
Hong Kong	AUD	1,437.07	132,718.43	26.64	0.00	-NA-	-NA-	3.51	2.62	-20.33	5.01	0.86	-2.71	-NA-	15.72
Singapore	AUD	1,158.05	35,482.87	7.12	0.00	-NA-	-NA-	5.45	2.35	-10.64	1.60	-1.01	3.38	-NA-	12.03
New Zealand	AUD	1,361.69	1,754.93	0.35	0.00	-NA-	-NA-	11.70	11.84	18.40	6.33	2.27	9.17	-NA-	15.67

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

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

Index Description	Curr	Close Value 31-May	12 Mths Estimated Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36M
			31-May	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	31-May	YTD	Vlty (%)	Vlty (%)
Asia Real Estate **	Local	2,506.88	3.31	4.95	3.56	8.39	3.91	-9.28	0.94	-1.08	2.00	20.21	10.73
Asia FTSE	Local	351.93	2.05	-NA-	3.32	6.42	4.67	-15.59	-0.05	-0.05	-6.02	16.04	11.95
Japan Real Estate **	JPY	3,834.48	2.12	4.18	2.94	14.70	3.96	-11.39	-0.48	-1.09	-0.69	26.82	14.48
Japan FTSE	JPY	126.59	1.63	0.53	0.14	11.82	7.41	-19.49	-0.41	-0.41	-13.13	19.69	17.56
Japan JP Morgan Bonds	JPY	295.05	-NA-	2.84	3.00	3.61	4.54	8.19	1.01	1.01	6.06	1.99	1.98
Australia Real Estate **	AUD	2,884.72	4.40	9.18	2.58	16.83	16.75	15.27	5.39	2.60	12.61	18.53	11.39
Australia FTSE	AUD	1,456.09	3.78	8.99	4.99	7.00	6.48	-5.67	3.66	3.66	0.56	14.10	12.59
Australia JP Morgan Bonds	AUD	1,047.84	-NA-	6.97	6.52	6.75	5.55	5.16	1.81	1.81	4.24	4.03	3.25
Hong Kong Real Estate **	HKD	2,589.81	3.80	5.61	5.21	-0.99	-3.22	-21.52	0.02	-3.49	-1.26	28.65	18.10
Hong Kong FTSE	HKD	2,164.04	1.66	6.30	8.33	2.53	1.76	-14.80	0.90	0.90	0.87	22.46	15.80
Hong Kong JP Morgan Bonds	HKD	180.31	-NA-	-NA-	3.34	1.77	1.46	1.88	0.17	0.17	1.05	3.17	2.50
Singapore Real Estate **	SGD	1,861.36	5.12	1.72	3.65	3.76	0.04	-8.89	-0.46	-3.17	2.80	24.25	13.27
Singapore FTSE	SGD	596.50	2.77	3.02	5.18	0.99	-1.31	-12.49	0.42	0.42	0.27	20.42	13.12
Singapore JP Morgan Bonds	SGD	178.19	-NA-	-NA-	3.35	2.34	2.01	3.57	-1.59	-1.59	3.01	3.69	4.07
New Zealand Real Estate **	NZD	2,778.10	5.18	-NA-	8.06	13.80	13.48	24.32	5.27	2.78	12.68	13.18	12.92
New Zealand FTSE	NZD	337.17	-NA-	-NA-	5.46	11.47	12.70	15.53	0.46	0.46	9.35	12.60	10.86
New Zealand JP Morgan Bonds	NZD	438.22	-NA-	7.37	6.80	6.39	5.44	8.03	1.50	1.50	5.19	3.69	3.06

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

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap	Free Float Asia
				(EUR m) 31-May	(%) Weight 31-May
Mitsubishi Estate	Non-Rental	Diversified	JP	21,925	6.76
Mitsui Fudosan	Non-Rental	Diversified	JP	20,910	6.45
Sun Hung Kai Props	Non-Rental	Diversified	HK	17,616	5.43
Cheung Kong Property Holdings	Non-Rental	Diversified	HK	15,851	4.89
Scentre *	Rental	Retail	AU	15,500	4.78
Westfield Corp. *	Rental	Retail	AU	13,482	4.16
Link REIT *	Rental	Retail	HK	12,437	3.84
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	10,871	3.35
Goodman Group *	Non-Rental	Industrial	AU	8,111	2.50
Nippon Building Fund *	Rental	Office	JP	7,235	2.23
Vicinity Centres *	Rental	Retail	AU	6,970	2.15
Stockland Trust Group *	Non-Rental	Diversified	AU	6,962	2.15
Japan Real Estate *	Rental	Office	JP	6,882	2.12
Wharf Holdings	Non-Rental	Diversified	HK	6,624	2.04
Hongkong Land Hldgs	Non-Rental	Office	HK	6,369	1.96
GPT Group *	Rental	Diversified	AU	6,284	1.94
Henderson Land Dev	Non-Rental	Diversified	HK	5,578	1.72
Dexus Property Group *	Rental	Industrial/Office	AU	5,471	1.69
Japan Retail Fund *	Rental	Retail	JP	5,327	1.64
Nomura Real Estate Master Fund *	Rental	Diversified	JP	5,012	1.55
				205,417.96	63.35 (**)

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap	Free Float Asia
	31-May	(EUR m) 31-May	(%) Weight 31-May
EPRA/NAREIT Australia	13	73,321	22.61%
EPRA/NAREIT Japan	40	140,326	43.28%
EPRA/NAREIT Hong Kong	14	86,367	26.64%
EPRA/NAREIT Singapore	11	23,091	7.12%
EPRA/NAREIT New Zealand	1	1,142	0.35%
EPRA/NAREIT Asia	79	324,246	100.00%

(**) The Top 20 Constituents represent 63.35% of the market capitalisation of the Developed Asia Index.

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

EPRA/NAREIT Asia Index - Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return May-16	Return May-16	Return May-16	
Top REIT *	Rental	Diversified	JP	8.97	0.00	8.97	▲
GPT Group *	Rental	Diversified	AU	6.96	0.00	6.96	▲
NTT Urban Development	Non-Rental	Office	JP	6.32	0.00	6.32	▲
Westfield Corp. *	Rental	Retail	AU	6.14	0.00	6.14	▲
Swire Properties	Non-Rental	Diversified	HK	5.20	0.00	5.20	▲
Industrial & Infrastructure Fund Investment	Rental	Industrial	JP	4.95	0.00	4.95	▲
Aeon REIT	Rental	Retail	JP	4.83	0.00	4.83	▲
Mirvac Group *	Non-Rental	Diversified	AU	4.01	0.00	4.01	▲
Daiwa House REIT Investment	Rental	Industrial	JP	3.81	0.00	3.81	▲
Stockland Trust Group *	Non-Rental	Diversified	AU	3.66	0.00	3.66	▲
BWP Trust *	Rental	Retail	AU	3.43	0.00	3.43	▲
Goodman Group *	Non-Rental	Industrial	AU	3.19	0.00	3.19	▲
Fukuoka REIT	Rental	Diversified	JP	3.14	0.00	3.14	▲
Kiwi Property Group *	Rental	Diversified	NZ	0.34	2.80	3.14	▲
Nomura Real Estate Master Fund *	Rental	Diversified	JP	3.00	0.00	3.00	▲
Daiwahouse Residential Invest *	Rental	Residential	JP	2.95	0.00	2.95	▲
Cromwell Property Group *	Rental	Office	AU	2.94	0.00	2.94	▲
Dexus Property Group *	Rental	Industrial/Office Mixe	AU	2.85	0.00	2.85	▲
Mori Hills REIT Investment *	Rental	Office	JP	2.60	0.00	2.60	▲
Premier Investment Co. *	Rental	Diversified	JP	2.39	0.00	2.39	▲

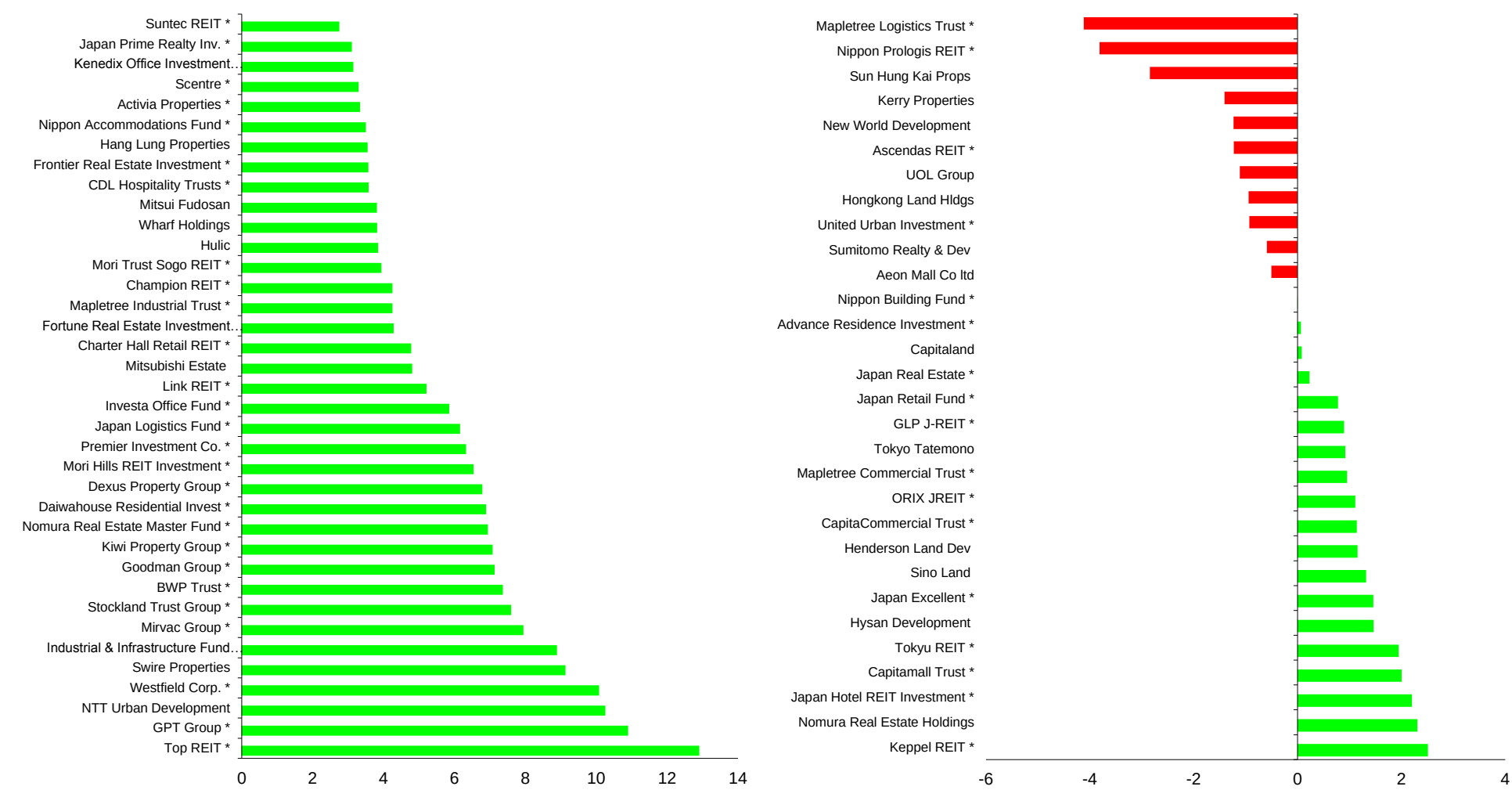
EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price	Dividend	Total	
				Return May-16	Return May-16	Return May-16	
Japan Retail Fund *	Rental	Retail	JP	-3.16	0.00	-3.16	▼
Shopping Centres Australasia Property Gr	Rental	Retail	AU	-3.42	0.00	-3.42	▼
Japan Real Estate *	Rental	Office	JP	-3.71	0.00	-3.71	▼
Capitaland	Non-Rental	Diversified	SG	-3.86	0.00	-3.86	▼
Advance Residence Investment *	Rental	Residential	JP	-3.87	0.00	-3.87	▼
Nippon Building Fund *	Rental	Office	JP	-3.94	0.00	-3.94	▼
Aeon Mall Co Ltd	Rental	Retail	JP	-4.44	0.00	-4.44	▼
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	-4.53	0.00	-4.53	▼
United Urban Investment *	Rental	Diversified	JP	-6.47	1.60	-4.86	▼
Hongkong Land Hldgs	Non-Rental	Office	HK	-4.88	0.00	-4.88	▼
Daiwa Office Investment	Rental	Office	JP	-5.04	0.00	-5.04	▼
UOL Group	Non-Rental	Diversified	SG	-7.49	2.44	-5.05	▼
Ascendas REIT *	Rental	Industrial	SG	-6.91	1.75	-5.16	▼
New World Development	Non-Rental	Diversified	HK	-5.17	0.00	-5.17	▼
Kerry Properties	Non-Rental	Diversified	HK	-8.18	2.84	-5.34	▼
Sun Hung Kai Props	Non-Rental	Diversified	HK	-6.78	0.00	-6.78	▼
Invincible Investment Corp	Rental	Diversified	JP	-7.18	0.00	-7.18	▼
Nippon Prologis REIT *	Rental	Industrial	JP	-7.75	0.00	-7.75	▼
Mapletree Logistics Trust *	Rental	Industrial	SG	-9.72	1.67	-8.06	▼
Cheung Kong Property Holdings	Non-Rental	Diversified	HK	-8.64	0.00	-8.64	▼

Version: May 2016

80

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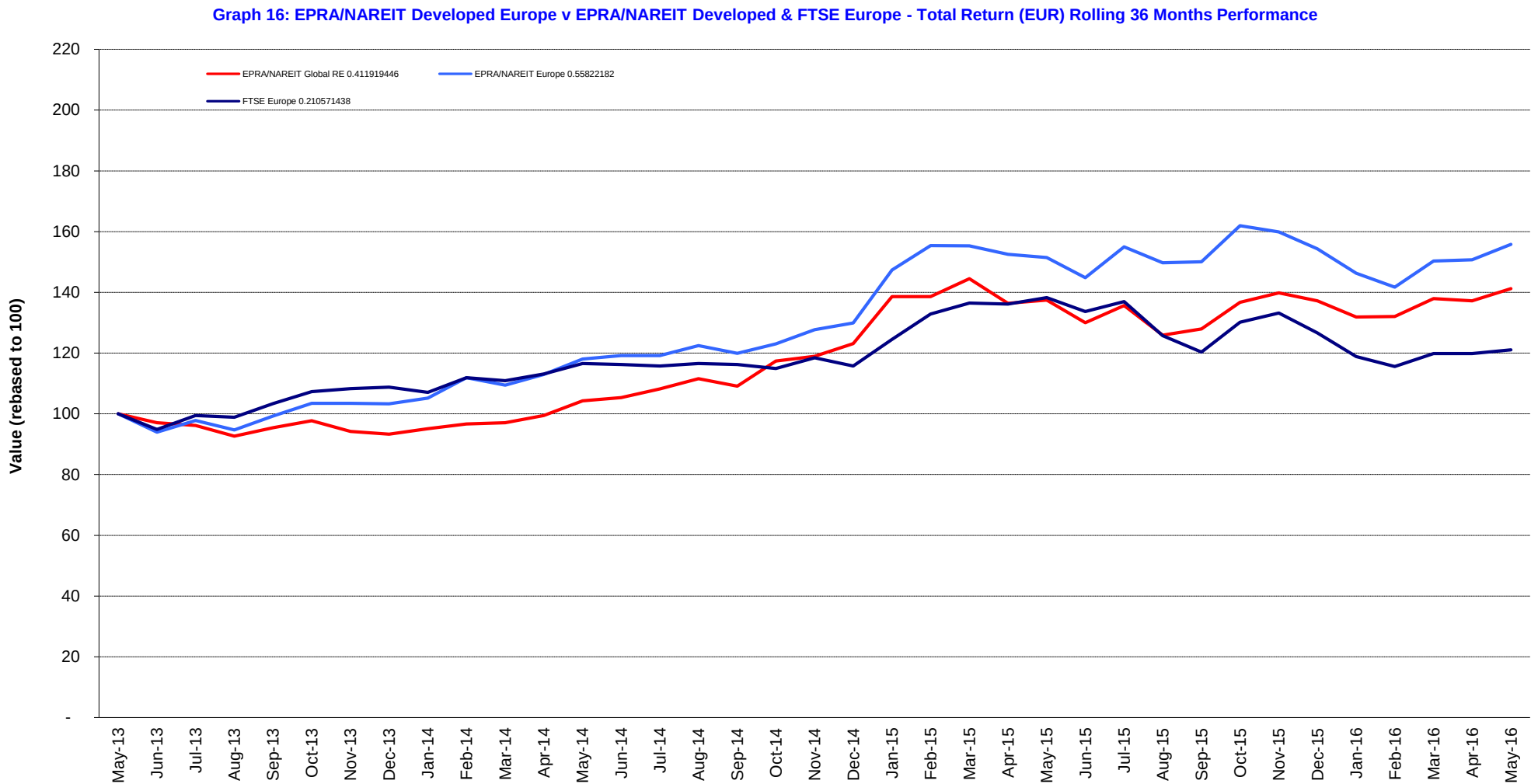


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Section 3.3

FTSE EPRA/NAREIT Developed Europe and EMEA Index Series

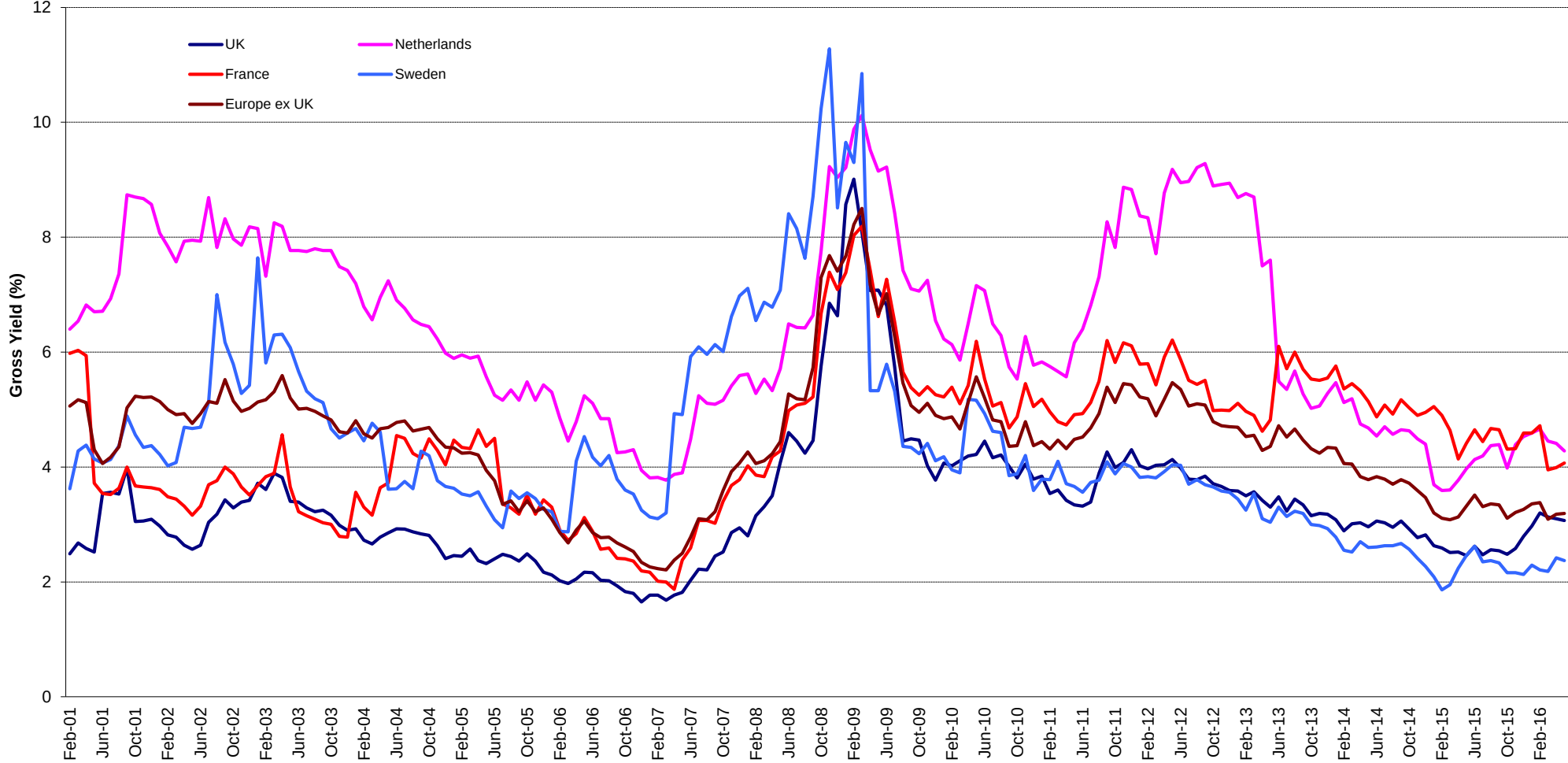
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Graph 17: Dividend Yields



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

Ex Date	Description
16 May 2016	Hispania Activos Inmobiliarios SAU (Spain): Rights Issue of 5 for 16 at EUR 8.95. New number of shares: 108,399,375
18 May 2016	Fonciere De Paris SIIC (France): Special dividend: EUR 2.8
20 May 2016	Target Healthcare REIT (UK): New number of shares: 252,180,851
23 May 2016	Castellum (Sweden): Rights Issue of 1 for 2 at SEK 77. New number of shares: 246,000,000

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 2016	Beni Stabili *	Rental	Office	EUR	0.024	4.82	4-May	Annual
2 May 2016	Norwegian Property	Rental	Office	NOK	0.050	27.03	24-May	Annual
3 May 2016	Intervest Offices *	Rental	Industrial/Office Mixed	EUR	1.710	7.76	26-May	Annual
3 May 2016	NSI NV *	Rental	Diversified	EUR	0.140	35.04	12-May	Quarterly
4 May 2016	Befimmo *	Rental	Office	EUR	0.860	7.63	9-May	Annual
4 May 2016	Affine *	Rental	Diversified	EUR	1.000	10.09	6-May	Semi-Annual
5 May 2016	Derwent London *	Rental	Office	GBP	0.308	0.70	1-Oct	Semi-Annual
5 May 2016	Schroder Real Estate Investment Trust *	Rental	Diversified	GBP	0.006	10.03	31-May	Quarterly
6 May 2016	CA Immobilien Anlage	Rental	Diversified	EUR	0.500	0.00	10-May	Dividend
12 May 2016	F&C Commercial Prop	Rental	Diversified	GBP	0.005	4.31	31-May	Quarterly
12 May 2016	UK Commercial Property Trust	Rental	Diversified	GBP	0.009	4.73	31-May	Dividend
13 May 2016	Alstria Office *	Rental	Office	EUR	0.500	4.43	13-May	Annual
13 May 2016	Cofinimmo *	Rental	Diversified	EUR	3.540	7.08	17-May	Annual
16 May 2016	Fonciere Des Regions *	Rental	Diversified	EUR	4.300	6.60	18-May	Annual
19 May 2016	Leasinvest Real Estate *	Rental	Diversified	EUR	4.700	3.70	23-May	Annual
19 May 2016	Standard Life Inv Prop *	Rental	Industrial/Office Mixed	GBP	0.012	7.79	31-May	Quarterly
23 May 2016	IGD *	Rental	Retail	EUR	0.040	6.91	25-May	Annual
26 May 2016	Capital & Counties Properties	Rental	Retail	GBP	0.010	0.00	21-Jun	Dividend
27 May 2016	Icade *	Non-Rental	Office	EUR	3.730	0.00	31-May	Dividend

** 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 2016	Great Portland Estates *	Rental	Diversified	GBP	0.056	1.66	11-Jul	Semi-Annual
2 June 2016	Grainger Plc	Non-Rental	Residential	GBP	0.015	12.20	1-Jul	Semi-Annual
6 June 2016	ANF-Immobilier S.A. *	Rental	Diversified	EUR	1.240	0.00	8-Jun	Dividend
6 June 2016	Alstria Office *	Rental	Office	EUR	0.52 ***	4.43	July	Annual
9 June 2016	F&C UK Real Estate Investment *	Rental	Diversified	GBP	0.013	7.24	30-Jun	Quarterly
9 June 2016	Shaftesbury *	Rental	Diversified	GBP	0.072	1.14	1-Jul	Semi-Annual
16 June 2016	Big Yellow Group *	Rental	Self Storage	GBP	0.128	0.73	28-Jul	Annual
16 June 2016	Deutsche Euroshop	Rental	Retail	EUR	1.350	3.22	16-Jun	Semi-Annual
20 June 2016	TAG Immobilien AG	Non-Rental	Residential	EUR	0.550	0.00	20-Jun	Dividend
23 June 2016	Deutsche Wohnen	Rental	Residential	EUR	0.540	0.00	23-Jun	Dividend
23 June 2016	Land Securities *	Rental	Diversified	GBP	0.106	5.57	28-Jul	Quarterly
25 June 2016	F&C Commercial Prop	Rental	Diversified	GBP	0.015 ***	4.31	July	Quarterly
25 June 2016	Helical Bar	Non-Rental	Diversified	GBP	0.0305556 ***	0.77	July	Annual
25 June 2016	PSP Swiss Property	Rental	Office	CHF	2.4 ***	2.58	July	Annual
27 June 2016	Swiss Prime Site	Non-Rental	Diversified	CHF	3.4 ***	3.99	July	Annual
30 June 2016	British Land *	Rental	Diversified	GBP	0.071	4.81	5-Aug	Quarterly

** Based on previous period figures

*** Estimated

Version: May 2016

FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free Float	Free Float	Free Float	Div 31-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-16	Dividend May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vltly (%)	36M Vltly (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					Mkt Cap EUR (m)	Global Wght (%)	Europe Wght (%)															
BUWOG - Bauen und Wohnen GmbH	Non-Rental	Residential	Non-REIT	19.35	1,388	0.11	0.67	3.57	-NA-	-NA-	-NA-	-NA-	5.56	2.49	5.28	0.00	5.28	-3.27	-NA-	-NA-	15	1
CA Immobilien Anlage	Rental	Diversified	Non-REIT	15.99	1,149	0.09	0.56	3.13	1.70	-1.57	6.33	19.50	0.30	-4.54	-4.14	3.00	-1.14	-2.02	40.60	20.84	658	57
Conwert Immobilien	Non-Rental	Diversified	Non-REIT	14.60	1,005	0.08	0.49	0.00	-NA-	0.30	5.12	17.83	19.28	3.62	5.57	0.00	5.57	3.99	35.78	23.10	638	63
Austria Total					3,542	0.29	1.71	2.65														
Cofinimmo *	Rental	Diversified	REIT	109.50	2,209	0.18	1.07	3.23	5.01	3.46	7.40	12.92	17.97	4.81	0.92	3.26	4.18	14.87	14.45	13.12	1,438	65
Warehouses De Pauw *	Rental	Industrial	REIT	85.41	1,217	0.10	0.59	4.68	-NA-	11.67	20.09	25.59	29.96	7.01	7.43	0.00	7.43	10.06	18.41	13.49	-NA-	-NA-
Befimmo *	Rental	Office	REIT	59.67	1,020	0.08	0.49	5.78	5.46	2.80	2.49	9.05	5.48	7.21	2.26	1.47	3.74	10.05	19.58	16.74	350	34
Aedifica	Rental	Diversified	REIT	67.00	838	0.07	0.40	2.32	-NA-	-NA-	12.00	10.20	13.18	8.24	8.70	0.00	8.70	10.63	-NA-	17.07	227	27
Intervest Offices *	Rental	Industrial/Office Iv	REIT	24.99	343	0.03	0.17	6.84	-NA-	5.46	6.91	12.17	16.07	6.44	0.02	6.85	6.87	9.54	20.85	20.11	155	45
Wereldhave Belgium *	Rental	Retail	REIT	117.80	253	0.02	0.12	4.16	-NA-	9.14	14.54	15.32	30.53	7.77	3.15	0.00	3.15	11.55	18.36	14.64	47	19
Leasinvest Real Estate *	Rental	Diversified	REIT	104.00	205	0.02	0.10	4.52	-NA-	8.93	13.59	15.81	23.30	9.39	3.38	4.67	8.05	16.77	17.71	17.13	38	19
Belgium Total					6,085	0.50	2.94	4.11														
Sponda	Rental	Diversified	Non-REIT	3.81	931	0.08	0.45	4.99	-NA-	2.83	2.80	2.96	12.18	2.86	0.11	0.00	0.11	1.83	35.69	20.65	512	55
Citycon OYJ	Rental	Retail	Non-REIT	2.15	842	0.07	0.41	0.47	10.34	3.42	1.20	4.86	-11.07	-3.07	-2.89	0.00	-2.89	-8.89	27.76	19.72	266	32
Technopolis	Rental	Office	Non-REIT	3.56	338	0.03	0.16	4.78	-NA-	0.86	5.29	-2.38	-2.61	-5.07	-5.57	0.00	-5.57	0.00	30.13	18.70	77	23
Finland Total					2,111	0.17	1.02	3.15														
Klepierre *	Rental	Retail	REIT	41.11	8,438	0.69	4.08	4.14	14.10	7.56	10.51	11.45	5.83	1.69	0.09	0.00	0.09	4.44	30.31	20.01	6,856	81
Gecina *	Rental	Diversified	REIT	126.95	5,078	0.42	2.45	1.97	9.39	6.09	7.09	12.45	8.19	4.92	0.51	0.00	0.51	15.48	38.56	18.01	2,318	46
Fonciere Des Regions *	Rental	Diversified	REIT	80.32	2,874	0.24	1.39	5.35	13.78	2.85	7.10	13.20	5.51	1.89	-2.81	5.20	2.40	2.57	28.96	21.49	1,911	66
Icade	Non-Rental	Office	REIT	64.91	2,292	0.19	1.11	5.75	-NA-	3.49	-1.02	2.78	-3.31	1.96	-5.59	5.43	-0.16	10.89	25.78	20.84	1,262	55
Mercialys *	Rental	Retail	REIT	19.56	809	0.07	0.39	6.80	-NA-	10.00	8.38	12.25	-3.62	-1.32	0.51	0.00	0.51	8.00	20.71	19.18	738	91
Fonciere De Paris SIIC	Non-Rental	Office	REIT	143.25	348	0.03	0.17	4.33	-NA-	-NA-	-NA-	-NA-	-NA-	-1.07	-1.10	0.00	-1.10	-NA-	-NA-	-NA-	2,226	640
ANF-Immobilier S.A. *	Rental	Diversified	REIT	24.00	174	0.01	0.08	4.58	4.10	0.04	1.38	4.68	10.09	1.44	-0.62	0.00	-0.62	15.38	25.29	19.61	39	22
France Total					19,839	1.63	9.66	4.07														

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

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free Float	Free Float	Free Float	Div Yld (%) 31-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-16	Dividend Rtn (%) May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					Mkt Cap EUR (m) 31-May	Wght (%) 31-May	Europe Wght (%) 31-May															
Vonovia SE	Rental	Residential	Non-REIT	30.81	14,355	1.18	6.93	3.05	-NA-	-NA-	-NA-	-NA-	7.00	-2.59	4.83	0.00	4.83	7.90	-NA-	-NA-	-NA-	-NA-
Deutsche Wohnen	Rental	Residential	Non-REIT	28.87	9,722	0.80	4.70	1.33	-NA-	4.22	23.89	29.89	39.23	5.62	7.93	0.00	7.93	12.69	61.96	19.28	-NA-	-NA-
LEG Immobilien AG	Rental	Residential	Non-REIT	80.20	5,034	0.41	2.43	2.82	-NA-	-NA-	-NA-	22.25	20.26	-3.20	-0.75	0.00	-0.75	6.23	-NA-	17.88	-NA-	-NA-
Grand City Properties	Rental	Residential	Non-REIT	18.92	1,920	0.16	0.93	1.06	-NA-	-NA-	-NA-	-NA-	18.89	-6.36	-1.94	0.00	-1.94	-11.57	-NA-	-NA-	1,186	62
Deutsche Euroshop	Rental	Retail	Non-REIT	41.18	1,888	0.15	0.91	3.16	-NA-	7.56	10.30	10.39	-3.47	-0.24	1.19	0.00	1.19	1.78	17.45	16.06	1,190	63
TAG Immobilien	Non-Rental	Residential	Non-REIT	12.28	1,450	0.12	0.70	4.07	-NA-	4.43	13.32	14.72	9.14	3.28	5.91	0.00	5.91	6.78	34.78	18.96	-NA-	-NA-
Alstria Office *	Rental	Office	REIT	11.75	1,233	0.10	0.60	4.26	-NA-	-NA-	6.08	12.50	3.73	-3.43	-4.12	4.08	-0.04	-0.57	-NA-	16.45	997	81
TLG Immobilien	Rental	Diversified	Non-REIT	19.64	1,086	0.09	0.52	1.27	-NA-	-NA-	-NA-	-NA-	27.53	2.56	6.36	0.00	6.36	13.33	-NA-	-NA-	507	47
ADO Properties SA	Rental	Residential	Non-REIT	32.47	750	0.06	0.36	1.08	-NA-	-NA-	-NA-	-NA-	-NA-	7.73	12.94	0.00	12.94	22.53	-NA-	-NA-	333	44
Hamborner REIT AG *	Rental	Diversified	REIT	9.80	583	0.05	0.28	4.29	-NA-	1.75	10.56	15.75	2.55	7.42	0.78	0.00	0.78	6.30	17.77	15.58	247	42
Adler Real Estate AG	Rental	Residential	Non-REIT	12.42	303	0.02	0.15	0.00	-NA-	-NA-	-NA-	-NA-	-17.23	8.33	7.35	0.00	7.35	-12.69	-NA-	-NA-	370	122
DIC Asset	Rental	Diversified	Non-REIT	8.65	297	0.02	0.14	4.05	-NA-	-4.41	4.01	6.65	5.47	5.35	7.47	0.00	7.47	-7.21	48.02	25.54	-NA-	-NA-
Germany Total					38,622	3.17	18.65	2.49														
Green REIT	Rental	Office	REIT	1.45	959	0.08	0.46	1.74	-NA-	-NA-	-NA-	-NA-	-10.65	2.91	0.69	0.00	0.69	-8.85	-NA-	-NA-	694	72
Hibernia REIT PLC	Rental	Office	REIT	1.30	886	0.07	0.43	0.92	-NA-	-NA-	-NA-	-NA-	-NA-	-0.15	0.85	0.00	0.85	-7.67	-NA-	-NA-	594	67
Irish Residential Properties REIT	Rental	Residential	REIT	1.15	404	0.03	0.20	2.90	-NA-	-NA-	-NA-	-NA-	-NA-	4.43	3.04	0.00	3.04	-NA-	-NA-	-NA-	310	77
Ireland Total					2,249	0.18	1.09	1.63														
Beni Stabili *	Rental	Office	REIT	0.66	708	0.06	0.34	3.61	-NA-	1.56	1.37	11.89	1.25	4.32	2.63	3.71	6.34	-1.50	34.11	23.99	405	57
IGD *	Rental	Retail	REIT	0.81	296	0.02	0.14	4.94	-NA-	-2.09	-2.19	17.42	0.59	6.25	2.14	5.04	7.19	-4.12	35.46	31.22	225	76
Italy Total					1,004	0.08	0.48	4.01														
Unibail-Rodamco *	Rental	Retail	REIT	241.90	23,821	1.95	11.50	3.99	15.37	10.57	12.04	11.20	7.57	0.04	3.38	0.00	3.38	5.27	20.94	18.41	19,563	82
Eurocommercial Props *	Rental	Retail	REIT	42.28	1,968	0.16	0.95	4.68	8.80	7.52	6.49	14.74	8.61	2.80	3.58	0.00	3.58	6.24	20.36	16.49	491	25
Wereldhave *	Rental	Retail	REIT	45.77	1,843	0.15	0.89	6.58	6.50	2.69	0.89	4.53	-11.38	-3.81	1.72	0.00	1.72	-8.56	21.33	19.25	1,784	97
Vastned Retail *	Rental	Retail	REIT	39.73	756	0.06	0.37	5.16	5.61	2.10	-0.18	10.72	-0.67	4.33	3.33	0.00	3.33	-3.09	26.32	17.94	305	40
NSI NV *	Rental	Diversified	REIT	3.97	545	0.04	0.26	6.81	-NA-	-3.45	-15.13	-2.72	10.14	-1.61	-4.29	3.38	-0.92	3.32	22.62	22.47	163	30
Netherlands Total					28,932	2.37	13.97	4.28														

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

Version: May 2016

89

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FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free Float	Free Float	Free Float	Div Yld (%) 31-May	Total Rtn (%) - 20 Yrs *	Total Rtn (%) - 10 Yrs *	Total Rtn (%) - 5 Yrs *	Total Rtn (%) - 3 Yrs *	Total Rtn (%) - 1 Yr QTD	Price Rtn (%) May-16	Dividend Rtn (%) May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover		
					Mkt Cap EUR (m) 31-May	Wght (%) 31-May	Wght (%) 31-May													3 month Annualised EUR (m)	Annual Velocity (%)	
Entra ASA	Rental	Office	Non-REIT	79.25	532	0.04	0.26	3.79	-NA-	-NA-	-NA-	-NA-	8.19	1.60	4.28	0.00	4.28	11.23	-NA-	-NA-	142	27
Norwegian Property ASA	Rental	Office	Non-REIT	9.25	245	0.02	0.12	0.54	-NA-	-NA-	-2.83	3.08	-7.92	7.89	2.89	0.56	3.45	2.31	-NA-	18.12	52	21
Norway Total					777	0.06	0.38	2.76														
Castellum	Rental	Diversified	Non-REIT	113.70	3,008	0.25	1.45	2.87	-NA-	10.34	9.94	13.62	11.48	1.24	1.72	0.00	1.72	12.96	22.91	15.52	1,833	61
Fastighets AB Balder B *	Rental	Diversified	Non-REIT	215.60	2,130	0.17	1.03	0.00	-NA-	32.99	44.77	59.89	52.37	4.66	5.32	0.00	5.32	3.31	32.91	25.01	1,442	68
Fabege	Rental	Office	Non-REIT	135.20	1,924	0.16	0.93	2.59	11.68	10.54	17.38	25.32	16.55	1.17	0.90	0.00	0.90	-1.00	32.42	18.23	1,344	70
Hufvudstaden A	Rental	Diversified	Non-REIT	129.10	1,539	0.13	0.74	2.40	8.60	12.92	12.84	16.43	20.95	0.31	3.78	0.00	3.78	10.26	21.63	17.15	908	59
Wallenstam AB	Non-Rental	Diversified	Non-REIT	71.00	1,509	0.12	0.73	2.11	-NA-	-NA-	19.36	18.87	8.61	3.28	5.19	0.00	5.19	6.62	-NA-	19.15	-NA-	-NA-
Wihlborgs Fastigheter	Rental	Diversified	Non-REIT	169.60	1,205	0.10	0.58	3.10	-NA-	14.40	14.53	19.40	22.06	1.42	4.05	0.00	4.05	2.25	24.19	18.65	565	47
Kungsliden	Rental	Industrial/Office	Non-REIT	59.00	1,155	0.09	0.56	3.39	-NA-	4.07	2.63	16.12	10.91	6.09	6.79	0.00	6.79	0.83	38.91	23.53	476	41
Hemfosa Fastigheter AB	Rental	Diversified	Non-REIT	86.50	880	0.07	0.43	3.18	-NA-	-NA-	-NA-	-NA-	3.00	0.69	3.28	0.00	3.28	-4.65	-NA-	-NA-	-NA-	-NA-
Pandox AB	Non-Rental	Lodging/Resorts	Non-REIT	135.80	767	0.06	0.37	2.80	-NA-	-NA-	-NA-	-NA-	-NA-	-3.82	-0.37	0.00	-0.37	-12.89	-NA-	-NA-	411	54
Klovern B	Rental	Diversified	Non-REIT	9.92	400	0.03	0.19	3.53	-NA-	-NA-	-NA-	-NA-	23.73	11.75	5.08	0.00	5.08	8.11	-NA-	-NA-	275	69
D Carnegie & Co AB	Rental	Residential	Non-REIT	94.50	359	0.03	0.17	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	21.15	21.94	0.00	21.94	-NA-	-NA-	-NA-	444	124
Dios Fastigheter AB	Rental	Diversified	Non-REIT	61.00	309	0.03	0.15	4.67	-NA-	-NA-	-NA-	15.49	3.83	2.09	3.83	0.00	3.83	-0.41	-NA-	23.71	-NA-	-NA-
Sweden Total					15,184	1.25	7.33	2.37														
Swiss Prime Site	Non-Rental	Diversified	Non-REIT	85.20	4,879	0.40	2.36	4.34	-NA-	6.70	4.51	7.64	13.22	0.47	1.37	0.00	1.37	8.54	15.40	13.67	3,269	67
PSP Swiss Property	Rental	Office	Non-REIT	93.10	3,347	0.27	1.62	3.54	-NA-	6.26	3.86	4.02	17.15	2.27	0.76	0.00	0.76	7.50	16.03	15.46	1,825	55
Mobimo	Non-Rental	Diversified	Non-REIT	225.40	1,254	0.10	0.61	4.44	-NA-	-NA-	1.12	3.16	13.84	-3.80	2.59	0.00	2.59	1.21	-NA-	14.11	625	50
Allreal	Non-Rental	Office	Non-REIT	136.20	1,177	0.10	0.57	4.22	-NA-	3.90	0.66	1.40	3.73	-2.16	1.87	0.00	1.87	1.95	11.15	10.73	364	31
Switzerland Total					10,657	0.87	5.15	4.09														
Merlin Properties Socimi SA	Rental	Office	REIT	9.89	3,196	0.26	1.54	0.84	-NA-	-NA-	-NA-	-NA-	-4.26	-2.17	-2.52	0.00	-2.52	-13.40	-NA-	-NA-	6,039	189
Inmobiliaria Colonial S.A.	Rental	Office	Non-REIT	0.71	1,480	0.12	0.71	0.00	-NA-	-NA-	-NA-	41.42	13.44	8.91	5.82	0.00	5.82	10.44	-NA-	46.06	-NA-	-NA-
Hispania Activos Inmobiliarios SAU	Rental	Diversified	Non-REIT	11.93	1,060	0.09	0.51	0.00	-NA-	-NA-	-NA-	-NA-	-6.65	2.39	-0.01	0.00	-0.01	-2.30	-NA-	-NA-	894	84
Axiare Patrimonio SOCIMI SA	Rental	Industrial/Office	REIT	13.11	765	0.06	0.37	0.31	-NA-	-NA-	-NA-	-NA-	-NA-	0.23	-1.43	0.00	-1.43	-NA-	-NA-	-NA-	1,128	148
Lar Espana Real Estate SOCIMI SA	Rental	Diversified	REIT	8.71	444	0.04	0.21	0.86	-NA-	-NA-	-NA-	-NA-	-4.94	6.06	-3.03	0.00	-3.03	-6.61	-NA-	-NA-	348	78
Spain Total					6,945	0.57	3.35	0.48														
Azrieli Group	Non-Rental	Diversified	Non-REIT	163.50	1,388	0.11	0.00	2.02	-NA-	-NA-	11.32	16.08	-1.15	10.85	10.18	0.00	10.18	12.76	-NA-	15.36	102,178	7,364
Israel Total					1,388	0.11	0.00	2.02														

* 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 2016

90

FTSE EPRA/NAREIT Developed Europe Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-May	31-May	31-May	31-May	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD	Vlty (%)	Vlty (%)	3 month	Velocity
																					Annualised	(%)
																					EUR (m)	(%)
Land Securities *	Rental	Diversified	REIT	11.66	11,993	0.98	5.79	2.80	6.33	-0.36	9.69	10.79	-8.64	5.90	3.00	0.00	3.00	-0.24	25.73	18.96	9,257	77
British Land *	Rental	Diversified	REIT	7.40	9,910	0.81	4.79	3.81	6.29	-0.31	7.94	10.54	-10.88	5.64	2.92	0.00	2.92	-4.05	23.07	17.60	8,728	88
Hammerson *	Rental	Retail	REIT	5.79	5,937	0.49	2.87	3.85	6.89	0.21	7.08	7.70	-10.05	0.09	-0.94	0.00	-0.94	-1.37	26.73	17.31	4,053	68
Derwent London *	Rental	Office	REIT	32.92	4,287	0.35	2.07	1.32	12.39	9.43	13.75	12.68	-6.34	5.42	0.24	0.94	1.18	-9.51	25.05	16.00	2,145	50
SEGRO *	Rental	Industrial	REIT	4.38	4,246	0.35	2.05	3.56	3.50	-5.42	9.70	20.19	6.54	6.73	4.84	0.00	4.84	4.45	31.27	16.92	2,184	51
INTU Properties	Rental	Retail	REIT	3.00	3,673	0.30	1.77	4.57	5.38	-2.99	-1.05	0.60	-6.25	-1.34	-1.51	0.00	-1.51	-2.68	26.62	20.51	2,543	69
Great Portland Estates *	Rental	Diversified	REIT	7.51	3,377	0.28	1.63	1.21	9.91	9.27	12.36	11.55	-8.92	3.16	-0.92	0.00	-0.92	-9.30	22.78	14.78	2,254	67
Shaftesbury *	Rental	Diversified	REIT	9.18	3,335	0.27	1.61	1.50	12.59	10.46	12.63	15.69	6.54	0.77	0.88	0.00	0.88	1.22	23.81	13.08	1,303	39
Capital & Counties Properties	Rental	Retail	Non-REIT	3.42	3,252	0.27	1.57	0.44	-NA-	-NA-	14.27	1.99	-18.09	4.09	-3.17	0.28	-2.89	-22.08	-NA-	21.17	2,173	67
Unite Group	Rental	Residential	Non-REIT	6.57	1,904	0.16	0.92	2.28	-NA-	6.48	26.62	24.41	7.97	4.63	3.79	0.00	3.79	1.52	54.30	17.58	776	41
Kennedy Wilson Europe Real Estate	Rental	Diversified	Non-REIT	10.85	1,670	0.14	0.81	4.06	-NA-	-NA-	-NA-	-NA-	-NA-	-7.34	-0.37	0.00	-0.37	-NA-	-NA-	-NA-	1,463	88
Big Yellow Group *	Rental	Self Storage	REIT	8.34	1,553	0.13	0.75	2.81	-NA-	9.13	21.45	28.71	31.40	7.68	3.47	0.00	3.47	3.47	30.23	17.93	495	32
Tritax Big Box REIT	Rental	Industrial	REIT	1.38	1,509	0.12	0.73	4.18	-NA-	-NA-	-NA-	-NA-	19.37	2.23	1.33	0.00	1.33	6.53	-NA-	-NA-	1,105	73
Workspace Group *	Rental	Office	REIT	8.68	1,315	0.11	0.64	1.50	8.07	-8.25	27.21	30.85	-2.44	10.79	3.89	0.00	3.89	-8.99	41.99	21.41	-NA-	-NA-
Grainger Plc	Non-Rental	Residential	Non-REIT	2.44	1,312	0.11	0.63	1.13	12.27	0.28	15.54	18.09	16.25	7.91	9.70	0.00	9.70	4.90	49.61	22.35	657	50
LondonMetric Property	Rental	Diversified	REIT	1.65	1,256	0.10	0.61	4.41	-NA-	-NA-	8.81	19.40	4.02	3.72	3.79	0.00	3.79	2.59	-NA-	14.19	844	67
Assura	Rental	Health Care	REIT	0.56	1,198	0.10	0.58	3.59	-NA-	-NA-	-NA-	-NA-	-4.10	5.65	-0.97	0.00	-0.97	1.45	-NA-	-NA-	637	53
Hansteen Holdings	Rental	Industrial	REIT	1.05	985	0.08	0.48	5.01	-NA-	1.85	8.88	11.95	-11.00	1.36	0.87	0.00	0.87	-6.30	22.48	16.68	790	80
Safestore Holdings	Rental	Self Storage	REIT	3.49	945	0.08	0.46	2.76	-NA-	-NA-	20.47	39.88	31.64	4.08	3.19	0.00	3.19	-0.38	-NA-	27.09	487	52
F&C Commercial Prop	Rental	Diversified	Non-REIT	1.28	879	0.07	0.42	4.71	-NA-	4.21	10.02	12.40	-3.33	-1.53	-4.28	0.38	-3.90	-3.27	15.70	9.15	-NA-	-NA-
Primary Health Prop. *	Rental	Health Care	REIT	1.07	803	0.07	0.39	4.72	14.54	12.17	20.95	27.24	21.74	6.40	0.47	0.00	0.47	1.99	23.95	14.34	-NA-	-NA-
Empiric Student Property	Rental	Residential	REIT	1.14	747	0.06	0.36	4.00	-NA-	-NA-	-NA-	-NA-	-NA-	4.11	1.56	0.00	1.56	-NA-	-NA-	-NA-	641	86
UK Commercial Property Trust	Rental	Diversified	Non-REIT	0.83	722	0.06	0.35	4.42	-NA-	-NA-	4.66	9.02	-0.02	0.92	0.42	1.11	1.53	-0.13	-NA-	8.99	668	93
Redefine International	Rental	Diversified	REIT	0.45	701	0.06	0.34	7.23	-NA-	-NA-	-NA-	1.56	-17.64	-3.86	-3.96	0.00	-3.96	-9.40	-NA-	22.37	280	40
Picton Property	Rental	Diversified	Non-REIT	0.73	515	0.04	0.25	4.52	-NA-	-0.51	9.21	20.22	5.19	4.66	0.34	0.00	0.34	4.35	33.41	10.53	245	48
Helical Bar	Non-Rental	Diversified	Non-REIT	3.95	497	0.04	0.24	1.89	11.51	2.00	9.83	17.08	-1.45	2.33	2.93	0.00	2.93	-15.59	25.07	23.63	143	29
Standard Life Inv Prop	Rental	Industrial/Office	REIT	0.87	432	0.04	0.21	4.05	-NA-	0.59	8.93	20.75	5.08	1.96	-0.86	1.36	0.50	4.24	27.35	10.30	252	58
Medicx Fund	Rental	Health Care	Non-REIT	0.87	423	0.03	0.20	6.81	-NA-	-NA-	2.73	2.93	5.45	-0.57	-0.85	0.00	-0.85	2.65	-NA-	9.15	236	56
Invista Foundation Prop	Rental	Diversified	REIT	0.59	402	0.03	0.19	4.19	-NA-	-2.72	12.14	15.39	5.52	-1.45	1.28	1.06	2.34	1.66	34.99	10.34	244	61
Daejan Holdings	Rental	Diversified	Non-REIT	60.80	389	0.03	0.19	1.45	9.62	5.29	19.11	17.06	7.35	5.19	8.19	0.00	8.19	-3.49	26.45	19.70	83	21
Target Healthcare REIT	Rental	Health Care	REIT	1.07	352	0.03	0.17	5.78	-NA-	-NA-	-NA-	0.31	0.35	-3.83	-0.47	0.00	-0.47	-0.93	-NA-	6.33	142	40
F&C UK Real Estate Investment	Rental	Diversified	REIT	1.00	311	0.03	0.15	5.03	-NA-	1.37	7.51	15.92	4.24	1.53	1.27	0.00	1.27	-0.98	23.71	8.34	169	54
United Kingdom Total					70,828	5.81	34.21	3.07														

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

Version: May 2016

FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

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

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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
Vonovia 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
Vonovia 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
Vonovia Finance BV	DAIGAG	3.2	10/2/2017	REGS	NR	AT MATURITY	USD	TRAC	750,000,000.000		BBB	101	101	Y	USN8172PAC88	EJ8559126
Vonovia 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
Vonovia 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
Vonovia 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
Vonovia Finance BV	DAIGAG	5	10/2/2023	REGS	NR	AT MATURITY	USD	BVAL	250,000,000.000		BBB	102.498	101.897	Y	USN8172PAD61	EJ8559308
DIC Asset AG	DICGR	5.875	5/16/2016			CALL/PUT	EUR	BVAL	100,000,000.000			103.318	103.187	N	DE000A1KQ1N3	EI6668863
DIC Asset AG	DICGR	5.75	7/9/2018			AT MATURITY	EUR	BGN	75,000,000.000					N	DE000A1TNJ22	EJ7205465
Alstria Office REIT-AG	AOXGR	2.75	6/14/2018	AOX		CONVERTIBLE	EUR	BGN	79,400,000.000			106.943	105.626	N	DE000A1TNBW1	EJ7134038
Deutsche Euroshop AG	DEQGR	1.75	11/20/2017	DEQ		CONVERTIBLE	EUR	BGN	100,000,000.000			112.639	111.203	N	DE000A1R0W05	EJ44444091

Version: May 2016

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TAG Immobilien AG	TEGGR	6.375	5/13/2015			CONV/PUT	EUR	BVAL	30,000,000.000			171.317	164.723	N	DE000A1ELQF0	EI2494009
TAG Immobilien AG	TEGGR	6.5	12/10/2015			CONVERTIBLE	EUR	BGN	66,600,000.000			9.75	9.467	N	DE000A1E89W7	EI4842494
TAG Immobilien AG	TEGGR	5.125	8/7/2018			AT MATURITY	EUR	BGN	200,000,000.000			101.25	100.295	N	XS0954227210	EJ7649563
TAG Immobilien AG	TEGGR	5.5	6/28/2019			CONV/PUT	EUR	BGN	85,300,000.000			127.439	125.939	N	DE000A1PGZM3	EJ2584468
Beni Stabili SpA	BNSIM	3.875	4/23/2015			CONVERTIBLE	EUR	BGN	225,000,000.000			103.062	102.308	N	XS0503773698	EI2217392
Beni Stabili SpA	BNSIM	3.375	1/17/2018			CONVERTIBLE	EUR	BGN	225,000,000.000			106.809	105.921	N	XS0874832826	EJ5068006
Beni Stabili SpA	BNSIM	2.625	4/17/2019	BNS		CONVERTIBLE	EUR	BGN	270,000,000.000			99.884	99.313	N	XS0981380644	EJ8736963
Immobiliare Grande Distribuzione	IGDIM	3.5	12/28/2013	IGD		CONVERTIBLE	EUR	BGN	230,000,000.000			99.938	98.05	N	XS0301344940	EG4435327
Immobiliare Grande Distribuzione	IGDIM	4.335	5/7/2017	EMTN		AT MATURITY	EUR	BVAL	144,900,000.000			106.587	106.408	N	XS0927738418	EJ6576072
Wereldhave Property Corp PLC	WHANA	9.5	10/15/2015			AT MATURITY	GBP	BVAL	30,000,000.000			112	111.5	N	GB0006765753	TT3078736
Wereldhave Property Corp PLC	WHANA	10.75	10/15/2015			AT MATURITY	GBP	BGN	20,000,000.000					N	GB0006766728	TT3078728
Wereldhave NV	WHANA	2.875	11/18/2015			CONVERTIBLE	EUR	BGN	230,000,000.000			103.111	102.281	N	XS0550864192	EI4359671

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

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

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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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Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
Land Securities Capital Markets PI LANDLN		5.292	11/28/2015	A2BR	AA	CALLABLE	GBP	BGN	389,519,000.000		AA	100.292	100.169	N	XS0204776446	ED6737594
Land Securities Capital Markets PI LANDLN		5.292	11/28/2015	A2RG	AA	CALLABLE	GBP	BGN	12,177,000.000		AA			N	XS0204734957	ED6748286
Land Securities Capital Markets PI LANDLN		4.875	11/7/2019	A8	AA	CALLABLE	GBP	BGN	400,000,000.000		AA	112.363	111.824	N	XS0233780609	EF1527565
Land Securities Capital Markets PI LANDLN		5.425	3/31/2022	A3BR	AA	CALLABLE	GBP	BGN	255,275,000.000		AA	116.7	115.988	N	XS0204778145	ED6737677
Land Securities Capital Markets PI LANDLN		5.425	3/31/2022	A3RG	AA	CALLABLE	GBP	BGN	11,345,000.000		AA			N	XS0204735178	ED6748328
Land Securities Capital Markets PI LANDLN		4.875	9/29/2025	A10	AA	CALLABLE	GBP	BGN	300,000,000.000		AA	114.914	113.786	N	XS0269067095	EF7183488
Land Securities Capital Markets PI LANDLN		5.391	2/27/2026	A4BR	AA	CALLABLE	GBP	BGN	206,098,000.000		AA	117.377	116.275	N	XS0204778905	ED6737198
Land Securities Capital Markets PI LANDLN		5.391	2/27/2026	A4RG	AA	CALLABLE	GBP	BGN	9,104,000.000		AA			N	XS0204735681	ED6748443
Land Securities Capital Markets PI LANDLN		5.391	3/31/2027	A5BR	AA	CALLABLE	GBP	BGN	606,482,000.000		AA	118.273	117.003	N	XS0204779465	ED6737552
Land Securities Capital Markets PI LANDLN		5.391	3/31/2027	A5IC	NR	CALLABLE	GBP	BGN	6,039,000.000					N	XS0204780042	ED6748682
Land Securities Capital Markets PI LANDLN		5.391	3/31/2027	A5RG	AA	CALLABLE	GBP	BGN	1,397,000.000		AA			N	XS0204736572	ED6748567
Land Securities Capital Markets PI LANDLN		5.376	9/30/2029	A6Br	AA	CALLABLE	GBP	BGN	316,914,000.000		AA	117.884	116.562	N	XS0204780125	ED6737636
Land Securities Capital Markets PI LANDLN		5.376	9/30/2029	A6IC	NR	CALLABLE	GBP	BGN	1,046,000.000					N	XS0204737117	ED6748807
Land Securities Capital Markets PI LANDLN		5.396	7/31/2032	A7BR	AA	CALLABLE	GBP	BGN	323,410,000.000		AA	118.855	117.256	N	XS0204780554	ED6737875
Land Securities Capital Markets PI LANDLN		5.396	7/31/2032	A7IC	NR	CALLABLE	GBP	BGN	2,529,000.000		NR			N	XS0204737893	ED6748880
Land Securities Capital Markets PI LANDLN		5.125	2/7/2036	A11	AA	CALLABLE	GBP	BGN	500,000,000.000		AA	116.762	115.267	N	XS0286155071	EG1523943
Segro PLC	SGROLN	6.25	9/30/2015			AT MATURITY	GBP	BGN	150,000,000.000			108.599	108.294	N	XS0093802055	EC0873231
Segro PLC	SGROLN	5.25	10/21/2015		NR	AT MATURITY	GBP	BGN	150,000,000.000			106.975	106.656	N	XS0231216549	EF1072992
Segro PLC	SGROLN	5.5	6/20/2018			AT MATURITY	GBP	BGN	200,000,000.000			113.089	112.455	N	XS0221323693	ED9749638
Segro PLC	SGROLN	6	9/30/2019		NR	AT MATURITY	GBP	BGN	210,000,000.000			117.081	116.369	N	XS0179346274	ED1973475
Segro PLC	SGROLN	5.625	12/7/2020			AT MATURITY	GBP	BGN	250,000,000.000			115.898	114.981	N	XS0236149877	EF1747544
Segro PLC	SGROLN	6.75	11/23/2021		NR	AT MATURITY	GBP	BGN	300,000,000.000			123.035	122.068	N	XS0469028319	EI0524187
Segro PLC	SGROLN	7	3/14/2022			AT MATURITY	GBP	BGN	150,000,000.000			125.006	123.93	N	XS0125077122	EC3483780
Segro PLC	SGROLN	6.75	2/23/2024		NR	AT MATURITY	GBP	BGN	225,000,000.000			124.397	122.929	N	XS0107099466	EC2200136
Segro PLC	SGROLN	5.75	6/20/2035			AT MATURITY	GBP	BGN	200,000,000.000			115.082	113.274	N	XS0221324154	ED9749679
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

Version: May 2016

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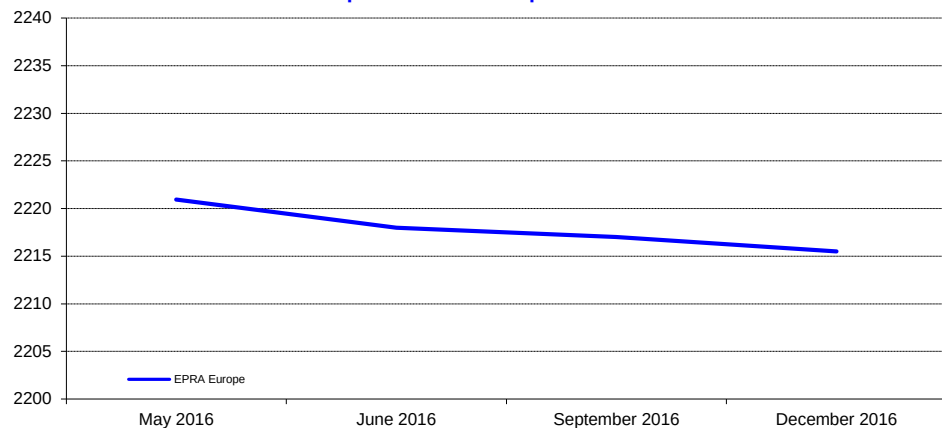
Issuer	Ticker	Coupon	Maturity	Series	BB Rtg	Mty Type	Curr	Source	Amt Issued(MM)	Moody's	S&P	Ask Px	Bid Price	Is Ever TRACE	ISIN	Identifier
INTU Jersey Ltd	INTULN	2.5	10/4/2018			CONVERTIBLE	GBP	BGN	300,000,000.000			109.877	109.146	N	XS0834486796	EJ3741794
Intu SGS Finance PLC	INTULN	3.875	3/17/2023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

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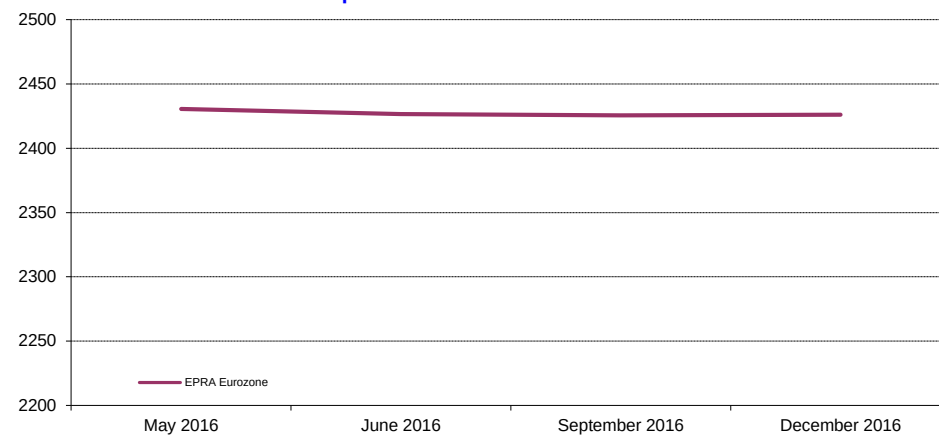
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Graph 18: EPRA Europe Future



Graph 19: EPRA Eurozone Future



Bloomberg

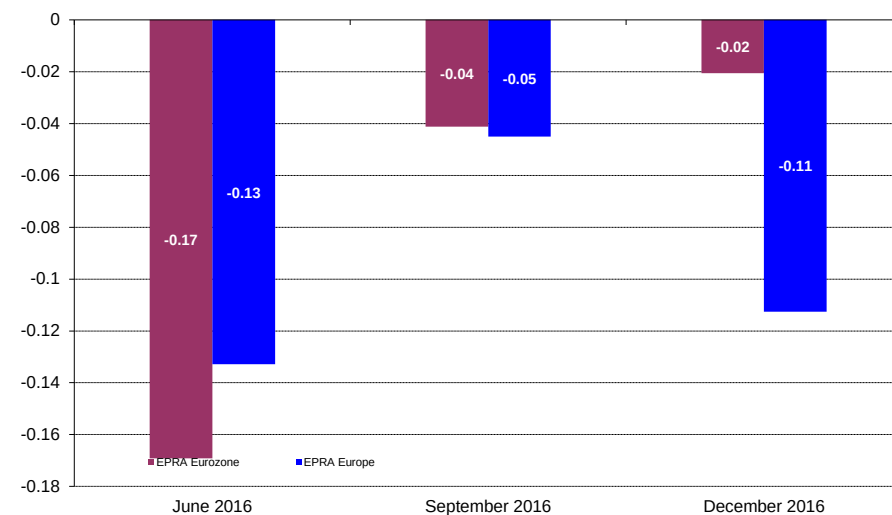
Code	Settlement	Underlying	Open	Close
Future	Date	Index	Interest	Value
Contract				May-16
RIEM6	June 2016	EPRA Europe	8,007	2,218.00
RIEU6	September 2016	EPRA Europe	-	2,217.00
RIEZ6	December 2016	EPRA Europe	-	2,215.50
REIM6	June 2016	EPRA Eurozone	580	2,426.50
REIU6	September 2016	EPRA Eurozone	-	2,425.50
REIZ6	December 2016	EPRA Eurozone	-	2,426.00

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

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



Graph 20: Futures Spread



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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	EUR	4,194.64	207,063.48	100.00	3.15	9.65	3.91	12.05	15.93	2.87	3.64	3.39	0.95	19.28	14.49
Developed Eurozone	EUR	5,142.31	109,616.50	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.57	3.46	-NA-	-NA-	-NA-
Europe ex UK	EUR	5,783.35	136,235.19	65.79	3.19	11.75	6.31	10.59	14.92	11.29	1.76	3.16	5.55	18.93	15.09
Europe Liquid 40	EUR	4,027.67	162,353.36	78.41	3.19	9.42	3.75	11.59	15.19	2.22	3.44	3.37	1.77	19.84	15.16
Europe Liquid 40 ex UK	EUR	6,428.38	111,088.12	53.65	3.34	10.51	7.07	10.61	14.75	11.25	1.58	3.24	6.59	19.19	15.50
Europe ex UK Dividend+	EUR	4,784.71	127,750.57	61.70	3.37	-NA-	7.50	9.75	13.90	10.59	1.55	3.06	5.63	18.66	15.40
Europe (UK Restricted)	EUR	4,112.56	175,704.36	84.86	3.17	-NA-	4.70	11.63	15.69	5.63	2.98	3.31	2.49	18.98	14.53
Euro Zone Capped	EUR	4,488.11	77,560.94	37.46	3.15	-NA-	-NA-	9.01	14.91	9.89	1.79	3.09	4.87	-NA-	14.85
Europe Capped	EUR	4,095.38	202,317.42	97.71	3.13	-NA-	-NA-	12.04	16.24	2.84	3.72	3.39	0.93	-NA-	14.40
Europe ex UK Capped	EUR	5,414.87	121,446.24	58.65	3.11	-NA-	-NA-	10.08	15.40	11.93	1.96	3.03	5.51	-NA-	14.73
Europe Liquid 40 Capped	EUR	3,865.10	148,140.51	71.54	3.13	-NA-	-NA-	11.50	15.63	2.20	3.73	3.38	1.72	-NA-	14.99
Europe Liquid 40 ex UK Capped	EUR	5,799.24	75,020.98	36.23	3.30	-NA-	-NA-	9.70	15.06	11.27	1.76	2.86	6.18	-NA-	14.92
UK	EUR	2,580.44	70,828.29	34.21	3.07	6.34	-0.24	14.01	16.64	-10.46	7.47	3.84	-7.05	23.57	16.36
Netherlands	EUR	4,112.52	28,932.34	13.97	4.28	9.20	4.03	3.27	11.99	6.12	0.04	3.20	4.05	19.86	18.04
France	EUR	8,408.03	20,126.01	9.72	4.07	14.53	9.57	10.01	10.12	4.65	2.50	0.63	7.74	20.87	18.34
Austria	EUR	956.67	3,542.11	1.71	2.41	-NA-	-5.31	7.35	19.94	8.47	0.38	3.17	-0.86	37.62	18.03
Sweden	EUR	12,673.37	15,184.45	7.33	2.37	16.00	13.64	15.39	20.07	20.51	2.35	2.82	2.85	25.99	17.15
Germany	EUR	1,664.74	38,621.77	18.65	2.49	6.03	1.32	15.96	22.91	20.18	1.58	5.97	8.79	26.30	15.44
Switzerland	EUR	5,035.33	10,657.30	5.15	4.09	11.72	11.37	9.21	12.44	9.82	2.44	0.55	8.52	15.85	18.30
Belgium	EUR	3,805.78	6,084.71	2.94	4.11	8.61	7.31	10.82	15.98	18.54	6.66	5.68	12.29	13.99	12.32
Italy	EUR	2,020.84	1,004.24	0.48	4.01	8.50	-6.06	1.25	12.60	1.17	5.16	6.86	-2.11	33.88	24.61
Finland	EUR	4,735.43	2,111.27	1.02	3.15	8.87	2.32	1.71	1.20	-0.68	-0.89	-2.04	-2.97	27.77	18.39
Norway	EUR	152.14	776.95	0.38	2.76	-7.62	-NA-	-3.68	0.92	-3.31	7.64	3.04	14.82	-NA-	21.47
Spain	EUR	30.10	6,945.43	3.35	0.48	-13.67	-41.80	-28.75	-NA-	-0.45	1.48	-0.46	-5.91	-NA-	-NA-
Ireland	EUR	93.55	2,248.61	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-6.16	1.94	1.17	-6.92	-NA-	-NA-
Developed EMEA	EUR	2,606.64	208,451.04	100.00	3.14	-NA-	-NA-	12.08	15.97	2.84	3.70	3.43	1.03	-NA-	-NA-
Israel	EUR	1,944.37	1,387.56	100.00	2.02	-NA-	-NA-	15.90	22.17	0.01	13.26	9.87	13.67	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	USD	4,636.17	230,513.41	100.00	3.15	9.06	2.43	6.47	10.21	4.45	1.25	0.49	3.45	23.62	15.41
Developed Eurozone	USD	5,641.10	122,030.56	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.78	0.56	-NA-	-NA-	-NA-
Europe ex UK	USD	6,388.69	151,663.82	65.79	3.19	11.15	4.79	5.08	9.24	13.00	-0.59	0.27	8.17	24.23	16.24
Europe Liquid 40	USD	3,560.87	180,739.87	78.41	3.19	-NA-	2.27	6.02	9.50	3.80	1.05	0.47	4.29	24.03	16.01
Europe Liquid 40 ex UK	USD	5,681.47	123,668.85	53.65	3.34	-NA-	5.54	5.09	9.08	12.96	-0.77	0.34	9.23	24.32	16.59
Europe ex UK Dividend+	USD	4,396.55	142,218.32	61.70	3.37	-NA-	5.96	4.28	8.28	12.29	-0.80	0.18	8.25	24.00	16.49
Europe (UK Restricted)	USD	1,772.14	195,602.87	84.86	3.17	-NA-	3.21	6.06	9.98	7.26	0.61	0.42	5.04	23.64	15.54
Euro Zone Capped	USD	4,925.17	86,344.72	37.46	3.15	-NA-	-NA-	3.58	9.23	11.58	-0.56	0.20	7.47	-NA-	16.24
Europe Capped	USD	4,527.29	225,229.86	97.71	3.13	-NA-	-NA-	6.45	10.49	4.42	1.33	0.50	3.44	-NA-	15.31
Europe ex UK Capped	USD	5,983.85	135,200.03	58.65	3.11	-NA-	-NA-	4.60	9.69	13.66	-0.39	0.15	8.13	-NA-	15.90
Europe Liquid 40 Capped	USD	3,418.33	164,917.42	71.54	3.13	-NA-	-NA-	5.94	9.92	3.77	1.34	0.49	4.25	-NA-	15.82
Europe Liquid 40 ex UK Capped	USD	5,128.75	83,517.10	36.23	3.30	-NA-	-NA-	4.24	9.37	12.98	-0.59	-0.03	8.81	-NA-	16.03
UK	USD	2,866.06	78,849.59	34.21	3.07	5.80	-1.66	8.33	10.88	-9.08	4.99	0.93	-4.75	25.99	16.69
Netherlands	USD	4,439.43	32,208.93	13.97	4.28	8.50	2.55	-1.88	6.45	7.76	-2.26	0.30	6.63	25.16	19.02
France	USD	9,289.55	22,405.28	9.72	4.07	13.92	7.99	4.52	4.68	6.26	0.13	-2.19	10.41	26.00	19.46
Austria	USD	1,214.62	3,943.26	1.71	2.41	-NA-	-6.66	2.00	14.02	10.14	-1.94	0.28	1.60	40.82	19.68
Sweden	USD	14,076.18	16,904.09	7.33	2.37	15.41	12.03	9.64	14.14	22.37	-0.01	-0.06	5.40	30.97	18.70
Germany	USD	1,842.24	42,995.69	18.65	2.49	5.47	-0.12	10.18	16.84	22.03	-0.77	3.00	11.49	32.04	16.23
Switzerland	USD	5,592.69	11,864.24	5.15	4.09	11.15	9.79	3.77	6.89	11.51	0.07	-2.27	11.21	19.75	17.03
Belgium	USD	4,199.52	6,773.81	2.94	4.11	8.02	5.76	5.29	10.25	20.37	4.19	2.72	15.08	18.21	14.03
Italy	USD	2,234.01	1,117.97	0.48	4.01	7.92	-7.40	-3.80	7.04	2.73	2.73	3.87	0.32	38.11	25.76
Finland	USD	5,238.94	2,350.37	1.02	3.15	8.29	0.87	-3.36	-3.80	0.85	-3.17	-4.79	-0.56	32.74	20.10
Norway	USD	168.99	864.93	0.38	2.76	-8.09	-NA-	-8.48	-4.07	-1.82	5.16	0.15	17.67	-NA-	21.24
Spain	USD	30.53	7,732.00	3.35	0.48	-14.49	-43.12	-33.48	-NA-	1.08	-0.86	-3.25	-3.58	-NA-	-NA-
Ireland	USD	96.48	2,503.26	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-4.71	-0.41	-1.67	-4.62	-NA-	-NA-
Developed EMEA	USD	2,287.44	232,058.12	100.00	3.14	-NA-	-NA-	6.49	10.24	4.43	1.30	0.53	3.53	-NA-	-NA-
Israel	USD	2,159.59	1,544.71	100.00	2.02	-NA-	-NA-	10.12	16.14	1.55	10.64	6.79	16.49	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	5,133.40	158,374.04	100.00	3.15	9.42	5.04	9.12	11.71	9.51	-0.02	1.14	4.76	20.46	13.59
Developed Eurozone	GBP	5,746.05	83,840.99	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.02	1.21	-NA-	-NA-	-NA-
Europe ex UK	GBP	7,073.88	104,200.50	65.79	3.19	11.50	7.46	7.69	10.74	18.47	-1.83	0.91	9.54	21.63	14.95
Europe Liquid 40	GBP	3,942.78	124,177.17	78.41	3.19	-NA-	4.87	8.66	11.00	8.82	-0.21	1.12	5.61	20.89	14.38
Europe Liquid 40 ex UK	GBP	6,290.81	84,966.58	53.65	3.34	-NA-	8.23	7.70	10.57	18.43	-2.01	0.99	10.62	21.72	15.43
Europe ex UK Dividend+	GBP	5,414.32	97,710.97	61.70	3.37	-NA-	8.66	6.87	9.76	17.72	-2.04	0.82	9.62	21.50	15.28
Europe (UK Restricted)	GBP	1,962.20	134,388.78	84.86	3.17	-NA-	5.83	8.70	11.48	12.45	-0.65	1.07	6.36	20.63	13.89
Euro Zone Capped	GBP	5,453.40	59,323.06	37.46	3.15	-NA-	-NA-	6.16	10.73	16.98	-1.80	0.84	8.83	-NA-	14.82
Europe Capped	GBP	5,012.85	154,743.98	97.71	3.13	-NA-	-NA-	9.10	12.01	9.48	0.06	1.14	4.74	-NA-	13.49
Europe ex UK Capped	GBP	6,625.63	92,889.06	58.65	3.11	-NA-	-NA-	7.20	11.20	19.16	-1.64	0.79	9.50	-NA-	14.63
Europe Liquid 40 Capped	GBP	3,784.95	113,306.37	71.54	3.13	-NA-	-NA-	8.58	11.43	8.80	0.07	1.14	5.57	-NA-	14.20
Europe Liquid 40 ex UK Capped	GBP	5,678.82	57,380.35	36.23	3.30	-NA-	-NA-	6.83	10.87	18.45	-1.83	0.62	10.19	-NA-	14.88
UK	GBP	3,189.54	54,173.54	34.21	3.07	6.19	0.84	11.02	12.40	-4.68	3.68	1.58	-3.54	22.49	14.37
Netherlands	GBP	4,915.56	22,129.12	13.97	4.28	8.84	5.16	0.57	7.91	12.97	-3.49	0.95	7.98	22.46	17.76
France	GBP	10,285.87	15,393.53	9.72	4.07	14.28	10.74	7.13	6.11	11.41	-1.12	-1.56	11.81	23.30	18.27
Austria	GBP	1,344.89	2,709.21	1.71	2.41	-NA-	-4.28	4.54	15.58	15.47	-3.17	0.92	2.88	38.01	17.72
Sweden	GBP	15,585.86	11,613.94	7.33	2.37	15.77	14.88	12.37	15.70	28.29	-1.26	0.58	6.74	30.14	17.34
Germany	GBP	2,039.82	29,540.15	18.65	2.49	5.80	2.42	12.93	18.44	27.94	-2.01	3.66	12.90	31.73	15.42
Switzerland	GBP	6,192.51	8,151.31	5.15	4.09	11.50	12.58	6.35	8.35	16.91	-1.18	-1.64	12.62	18.33	17.50
Belgium	GBP	4,649.92	4,653.94	2.94	4.11	8.36	8.45	7.92	11.76	26.19	2.89	3.38	16.53	16.65	12.65
Italy	GBP	2,473.61	768.10	0.48	4.01	8.26	-5.04	-1.40	8.51	7.70	1.45	4.54	1.59	35.20	23.63
Finland	GBP	5,800.82	1,614.82	1.02	3.15	8.63	3.43	-0.96	-2.49	5.73	-4.38	-4.17	0.70	30.46	18.12
Norway	GBP	187.11	594.25	0.38	2.76	-7.80	-NA-	-6.20	-2.76	2.93	3.84	0.80	19.16	-NA-	21.21
Spain	GBP	33.80	5,312.26	3.35	0.48	-14.23	-41.68	-31.82	-NA-	5.97	-2.10	-2.62	-2.36	-NA-	-NA-
Ireland	GBP	106.83	1,719.86	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-0.11	-1.65	-1.03	-3.41	-NA-	-NA-
Developed EMEA	GBP	2,532.77	159,435.33	100.00	3.14	-NA-	-NA-	9.14	11.75	9.48	0.04	1.18	4.84	-NA-	-NA-
Israel	GBP	2,391.21	1,061.29	100.00	2.02	-NA-	-NA-	12.86	17.73	6.47	9.26	7.48	17.96	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	JPY	5,023.44	25,565,090.26	100.00	3.15	9.19	2.32	13.31	13.71	-6.65	-0.10	4.17	-4.62	25.81	17.51
Developed Eurozone	JPY	3,954.65	13,533,799.64	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.09	4.24	-NA-	-NA-	-NA-
Europe ex UK	JPY	6,922.35	16,820,276.17	65.79	3.19	11.28	4.68	11.83	12.71	0.99	-1.91	3.93	-0.27	25.89	17.57
Europe Liquid 40	JPY	3,858.32	20,044,955.82	78.41	3.19	-NA-	2.16	12.83	12.98	-7.23	-0.29	4.15	-3.85	26.17	17.98
Europe Liquid 40 ex UK	JPY	6,156.05	13,715,494.29	53.65	3.34	-NA-	5.43	11.84	12.54	0.95	-2.08	4.01	0.71	25.99	17.93
Europe ex UK Dividend+	JPY	4,400.32	15,772,722.52	61.70	3.37	-NA-	5.85	10.98	11.72	0.35	-2.11	3.84	-0.20	25.53	17.75
Europe (UK Restricted)	JPY	1,920.17	21,693,336.77	84.86	3.17	-NA-	3.10	12.87	13.47	-4.14	-0.73	4.09	-3.16	25.68	17.40
Euro Zone Capped	JPY	5,336.59	9,576,061.17	37.46	3.15	-NA-	-NA-	10.23	12.70	-0.28	-1.88	3.86	-0.92	-NA-	17.74
Europe Capped	JPY	4,905.47	24,979,117.96	97.71	3.13	-NA-	-NA-	13.29	14.00	-6.67	-0.01	4.17	-4.64	-NA-	17.44
Europe ex UK Capped	JPY	6,483.70	14,994,358.83	58.65	3.11	-NA-	-NA-	11.31	13.18	1.58	-1.71	3.81	-0.31	-NA-	17.21
Europe Liquid 40 Capped	JPY	3,703.87	18,290,166.51	71.54	3.13	-NA-	-NA-	12.74	13.41	-7.26	0.00	4.16	-3.89	-NA-	17.83
Europe Liquid 40 ex UK Capped	JPY	5,557.17	9,262,464.16	36.23	3.30	-NA-	-NA-	10.93	12.85	0.97	-1.91	3.63	0.32	-NA-	17.36
UK	JPY	3,105.47	8,744,814.10	34.21	3.07	5.93	-1.76	15.28	14.40	-18.75	3.60	4.62	-12.18	28.65	19.62
Netherlands	JPY	4,810.26	3,572,131.54	13.97	4.28	8.62	2.44	4.43	9.83	-3.69	-3.56	3.97	-1.69	27.14	20.37
France	JPY	10,065.54	2,484,857.45	9.72	4.07	14.06	7.88	11.24	8.01	-5.03	-1.20	1.38	1.79	27.29	20.22
Austria	JPY	1,316.08	437,327.05	1.71	2.41	-NA-	-6.76	8.55	17.64	-1.57	-3.24	3.94	-6.33	42.73	22.27
Sweden	JPY	15,252.00	1,874,747.80	7.33	2.37	15.54	11.91	16.68	17.77	9.36	-1.33	3.59	-2.82	31.67	19.60
Germany	JPY	1,996.13	4,768,436.78	18.65	2.49	5.60	-0.23	17.26	20.55	9.06	-2.08	6.76	2.79	32.48	18.31
Switzerland	JPY	6,059.86	1,315,803.11	5.15	4.09	11.28	9.67	10.43	10.28	-0.34	-1.25	1.30	2.53	20.19	16.75
Belgium	JPY	4,550.32	751,249.23	2.94	4.11	8.15	5.64	12.06	13.75	7.57	2.81	6.47	6.10	20.59	15.54
Italy	JPY	2,420.62	123,988.32	0.48	4.01	8.05	-7.50	2.38	10.44	-8.19	1.37	7.66	-7.51	39.84	25.97
Finland	JPY	5,676.56	260,667.93	1.02	3.15	8.42	0.76	2.84	-0.75	-9.87	-4.46	-1.31	-8.32	33.62	19.51
Norway	JPY	183.10	95,925.62	0.38	2.76	-7.98	-NA-	-2.60	-1.02	-12.26	3.77	3.81	8.49	-NA-	21.28
Spain	JPY	33.08	857,517.29	3.35	0.48	-14.39	-43.18	-29.20	-NA-	-9.66	-2.17	0.29	-11.10	-NA-	-NA-
Ireland	JPY	104.54	277,624.04	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-14.84	-1.73	1.93	-12.06	-NA-	-NA-
Developed EMEA	JPY	2,478.52	25,736,405.82	100.00	3.14	-NA-	-NA-	13.33	13.75	-6.67	-0.04	4.21	-4.55	-NA-	-NA-
Israel	JPY	2,339.99	171,315.55	100.00	2.02	-NA-	-NA-	17.19	19.83	-9.24	9.18	10.69	7.40	-NA-	-NA-

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

Version: May 2016

104

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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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	4,187.65	318,190.92	100.00	3.15	-NA-	-NA-	15.01	21.00	10.37	7.51	5.86	3.90	-NA-	14.36
Developed Eurozone	AUD	5,179.07	168,445.81	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	5.36	5.93	-NA-	-NA-	-NA-
Europe ex UK	AUD	5,770.63	209,350.30	65.79	3.19	-NA-	-NA-	13.51	19.94	19.40	5.56	5.62	8.64	-NA-	14.63
Europe Liquid 40	AUD	3,216.38	249,485.64	78.41	3.19	-NA-	-NA-	14.53	20.22	9.67	7.30	5.84	4.74	-NA-	14.93
Europe Liquid 40 ex UK	AUD	5,131.82	170,707.23	53.65	3.34	-NA-	-NA-	13.52	19.76	19.35	5.37	5.70	9.70	-NA-	15.07
Europe ex UK Dividend+	AUD	4,625.98	196,312.12	61.70	3.37	-NA-	-NA-	12.64	18.88	18.64	5.34	5.53	8.71	-NA-	14.95
Europe (UK Restricted)	AUD	1,600.70	270,001.90	84.86	3.17	-NA-	-NA-	14.57	20.74	13.33	6.83	5.78	5.49	-NA-	14.29
Euro Zone Capped	AUD	4,448.70	119,186.58	37.46	3.15	-NA-	-NA-	11.89	19.93	17.89	5.59	5.55	7.93	-NA-	14.37
Europe Capped	AUD	4,089.31	310,897.73	97.71	3.13	-NA-	-NA-	14.99	21.31	10.33	7.60	5.86	3.88	-NA-	14.33
Europe ex UK Capped	AUD	5,404.96	186,624.37	58.65	3.11	-NA-	-NA-	12.99	20.43	20.09	5.77	5.50	8.59	-NA-	14.35
Europe Liquid 40 Capped	AUD	3,087.63	227,645.00	71.54	3.13	-NA-	-NA-	14.44	20.68	9.65	7.61	5.85	4.69	-NA-	14.84
Europe Liquid 40 ex UK Capped	AUD	4,632.58	115,283.46	36.23	3.30	-NA-	-NA-	12.60	20.08	19.37	5.56	5.31	9.28	-NA-	14.53
UK	AUD	2,588.79	108,840.63	34.21	3.07	-NA-	-NA-	17.02	21.74	-3.94	11.49	6.32	-4.34	-NA-	16.77
Netherlands	AUD	4,009.94	44,459.84	13.97	4.28	-NA-	-NA-	6.00	16.88	13.86	3.78	5.66	7.09	-NA-	17.45
France	AUD	8,390.86	30,927.30	9.72	4.07	-NA-	-NA-	12.91	14.93	12.28	6.32	3.03	10.88	-NA-	17.19
Austria	AUD	1,097.12	5,443.11	1.71	2.41	-NA-	-NA-	10.18	25.18	16.37	4.12	5.63	2.03	-NA-	19.03
Sweden	AUD	12,714.41	23,333.68	7.33	2.37	-NA-	-NA-	18.44	25.32	29.29	6.17	5.28	5.85	-NA-	17.35
Germany	AUD	1,664.02	59,349.42	18.65	2.49	-NA-	-NA-	19.02	28.28	28.94	5.37	8.50	11.97	-NA-	15.41
Switzerland	AUD	5,051.64	16,376.89	5.15	4.09	-NA-	-NA-	12.09	17.35	17.82	6.26	2.95	11.69	-NA-	17.56
Belgium	AUD	3,793.25	9,350.28	2.94	4.11	-NA-	-NA-	13.74	21.05	27.18	10.64	8.21	15.57	-NA-	12.24
Italy	AUD	2,017.88	1,543.20	0.48	4.01	-NA-	-NA-	3.92	17.52	8.54	9.08	9.42	0.75	-NA-	23.32
Finland	AUD	4,732.11	3,244.35	1.02	3.15	-NA-	-NA-	4.39	5.62	6.56	2.81	0.30	-0.13	-NA-	17.72
Norway	AUD	152.64	1,193.92	0.38	2.76	-NA-	-NA-	-1.14	5.32	3.73	11.66	5.50	18.18	-NA-	19.70
Spain	AUD	27.57	10,672.92	3.35	0.48	-NA-	-NA-	-28.14	-NA-	6.80	5.27	1.92	-3.16	-NA-	-NA-
Ireland	AUD	87.15	3,455.39	100.00	0.00	-NA-	-NA-	-NA-	-NA-	0.68	5.75	3.59	-4.21	-NA-	-NA-
Developed EMEA	AUD	2,066.15	320,323.17	100.00	3.14	-NA-	-NA-	15.04	21.04	10.34	7.57	5.90	3.97	-NA-	-NA-
Israel	AUD	1,950.67	2,132.25	100.00	2.02	-NA-	-NA-	18.95	27.51	7.30	17.48	12.49	16.99	-NA-	-NA-

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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		
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	3,490.26	11,795.42	0.05	4.09	10.12	7.61	6.99	8.15	17.52	3.89	1.37	10.46	13.35	12.41
Sweden	SEK	13,845.98	141,204.07	0.55	2.37	16.84	13.69	16.44	23.17	19.63	3.03	4.06	4.44	25.05	17.03
Norway	NOK	227.58	7,233.58	0.03	2.76	-5.49	-NA-	-0.10	7.85	5.30	6.33	4.02	11.18	49.20	18.03

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	EUR	2,456.08	207,063.48	100.00	2.44	-NA-	3.18	11.25	15.20	2.07	3.24	3.22	0.41	19.23	14.48
Developed Eurozone	EUR	2,790.92	109,616.50	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	1.12	3.16	-NA-	-NA-	-NA-
Europe ex UK	EUR	5,101.12	136,235.19	65.79	2.29	-NA-	5.14	9.39	13.87	10.20	1.23	2.91	4.82	18.89	15.07
Europe Liquid 40	EUR	3,692.94	162,353.36	78.41	2.42	-NA-	3.02	10.74	14.41	1.36	3.02	3.19	1.18	19.78	15.13
Europe Liquid 40 ex UK	EUR	5,586.22	111,088.12	53.65	2.39	-NA-	5.90	9.37	13.66	10.10	1.03	2.98	5.81	19.14	15.47
Europe (UK Restricted)	EUR	4,112.56	175,704.36	84.86	2.39	-NA-	4.70	11.63	15.69	5.63	2.98	3.31	2.49	18.98	14.53
Euro Zone Capped	EUR	3,985.40	77,560.94	37.46	2.33	-NA-	-NA-	7.87	13.89	8.90	1.30	2.74	4.24	-NA-	14.84
Europe Liquid 40 Capped	EUR	3,581.43	148,140.51	97.71	2.39	-NA-	-NA-	10.69	14.87	1.38	3.30	3.19	1.15	-NA-	14.98
Europe Capped	EUR	3,798.55	202,317.42	58.65	2.43	-NA-	-NA-	11.25	15.51	2.05	3.32	3.22	0.40	-NA-	14.39
Europe ex UK Capped	EUR	4,789.16	121,446.24	71.54	2.24	-NA-	-NA-	8.89	14.32	10.88	1.38	2.77	4.77	-NA-	14.75
Europe Liquid 40 ex UK Capped	EUR	5,109.60	75,020.98	36.23	2.38	-NA-	-NA-	8.47	13.93	10.17	1.15	2.57	5.40	-NA-	14.95
Developed Europe Ex UK Dividend+ Net of Tax	EUR	4,212.14	127,750.57	61.70	-NA-	-NA-	-NA-	8.49	12.80	9.44	0.99	2.80	4.85	-NA-	-NA-
UK	EUR	1,698.10	70,828.29	34.21	2.72	-NA-	-0.30	13.89	16.44	-10.81	7.36	3.82	-7.24	23.56	16.36
Netherlands	EUR	3,649.74	28,932.34	13.97	3.15	-NA-	3.03	2.27	11.07	4.90	-0.01	3.19	3.48	19.79	17.83
France	EUR	7,242.59	20,126.01	9.72	2.85	-NA-	8.08	8.40	8.61	3.36	1.46	0.17	6.48	20.81	18.23
Austria	EUR	914.67	3,542.11	1.71	1.78	-NA-	-5.73	6.65	19.28	7.79	0.09	2.87	-1.15	37.62	18.03
Sweden	EUR	10,980.54	15,184.45	7.33	1.66	-NA-	12.27	14.36	19.14	19.58	1.88	2.77	2.09	30.47	17.25
Germany	EUR	1,517.86	38,621.77	18.65	1.84	-NA-	0.47	15.09	22.01	19.18	1.10	5.49	8.28	26.29	15.55
Switzerland	EUR	4,394.18	10,657.30	5.15	2.66	-NA-	9.90	7.49	10.78	8.24	0.97	0.55	6.97	23.79	18.33
Belgium	EUR	3,156.46	6,084.71	2.94	3.02	-NA-	5.58	9.14	14.47	17.17	5.74	5.10	11.33	13.94	12.28
Italy	EUR	1,839.93	1,004.24	0.48	2.96	-NA-	-6.83	0.20	11.57	0.07	4.01	5.70	-3.17	33.93	24.56
Finland	EUR	4,194.93	2,111.27	1.02	2.21	-NA-	1.37	0.69	0.29	-1.59	-0.89	-2.04	-3.86	27.73	18.48
Norway	EUR	142.53	776.95	0.38	2.07	-NA-	-15.77	-4.14	0.50	-4.01	6.87	3.00	14.00	58.74	21.44
Spain	EUR	179.13	6,945.43	3.35	0.38	-NA-	-30.40	-28.77	-NA-	-0.60	1.42	-0.46	-5.97	-NA-	-NA-
Developed EMEA	EUR	2,457.37	208,451.04	100.00	2.43	-NA-	-NA-	11.28	15.25	2.05	3.30	3.26	0.49	-NA-	-NA-
Israel	EUR	1,888.54	1,387.56	100.00	1.51	-NA-	-NA-	15.32	21.59	-0.54	12.63	9.87	13.04	-NA-	-NA-

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Version: May 2016

FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	USD	2,171.74	230,513.41	100.00	2.44	-NA-	1.71	5.70	9.51	3.65	0.86	0.33	2.90	23.60	15.38
Developed Eurozone	USD	2,466.96	122,030.56	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-1.21	0.26	-NA-	-NA-	-NA-
Europe ex UK	USD	5,639.40	151,663.82	65.79	2.29	-NA-	3.65	3.93	8.25	11.90	-1.11	0.02	7.42	24.22	16.20
Europe Liquid 40	USD	3,260.07	180,739.87	78.41	2.42	-NA-	1.54	5.22	8.76	2.93	0.64	0.30	3.69	24.02	15.97
Europe Liquid 40 ex UK	USD	4,927.34	123,668.85	53.65	2.39	-NA-	4.37	3.91	8.05	11.80	-1.30	0.09	8.44	24.33	16.54
Europe (UK Restricted)	USD	1,772.14	195,602.87	84.86	2.39	-NA-	3.21	6.06	9.98	7.26	0.61	0.42	5.04	23.64	15.54
Euro Zone Capped	USD	4,374.09	86,344.72	37.46	2.33	-NA-	-NA-	2.49	8.27	10.58	-1.04	-0.14	6.82	-NA-	16.24
Europe Liquid 40 Capped	USD	3,167.32	164,917.42	97.71	2.39	-NA-	-NA-	5.17	9.19	2.94	0.91	0.30	3.66	-NA-	15.79
Europe Capped	USD	4,199.30	225,229.86	58.65	2.43	-NA-	-NA-	5.71	9.80	3.63	0.93	0.32	2.89	-NA-	15.29
Europe ex UK Capped	USD	5,292.46	135,200.03	71.54	2.24	-NA-	-NA-	3.46	8.67	12.59	-0.96	-0.11	7.37	-NA-	15.89
Europe Liquid 40 ex UK Capped	USD	4,518.23	83,517.10	36.23	2.38	-NA-	-NA-	3.06	8.30	11.87	-1.18	-0.31	8.01	-NA-	16.02
Developed Europe Ex UK Dividend+ Net of Tax	USD	3,871.17	142,218.32	61.70	-NA-	-NA-	-NA-	3.08	7.23	11.13	-1.34	-0.08	7.45	-NA-	-NA-
UK	USD	1,502.19	78,849.59	34.21	2.72	-NA-	-1.71	8.21	10.68	-9.44	4.88	0.91	-4.94	25.99	16.68
Netherlands	USD	3,939.85	32,208.93	13.97	3.15	-NA-	1.57	-2.83	5.58	6.52	-2.32	0.29	6.05	25.09	18.81
France	USD	8,004.63	22,405.28	9.72	2.85	-NA-	6.53	3.00	3.25	4.95	-0.88	-2.64	9.12	26.02	19.34
Austria	USD	1,161.33	3,943.26	1.71	1.78	-NA-	-7.07	1.33	13.39	9.46	-2.22	-0.01	1.31	40.83	19.72
Sweden	USD	12,195.97	16,904.09	7.33	1.66	-NA-	10.68	8.66	13.26	21.42	-0.47	-0.11	4.62	30.95	18.75
Germany	USD	1,679.56	42,995.69	18.65	1.84	-NA-	-0.95	9.36	15.98	21.01	-1.23	2.53	10.97	32.02	16.34
Switzerland	USD	4,880.56	11,864.24	5.15	2.66	-NA-	8.34	2.13	5.31	9.91	-1.36	-2.27	9.62	19.64	16.87
Belgium	USD	3,485.16	6,773.81	2.94	3.02	-NA-	4.06	3.70	8.81	18.98	3.30	2.15	14.09	18.24	14.01
Italy	USD	2,034.39	1,117.97	0.48	2.96	-NA-	-8.16	-4.80	6.06	1.61	1.61	2.73	-0.77	38.20	25.79
Finland	USD	4,640.57	2,350.37	1.02	2.21	-NA-	-0.07	-4.33	-4.67	-0.07	-3.17	-4.79	-1.47	32.68	20.13
Norway	USD	158.31	864.93	0.38	2.07	-NA-	-16.83	-8.92	-4.47	-2.53	4.40	0.11	16.83	53.75	21.16
Spain	USD	160.07	7,732.00	3.35	0.38	-NA-	-32.84	-33.50	-NA-	0.94	-0.92	-3.25	-3.64	-NA-	-NA-
Developed EMEA	USD	2,156.67	232,058.12	100.00	2.43	-NA-	-NA-	5.73	9.55	3.62	0.91	0.37	2.98	-NA-	-NA-
Israel	USD	2,097.58	1,544.71	100.00	1.51	-NA-	-NA-	9.57	15.58	0.99	10.03	6.79	15.84	-NA-	-NA-

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Version: May 2016

FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	GBP	2,404.66	158,374.04	100.00	2.39	-NA-	4.30	8.33	11.01	8.66	-0.40	0.97	4.20	20.45	13.59
Developed Eurozone	GBP	2,512.86	83,840.99	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.45	0.91	-NA-	-NA-	-NA-
Europe ex UK	GBP	6,244.23	104,200.50	65.79	2.29	-NA-	6.28	6.52	9.73	17.31	-2.35	0.67	8.78	21.64	14.95
Europe Liquid 40	GBP	3,609.71	124,177.17	78.41	2.42	-NA-	4.12	7.84	10.25	7.91	-0.62	0.94	5.00	20.89	14.36
Europe Liquid 40 ex UK	GBP	5,455.80	84,966.58	53.65	2.39	-NA-	7.03	6.50	9.53	17.21	-2.53	0.74	9.81	21.76	15.41
Europe (UK Restricted)	GBP	1,962.20	134,388.78	84.86	2.39	-NA-	5.83	8.70	11.48	12.45	-0.65	1.07	6.36	20.63	13.89
Euro Zone Capped	GBP	4,843.22	59,323.06	37.46	2.33	-NA-	-NA-	5.05	9.75	15.93	-2.28	0.51	8.17	-NA-	14.84
Europe Liquid 40 Capped	GBP	3,507.02	113,306.37	97.71	2.39	-NA-	-NA-	7.79	10.69	7.92	-0.35	0.95	4.97	-NA-	14.20
Europe Capped	GBP	4,649.68	154,743.98	58.65	2.43	-NA-	-NA-	8.34	11.31	8.64	-0.33	0.97	4.19	-NA-	13.49
Europe ex UK Capped	GBP	5,860.08	92,889.06	71.54	2.24	-NA-	-NA-	6.03	10.16	18.04	-2.20	0.54	8.72	-NA-	14.67
Europe Liquid 40 ex UK Capped	GBP	5,002.81	57,380.35	36.23	2.38	-NA-	-NA-	5.63	9.79	17.28	-2.42	0.34	9.38	-NA-	14.93
Developed Europe Ex UK Dividend+ Net of Tax	GBP	4,767.31	97,710.97	61.70	-NA-	-NA-	-NA-	5.64	8.69	16.50	-2.58	0.57	8.81	-NA-	-NA-
UK	GBP	1,663.30	54,173.54	34.21	2.72	-NA-	0.79	10.91	12.20	-5.05	3.57	1.56	-3.74	22.49	14.36
Netherlands	GBP	4,362.41	22,129.12	13.97	3.15	-NA-	4.16	-0.41	7.03	11.67	-3.54	0.94	7.39	22.43	17.53
France	GBP	8,863.14	15,393.53	9.72	2.85	-NA-	9.24	5.56	4.66	10.03	-2.12	-2.01	10.50	23.33	18.20
Austria	GBP	1,285.89	2,709.21	1.71	1.78	-NA-	-4.71	3.86	14.94	14.75	-3.44	0.64	2.59	38.02	17.76
Sweden	GBP	13,503.99	11,613.94	7.33	1.66	-NA-	13.50	11.37	14.81	27.30	-1.72	0.54	5.95	30.16	17.43
Germany	GBP	1,859.69	29,540.15	18.65	1.84	-NA-	1.57	12.08	17.57	26.87	-2.47	3.19	12.37	31.71	15.57
Switzerland	GBP	5,404.01	8,151.31	5.15	2.66	-NA-	11.10	4.67	6.75	15.23	-2.60	-1.64	11.01	18.38	17.54
Belgium	GBP	3,858.94	4,653.94	2.94	3.02	-NA-	6.71	6.28	10.30	24.74	2.01	2.81	15.53	16.64	12.66
Italy	GBP	2,252.58	768.10	0.48	2.96	-NA-	-5.82	-2.43	7.51	6.53	0.34	3.40	0.48	35.28	23.63
Finland	GBP	5,138.28	1,614.82	1.02	2.21	-NA-	2.48	-1.95	-3.36	4.76	-4.38	-4.17	-0.23	30.39	18.16
Norway	GBP	175.29	594.25	0.38	2.07	-NA-	-14.81	-6.65	-3.16	2.19	3.10	0.76	18.31	51.31	21.19
Spain	GBP	177.23	5,312.26	3.35	0.38	-NA-	-31.13	-31.84	-NA-	5.82	-2.16	-2.62	-2.42	-NA-	-NA-
Developed EMEA	GBP	2,387.98	159,435.33	100.00	2.43	-NA-	-NA-	8.36	11.05	8.64	-0.35	1.01	4.28	-NA-	-NA-
Israel	GBP	2,322.55	1,061.29	100.00	1.51	-NA-	-NA-	12.30	17.16	5.88	8.65	7.48	17.30	-NA-	-NA-

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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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	JPY	2,353.15	25,565,090.26	100.00	-NA-	-NA-	1.60	12.49	12.99	-7.37	-0.48	3.99	-5.13	25.79	17.50
Developed Eurozone	JPY	1,729.45	13,533,799.64	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.52	3.93	-NA-	-NA-	-NA-
Europe ex UK	JPY	6,110.48	16,820,276.17	65.79	2.29	-NA-	3.53	10.61	11.68	0.00	-2.42	3.68	-0.97	25.88	17.55
Europe Liquid 40	JPY	3,532.39	20,044,955.82	78.41	2.42	-NA-	1.43	11.97	12.21	-8.01	-0.70	3.96	-4.41	26.16	17.96
Europe Liquid 40 ex UK	JPY	5,338.93	13,715,494.29	53.65	2.39	-NA-	4.26	10.58	11.48	-0.08	-2.61	3.75	-0.03	26.01	17.91
Europe (UK Restricted)	JPY	1,920.17	21,693,336.77	84.86	2.39	-NA-	3.10	12.87	13.47	-4.14	-0.73	4.09	-3.16	25.68	17.40
Euro Zone Capped	JPY	4,739.47	9,576,061.17	37.46	2.33	-NA-	-NA-	9.08	11.70	-1.18	-2.35	3.51	-1.51	-NA-	17.73
Europe Liquid 40 Capped	JPY	3,431.90	18,290,166.51	97.71	2.39	-NA-	-NA-	11.92	12.66	-8.00	-0.42	3.96	-4.43	-NA-	17.82
Europe Capped	JPY	4,550.08	24,979,117.96	58.65	2.43	-NA-	-NA-	12.50	13.29	-7.39	-0.40	3.99	-5.14	-NA-	17.43
Europe ex UK Capped	JPY	5,734.55	14,994,358.83	71.54	2.24	-NA-	-NA-	10.10	12.12	0.62	-2.27	3.54	-1.01	-NA-	17.22
Europe Liquid 40 ex UK Capped	JPY	4,895.65	9,262,464.16	36.23	2.38	-NA-	-NA-	9.68	11.74	-0.02	-2.49	3.34	-0.42	-NA-	17.37
Developed Europe Ex UK Dividend+ Net of Tax	JPY	3,874.49	15,772,722.52	61.70	-NA-	-NA-	-NA-	9.70	10.63	-0.69	-2.65	3.57	-0.93	-NA-	-NA-
UK	JPY	1,627.67	8,744,814.10	34.21	2.72	-NA-	-1.82	15.16	14.20	-19.06	3.49	4.60	-12.36	28.65	19.62
Netherlands	JPY	4,268.96	3,572,131.54	13.97	3.15	-NA-	1.46	3.41	8.94	-4.80	-3.61	3.96	-2.23	27.27	20.18
France	JPY	8,673.28	2,484,857.45	9.72	2.85	-NA-	6.42	9.61	6.53	-6.20	-2.20	0.92	0.60	27.50	20.16
Austria	JPY	1,258.34	437,327.05	1.71	1.78	-NA-	-7.17	7.84	16.99	-2.18	-3.52	3.64	-6.60	42.87	22.26
Sweden	JPY	13,214.73	1,874,747.80	7.33	1.66	-NA-	10.56	15.64	16.85	8.52	-1.79	3.54	-3.54	31.67	19.69
Germany	JPY	1,819.86	4,768,436.78	18.65	1.84	-NA-	-1.06	16.38	19.67	8.15	-2.54	6.28	2.30	32.86	18.40
Switzerland	JPY	5,288.25	1,315,803.11	5.15	2.66	-NA-	8.22	8.69	8.66	-1.77	-2.67	1.30	1.06	20.48	16.78
Belgium	JPY	3,776.28	751,249.23	2.94	3.02	-NA-	3.95	10.36	12.27	6.33	1.93	5.89	5.18	20.46	15.44
Italy	JPY	2,204.33	123,988.32	0.48	2.96	-NA-	-8.25	1.32	9.42	-9.19	0.26	6.49	-8.52	39.77	25.91
Finland	JPY	5,028.21	260,667.93	1.02	2.21	-NA-	-0.17	1.82	-1.64	-10.69	-4.46	-1.31	-9.16	33.76	19.54
Norway	JPY	171.53	95,925.62	0.38	2.07	-NA-	-17.13	-3.07	-1.43	-12.89	3.02	3.77	7.71	55.34	21.27
Spain	JPY	173.44	857,517.29	3.35	0.38	-NA-	-32.92	-29.22	-NA-	-9.79	-2.24	0.29	-11.16	-NA-	-NA-
Developed EMEA	JPY	2,336.83	25,736,405.82	100.00	2.43	-NA-	-NA-	12.52	13.03	-7.39	-0.42	4.03	-5.06	-NA-	-NA-
Israel	JPY	2,272.80	171,315.55	100.00	1.51	-NA-	-NA-	16.61	19.25	-9.75	8.57	10.69	6.80	-NA-	-NA-

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

Version: May 2016

110

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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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	1,961.64	318,190.92	100.00	2.44	-NA-	-NA-	14.18	20.23	9.51	7.10	5.69	3.34	-NA-	14.35
Developed Eurozone	AUD	2,264.91	168,445.81	52.94	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	4.90	5.62	-NA-	-NA-	-NA-
Europe ex UK	AUD	5,093.83	209,350.30	65.79	2.29	-NA-	-NA-	12.27	18.84	18.23	5.01	5.37	7.88	-NA-	14.63
Europe Liquid 40	AUD	2,944.68	249,485.64	78.41	2.42	-NA-	-NA-	13.66	19.41	8.75	6.86	5.65	4.13	-NA-	14.92
Europe Liquid 40 ex UK	AUD	4,450.65	170,707.23	53.65	2.39	-NA-	-NA-	12.25	18.63	18.13	4.80	5.44	8.90	-NA-	15.06
Europe (UK Restricted)	AUD	1,600.70	270,001.90	84.86	2.39	-NA-	-NA-	14.57	20.74	13.33	6.83	5.78	5.49	-NA-	14.29
Euro Zone Capped	AUD	3,950.93	119,186.58	37.46	2.33	-NA-	-NA-	10.72	18.87	16.83	5.08	5.20	7.28	-NA-	14.37
Europe Capped	AUD	2,860.91	227,645.00	97.71	2.39	-NA-	-NA-	13.61	19.88	8.77	7.15	5.66	4.11	-NA-	14.84
Europe ex UK Capped	AUD	3,793.05	310,897.73	58.65	2.43	-NA-	-NA-	14.19	20.55	9.49	7.18	5.68	3.33	-NA-	14.33
Europe Liquid 40 Capped	AUD	4,780.45	186,624.37	71.54	2.24	-NA-	-NA-	11.76	19.31	18.96	5.17	5.23	7.83	-NA-	14.37
Europe Liquid 40 ex UK Capped	AUD	4,081.12	115,283.46	36.23	2.38	-NA-	-NA-	11.33	18.91	18.20	4.93	5.02	8.47	-NA-	14.57
Developed Europe Ex UK Dividend+ Net of Tax	AUD	4,073.17	196,312.12	61.70	-NA-	-NA-	-NA-	11.35	17.72	17.41	4.76	5.26	7.91	-NA-	-NA-
UK	AUD	1,356.86	108,840.63	34.21	2.72	-NA-	-NA-	16.89	21.52	-4.31	11.37	6.30	-4.53	-NA-	16.77
Netherlands	AUD	3,558.70	44,459.84	13.97	3.15	-NA-	-NA-	4.97	15.92	12.55	3.72	5.65	6.50	-NA-	17.26
France	AUD	7,230.24	30,927.30	9.72	2.85	-NA-	-NA-	11.26	13.36	10.89	5.25	2.56	9.59	-NA-	17.09
Austria	AUD	1,048.98	5,443.11	1.71	1.78	-NA-	-NA-	9.46	24.49	15.65	3.83	5.33	1.74	-NA-	19.07
Sweden	AUD	11,016.09	23,333.68	7.33	1.66	-NA-	-NA-	17.38	24.35	28.29	5.68	5.23	5.07	-NA-	17.51
Germany	AUD	1,517.07	59,349.42	18.65	1.84	-NA-	-NA-	18.13	27.34	27.86	4.87	8.01	11.44	-NA-	15.46
Switzerland	AUD	4,408.40	16,376.89	5.15	2.66	-NA-	-NA-	10.32	15.62	16.13	4.74	2.95	10.09	-NA-	17.55
Belgium	AUD	3,147.99	9,350.28	2.94	3.02	-NA-	-NA-	12.02	19.47	25.71	9.69	7.61	14.58	-NA-	12.21
Italy	AUD	1,837.58	1,543.20	0.48	2.96	-NA-	-NA-	2.84	16.44	7.36	7.89	8.22	-0.35	-NA-	23.25
Finland	AUD	4,191.63	3,244.35	1.02	2.21	-NA-	-NA-	3.35	4.66	5.58	2.81	0.30	-1.05	-NA-	17.97
Norway	AUD	142.99	1,193.92	0.38	2.07	-NA-	-NA-	-1.61	4.88	2.99	10.86	5.46	17.33	-NA-	19.65
Spain	AUD	144.58	10,672.92	3.35	0.38	-NA-	-NA-	-28.16	-NA-	6.65	5.20	1.92	-3.22	-NA-	-NA-
Developed EMEA	AUD	1,948.03	320,323.17	100.00	2.43	-NA-	-NA-	14.21	20.28	9.49	7.15	5.73	3.42	-NA-	-NA-
Israel	AUD	1,894.66	2,132.25	100.00	1.51	-NA-	-NA-	18.36	26.90	6.70	16.83	12.49	16.34	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	3,046.19	11,795.42	5.15	2.66	-NA-	6.19	5.31	6.56	15.84	2.40	1.37	8.88	13.24	12.34
Sweden	SEK	11,994.50	141,204.07	7.33	1.66	-NA-	12.31	15.40	22.22	18.71	2.56	4.01	3.66	25.04	17.14
Norway	NKK	213.21	7,233.58	0.38	2.07	-NA-	-14.32	-0.57	7.40	4.54	5.56	3.97	10.38	49.21	18.06

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

Version: May 2016

FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Europe	EUR	2,200.71	207,063.48	100.00	0.00	5.45	-0.22	7.85	12.15	-0.50	2.25	2.72	-1.14	19.10	14.43
Developed Eurozone	EUR	2,416.31	109,616.50	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.05	2.34	-NA-	-NA-	-NA-
Europe ex UK	EUR	2,794.54	136,235.19	65.79	0.00	7.10	1.78	6.17	10.98	7.47	-0.07	2.24	3.05	18.83	15.03
Europe Liquid 40	EUR	2,054.87	162,353.36	78.41	0.00	5.09	-0.40	7.34	11.36	-1.19	2.03	2.69	-0.43	19.63	15.05
Europe Liquid 40 ex UK	EUR	2,957.90	111,088.12	53.65	0.00	7.41	2.43	6.07	10.67	7.27	-0.29	2.29	3.96	19.08	15.40
Europe ex UK Dividend+	EUR	2,883.41	127,750.57	61.70	0.00	-NA-	2.55	5.11	9.75	6.58	-0.37	2.11	3.00	18.60	15.33
Europe (UK Restricted)	EUR	2,171.49	175,704.36	84.86	0.00	-NA-	0.44	7.35	11.85	2.12	1.45	2.56	0.26	18.81	14.47
Euro Zone Capped	EUR	2,113.08	77,560.94	37.46	0.00	-NA-	-NA-	4.47	10.88	6.18	-0.01	1.84	2.61	-NA-	14.87
Europe Capped	EUR	2,154.08	202,317.42	97.71	0.00	-NA-	-NA-	7.85	12.44	-0.51	2.31	2.71	-1.16	-NA-	14.37
Europe ex UK Capped	EUR	2,626.08	121,446.24	58.65	0.00	-NA-	-NA-	5.69	11.43	8.20	-0.02	2.07	2.98	-NA-	14.82
Europe Liquid 40 Capped	EUR	1,981.33	148,140.51	71.54	0.00	-NA-	-NA-	7.29	11.81	-1.11	2.29	2.67	-0.42	-NA-	14.95
Europe Liquid 40 ex UK Capped	EUR	2,684.07	75,020.98	36.23	0.00	-NA-	-NA-	5.19	10.92	7.38	-0.33	1.83	3.52	-NA-	15.05
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,883.41	127,750.57	61.70	0.00	-NA-	-NA-	5.11	9.75	6.58	-0.37	2.11	3.00	-NA-	-NA-
UK	EUR	1,491.85	70,828.29	34.21	0.00	2.64	-3.71	10.21	13.19	-13.07	7.00	3.66	-8.42	23.60	16.35
Netherlands	EUR	1,456.72	28,932.34	13.97	0.00	2.51	-1.85	-2.33	7.64	1.63	-0.32	3.13	1.99	19.81	17.19
France	EUR	4,010.64	20,126.01	9.72	0.00	9.22	4.27	4.76	5.19	0.43	-0.90	-0.89	3.61	20.81	18.12
Austria	EUR	801.09	3,542.11	1.71	0.00	-NA-	-6.98	4.60	17.37	5.92	-0.66	2.10	-1.89	37.63	18.10
Sweden	EUR	6,333.37	15,184.45	7.33	0.00	11.79	9.16	12.01	17.01	17.44	0.79	2.66	0.34	26.13	17.53
Germany	EUR	952.72	38,621.77	18.65	0.00	2.72	-2.01	12.70	19.54	16.41	-0.21	4.17	6.87	26.33	15.90
Switzerland	EUR	2,961.54	10,657.30	5.15	0.00	8.56	7.24	4.39	7.79	5.40	-1.69	0.55	4.15	15.99	18.64
Belgium	EUR	1,322.89	6,084.71	2.94	0.00	2.14	0.63	4.36	10.18	13.47	3.31	3.55	8.77	14.16	12.46
Italy	EUR	1,150.83	1,004.24	0.48	0.00	4.70	-9.48	-3.40	8.37	-2.97	0.85	2.48	-6.12	34.06	24.62
Finland	EUR	2,433.42	2,111.27	1.02	0.00	5.10	-0.89	-1.61	-1.79	-3.67	-0.89	-2.04	-5.88	27.74	18.85
Norway	EUR	117.66	776.95	0.38	0.00	-8.82	-NA-	-5.50	-0.74	-6.03	4.62	2.86	11.59	-NA-	21.43
Spain	EUR	22.72	6,945.43	3.35	0.00	-15.11	-42.19	-28.82	-NA-	-0.94	1.39	-0.46	-5.99	-NA-	-NA-
Ireland	EUR	92.78	2,248.61	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-6.93	1.94	1.17	-7.16	-NA-	-NA-
Developed EMEA	EUR	1,883.38	208,451.04	100.00	0.00	-NA-	-NA-	7.89	12.20	-0.51	2.30	2.77	-1.07	-NA-	-NA-
Israel	EUR	1,725.16	1,387.56	100.00	0.00	-NA-	-NA-	13.61	19.87	-2.18	10.77	9.87	11.18	-NA-	-NA-

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Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vity (%)	Vity (%)
Europe	USD	2,432.98	230,513.41	100.00	0.00	4.89	-1.63	2.47	6.61	1.04	-0.11	-0.16	1.31	23.51	15.29
Developed Eurozone	USD	2,671.32	122,030.56	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.36	-0.53	-NA-	-NA-	-NA-
Europe ex UK	USD	3,089.47	151,663.82	65.79	0.00	6.54	0.33	0.87	5.49	9.13	-2.37	-0.63	5.61	24.24	16.15
Europe Liquid 40	USD	1,817.32	180,739.87	78.41	0.00	-NA-	-1.82	1.98	5.85	0.34	-0.33	-0.18	2.04	23.91	15.85
Europe Liquid 40 ex UK	USD	2,615.98	123,668.85	53.65	0.00	-NA-	0.97	0.77	5.21	8.92	-2.59	-0.57	6.54	24.33	16.45
Europe ex UK Dividend+	USD	2,651.42	142,218.32	61.70	0.00	-NA-	1.09	-0.13	4.32	8.23	-2.67	-0.76	5.56	24.05	16.39
Europe (UK Restricted)	USD	1,114.67	195,602.87	84.86	0.00	-NA-	-0.98	2.00	6.33	3.69	-0.90	-0.32	2.75	23.56	15.43
Euro Zone Capped	USD	2,336.12	86,344.72	37.46	0.00	-NA-	-NA-	-0.74	5.40	7.82	-2.32	-1.01	5.15	-NA-	16.27
Europe Capped	USD	2,381.61	225,229.86	97.71	0.00	-NA-	-NA-	2.47	6.89	1.03	-0.06	-0.17	1.29	-NA-	15.22
Europe ex UK Capped	USD	2,903.58	135,200.03	58.65	0.00	-NA-	-NA-	0.42	5.93	9.87	-2.33	-0.79	5.54	-NA-	15.91
Europe Liquid 40 Capped	USD	1,752.64	164,917.42	71.54	0.00	-NA-	-NA-	1.94	6.28	0.42	-0.07	-0.20	2.06	-NA-	15.72
Europe Liquid 40 ex UK Capped	USD	2,374.55	83,517.10	36.23	0.00	-NA-	-NA-	-0.05	5.44	9.04	-2.63	-1.03	6.09	-NA-	16.06
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,651.42	142,218.32	61.70	0.00	-NA-	-NA-	-0.13	4.32	8.23	-2.67	-0.76	5.56	-NA-	-NA-
UK	USD	1,656.98	78,849.59	34.21	0.00	2.12	-5.08	4.71	7.59	-11.73	4.53	0.76	-6.15	25.99	16.62
Netherlands	USD	1,610.47	32,208.93	13.97	0.00	1.97	-3.25	-7.20	2.32	3.19	-2.62	0.24	4.52	25.06	18.24
France	USD	4,433.95	22,405.28	9.72	0.00	8.64	2.78	-0.46	0.00	1.98	-3.19	-3.67	6.18	26.19	19.19
Austria	USD	1,017.27	3,943.26	1.71	0.00	-NA-	-8.30	-0.61	11.57	7.56	-2.95	-0.76	0.55	40.89	19.88
Sweden	USD	7,034.41	16,904.09	7.33	0.00	11.22	7.61	6.43	11.23	19.25	-1.54	-0.22	2.83	31.00	18.92
Germany	USD	1,053.29	42,995.69	18.65	0.00	2.18	-3.40	7.08	13.63	18.20	-2.52	1.25	9.53	32.00	16.72
Switzerland	USD	3,289.35	11,864.24	5.15	0.00	8.01	5.72	-0.82	2.47	7.02	-3.96	-2.27	6.74	19.63	16.88
Belgium	USD	1,462.52	6,773.81	2.94	0.00	1.60	-0.80	-0.84	4.73	15.21	0.92	0.65	11.47	18.56	14.22
Italy	USD	1,272.29	1,117.97	0.48	0.00	4.14	-10.76	-8.22	3.02	-1.48	-1.48	-0.39	-3.79	38.39	26.05
Finland	USD	2,690.27	2,350.37	1.02	0.00	4.55	-2.29	-6.52	-6.64	-2.18	-3.17	-4.79	-3.55	32.61	20.34
Norway	USD	130.68	864.93	0.38	0.00	-9.28	-NA-	-10.21	-5.65	-4.58	2.20	-0.02	14.36	-NA-	21.00
Spain	USD	23.01	7,732.00	3.35	0.00	-15.93	-43.51	-33.54	-NA-	0.59	-0.95	-3.25	-3.66	-NA-	-NA-
Ireland	USD	95.69	2,503.26	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-5.50	-0.41	-1.67	-4.85	-NA-	-NA-
Developed EMEA	USD	1,653.33	232,058.12	100.00	0.00	-NA-	-NA-	2.51	6.66	1.02	-0.06	-0.11	1.38	-NA-	-NA-
Israel	USD	1,916.12	1,544.71	100.00	0.00	-NA-	-NA-	7.94	13.94	-0.67	8.22	6.79	13.94	-NA-	-NA-

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	GBP	2,693.92	158,374.04	100.00	0.00	5.23	0.87	5.02	8.07	5.93	-1.36	0.49	2.59	20.40	13.56
Developed Eurozone	GBP	2,721.02	83,840.99	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.58	0.12	-NA-	-NA-	-NA-
Europe ex UK	GBP	3,420.81	104,200.50	65.79	0.00	6.87	2.88	3.38	6.94	14.41	-3.59	0.01	6.94	21.72	14.98
Europe Liquid 40	GBP	2,012.23	124,177.17	78.41	0.00	-NA-	0.68	4.52	7.30	5.19	-1.57	0.46	3.33	20.82	14.31
Europe Liquid 40 ex UK	GBP	2,896.54	84,966.58	53.65	0.00	-NA-	3.54	3.28	6.65	14.19	-3.81	0.07	7.88	21.84	15.40
Europe ex UK Dividend+	GBP	3,265.20	97,710.97	61.70	0.00	-NA-	3.66	2.36	5.75	13.47	-3.88	-0.12	6.89	21.65	15.30
Europe (UK Restricted)	GBP	1,234.22	134,388.78	84.86	0.00	-NA-	1.54	4.54	7.78	8.71	-2.14	0.33	4.05	20.60	13.88
Euro Zone Capped	GBP	2,586.67	59,323.06	37.46	0.00	-NA-	-NA-	1.73	6.85	13.04	-3.54	-0.37	6.48	-NA-	14.95
Europe Capped	GBP	2,637.04	154,743.98	97.71	0.00	-NA-	-NA-	5.03	8.35	5.92	-1.31	0.47	2.57	-NA-	13.50
Europe ex UK Capped	GBP	3,214.99	92,889.06	58.65	0.00	-NA-	-NA-	2.92	7.38	15.19	-3.55	-0.15	6.87	-NA-	14.81
Europe Liquid 40 Capped	GBP	1,940.61	113,306.37	71.54	0.00	-NA-	-NA-	4.48	7.74	5.28	-1.32	0.44	3.35	-NA-	14.20
Europe Liquid 40 ex UK Capped	GBP	2,629.22	57,380.35	36.23	0.00	-NA-	-NA-	2.43	6.88	14.32	-3.84	-0.39	7.43	-NA-	15.10
Developed Europe Ex UK Dividend+ Net of Tax	GBP	3,265.20	97,710.97	61.70	0.00	-NA-	-NA-	2.36	5.75	13.47	-3.88	-0.12	6.89	-NA-	-NA-
UK	GBP	1,844.04	54,173.54	34.21	0.00	2.50	-2.67	7.32	9.07	-7.46	3.23	1.41	-4.96	22.49	14.33
Netherlands	GBP	1,783.19	22,129.12	13.97	0.00	2.29	-0.78	-4.89	3.72	8.19	-3.84	0.88	5.84	22.60	16.90
France	GBP	4,909.49	15,393.53	9.72	0.00	8.98	5.40	2.01	1.36	6.91	-4.40	-3.05	7.53	23.54	18.18
Austria	GBP	1,126.37	2,709.21	1.71	0.00	-NA-	-5.96	1.86	13.10	12.76	-4.17	-0.12	1.82	38.06	17.93
Sweden	GBP	7,788.85	11,613.94	7.33	0.00	11.57	10.35	9.08	12.75	25.03	-2.77	0.43	4.13	30.30	17.69
Germany	GBP	1,166.26	29,540.15	18.65	0.00	2.50	-0.94	9.74	15.19	23.92	-3.73	1.91	10.91	31.67	16.04
Switzerland	GBP	3,642.14	8,151.31	5.15	0.00	8.35	8.41	1.65	3.87	12.20	-5.16	-1.64	8.09	18.63	17.88
Belgium	GBP	1,619.38	4,653.94	2.94	0.00	1.92	1.73	1.63	6.17	20.79	-0.34	1.30	12.88	16.88	12.99
Italy	GBP	1,408.75	768.10	0.48	0.00	4.47	-8.49	-5.93	4.43	3.29	-2.71	0.26	-2.57	35.50	23.84
Finland	GBP	2,978.80	1,614.82	1.02	0.00	4.87	0.19	-4.19	-5.37	2.55	-4.38	-4.17	-2.33	30.32	18.42
Norway	GBP	144.70	594.25	0.38	0.00	-9.00	-NA-	-7.97	-4.35	0.03	0.92	0.62	15.81	-NA-	21.19
Spain	GBP	25.48	5,312.26	3.35	0.00	-15.67	-42.07	-31.89	-NA-	5.46	-2.18	-2.62	-2.44	-NA-	-NA-
Ireland	GBP	105.95	1,719.86	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-0.93	-1.65	-1.03	-3.65	-NA-	-NA-
Developed EMEA	GBP	1,830.65	159,435.33	100.00	0.00	-NA-	-NA-	5.06	8.12	5.91	-1.31	0.53	2.67	-NA-	-NA-
Israel	GBP	2,121.62	1,061.29	100.00	0.00	-NA-	-NA-	10.63	15.50	4.14	6.86	7.48	15.38	-NA-	-NA-

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115

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Europe	JPY	2,636.21	25,565,090.26	100.00	0.00	5.02	-1.74	9.05	10.00	-9.70	-1.43	3.49	-6.60	25.70	17.45
Developed Eurozone	JPY	1,872.71	13,533,799.64	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.65	3.11	-NA-	-NA-	-NA-
Europe ex UK	JPY	3,347.54	16,820,276.17	65.79	0.00	6.66	0.22	7.35	8.84	-2.47	-3.67	3.00	-2.64	25.89	17.53
Europe Liquid 40	JPY	1,969.13	20,044,955.82	78.41	0.00	-NA-	-1.92	8.53	9.22	-10.33	-1.65	3.46	-5.92	26.05	17.89
Europe Liquid 40 ex UK	JPY	2,834.49	13,715,494.29	53.65	0.00	-NA-	0.86	7.24	8.55	-2.66	-3.88	3.06	-1.78	26.00	17.86
Europe ex UK Dividend+	JPY	2,653.69	15,772,722.52	61.70	0.00	-NA-	0.98	6.28	7.64	-3.28	-3.96	2.87	-2.68	25.57	17.71
Europe (UK Restricted)	JPY	1,207.78	21,693,336.77	84.86	0.00	-NA-	-1.09	8.55	9.70	-7.33	-2.21	3.32	-5.27	25.60	17.35
Euro Zone Capped	JPY	2,531.26	9,576,061.17	37.46	0.00	-NA-	-NA-	5.63	8.75	-3.64	-3.61	2.61	-3.06	-NA-	17.73
Europe Capped	JPY	2,580.55	24,979,117.96	97.71	0.00	-NA-	-NA-	9.06	10.28	-9.71	-1.38	3.48	-6.61	-NA-	17.40
Europe ex UK Capped	JPY	3,146.12	14,994,358.83	58.65	0.00	-NA-	-NA-	6.87	9.29	-1.81	-3.62	2.84	-2.70	-NA-	17.28
Europe Liquid 40 Capped	JPY	1,899.04	18,290,166.51	71.54	0.00	-NA-	-NA-	8.49	9.66	-10.26	-1.39	3.44	-5.91	-NA-	17.78
Europe Liquid 40 ex UK Capped	JPY	2,572.90	9,262,464.16	36.23	0.00	-NA-	-NA-	6.37	8.79	-2.55	-3.92	2.59	-2.19	-NA-	17.44
Developed Europe Ex UK Dividend+ Net of Tax	JPY	2,653.69	15,772,722.52	61.70	0.00	-NA-	-NA-	6.28	7.64	-3.28	-3.96	2.87	-2.68	-NA-	-NA-
UK	JPY	1,795.39	8,744,814.10	34.21	0.00	2.24	-5.18	11.44	11.01	-21.11	3.15	4.44	-13.47	28.61	19.58
Netherlands	JPY	1,744.99	3,572,131.54	13.97	0.00	2.09	-3.35	-1.24	5.57	-7.78	-3.91	3.90	-3.64	27.06	19.67
France	JPY	4,804.33	2,484,857.45	9.72	0.00	8.77	2.67	5.93	3.17	-8.86	-4.47	-0.15	-2.10	27.51	20.15
Austria	JPY	1,102.24	437,327.05	1.71	0.00	-NA-	-8.40	5.77	15.12	-3.88	-4.24	2.87	-7.30	42.74	22.29
Sweden	JPY	7,622.01	1,874,747.80	7.33	0.00	11.35	7.49	13.26	14.76	6.58	-2.84	3.43	-5.20	31.58	19.93
Germany	JPY	1,141.27	4,768,436.78	18.65	0.00	2.30	-3.51	13.96	17.24	5.64	-3.81	4.95	0.98	32.46	18.68
Switzerland	JPY	3,564.12	1,315,803.11	5.15	0.00	8.13	5.60	5.55	5.72	-4.35	-5.23	1.30	-1.59	20.21	17.12
Belgium	JPY	1,584.69	751,249.23	2.94	0.00	1.72	-0.91	5.53	8.06	2.97	-0.42	4.32	2.77	20.78	15.41
Italy	JPY	1,378.57	123,988.32	0.48	0.00	4.27	-10.86	-2.32	6.29	-11.95	-2.78	3.25	-11.30	40.04	25.96
Finland	JPY	2,915.00	260,667.93	1.02	0.00	4.67	-2.40	-0.51	-3.68	-12.58	-4.46	-1.31	-11.08	33.41	19.77
Norway	JPY	141.60	95,925.62	0.38	0.00	-9.17	-NA-	-4.44	-2.65	-14.73	0.85	3.63	5.44	-NA-	21.28
Spain	JPY	24.93	857,517.29	3.35	0.00	-15.83	-43.57	-29.27	-NA-	-10.10	-2.26	0.29	-11.18	-NA-	-NA-
Ireland	JPY	103.68	277,624.04	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-15.54	-1.73	1.93	-12.28	-NA-	-NA-
Developed EMEA	JPY	1,791.44	25,736,405.82	100.00	0.00	-NA-	-NA-	9.09	10.05	-9.72	-1.38	3.54	-6.53	-NA-	-NA-
Israel	JPY	2,076.17	171,315.55	100.00	0.00	-NA-	-NA-	14.88	17.56	-11.23	6.78	10.69	5.04	-NA-	-NA-

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116

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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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	AUD	2,197.61	318,190.92	100.00	0.00	-NA-	-NA-	10.69	17.05	6.75	6.07	5.18	1.74	-NA-	14.38
Developed Eurozone	AUD	2,452.53	168,445.81	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.68	4.79	-NA-	-NA-	-NA-
Europe ex UK	AUD	2,790.58	209,350.30	65.79	0.00	-NA-	-NA-	8.97	15.82	15.30	3.67	4.68	6.06	-NA-	14.66
Europe Liquid 40	AUD	1,641.51	249,485.64	78.41	0.00	-NA-	-NA-	10.16	16.22	6.01	5.84	5.15	2.48	-NA-	14.92
Europe Liquid 40 ex UK	AUD	2,362.90	170,707.23	53.65	0.00	-NA-	-NA-	8.86	15.51	15.08	3.44	4.74	6.99	-NA-	15.05
Europe ex UK Dividend+	AUD	2,789.78	196,312.12	61.70	0.00	-NA-	-NA-	7.88	14.54	14.35	3.35	4.55	6.01	-NA-	14.97
Europe (UK Restricted)	AUD	1,006.83	270,001.90	84.86	0.00	-NA-	-NA-	10.18	16.74	9.56	5.23	5.01	3.19	-NA-	14.31
Euro Zone Capped	AUD	2,110.12	119,186.58	37.46	0.00	-NA-	-NA-	7.22	15.72	13.92	3.72	4.28	5.60	-NA-	14.41
Europe Capped	AUD	2,151.21	310,897.73	97.71	0.00	-NA-	-NA-	10.69	17.35	6.75	6.12	5.16	1.73	-NA-	14.37
Europe ex UK Capped	AUD	2,622.68	186,624.37	58.65	0.00	-NA-	-NA-	8.47	16.30	16.09	3.71	4.51	5.99	-NA-	14.48
Europe Liquid 40 Capped	AUD	1,583.09	227,645.00	71.54	0.00	-NA-	-NA-	10.12	16.69	6.10	6.11	5.13	2.49	-NA-	14.87
Europe Liquid 40 ex UK Capped	AUD	2,144.83	115,283.46	36.23	0.00	-NA-	-NA-	7.96	15.76	15.21	3.40	4.26	6.55	-NA-	14.70
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,789.78	196,312.12	61.70	0.00	-NA-	-NA-	7.88	14.54	14.35	3.35	4.55	6.01	-NA-	-NA-
UK	AUD	1,496.68	108,840.63	34.21	0.00	-NA-	-NA-	13.11	18.13	-6.73	11.00	6.14	-5.75	-NA-	16.85
Netherlands	AUD	1,454.66	44,459.84	13.97	0.00	-NA-	-NA-	0.25	12.34	9.03	3.40	5.59	4.97	-NA-	16.79
France	AUD	4,004.99	30,927.30	9.72	0.00	-NA-	-NA-	7.52	9.79	7.75	2.80	1.48	6.64	-NA-	16.99
Austria	AUD	918.86	5,443.11	1.71	0.00	-NA-	-NA-	7.36	22.50	13.64	3.05	4.54	0.98	-NA-	19.22
Sweden	AUD	6,353.88	23,333.68	7.33	0.00	-NA-	-NA-	14.97	22.12	26.00	4.55	5.11	3.27	-NA-	17.91
Germany	AUD	951.39	59,349.42	18.65	0.00	-NA-	-NA-	15.67	24.76	24.89	3.51	6.66	9.99	-NA-	15.70
Switzerland	AUD	2,971.13	16,376.89	5.15	0.00	-NA-	-NA-	7.14	12.50	13.08	1.98	2.95	7.20	-NA-	17.82
Belgium	AUD	1,321.03	9,350.28	2.94	0.00	-NA-	-NA-	7.12	14.99	21.73	7.16	6.02	11.94	-NA-	12.43
Italy	AUD	1,149.21	1,543.20	0.48	0.00	-NA-	-NA-	-0.86	13.11	4.10	4.61	4.93	-3.38	-NA-	23.30
Finland	AUD	2,430.01	3,244.35	1.02	0.00	-NA-	-NA-	0.98	2.50	3.36	2.81	0.30	-3.14	-NA-	18.66
Norway	AUD	118.04	1,193.92	0.38	0.00	-NA-	-NA-	-3.00	3.59	0.82	8.52	5.32	14.85	-NA-	19.57
Spain	AUD	20.78	10,672.92	3.35	0.00	-NA-	-NA-	-28.21	-NA-	6.28	5.18	1.92	-3.25	-NA-	-NA-
Ireland	AUD	86.43	3,455.39	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-0.15	5.75	3.59	-4.45	-NA-	-NA-
Developed EMEA	AUD	1,493.38	320,323.17	100.00	0.00	-NA-	-NA-	10.73	17.10	6.74	6.12	5.22	1.82	-NA-	-NA-
Israel	AUD	1,730.74	2,132.25	100.00	0.00	-NA-	-NA-	16.60	25.10	4.95	14.91	12.49	14.42	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vity (%)
Switzerland	CHF	2,053.88	11,795.42	5.15	0.00	7.01	3.62	2.27	3.68	12.79	-0.29	1.37	6.01	13.49	12.62
Sweden	SEK	6,916.57	141,204.07	7.33	0.00	12.60	9.20	13.03	20.03	16.59	1.46	3.90	1.89	25.26	17.43
Norway	NOK	176.03	7,233.58	0.38	0.00	-6.72	-NA-	-1.98	6.08	2.33	3.34	3.84	8.06	49.19	18.22

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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		
		Close Value	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	31-May	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Europe Real Estate **	Local	4,747.93	3.15	9.93	4.72	12.12	15.49	7.06	2.68	2.94	3.37	19.01	13.50
Europe FTSE	Local	309.20	2.31	6.88	3.71	5.77	5.18	-9.28	0.94	0.94	-2.46	15.23	11.69
Europe JP Morgan Bonds	Local	712.41	-NA-	6.11	5.64	6.67	6.12	4.16	0.01	0.01	3.77	4.20	4.33
UK Real Estate **	GBP	3,189.54	3.07	6.19	0.84	11.02	12.40	-4.68	3.68	1.58	-3.54	22.49	14.37
UK FTSE	GBP	1,136.93	3.09	6.21	4.74	4.73	1.90	-7.35	1.35	1.35	1.57	14.09	11.11
UK JP Morgan Bonds	GBP	871.91	-NA-	6.88	6.09	6.48	5.62	5.72	0.93	0.93	5.65	6.31	6.70
Netherlands Real Estate **	EUR	4,112.52	4.28	9.20	4.03	3.27	11.99	6.12	0.04	3.20	4.05	19.86	18.04
Netherlands FTSE	EUR	1,136.84	-NA-	5.49	3.74	8.28	10.99	-7.77	-0.09	-0.09	-0.62	19.41	14.83
Netherlands JP Morgan Bonds	EUR	563.78	-NA-	5.61	5.33	5.71	4.76	3.10	-0.06	-0.06	3.87	4.60	3.99
France Real Estate **	EUR	8,408.03	4.07	14.53	9.57	10.01	10.12	4.65	2.50	0.63	7.74	20.87	18.34
France FTSE	EUR	968.86	1.63	7.37	3.57	6.65	7.83	-9.12	1.50	1.50	-3.45	16.80	14.35
France JP Morgan Bonds	EUR	708.60	-NA-	5.70	5.41	6.03	5.21	2.97	-0.15	-0.15	3.89	4.69	4.29
Sweden Real Estate **	SEK	13,845.98	2.37	16.84	13.69	16.44	23.17	19.63	3.03	4.06	4.44	25.05	17.03
Sweden FTSE	SEK	2,993.02	2.68	10.15	7.26	7.57	8.11	-13.14	1.03	1.03	-2.13	19.23	13.37
Sweden JP Morgan Bonds	SEK	817.23	-NA-	5.89	4.67	4.53	4.22	0.95	-0.12	-0.12	2.87	4.59	3.98
Switzerland Real Estate **	CHF	3,490.26	4.09	10.12	7.61	6.99	8.15	17.52	3.89	1.37	10.46	13.35	12.41
Switzerland FTSE	CHF	809.78	2.49	6.73	3.57	7.65	3.84	-9.04	2.72	2.72	-6.25	13.24	11.69
Germany Real Estate **	EUR	1,664.74	2.49	0.00	1.32	15.96	22.91	20.18	1.58	5.97	8.79	26.30	15.44
Germany FTSE	EUR	683.47	0.87	-13.67	5.85	6.90	6.86	-11.56	0.77	0.77	-6.29	19.37	17.40
Germany JP Morgan Bonds	EUR	513.26	-NA-	8.67	5.05	5.26	4.22	3.02	-0.06	-0.06	3.81	4.42	3.84
Austria Real Estate **	EUR	956.67	2.41	0.00	0.00	7.35	19.94	8.47	0.38	3.17	-0.86	37.62	18.03
Austria FTSE	EUR	442.75	1.05	6.03	-4.37	-3.05	-0.71	-8.71	4.18	4.18	-2.23	26.57	19.10
Austria JP Morgan Bonds	EUR	272.41	-NA-	6.81	5.62	6.23	4.86	2.46	-0.09	-0.09	3.57	4.82	4.17

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

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

Version: May 2016

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

Index Description	Curr	Close Value 31-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 (%)
			31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Italy Real Estate **	EUR	2,020.84	4.01	8.50	-6.06	1.25	12.60	1.17	5.16	6.86	-2.11	33.88	24.61
Italy FTSE	EUR	289.05	1.18	5.85	-2.83	0.50	5.30	-19.88	2.50	2.50	-13.09	20.95	18.91
Italy JP Morgan Bonds	EUR	1,134.33	-NA-	6.79	6.08	8.27	8.48	5.06	-0.68	-0.68	1.92	6.37	4.95
Belgium Real Estate **	EUR	3,805.78	4.11	8.61	7.31	10.82	15.98	18.54	6.66	5.68	12.29	13.99	12.32
Belgium FTSE	EUR	1,380.62	2.30	8.22	5.54	16.43	16.11	-1.21	0.97	0.97	-5.95	19.99	16.14
Belgium JP Morgan Bonds	EUR	688.02	-NA-	5.99	5.82	7.59	6.08	3.24	-0.19	-0.19	4.59	5.27	4.91
Finland Real Estate **	EUR	4,735.43	3.15	8.87	2.32	1.71	1.20	-0.68	-0.89	-2.04	-2.97	27.77	18.39
Finland FTSE	EUR	1,451.08	3.10	10.09	1.85	7.52	14.08	-7.53	-0.81	-0.81	-8.74	22.58	17.10
Finland JP Morgan Bonds	EUR	448.48	-NA-	5.61	5.05	5.14	4.01	2.46	0.09	0.09	3.09	3.81	3.43
Norway Real Estate **	NOK	152.14	2.76	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway FTSE	NOK	1,440.39	2.26	13.54	4.86	5.03	4.39	-9.76	4.46	4.46	-0.08	21.59	12.73
Norway JP Morgan Bonds	NOK	-	-NA-	5.90	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 31-May	Free Float Europe (%) Weight 31-May
Unibail-Rodamco *	Rental	Retail	NL	23,821	11.50
Vonovia SE	Rental	Residential	DE	14,355	6.93
Land Securities *	Rental	Diversified	UK	11,993	5.79
British Land *	Rental	Diversified	UK	9,910	4.79
Deutsche Wohnen	Rental	Residential	DE	9,722	4.70
Klepierre *	Rental	Retail	FR	8,438	4.08
Hammerson *	Rental	Retail	UK	5,937	2.87
Gecina *	Rental	Diversified	FR	5,078	2.45
LEG Immobilien AG	Rental	Residential	DE	5,034	2.43
Swiss Prime Site	Non-Rental	Diversified	CH	4,879	2.36
Derwent London *	Rental	Office	UK	4,287	2.07
SEGRO *	Rental	Industrial	UK	4,246	2.05
INTU Properties	Rental	Retail	UK	3,673	1.77
Great Portland Estates *	Rental	Diversified	UK	3,377	1.63
PSP Swiss Property	Rental	Office	CH	3,347	1.62
Shaftesbury *	Rental	Diversified	UK	3,335	1.61
Capital & Counties Properties	Rental	Retail	UK	3,252	1.57
Merlin Properties Socimi SA	Rental	Office	ES	3,196	1.54
Castellum	Rental	Diversified	SE	3,008	1.45
Fonciere Des Regions *	Rental	Diversified	FR	2,874	1.39
				133,761.21	64.60 (**)

Country Breakdown:

Country Index	Number of Constituents 31-May	Free Float Mkt Cap (EUR m) 31-May	Free Float Europe (%) Weight 31-May
EPRA/NAREIT UK	32	70,828	34.21%
EPRA/NAREIT Netherlands	5	28,932	13.97%
EPRA/NAREIT France	8	20,126	9.72%
EPRA/NAREIT Austria	3	3,542	1.71%
EPRA/NAREIT Sweden	12	15,184	7.33%
EPRA/NAREIT Germany	12	38,622	18.65%
EPRA/NAREIT Switzerland	4	10,657	5.15%
EPRA/NAREIT Belgium	7	6,085	2.94%
EPRA/NAREIT Italy	2	1,004	0.48%
EPRA/NAREIT Finland	3	2,111	1.02%
EPRA/NAREIT Norway	2	777	0.38%
EPRA/NAREIT Europe Index	98	207,063	100.00%
EPRA/NAREIT Ex-UK	66	136,235	65.79%
EPRA/NAREIT Europe Liquid 40	40	162,353	78.41%
EPRA/NAREIT Europe Liquid 40 Ex UK	30	111,088	53.65%

(**) The Top 20 Constituents represent 64.60% of the market capitalisation of the Developed Europe Index.

Version: May 2016

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 31-May	Dividend Return 31-May	Total Return 31-May	
ADO Properties SA	Rental	Residential	DE	12.94	0.00	12.94	▲
Azrieli Group	Non-Rental	Diversified	ISR	10.18	0.00	10.18	▲
Grainger Plc	Non-Rental	Residential	UK	9.70	0.00	9.70	▲
Aedifica	Rental	Diversified	BE	8.70	0.00	8.70	▲
Daejan Holdings	Rental	Diversified	UK	8.19	0.00	8.19	▲
Leasinvest Real Estate *	Rental	Diversified	BE	3.38	4.67	8.05	▲
Deutsche Wohnen	Rental	Residential	DE	7.93	0.00	7.93	▲
DIC Asset	Rental	Diversified	DE	7.47	0.00	7.47	▲
Warehouses De Pauw *	Rental	Industrial	BE	7.43	0.00	7.43	▲
Adler Real Estate AG	Rental	Residential	DE	7.35	0.00	7.35	▲
IGD *	Rental	Retail	IT	2.14	5.04	7.19	▲
Intervest Offices *	Rental	Industrial/Office M	BE	0.02	6.85	6.87	▲
Kungsliden	Rental	Industrial/Office M	SE	6.79	0.00	6.79	▲
TLG Immobilien	Rental	Diversified	DE	6.36	0.00	6.36	▲
Beni Stabili *	Rental	Office	IT	2.63	3.71	6.34	▲
TAG Immobilien	Non-Rental	Residential	DE	5.91	0.00	5.91	▲
Inmobiliaria Colonial S.A.	Rental	Office	ES	5.82	0.00	5.82	▲
Conwert Immobilien	Non-Rental	Diversified	AT	5.57	0.00	5.57	▲
Fastighets AB Balder B *	Rental	Diversified	SE	5.32	0.00	5.32	▲
BUWOG - Bauen und Wohnen GmbH	Non-Rental	Residential	AT	5.28	0.00	5.28	▲

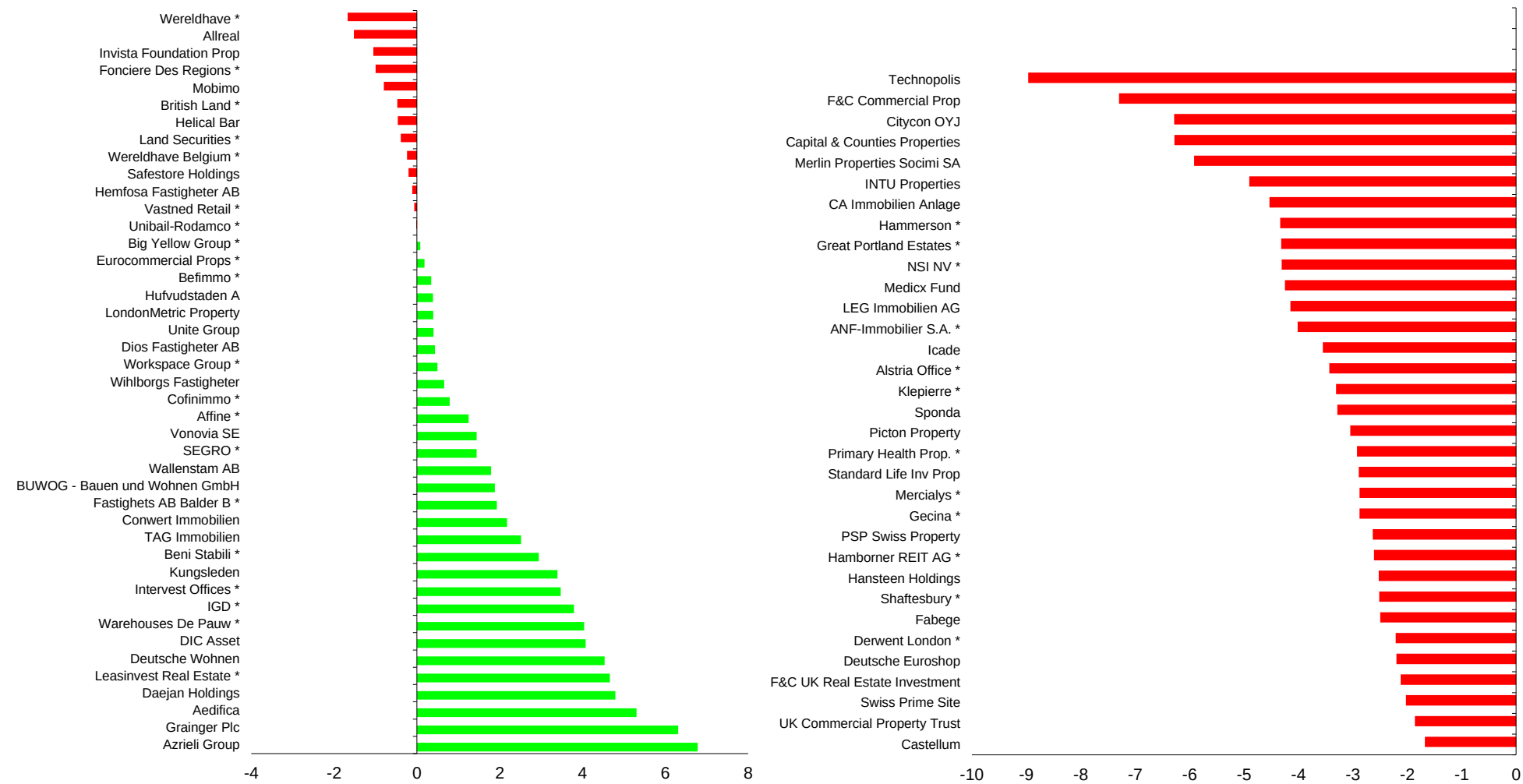
Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 31-May	Dividend Return 31-May	Total Return 31-May	
Icade	Non-Rental	Office	FR	-5.59	5.43	-0.16	▼
Pandox AB	Non-Rental	Lodging/Resorts	SE	-0.37	0.00	-0.37	▼
Target Healthcare REIT	Rental	Health Care	UK	-0.47	0.00	-0.47	▼
ANF-Immobilier S.A. *	Rental	Diversified	FR	-0.62	0.00	-0.62	▼
LEG Immobilien AG	Rental	Residential	DE	-0.75	0.00	-0.75	▼
Medicx Fund	Rental	Health Care	UK	-0.85	0.00	-0.85	▼
NSI NV *	Rental	Diversified	NL	-4.29	3.38	-0.92	▼
Great Portland Estates *	Rental	Diversified	UK	-0.92	0.00	-0.92	▼
Hammerson *	Rental	Retail	UK	-0.94	0.00	-0.94	▼
Assura	Rental	Health Care	UK	-0.97	0.00	-0.97	▼
CA Immobilien Anlage	Rental	Diversified	AT	-4.14	3.00	-1.14	▼
INTU Properties	Rental	Retail	UK	-1.51	0.00	-1.51	▼
Grand City Properties	Rental	Residential	DE	-1.94	0.00	-1.94	▼
Merlin Properties Socimi SA	Rental	Office	ES	-2.52	0.00	-2.52	▼
Capital & Counties Properties	Rental	Retail	UK	-3.17	0.28	-2.89	▼
Citycon OYJ	Rental	Retail	FI	-2.89	0.00	-2.89	▼
Lar Espana Real Estate SOCIMI SA	Rental	Diversified	ES	-3.03	0.00	-3.03	▼
F&C Commercial Prop	Rental	Diversified	UK	-4.28	0.38	-3.90	▼
Redefine International	Rental	Diversified	UK	-3.96	0.00	-3.96	▼
Technopolis	Rental	Office	FI	-5.57	0.00	-5.57	▼

Version: May 2016

122

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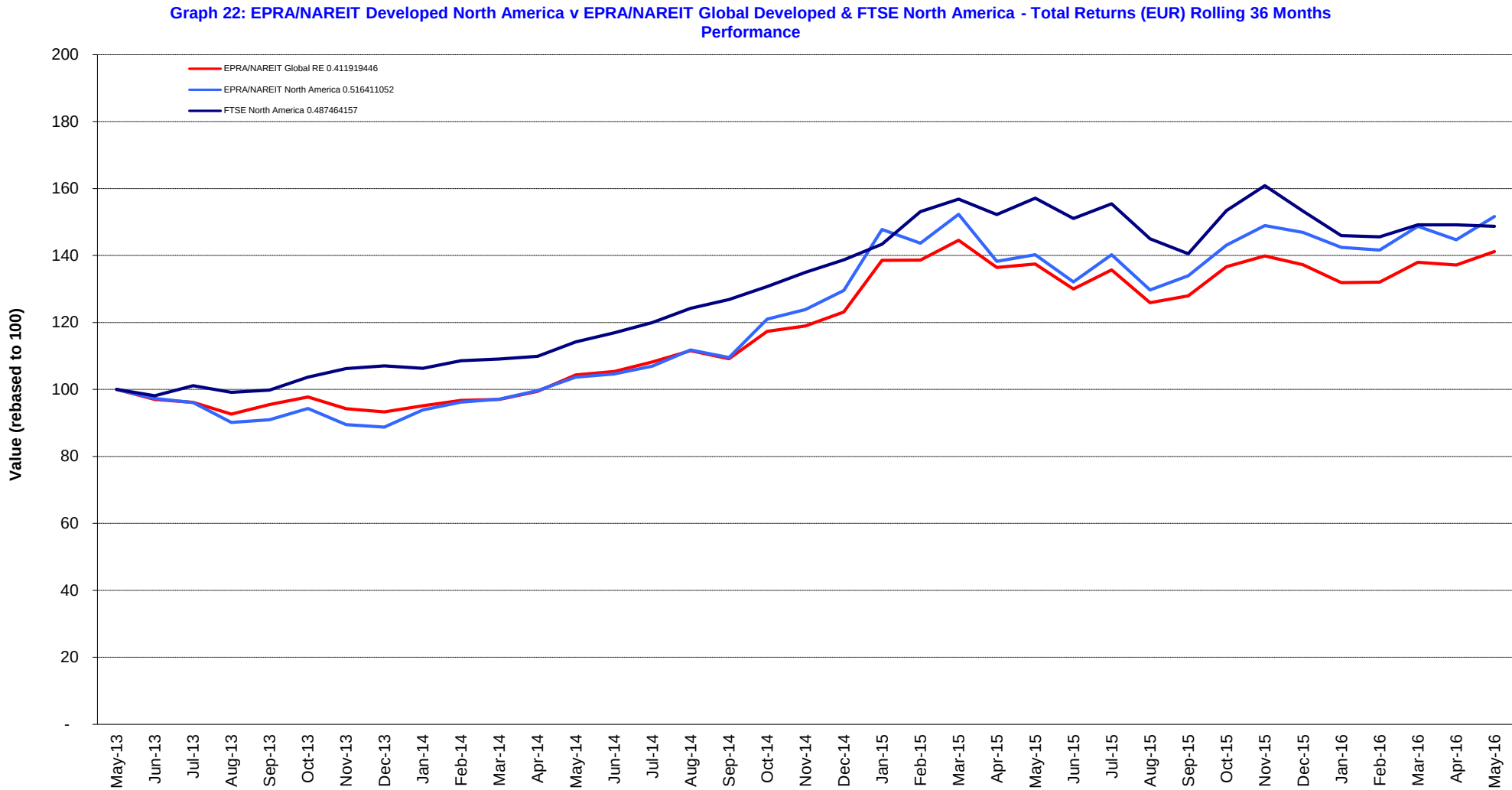


Version: May 2016

Section 3.4

FTSE EPRA/NAREIT Developed North America Index Series

FTSE EPRA/NAREIT Developed North America Index Series



Graph 23: Dividend Yields



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

Ex Date	Description
6 May 2016	Winthrop Realty Trust (USA): Special dividend: USD 2
18 May 2016	Brixmor Property Group (USA): New free float percentage: 70% (was 59%).
18 May 2016	Agree Realty Corp. (USA): New number of shares: 23,262,843
25 May 2016	Hudson Pacific Properties (USA): New number of shares: 100,125,744

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 May 2016	The Macerich Company *	Rental	Retail	USD	0.680	4.19	3-Jun	Quarterly
5 May 2016	First Potomac Realty Trust *	Rental	Industrial/Office Mi:	USD	0.100	15.20	16-May	Quarterly
5 May 2016	HCP *	Rental	Health Care	USD	0.575	0.00	24-May	Dividend
6 May 2016	Alexander's Inc. *	Rental	Diversified	USD	4.000	0.00	20-May	Dividend
6 May 2016	Cedar Realty Trust *	Rental	Retail	USD	0.050	13.25	20-May	Quarterly
6 May 2016	Welltower, Inc. *	Rental	Health Care	USD	0.860	3.92	20-May	Quarterly
6 May 2016	Vornado Realty Trust *	Rental	Diversified	USD	0.630	3.82	20-May	Quarterly
11 May 2016	Cousins Properties *	Rental	Office	USD	0.080	12.66	27-May	Quarterly
12 May 2016	American Campus Communities *	Rental	Residential	USD	0.420	2.87	27-May	Quarterly
12 May 2016	Duke Realty Corp *	Rental	Industrial/Office Mi:	USD	0.180	8.15	31-May	Quarterly
12 May 2016	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	4.84	31-May	Quarterly
12 May 2016	H & R Real Estate *	Rental	Diversified	CAD	0.113	6.79	31-May	Monthly
12 May 2016	Sabra Health Care REIT *	Rental	Health Care	USD	0.420	0.00	31-May	Dividend
13 May 2016	Simon Property Group *	Rental	Retail	USD	1.600	1.82	31-May	Quarterly
16 May 2016	Highwoods Properties *	Rental	Office	USD	0.425	3.49	7-Jun	Quarterly
16 May 2016	Regency Centers *	Rental	Retail	USD	0.500	3.79	1-Jun	Quarterly
18 May 2016	Apartment Investment *	Rental	Residential	USD	0.330	5.63	31-May	Quarterly
19 May 2016	LTC Properties *	Rental	Health Care	USD	0.180	3.35	31-May	Monthly
25 May 2016	Piedmont Office Realty Trust Cl A *	Rental	Office	USD	0.210	0.00	17-Jun	Dividend
26 May 2016	EPR Properties *	Rental	Diversified	USD	0.320	4.71	15-Jun	Quarterly
27 May 2016	Allied Properties REIT *	Rental	Office	CAD	0.125	3.61	15-Jun	Monthly
27 May 2016	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	15-Jun	Dividend
27 May 2016	Boardwalk REIT *	Rental	Residential	CAD	0.188	3.39	15-Jun	Monthly
27 May 2016	Canadian Apartment Props *	Rental	Residential	CAD	0.102	3.56	15-Jun	Monthly
27 May 2016	Crombie Real Estate Investment Trust *	Rental	Retail	CAD	0.074	0.00	15-Jun	Dividend
27 May 2016	Chartwell Retirement Residences	Rental	Health Care	CAD	0.047	5.36	15-Jun	Monthly
27 May 2016	Cominar REIT *	Rental	Diversified	CAD	0.123	8.28	15-Jun	Monthly
27 May 2016	Dream Office REIT *	Rental	Office	CAD	0.125	0.00	15-Jun	Dividend
27 May 2016	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.033	16.00	15-Jun	Monthly
27 May 2016	Killam Apartment REIT *	Rental	Residential	CAD	0.050	0.00	15-Jun	Dividend
27 May 2016	Northview Apartment REIT *	Rental	Residential	CAD	0.136	7.15	15-Jun	Monthly
27 May 2016	Realty Income *	Rental	Retail	USD	0.199	2.55	15-Jun	Dividend
27 May 2016	Pennsylvania Real Estate *	Rental	Retail	USD	0.210	10.81	15-Jun	Quarterly
27 May 2016	Canadian REIT *	Rental	Diversified	CAD	0.153	2.95	14-Jun	Monthly
27 May 2016	Riocan Real Estate *	Rental	Retail	CAD	0.118	4.96	7-Jun	Monthly
27 May 2016	SmartREIT *	Rental	Retail	CAD	0.138	4.49	15-Jun	Monthly

** Based on previous period figures

*** Estimated

Version: May 2016

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 June 2016	Ventas *	Rental	Health Care	USD	0.730	3.09	30-Jun	Quarterly
6 June 2016	Weingarten Realty *	Rental	Retail	USD	0.365	5.58	15-Jun	Quarterly
7 June 2016	DDR Corp. *	Rental	Retail	USD	0.190	13.12	6-Jul	Quarterly
8 June 2016	American Assets Trust Inc. *	Rental	Diversified	USD	0.250	0.00	24-Jun	Dividend
8 June 2016	Forest City Realty Trust Cl. A	Rental	Diversified	USD	0.060	1.05	24-Jun	Dividend
11 June 2016	Diamondrock Hospitality *	Rental	Lodging/Resorts	USD	0.25 ***	8.39	July	Dividend
12 June 2016	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	2.79	July	Quarterly
12 June 2016	Investors Real Estate *	Rental	Diversified	USD	0.1685 ***	10.85	July	Quarterly
12 June 2016	Universal Health Realty *	Rental	Health Care	USD	0.585 ***	5.05	July	Quarterly
13 June 2016	Digital Realty Trust *	Rental	Diversified	USD	0.880	1.32	30-Jun	Quarterly
13 June 2016	Extra Space Storage *	Rental	Self Storage	USD	0.780	1.08	30-Jun	Quarterly
13 June 2016	Parkway Properties *	Rental	Office	USD	0.188	13.04	29-Jun	Quarterly
13 June 2016	Public Storage *	Rental	Self Storage	USD	1.800	0.87	30-Jun	Quarterly
13 June 2016	PS Business Parks *	Rental	Industrial	USD	0.750	1.78	30-Jun	Quarterly
13 June 2016	Retail Opportunity Investments Corp. *	Rental	Retail	USD	0.180	0.00	29-Jun	Dividend
13 June 2016	Washington Real Estate *	Rental	Diversified	USD	0.300	5.80	30-Jun	Quarterly
14 June 2016	Equity One Inc *	Rental	Retail	USD	0.220	4.07	30-Jun	Quarterly
14 June 2016	H & R Real Estate *	Rental	Diversified	CAD	0.113	6.79	30-Jun	Monthly
14 June 2016	Medical Properties Trust *	Rental	Health Care	USD	0.230	0.00	14-Jul	Dividend
16 June 2016	Ramco-Gershenson *	Rental	Retail	USD	0.210	8.99	1-Jul	Quarterly
18 June 2016	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	3.25	July	Quarterly
20 June 2016	Federal Realty Inv *	Rental	Retail	USD	0.940	1.65	15-Jul	Quarterly
20 June 2016	LTC Properties *	Rental	Health Care	USD	0.180	3.35	30-Jun	Monthly
21 June 2016	Getty Realty *	Rental	Retail	USD	0.250	9.25	7-Jul	Quarterly
22 June 2016	Equity Lifestyle Properties *	Rental	Residential	USD	0.425	1.09	8-Jul	Quarterly
25 June 2016	DuPont Fabros Technology *	Rental	Specialty	USD	0.1875 ***	1.33	July	Dividend
26 June 2016	Ashford Hospitality *	Rental	Lodging/Resorts	USD	0.21 ***	12.52	July	Dividend
26 June 2016	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	3.61	July	Monthly
26 June 2016	Boston Properties *	Rental	Office	USD	0.68 ***	2.17	July	Quarterly
26 June 2016	CBL & Associates Props *	Rental	Retail	USD	0.545 ***	20.84	July	Quarterly
26 June 2016	Camden Property Trust *	Rental	Residential	USD	0.7 ***	3.29	July	Quarterly
26 June 2016	Chartwell Retirement Residences	Rental	Health Care	CAD	0.06167 ***	5.36	July	Monthly
26 June 2016	Cominar REIT *	Rental	Diversified	CAD	0.12 ***	8.28	July	Monthly
26 June 2016	Douglas Emmett *	Rental	Office	USD	0.1875 ***	1.66	July	Dividend
26 June 2016	EPR Properties *	Rental	Diversified	USD	0.84 ***	4.71	July	Quarterly
26 June 2016	Extendicare Inc.	Rental	Health Care	CAD	0.0925 ***	12.89	July	Monthly

** Based on previous period figures

*** Estimated

Version: May 2016

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 2016	Winthrop Realty Trust *	Rental	Diversified	USD	0.065 ***	5.30	July	Quarterly
26 June 2016	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.2 ***	4.22	July	Quarterly
26 June 2016	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	5.08	July	Dividend
26 June 2016	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.09375 ***	16.00	July	Monthly
26 June 2016	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.17 ***	7.79	July	Monthly
26 June 2016	Lexington Corporate *	Rental	Diversified	USD	0.33 ***	12.38	July	Quarterly
26 June 2016	Northview Apartment REIT *	Rental	Residential	CAD	0.1233 ***	7.15	July	Monthly
26 June 2016	Canadian REIT *	Rental	Diversified	CAD	0.1133 ***	2.95	July	Monthly
26 June 2016	Riocan Real Estate *	Rental	Retail	CAD	0.1125 ***	4.96	July	Monthly
26 June 2016	SL Green Realty *	Rental	Office	USD	0.7875 ***	2.33	July	Dividend
26 June 2016	SmartREIT *	Rental	Retail	CAD	0.129 ***	4.49	July	Monthly
26 June 2016	Taubman Centers *	Rental	Retail	USD	0.415 ***	2.42	July	Quarterly
27 June 2016	Alexandria Real Estate *	Rental	Office	USD	0.8 ***	3.28	July	Quarterly
27 June 2016	Liberty Property Trust *	Rental	Industrial/Office Mi:	USD	0.625 ***	6.30	July	Quarterly
27 June 2016	Realty Income *	Rental	Retail	USD	0.138 ***	2.55	July	Dividend
28 June 2016	Agree Realty Corp *	Rental	Retail	USD	0.480	4.70	15-Jul	Quarterly
28 June 2016	Acadia Realty Trust *	Rental	Retail	USD	0.250	2.48	15-Jul	Quarterly
28 June 2016	Avalonbay Communities *	Rental	Residential	USD	1.350	1.98	15-Jul	Quarterly
28 June 2016	Boardwalk REIT *	Rental	Residential	CAD	0.188	3.39	15-Jul	Monthly
28 June 2016	Canadian Apartment Props *	Rental	Residential	CAD	0.104	3.56	15-Jul	Monthly
28 June 2016	Chesapeake Lodging Trust *	Rental	Lodging/Resorts	USD	0.400	0.00	15-Jul	Dividend
28 June 2016	Essex Property Trust *	Rental	Residential	USD	1.600	1.80	15-Jul	Quarterly
28 June 2016	First Capital Realty	Rental	Retail	CAD	0.215	0.00	12-Jul	Dividend
28 June 2016	First Industrial Realty *	Rental	Industrial	USD	0.190	9.73	18-Jul	Quarterly
28 June 2016	Kilroy Realty *	Rental	Office	USD	0.375	3.67	13-Jul	Quarterly
28 June 2016	National Health Investors *	Rental	Health Care	USD	0.900	0.00	10-Aug	Dividend
28 June 2016	Corporate Office Props *	Rental	Office	USD	0.275	5.27	15-Jul	Quarterly
28 June 2016	Post Properties *	Rental	Residential	USD	0.470	2.56	15-Jul	Quarterly
28 June 2016	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.050	14.95	15-Jul	Quarterly
29 June 2016	DCT Industrial Trust *	Rental	Industrial	USD	0.290	1.30	13-Jul	Quarterly

** Based on previous period figures

*** Estimated

Version: May 2016

130

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-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-16	May-16	May-16	YTD			Annualised	(%)
Riocan Real Estate *	Rental	Retail	REIT	27.43	5,973	0.49	0.87	5.14	11.15	6.86	6.24	4.81	4.12	4.00	0.55	0.43	0.98	18.27	16.70	15.24	5,218	-NA-
H & R Real Estate *	Rental	Diversified	REIT	21.22	4,035	0.33	0.59	6.36	-NA-	4.42	4.76	3.02	-0.18	2.17	-3.19	0.51	-2.68	8.64	22.44	15.15	3,753	-NA-
SmartREIT *	Rental	Retail	REIT	34.50	2,625	0.22	0.38	4.78	-NA-	7.26	10.40	11.53	24.99	2.49	2.43	0.41	2.84	16.55	22.05	15.86	-NA-	-NA-
Canadian Apartment Props *	Rental	Residential	REIT	30.37	2,610	0.21	0.38	4.02	-NA-	9.41	13.60	11.26	14.96	5.86	1.81	0.34	2.15	15.05	17.64	15.71	2,193	-NA-
Canadian REIT *	Rental	Diversified	REIT	45.68	2,261	0.19	0.33	4.01	10.70	10.10	9.77	5.18	10.14	2.02	3.14	0.34	3.48	10.40	14.87	11.78	1,684	-NA-
Cominar REIT *	Rental	Diversified	REIT	17.05	1,974	0.16	0.29	8.62	-NA-	4.82	1.69	-1.66	2.38	0.55	-1.33	0.71	-0.62	20.07	16.56	13.30	2,008	-NA-
Allied Properties REIT *	Rental	Office	REIT	36.29	1,926	0.16	0.28	4.13	-NA-	10.43	12.62	6.57	4.11	4.49	2.66	0.35	3.01	16.93	18.35	14.27	2,233	-NA-
Chartwell Seniors Housing REIT *	Rental	Health Care	Non-REIT	14.82	1,755	0.14	0.26	3.79	-NA-	4.52	15.18	14.82	39.63	5.77	7.16	0.34	7.50	18.52	24.92	15.43	-NA-	-NA-
Boardwalk REIT *	Rental	Residential	REIT	53.11	1,448	0.12	0.21	4.24	16.44	11.18	6.45	0.48	-3.30	3.27	-1.10	0.35	-0.75	13.87	20.75	15.55	3,627	-NA-
Dream Office REIT *	Rental	Office	REIT	18.88	1,401	0.11	0.20	7.94	-NA-	3.45	-2.27	-9.40	-19.63	-7.81	-9.84	0.60	-9.24	12.65	25.98	20.97	-NA-	-NA-
First Capital Realty	Rental	Retail	Non-REIT	21.02	1,297	0.11	0.19	4.09	-NA-	6.08	8.64	7.15	16.38	1.94	3.50	0.00	3.50	15.72	13.88	13.77	2,535	-NA-
Granite Real Estate *	Rental	Industrial	REIT	39.20	1,263	0.10	0.18	6.21	-NA-	-NA-	-NA-	0.80	-2.87	4.78	4.87	0.00	4.87	3.27	-NA-	15.67	-NA-	-NA-
Artis Real Estate Investment	Rental	Diversified	REIT	13.26	1,230	0.10	0.18	8.14	-NA-	3.29	5.48	0.41	1.92	4.75	-1.04	0.67	-0.37	7.11	26.78	14.83	1,225	-NA-
Milestone Apartments	Rental	Residential	REIT	18.46	888	0.07	0.13	3.90	-NA-	-NA-	-NA-	-NA-	-NA-	11.20	9.04	0.00	9.04	-NA-	-NA-	-NA-	2,287	-NA-
Crombie Real Estate Investment Trust *	Rental	Retail	REIT	14.66	778	0.06	0.11	6.07	-NA-	6.38	8.72	5.24	23.90	5.32	4.86	0.53	5.39	17.43	16.77	10.65	853	-NA-
Pure Industrial Real Estate Trust	Rental	Industrial	REIT	5.11	665	0.05	0.10	6.11	-NA-	-NA-	-NA-	0.73	6.90	7.35	2.20	0.00	2.20	16.93	-NA-	13.05	482	-NA-
Northern Property REIT*	Rental	Residential	REIT	20.68	630	0.05	0.09	7.88	-NA-	5.61	-0.49	-6.18	-7.84	12.16	5.08	0.69	5.77	21.63	18.25	16.88	-NA-	-NA-
Dream Global REIT	Rental	Industrial/Office	REIT	9.06	589	0.05	0.09	8.83	-NA-	-NA-	-NA-	-4.03	-8.21	4.02	2.95	0.00	2.95	4.62	-NA-	15.26	-NA-	-NA-
Extensicare Inc.	Rental	Health Care	Non-REIT	8.61	517	0.04	0.08	5.57	1.32	-1.11	-4.86	6.49	18.60	-8.50	-6.92	0.00	-6.92	-10.78	36.56	27.22	-NA-	-NA-
Innvest REIT *	Rental	Lodging/Resorts	REIT	6.64	457	0.04	0.07	6.02	-NA-	0.56	4.15	18.04	28.46	28.23	21.61	0.61	22.22	32.68	30.94	22.43	-NA-	-NA-
Killam Properties	Rental	Residential	REIT	11.90	440	0.04	0.06	5.04	-NA-	3.49	6.30	4.14	20.19	2.48	1.10	0.42	1.53	15.60	19.37	13.35	-NA-	-NA-
Canada Total					34,763	2.85	5.07	5.49														
Simon Property Group *	Rental	Retail	REIT	197.64	55,175	4.53	8.04	3.24	13.10	12.59	14.81	10.78	12.45	-4.07	-1.75	0.80	-0.96	3.29	29.56	16.77	67,033	-NA-
Public Storage *	Rental	Self Storage	REIT	253.71	33,050	2.71	4.82	2.68	14.39	15.20	18.92	21.60	34.60	-8.02	3.64	0.00	3.64	3.11	23.46	18.72	45,765	-NA-
Equity Residential Props *	Rental	Residential	REIT	69.21	22,403	1.84	3.27	2.91	10.62	8.44	7.52	14.55	7.59	-7.76	1.67	0.00	1.67	-4.28	26.08	17.94	34,210	-NA-
Prologis *	Rental	Industrial	REIT	47.53	22,374	1.84	3.26	3.53	-NA-	1.12	5.14	5.65	20.06	7.58	4.67	0.00	4.67	10.74	35.58	19.96	-NA-	-NA-
Avalonbay Communities *	Rental	Residential	REIT	179.88	22,117	1.81	3.22	3.00	12.07	7.84	8.80	13.75	11.10	-5.43	1.75	0.00	1.75	-1.57	25.85	16.82	32,374	-NA-
Welltower, Inc.	Rental	Health Care	REIT	68.91	21,983	1.80	3.20	4.99	8.93	10.90	9.29	4.22	1.70	0.62	-0.73	1.24	0.50	3.82	21.84	20.87	-NA-	-NA-
Ventas *	Rental	Health Care	REIT	66.33	20,024	1.64	2.92	4.40	9.21	12.25	10.34	6.70	18.97	5.35	6.78	0.00	6.78	18.84	31.74	21.68	42,552	-NA-
Boston Properties *	Rental	Office	REIT	125.63	17,312	1.42	2.52	2.07	-NA-	7.84	6.43	10.34	-0.41	-1.14	-2.51	0.00	-2.51	-0.99	27.16	16.46	22,578	-NA-

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Free Float		Free Float		Free Float		Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vlt	36M Vlt	Turnover 3 month Annualised USD (m)	Annual Velocity (%)																
				Local	Float	Global	Nth Am	Total	Total																Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
				Price	EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)																Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)
				31-May	31-May	31-May	31-May	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	May-16	YTD	Vlty (%)	Vlty (%)																			
Vornado Realty Trust *	Rental	Diversified	REIT	95.52	14,539	1.19	2.12	2.64	11.61	4.83	4.49	12.44	-1.85	1.82	-0.22	0.66	0.44	-3.18	30.45	17.72			18,321	-NA-																
HCP *	Rental	Health Care	REIT	32.87	13,731	1.13	2.00	7.00	7.11	6.65	2.52	-6.31	-9.22	2.66	-2.84	1.70	-1.14	-11.04	30.36	21.40			32,848	-NA-																
Realty Income *	Rental	Retail	REIT	60.09	13,473	1.11	1.96	3.97	11.36	13.64	14.90	13.71	36.97	-3.23	1.50	0.34	1.84	18.31	22.45	23.29			27,890	-NA-																
Essex Property Trust *	Rental	Residential	REIT	227.23	13,390	1.10	1.95	2.82	14.27	9.87	12.98	15.90	4.73	-2.84	3.08	0.00	3.08	-4.42	24.30	19.91			23,892	-NA-																
Digital Realty Trust *	Rental	Diversified	REIT	95.45	12,548	1.03	1.83	3.69	-NA-	16.81	12.41	20.37	49.73	7.87	8.49	0.00	8.49	27.39	25.59	22.12			44,019	-NA-																
General Growth Properties	Rental	Retail	REIT	26.87	12,158	1.00	1.77	2.83	8.27	-1.05	13.16	12.15	-2.58	-8.98	-4.14	0.00	-4.14	-0.55	94.87	21.51			25,269	-NA-																
The Macerich Company *	Rental	Retail	REIT	76.32	10,828	0.89	1.58	3.56	9.83	5.04	11.06	10.34	0.16	-2.83	0.32	0.89	1.21	-3.73	69.57	17.27			24,630	-NA-																
Host Hotels & Resorts *	Rental	Lodging/Resorts	REIT	15.40	10,460	0.86	1.52	5.19	2.92	0.01	0.71	-0.18	-18.67	-7.78	-2.65	0.00	-2.65	1.69	44.89	20.12			38,128	-NA-																
Kimco Realty *	Rental	Retail	REIT	28.18	10,405	0.85	1.52	3.62	8.69	0.85	10.92	12.11	21.76	-1.20	0.21	0.00	0.21	7.46	39.49	20.92			19,436	-NA-																
Federal Realty Inv *	Rental	Retail	REIT	153.19	9,745	0.80	1.42	2.45	11.83	10.30	14.16	15.08	16.67	-1.83	0.73	0.00	0.73	5.50	22.92	15.81			14,159	-NA-																
Extra Space Storage *	Rental	Self Storage	REIT	92.97	9,692	0.80	1.41	2.54	-NA-	21.36	35.88	33.33	36.13	-0.52	9.44	0.00	9.44	6.07	29.57	21.43			22,623	-NA-																
SL Green Realty *	Rental	Office	REIT	101.36	9,067	0.74	1.32	2.84	-NA-	1.85	4.15	7.63	-12.35	4.62	-3.54	0.00	-3.54	-9.65	45.97	20.78			22,028	-NA-																
UDR Inc. *	Rental	Residential	REIT	36.03	8,480	0.70	1.24	3.28	7.45	6.32	9.44	17.15	14.12	-5.72	3.18	0.00	3.18	-2.58	28.74	18.83			23,088	-NA-																
VEREIT *	Rental	Diversified	REIT	9.59	7,797	0.64	1.14	4.30	-NA-	-NA-	-NA-	-NA-	8.12	8.12	8.00	0.00	8.00	21.09	-NA-	-NA-			-NA-	-NA-																
Duke Realty Corp *	Rental	Industrial/Office	REIT	23.67	7,336	0.60	1.07	3.04	6.36	0.06	12.58	15.94	25.88	5.81	8.23	0.82	9.05	14.32	41.02	20.41			14,682	-NA-																
Mid-America Apartment *	Rental	Residential	REIT	102.99	6,962	0.57	1.01	3.18	9.41	9.88	11.34	18.12	38.98	1.57	7.61	0.00	7.61	15.22	24.76	19.52			13,419	-NA-																
Regency Centers *	Rental	Retail	REIT	76.60	6,716	0.55	0.98	2.61	9.54	4.68	13.07	16.64	24.44	3.01	3.93	0.68	4.61	13.92	31.01	18.88			11,976	-NA-																
Camden Property Trust *	Rental	Residential	REIT	85.21	6,613	0.54	0.96	3.52	9.14	4.41	8.86	10.70	17.44	1.33	5.55	0.00	5.55	11.99	30.25	19.75			12,993	-NA-																
Alexandria Real Estate *	Rental	Office	REIT	96.90	6,387	0.52	0.93	3.30	-NA-	3.88	6.00	15.80	7.85	6.61	4.25	0.00	4.25	8.12	33.75	20.31			13,056	-NA-																
Apartment Investment *	Rental	Residential	REIT	42.65	5,987	0.49	0.87	3.09	8.46	4.81	12.06	14.77	15.77	2.77	6.47	0.82	7.29	8.19	37.75	18.83			10,452	-NA-																
National Retail Properties *	Rental	Retail	REIT	45.33	5,743	0.47	0.84	3.84	8.88	12.16	15.72	11.98	25.49	-0.94	3.59	0.00	3.59	15.36	24.19	21.55			11,395	-NA-																
American Campus Communities *	Rental	Residential	REIT	47.02	5,503	0.45	0.80	3.57	-NA-	9.85	8.84	7.88	24.69	0.74	5.07	0.94	6.01	15.72	22.36	18.68			11,699	-NA-																
Kilroy Realty *	Rental	Office	REIT	63.15	5,231	0.43	0.76	2.22	-NA-	1.94	11.17	8.53	-6.54	2.07	-2.56	0.00	-2.56	0.35	28.71	19.64			9,242	-NA-																
Gaming & Leisure Properties	Rental	Diversified	REIT	32.91	5,127	0.42	0.75	6.81	-NA-	-NA-	-NA-	-NA-	-10.08	6.44	0.37	0.00	0.37	18.38	-NA-	-NA-			19,595	-NA-																
W. P. Carey Inc.	Rental	Diversified	REIT	64.11	5,062	0.42	0.74	6.08	-NA-	9.46	10.87	-1.76	0.66	3.00	4.94	0.00	4.94	8.66	22.45	16.55			4,526	-NA-																
Equity Lifestyle Properties *	Rental	Residential	REIT	73.30	5,027	0.41	0.73	2.32	12.46	14.74	22.56	26.36	36.61	0.78	7.02	0.00	7.02	10.58	21.39	18.78			7,862	-NA-																
CubeSmart *	Rental	Self Storage	REIT	31.84	5,026	0.41	0.73	2.64	-NA-	8.71	24.85	29.10	36.95	-4.38	7.53	0.00	7.53	4.67	45.48	22.43			10,563	-NA-																
Liberty Property Trust *	Rental	Industrial/Office	REIT	37.32	4,954	0.41	0.72	5.09	6.59	1.94	3.36	-1.53	6.81	11.54	6.93	0.00	6.93	20.19	28.98	22.39			8,924	-NA-																
Forest City Enterprises	Rental	Diversified	Non-REIT	22.81	4,815	0.40	0.70	0.26	9.10	-6.14	3.70	7.01	-0.30	8.16	9.77	0.00	9.77	4.84	62.49	21.25			-NA-	-NA-																
Omega Healthcare Investors *	Rental	Health Care	REIT	31.92	4,773	0.39	0.70	7.27	4.04	14.32	14.03	5.11	-6.74	-9.58	-5.48	0.00	-5.48	-7.12	24.95	22.83			9,869	-NA-																
Developers Diversified *	Rental	Retail	REIT	17.21	4,720	0.39	0.69	4.42	5.98	-4.68	6.73	3.34	5.90	-3.26	-1.66	0.00	-1.66	3.33	51.51	16.87			-NA-	-NA-																
Brixmor Property Group	Rental	Retail	REIT	25.25	4,708	0.39	0.69	3.88	-NA-	-NA-	-NA-	-NA-	1.90	-1.44	0.00	0.00	0.00	-2.21	-NA-	-NA-			9,822	-NA-																

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-May	Mkt Cap	Global	Nth Am	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)		- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD			Annualised	(%)
Spirit Realty Capital *	Rental	Retail	REIT	11.45	4,329	0.36	0.63	6.11	-NA-	-NA-	-NA-	2.81	6.12	1.78	0.17	0.00	0.17	14.27	-NA-	20.24	-NA-	-NA-
Douglas Emmett	Rental	Office	REIT	33.89	4,171	0.34	0.61	2.60	-NA-	-NA-	12.39	12.75	18.28	12.55	4.44	0.00	4.44	9.40	-NA-	19.07	8,852	-NA-
Highwoods Properties *	Rental	Office	REIT	48.66	4,167	0.34	0.61	3.49	5.49	7.72	9.48	13.56	20.05	2.67	4.13	0.91	5.04	13.56	26.70	18.47	7,460	-NA-
Entertainment Props *	Rental	Diversified	REIT	71.28	4,039	0.33	0.59	5.39	-NA-	9.53	12.52	15.71	30.05	7.96	8.20	0.49	8.68	24.69	35.33	18.90	-NA-	-NA-
Senior Housing Prop *	Rental	Health Care	REIT	18.68	3,983	0.33	0.58	8.35	-NA-	6.97	2.01	-3.01	2.12	6.60	6.26	0.00	6.26	31.13	27.32	20.77	8,724	-NA-
Sovran Self Storage *	Rental	Self Storage	REIT	108.27	3,794	0.31	0.55	3.51	9.32	10.86	23.53	21.74	22.54	-7.40	1.93	0.00	1.93	2.57	27.90	22.03	10,909	-NA-
Weingarten Realty *	Rental	Retail	REIT	37.63	3,769	0.31	0.55	3.88	7.29	3.46	10.84	9.81	15.71	0.29	1.92	0.00	1.92	9.88	39.41	19.68	5,867	-NA-
Taubman Centers *	Rental	Retail	REIT	68.57	3,710	0.30	0.54	3.47	12.14	9.12	6.84	-0.08	-4.28	-3.73	-1.27	0.00	-1.27	-9.85	31.68	18.86	7,650	-NA-
Healthcare Trust Of America Inc *	Rental	Health Care	REIT	30.18	3,538	0.29	0.52	3.91	-NA-	-NA-	-NA-	9.51	21.74	2.58	4.47	0.00	4.47	11.90	-NA-	19.18	-NA-	-NA-
Sun Communities *	Rental	Residential	REIT	69.83	3,510	0.29	0.51	3.72	7.69	11.42	15.88	16.11	14.77	-2.49	2.89	0.00	2.89	2.85	32.88	19.71	9,765	-NA-
Hospitality Properties *	Rental	Lodging/Resorts	REIT	25.60	3,484	0.29	0.51	7.97	5.57	1.17	7.50	2.84	-7.84	-1.69	0.04	0.00	0.04	1.76	31.83	20.34	5,501	-NA-
DCT Industrial Trust *	Rental	Industrial	REIT	43.13	3,412	0.28	0.50	2.69	-NA-	-NA-	15.28	15.54	35.34	9.27	6.84	0.00	6.84	16.19	-NA-	20.56	-NA-	-NA-
Retail Properties of America *	Rental	Retail	REIT	15.85	3,368	0.28	0.49	4.18	-NA-	-NA-	-NA-	1.27	5.67	0.00	-0.88	0.00	-0.88	7.31	-NA-	17.48	-NA-	-NA-
Chambers Street Properties *	Rental	Industrial/Office	REIT	8.93	3,363	0.28	0.49	4.93	-NA-	-NA-	-NA-	-NA-	17.19	5.68	5.43	0.00	5.43	15.67	-NA-	-NA-	-NA-	-NA-
Equity Commonwealth REIT *	Rental	Office	REIT	28.89	3,279	0.27	0.48	3.46	-0.95	-1.85	4.73	13.19	12.19	2.37	3.51	0.00	3.51	4.18	37.98	17.91	-NA-	-NA-
Store Capital REIT	Rental	Retail	REIT	25.53	3,198	0.26	0.47	4.23	-NA-	-NA-	-NA-	-NA-	-NA-	-1.35	-0.55	0.00	-0.55	10.04	-NA-	-NA-	-NA-	-NA-
American Homes 4 Rent *	Rental	Residential	REIT	18.34	3,153	0.26	0.46	1.09	-NA-	-NA-	-NA-	-NA-	9.89	15.35	15.93	0.00	15.93	10.08	-NA-	-NA-	8,242	-NA-
Medical Properties Trust	Rental	Health Care	REIT	14.70	3,141	0.26	0.46	5.99	-NA-	2.55	4.74	1.64	14.90	13.25	10.44	0.00	10.44	29.63	34.92	25.14	8,577	-NA-
Tanger Factory *	Rental	Retail	REIT	35.22	3,032	0.25	0.44	3.69	12.11	12.09	8.06	3.99	9.56	-2.32	0.40	0.00	0.40	9.57	19.19	17.24	6,368	-NA-
Post Properties *	Rental	Residential	REIT	60.57	2,949	0.24	0.43	3.10	5.55	5.64	9.92	11.19	9.77	1.39	5.60	0.00	5.60	3.18	29.83	14.25	7,196	-NA-
Healthcare Realty Trust *	Rental	Health Care	REIT	31.79	2,919	0.24	0.43	3.77	6.40	4.98	11.23	9.66	38.50	3.88	4.99	0.99	5.98	14.37	26.87	19.09	7,214	-NA-
DuPont Fabros Technology *	Rental	Specialty	REIT	42.31	2,791	0.23	0.41	4.44	-NA-	-NA-	14.64	27.72	36.76	4.39	6.25	0.00	6.25	34.57	-NA-	26.73	9,148	-NA-
Apple Hospitality REIT	Rental	Lodging/Resorts	REIT	18.23	2,729	0.22	0.40	6.58	-NA-	-NA-	-NA-	-NA-	-NA-	-7.98	-3.70	0.00	-3.70	-8.71	-NA-	-NA-	-NA-	-NA-
Piedmont Office Realty Trust Cl A	Rental	Office	REIT	20.05	2,621	0.22	0.38	4.19	-NA-	-NA-	3.26	5.52	21.52	-0.25	0.70	1.05	1.76	8.42	-NA-	17.21	3,534	-NA-
Brandywine Realty Trust *	Rental	Office	REIT	15.79	2,485	0.20	0.36	3.80	4.48	-1.66	8.05	7.50	16.41	12.54	5.62	0.00	5.62	17.79	55.20	21.53	5,660	-NA-
First Industrial Realty *	Rental	Industrial	REIT	24.76	2,446	0.20	0.36	3.07	4.65	-0.93	15.90	15.80	29.84	8.88	7.93	0.00	7.93	12.74	48.82	22.29	10,134	-NA-
Education Realty Trust *	Rental	Residential	REIT	42.79	2,430	0.20	0.35	3.46	-NA-	1.56	12.17	13.33	34.40	3.75	7.59	0.00	7.59	14.92	32.02	17.76	-NA-	-NA-
Equity One Inc *	Rental	Retail	REIT	29.46	2,424	0.20	0.35	2.99	-NA-	5.94	11.69	11.48	22.44	2.79	4.10	0.00	4.10	9.32	24.65	18.37	5,862	-NA-
LaSalle Hotel Properties *	Rental	Lodging/Resorts	REIT	23.11	2,342	0.19	0.34	7.79	-NA-	-1.94	0.62	1.77	-31.68	-8.69	-3.31	0.00	-3.31	-6.36	50.06	20.50	8,508	-NA-
RLJ Lodging Trust *	Rental	Lodging/Resorts	REIT	20.49	2,314	0.19	0.34	6.44	-NA-	-NA-	-NA-	1.09	-27.85	-10.45	-2.75	0.00	-2.75	-3.74	-NA-	21.87	5,070	-NA-
Physicians Realty Trust	Rental	Health Care	REIT	18.99	2,298	0.19	0.33	4.74	-NA-	-NA-	-NA-	-NA-	18.24	2.21	4.74	0.00	4.74	12.63	-NA-	-NA-	7,938	-NA-
Corporate Office Props *	Rental	Office	REIT	27.03	2,295	0.19	0.33	4.07	11.73	0.20	-1.28	4.75	9.58	3.01	5.26	0.00	5.26	25.08	25.31	20.22	3,753	-NA-

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
				Price	Float	Float	Float															
				31-May	Mkt Cap	Global	Nth Am	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)	3 month	Velocity
					EUR (m)	Wght (%)	Wght (%)	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD			Annualised	(%)
Columbia Property Trust Inc	Rental	Office	REIT	20.62	2,287	0.19	0.33	5.82	-NA-	-NA-	-NA-	-NA-	-20.69	-6.23	-7.53	0.00	-7.53	-12.18	-NA-	-NA-	2,913	-NA-
Sunstone Hotel Investors *	Rental	Lodging/Resorts	REIT	12.04	2,257	0.19	0.33	1.66	-NA-	-3.32	6.68	5.22	-12.03	-14.00	-6.01	0.00	-6.01	-3.20	53.57	18.43	6,425	-NA-
National Health Inv *	Rental	Health Care	REIT	69.83	2,216	0.18	0.32	5.16	6.19	13.15	12.69	8.79	10.80	4.98	2.56	0.00	2.56	16.20	23.71	22.41	4,196	-NA-
Urban Edge Properties	Rental	Retail	REIT	26.85	2,154	0.18	0.31	2.98	-NA-	-NA-	-NA-	-NA-	24.31	3.91	3.51	0.00	3.51	14.50	-NA-	-NA-	1,434	-NA-
Ryman Hospitality Properties	Rental	Lodging/Resorts	REIT	49.06	2,146	0.18	0.31	6.11	-NA-	-NA-	-NA-	8.64	-10.98	-4.70	-4.79	0.00	-4.79	-5.00	-NA-	21.28	3,220	-NA-
Acadia Realty Trust *	Rental	Retail	REIT	39.00	2,146	0.18	0.31	2.95	8.14	7.74	13.59	13.16	13.29	-3.50	0.59	0.00	0.59	3.02	25.97	20.41	3,524	-NA-
Paramount Group	Rental	Office	REIT	16.38	2,120	0.17	0.31	2.32	-NA-	-NA-	-NA-	-NA-	-10.69	2.70	-1.92	0.00	-1.92	-9.50	-NA-	-NA-	4,025	-NA-
QTS Realty Trust	Rental	Diversified	REIT	51.67	2,099	0.17	0.31	2.79	-NA-	-NA-	-NA-	-NA-	38.79	9.05	6.71	0.00	6.71	14.54	-NA-	-NA-	6,189	-NA-
Mack-Cali Realty *	Rental	Office	REIT	26.24	2,097	0.17	0.31	2.29	5.59	0.10	-1.83	2.62	58.82	12.30	2.66	0.00	2.66	13.66	31.58	25.06	4,046	-NA-
Hudson Pacific Properties	Rental	Office	REIT	28.11	2,073	0.17	0.30	2.85	-NA-	-NA-	-NA-	9.19	-7.81	-2.80	-3.90	0.00	-3.90	-0.11	-NA-	19.46	-NA-	-NA-
Lexington Corporate *	Rental	Diversified	REIT	9.45	2,003	0.16	0.29	7.20	6.28	1.26	6.05	-2.67	10.35	9.88	7.63	0.00	7.63	20.25	40.46	20.77	2,811	-NA-
Cousins Properties *	Rental	Office	REIT	10.74	1,999	0.16	0.29	2.98	5.73	-4.01	6.55	4.23	14.61	4.24	3.77	0.77	4.54	15.59	35.01	21.09	5,955	-NA-
Kite Realty Group Trust *	Rental	Retail	REIT	26.87	1,982	0.16	0.29	4.28	-NA-	-5.84	8.08	6.19	3.42	-1.99	-1.32	0.00	-1.32	5.78	39.22	18.31	-NA-	-NA-
Care Capital Properties	Rental	Health Care	REIT	25.99	1,953	0.16	0.28	6.58	-NA-	-NA-	-NA-	-NA-	-NA-	-3.17	-2.55	0.00	-2.55	-14.98	-NA-	-NA-	3,997	-NA-
Eastgroup Properties *	Rental	Industrial	REIT	64.03	1,858	0.15	0.27	3.75	10.15	6.84	10.00	6.69	19.36	6.06	7.16	0.00	7.16	16.22	23.87	19.52	2,795	-NA-
Washington Real Estate *	Rental	Diversified	REIT	29.63	1,814	0.15	0.26	4.05	6.51	2.59	1.17	6.42	23.07	1.44	3.35	0.00	3.35	10.61	24.10	19.53	3,398	-NA-
Retail Opportunity Investment Corp. *	Rental	Retail	REIT	20.22	1,794	0.15	0.26	3.56	-NA-	-NA-	16.21	16.73	28.05	0.50	2.80	0.00	2.80	13.97	-NA-	18.03	-NA-	-NA-
PS Business Parks *	Rental	Industrial	REIT	98.73	1,791	0.15	0.26	3.04	10.45	8.60	14.44	12.68	38.41	-1.77	3.10	0.00	3.10	13.78	22.58	17.11	3,342	-NA-
WP Glimcher *	Rental	Retail	REIT	10.22	1,689	0.14	0.25	9.78	-NA-	-NA-	-NA-	-NA-	-27.36	7.69	-2.57	0.00	-2.57	-3.68	-NA-	-NA-	-NA-	-NA-
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	REIT	25.22	1,628	0.13	0.24	6.03	-NA-	-NA-	8.90	2.76	-38.13	-13.24	-8.76	0.00	-8.76	-8.64	-NA-	22.46	5,300	-NA-
Empire State Realty Trust *	Rental	Office	REIT	18.95	1,627	0.13	0.24	1.79	-NA-	-NA-	-NA-	-NA-	4.81	8.10	2.38	0.00	2.38	4.87	-NA-	-NA-	-NA-	-NA-
Xenia Hotels & Resorts Inc	Rental	Lodging/Resorts	REIT	16.12	1,617	0.13	0.24	6.82	-NA-	-NA-	-NA-	-NA-	-28.55	3.20	4.81	0.00	4.81	5.15	-NA-	-NA-	1,883	-NA-
Diamondrock Hospitality *	Rental	Lodging/Resorts	REIT	8.94	1,612	0.13	0.23	5.59	-NA-	-0.97	-0.93	2.80	-28.32	-11.66	0.34	0.00	0.34	-6.06	41.54	22.99	4,792	-NA-
LTC Properties *	Rental	Health Care	REIT	46.62	1,572	0.13	0.23	4.63	8.16	11.32	13.80	8.24	15.80	3.85	0.50	0.39	0.88	10.15	23.15	18.67	2,571	-NA-
Monogram Residential Trust Inc	Rental	Residential	REIT	10.14	1,538	0.13	0.22	2.96	-NA-	-NA-	-NA-	-NA-	-NA-	2.84	0.10	0.00	0.10	-NA-	-NA-	-NA-	3,038	-NA-
Select Income REIT *	Rental	Industrial/Office	REIT	24.63	1,502	0.12	0.22	8.12	-NA-	-NA-	-NA-	-NA-	6.22	6.85	6.39	0.00	6.39	24.27	-NA-	-NA-	2,143	-NA-
CBL & Associates Props *	Rental	Retail	REIT	9.62	1,468	0.12	0.21	11.02	5.48	-4.44	-5.30	-17.49	-39.49	-19.16	-17.64	0.00	-17.64	-20.09	89.78	22.32	4,624	-NA-
American Assets Trust Inc.	Rental	Diversified	REIT	40.01	1,403	0.12	0.20	2.50	-NA-	-NA-	14.78	10.10	4.13	0.23	0.86	0.00	0.86	4.98	-NA-	19.72	1,613	-NA-
New York REIT Inc. *	Rental	Office	REIT	9.13	1,340	0.11	0.20	5.04	-NA-	-NA-	-NA-	-NA-	-1.51	-9.60	-7.12	0.00	-7.12	-20.61	-NA-	-NA-	1,935	-NA-
STAG Industrial	Rental	Industrial	REIT	21.35	1,306	0.11	0.19	6.51	-NA-	-NA-	-NA-	-0.99	0.23	4.86	6.96	0.00	6.96	15.72	-NA-	24.91	-NA-	-NA-
Chesapeake Lodging Trust *	Rental	Lodging/Resorts	REIT	23.84	1,277	0.10	0.19	6.71	-NA-	-NA-	12.17	7.48	-18.28	-9.90	-3.21	0.00	-3.21	-3.66	-NA-	20.19	1,918	-NA-
Ramco-Gershenson *	Rental	Retail	REIT	18.01	1,268	0.10	0.18	4.66	5.21	0.94	10.73	9.61	9.41	-0.11	1.69	0.00	1.69	9.69	43.38	16.26	1,968	-NA-

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free	Free	Free	Div Yld (%) 31-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-16	Dividend Rtn (%) May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover	Annual Velocity (%)
					Float	Float	Float														3 month	
					Mkt Cap EUR (m) 31-May	Wght (%) 31-May	Nth Am Wght (%) 31-May														Annualised USD (m)	
Pennsylvania Real Estate *	Rental	Retail	REIT	21.10	1,258	0.10	0.18	3.98	4.96	-1.40	7.50	5.48	-1.70	-2.47	-8.02	0.92	-7.11	-1.60	60.27	21.04	3,315	-NA-
Parkway Properties *	Rental	Office	REIT	17.45	1,254	0.10	0.18	4.30	5.90	-2.82	2.29	4.87	5.87	11.43	6.08	0.00	6.08	12.84	38.44	21.98	3,943	-NA-
Government Properties *	Rental	Office	REIT	19.60	1,252	0.10	0.18	8.78	-NA-	-NA-	-5.28	-6.00	3.45	12.21	3.59	0.00	3.59	26.21	-NA-	21.23	3,614	-NA-
Sabra Health Care REIT *	Rental	Health Care	REIT	20.94	1,225	0.10	0.18	8.02	-NA-	6.16	9.04	-2.37	-14.75	6.32	-0.71	1.99	1.28	7.61	34.77	26.28	2,409	-NA-
Starwood Waypoint Residential Trust	Rental	Diversified	REIT	27.22	1,207	0.10	0.18	3.23	-NA-	-NA-	-NA-	-NA-	7.93	9.98	11.69	0.00	11.69	20.23	-NA-	-NA-	-NA-	-NA-
Rexford Industrial Realty	Rental	Industrial	REIT	19.90	1,133	0.09	0.17	2.71	-NA-	-NA-	-NA-	-NA-	36.39	9.58	6.02	0.00	6.02	21.64	-NA-	-NA-	2,457	-NA-
Terreno Realty	Rental	Industrial	REIT	23.94	916	0.08	0.13	3.01	-NA-	-NA-	-NA-	-NA-	17.64	2.09	5.14	0.00	5.14	5.84	-NA-	-NA-	1,109	-NA-
Franklin Street Properties	Rental	Office	REIT	11.41	904	0.07	0.13	6.66	-NA-	-2.94	2.13	0.17	4.82	9.33	7.44	0.00	7.44	13.91	26.63	17.97	776	-NA-
Summit Hotel Properties	Rental	Lodging/Resorts	REIT	11.70	874	0.07	0.13	4.53	-NA-	-NA-	-NA-	5.83	-12.43	-2.26	2.63	0.00	2.63	-2.09	-NA-	21.36	1,434	-NA-
Agree Realty Corp *	Rental	Retail	REIT	42.57	854	0.07	0.12	4.37	7.76	7.05	17.57	13.16	46.59	10.66	9.77	0.00	9.77	26.61	32.65	21.41	2,114	-NA-
Felcor Lodging Trust *	Rental	Lodging/Resorts	REIT	6.61	851	0.07	0.12	3.63	-1.55	-7.38	2.27	4.20	-36.59	-17.86	-7.68	0.00	-7.68	-7.81	66.40	27.27	1,498	-NA-
New Senior Investment Group	Rental	Health Care	REIT	10.37	744	0.06	0.11	10.03	-NA-	-NA-	-NA-	-NA-	-34.98	0.68	-3.98	0.00	-3.98	5.17	-NA-	-NA-	1,138	-NA-
Chatham Lodging Trust	Rental	Lodging/Resorts	REIT	21.69	716	0.06	0.10	6.09	-NA-	-NA-	-NA-	5.50	-22.05	1.21	1.78	0.00	1.78	6.34	-NA-	22.11	967	-NA-
Investors Real Estate *	Rental	Diversified	REIT	6.22	684	0.06	0.10	8.36	-NA-	3.01	-1.49	-4.21	-6.91	-14.33	3.32	0.00	3.32	-8.63	19.92	24.41	847	-NA-
Saul Centers *	Rental	Retail	REIT	56.18	681	0.06	0.10	3.35	9.77	7.31	9.88	10.88	15.03	6.85	5.64	0.00	5.64	11.33	27.30	18.75	458	-NA-
Alexander's Inc. *	Rental	Diversified	REIT	366.35	669	0.05	0.10	4.37	9.45	5.77	1.92	9.86	-5.57	-2.68	-4.26	1.05	-3.22	-2.54	34.39	21.79	395	-NA-
Universal Health Realty *	Rental	Health Care	REIT	53.50	639	0.05	0.09	4.82	8.47	9.83	9.00	10.98	17.06	-4.89	-2.01	0.00	-2.01	8.27	21.89	22.26	549	-NA-
TIER REIT	Rental	Office	REIT	15.00	639	0.05	0.09	4.80	-NA-	-NA-	-NA-	-NA-	-NA-	11.61	-0.53	0.00	-0.53	1.69	-NA-	-NA-	-NA-	-NA-
Hersha Hospitality Trust	Rental	Lodging/Resorts	REIT	17.72	602	0.05	0.09	6.32	-NA-	-5.55	-4.01	-5.78	-27.04	-16.96	-8.14	0.00	-8.14	-17.28	46.30	24.08	-NA-	-NA-
Rouse Properties *	Rental	Retail	REIT	18.25	596	0.05	0.09	2.96	-NA-	-NA-	-NA-	-0.12	8.80	-0.71	-1.19	0.00	-1.19	26.58	-NA-	30.82	1,917	-NA-
Cedar Shopping Centers *	Rental	Retail	REIT	6.79	514	0.04	0.07	2.95	2.08	-2.46	8.09	8.48	3.56	-5.39	-1.88	0.72	-1.16	-2.68	55.55	22.26	393	-NA-
Urstadt Biddle Class A *	Rental	Retail	REIT	21.16	505	0.04	0.07	4.91	-NA-	6.39	6.66	5.12	10.29	1.00	2.92	0.00	2.92	11.33	21.56	15.76	373	-NA-
Silver Bay Realty Trust	Rental	Residential	REIT	15.64	481	0.04	0.07	3.32	-NA-	-NA-	-NA-	-4.27	1.30	5.32	7.12	0.00	7.12	-0.13	-NA-	13.84	946	-NA-
First Potomac Realty Trust *	Rental	Industrial/Office	REIT	8.95	465	0.04	0.07	4.47	-NA-	-4.13	-6.41	-8.30	-5.94	-0.11	6.42	1.19	7.61	-19.30	29.73	22.05	408	-NA-
Getty Realty *	Rental	Retail	REIT	20.22	455	0.04	0.07	4.95	7.59	3.04	-0.61	4.00	27.46	1.97	2.74	0.00	2.74	19.36	29.98	15.09	498	-NA-
Ashford Hospitality *	Rental	Lodging/Resorts	REIT	5.03	414	0.03	0.06	9.54	-NA-	3.13	-2.46	-5.51	-31.32	-21.16	-10.02	0.00	-10.02	-18.38	56.18	31.23	749	-NA-
Winthrop Realty Trust	Rental	Diversified	REIT	9.82	286	0.02	0.04	6.62	-0.08	-2.07	8.97	10.63	-18.92	-10.88	-8.01	0.00	-8.01	-9.78	29.37	16.95	567	-NA-
United States Total					651,373.98	53.44	94.93	3.80														

* -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-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
North America	EUR	5,992.67	686,137.16	100.00	3.89	12.01	8.37	15.14	14.89	8.13	1.97	4.81	3.23	23.81	17.15
United States	EUR	5,687.04	651,373.98	94.93	3.80	11.67	8.36	15.85	15.80	8.54	1.82	5.08	2.52	24.68	17.81
United States Dividend+	EUR	3,967.63	645,170.17	94.03	3.80	-NA-	-NA-	16.38	15.72	9.22	1.81	5.12	2.60	-NA-	17.93
Canada	EUR	6,417.99	34,763.19	5.07	5.49	12.57	7.62	6.32	2.76	0.97	4.81	-0.02	18.69	19.21	14.46
North America	USD	6,367.88	763,842.20	100.00	3.89	11.19	6.83	9.40	9.21	9.80	-0.39	1.87	5.80	25.22	14.52
United States	USD	6,316.54	725,142.08	94.93	3.80	11.10	6.82	10.07	10.08	10.21	-0.53	2.13	5.07	26.03	15.02
United States Dividend+	USD	3,648.41	718,235.70	94.03	3.80	-NA-	7.13	10.58	10.00	10.91	-0.54	2.17	5.15	26.11	15.12
Canada	USD	7,128.39	38,700.12	5.07	5.49	11.97	6.10	1.02	-2.32	2.53	2.39	-2.82	21.63	21.63	16.00
North America	GBP	7,050.85	524,797.11	100.00	3.89	11.52	9.55	12.12	10.71	15.11	-1.63	2.53	7.13	24.41	16.84
United States	GBP	6,993.99	498,208.23	94.93	3.80	11.45	9.54	12.82	11.59	15.55	-1.78	2.79	6.39	25.37	17.51
United States Dividend+	GBP	4,492.99	493,463.21	94.03	3.80	-NA-	9.86	13.33	11.51	16.28	-1.78	2.83	6.48	25.58	17.64
Canada	GBP	7,892.92	26,588.88	5.07	5.49	12.88	8.80	3.54	-0.98	7.49	1.11	-2.20	23.17	18.66	14.22
North America	JPY	6,899.81	84,713,918.85	100.00	3.89	11.32	6.71	16.43	12.68	-1.87	-1.71	5.59	-2.46	27.23	16.69
United States	JPY	6,844.18	80,421,882.20	94.93	3.80	11.23	6.71	17.14	13.58	-1.50	-1.85	5.87	-3.14	27.95	17.19
United States Dividend+	JPY	3,651.54	79,655,929.78	94.03	3.80	-NA-	-NA-	17.68	13.50	-0.88	-1.85	5.91	-3.06	-NA-	17.25
Canada	JPY	7,723.85	4,292,036.65	5.07	5.49	11.71	5.98	7.51	0.79	-8.37	1.03	0.73	12.14	24.05	16.19
North America	AUD	5,751.84	1,054,375.31	100.00	3.89	-NA-	-NA-	18.17	19.90	16.01	5.77	7.31	6.25	-NA-	15.10
United States	AUD	5,705.46	1,000,955.32	94.93	3.80	-NA-	-NA-	18.90	20.86	16.45	5.62	7.59	5.52	-NA-	15.92
United States Dividend+	AUD	3,838.79	991,422.04	94.03	3.80	-NA-	-NA-	19.45	20.77	17.18	5.62	7.63	5.60	-NA-	16.07
Canada	AUD	6,438.77	53,420.00	5.07	5.49	-NA-	-NA-	9.13	7.25	8.33	8.72	2.37	22.15	-NA-	10.68
Canada	CAD	6,446.83	50,623.63	5.07	5.49	11.79	7.94	7.27	5.66	7.44	3.55	1.48	14.54	15.53	10.85

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

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

Net Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America	EUR	5,279.62	686,137.16	100.00	2.73	-NA-	7.10	13.86	13.59	6.92	1.84	4.72	2.85	23.80	17.17
United States	EUR	5,025.84	651,373.98	94.93	2.66	-NA-	7.12	14.58	14.52	7.34	1.69	4.99	2.15	30.77	17.82
Canada	EUR	5,439.97	34,763.19	5.07	4.12	-NA-	6.06	4.88	1.30	-0.52	4.57	-0.13	17.97	26.74	14.45
North America	USD	5,610.17	763,842.20	100.00	2.73	-NA-	5.58	8.18	7.98	8.57	-0.51	1.79	5.40	25.21	14.53
United States	USD	5,582.15	725,142.08	94.93	2.66	-NA-	5.60	8.87	8.86	9.00	-0.65	2.05	4.69	26.01	15.03
Canada	USD	6,042.12	38,700.12	5.07	4.12	-NA-	4.55	-0.35	-3.70	1.01	2.16	-2.93	20.90	21.61	15.98
North America	GBP	6,211.86	524,797.11	100.00	2.73	-NA-	8.27	10.88	9.46	13.82	-1.76	2.44	6.73	24.38	16.85
United States	GBP	6,180.84	498,208.23	94.93	2.66	-NA-	8.29	11.58	10.35	14.27	-1.90	2.71	6.01	25.34	17.51
Canada	GBP	6,690.14	26,588.88	5.07	4.12	-NA-	7.21	2.14	-2.38	5.90	0.88	-2.30	22.43	18.65	14.21
North America	JPY	6,078.80	84,713,918.85	100.00	2.73	-NA-	5.47	15.13	11.41	-2.97	-1.83	5.51	-2.83	27.22	16.69
United States	JPY	6,048.44	80,421,882.20	94.93	2.66	-NA-	5.49	15.86	12.32	-2.59	-1.97	5.78	-3.48	28.28	17.19
Canada	JPY	6,546.83	4,292,036.65	5.07	4.12	-NA-	4.44	6.06	-0.64	-9.73	0.80	0.62	11.46	24.44	16.18
North America	AUD	5,067.42	1,054,375.31	100.00	2.73	-NA-	-NA-	16.86	18.55	14.71	5.64	7.22	5.85	-NA-	15.12
United States	AUD	5,042.11	1,000,955.32	94.93	2.66	-NA-	-NA-	17.60	19.52	15.17	5.49	7.50	5.14	-NA-	15.94
Canada	AUD	5,457.59	53,420.00	5.07	4.12	-NA-	-NA-	7.65	5.73	6.73	8.48	2.26	21.42	-NA-	10.68
Canada	CAD	5,464.85	50,623.63	5.07	2.29	-NA-	6.37	5.82	4.16	5.85	3.32	1.37	13.85	15.52	10.84

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

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

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America	EUR	2,753.72	686,137.16	100.00	0.00	6.43	3.92	10.85	10.57	4.10	1.53	4.52	1.94	23.80	17.20
United States	EUR	2,644.06	651,373.98	94.93	0.00	6.15	4.07	11.68	11.58	4.60	1.40	4.80	1.30	24.66	17.86
United States Dividend+	EUR	1,874.92	645,170.17	94.03	0.00	-NA-	-NA-	12.05	11.41	5.23	1.39	4.84	1.38	-NA-	17.98
Canada	EUR	2,630.20	34,763.19	5.07	0.00	7.17	1.50	0.69	-2.94	-4.87	3.88	-0.46	15.86	19.17	14.43
North America	USD	2,925.64	763,842.20	100.00	0.00	5.65	2.44	5.32	5.10	5.70	-0.82	1.59	4.47	25.17	14.54
United States	USD	2,936.72	725,142.08	94.93	0.00	5.61	2.59	6.11	6.07	6.22	-0.94	1.86	3.81	25.97	15.04
United States Dividend+	USD	2,091.58	718,235.70	94.03	0.00	-NA-	2.71	6.47	5.91	6.85	-0.95	1.90	3.89	26.05	15.15
Canada	USD	2,921.33	38,700.12	5.07	0.00	6.60	0.05	-4.33	-7.74	-3.40	1.48	-3.25	18.73	21.57	15.94
North America	GBP	3,239.42	524,797.11	100.00	0.00	5.97	5.05	7.94	6.54	10.82	-2.06	2.25	5.79	24.32	16.86
United States	GBP	3,251.69	498,208.23	94.93	0.00	5.94	5.20	8.75	7.52	11.36	-2.18	2.52	5.12	25.27	17.53
United States Dividend+	GBP	1,868.58	493,463.21	94.03	0.00	-NA-	5.33	9.12	7.36	12.02	-2.18	2.56	5.21	25.48	17.67
Canada	GBP	3,234.65	26,588.88	5.07	0.00	7.46	2.60	-1.95	-6.47	1.28	0.21	-2.62	20.23	18.60	14.18
North America	JPY	3,170.03	84,713,918.85	100.00	0.00	5.78	2.33	12.09	8.44	-5.53	-2.13	5.30	-3.68	27.17	16.68
United States	JPY	3,182.04	80,421,882.20	94.93	0.00	5.73	2.48	12.93	9.44	-5.07	-2.25	5.59	-4.29	27.88	17.19
United States Dividend+	JPY	2,331.01	79,655,929.78	94.03	0.00	-NA-	-NA-	13.30	9.27	-4.51	-2.26	5.63	-4.22	-NA-	17.24
Canada	JPY	3,165.36	4,292,036.65	5.07	0.00	6.35	-0.05	1.81	-4.81	-13.67	0.13	0.29	9.46	23.99	16.14
North America	AUD	2,642.61	1,054,375.31	100.00	2.00	-NA-	-NA-	13.77	15.39	11.68	5.32	7.02	4.92	-NA-	15.16
United States	AUD	2,652.62	1,000,955.32	94.93	3.00	-NA-	-NA-	14.63	16.45	12.23	5.19	7.31	4.25	-NA-	15.98
United States Dividend+	AUD	2,537.40	991,422.04	94.03	4.00	-NA-	-NA-	15.01	16.28	12.90	5.18	7.35	4.34	-NA-	16.12
Canada	AUD	2,638.71	53,420.00	5.07	5.00	-NA-	-NA-	3.34	1.30	2.07	7.75	1.92	19.24	-NA-	10.67
Canada	CAD	2,642.08	50,623.63	5.07	0.00	6.42	1.79	1.59	-0.20	1.23	2.63	1.04	11.81	15.52	10.83

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

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

		12 Mths Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	31-May	31-May	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
North America Real Estate **	Local	6,304.15	3.89	11.15	6.88	9.87	9.78	10.08	-0.32	2.10	5.49	24.82	14.52
North America FTSE	Local	399.28	1.92	-NA-	7.07	10.75	9.97	-1.09	0.45	0.45	1.84	14.81	10.84
United States Real Estate **	USD	6,316.54	3.80	11.10	6.82	10.07	10.08	10.21	-0.53	2.13	5.07	26.03	15.02
United States FTSE	USD	1,666.61	1.87	-NA-	7.29	11.14	10.20	-0.85	0.33	0.33	1.59	15.19	11.73
United States JP Morgan Bonds	USD	580.95	-NA-	5.51	4.84	3.16	2.63	3.22	0.13	0.13	3.25	4.40	3.31
Canada Real Estate **	CAD	6,446.83	5.49	11.79	7.94	7.27	5.66	7.44	3.55	1.48	14.54	15.53	10.85
Canada FTSE	CAD	1,041.66	2.81	-NA-	4.66	3.20	6.50	-5.26	2.69	2.69	6.97	13.62	9.07
Canada JP Morgan Bonds	CAD	765.66	-NA-	6.12	4.91	4.08	3.60	2.86	0.13	0.13	1.32	4.07	3.89

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

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
				31-May	31-May
Simon Property Group *	Rental	Retail	US	55,175	8.04
Public Storage *	Rental	Self Storage	US	33,050	4.82
Equity Residential Props *	Rental	Residential	US	22,403	3.27
Prologis	Rental	Industrial	US	22,374	3.26
Avalonbay Communities *	Rental	Residential	US	22,117	3.22
Welltower, Inc.	Rental	Health Care	US	21,983	3.20
Ventas *	Rental	Health Care	US	20,024	2.92
Boston Properties *	Rental	Office	US	17,312	2.52
Vornado Realty Trust *	Rental	Diversified	US	14,539	2.12
HCP *	Rental	Health Care	US	13,731	2.00
Realty Income *	Rental	Retail	US	13,473	1.96
Essex Property Trust *	Rental	Residential	US	13,390	1.95
Digital Realty Trust *	Rental	Diversified	US	12,548	1.83
General Growth Properties	Rental	Retail	US	12,158	1.77
The Macerich Company *	Rental	Retail	US	10,828	1.58
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	10,460	1.52
Kimco Realty *	Rental	Retail	US	10,405	1.52
Federal Realty Inv *	Rental	Retail	US	9,745	1.42
Extra Space Storage *	Rental	Self Storage	US	9,692	1.41
SL Green Realty *	Rental	Office	US	9,067	1.32
				354,471.86	51.66 (**)

Country Breakdown:

Country Index	of Constituents 42521 31-May	Float Mkt Cap (EUR m) 42521 31-May	Float Nth America (%) Weight 42521 31-May
EPRA/NAREIT United States	131	651,374	94.93%
EPRA/NAREIT Canada	21	34,763	5.07%
EPRA/NAREIT North America	152	686,137	100.00%

(**) The Top 20 Constituents represent 51.66% of the market capitalisation of the Developed North America Index.

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140

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

Top 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-16	Dividend Return May-16	Total Return May-16	
Innvest REIT *	Rental	Lodging/Resorts	CA	21.61	0.61	22.22	▲
American Homes 4 Rent *	Rental	Residential	US	15.93	0.00	15.93	▲
Starwood Waypoint Residential Trust	Rental	Diversified	US	11.69	0.00	11.69	▲
Medical Properties Trust	Rental	Health Care	US	10.44	0.00	10.44	▲
Agree Realty Corp *	Rental	Retail	US	9.77	0.00	9.77	▲
Forest City Enterprises	Rental	Diversified	US	9.77	0.00	9.77	▲
Extra Space Storage *	Rental	Self Storage	US	9.44	0.00	9.44	▲
Duke Realty Corp *	Rental	Industrial/Office Mixed	US	8.23	0.82	9.05	▲
Entertainment Props *	Rental	Diversified	US	8.20	0.49	8.68	▲
Digital Realty Trust *	Rental	Diversified	US	8.49	0.00	8.49	▲
VEREIT *	Rental	Diversified	US	8.00	0.00	8.00	▲
First Industrial Realty *	Rental	Industrial	US	7.93	0.00	7.93	▲
Lexington Corporate *	Rental	Diversified	US	7.63	0.00	7.63	▲
First Potomac Realty Trust *	Rental	Industrial/Office Mixed	US	6.42	1.19	7.61	▲
Mid-America Apartment *	Rental	Residential	US	7.61	0.00	7.61	▲
Education Realty Trust *	Rental	Residential	US	7.59	0.00	7.59	▲
CubeSmart *	Rental	Self Storage	US	7.53	0.00	7.53	▲
Chartwell Seniors Housing REIT *	Rental	Health Care	CA	7.16	0.34	7.50	▲
Franklin Street Properties	Rental	Office	US	7.44	0.00	7.44	▲
Apartment Investment *	Rental	Residential	US	6.47	0.82	7.29	▲

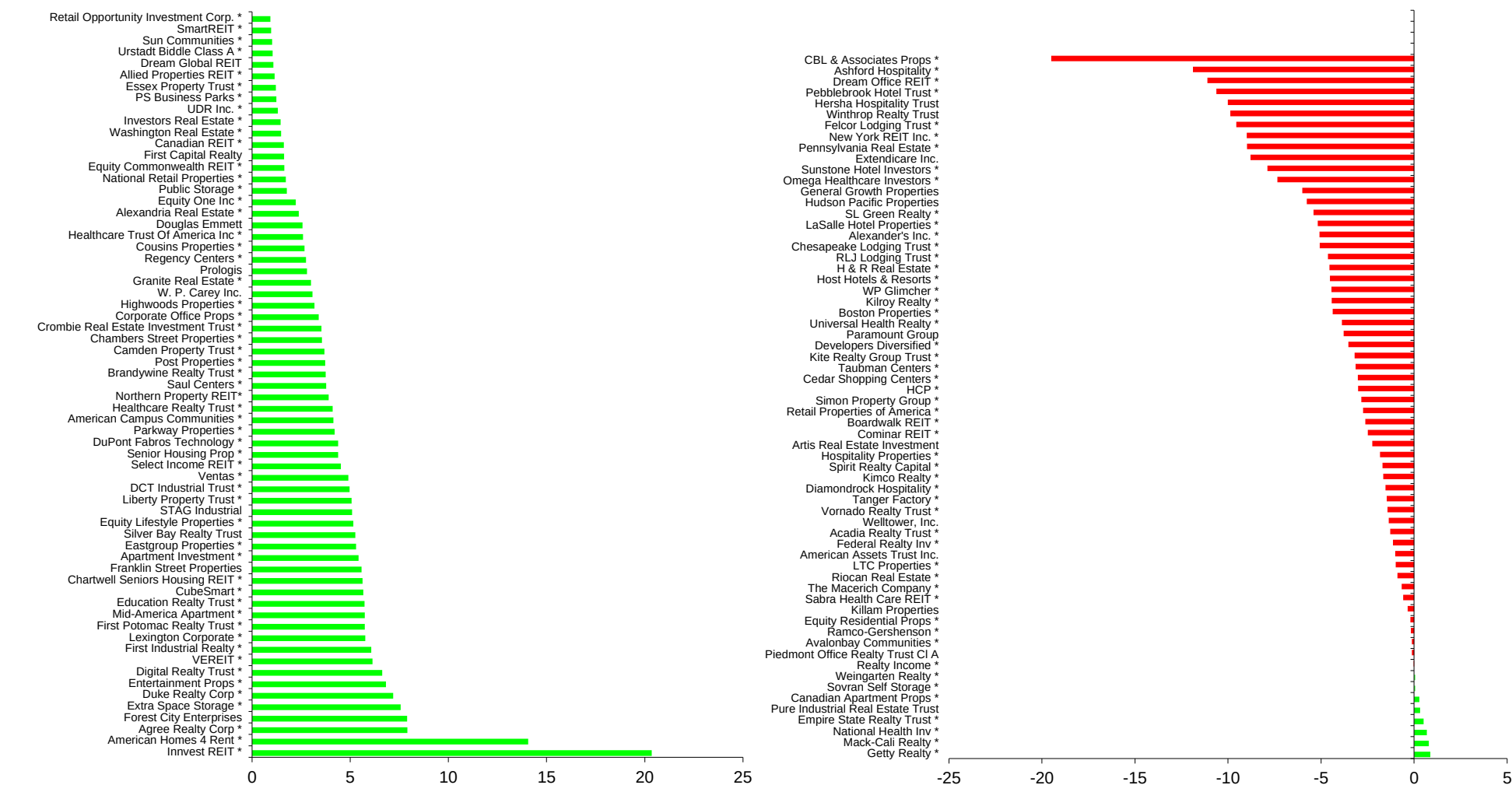
Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return May-16	Dividend Return May-16	Total Return May-16	
LaSalle Hotel Properties *	Rental	Lodging/Resorts	US	-3.31	0.00	-3.31	▼
SL Green Realty *	Rental	Office	US	-3.54	0.00	-3.54	▼
Apple Hospitality REIT	Rental	Lodging/Resorts	US	-3.70	0.00	-3.70	▼
Hudson Pacific Properties	Rental	Office	US	-3.90	0.00	-3.90	▼
New Senior Investment Group	Rental	Health Care	US	-3.98	0.00	-3.98	▼
General Growth Properties	Rental	Retail	US	-4.14	0.00	-4.14	▼
Ryman Hospitality Properties	Rental	Lodging/Resorts	US	-4.79	0.00	-4.79	▼
Omega Healthcare Investors *	Rental	Health Care	US	-5.48	0.00	-5.48	▼
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	-6.01	0.00	-6.01	▼
Extendicare Inc.	Rental	Health Care	CA	-6.92	0.00	-6.92	▼
Pennsylvania Real Estate *	Rental	Retail	US	-8.02	0.92	-7.11	▼
New York REIT Inc. *	Rental	Office	US	-7.12	0.00	-7.12	▼
Columbia Property Trust Inc	Rental	Office	US	-7.53	0.00	-7.53	▼
Felcor Lodging Trust *	Rental	Lodging/Resorts	US	-7.68	0.00	-7.68	▼
Winthrop Realty Trust	Rental	Diversified	US	-8.01	0.00	-8.01	▼
Hersha Hospitality Trust	Rental	Lodging/Resorts	US	-8.14	0.00	-8.14	▼
Pebblebrook Hotel Trust *	Rental	Lodging/Resorts	US	-8.76	0.00	-8.76	▼
Dream Office REIT *	Rental	Office	CA	-9.84	0.60	-9.24	▼
Ashford Hospitality *	Rental	Lodging/Resorts	US	-10.02	0.00	-10.02	▼
CBL & Associates Props *	Rental	Retail	US	-17.64	0.00	-17.64	▼

Version: May 2016

141

FTSE EPRA/NAREIT Developed North America Index Series

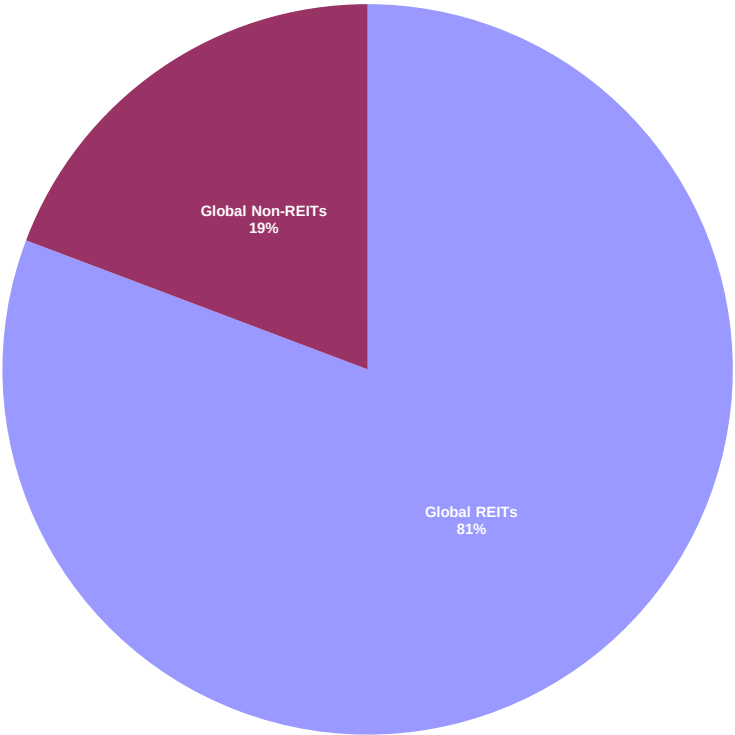


Version: May 2016

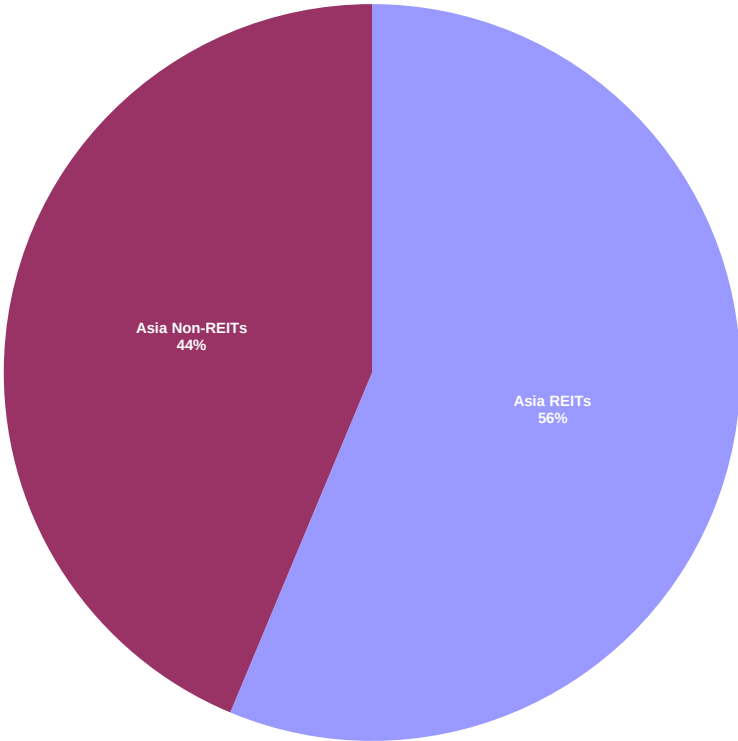
Section 3.5

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

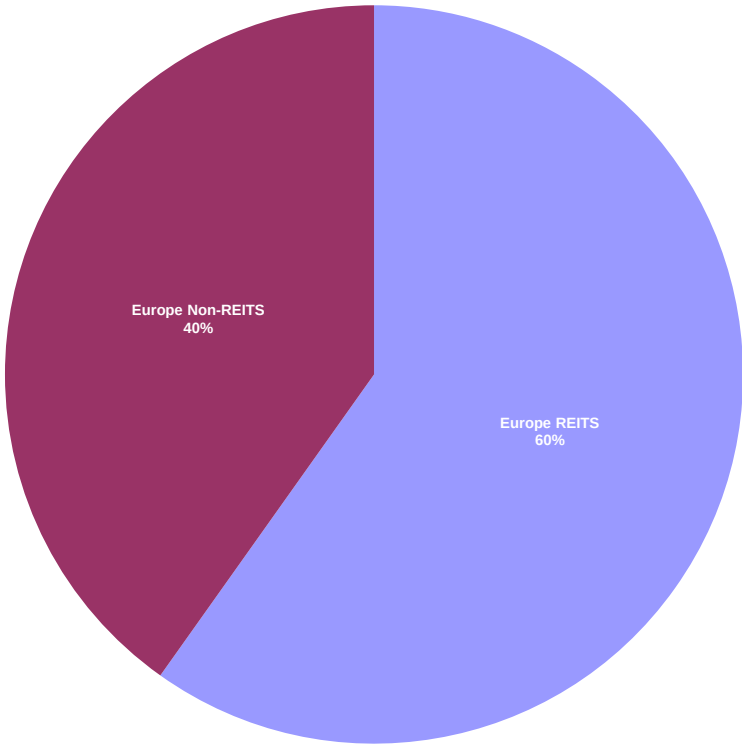
Graph 25: Developed Market Cap Breakdown REIT/Non-REIT



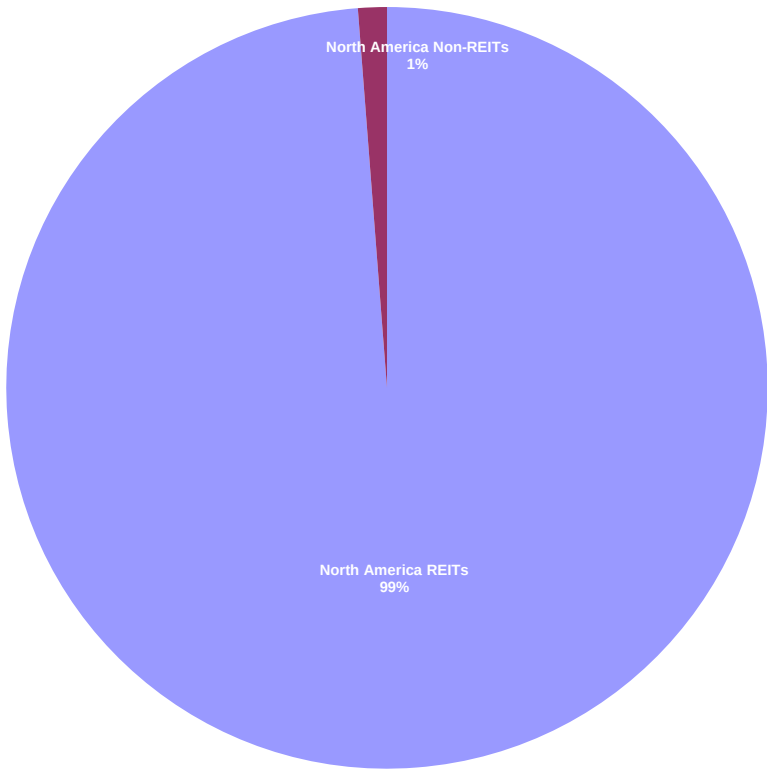
Graph 26: Developed Asia Market Cap Breakdown REIT/Non-REIT



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-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global REITs	EUR	1,830.77	984,158.65	80.75	3.87	-NA-	7.33	14.50	14.49	6.97	2.39	3.47	4.12	19.86	15.09
Global Non-REITs	EUR	1,366.58	234,675.73	19.25	2.47	-NA-	3.67	7.42	3.98	-12.21	2.22	0.64	-2.02	20.32	12.99
Global ex Asia REITs	EUR	1,836.20	801,635.24	89.61	3.85	-NA-	7.50	14.48	14.80	6.35	2.28	4.49	2.56	21.87	16.30
Global ex Asia Non-REITs	EUR	1,344.40	92,952.96	10.39	2.50	-NA-	3.06	12.69	17.53	11.47	3.11	4.46	4.04	20.55	13.40
Global ex Europe REITs	EUR	1,958.95	860,276.01	85.03	3.92	-NA-	8.08	15.14	14.54	8.50	2.11	3.55	4.85	20.89	15.63
Global ex Europe Non-REITs	EUR	1,269.49	151,494.89	14.97	2.43	-NA-	3.19	4.77	-1.08	-21.73	2.05	-1.12	-4.72	22.17	15.12
Global ex US REITs	EUR	1,383.64	337,599.74	59.49	3.97	-NA-	5.65	12.08	12.02	3.77	3.61	0.63	7.34	16.27	12.33
Global ex US Non-REITs	EUR	1,158.88	229,860.66	40.51	2.52	-NA-	3.81	7.40	3.84	-12.41	2.05	0.41	-2.11	20.42	12.92
Asia REITs	EUR	1,805.33	182,523.40	56.29	3.96	-NA-	6.65	14.51	13.20	9.72	2.87	-0.74	11.70	18.00	13.34
Asia Non-REITs	EUR	1,261.29	141,722.77	43.71	2.46	-NA-	3.32	4.55	-1.95	-23.24	1.65	-1.71	-5.58	22.69	15.30
Australia REITs Index	EUR	1,197.81	73,321.14	100.00	4.40	-NA-	-NA-	14.03	11.89	7.44	1.60	0.20	9.41	-NA-	-NA-
Hong Kong REITs Index	EUR	3,496.52	14,859.76	17.21	4.21	-NA-	-NA-	21.93	16.46	7.97	6.23	3.89	1.20	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,361.16	71,507.06	82.79	3.71	-NA-	-NA-	1.90	-0.70	-27.75	1.44	-1.77	-4.87	-NA-	-NA-
Japan REITs Index	EUR	1,718.02	76,799.66	54.73	3.04	-NA-	-NA-	14.00	16.79	16.99	4.19	-2.17	17.62	-NA-	-NA-
Japan Non-REITs Index	EUR	942.11	63,525.95	45.27	1.00	-NA-	-NA-	11.12	-2.24	-17.71	2.14	-1.41	-6.18	-NA-	-NA-
New Zealand REITs Index	EUR	2,189.17	1,142.03	100.00	5.18	-NA-	-NA-	15.18	13.01	16.41	5.00	2.31	8.66	-NA-	-NA-
Singapore REITs Index	EUR	2,049.24	16,400.81	71.03	6.02	-NA-	-NA-	9.82	5.59	-5.97	-0.27	-2.32	8.48	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,260.50	6,689.75	28.97	2.91	-NA-	-NA-	3.79	-1.69	-20.53	-0.50	-3.77	-7.27	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	EUR	1,444.62	123,882.64	59.83	3.55	-NA-	4.46	11.14	14.42	-2.48	4.38	2.98	-0.64	19.58	15.72
Europe Non-REITS	EUR	1,320.00	83,180.84	40.17	2.56	-NA-	2.94	13.49	18.30	12.20	2.53	4.02	3.43	20.82	13.63
Austria Non-REITs Index	EUR	571.76	3,542.11	100.00	2.41	-NA-	-NA-	7.35	19.94	8.47	0.38	3.17	-0.86	-NA-	-NA-
Belgium REITs Index	EUR	1,998.73	6,084.71	100.00	4.11	-NA-	-NA-	10.82	15.98	18.54	6.66	5.68	12.29	-NA-	-NA-
Finland Non-REITs Index	EUR	1,168.21	2,111.27	100.00	3.15	-NA-	-NA-	1.71	1.20	-0.68	-0.89	-2.04	-2.97	-NA-	-NA-
France REITs Index	EUR	2,285.05	20,126.01	100.00	4.07	-NA-	-NA-	10.01	10.12	4.65	2.50	0.63	7.74	-NA-	-NA-
Germany REITs Index	EUR	1,289.93	1,816.47	4.70	4.27	-NA-	-NA-	6.47	12.14	2.59	-0.15	0.24	1.58	-NA-	-NA-
Germany Non-REITs Index	EUR	1,167.93	36,805.30	95.30	2.40	-NA-	-NA-	17.14	23.72	21.23	1.66	6.27	9.18	-NA-	-NA-
Ireland REITs	EUR	935.51	2,248.61	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.94	1.17	-NA-	-NA-	-NA-
Italy REITs Index	EUR	931.36	1,004.24	100.00	4.01	-NA-	-NA-	3.71	12.60	1.17	5.16	6.86	-2.11	-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	1,387.13	28,932.34	100.00	4.28	-NA-	-NA-	3.27	11.99	6.12	0.04	3.20	4.05	-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	152.99	776.95	100.00	2.76	-NA-	-NA-	-3.68	0.92	-3.31	7.64	3.04	14.82	-NA-	-NA-
Sweden Non-REITs Index	EUR	2,590.13	15,184.45	100.00	2.37	-NA-	-NA-	15.39	20.07	20.51	2.35	2.82	2.85	-NA-	-NA-
Switzerland Non-REITs Index	EUR	2,499.58	10,657.30	100.00	4.09	-NA-	-NA-	9.21	12.44	9.82	2.44	0.55	8.52	-NA-	-NA-
Spain REITs	EUR	1,147.44	4,404.97	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.86	-2.39	-NA-	-NA-	-NA-
Spain Non-REITs	EUR	81.69	2,540.46	3.35	0.00	-NA-	-NA-	-28.54	-NA-	8.34	6.12	3.31	5.08	-NA-	-NA-
UK REITs	EUR	561.98	59,265.29	83.67	3.20	-NA-	-NA-	13.53	17.08	-10.18	7.78	3.94	-5.55	-NA-	16.87
UK Non-REITs	EUR	447.65	11,563.00	16.33	2.43	-NA-	-NA-	16.33	14.57	-12.17	5.93	3.35	-14.39	-NA-	16.13
Israel Non-REITs	EUR	2,177.97	1,387.56	100.00	2.02	-NA-	-NA-	15.90	22.17	0.01	13.26	9.87	13.67	-NA-	-NA-
Canada REITs Index	EUR	1,866.29	31,193.70	4.55	5.64	-NA-	-NA-	6.27	1.44	-1.13	4.96	-0.27	18.89	-NA-	-NA-
Canada Non-REITs Index	EUR	1,274.54	3,569.49	0.52	4.16	-NA-	-NA-	9.48	12.97	20.33	3.47	2.25	17.13	-NA-	-NA-
United States REITs Index	EUR	1,692.81	646,558.91	94.23	3.83	-NA-	-NA-	15.93	15.84	8.62	1.76	5.02	2.52	-NA-	-NA-
United States Non-REITs Index	EUR	868.98	4,815.07	0.70	0.26	-NA-	-NA-	7.65	10.61	-1.78	10.71	12.93	2.34	-NA-	-NA-

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

Version: May 2016

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global REITs	USD	1,715.40	1,095,614.61	80.75	3.87	-NA-	5.80	8.79	8.84	8.61	0.03	0.57	6.70	22.02	13.11
Global Non-REITs	USD	1,280.46	261,252.75	19.25	2.47	-NA-	2.19	2.07	-1.16	-10.86	-0.14	-2.18	0.41	24.55	13.56
Global ex Asia REITs	USD	1,720.38	892,420.43	89.61	3.85	-NA-	5.97	8.77	9.13	7.98	-0.08	1.56	5.11	23.84	14.10
Global ex Asia Non-REITs	USD	1,259.73	103,479.88	10.39	2.50	-NA-	1.59	7.07	11.73	13.19	0.73	1.53	6.62	24.43	14.16
Global ex Europe REITs	USD	1,835.67	957,702.26	85.03	3.92	-NA-	6.55	9.40	8.88	10.17	-0.25	0.65	7.45	22.60	13.28
Global ex Europe Non-REITs	USD	1,189.49	168,651.69	14.97	2.43	-NA-	1.72	-0.45	-5.97	-20.53	-0.30	-3.89	-2.35	26.06	15.43
Global ex US REITs	USD	1,536.80	375,832.91	59.49	3.97	-NA-	4.15	6.49	6.49	5.37	1.22	-2.19	10.00	19.87	12.74
Global ex US Non-REITs	USD	1,287.15	255,892.38	40.51	2.52	-NA-	2.34	2.05	-1.29	-11.06	-0.30	-2.41	0.32	24.67	13.59
Asia REITs	USD	1,691.92	203,194.18	56.29	3.96	-NA-	5.14	8.80	7.61	11.42	0.50	-3.52	14.47	20.65	13.14
Asia Non-REITs	USD	1,181.80	157,772.87	43.71	2.46	-NA-	1.85	-0.66	-6.79	-22.05	-0.70	-4.46	-3.24	26.59	15.72
Australia REITs Index	USD	1,330.40	81,624.76	100.00	4.40	-NA-	-NA-	8.34	6.36	9.09	-0.75	-2.61	12.13	-NA-	-NA-
Hong Kong REITs Index	USD	3,883.55	16,542.63	17.21	4.21	-NA-	-NA-	15.85	10.71	9.63	3.78	0.98	3.72	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,511.82	79,605.24	82.79	3.71	-NA-	-NA-	-3.18	-5.61	-26.64	-0.90	-4.52	-2.51	-NA-	-NA-
Japan REITs Index	USD	1,908.19	85,497.22	54.73	3.04	-NA-	-NA-	8.32	11.02	18.79	1.79	-4.91	20.54	-NA-	-NA-
Japan Non-REITs Index	USD	1,046.39	70,720.27	45.27	1.00	-NA-	-NA-	5.58	-7.07	-16.44	-0.22	-4.17	-3.86	-NA-	-NA-
New Zealand REITs Index	USD	2,431.49	1,271.36	100.00	5.18	-NA-	-NA-	9.43	7.43	18.21	2.58	-0.56	11.35	-NA-	-NA-
Singapore REITs Index	USD	2,276.07	18,258.20	71.03	6.02	-NA-	-NA-	4.34	0.37	-4.52	-2.58	-5.06	11.17	-NA-	-NA-
Singapore Non-REITs Index	USD	1,400.03	7,447.36	28.97	2.91	-NA-	-NA-	-1.38	-6.55	-19.30	-2.80	-6.46	-4.97	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	841.03	137,912.35	59.83	3.55	-NA-	-1.54	1.20	4.86	-4.48	0.87	-0.42	-0.32	23.69	16.18
Europe Non-REITS	USD	899.50	92,601.07	40.17	2.56	-NA-	-1.62	4.65	9.45	10.68	-1.55	0.23	3.86	25.20	14.86
Austria Non-REITs Index	USD	535.67	3,943.26	100.00	2.41	-NA-	-NA-	2.00	14.02	10.14	-1.94	0.28	1.60	-NA-	-NA-
Belgium REITs Index	USD	1,868.63	6,773.81	100.00	4.11	-NA-	-NA-	5.29	10.25	20.37	4.19	2.72	15.08	-NA-	-NA-
Finland Non-REITs Index	USD	1,095.07	2,350.37	100.00	3.15	-NA-	-NA-	-3.36	-3.80	0.85	-3.17	-4.79	-0.56	-NA-	-NA-
France REITs Index	USD	2,138.22	22,405.28	100.00	4.07	-NA-	-NA-	4.52	4.68	6.26	0.13	-2.19	10.41	-NA-	-NA-
Germany REITs Index	USD	1,209.77	2,022.18	4.70	4.27	-NA-	-NA-	1.15	6.60	4.17	-2.45	-2.57	4.10	-NA-	-NA-
Germany Non-REITs Index	USD	1,094.80	40,973.51	95.30	2.40	-NA-	-NA-	11.30	17.61	23.10	-0.69	3.29	11.89	-NA-	-NA-
Ireland REITs	USD	964.80	2,503.26	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.41	-1.67	-NA-	-NA-	-NA-
Italy REITs Index	USD	871.59	1,117.97	100.00	4.01	-NA-	-NA-	-1.46	7.04	2.73	2.73	3.87	0.32	-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	1,300.15	32,208.93	100.00	4.28	-NA-	-NA-	-1.88	6.45	7.76	-2.26	0.30	6.63	-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	169.92	864.93	100.00	2.76	-NA-	-NA-	-8.48	-4.07	-1.82	5.16	0.15	17.67	-NA-	-NA-
Sweden Non-REITs Index	USD	2,876.83	16,904.09	100.00	2.37	-NA-	-NA-	9.64	14.14	22.37	-0.01	-0.06	5.40	-NA-	-NA-
Switzerland Non-REITs Index	USD	2,776.26	11,864.24	100.00	4.09	-NA-	-NA-	3.77	6.89	11.51	0.07	-2.27	11.21	-NA-	-NA-
Spain REITs	USD	940.02	4,903.83	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.14	-5.12	-NA-	-NA-	-NA-
Spain Non-REITs	USD	70.12	2,828.16	3.35	0.00	-NA-	-NA-	-33.29	-NA-	10.01	3.67	0.42	7.69	-NA-	-NA-
UK REITs	USD	624.19	65,977.08	83.67	3.20	-NA-	-NA-	7.87	11.30	-8.80	5.30	1.03	-3.20	-NA-	17.11
UK Non-REITs	USD	497.20	12,872.51	16.33	2.43	-NA-	-NA-	10.53	8.91	-10.82	3.49	0.45	-12.27	-NA-	16.82
Israel Non-REITs	USD	1,918.82	1,544.71	100.00	2.02	-NA-	-NA-	10.12	16.14	1.55	10.64	6.79	16.49	-NA-	-NA-
Canada REITs Index	USD	2,072.86	34,726.38	4.55	5.64	-NA-	-NA-	0.97	-3.57	0.39	2.54	-3.07	21.84	-NA-	-NA-
Canada Non-REITs Index	USD	1,415.62	3,973.74	0.52	4.16	-NA-	-NA-	4.02	7.39	22.18	1.08	-0.62	20.04	-NA-	-NA-
United States REITs Index	USD	1,880.18	719,781.70	94.23	3.83	-NA-	-NA-	10.16	10.12	10.29	-0.59	2.08	5.07	-NA-	-NA-
United States Non-REITs Index	USD	965.17	5,360.38	0.70	0.26	-NA-	-NA-	2.29	5.14	-0.26	8.16	9.77	4.88	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	GBP	1,899.37	752,741.06	80.75	3.87	-NA-	8.49	11.50	10.33	13.87	-1.22	1.22	8.05	20.47	14.63
Global Non-REITs	GBP	1,417.79	179,493.47	19.25	2.47	-NA-	4.79	4.61	0.19	-6.55	-1.39	-1.55	1.68	20.57	11.19
Global ex Asia REITs	GBP	1,904.89	613,136.68	89.61	3.85	-NA-	8.66	11.48	10.63	13.21	-1.33	2.21	6.44	22.54	15.89
Global ex Asia Non-REITs	GBP	1,394.84	71,095.76	10.39	2.50	-NA-	4.18	9.74	13.26	18.67	-0.53	2.19	7.97	21.93	12.62
Global ex Europe REITs	GBP	2,032.55	657,988.50	85.03	3.92	-NA-	9.26	12.13	10.37	15.50	-1.49	1.30	8.81	21.45	15.29
Global ex Europe Non-REITs	GBP	1,317.06	115,871.99	14.97	2.43	-NA-	4.31	2.03	-4.68	-16.68	-1.55	-3.27	-1.12	22.11	13.16
Global ex US REITs	GBP	1,701.62	258,215.67	59.49	3.97	-NA-	6.80	9.14	7.94	10.47	-0.05	-1.55	11.39	16.81	11.44
Global ex US Non-REITs	GBP	1,425.20	175,810.63	40.51	2.52	-NA-	4.94	4.59	0.06	-6.75	-1.55	-1.78	1.59	20.68	11.15
Asia REITs	GBP	1,873.38	139,604.38	56.29	3.96	-NA-	7.82	11.51	9.08	16.81	-0.76	-2.90	15.92	18.46	12.90
Asia Non-REITs	GBP	1,308.55	108,397.71	43.71	2.46	-NA-	4.44	1.81	-5.52	-18.28	-1.94	-3.85	-2.01	22.66	13.40
Australia REITs Index	GBP	1,473.09	56,080.22	100.00	4.40	-NA-	-NA-	11.04	7.82	14.37	-1.99	-1.98	13.54	-NA-	-NA-
Hong Kong REITs Index	GBP	4,300.07	11,365.60	17.21	4.21	-NA-	-NA-	18.74	12.22	14.94	2.49	1.63	5.03	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,673.97	54,692.71	82.79	3.71	-NA-	-NA-	-0.77	-4.32	-23.09	-2.14	-3.90	-1.27	-NA-	-NA-
Japan REITs Index	GBP	2,112.84	58,740.79	54.73	3.04	-NA-	-NA-	11.02	12.54	24.54	0.51	-4.30	22.07	-NA-	-NA-
Japan Non-REITs Index	GBP	1,158.62	48,588.30	45.27	1.00	-NA-	-NA-	8.21	-5.80	-12.40	-1.47	-3.55	-2.64	-NA-	-NA-
New Zealand REITs Index	GBP	2,692.27	873.49	100.00	5.18	-NA-	-NA-	12.16	8.90	23.93	1.29	0.08	12.76	-NA-	-NA-
Singapore REITs Index	GBP	2,520.18	12,544.28	71.03	6.02	-NA-	-NA-	6.94	1.75	0.10	-3.79	-4.45	12.57	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,550.18	5,116.70	28.97	2.91	-NA-	-NA-	1.08	-5.27	-15.40	-4.01	-5.86	-3.77	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	GBP	1,498.06	94,752.56	59.83	3.55	-NA-	5.59	8.23	10.25	3.81	0.70	0.74	3.12	20.46	14.62
Europe Non-REITS	GBP	1,369.51	63,621.48	40.17	2.56	-NA-	4.06	10.52	13.99	19.44	-1.08	1.76	7.33	22.82	13.14
Austria Non-REITs Index	GBP	593.12	2,709.21	100.00	2.41	-NA-	-NA-	4.54	15.58	15.47	-3.17	0.92	2.88	-NA-	-NA-
Belgium REITs Index	GBP	2,069.05	4,653.94	100.00	4.11	-NA-	-NA-	7.92	11.76	26.19	2.89	3.38	16.53	-NA-	-NA-
Finland Non-REITs Index	GBP	1,212.52	1,614.82	100.00	3.15	-NA-	-NA-	-0.96	-2.49	5.73	-4.38	-4.17	0.70	-NA-	-NA-
France REITs Index	GBP	2,367.55	15,393.53	100.00	4.07	-NA-	-NA-	7.13	6.11	11.41	-1.12	-1.56	11.81	-NA-	-NA-
Germany REITs Index	GBP	1,339.51	1,389.34	4.70	4.27	-NA-	-NA-	3.67	8.06	9.21	-3.67	-1.94	5.42	-NA-	-NA-
Germany Non-REITs Index	GBP	1,212.22	28,150.81	95.30	2.40	-NA-	-NA-	14.07	19.22	29.06	-1.93	3.96	13.30	-NA-	-NA-
Ireland REITs	GBP	1,068.28	1,719.86	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.65	-1.03	-NA-	-NA-	-NA-
Italy REITs Index	GBP	965.07	768.10	100.00	4.01	-NA-	-NA-	1.00	8.51	7.70	1.45	4.54	1.59	-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	1,439.59	22,129.12	100.00	4.28	-NA-	-NA-	0.57	7.91	12.97	-3.49	0.95	7.98	-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	188.15	594.25	100.00	2.76	-NA-	-NA-	-6.20	-2.76	2.93	3.84	0.80	19.16	-NA-	-NA-
Sweden Non-REITs Index	GBP	3,185.37	11,613.94	100.00	2.37	-NA-	-NA-	12.37	15.70	28.29	-1.26	0.58	6.74	-NA-	-NA-
Switzerland Non-REITs Index	GBP	3,074.01	8,151.31	100.00	4.09	-NA-	-NA-	6.35	8.35	16.91	-1.18	-1.64	12.62	-NA-	-NA-
Spain REITs	GBP	1,040.84	3,369.18	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-4.36	-4.51	-NA-	-NA-	-NA-
Spain Non-REITs	GBP	77.64	1,943.09	3.35	0.00	-NA-	-NA-	-31.62	-NA-	15.34	2.38	1.07	9.05	-NA-	-NA-
UK REITs	GBP	839.35	45,329.50	83.67	3.20	-NA-	-NA-	10.56	12.82	-4.38	3.98	1.68	-1.98	-NA-	15.01
UK Non-REITs	GBP	668.70	8,844.05	16.33	2.43	-NA-	-NA-	13.28	10.40	-6.50	2.19	1.10	-11.16	-NA-	13.72
Israel Non-REITs	GBP	1,813.75	1,061.29	100.00	2.02	-NA-	-NA-	12.86	17.73	6.47	9.26	7.48	17.96	-NA-	-NA-
Canada REITs Index	GBP	2,295.18	23,858.73	4.55	5.64	-NA-	-NA-	3.48	-2.25	5.25	1.26	-2.44	23.38	-NA-	-NA-
Canada Non-REITs Index	GBP	1,567.45	2,730.15	0.52	4.16	-NA-	-NA-	6.61	8.86	28.10	-0.18	0.02	21.56	-NA-	-NA-
United States REITs Index	GBP	2,081.84	494,525.39	94.23	3.83	-NA-	-NA-	12.90	11.62	15.63	-1.83	2.74	6.40	-NA-	-NA-
United States Non-REITs Index	GBP	1,068.68	3,682.84	0.70	0.26	-NA-	-NA-	4.83	6.58	4.57	6.80	10.48	6.20	-NA-	-NA-

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	JPY	1,858.69	121,509,138.54	80.75	3.87	-NA-	5.69	15.78	12.29	-2.93	-1.30	4.25	-1.62	24.23	14.98
Global Non-REITs	JPY	1,387.42	28,974,236.51	19.25	2.47	-NA-	2.08	8.62	1.98	-20.33	-1.47	1.39	-7.43	27.24	15.46
Global ex Asia REITs	JPY	1,864.09	98,973,888.33	89.61	3.85	-NA-	5.85	15.76	12.60	-3.49	-1.40	5.27	-3.10	25.92	16.35
Global ex Asia Non-REITs	JPY	1,364.96	11,476,436.34	10.39	2.50	-NA-	1.48	13.95	15.28	1.16	-0.60	5.24	-1.70	26.64	16.30
Global ex Europe REITs	JPY	1,989.01	106,213,969.59	85.03	3.92	-NA-	6.43	16.43	12.34	-1.54	-1.57	4.32	-0.94	24.77	15.03
Global ex Europe Non-REITs	JPY	1,288.85	18,704,315.20	14.97	2.43	-NA-	1.61	5.94	-2.98	-28.97	-1.62	-0.37	-9.97	28.74	17.00
Global ex US REITs	JPY	1,665.17	41,681,748.73	59.49	3.97	-NA-	4.03	13.33	9.87	-5.83	-0.12	1.39	1.41	22.10	13.49
Global ex US Non-REITs	JPY	1,394.67	28,379,744.12	40.51	2.52	-NA-	2.23	8.60	1.84	-20.51	-1.62	1.16	-7.51	27.33	15.44
Asia REITs	JPY	1,833.25	22,535,250.21	56.29	3.96	-NA-	5.03	15.79	11.03	-0.43	-0.83	0.00	5.54	22.53	12.35
Asia Non-REITs	JPY	1,280.52	17,497,800.17	43.71	2.46	-NA-	1.74	5.72	-3.83	-30.34	-2.01	-0.97	-10.79	29.21	17.20
Australia REITs Index	JPY	1,441.53	9,052,594.46	100.00	4.40	-NA-	-NA-	15.30	9.74	-2.50	-2.06	0.95	3.37	-NA-	-NA-
Hong Kong REITs Index	JPY	4,207.96	1,834,660.28	17.21	4.21	-NA-	-NA-	23.30	14.22	-2.02	2.41	4.67	-4.38	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,638.11	8,828,618.97	82.79	3.71	-NA-	-NA-	3.04	-2.61	-34.44	-2.21	-1.03	-10.12	-NA-	-NA-
Japan REITs Index	JPY	1,776.98	9,482,069.43	54.73	3.04	-NA-	-NA-	15.28	14.54	6.16	0.44	-1.44	11.13	-NA-	-NA-
Japan Non-REITs Index	JPY	974.36	7,843,231.37	45.27	1.00	-NA-	-NA-	12.36	-4.12	-25.32	-1.54	-0.67	-11.36	-NA-	-NA-
New Zealand REITs Index	JPY	2,634.60	141,000.33	100.00	5.18	-NA-	-NA-	16.46	10.84	5.64	1.22	3.08	2.66	-NA-	-NA-
Singapore REITs Index	JPY	2,466.20	2,024,925.70	71.03	6.02	-NA-	-NA-	11.05	3.56	-14.67	-3.87	-1.59	2.49	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,516.98	825,949.84	28.97	2.91	-NA-	-NA-	4.95	-3.58	-27.88	-4.09	-3.05	-12.39	-NA-	-NA-

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

Version: May 2016

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe REITS	JPY	1,465.97	15,295,168.95	59.83	3.55	-NA-	2.86	12.38	12.22	-11.51	0.62	3.75	-6.12	26.00	18.59
Europe Non-REITS	JPY	1,340.17	10,269,921.31	40.17	2.56	-NA-	1.37	14.76	16.02	1.82	-1.16	4.80	-2.28	27.19	16.63
Austria Non-REITs Index	JPY	580.41	437,327.05	100.00	2.41	-NA-	-NA-	8.55	17.64	-1.57	-3.24	3.94	-6.33	-NA-	-NA-
Belgium REITs Index	JPY	2,024.73	751,249.23	100.00	4.11	-NA-	-NA-	12.06	13.75	7.57	2.81	6.47	6.10	-NA-	-NA-
Finland Non-REITs Index	JPY	1,186.54	260,667.93	100.00	3.15	-NA-	-NA-	2.84	-0.75	-9.87	-4.46	-1.31	-8.32	-NA-	-NA-
France REITs Index	JPY	2,316.84	2,484,857.45	100.00	4.07	-NA-	-NA-	11.24	8.01	-5.03	-1.20	1.38	1.79	-NA-	-NA-
Germany REITs Index	JPY	1,310.82	224,270.15	4.70	4.27	-NA-	-NA-	7.65	9.98	-6.90	-3.75	0.99	-4.02	-NA-	-NA-
Germany Non-REITs Index	JPY	1,186.25	4,544,166.63	95.30	2.40	-NA-	-NA-	18.45	21.35	10.02	-2.00	7.06	3.15	-NA-	-NA-
Ireland REITs	JPY	1,045.39	277,624.04	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-1.73	1.93	1.93	-NA-	-NA-	-NA-
Italy REITs Index	JPY	944.40	123,988.32	100.00	4.01	-NA-	-NA-	4.87	10.44	-8.19	1.37	7.66	-7.51	-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	1,408.75	3,572,131.54	100.00	4.28	-NA-	-NA-	4.43	9.83	-3.69	-3.56	3.97	-1.69	-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	184.12	95,925.62	100.00	2.76	-NA-	-NA-	-2.60	-1.02	-12.26	3.77	3.81	8.49	-NA-	-NA-
Sweden Non-REITs Index	JPY	3,117.14	1,874,747.80	100.00	2.37	-NA-	-NA-	16.68	17.77	9.36	-1.33	3.59	-2.82	-NA-	-NA-
Switzerland Non-REITs Index	JPY	3,008.17	1,315,803.11	100.00	4.09	-NA-	-NA-	10.43	10.28	-0.34	-1.25	1.30	2.53	-NA-	-NA-
Spain REITs	JPY	1,018.54	543,859.77	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-4.43	-1.65	-NA-	-NA-	-NA-
Spain Non-REITs	JPY	75.98	313,657.52	3.35	0.00	-NA-	-NA-	-29.00	-NA-	-1.68	2.30	4.09	-0.72	-NA-	-NA-
UK REITs	JPY	676.33	7,317,188.45	83.67	3.20	-NA-	-NA-	14.80	14.83	-18.49	3.90	4.72	-10.76	-NA-	19.84
UK Non-REITs	JPY	538.73	1,427,625.65	16.33	2.43	-NA-	-NA-	17.63	12.37	-20.30	2.11	4.12	-19.12	-NA-	20.32
Israel Non-REITs	JPY	2,152.50	171,315.55	100.00	2.02	-NA-	-NA-	17.19	19.83	-9.24	9.18	10.69	7.40	-NA-	-NA-
Canada REITs Index	JPY	2,246.02	3,851,329.57	4.55	5.64	-NA-	-NA-	7.45	-0.51	-10.28	1.18	0.47	12.33	-NA-	-NA-
Canada Non-REITs Index	JPY	1,533.87	440,707.08	0.52	4.16	-NA-	-NA-	10.70	10.80	9.19	-0.26	3.01	10.67	-NA-	-NA-
United States REITs Index	JPY	2,037.24	79,827,389.81	94.23	3.83	-NA-	-NA-	17.23	13.61	-1.43	-1.91	5.81	-3.13	-NA-	-NA-
United States Non-REITs Index	JPY	1,045.79	594,492.39	0.70	0.26	-NA-	-NA-	8.86	8.48	-10.86	6.72	13.78	-3.31	-NA-	-NA-

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

Version: May 2016

153

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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-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global REITs	AUD	1,549.44	1,512,339.86	80.75	3.87	-NA-	-NA-	17.52	19.49	14.76	6.21	5.95	7.16	-NA-	12.87
Global Non-REITs	AUD	1,156.59	360,622.20	19.25	2.47	-NA-	-NA-	10.25	8.52	-5.82	6.03	3.04	0.84	-NA-	11.10
Global ex Asia REITs	AUD	1,553.94	1,231,859.25	89.61	3.85	-NA-	-NA-	17.50	19.82	14.10	6.10	6.98	5.56	-NA-	14.47
Global ex Asia Non-REITs	AUD	1,137.86	142,839.23	10.39	2.50	-NA-	-NA-	15.66	22.67	19.59	6.96	6.96	7.07	-NA-	13.27
Global ex Europe REITs	AUD	1,658.08	1,321,971.51	85.03	3.92	-NA-	-NA-	18.18	19.54	16.41	5.92	6.02	7.91	-NA-	13.20
Global ex Europe Non-REITs	AUD	1,074.41	232,799.62	14.97	2.43	-NA-	-NA-	7.53	3.24	-16.03	5.86	1.25	-1.93	-NA-	12.71
Global ex US REITs	AUD	1,388.12	518,783.78	59.49	3.97	-NA-	-NA-	15.03	16.91	11.34	7.48	3.04	10.47	-NA-	9.63
Global ex US Non-REITs	AUD	1,162.63	353,222.97	40.51	2.52	-NA-	-NA-	10.23	8.37	-6.02	5.86	2.81	0.75	-NA-	11.08
Asia REITs	AUD	1,528.24	280,480.61	56.29	3.96	-NA-	-NA-	17.53	18.14	17.72	6.72	1.63	14.96	-NA-	9.66
Asia Non-REITs	AUD	1,067.47	217,782.97	43.71	2.46	-NA-	-NA-	7.31	2.33	-17.64	5.45	0.64	-2.82	-NA-	13.02
Australia REITs Index	AUD	1,340.82	112,671.36	100.00	4.40	-NA-	-NA-	17.03	16.78	15.27	5.39	2.60	12.61	-NA-	-NA-
Hong Kong REITs Index	AUD	3,507.85	22,834.74	17.21	4.21	-NA-	-NA-	25.15	21.55	15.83	10.20	6.37	4.16	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,365.57	109,883.69	82.79	3.71	-NA-	-NA-	4.59	3.63	-22.49	5.23	0.58	-2.09	-NA-	-NA-
Japan REITs Index	AUD	1,723.58	118,016.73	54.73	3.04	-NA-	-NA-	17.01	21.88	25.51	8.08	0.17	21.06	-NA-	-NA-
Japan Non-REITs Index	AUD	945.16	97,619.25	45.27	1.00	-NA-	-NA-	14.05	2.03	-11.71	5.95	0.95	-3.44	-NA-	-NA-
New Zealand REITs Index	AUD	2,196.26	1,754.93	100.00	5.18	-NA-	-NA-	18.21	17.95	24.90	8.92	4.75	11.83	-NA-	-NA-
Singapore REITs Index	AUD	2,055.88	25,202.84	71.03	6.02	-NA-	-NA-	12.71	10.20	0.88	3.45	0.01	11.64	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,264.59	10,280.02	28.97	2.91	-NA-	-NA-	6.53	2.60	-14.73	3.21	-1.47	-4.57	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	AUD	1,222.07	190,368.35	59.83	3.55	-NA-	-NA-	14.07	19.41	4.62	8.28	5.44	2.26	-NA-	15.33
Europe Non-REITS	AUD	1,117.20	127,822.58	40.17	2.56	-NA-	-NA-	16.48	23.46	20.37	6.36	6.51	6.45	-NA-	14.04
Austria Non-REITs Index	AUD	483.85	5,443.11	36.79	2.41	-NA-	-NA-	10.18	25.18	16.37	4.12	5.63	2.03	-NA-	-NA-
Belgium REITs Index	AUD	1,687.86	9,350.28	100.00	4.11	-NA-	-NA-	13.74	21.05	27.18	10.64	8.21	15.57	-NA-	-NA-
Finland Non-REITs Index	AUD	989.13	3,244.35	100.00	3.15	-NA-	-NA-	4.39	5.62	6.56	2.81	0.30	-0.13	-NA-	-NA-
France REITs Index	AUD	1,931.37	30,927.30	100.00	4.07	-NA-	-NA-	12.91	14.93	12.28	6.32	3.03	10.88	-NA-	-NA-
Germany REITs Index	AUD	1,092.73	2,791.33	4.70	4.27	-NA-	-NA-	9.27	17.03	10.07	3.58	2.64	4.55	-NA-	-NA-
Germany Non-REITs Index	AUD	988.88	56,558.09	95.30	2.40	-NA-	-NA-	20.23	29.13	30.07	5.46	8.81	12.37	-NA-	-NA-
Ireland REITs	AUD	871.46	3,455.39	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	5.75	3.59	-NA-	-NA-	-NA-
Italy REITs	AUD	787.27	1,543.20	0.75	4.01	-NA-	-NA-	6.45	17.52	8.54	9.08	9.42	0.75	-NA-	-NA-
Italy Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Netherlands REITs Index	AUD	1,174.37	44,459.84	100.00	4.28	-NA-	-NA-	6.00	16.88	13.86	3.78	5.66	7.09	-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	153.48	1,193.92	100.00	2.76	-NA-	-NA-	-1.14	5.32	3.73	11.66	5.50	18.18	-NA-	-NA-
Sweden Non-REITs Index	AUD	2,598.51	23,333.68	100.00	2.37	-NA-	-NA-	18.44	25.32	29.29	6.17	5.28	5.85	-NA-	-NA-
Switzerland Non-REITs Index	AUD	2,507.68	16,376.89	100.00	4.09	-NA-	-NA-	12.09	17.35	17.82	6.26	2.95	11.69	-NA-	-NA-
Spain REITs	AUD	849.08	6,769.04	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	2.84	-0.05	-NA-	-NA-	-NA-
Spain Non-REITs	AUD	63.34	3,903.88	3.35	0.00	-NA-	-NA-	-27.93	-NA-	16.24	10.08	5.78	8.15	-NA-	-NA-
UK REITs	AUD	563.80	91,071.96	83.67	3.20	-NA-	-NA-	16.53	22.19	-3.63	11.81	6.43	-2.79	-NA-	17.03
UK Non-REITs	AUD	449.10	17,768.66	16.33	2.43	-NA-	-NA-	19.40	19.57	-5.77	9.89	5.82	-11.89	-NA-	17.60
Israel Non-REITs	AUD	1,671.70	2,132.25	100.00	2.02	-NA-	-NA-	18.95	27.51	7.30	17.48	12.49	16.99	-NA-	-NA-
Canada REITs Index	AUD	1,872.33	47,934.82	89.73	5.64	-NA-	-NA-	9.07	5.87	6.07	8.88	2.11	22.36	-NA-	-NA-
Canada Non-REITs Index	AUD	1,278.67	5,485.17	10.27	4.16	-NA-	-NA-	12.36	17.90	29.10	7.33	4.69	20.55	-NA-	-NA-
United States REITs Index	AUD	1,698.29	993,556.08	99.26	3.83	-NA-	-NA-	18.99	20.90	16.54	5.56	7.53	5.52	-NA-	-NA-
United States Non-REITs Index	AUD	871.80	7,399.23	0.74	0.26	-NA-	-NA-	10.49	15.44	5.38	14.84	15.63	5.33	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	EUR	1,147.92	984,158.65	80.75	0.00	-NA-	2.54	9.91	10.04	2.88	1.89	3.18	2.70	19.82	15.18
Global Non-REITs	EUR	1,086.72	234,675.73	19.25	0.00	-NA-	1.39	4.97	1.67	-14.44	1.13	0.06	-3.53	20.29	12.92
Global ex Asia REITs	EUR	1,180.06	801,635.24	89.61	0.00	-NA-	2.97	10.13	10.50	2.41	1.73	4.16	1.14	21.77	16.32
Global ex Asia Non-REITs	EUR	995.12	92,952.96	10.39	0.00	-NA-	0.08	9.40	14.41	8.38	1.48	3.64	2.04	20.50	13.68
Global ex Europe REITs	EUR	1,227.99	860,276.01	85.03	0.00	-NA-	3.25	10.54	10.04	4.29	1.70	3.28	3.53	20.92	15.75
Global ex Europe Non-REITs	EUR	1,032.93	151,494.89	14.97	0.00	-NA-	1.14	2.58	-3.09	-23.60	1.32	-1.53	-5.94	22.15	14.99
Global ex US REITs	EUR	810.51	337,599.74	59.49	0.00	-NA-	0.27	6.86	7.22	-0.52	2.95	0.31	5.55	16.21	12.42
Global ex US Non-REITs	EUR	917.28	229,860.66	40.51	0.00	-NA-	1.48	4.92	1.51	-14.67	0.95	-0.18	-3.64	20.39	12.85
Asia REITs	EUR	1,031.30	182,523.40	56.29	0.00	-NA-	0.90	8.93	8.11	4.91	2.58	-0.92	10.30	18.04	13.59
Asia Non-REITs	EUR	1,027.49	141,722.77	43.71	0.00	-NA-	1.28	2.40	-3.93	-25.07	0.91	-2.14	-6.81	22.67	15.17
Australia REITs Index	EUR	649.12	73,321.14	22.61	0.00	-NA-	-NA-	7.92	6.18	2.24	1.60	0.20	8.20	-NA-	-NA-
Hong Kong REITs Index	EUR	2,209.34	14,859.76	4.58	0.00	-NA-	-NA-	16.87	11.67	3.44	6.03	3.69	0.75	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	1,013.11	71,507.06	22.05	0.00	-NA-	-NA-	-1.28	-3.96	-30.37	0.29	-2.51	-6.67	-NA-	-NA-
Japan REITs Index	EUR	1,097.21	76,799.66	23.69	0.00	-NA-	-NA-	9.51	12.83	13.06	3.86	-2.39	16.26	-NA-	-NA-
Japan Non-REITs Index	EUR	857.21	63,525.95	19.59	0.00	-NA-	-NA-	10.16	-2.95	-18.46	2.07	-1.47	-6.64	-NA-	-NA-
New Zealand REITs Index	EUR	1,126.42	1,142.03	100.00	0.00	-NA-	-NA-	8.83	7.16	10.36	2.51	-0.12	6.07	-NA-	-NA-
Singapore REITs Index	EUR	1,110.59	16,400.81	71.03	0.00	-NA-	-NA-	3.52	-0.48	-11.68	-1.57	-2.87	5.36	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,017.41	6,689.75	28.97	0.00	-NA-	-NA-	1.55	-4.12	-23.40	-3.21	-4.41	-9.80	-NA-	-NA-

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

Version: May 2016

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

Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	EUR	1,072.91	123,882.64	59.83	0.00	-NA-	-0.12	6.51	10.31	-5.93	3.25	2.46	-2.73	19.34	15.43
Europe Non-REITS	EUR	1,183.44	83,180.84	40.17	0.00	-NA-	-0.21	10.14	15.14	9.00	0.78	3.12	1.34	20.79	13.95
Austria Non-REITs Index	EUR	478.78	3,542.11	100.00	0.00	-NA-	-NA-	4.60	17.37	5.92	-0.66	2.10	-1.89	-NA-	-NA-
Belgium REITs Index	EUR	1,018.97	6,084.71	100.00	0.00	-NA-	-NA-	4.36	10.18	13.47	3.31	3.55	8.77	-NA-	-NA-
Finland Non-REITs Index	EUR	817.12	2,111.27	100.00	0.00	-NA-	-NA-	-1.61	-1.79	-3.67	-0.89	-2.04	-5.88	-NA-	-NA-
France REITs Index	EUR	1,363.36	20,126.01	100.00	0.00	-NA-	-NA-	4.76	5.19	0.43	-0.90	-0.89	3.61	-NA-	-NA-
Germany REITs Index	EUR	772.58	1,816.47	4.70	0.00	-NA-	-NA-	0.71	7.23	-1.65	-4.28	-2.60	-2.61	-NA-	-NA-
Germany Non-REITs Index	EUR	845.32	36,805.30	95.30	0.00	-NA-	-NA-	14.19	20.43	17.49	0.00	4.53	7.39	-NA-	-NA-
Ireland REITs	EUR	927.82	2,248.61	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	1.94	1.17	-NA-	-NA-	-NA-
Italy REITs Index	EUR	587.49	1,004.24	100.00	0.00	-NA-	-NA-	-1.05	8.37	-2.97	0.85	2.48	-6.12	-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	742.53	28,932.34	100.00	0.00	-NA-	-NA-	-2.33	7.64	1.63	-0.32	3.13	1.99	-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	117.51	776.95	100.00	0.00	-NA-	-NA-	-5.50	-0.74	-6.03	4.62	2.86	11.59	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,669.81	15,184.45	100.00	0.00	-NA-	-NA-	12.01	17.01	17.44	0.79	2.66	0.34	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,704.67	10,657.30	100.00	0.00	-NA-	-NA-	4.39	7.79	5.40	-1.69	0.55	4.15	-NA-	-NA-
Spain REITs	EUR	1,140.15	4,404.97	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.98	-2.39	-NA-	-NA-	-NA-
Spain Non-REITs	EUR	74.37	2,540.46	3.35	0.00	-NA-	-NA-	-28.54	-NA-	8.34	6.12	3.31	5.08	-NA-	-NA-
UK REITs	EUR	393.91	59,265.29	83.67	0.00	-NA-	-NA-	9.52	13.38	-12.94	7.36	3.81	-7.00	-NA-	16.87
UK Non-REITs	EUR	340.26	11,563.00	16.33	0.00	-NA-	-NA-	13.55	12.20	-14.05	5.20	2.92	-15.37	-NA-	16.07
Israel Non-REITs	EUR	1,760.70	1,387.56	100.00	0.00	-NA-	-NA-	13.61	19.87	-2.18	10.77	9.87	11.18	-NA-	-NA-
Canada REITs Index	EUR	979.95	31,193.70	89.73	0.00	-NA-	-NA-	0.44	-4.32	-6.99	3.98	-0.74	15.93	-NA-	-NA-
Canada Non-REITs Index	EUR	828.96	3,569.49	10.27	0.00	-NA-	-NA-	4.75	7.74	14.79	3.00	2.02	15.27	-NA-	-NA-
United States REITs Index	EUR	1,110.41	646,558.91	99.26	0.00	-NA-	-NA-	11.74	11.59	4.66	1.34	4.74	1.29	-NA-	-NA-
United States Non-REITs Index	EUR	847.52	4,815.07	0.74	0.00	-NA-	-NA-	7.52	10.38	-2.08	10.71	12.93	2.02	-NA-	-NA-

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

Version: May 2016

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-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	USD	1,075.60	1,095,614.61	80.75	0.00	-NA-	1.08	4.43	4.61	4.47	-0.46	0.29	5.25	21.96	13.15
Global Non-REITs	USD	1,018.26	261,252.75	19.25	0.00	-NA-	-0.05	-0.26	-3.35	-13.12	-1.20	-2.75	-1.14	24.50	13.44
Global ex Asia REITs	USD	1,105.72	892,420.43	89.61	0.00	-NA-	1.51	4.64	5.04	3.99	-0.62	1.24	3.65	23.72	14.09
Global ex Asia Non-REITs	USD	932.43	103,479.88	10.39	0.00	-NA-	-1.34	3.94	8.76	10.05	-0.86	0.74	4.57	24.34	14.30
Global ex Europe REITs	USD	1,150.63	957,702.26	85.03	0.00	-NA-	1.78	5.03	4.60	5.90	-0.65	0.39	6.10	22.58	13.36
Global ex Europe Non-REITs	USD	967.85	168,651.69	14.97	0.00	-NA-	-0.30	-2.53	-7.88	-22.42	-1.02	-4.29	-3.61	26.03	15.29
Global ex US REITs	USD	900.23	375,832.91	59.49	0.00	-NA-	-1.16	1.53	1.93	1.01	0.58	-2.50	8.17	19.83	12.72
Global ex US Non-REITs	USD	1,018.81	255,892.38	40.51	0.00	-NA-	0.04	-0.31	-3.51	-13.36	-1.38	-2.98	-1.25	24.62	13.47
Asia REITs	USD	966.33	203,194.18	56.29	0.00	-NA-	-0.53	3.50	2.77	6.53	0.22	-3.70	13.04	20.62	13.22
Asia Non-REITs	USD	962.76	157,772.87	43.71	0.00	-NA-	-0.16	-2.70	-8.67	-23.92	-1.42	-4.88	-4.49	26.56	15.58
Australia REITs Index	USD	720.97	81,624.76	25.17	0.00	-NA-	-NA-	2.54	0.93	3.81	-0.75	-2.61	10.88	-NA-	-NA-
Hong Kong REITs Index	USD	2,453.89	16,542.63	5.10	0.00	-NA-	-NA-	11.04	6.16	5.04	3.59	0.78	3.25	-NA-	-NA-
Hong Kong Non-REITs Index	USD	1,125.25	79,605.24	24.55	0.00	-NA-	-NA-	-6.20	-8.71	-29.29	-2.03	-5.24	-4.35	-NA-	-NA-
Japan REITs Index	USD	1,218.66	85,497.22	26.37	0.00	-NA-	-NA-	4.05	7.26	14.80	1.47	-5.13	19.15	-NA-	-NA-
Japan Non-REITs Index	USD	952.09	70,720.27	21.81	0.00	-NA-	-NA-	4.67	-7.74	-17.20	-0.28	-4.23	-4.32	-NA-	-NA-
New Zealand REITs Index	USD	1,251.10	1,271.36	100.00	0.00	-NA-	-NA-	3.40	1.86	12.06	0.14	-2.92	8.71	-NA-	-NA-
Singapore REITs Index	USD	1,233.52	18,258.20	71.03	0.00	-NA-	-NA-	-1.64	-5.39	-10.32	-3.84	-5.59	7.97	-NA-	-NA-
Singapore Non-REITs Index	USD	1,130.03	7,447.36	28.97	0.00	-NA-	-NA-	-3.51	-8.86	-22.22	-5.45	-7.09	-7.56	-NA-	-NA-

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Europe REITS	USD	1,352.95	137,912.35	59.83	0.00	-NA-	2.97	5.60	8.77	-0.98	1.97	0.09	1.83	23.74	16.49
Europe Non-REITS	USD	1,236.85	92,601.07	40.17	0.00	-NA-	1.48	7.83	12.45	13.93	0.17	1.11	5.99	25.30	14.67
Austria Non-REITs Index	USD	448.61	3,943.26	100.00	0.00	-NA-	-NA-	-0.61	11.57	7.56	-2.95	-0.76	0.55	-NA-	-NA-
Belgium REITs Index	USD	954.78	6,773.81	100.00	0.00	-NA-	-NA-	-0.84	4.73	15.21	0.92	0.65	11.47	-NA-	-NA-
Finland Non-REITs Index	USD	765.65	2,350.37	100.00	0.00	-NA-	-NA-	-6.52	-6.64	-2.18	-3.17	-4.79	-3.55	-NA-	-NA-
France REITs Index	USD	1,277.47	22,405.28	100.00	0.00	-NA-	-NA-	-0.46	0.00	1.98	-3.19	-3.67	6.18	-NA-	-NA-
Germany REITs Index	USD	723.91	2,022.18	4.70	0.00	-NA-	-NA-	-4.31	1.93	-0.14	-6.49	-5.33	-0.20	-NA-	-NA-
Germany Non-REITs Index	USD	792.07	40,973.51	95.30	0.00	-NA-	-NA-	8.50	14.48	19.30	-2.31	1.60	10.06	-NA-	-NA-
Ireland REITs	USD	956.87	2,503.26	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.41	-1.67	-NA-	-NA-	-NA-
Italy REITs Index	USD	550.48	1,117.97	100.00	0.00	-NA-	-NA-	-5.99	3.02	-1.48	-1.48	-0.39	-3.79	-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	695.76	32,208.93	100.00	0.00	-NA-	-NA-	-7.20	2.32	3.19	-2.62	0.24	4.52	-NA-	-NA-
Netherlands Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	130.51	864.93	100.00	0.00	-NA-	-NA-	-10.21	-5.65	-4.58	2.20	-0.02	14.36	-NA-	-NA-
Sweden Non-REITs Index	USD	1,854.64	16,904.09	100.00	0.00	-NA-	-NA-	6.43	11.23	19.25	-1.54	-0.22	2.83	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,893.36	11,864.24	100.00	0.00	-NA-	-NA-	-0.82	2.47	7.02	-3.96	-2.27	6.74	-NA-	-NA-
Spain REITs	USD	934.04	4,903.83	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.27	-5.12	-NA-	-NA-	-NA-
Spain Non-REITs	USD	63.83	2,828.16	3.35	0.00	-NA-	-NA-	-33.29	-NA-	10.01	3.67	0.42	7.69	-NA-	-NA-
UK REITs	USD	437.52	65,977.08	83.67	0.00	-NA-	-NA-	4.06	7.78	-11.60	4.89	0.90	-4.69	-NA-	17.03
UK Non-REITs	USD	377.92	12,872.51	16.33	0.00	-NA-	-NA-	7.89	6.66	-12.72	2.77	0.04	-13.27	-NA-	16.75
Israel Non-REITs	USD	1,551.20	1,544.71	100.00	0.00	-NA-	-NA-	7.94	13.94	-0.67	8.22	6.79	13.94	-NA-	-NA-
Canada REITs Index	USD	1,088.42	34,726.38	89.73	0.00	-NA-	-NA-	-4.57	-9.05	-5.56	1.58	-3.52	18.81	-NA-	-NA-
Canada Non-REITs Index	USD	920.71	3,973.74	10.27	0.00	-NA-	-NA-	-0.47	2.42	16.56	0.62	-0.84	18.13	-NA-	-NA-
United States REITs Index	USD	1,233.32	719,781.70	99.26	0.00	-NA-	-NA-	6.17	6.08	6.27	-1.00	1.81	3.81	-NA-	-NA-
United States Non-REITs Index	USD	941.33	5,360.38	0.74	0.00	-NA-	-NA-	2.16	4.93	-0.57	8.16	9.77	4.55	-NA-	-NA-

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

Version: May 2016

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

Index Description	Curr	Close Value May-16	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global REITs	GBP	1,190.96	752,741.06	80.75	0.00	-NA-	3.66	7.03	6.04	9.52	-1.71	0.94	6.58	20.37	14.70
Global Non-REITs	GBP	1,127.47	179,493.47	19.25	0.00	-NA-	2.49	2.22	-2.03	-8.92	-2.44	-2.12	0.11	20.54	11.14
Global ex Asia REITs	GBP	1,224.30	613,136.68	89.61	0.00	-NA-	4.09	7.25	6.48	9.02	-1.86	1.90	4.96	22.41	15.89
Global ex Asia Non-REITs	GBP	1,032.43	71,095.76	10.39	0.00	-NA-	1.17	6.53	10.25	15.38	-2.10	1.39	5.90	21.92	12.98
Global ex Europe REITs	GBP	1,274.03	657,988.50	85.03	0.00	-NA-	4.37	7.65	6.03	11.02	-1.89	1.04	7.44	21.38	15.38
Global ex Europe Non-REITs	GBP	1,071.66	115,871.99	14.97	0.00	-NA-	2.24	-0.10	-6.62	-18.66	-2.25	-3.67	-2.39	22.08	13.03
Global ex US REITs	GBP	996.78	258,215.67	59.49	0.00	-NA-	1.36	4.06	3.32	5.90	-0.68	-1.87	9.53	16.74	11.53
Global ex US Non-REITs	GBP	1,128.08	175,810.63	40.51	0.00	-NA-	2.59	2.17	-2.19	-9.16	-2.62	-2.35	0.00	20.65	11.11
Asia REITs	GBP	1,069.97	139,604.38	56.29	0.00	-NA-	2.00	6.08	4.18	11.69	-1.04	-3.07	14.47	18.36	13.12
Asia Non-REITs	GBP	1,066.02	108,397.71	43.71	0.00	-NA-	2.38	-0.28	-7.42	-20.24	-2.65	-4.27	-3.29	22.62	13.27
Australia REITs Index	GBP	798.29	56,080.22	17.30	0.00	-NA-	-NA-	5.09	2.31	8.84	-1.99	-1.98	12.28	-NA-	-NA-
Hong Kong REITs Index	GBP	2,717.07	11,365.60	3.51	0.00	-NA-	-NA-	13.81	7.61	10.12	2.29	1.43	4.55	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	1,245.94	54,692.71	16.87	0.00	-NA-	-NA-	-3.86	-7.46	-25.87	-3.25	-4.63	-3.14	-NA-	-NA-
Japan REITs Index	GBP	1,349.36	58,740.79	18.12	0.00	-NA-	-NA-	6.64	8.73	20.36	0.20	-4.52	20.66	-NA-	-NA-
Japan Non-REITs Index	GBP	1,054.21	48,588.30	14.99	0.00	-NA-	-NA-	7.27	-6.48	-13.19	-1.53	-3.61	-3.11	-NA-	-NA-
New Zealand REITs Index	GBP	1,385.28	873.49	100.00	0.00	-NA-	-NA-	5.98	3.26	17.48	-1.11	-2.29	10.08	-NA-	-NA-
Singapore REITs Index	GBP	1,365.82	12,544.28	71.03	0.00	-NA-	-NA-	0.80	-4.10	-5.97	-5.04	-4.98	9.34	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,251.22	5,116.70	28.97	0.00	-NA-	-NA-	-1.11	-7.61	-18.45	-6.63	-6.49	-6.39	-NA-	-NA-

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

Version: May 2016

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

Price Return	Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Europe REITS	GBP	979.66	94,752.56	59.83	0.00	-NA-	0.97	3.72	6.30	0.15	-0.39	0.23	0.94	20.35	14.32
	Europe Non-REITS	GBP	1,080.58	63,621.48	40.17	0.00	-NA-	0.88	7.25	10.95	16.04	-2.78	0.88	5.17	22.83	13.54
	Austria Non-REITs Index	GBP	496.73	2,709.21	100.00	0.00	-NA-	-NA-	1.86	13.10	12.76	-4.17	-0.12	1.82	-NA-	-NA-
	Belgium REITs Index	GBP	1,057.18	4,653.94	100.00	0.00	-NA-	-NA-	1.63	6.17	20.79	-0.34	1.30	12.88	-NA-	-NA-
	Finland Non-REITs Index	GBP	847.76	1,614.82	100.00	0.00	-NA-	-NA-	-4.19	-5.37	2.55	-4.38	-4.17	-2.33	-NA-	-NA-
	France REITs Index	GBP	1,414.48	15,393.53	100.00	0.00	-NA-	-NA-	2.01	1.36	6.91	-4.40	-3.05	7.53	-NA-	-NA-
	Germany REITs Index	GBP	801.55	1,389.34	4.70	0.00	-NA-	-NA-	-1.93	3.32	4.70	-7.65	-4.72	1.06	-NA-	-NA-
	Germany Non-REITs Index	GBP	877.02	28,150.81	95.30	0.00	-NA-	-NA-	11.20	16.04	25.08	-3.53	2.26	11.45	-NA-	-NA-
	Ireland REITs	GBP	1,059.50	1,719.86	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.65	-1.03	-NA-	-NA-	-NA-
	Italy REITs Index	GBP	609.52	768.10	100.00	0.00	-NA-	-NA-	-3.65	4.43	3.29	-2.71	0.26	-2.57	-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	770.38	22,129.12	100.00	0.00	-NA-	-NA-	-4.89	3.72	8.19	-3.84	0.88	5.84	-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	144.51	594.25	100.00	0.00	-NA-	-NA-	-7.97	-4.35	0.03	0.92	0.62	15.81	-NA-	-NA-
	Sweden Non-REITs Index	GBP	2,053.55	11,613.94	100.00	0.00	-NA-	-NA-	9.08	12.75	25.03	-2.77	0.43	4.13	-NA-	-NA-
	Switzerland Non-REITs Index	GBP	2,096.42	8,151.31	100.00	0.00	-NA-	-NA-	1.65	3.87	12.20	-5.16	-1.64	8.09	-NA-	-NA-
	Spain REITs	GBP	1,034.22	3,369.18	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-4.48	-4.51	-NA-	-NA-	-NA-
	Spain Non-REITs	GBP	70.68	1,943.09	3.35	0.00	-NA-	-NA-	-31.62	-NA-	15.34	2.38	1.07	9.05	-NA-	-NA-
	UK REITs	GBP	588.31	45,329.50	83.67	0.00	-NA-	-NA-	6.65	9.25	-7.32	3.57	1.55	-3.49	-NA-	14.96
	UK Non-REITs	GBP	508.17	8,844.05	16.33	0.00	-NA-	-NA-	10.57	8.12	-8.50	1.49	0.68	-12.17	-NA-	13.69
	Israel Non-REITs	GBP	1,466.26	1,061.29	100.00	0.00	-NA-	-NA-	10.63	15.50	4.14	6.86	7.48	15.38	-NA-	-NA-
	Canada REITs Index	GBP	1,205.15	23,858.73	89.73	0.00	-NA-	-NA-	-2.19	-7.80	-0.99	0.31	-2.89	20.31	-NA-	-NA-
	Canada Non-REITs Index	GBP	1,019.46	2,730.15	10.27	0.00	-NA-	-NA-	2.00	3.82	22.20	-0.63	-0.20	19.62	-NA-	-NA-
	United States REITs Index	GBP	1,365.60	494,525.39	99.26	0.00	-NA-	-NA-	8.81	7.53	11.41	-2.24	2.47	5.12	-NA-	-NA-
	United States Non-REITs Index	GBP	1,042.29	3,682.84	0.74	0.00	-NA-	-NA-	4.71	6.36	4.24	6.80	10.48	5.87	-NA-	-NA-

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

Version: May 2016

161

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Global REITs	JPY	1,165.45	121,509,138.54	80.75	0.00	-NA-	0.98	11.14	7.93	-6.64	-1.78	3.95	-2.97	24.16	15.03
Global Non-REITs	JPY	1,103.32	28,974,236.51	19.25	0.00	-NA-	-0.16	6.14	-0.28	-22.36	-2.51	0.81	-8.86	27.18	15.31
Global ex Asia REITs	JPY	1,198.08	98,973,888.33	89.61	0.00	-NA-	1.40	11.36	8.38	-7.07	-1.93	4.94	-4.44	25.81	16.32
Global ex Asia Non-REITs	JPY	1,010.31	11,476,436.34	10.39	0.00	-NA-	-1.45	10.62	12.21	-1.65	-2.18	4.42	-3.59	26.53	16.46
Global ex Europe REITs	JPY	1,246.74	106,213,969.59	85.03	0.00	-NA-	1.67	11.78	7.92	-5.36	-1.97	4.06	-2.18	24.73	15.11
Global ex Europe Non-REITs	JPY	1,048.70	18,704,315.20	14.97	0.00	-NA-	-0.41	3.73	-4.95	-30.67	-2.33	-0.79	-11.13	28.70	16.79
Global ex US REITs	JPY	975.43	41,681,748.73	59.49	0.00	-NA-	-1.27	8.06	5.16	-9.72	-0.76	1.06	-0.28	22.04	13.57
Global ex US Non-REITs	JPY	1,103.91	28,379,744.12	40.51	0.00	-NA-	-0.06	6.09	-0.44	-22.56	-2.69	0.57	-8.96	27.26	15.29
Asia REITs	JPY	1,047.05	22,535,250.21	56.29	0.00	-NA-	-0.64	10.15	6.04	-4.79	-1.11	-0.18	4.21	22.48	12.62
Asia Non-REITs	JPY	1,043.18	17,497,800.17	43.71	0.00	-NA-	-0.27	3.55	-5.77	-32.01	-2.73	-1.41	-11.95	29.16	16.99
Australia REITs Index	JPY	781.19	9,052,594.46	2791.89	0.00	-NA-	-NA-	9.12	4.14	-7.22	-2.06	0.95	2.22	-NA-	-NA-
Hong Kong REITs Index	JPY	2,658.87	1,834,660.28	565.82	0.00	-NA-	-NA-	18.17	9.53	-6.13	2.21	4.47	-4.81	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	1,219.25	8,828,618.97	2722.81	0.00	-NA-	-NA-	-0.17	-5.81	-36.81	-3.33	-1.78	-11.82	-NA-	-NA-
Japan REITs Index	JPY	1,134.76	9,482,069.43	2924.34	0.00	-NA-	-NA-	10.73	10.67	2.60	0.12	-1.66	9.85	-NA-	-NA-
Japan Non-REITs Index	JPY	886.54	7,843,231.37	2418.91	0.00	-NA-	-NA-	11.39	-4.81	-26.00	-1.60	-0.73	-11.79	-NA-	-NA-
New Zealand REITs Index	JPY	1,355.61	141,000.33	100.00	0.00	-NA-	-NA-	10.05	5.10	0.15	-1.19	0.63	0.22	-NA-	-NA-
Singapore REITs Index	JPY	1,336.56	2,024,925.70	71.03	0.00	-NA-	-NA-	4.67	-2.39	-19.85	-5.12	-2.14	-0.45	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,224.42	825,949.84	28.97	0.00	-NA-	-NA-	2.68	-5.97	-30.49	-6.70	-3.70	-14.78	-NA-	-NA-

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

Version: May 2016

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

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe REITS	JPY	1,471.50	15,295,168.95	59.83	0.00	-NA-	-1.64	7.70	8.19	-14.63	-0.47	3.22	-8.10	25.89	18.35
Europe Non-REITS	JPY	1,623.09	10,269,921.31	40.17	0.00	-NA-	-1.73	11.37	12.93	-1.08	-2.85	3.89	-4.25	27.05	16.83
Austria Non-REITs Index	JPY	486.09	437,327.05	100.00	0.00	-NA-	-NA-	5.77	15.12	-3.88	-4.24	2.87	-7.30	-NA-	-NA-
Belgium REITs Index	JPY	1,034.53	751,249.23	100.00	0.00	-NA-	-NA-	5.53	8.06	2.97	-0.42	4.32	2.77	-NA-	-NA-
Finland Non-REITs Index	JPY	829.60	260,667.93	100.00	0.00	-NA-	-NA-	-0.51	-3.68	-12.58	-4.46	-1.31	-11.08	-NA-	-NA-
France REITs Index	JPY	1,384.18	2,484,857.45	100.00	0.00	-NA-	-NA-	5.93	3.17	-8.86	-4.47	-0.15	-2.10	-NA-	-NA-
Germany REITs Index	JPY	784.38	224,270.15	4.70	0.00	-NA-	-NA-	1.83	5.16	-10.75	-7.73	-1.87	-7.99	-NA-	-NA-
Germany Non-REITs Index	JPY	858.23	4,544,166.63	95.30	0.00	-NA-	-NA-	15.47	18.11	6.62	-3.61	5.31	1.47	-NA-	-NA-
Ireland REITs	JPY	1,036.80	277,624.04	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-1.73	1.93	1.93	-NA-	-NA-	-NA-
Italy REITs Index	JPY	596.46	123,988.32	100.00	0.00	-NA-	-NA-	0.05	6.29	-11.95	-2.78	3.25	-11.30	-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	753.87	3,572,131.54	100.00	0.00	-NA-	-NA-	-1.24	5.57	-7.78	-3.91	3.90	-3.64	-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	141.42	95,925.62	100.00	0.00	-NA-	-NA-	-4.44	-2.65	-14.73	0.85	3.63	5.44	-NA-	-NA-
Sweden Non-REITs Index	JPY	2,009.56	1,874,747.80	100.00	0.00	-NA-	-NA-	13.26	14.76	6.58	-2.84	3.43	-5.20	-NA-	-NA-
Switzerland Non-REITs Index	JPY	2,051.52	1,315,803.11	100.00	0.00	-NA-	-NA-	5.55	5.72	-4.35	-5.23	1.30	-1.59	-NA-	-NA-
Spain REITs	JPY	1,012.07	543,859.77	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-4.55	-1.65	-NA-	-NA-	-NA-
Spain Non-REITs	JPY	69.16	313,657.52	3.35	0.00	-NA-	-NA-	-29.00	-NA-	-1.68	2.30	4.09	-0.72	-NA-	-NA-
UK REITs	JPY	474.06	7,317,188.45	83.67	0.00	-NA-	-NA-	10.74	11.20	-20.99	3.50	4.58	-12.13	-NA-	19.81
UK Non-REITs	JPY	409.49	1,427,625.65	16.33	0.00	-NA-	-NA-	14.82	10.04	-22.00	1.41	3.69	-20.04	-NA-	20.22
Israel Non-REITs	JPY	1,740.11	171,315.55	100.00	0.00	-NA-	-NA-	14.88	17.56	-11.23	6.78	10.69	5.04	-NA-	-NA-
Canada REITs Index	JPY	1,179.34	3,851,329.57	89.73	0.00	-NA-	-NA-	1.56	-6.16	-15.60	0.23	0.01	9.53	-NA-	-NA-
Canada Non-REITs Index	JPY	997.62	440,707.08	10.27	0.00	-NA-	-NA-	5.92	5.67	4.17	-0.71	2.79	8.91	-NA-	-NA-
United States REITs Index	JPY	1,336.35	79,827,389.81	99.26	0.00	-NA-	-NA-	12.99	9.45	-5.02	-2.31	5.53	-4.30	-NA-	-NA-
United States Non-REITs Index	JPY	1,019.96	594,492.39	0.74	0.00	-NA-	-NA-	8.72	8.26	-11.14	6.72	13.78	-3.61	-NA-	-NA-

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

Version: May 2016

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

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Global REITs	AUD	971.55	1,512,339.86	80.75	0.00	-NA-	-NA-	12.81	14.85	10.38	5.69	5.65	5.70	-NA-	12.95
Global Non-REITs	AUD	919.75	360,622.20	19.25	0.00	-NA-	-NA-	7.74	6.11	-8.21	4.91	2.45	-0.72	-NA-	11.09
Global ex Asia REITs	AUD	998.75	1,231,859.25	65.77	0.00	-NA-	-NA-	13.04	15.33	9.87	5.53	6.65	4.09	-NA-	14.51
Global ex Asia Non-REITs	AUD	842.22	142,839.23	7.63	0.00	-NA-	-NA-	12.28	19.41	16.28	5.27	6.12	5.02	-NA-	13.53
Global ex Europe REITs	AUD	1,039.31	1,321,971.51	70.58	0.00	-NA-	-NA-	13.46	14.84	11.89	5.49	5.75	6.55	-NA-	13.30
Global ex Europe Non-REITs	AUD	874.22	232,799.62	12.43	0.00	-NA-	-NA-	5.29	1.14	-18.03	5.11	0.83	-3.19	-NA-	12.66
Global ex US REITs	AUD	813.14	518,783.78	27.70	0.00	-NA-	-NA-	9.68	11.90	6.73	6.80	2.71	8.63	-NA-	9.68
Global ex US Non-REITs	AUD	920.25	353,222.97	18.86	0.00	-NA-	-NA-	7.69	5.94	-8.45	4.72	2.20	-0.83	-NA-	11.07
Asia REITs	AUD	872.84	280,480.61	56.29	0.00	-NA-	-NA-	11.80	12.83	12.56	6.41	1.45	13.52	-NA-	9.75
Asia Non-REITs	AUD	869.62	217,782.97	43.71	0.00	-NA-	-NA-	5.10	0.27	-19.61	4.67	0.20	-4.09	-NA-	12.98
Australia REITs Index	AUD	727.14	112,671.36	100.00	0.00	-NA-	-NA-	10.76	10.81	9.69	5.39	2.60	11.35	-NA-	-NA-
Hong Kong REITs Index	AUD	2,216.49	22,834.74	17.21	0.00	-NA-	-NA-	19.95	16.55	10.98	9.99	6.17	3.69	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	1,016.39	109,883.69	82.79	0.00	-NA-	-NA-	1.33	0.23	-25.29	4.03	-0.18	-3.94	-NA-	-NA-
Japan REITs Index	AUD	1,100.76	118,016.73	54.73	0.00	-NA-	-NA-	12.40	17.76	21.30	7.74	-0.06	19.66	-NA-	-NA-
Japan Non-REITs Index	AUD	859.98	97,619.25	45.27	0.00	-NA-	-NA-	13.06	1.29	-12.52	5.88	0.89	-3.91	-NA-	-NA-
New Zealand REITs Index	AUD	1,130.06	1,754.93	100.00	0.00	-NA-	-NA-	11.70	11.84	18.40	6.33	2.27	9.17	-NA-	-NA-
Singapore REITs Index	AUD	1,114.19	25,202.84	71.03	0.00	-NA-	-NA-	6.25	3.87	-5.24	2.11	-0.55	8.44	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,020.71	10,280.02	28.97	0.00	-NA-	-NA-	4.23	0.06	-17.82	0.40	-2.13	-7.17	-NA-	-NA-

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

Version: May 2016

164

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

Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe REITS	AUD	1,072.91	190,368.35	59.83	0.00	-NA-	-NA-	9.31	15.13	0.93	7.11	4.90	0.11	-NA-	15.16
Europe Non-REITS	AUD	1,183.44	127,822.58	40.17	0.00	-NA-	-NA-	13.04	20.17	16.95	4.54	5.59	4.30	-NA-	14.34
Austria Non-REITs Index	AUD	405.21	5,443.11	100.00	0.00	-NA-	-NA-	7.36	22.50	13.64	3.05	4.54	0.98	-NA-	-NA-
Belgium REITs Index	AUD	862.41	9,350.28	100.00	0.00	-NA-	-NA-	7.12	14.99	21.73	7.16	6.02	11.94	-NA-	-NA-
France REITs Index	AUD	1,153.88	30,927.30	100.00	0.00	-NA-	-NA-	7.52	9.79	7.75	2.80	1.48	6.64	-NA-	-NA-
Finland Non-REITs Index	AUD	691.58	3,244.35	100.00	0.00	-NA-	-NA-	0.98	2.50	3.36	2.81	0.30	-3.14	-NA-	-NA-
Germany REITs Index	AUD	653.88	2,791.33	4.70	0.00	-NA-	-NA-	3.36	11.91	5.52	-0.70	-0.27	0.23	-NA-	-NA-
Germany Non-REITs Index	AUD	715.44	56,558.09	95.30	0.00	-NA-	-NA-	17.20	25.68	26.06	3.73	7.03	10.53	-NA-	-NA-
Ireland REITs	AUD	864.30	3,455.39	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	5.75	3.59	-NA-	-NA-	-NA-
Italy REITs Index	AUD	497.22	1,543.20	0.75	0.00	-NA-	-NA-	1.56	13.11	4.10	4.61	4.93	-3.38	-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	628.45	44,459.84	100.00	0.00	-NA-	-NA-	0.25	12.34	9.03	3.40	5.59	4.97	-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	117.89	1,193.92	100.00	0.00	-NA-	-NA-	-3.00	3.59	0.82	8.52	5.32	14.85	-NA-	-NA-
Sweden Non-REITs Index	AUD	1,675.22	23,333.68	100.00	0.00	-NA-	-NA-	14.97	22.12	26.00	4.55	5.11	3.27	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,710.19	16,376.89	100.00	0.00	-NA-	-NA-	7.14	12.50	13.08	1.98	2.95	7.20	-NA-	-NA-
Spain REITs	AUD	843.68	6,769.04	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	2.71	-0.05	-NA-	-NA-	-NA-
Spain Non-REITs	AUD	57.66	3,903.88	3.35	0.00	-NA-	-NA-	-27.93	-NA-	16.24	10.08	5.78	8.15	-NA-	-NA-
UK REITs	AUD	395.19	91,071.96	83.67	0.00	-NA-	-NA-	12.41	18.33	-6.60	11.37	6.29	-4.28	-NA-	17.13
UK Non-REITs	AUD	341.36	17,768.66	16.33	0.00	-NA-	-NA-	16.54	17.10	-7.78	9.13	5.38	-12.90	-NA-	17.54
Israel Non-REITs	AUD	1,351.43	2,132.25	100.00	0.00	-NA-	-NA-	16.60	25.10	4.95	14.91	12.49	14.42	-NA-	-NA-
Canada REITs Index	AUD	983.12	47,934.82	89.73	0.00	-NA-	-NA-	3.09	-0.14	-0.21	7.86	1.64	19.32	-NA-	-NA-
Canada Non-REITs Index	AUD	831.64	5,485.17	10.27	0.00	-NA-	-NA-	7.51	12.44	23.16	6.85	4.46	18.63	-NA-	-NA-
United States REITs Index	AUD	1,114.01	993,556.08	99.26	0.00	-NA-	-NA-	14.68	16.46	12.29	5.12	7.25	4.25	-NA-	-NA-
United States Non-REITs Index	AUD	850.26	7,399.23	0.74	0.00	-NA-	-NA-	10.36	15.20	5.06	14.84	15.63	5.00	-NA-	-NA-

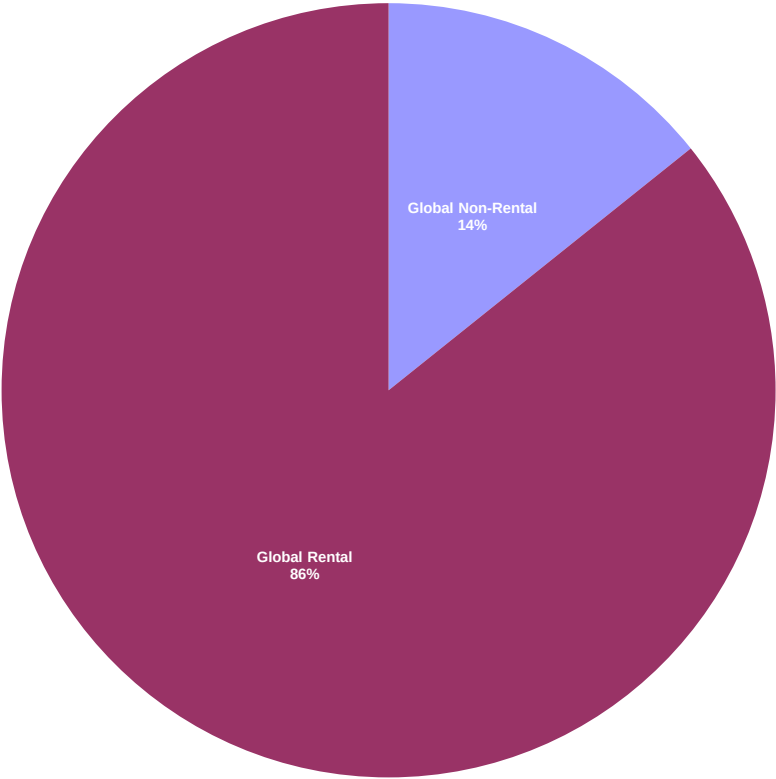
* -20, -10, -5 & -3 Years Total Returns are annualised

Version: May 2016

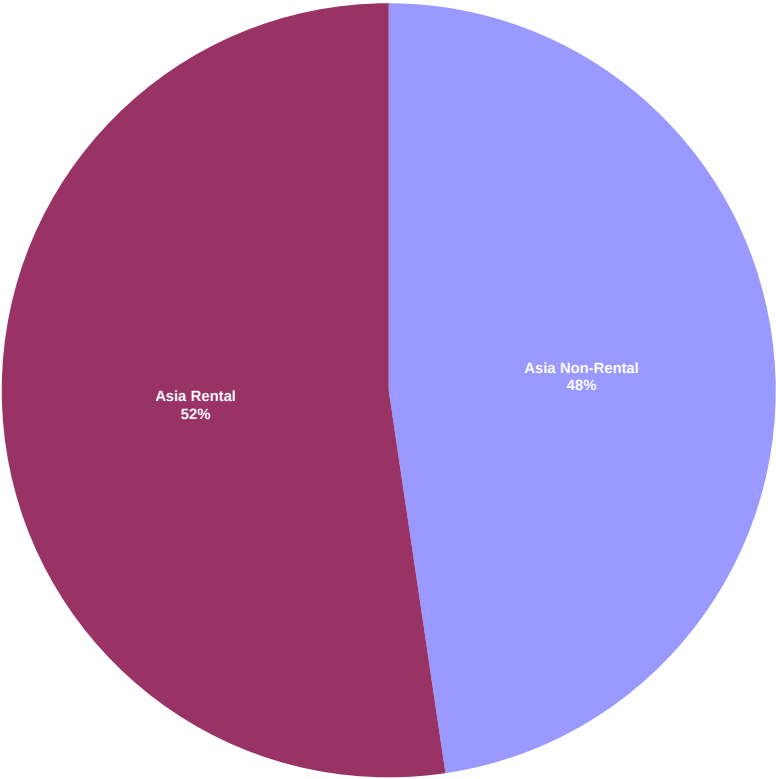
Section 3.6

FTSE EPRA/NAREIT Developed Investment Focus Index Series

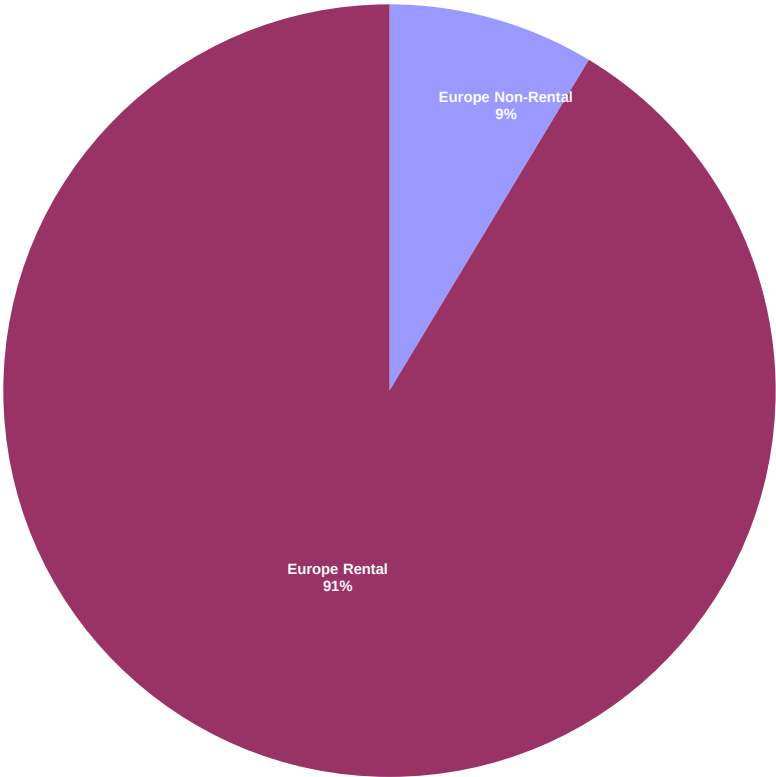
Graph 29: Developed Investment Focus Market Cap Breakdown



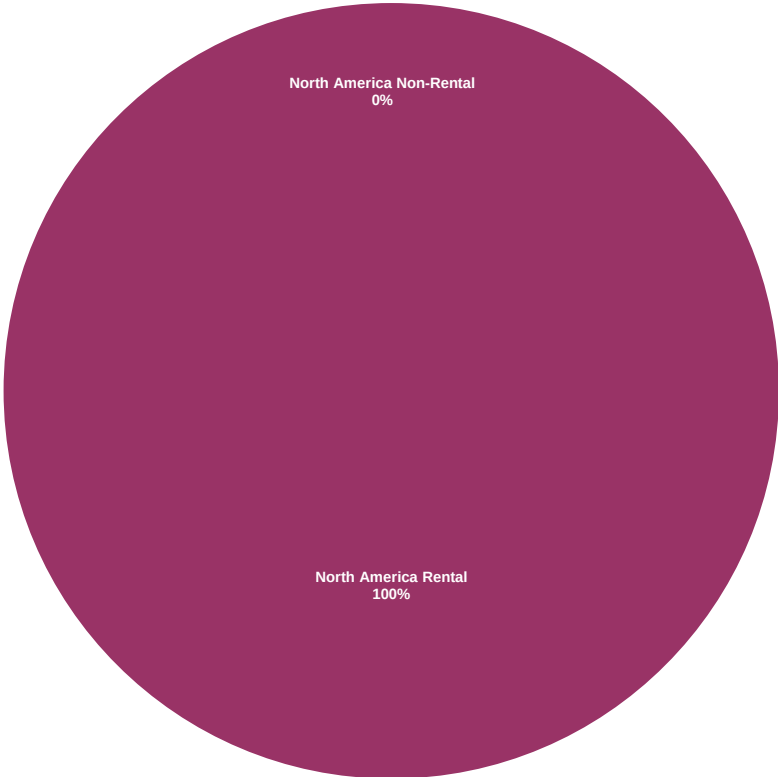
Graph 30: Developed Asia Investment Focus Market Cap Breakdown



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-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Non-Rental	EUR	1,295.54	173,794.38	14.26	2.80	-NA-	-NA-	6.42	0.45	-18.22	1.81	-0.86	-3.74	22.10	-NA-
Global Rental	EUR	2,046.98	1,045,039.99	85.74	3.74	-NA-	-NA-	14.16	14.51	7.02	2.45	3.57	4.07	19.30	-NA-
Asia Non-Rental	EUR	1,362.64	154,529.94	47.66	2.71	-NA-	-NA-	5.91	-0.82	-20.61	1.58	-1.37	-4.53	22.65	-NA-
Asia Rental	EUR	1,896.54	169,716.23	52.34	3.85	-NA-	-NA-	13.24	12.43	8.27	3.04	-0.98	11.89	17.12	-NA-
Asia ex Australia Non-Rental	EUR	1,356.46	134,772.13	53.71	2.47	-NA-	3.47	5.20	-2.11	-23.10	1.64	-1.72	-5.81	-NA-	-NA-
Asia ex Australia Rental	EUR	2,540.84	116,152.90	46.29	3.59	-NA-	9.38	12.37	12.32	7.61	3.64	-1.37	12.38	-NA-	-NA-
Australia Non-Rental	EUR	1,082.86	19,757.81	26.95	4.38	-NA-	-NA-	11.63	9.21	1.66	1.14	1.13	5.35	27.68	-NA-
Australia Rental	EUR	1,426.19	53,563.34	73.05	4.41	-NA-	-NA-	14.48	12.95	9.72	1.77	-0.14	10.97	21.73	-NA-
Hong Kong Non-Rental	EUR	1,768.61	69,110.48	80.02	3.71	-NA-	-NA-	2.55	-0.54	-27.66	1.37	-1.83	-5.21	28.09	-NA-
Hong Kong Rental	EUR	3,467.11	17,256.35	19.98	4.18	-NA-	-NA-	11.37	11.51	0.10	5.86	3.36	1.88	18.88	-NA-
Japan Non-Rental	EUR	1,164.09	58,971.90	42.03	0.97	-NA-	-NA-	11.42	-2.22	-18.03	2.23	-1.35	-6.32	28.34	-NA-
Japan Rental	EUR	1,946.50	81,353.71	57.97	2.95	-NA-	-NA-	13.17	15.27	14.56	4.00	-2.17	16.02	20.71	-NA-
Europe Non-Rental	EUR	968.70	17,876.88	8.63	3.64	-NA-	-NA-	10.17	18.55	8.49	3.07	2.92	2.55	21.98	-NA-
Europe Rental	EUR	1,657.18	189,186.59	91.37	3.11	-NA-	-NA-	12.12	15.80	2.56	3.69	3.44	0.80	19.26	-NA-
UK Non-Rental	EUR	728.59	1,808.57	2.55	1.33	-NA-	-NA-	16.06	18.48	-6.48	10.21	10.15	-10.52	28.85	-NA-
UK Rental	EUR	1,086.73	69,019.72	97.45	3.12	-NA-	-NA-	13.83	16.57	-10.62	7.40	3.69	-6.82	23.56	-NA-
North America Non-Rental	EUR	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	2,296.56	686,137.16	100.00	3.89	-NA-	-NA-	15.18	14.89	8.13	1.97	4.81	3.23	23.47	-NA-
United States Non-Rental	EUR	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	2,301.81	651,373.98	100.00	3.80	-NA-	-NA-	15.89	15.80	8.54	1.82	5.08	2.52	24.31	-NA-

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	USD	1,222.71	193,476.60	14.26	2.80	-NA-	-NA-	1.12	-4.52	-16.96	-0.54	-3.64	-1.35	26.36	-NA-
Global Rental	USD	1,931.86	1,163,390.77	85.74	3.74	-NA-	-NA-	8.47	8.85	8.67	0.08	0.67	6.65	21.59	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	-	171,481.22	13.45	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	-	1,103,761.38	86.55	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	1,129.74	171,481.22	13.45	2.60	-NA-	-NA-	0.57	-5.49	-19.01	-0.46	-3.88	-2.42	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	1,892.57	1,103,761.38	86.55	3.70	-NA-	-NA-	8.41	8.97	8.52	0.12	0.87	6.29	-NA-	-NA-
Asia Non-Rental	USD	1,286.09	172,030.45	47.66	2.71	-NA-	-NA-	0.63	-5.72	-19.39	-0.77	-4.13	-2.16	26.64	-NA-
Asia Rental	USD	1,790.07	188,936.59	52.34	3.85	-NA-	-NA-	7.60	6.88	9.94	0.66	-3.76	14.67	19.88	-NA-
Asia ex Australia Non-Rental	USD	1,280.17	150,035.07	53.71	2.47	-NA-	2.00	-0.05	-6.94	-21.92	-0.70	-4.48	-3.47	-NA-	-NA-
Asia ex Australia Rental	USD	2,398.07	129,307.21	46.29	3.59	-NA-	7.83	6.77	6.77	9.26	1.25	-4.13	15.17	-NA-	-NA-
Australia Non-Rental	USD	1,022.87	21,995.38	26.95	4.38	-NA-	-NA-	6.06	3.81	3.23	-1.19	-1.70	7.96	30.80	-NA-
Australia Rental	USD	1,346.16	59,629.38	73.05	4.41	-NA-	-NA-	8.77	7.37	11.41	-0.58	-2.93	13.72	24.58	-NA-
Hong Kong Non-Rental	USD	1,669.09	76,937.24	80.02	3.71	-NA-	-NA-	-2.57	-5.46	-26.54	-0.97	-4.58	-2.86	31.67	-NA-
Hong Kong Rental	USD	3,271.73	19,210.63	19.98	4.18	-NA-	-NA-	5.82	6.00	1.65	3.42	0.46	4.41	20.92	-NA-
Japan Non-Rental	USD	1,098.78	65,650.47	42.03	0.97	-NA-	-NA-	5.87	-7.05	-16.77	-0.13	-4.11	-3.99	30.42	-NA-
Japan Rental	USD	1,837.39	90,567.02	57.97	2.95	-NA-	-NA-	7.53	9.58	16.33	1.60	-4.91	18.90	21.27	-NA-
Europe Non-Rental	USD	914.41	19,901.44	8.63	3.64	-NA-	-NA-	4.68	12.69	10.17	0.69	0.04	5.09	25.47	-NA-
Europe Rental	USD	1,563.49	210,611.97	91.37	3.11	-NA-	-NA-	6.53	10.08	4.14	1.30	0.54	3.30	23.71	-NA-
UK Non-Rental	USD	687.49	2,013.39	2.55	1.33	-NA-	-NA-	10.28	12.63	-5.04	7.66	7.06	-8.30	30.84	-NA-
UK Rental	USD	1,025.86	76,836.20	97.45	3.12	-NA-	-NA-	8.16	10.81	-9.24	4.92	0.78	-4.51	26.10	-NA-
North America Non-Rental	USD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	2,167.57	763,842.20	100.00	3.89	-NA-	-NA-	9.44	9.21	9.80	-0.39	1.87	5.80	24.77	-NA-
United States Non-Rental	USD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	2,172.53	725,142.08	100.00	3.80	-NA-	-NA-	10.12	10.08	10.21	-0.53	2.13	5.07	25.57	-NA-

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

Version: May 2016

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Non-Rental	GBP	1,353.85	132,927.93	13.45	2.80	-NA-	-NA-	3.63	-3.21	-12.94	-1.78	-3.02	-0.10	22.49	-NA-
Global Rental	GBP	2,139.06	799,306.61	86.55	3.74	-NA-	-NA-	11.17	10.34	13.93	-1.17	1.32	8.00	19.86	-NA-
Asia Non-Rental	GBP	1,424.02	118,193.37	47.66	2.71	-NA-	-NA-	3.14	-4.43	-15.49	-2.01	-3.52	-0.92	22.79	-NA-
Asia Rental	GBP	1,982.06	129,808.72	52.34	3.85	-NA-	-NA-	10.28	8.34	15.26	-0.60	-3.14	16.12	17.30	-NA-
Asia ex Australia Non-Rental	GBP	1,417.47	103,081.47	53.71	2.47	-NA-	4.60	2.44	-5.67	-18.14	-1.95	-3.86	-2.25	-NA-	-NA-
Asia ex Australia Rental	GBP	2,655.27	88,840.41	46.29	3.59	-NA-	10.57	9.42	8.23	14.55	-0.02	-3.51	16.62	-NA-	-NA-
Australia Non-Rental	GBP	1,132.57	15,111.91	26.95	4.38	-NA-	-NA-	8.70	5.23	8.22	-2.43	-1.07	9.33	29.07	-NA-
Australia Rental	GBP	1,490.54	40,968.32	73.05	4.41	-NA-	-NA-	11.48	8.84	16.81	-1.82	-2.31	15.16	21.98	-NA-
Hong Kong Non-Rental	GBP	1,848.10	52,859.66	80.02	3.71	-NA-	-NA-	-0.14	-4.16	-22.99	-2.21	-3.97	-1.63	28.68	-NA-
Hong Kong Rental	GBP	3,622.62	13,198.65	19.98	4.18	-NA-	-NA-	8.45	7.45	6.57	2.13	1.11	5.73	17.97	-NA-
Japan Non-Rental	GBP	1,216.62	45,105.10	42.03	0.97	-NA-	-NA-	8.50	-5.78	-12.74	-1.38	-3.49	-2.78	27.36	-NA-
Japan Rental	GBP	2,034.45	62,223.99	57.97	2.95	-NA-	-NA-	10.20	11.08	21.96	0.33	-4.30	20.41	20.89	-NA-
Europe Non-Rental	GBP	1,012.48	13,673.27	8.63	3.64	-NA-	-NA-	7.29	14.23	15.50	-0.57	0.68	6.42	22.02	-NA-
Europe Rental	GBP	1,731.18	144,700.77	91.37	3.11	-NA-	-NA-	9.19	11.58	9.18	0.03	1.19	4.61	20.58	-NA-
UK Non-Rental	GBP	761.22	1,383.30	2.55	1.33	-NA-	-NA-	13.02	14.17	-0.44	6.32	7.76	-7.14	27.84	-NA-
UK Rental	GBP	1,135.88	52,790.24	97.45	3.12	-NA-	-NA-	10.85	12.32	-4.85	3.61	1.43	-3.30	22.61	-NA-
North America Non-Rental	GBP	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	GBP	2,400.05	524,797.11	100.00	3.89	-NA-	-NA-	12.16	10.71	15.11	-1.63	2.53	7.13	23.95	-NA-
United States Non-Rental	GBP	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	GBP	2,405.53	498,208.23	100.00	3.80	-NA-	-NA-	12.86	11.59	15.55	-1.78	2.79	6.39	24.88	-NA-

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

Version: May 2016

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Non-Rental	JPY	1,324.85	21,457,522.14	0.00	2.80	-NA-	-NA-	7.61	-1.48	-25.79	-1.86	-0.12	-9.05	28.85	-NA-
Global Rental	JPY	2,093.24	129,025,852.91	0.00	3.74	-NA-	-NA-	15.43	12.31	-2.88	-1.24	4.35	-1.67	23.92	-NA-
Asia Non-Rental	JPY	1,393.52	19,079,037.36	47.66	2.71	-NA-	-NA-	7.09	-2.73	-27.96	-2.08	-0.63	-9.80	29.18	-NA-
Asia Rental	JPY	1,939.60	20,954,013.02	52.34	3.85	-NA-	-NA-	14.51	10.27	-1.74	-0.67	-0.24	5.72	22.03	-NA-
Asia ex Australia Non-Rental	JPY	1,387.11	16,639,639.74	53.71	2.47	-NA-	1.89	6.37	-3.99	-30.22	-2.02	-0.99	-11.00	-NA-	-NA-
Asia ex Australia Rental	JPY	2,598.39	14,340,816.17	46.29	3.59	-NA-	7.71	13.62	10.16	-2.35	-0.09	-0.63	6.18	-NA-	-NA-
Australia Non-Rental	JPY	1,108.31	2,439,397.62	26.95	4.38	-NA-	-NA-	12.88	7.11	-7.75	-2.50	1.89	-0.47	31.69	-NA-
Australia Rental	JPY	1,458.61	6,613,196.84	73.05	4.41	-NA-	-NA-	15.76	10.78	-0.43	-1.90	0.61	4.84	26.89	-NA-
Hong Kong Non-Rental	JPY	1,808.51	8,532,724.28	80.02	3.71	-NA-	-NA-	3.69	-2.46	-34.35	-2.28	-1.10	-10.45	33.67	-NA-
Hong Kong Rental	JPY	3,545.02	2,130,554.97	19.98	4.18	-NA-	-NA-	12.62	9.37	-9.16	2.05	4.13	-3.74	24.00	-NA-
Japan Non-Rental	JPY	1,190.56	7,280,965.63	42.03	0.97	-NA-	-NA-	12.67	-4.10	-25.61	-1.45	-0.61	-11.49	33.04	-NA-
Japan Rental	JPY	1,990.87	10,044,335.17	57.97	2.95	-NA-	-NA-	14.43	13.06	3.97	0.25	-1.44	9.62	21.67	-NA-
Europe Non-Rental	JPY	990.79	2,207,169.22	8.63	3.64	-NA-	-NA-	11.40	16.27	-1.54	-0.65	3.69	-3.11	27.84	-NA-
Europe Rental	JPY	1,694.09	23,357,921.04	91.37	3.11	-NA-	-NA-	13.38	13.57	-6.93	-0.04	4.21	-4.76	25.87	-NA-
UK Non-Rental	JPY	744.92	223,295.36	2.55	1.33	-NA-	-NA-	17.36	16.20	-15.13	6.24	10.98	-15.46	33.24	-NA-
UK Rental	JPY	1,111.55	8,521,518.73	97.45	3.12	-NA-	-NA-	15.11	14.33	-18.89	3.53	4.46	-11.96	28.73	-NA-
North America Non-Rental	JPY	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	2,348.64	84,713,918.85	100.00	3.89	-NA-	-NA-	16.47	12.68	-1.87	-1.71	5.59	-2.46	26.86	-NA-
United States Non-Rental	JPY	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	2,354.01	80,421,882.20	100.00	3.80	-NA-	-NA-	17.19	13.58	-1.50	-1.85	5.87	-3.14	27.57	-NA-

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

Version: May 2016

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

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Non-Rental	AUD	1,104.42	267,066.88	14.26	2.80	-NA-	-NA-	9.23	4.83	-12.26	5.61	1.51	-0.93	-NA-	-NA-
Global Rental	AUD	1,744.97	1,605,895.18	85.74	3.74	-NA-	-NA-	17.17	19.51	14.82	6.27	6.05	7.11	-NA-	-NA-
Asia Non-Rental	AUD	1,161.67	237,463.53	47.66	2.71	-NA-	-NA-	8.70	3.51	-14.83	5.37	0.99	-1.74	-NA-	-NA-
Asia Rental	AUD	1,616.90	260,800.05	52.34	3.85	-NA-	-NA-	16.23	17.34	16.16	6.88	1.38	15.16	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	1,156.32	207,102.04	53.71	2.47	-NA-	-NA-	7.97	2.17	-17.50	5.44	0.62	-3.06	-NA-	-NA-
Asia ex Australia Rental	AUD	2,166.08	178,490.18	46.29	3.59	-NA-	-NA-	15.33	17.23	15.45	7.51	0.99	15.66	-NA-	-NA-
Australia Non-Rental	AUD	923.91	30,361.49	26.95	4.38	-NA-	-NA-	14.57	13.98	9.07	4.92	3.55	8.42	-NA-	-NA-
Australia Rental	AUD	1,215.93	82,309.87	73.05	4.41	-NA-	-NA-	17.50	17.88	17.72	5.57	2.25	14.21	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,507.61	106,200.89	80.02	3.71	-NA-	-NA-	5.25	3.80	-22.38	5.15	0.51	-2.45	-NA-	-NA-
Hong Kong Rental	AUD	2,955.21	26,517.54	19.98	4.18	-NA-	-NA-	14.31	16.38	7.40	9.81	5.83	4.86	-NA-	-NA-
Japan Non-Rental	AUD	992.48	90,621.12	42.03	0.97	-NA-	-NA-	14.36	2.05	-12.05	6.05	1.01	-3.58	-NA-	-NA-
Japan Rental	AUD	1,659.63	125,014.86	57.97	2.95	-NA-	-NA-	16.15	20.30	22.91	7.88	0.17	19.41	-NA-	-NA-
Europe Non-Rental	AUD	825.94	27,471.10	8.63	3.64	-NA-	-NA-	13.08	23.72	16.40	6.91	5.38	5.54	-NA-	-NA-
Europe Rental	AUD	1,412.23	290,719.82	91.37	3.11	-NA-	-NA-	15.08	20.85	10.03	7.56	5.91	3.75	-NA-	-NA-
UK Non-Rental	AUD	620.98	2,779.20	2.55	1.33	-NA-	-NA-	19.12	23.65	0.34	14.32	12.78	-7.91	-NA-	-NA-
UK Rental	AUD	926.61	106,061.43	97.45	3.12	-NA-	-NA-	16.84	21.66	-4.10	11.41	6.16	-4.10	-NA-	-NA-
North America Non-Rental	AUD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	AUD	1,957.88	1,054,375.31	100.00	3.89	-NA-	-NA-	18.22	19.90	16.01	5.77	7.31	6.25	-NA-	-NA-
United States Non-Rental	AUD	-NA-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	AUD	1,962.35	1,000,955.32	100.00	3.80	-NA-	-NA-	18.95	20.86	16.45	5.62	7.59	5.52	-NA-	-NA-

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

Version: May 2016

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

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Non-Rental	EUR	1,012.92	173,794.38	14.26	0.00	-NA-	-NA-	3.87	-1.90	-20.46	0.88	-1.31	-5.02	-NA-	-NA-
Global Rental	EUR	1,305.67	1,045,039.99	85.74	0.00	-NA-	-NA-	9.77	10.23	3.06	1.89	3.24	2.61	-NA-	-NA-
Asia Non-Rental	EUR	1,078.58	154,529.94	47.66	0.00	-NA-	-NA-	3.39	-3.09	-22.68	0.90	-1.77	-5.61	-NA-	-NA-
Asia Rental	EUR	1,122.86	169,716.23	52.34	0.00	-NA-	-NA-	8.29	7.80	3.67	2.72	-1.17	10.32	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,116.71	134,772.13	53.71	0.00	-NA-	1.53	3.10	-3.99	-24.91	0.86	-2.18	-7.03	23.31	15.48
Asia ex Australia Rental	EUR	1,642.22	116,152.90	46.29	0.00	-NA-	4.84	8.03	8.20	3.37	3.18	-1.64	10.86	16.23	13.54
Australia Non-Rental	EUR	587.83	19,757.81	26.95	0.00	-NA-	-NA-	5.58	3.81	-3.01	1.14	1.13	5.35	-NA-	-NA-
Australia Rental	EUR	761.72	53,563.34	73.05	0.00	-NA-	-NA-	8.36	7.10	4.34	1.77	-0.14	9.29	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,319.72	69,110.48	80.02	0.00	-NA-	-NA-	-0.71	-3.85	-30.29	0.18	-2.60	-6.97	-NA-	-NA-
Hong Kong Rental	EUR	2,373.09	17,256.35	19.98	0.00	-NA-	-NA-	7.55	7.47	-4.06	5.69	3.19	1.03	-NA-	-NA-
Japan Non-Rental	EUR	1,059.39	58,971.90	42.03	0.00	-NA-	-NA-	10.47	-2.91	-18.75	2.16	-1.41	-6.78	-NA-	-NA-
Japan Rental	EUR	1,274.60	81,353.71	57.97	0.00	-NA-	-NA-	8.96	11.62	10.88	3.69	-2.38	14.74	-NA-	-NA-
Europe Non-Rental	EUR	780.61	17,876.88	8.63	0.00	-NA-	-NA-	7.44	15.30	4.34	0.08	1.95	-0.52	-NA-	-NA-
Europe Rental	EUR	1,078.81	189,186.59	91.37	0.00	-NA-	-NA-	7.86	12.01	-0.74	2.46	2.80	-1.20	-NA-	-NA-
UK Non-Rental	EUR	621.25	1,808.57	2.55	0.00	-NA-	-NA-	14.37	16.90	-8.00	10.21	10.15	-11.04	-NA-	-NA-
UK Rental	EUR	749.63	69,019.72	97.45	0.00	-NA-	-NA-	9.93	13.01	-13.26	6.92	3.50	-8.21	-NA-	-NA-
North America Non-Rental	EUR	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	EUR	1,485.39	686,137.16	100.00	0.00	-NA-	-NA-	10.89	10.57	4.10	1.53	4.52	1.94	-NA-	-NA-
United States Non-Rental	EUR	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	EUR	1,512.06	651,373.98	100.00	0.00	-NA-	-NA-	11.72	11.58	4.60	1.40	4.80	1.30	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Investment Focus 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	
Index Description	Curr	May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	USD	955.98	193,476.60	14.26	0.00	-NA-	-NA-	-1.31	-6.74	-19.23	-1.45	-4.08	-2.66	-NA-	-NA-
Global Rental	USD	1,232.28	1,163,390.77	85.74	0.00	-NA-	-NA-	4.29	4.79	4.65	-0.46	0.35	5.15	-NA-	-NA-
Asia Non-Rental	USD	1,017.96	172,030.45	47.66	0.00	-NA-	-NA-	-1.76	-7.88	-21.49	-1.43	-4.52	-3.27	-NA-	-NA-
Asia Rental	USD	1,059.74	188,936.59	52.34	0.00	-NA-	-NA-	2.89	2.47	5.27	0.35	-3.94	13.06	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,053.94	150,035.07	53.71	0.00	-NA-	0.09	-2.04	-8.73	-23.75	-1.47	-4.92	-4.72	27.14	15.97
Asia ex Australia Rental	USD	1,549.91	129,307.21	46.29	0.00	-NA-	3.35	2.64	2.85	4.96	0.80	-4.40	13.61	18.29	12.80
Australia Non-Rental	USD	554.79	21,995.38	26.95	0.00	-NA-	-NA-	0.31	-1.31	-1.51	-1.19	-1.70	7.96	-NA-	-NA-
Australia Rental	USD	718.90	59,629.38	73.05	0.00	-NA-	-NA-	2.96	1.81	5.95	-0.58	-2.93	12.00	-NA-	-NA-
Hong Kong Non-Rental	USD	1,245.54	76,937.24	80.02	0.00	-NA-	-NA-	-5.66	-8.60	-29.22	-2.13	-5.33	-4.66	-NA-	-NA-
Hong Kong Rental	USD	2,239.70	19,210.63	19.98	0.00	-NA-	-NA-	2.19	2.16	-2.58	3.25	0.30	3.53	-NA-	-NA-
Japan Non-Rental	USD	999.85	65,650.47	42.03	0.00	-NA-	-NA-	4.96	-7.71	-17.50	-0.19	-4.18	-4.47	-NA-	-NA-
Japan Rental	USD	1,202.96	90,567.02	57.97	0.00	-NA-	-NA-	3.53	6.10	12.59	1.30	-5.12	17.58	-NA-	-NA-
Europe Non-Rental	USD	736.73	19,901.44	8.63	0.00	-NA-	-NA-	2.09	9.60	5.95	-2.23	-0.90	1.95	-NA-	-NA-
Europe Rental	USD	1,018.17	210,611.97	91.37	0.00	-NA-	-NA-	2.48	6.47	0.79	0.10	-0.09	1.25	-NA-	-NA-
UK Non-Rental	USD	586.33	2,013.39	2.55	0.00	-NA-	-NA-	8.67	11.13	-6.59	7.66	7.06	-8.83	-NA-	-NA-
UK Rental	USD	707.50	76,836.20	97.45	0.00	-NA-	-NA-	4.45	7.42	-11.93	4.45	0.60	-5.94	-NA-	-NA-
North America Non-Rental	USD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	USD	1,401.90	763,842.20	100.00	0.00	-NA-	-NA-	5.36	5.10	5.70	-0.82	1.59	4.47	-NA-	-NA-
United States Non-Rental	USD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	USD	1,427.07	725,142.08	100.00	0.00	-NA-	-NA-	6.15	6.07	6.22	-0.94	1.86	3.81	-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

			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 (%)		
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Global Non-Rental	GBP	1,058.51	132,927.93	14.26	0.00	-NA-	-NA-	1.15	-5.47	-15.32	-2.68	-3.46	-1.43	-NA-	-NA-	
Global Rental	GBP	1,364.45	799,306.61	85.74	0.00	-NA-	-NA-	6.89	6.22	9.72	-1.71	1.00	6.48	-NA-	-NA-	
Asia Non-Rental	GBP	1,127.13	118,193.37	47.66	0.00	-NA-	-NA-	0.68	-6.62	-17.69	-2.67	-3.90	-2.05	-NA-	-NA-	
Asia Rental	GBP	1,173.40	129,808.72	52.34	0.00	-NA-	-NA-	5.45	3.88	10.37	-0.90	-3.32	14.49	-NA-	-NA-	
Asia ex Australia Non-Rental	GBP	1,166.98	103,081.47	53.71	0.00	-NA-	2.64	0.40	-7.48	-20.06	-2.70	-4.30	-3.52	23.32	13.60	
Asia ex Australia Rental	GBP	1,716.14	88,840.41	46.29	0.00	-NA-	5.98	5.20	4.26	10.04	-0.46	-3.78	15.05	16.31	13.10	
Australia Non-Rental	GBP	614.29	15,111.91	26.95	0.00	-NA-	-NA-	2.81	0.04	3.26	-2.43	-1.07	9.33	-NA-	-NA-	
Australia Rental	GBP	796.00	40,968.32	73.05	0.00	-NA-	-NA-	5.52	3.20	11.08	-1.82	-2.31	13.41	-NA-	-NA-	
Hong Kong Non-Rental	GBP	1,379.12	52,859.66	80.02	0.00	-NA-	-NA-	-3.31	-7.35	-25.79	-3.36	-4.72	-3.45	-NA-	-NA-	
Hong Kong Rental	GBP	2,479.91	13,198.65	19.98	0.00	-NA-	-NA-	4.73	3.56	2.14	1.96	0.95	4.84	-NA-	-NA-	
Japan Non-Rental	GBP	1,107.08	45,105.10	42.03	0.00	-NA-	-NA-	7.58	-6.44	-13.51	-1.44	-3.56	-3.26	-NA-	-NA-	
Japan Rental	GBP	1,331.98	62,223.99	57.97	0.00	-NA-	-NA-	6.11	7.56	18.04	0.03	-4.51	19.07	-NA-	-NA-	
Europe Non-Rental	GBP	815.74	13,673.27	8.63	0.00	-NA-	-NA-	4.63	11.10	11.08	-3.45	-0.26	3.24	-NA-	-NA-	
Europe Rental	GBP	1,127.37	144,700.77	91.37	0.00	-NA-	-NA-	5.03	7.93	5.67	-1.15	0.56	2.53	-NA-	-NA-	
UK Non-Rental	GBP	649.21	1,383.30	2.55	0.00	-NA-	-NA-	11.37	12.65	-2.06	6.32	7.76	-7.68	-NA-	-NA-	
UK Rental	GBP	783.38	52,790.24	97.45	0.00	-NA-	-NA-	7.05	8.89	-7.66	3.15	1.25	-4.75	-NA-	-NA-	
North America Non-Rental	GBP	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
North America Rental	GBP	1,552.25	524,797.11	100.00	0.00	-NA-	-NA-	7.98	6.54	10.82	-2.06	2.25	5.79	-NA-	-NA-	
United States Non-Rental	GBP	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
United States Rental	GBP	1,580.12	498,208.23	100.00	0.00	-NA-	-NA-	8.80	7.52	11.36	-2.18	2.52	5.12	-NA-	-NA-	

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

Version: May 2016

FTSE EPRA/NAREIT Developed Investment Focus 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	
Index Description	Curr	May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Non-Rental	JPY	1,035.84	21,457,522.14	14.26	0.00	-NA-	-NA-	5.03	-3.78	-27.81	-2.75	-0.57	-10.26	-NA-	-NA-
Global Rental	JPY	1,335.22	129,025,852.91	85.74	0.00	-NA-	-NA-	10.99	8.11	-6.47	-1.78	4.02	-3.06	-NA-	-NA-
Asia Non-Rental	JPY	1,102.99	19,079,037.36	47.66	0.00	-NA-	-NA-	4.55	-4.95	-29.84	-2.74	-1.03	-10.82	-NA-	-NA-
Asia Rental	JPY	1,148.26	20,954,013.02	52.34	0.00	-NA-	-NA-	9.50	5.73	-5.92	-0.98	-0.43	4.23	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,141.98	16,639,639.74	53.71	0.00	-NA-	-0.02	4.26	-5.83	-31.86	-2.77	-1.44	-12.16	29.75	17.44
Asia ex Australia Rental	JPY	1,679.38	14,340,816.17	46.29	0.00	-NA-	3.24	9.24	6.12	-6.19	-0.54	-0.90	4.75	19.90	11.76
Australia Non-Rental	JPY	601.13	2,439,397.62	26.95	0.00	-NA-	-NA-	6.76	1.82	-11.98	-2.50	1.89	-0.47	-NA-	-NA-
Australia Rental	JPY	778.95	6,613,196.84	73.05	0.00	-NA-	-NA-	9.57	5.04	-5.31	-1.90	0.61	3.25	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,349.58	8,532,724.28	80.02	0.00	-NA-	-NA-	0.40	-5.70	-36.74	-3.43	-1.87	-12.10	-NA-	-NA-
Hong Kong Rental	JPY	2,426.79	2,130,554.97	19.98	0.00	-NA-	-NA-	8.75	5.41	-12.93	1.88	3.96	-4.55	-NA-	-NA-
Japan Non-Rental	JPY	1,083.37	7,280,965.63	42.03	0.00	-NA-	-NA-	11.70	-4.77	-26.27	-1.52	-0.67	-11.93	-NA-	-NA-
Japan Rental	JPY	1,303.45	10,044,335.17	57.97	0.00	-NA-	-NA-	10.18	9.47	0.62	-0.04	-1.65	8.41	-NA-	-NA-
Europe Non-Rental	JPY	798.27	2,207,169.22	8.63	0.00	-NA-	-NA-	8.64	13.08	-5.31	-3.52	2.72	-6.01	-NA-	-NA-
Europe Rental	JPY	1,103.22	23,357,921.04	91.37	0.00	-NA-	-NA-	9.06	9.85	-9.92	-1.23	3.57	-6.65	-NA-	-NA-
UK Non-Rental	JPY	635.31	223,295.36	2.55	0.00	-NA-	-NA-	15.65	14.66	-16.51	6.24	10.98	-15.95	-NA-	-NA-
UK Rental	JPY	766.60	8,521,518.73	97.45	0.00	-NA-	-NA-	11.16	10.84	-21.29	3.07	4.28	-13.28	-NA-	-NA-
North America Non-Rental	JPY	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
North America Rental	JPY	1,519.00	84,713,918.85	100.00	0.00	-NA-	-NA-	12.13	8.44	-5.53	-2.13	5.30	-3.68	-NA-	-NA-
United States Non-Rental	JPY	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Rental	JPY	1,546.27	80,421,882.20	100.00	0.00	-NA-	-NA-	12.97	9.44	-5.07	-2.25	5.59	-4.29	-NA-	-NA-

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

Version: May 2016

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

Price Return	Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
	Global Non-Rental	AUD	863.50	267,066.88	14.26	0.00	-NA-	-NA-	6.61	2.39	-14.66	4.65	1.05	-2.25	-NA-	-NA-
	Global Rental	AUD	1,113.07	1,605,895.18	85.74	0.00	-NA-	-NA-	12.66	15.05	10.58	5.69	5.71	5.60	-NA-	-NA-
	Asia Non-Rental	AUD	919.48	237,463.53	47.66	0.00	-NA-	-NA-	6.12	1.14	-17.05	4.66	0.58	-2.86	-NA-	-NA-
	Asia Rental	AUD	957.22	260,800.05	52.34	0.00	-NA-	-NA-	11.14	12.51	11.23	6.56	1.19	13.54	-NA-	-NA-
	Asia ex Australia Non-Rental	AUD	951.98	207,102.04	53.71	0.00	-NA-	-NA-	5.82	0.21	-19.44	4.63	0.16	-4.32	-NA-	13.56
	Asia ex Australia Rental	AUD	1,399.97	178,490.18	46.29	0.00	-NA-	-NA-	10.88	12.92	10.90	7.03	0.71	14.10	-NA-	10.90
	Australia Non-Rental	AUD	501.11	30,361.49	26.95	0.00	-NA-	-NA-	8.36	8.35	4.06	4.92	3.55	8.42	-NA-	-NA-
	Australia Rental	AUD	649.35	82,309.87	73.05	0.00	-NA-	-NA-	11.22	11.78	11.95	5.57	2.25	12.48	-NA-	-NA-
	Hong Kong Non-Rental	AUD	1,125.04	106,200.89	80.02	0.00	-NA-	-NA-	1.91	0.35	-25.21	3.92	-0.27	-4.25	-NA-	-NA-
	Hong Kong Rental	AUD	2,023.02	26,517.54	19.98	0.00	-NA-	-NA-	10.38	12.17	2.94	9.63	5.66	3.98	-NA-	-NA-
	Japan Non-Rental	AUD	903.12	90,621.12	42.03	0.00	-NA-	-NA-	13.38	1.33	-12.83	5.98	0.94	-4.06	-NA-	-NA-
	Japan Rental	AUD	1,086.58	125,014.86	57.97	0.00	-NA-	-NA-	11.84	16.49	18.96	7.56	-0.05	18.09	-NA-	-NA-
	Europe Non-Rental	AUD	665.46	27,471.10	8.63	0.00	-NA-	-NA-	10.28	20.33	11.94	3.82	4.39	2.39	-NA-	-NA-
	Europe Rental	AUD	919.67	290,719.82	91.37	0.00	-NA-	-NA-	10.70	16.90	6.50	6.29	5.25	1.69	-NA-	-NA-
	UK Non-Rental	AUD	529.61	2,779.20	2.55	0.00	-NA-	-NA-	17.38	22.01	-1.30	14.32	12.78	-8.44	-NA-	-NA-
	UK Rental	AUD	639.05	106,061.43	97.45	0.00	-NA-	-NA-	12.83	17.94	-6.94	10.91	5.97	-5.53	-NA-	-NA-
	North America Non-Rental	AUD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	North America Rental	AUD	1,266.28	1,054,375.31	100.00	0.00	-NA-	-NA-	13.81	15.39	11.68	5.32	7.02	4.92	-NA-	-NA-
	United States Non-Rental	AUD	-NA-	-	0.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
	United States Rental	AUD	1,289.01	1,000,955.32	100.00	0.00	-NA-	-NA-	14.67	16.45	12.23	5.19	7.31	4.25	-NA-	-NA-

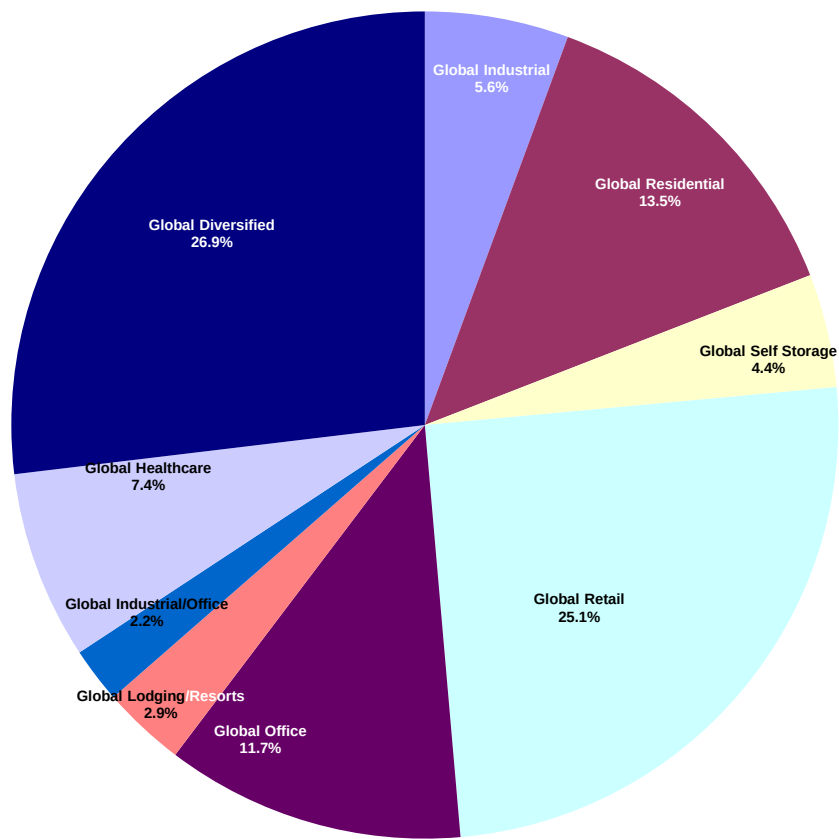
* -20, -10, -5 & -3 Years Total Returns are annualised

Version: May 2016

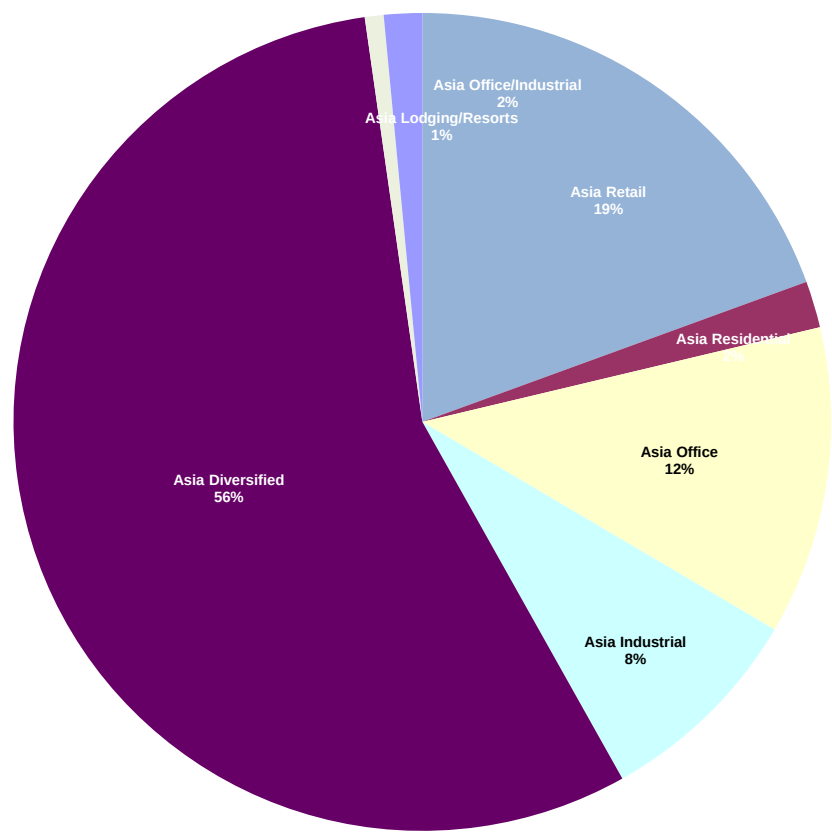
Section 3.7

FTSE EPRA/NAREIT Developed Sector Index Series

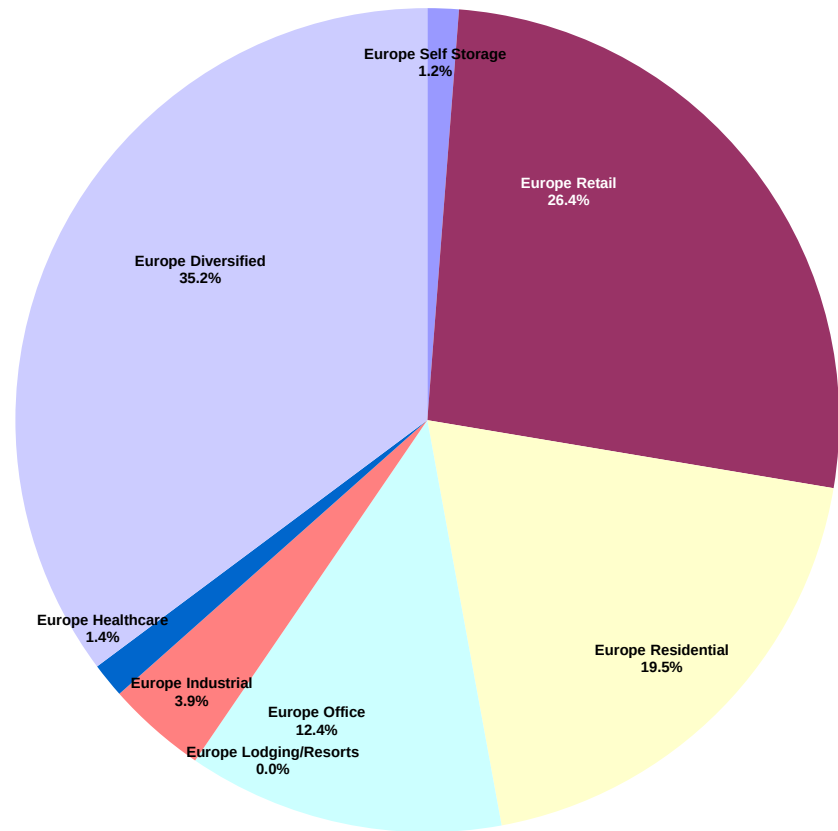
Graph 33: Sector Breakdown - Developed



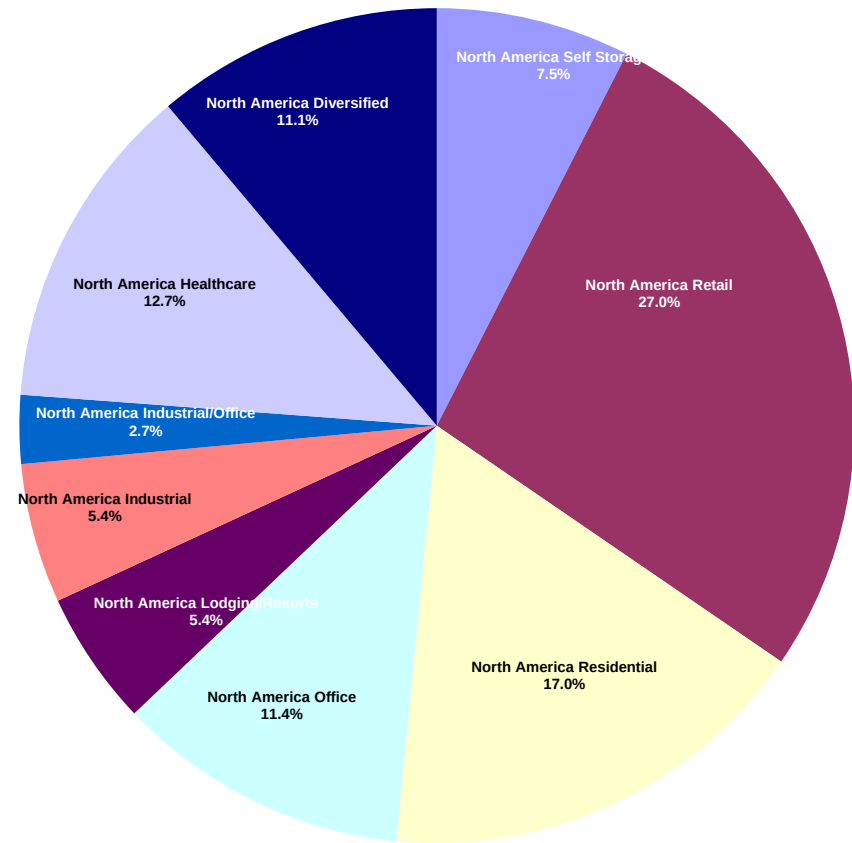
Graph 34: Sector Breakdown - Developed Asia



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-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Industrial	EUR	952.90	68,502.97	5.62	3.73	-NA-	-NA-	14.36	13.28	11.78	7.39	4.39	9.71	30.40	-NA-
Global Residential	EUR	2,837.33	164,284.71	13.48	2.94	-NA-	-NA-	16.01	20.62	12.71	0.96	6.23	1.80	20.28	-NA-
Global Self Storage	EUR	5,389.92	54,059.02	4.44	2.71	-NA-	-NA-	29.77	31.91	32.35	-3.51	7.84	1.12	22.44	-NA-
Global Retail	EUR	1,977.55	305,785.85	25.09	3.83	-NA-	-NA-	15.71	13.17	7.14	0.48	1.83	3.86	20.11	-NA-
Global Office	EUR	1,977.79	142,484.38	11.69	3.08	-NA-	-NA-	10.50	12.52	2.03	4.28	0.94	2.51	17.54	-NA-
Global Lodging/Resorts	EUR	1,177.53	39,708.46	3.26	5.66	-NA-	-NA-	9.28	9.43	-17.26	-4.90	0.07	-3.20	35.87	-NA-
Global Industrial/Office	EUR	1,558.54	26,374.49	2.16	4.55	-NA-	-NA-	14.87	13.35	14.28	8.27	7.37	12.38	27.80	-NA-
Global Healthcare	EUR	3,133.92	89,788.74	7.37	5.47	-NA-	-NA-	14.10	8.23	4.07	5.00	5.02	3.89	23.50	-NA-
Global Diversified	EUR	1,480.69	327,845.76	26.90	3.25	-NA-	-NA-	8.76	6.74	-8.23	3.88	1.58	1.43	18.91	-NA-
Asia Retail	EUR	1,991.71	66,470.41	21.06	4.14	-NA-	-NA-	15.34	12.77	8.05	1.74	-0.24	8.42	17.29	-NA-
Asia Residential	EUR	4,029.55	8,076.54	2.56	3.44	-NA-	-NA-	15.20	17.68	8.03	7.93	-1.05	14.92	34.02	-NA-
Asia Office	EUR	2,054.72	39,264.19	12.44	3.12	-NA-	-NA-	10.46	10.27	3.09	2.64	-2.64	9.16	17.53	-NA-
Asia Industrial	EUR	1,042.19	23,384.15	7.41	3.82	-NA-	-NA-	14.47	9.15	3.33	3.81	-1.41	11.62	29.68	-NA-
Asia Diversified	EUR	1,352.41	178,415.83	56.53	2.90	-NA-	-NA-	6.61	1.07	-16.65	1.98	-1.19	-1.37	21.68	-NA-
Asia Lodging/Resorts	EUR	976.34	3,164.05	0.99	3.85	-NA-	-NA-	12.89	20.03	16.54	1.69	-2.01	13.17	-NA-	-NA-
Asia Office/Industrial	EUR	1,391.38	5,470.99	100.00	0.00	-NA-	-NA-	-NA-	-NA-	44.18	5.14	0.45	12.19	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,418.11	160,485.32	64.77	2.68	-NA-	3.95	6.06	0.18	-18.52	2.05	-1.57	-2.08	-NA-	-NA-
Asia ex Australia Industrial	EUR	3,064.59	15,273.12	6.16	4.12	-NA-	11.78	13.74	8.47	2.27	4.37	-2.53	12.40	-NA-	-NA-
Asia ex Australia Office	EUR	2,026.47	36,704.39	14.81	2.94	-NA-	6.75	9.91	10.17	3.17	3.01	-2.81	9.73	-NA-	-NA-
Asia ex Australia Residential	EUR	3,999.82	8,076.54	3.26	3.44	-NA-	13.10	15.20	17.68	8.03	7.93	-1.05	14.92	-NA-	-NA-
Asia ex Australia Retail	EUR	2,590.05	27,221.61	10.99	3.97	-NA-	10.52	16.48	11.97	5.31	2.40	0.75	4.54	-NA-	-NA-

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

Version: May 2016

182

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	EUR	3,156.15	2,497.85	1.23	2.79	-NA-	-NA-	26.59	39.44	24.07	10.18	5.66	-1.68	30.58	-NA-
Europe Retail	EUR	1,502.44	53,776.76	26.41	3.92	-NA-	-NA-	9.62	11.21	-1.42	1.31	1.92	-0.32	20.44	-NA-
Europe Residential	EUR	1,166.86	39,648.39	19.47	2.39	-NA-	-NA-	20.52	25.62	20.91	2.63	6.68	8.48	30.82	-NA-
Europe Office	EUR	2,077.29	25,286.11	12.42	2.64	-NA-	-NA-	9.96	13.81	1.41	3.59	1.34	-2.51	17.04	-NA-
Europe Industrial	EUR	755.59	7,957.37	3.91	4.03	-NA-	-NA-	15.81	25.21	3.62	8.49	5.99	1.37	32.76	-NA-
Europe Healthcare	EUR	1,342.54	2,776.34	1.36	4.69	-NA-	-NA-	12.10	16.68	1.03	8.11	1.98	-0.88	23.81	-NA-
Europe Diversified	EUR	1,598.62	71,659.90	35.20	3.04	-NA-	-NA-	11.64	15.41	-1.85	5.22	3.21	-0.33	19.55	-NA-
Developed Europe Lodging/Resorts	EUR	-NA-	-NA-	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	EUR	3,156.15	2,497.85	3.55	2.79	-NA-	-NA-	26.59	39.44	24.07	10.18	5.66	-1.68	30.58	-NA-
UK Retail	EUR	831.79	12,861.94	18.27	3.19	-NA-	-NA-	9.45	8.98	-17.11	4.30	0.58	-11.30	24.93	-NA-
UK Residential	EUR	925.32	3,962.97	5.63	2.23	-NA-	-NA-	20.68	25.37	4.26	9.51	7.57	-0.99	47.71	-NA-
UK Industrial	EUR	583.16	6,740.22	9.57	3.91	-NA-	-NA-	14.76	24.85	-0.26	8.72	5.74	-0.14	36.69	-NA-
UK Healthcare	EUR	1,342.54	2,776.34	3.94	4.69	-NA-	-NA-	12.10	16.68	1.03	8.11	1.98	-0.88	23.81	-NA-
UK Diversified	EUR	1,116.56	35,955.40	51.08	3.12	-NA-	-NA-	13.54	16.03	-13.06	7.54	4.30	-7.04	23.05	-NA-
UK Office	EUR	2,053.09	5,601.79	7.96	1.36	-NA-	-NA-	18.70	19.37	-11.21	10.54	4.07	-12.69	24.64	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	EUR	5,591.72	51,561.17	7.51	2.71	-NA-	-NA-	30.00	31.61	32.79	-4.09	7.95	1.26	22.95	-NA-
North America Retail	EUR	2,075.82	185,538.68	27.04	3.69	-NA-	-NA-	17.28	14.01	9.66	-0.21	2.57	3.59	26.93	-NA-
North America Residential	EUR	3,037.74	116,559.78	16.99	3.09	-NA-	-NA-	15.81	19.73	10.47	-0.03	6.63	-0.94	23.37	-NA-
North America Office	EUR	1,810.08	77,934.09	11.36	3.21	-NA-	-NA-	10.93	13.76	2.11	5.36	2.72	1.20	25.74	-NA-
North America Lodging/Resorts	EUR	1,158.10	35,777.74	5.21	5.88	-NA-	-NA-	8.62	8.24	-19.65	-5.51	0.24	-4.17	36.05	-NA-
North America Industrial	EUR	1,085.97	37,161.45	5.42	3.62	-NA-	-NA-	14.96	15.12	22.09	9.53	8.05	10.55	38.75	-NA-
North America Industrial/Office	EUR	1,566.44	18,209.40	2.65	4.59	-NA-	-NA-	14.98	13.54	18.39	9.89	10.30	14.11	28.05	-NA-
North America Healthcare	EUR	3,194.32	87,012.40	12.68	5.49	-NA-	-NA-	14.08	8.13	4.20	4.92	5.12	4.04	23.70	-NA-
North America Diversified	EUR	1,944.20	76,382.46	11.13	4.28	-NA-	-NA-	11.70	14.87	9.93	7.12	6.86	10.60	24.40	-NA-
United States Self Storage	EUR	5,591.72	51,561.17	7.92	2.71	-NA-	-NA-	30.00	31.61	32.79	-4.09	7.95	1.26	22.95	-NA-
United States Retail	EUR	2,033.50	174,865.72	26.85	3.61	-NA-	-NA-	18.15	14.77	9.98	-0.50	2.70	2.63	28.45	-NA-
United States Residential	EUR	3,007.40	110,542.83	16.97	3.01	-NA-	-NA-	16.12	20.77	10.85	-0.42	6.94	-1.80	24.55	-NA-
United States Office	EUR	1,855.36	74,607.13	11.45	3.09	-NA-	-NA-	11.41	14.53	2.86	5.61	3.04	0.51	26.26	-NA-
United States Lodging/Resorts	EUR	1,124.91	35,320.28	5.42	5.88	-NA-	-NA-	8.71	8.14	-20.01	-5.84	0.02	-4.55	36.55	-NA-
United States Industrial	EUR	1,122.60	35,234.28	5.41	3.48	-NA-	-NA-	15.76	16.03	23.66	9.61	8.34	10.33	38.94	-NA-
United States Industrial/Office	EUR	1,611.78	17,620.48	2.71	4.45	-NA-	-NA-	15.64	14.08	19.32	10.00	10.60	14.16	28.19	-NA-
United States Healthcare	EUR	3,368.03	84,739.58	13.01	5.53	-NA-	-NA-	14.27	8.03	3.65	4.95	5.20	3.76	24.16	-NA-
United States Diversified	EUR	1,853.60	66,882.51	10.27	3.96	-NA-	-NA-	13.50	19.48	12.36	7.66	8.26	9.86	28.12	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Industrial	USD	899.44	76,260.93	5.62	3.73	-NA-	-NA-	8.66	7.69	13.50	4.91	1.46	12.43	33.78	-NA-
Global Residential	USD	2,677.99	182,889.95	13.48	2.94	-NA-	-NA-	10.23	14.66	14.44	-1.37	3.25	4.32	21.74	-NA-
Global Self Storage	USD	5,088.56	60,181.20	4.44	2.71	-NA-	-NA-	23.30	25.40	34.39	-5.74	4.82	3.62	23.51	-NA-
Global Retail	USD	1,866.39	340,416.10	25.09	3.83	-NA-	-NA-	9.94	7.58	8.80	-1.84	-1.02	6.44	22.23	-NA-
Global Office	USD	1,866.69	158,620.74	11.69	3.08	-NA-	-NA-	4.99	6.96	3.60	1.87	-1.89	5.05	20.25	-NA-
Global Lodging/Resorts	USD	1,111.63	44,205.44	3.26	5.66	-NA-	-NA-	3.84	4.02	-15.99	-7.10	-2.73	-0.80	37.77	-NA-
Global Industrial/Office	USD	1,470.33	29,361.40	2.16	4.55	-NA-	-NA-	9.14	7.75	16.04	5.77	4.36	15.17	29.49	-NA-
Global Healthcare	USD	2,957.56	99,957.32	7.37	5.47	-NA-	-NA-	8.42	2.88	5.68	2.57	2.08	6.46	24.69	-NA-
Global Diversified	USD	1,397.26	364,974.29	26.90	3.25	-NA-	-NA-	3.34	1.46	-6.81	1.48	-1.27	3.95	22.98	-NA-
Asia Retail	USD	1,879.57	73,998.19	21.06	4.14	-NA-	-NA-	9.58	7.20	9.72	-0.60	-3.04	11.11	19.14	-NA-
Asia Residential	USD	3,803.29	8,991.21	2.56	3.44	-NA-	-NA-	9.46	11.86	9.69	5.44	-3.82	17.78	36.67	-NA-
Asia Office	USD	1,939.70	43,710.86	12.44	3.12	-NA-	-NA-	4.96	4.83	4.68	0.27	-5.37	11.87	20.35	-NA-
Asia Industrial	USD	984.32	26,032.41	7.41	3.82	-NA-	-NA-	8.77	3.75	4.92	1.41	-4.18	14.39	31.81	-NA-
Asia Diversified	USD	1,276.41	198,621.43	56.53	2.90	-NA-	-NA-	1.30	-3.92	-15.37	-0.38	-3.96	1.08	25.71	-NA-
Asia Lodging/Resorts	USD	830.43	3,522.37	0.99	3.85	-NA-	-NA-	7.26	14.10	18.33	-0.66	-4.76	15.98	-NA-	-NA-
Asia Office/Industrial	USD	1,182.01	6,090.58	100.00	0.00	-NA-	-NA-	-NA-	-NA-	31.76	2.72	-2.37	14.97	-NA-	-NA-
Asia ex Australia Diversified	USD	1,338.32	178,660.28	64.77	2.68	-NA-	2.48	0.77	-4.77	-17.27	-0.30	-4.33	0.35	-NA-	-NA-
Asia ex Australia Industrial	USD	2,918.88	17,002.80	6.16	4.12	-NA-	10.29	8.07	3.11	3.85	1.96	-5.26	15.19	-NA-	-NA-
Asia ex Australia Office	USD	1,912.80	40,861.16	14.81	2.94	-NA-	5.24	4.43	4.73	4.76	0.64	-5.54	12.46	-NA-	-NA-
Asia ex Australia Residential	USD	3,775.24	8,991.21	3.26	3.44	-NA-	11.49	9.46	11.86	9.69	5.44	-3.82	17.78	-NA-	-NA-
Asia ex Australia Retail	USD	2,443.98	30,304.46	10.99	3.97	-NA-	8.95	10.67	6.44	6.93	0.04	-2.08	7.13	-NA-	-NA-

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185

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	USD	2,978.75	2,780.73	1.23	2.79	-NA-	-NA-	20.28	32.55	25.98	7.64	2.70	0.75	33.45	-NA-
Europe Retail	USD	1,418.21	59,866.97	26.41	3.92	-NA-	-NA-	4.15	5.72	0.10	-1.02	-0.94	2.15	24.51	-NA-
Europe Residential	USD	1,101.38	44,138.57	19.47	2.39	-NA-	-NA-	14.51	19.41	22.78	0.26	3.69	11.18	35.20	-NA-
Europe Office	USD	1,959.93	28,149.76	12.42	2.64	-NA-	-NA-	4.48	8.19	2.97	1.20	-1.50	-0.09	21.47	-NA-
Europe Industrial	USD	713.18	8,858.54	3.91	4.03	-NA-	-NA-	10.03	19.03	5.21	5.99	3.02	3.88	35.86	-NA-
Europe Healthcare	USD	1,267.46	3,090.77	1.36	4.69	-NA-	-NA-	6.51	10.92	2.58	5.61	-0.88	1.58	22.75	-NA-
Europe Diversified	USD	1,507.81	79,775.38	35.20	3.04	-NA-	-NA-	6.08	9.71	-0.34	2.79	0.31	2.14	23.88	-NA-
Developed Europe Lodging/Resorts	USD	-NA-	-NA-	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	USD	2,978.75	2,780.73	3.55	2.79	-NA-	-NA-	20.28	32.55	25.98	7.64	2.70	0.75	33.60	-NA-
UK Retail	USD	785.13	14,318.55	18.27	3.19	-NA-	-NA-	4.00	3.60	-15.83	1.89	-2.23	-9.10	27.32	-NA-
UK Residential	USD	873.69	4,411.78	5.63	2.23	-NA-	-NA-	14.67	19.17	5.87	6.99	4.56	1.46	50.82	-NA-
UK Industrial	USD	550.57	7,503.55	9.57	3.91	-NA-	-NA-	9.04	18.68	1.28	6.21	2.78	2.34	39.34	-NA-
UK Healthcare	USD	1,267.46	3,090.77	3.94	4.69	-NA-	-NA-	6.51	10.92	2.58	5.61	-0.88	1.58	22.99	-NA-
UK Diversified	USD	1,053.94	40,027.35	51.08	3.12	-NA-	-NA-	7.88	10.29	-11.72	5.06	1.38	-4.73	25.22	-NA-
UK Office	USD	1,586.33	6,236.19	7.96	1.36	-NA-	-NA-	10.95	12.00	-11.02	7.21	0.43	-11.27	27.51	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	USD	5,279.16	57,400.47	7.51	2.71	-NA-	-NA-	23.52	25.11	34.83	-6.30	4.92	3.77	23.86	-NA-
North America Retail	USD	1,959.18	206,550.93	27.04	3.69	-NA-	-NA-	11.43	8.37	11.35	-2.52	-0.31	6.16	28.16	-NA-
North America Residential	USD	2,867.13	129,760.18	16.99	3.09	-NA-	-NA-	10.04	13.81	12.17	-2.34	3.64	1.52	23.62	-NA-
North America Office	USD	1,708.34	86,760.12	11.36	3.21	-NA-	-NA-	5.40	8.14	3.68	2.93	-0.16	3.71	27.25	-NA-
North America Lodging/Resorts	USD	1,093.28	39,829.57	5.21	5.88	-NA-	-NA-	3.21	2.89	-18.41	-7.69	-2.57	-1.79	37.86	-NA-
North America Industrial	USD	1,024.74	41,369.98	5.42	3.62	-NA-	-NA-	9.23	9.43	23.97	7.00	5.02	13.29	42.87	-NA-
North America Industrial/Office	USD	1,477.79	20,271.62	2.65	4.59	-NA-	-NA-	9.25	7.93	20.21	7.36	7.21	16.94	29.36	-NA-
North America Healthcare	USD	3,014.56	96,866.55	12.68	5.49	-NA-	-NA-	8.39	2.79	5.80	2.50	2.18	6.62	24.92	-NA-
North America Diversified	USD	1,834.88	85,032.77	11.13	4.28	-NA-	-NA-	6.13	9.20	11.62	4.64	3.87	13.34	25.66	-NA-
United States Self Storage	USD	5,279.16	57,400.47	7.92	2.71	-NA-	-NA-	23.52	25.11	34.83	-6.30	4.92	3.77	23.86	-NA-
United States Retail	USD	1,919.26	194,669.26	26.85	3.61	-NA-	-NA-	12.26	9.10	11.68	-2.80	-0.18	5.18	29.92	-NA-
United States Residential	USD	2,838.51	123,061.80	16.97	3.01	-NA-	-NA-	10.33	14.80	12.56	-2.72	3.94	0.64	24.95	-NA-
United States Office	USD	1,751.04	83,056.39	11.45	3.09	-NA-	-NA-	5.86	8.87	4.44	3.17	0.15	3.00	27.70	-NA-
United States Lodging/Resorts	USD	1,061.94	39,320.30	5.42	5.88	-NA-	-NA-	3.29	2.80	-18.78	-8.01	-2.78	-2.18	38.40	-NA-
United States Industrial	USD	1,059.30	39,224.56	5.41	3.48	-NA-	-NA-	9.98	10.29	25.57	7.08	5.30	13.07	43.16	-NA-
United States Industrial/Office	USD	1,520.57	19,616.00	2.71	4.45	-NA-	-NA-	9.88	8.45	21.16	7.46	7.50	16.99	29.73	-NA-
United States Healthcare	USD	3,178.51	94,336.33	13.01	5.53	-NA-	-NA-	8.57	2.69	5.25	2.53	2.25	6.34	25.33	-NA-
United States Diversified	USD	1,749.31	74,456.96	10.27	3.96	-NA-	-NA-	7.84	13.57	14.09	5.17	5.22	12.58	29.10	-NA-

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Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Industrial	GBP	995.91	52,395.01	5.62	3.73	-NA-	-NA-	11.37	9.16	18.99	3.60	2.12	13.85	32.30	-NA-
Global Residential	GBP	2,965.21	125,654.38	14.28	2.94	-NA-	-NA-	12.97	16.23	19.98	-2.60	3.92	5.64	20.33	-NA-
Global Self Storage	GBP	5,634.31	41,347.44	5.10	2.71	-NA-	-NA-	26.37	27.11	40.90	-6.92	5.50	4.93	23.39	-NA-
Global Retail	GBP	2,066.56	233,882.58	29.24	3.83	-NA-	-NA-	12.67	9.05	14.06	-3.07	-0.38	7.78	20.36	-NA-
Global Office	GBP	2,066.90	108,980.24	18.66	3.08	-NA-	-NA-	7.61	8.42	8.61	0.60	-1.25	6.38	18.24	-NA-
Global Lodging/Resorts	GBP	1,230.85	30,371.31	4.97	5.66	-NA-	-NA-	6.42	5.45	-11.92	-8.26	-2.10	0.45	35.62	-NA-
Global Industrial/Office	GBP	1,628.03	20,172.72	3.47	4.55	-NA-	-NA-	11.86	9.23	21.65	4.45	5.03	16.62	28.25	-NA-
Global Healthcare	GBP	3,274.76	68,675.59	10.05	5.47	-NA-	-NA-	11.12	4.29	10.79	1.29	2.74	7.81	25.17	-NA-
Global Diversified	GBP	1,547.12	250,755.27	40.02	3.25	-NA-	-NA-	5.91	2.85	-2.30	0.21	-0.63	5.26	19.23	-NA-
Asia Retail	GBP	2,081.15	50,840.39	21.06	4.14	-NA-	-NA-	12.31	8.67	15.03	-1.85	-2.41	12.51	16.80	-NA-
Asia Residential	GBP	4,211.20	6,177.40	3.24	3.44	-NA-	-NA-	12.18	13.39	15.00	4.12	-3.20	19.26	34.85	-NA-
Asia Office	GBP	2,147.73	30,031.51	9.78	3.12	-NA-	-NA-	7.57	6.26	9.75	-0.98	-4.76	13.28	18.20	-NA-
Asia Industrial	GBP	1,089.88	17,885.54	6.19	3.82	-NA-	-NA-	11.48	5.17	10.00	0.14	-3.56	15.84	29.45	-NA-
Asia Diversified	GBP	1,413.31	136,462.68	45.64	2.9	-NA-	-NA-	3.82	-2.61	-11.27	-1.62	-3.34	2.36	21.84	-NA-
Asia Lodging/Resorts	GBP	919.49	2,420.04	0.99	3.85	-NA-	-NA-	9.94	15.66	24.06	-1.90	-4.14	17.45	-NA-	-NA-
Asia Office/Industrial	GBP	1,308.78	4,184.53	100.00	0	-NA-	-NA-	-NA-	-NA-	38.14	1.43	-1.73	16.43	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,481.86	122,748.39	64.77	2.68	-NA-	5.09	3.28	-3.47	-13.26	-1.55	-3.71	1.62	-NA-	-NA-
Asia ex Australia Industrial	GBP	3,231.94	11,681.76	17.50	4.12	-NA-	13.09	10.76	4.52	8.87	0.68	-4.65	16.64	-NA-	-NA-
Asia ex Australia Office	GBP	2,117.95	28,073.62	50.98	2.94	-NA-	7.92	7.03	6.16	9.83	-0.62	-4.93	13.88	-NA-	-NA-
Asia ex Australia Residential	GBP	4,180.13	6,177.40	21.37	3.44	-NA-	14.33	12.18	13.39	15.00	4.12	-3.20	19.26	-NA-	-NA-
Asia ex Australia Retail	GBP	2,706.10	20,820.65	32.60	3.97	-NA-	11.72	13.42	7.90	12.11	-1.21	-1.44	8.49	-NA-	-NA-

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Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	GBP	3,298.22	1,910.50	1.23	2.79	-NA-	-NA-	23.27	34.37	32.08	6.29	3.37	2.03	30.21	-NA-
Europe Retail	GBP	1,570.31	41,131.55	-NA-	3.92	-NA-	-NA-	6.75	7.17	4.95	-2.26	-0.30	3.44	21.45	-NA-
Europe Residential	GBP	1,219.51	30,325.36	-NA-	2.39	-NA-	-NA-	17.36	21.04	28.72	-0.99	4.36	12.58	34.45	-NA-
Europe Office	GBP	2,170.14	19,340.27	-NA-	2.64	-NA-	-NA-	7.08	9.67	7.95	-0.07	-0.87	1.17	18.73	-NA-
Europe Industrial	GBP	789.67	6,086.25	-NA-	4.03	-NA-	-NA-	12.77	20.66	10.31	4.66	3.69	5.20	32.68	-NA-
Europe Healthcare	GBP	1,403.40	2,123.51	-NA-	4.69	-NA-	-NA-	9.16	12.44	7.55	4.29	-0.24	2.86	22.49	-NA-
Europe Diversified	GBP	1,669.52	54,809.61	-NA-	3.04	-NA-	-NA-	8.72	11.21	4.49	1.50	0.96	3.43	20.73	-NA-
Developed Europe Lodging/Resorts	GBP	-NA-	-NA-	100.00	0	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	GBP	3,298.22	1,910.50	3.55	2.79	-NA-	-NA-	23.27	34.37	32.08	6.29	3.37	2.03	30.21	-NA-
UK Retail	GBP	869.33	9,837.55	18.94	3.19	-NA-	-NA-	6.58	5.02	-11.76	0.61	-1.60	-7.96	24.17	-NA-
UK Residential	GBP	967.39	3,031.11	3.72	2.23	-NA-	-NA-	17.52	20.80	10.99	5.65	5.23	2.74	50.35	-NA-
UK Industrial	GBP	609.62	5,155.31	1.67	3.91	-NA-	-NA-	11.75	20.31	6.18	4.89	3.44	3.64	36.11	-NA-
UK Healthcare	GBP	1,403.40	2,123.51	0.58	4.69	-NA-	-NA-	9.16	12.44	7.55	4.29	-0.24	2.86	22.49	-NA-
UK Diversified	GBP	1,166.98	27,500.76	7.06	3.12	-NA-	-NA-	10.57	11.80	-7.44	3.75	2.03	-3.53	21.84	-NA-
UK Office	GBP	2,146.37	4,284.57	1.10	1.36	-NA-	-NA-	15.59	15.03	-5.47	6.63	1.81	-9.39	23.67	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	GBP	5,845.36	39,436.94	7.51	2.71	-NA-	-NA-	26.60	26.82	41.36	-7.47	5.60	5.08	23.92	-NA-
North America Retail	GBP	2,169.30	141,910.64	29.24	3.69	-NA-	-NA-	14.20	9.86	16.74	-3.74	0.34	7.50	27.45	-NA-
North America Residential	GBP	3,174.63	89,151.62	23.28	3.09	-NA-	-NA-	12.78	15.37	17.60	-3.56	4.31	2.80	23.08	-NA-
North America Office	GBP	1,891.56	59,608.47	13.94	3.21	-NA-	-NA-	8.02	9.62	8.70	1.64	0.49	5.03	26.21	-NA-
North America Lodging/Resorts	GBP	1,210.54	27,364.87	6.05	5.88	-NA-	-NA-	5.78	4.30	-14.46	-8.84	-1.94	-0.55	35.85	-NA-
North America Industrial	GBP	1,134.64	28,423.21	5.90	3.62	-NA-	-NA-	11.95	10.93	29.97	5.67	5.70	14.72	43.29	-NA-
North America Industrial/Office	GBP	1,636.28	13,927.60	2.90	4.59	-NA-	-NA-	11.97	9.41	26.03	6.01	7.90	18.42	28.46	-NA-
North America Healthcare	GBP	3,337.87	66,552.08	13.48	5.49	-NA-	-NA-	11.09	4.19	10.93	1.22	2.84	7.97	25.40	-NA-
North America Diversified	GBP	2,031.67	58,421.69	13.26	4.28	-NA-	-NA-	8.77	10.69	17.02	3.33	4.54	14.77	24.21	-NA-
United States Self Storage	GBP	5,845.36	39,436.94	7.92	2.71	-NA-	-NA-	26.60	26.82	41.36	-7.47	5.60	5.08	23.92	-NA-
United States Retail	GBP	2,125.10	133,747.34	29.15	3.61	-NA-	-NA-	15.06	10.59	17.08	-4.02	0.46	6.51	29.10	-NA-
United States Residential	GBP	3,142.94	84,549.50	0.96	3.01	-NA-	-NA-	13.08	16.37	18.01	-3.94	4.61	1.91	24.26	-NA-
United States Office	GBP	1,938.84	57,063.82	0.20	3.09	-NA-	-NA-	8.49	10.36	9.50	1.88	0.80	4.30	26.90	-NA-
United States Lodging/Resorts	GBP	1,175.84	27,014.98	0.09	5.88	-NA-	-NA-	5.87	4.21	-14.85	-9.16	-2.16	-0.95	36.30	-NA-
United States Industrial	GBP	1,172.91	26,949.20	0.08	3.48	-NA-	-NA-	12.72	11.80	31.65	5.74	5.99	14.50	43.48	-NA-
United States Industrial/Office	GBP	1,683.65	13,477.15	0.02	4.45	-NA-	-NA-	12.61	9.93	27.03	6.11	8.19	18.47	28.61	-NA-
United States Healthcare	GBP	3,519.41	64,813.69	0.07	5.53	-NA-	-NA-	11.28	4.10	10.34	1.25	2.91	7.68	25.86	-NA-
United States Diversified	GBP	1,936.92	51,155.59	0.05	3.96	-NA-	-NA-	10.53	15.13	19.62	3.86	5.90	14.01	28.08	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Industrial	JPY	974.57	8,457,718.75	5.62	3.73	-NA-	-NA-	15.64	11.11	1.44	3.52	5.17	3.65	34.87	-NA-
Global Residential	JPY	2,901.70	20,283,410.13	14.28	2.94	-NA-	-NA-	17.31	18.31	2.28	-2.67	7.03	-3.82	24.22	-NA-
Global Self Storage	JPY	5,513.62	6,674,395.96	5.10	2.71	-NA-	-NA-	31.22	29.38	20.11	-6.99	8.65	-4.46	25.75	-NA-
Global Retail	JPY	2,022.29	37,753,847.17	29.24	3.83	-NA-	-NA-	17.00	10.99	-2.77	-3.15	2.60	-1.87	24.53	-NA-
Global Office	JPY	2,022.62	17,591,833.12	18.66	3.08	-NA-	-NA-	11.74	10.36	-7.41	0.52	1.70	-3.15	22.57	-NA-
Global Lodging/Resorts	JPY	1,204.49	4,902,604.39	4.97	5.66	-NA-	-NA-	10.51	7.33	-24.92	-8.33	0.82	-8.54	39.65	-NA-
Global Industrial/Office	JPY	1,593.16	3,256,325.77	3.47	4.55	-NA-	-NA-	16.15	11.17	3.70	4.37	8.17	6.18	31.42	-NA-
Global Healthcare	JPY	3,204.61	11,085,766.30	10.05	5.47	-NA-	-NA-	15.38	6.15	-5.56	1.21	5.81	-1.85	25.79	-NA-
Global Diversified	JPY	1,513.98	40,477,473.45	40.02	3.25	-NA-	-NA-	9.97	4.69	-16.72	0.13	2.34	-4.17	25.53	-NA-
Asia Retail	JPY	2,036.57	8,206,769.03	21.06	4.14	-NA-	-NA-	16.62	10.61	-1.94	-1.92	0.50	2.44	21.99	-NA-
Asia Residential	JPY	4,120.99	997,169.65	3.24	3.44	-NA-	-NA-	16.49	15.42	-1.97	4.04	-0.31	8.58	37.89	-NA-
Asia Office	JPY	2,101.73	4,847,752.60	9.78	3.12	-NA-	-NA-	11.70	8.15	-6.45	-1.05	-1.91	3.13	21.78	-NA-
Asia Industrial	JPY	1,066.54	2,887,124.49	6.19	3.82	-NA-	-NA-	15.75	7.05	-6.23	0.07	-0.67	5.46	33.42	-NA-
Asia Diversified	JPY	1,383.04	22,028,109.51	45.64	2.9	-NA-	-NA-	7.80	-0.87	-24.36	-1.70	-0.45	-6.81	28.15	-NA-
Asia Lodging/Resorts	JPY	899.80	390,648.91	0.99	3.85	-NA-	-NA-	14.15	17.72	5.75	-1.97	-1.28	6.93	-NA-	-NA-
Asia Office/Industrial	JPY	1,280.75	675,476.19	100.00	0	-NA-	-NA-	-NA-	-NA-	17.76	1.35	1.20	6.00	-NA-	-NA-
Asia ex Australia Diversified	JPY	1,450.12	19,814,318.80	64.77	2.68	-NA-	2.37	7.24	-1.74	-26.06	-1.62	-0.84	-7.48	-NA-	-NA-
Asia ex Australia Industrial	JPY	3,162.71	1,885,695.96	17.50	4.12	-NA-	10.17	15.01	6.39	-7.19	0.61	-1.80	6.20	-NA-	-NA-
Asia ex Australia Office	JPY	2,072.59	4,531,706.87	50.98	2.94	-NA-	5.12	11.14	8.06	-6.37	-0.70	-2.08	3.68	-NA-	-NA-
Asia ex Australia Residential	JPY	4,090.59	997,169.65	21.37	3.44	-NA-	11.37	16.49	15.42	-1.97	4.04	-0.31	8.58	-NA-	-NA-
Asia ex Australia Retail	JPY	2,648.13	3,360,915.73	32.60	3.97	-NA-	8.83	17.78	9.82	-4.43	-1.29	1.50	-1.23	-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-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	JPY	3,227.57	308,396.65	1.23	2.79	-NA-	-NA-	28.00	36.76	12.59	6.21	6.46	-7.11	36.37	-NA-
Europe Retail	JPY	1,536.67	6,639,546.82	-NA-	3.92	-NA-	-NA-	10.84	9.08	-10.54	-2.34	2.68	-5.82	27.06	-NA-
Europe Residential	JPY	1,193.38	4,895,187.82	-NA-	2.39	-NA-	-NA-	21.87	23.20	9.73	-1.07	7.48	2.50	35.91	-NA-
Europe Office	JPY	2,123.65	3,121,949.11	-NA-	2.64	-NA-	-NA-	11.19	11.62	-7.97	-0.14	2.10	-7.89	23.53	-NA-
Europe Industrial	JPY	772.75	982,456.29	-NA-	4.03	-NA-	-NA-	17.10	22.81	-5.97	4.58	6.79	-4.23	36.96	-NA-
Europe Healthcare	JPY	1,373.33	342,781.40	-NA-	4.69	-NA-	-NA-	13.35	14.44	-8.32	4.21	2.74	-6.35	25.25	-NA-
Europe Diversified	JPY	1,633.76	8,847,488.96	-NA-	3.04	-NA-	-NA-	12.89	13.20	-10.93	1.43	3.98	-5.83	26.09	-NA-
Developed Europe Lodging/Resorts	JPY	-NA-	-NA-	100.00	0	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	JPY	3,227.57	308,396.65	3.55	2.79	-NA-	-NA-	28.00	36.76	12.59	6.21	6.46	-7.11	36.37	-NA-
UK Retail	JPY	850.71	1,587,999.09	18.94	3.19	-NA-	-NA-	10.68	6.89	-24.78	0.54	1.34	-16.20	30.23	-NA-
UK Residential	JPY	946.67	489,287.98	3.72	2.23	-NA-	-NA-	22.03	22.96	-5.39	5.57	8.38	-6.46	50.85	-NA-
UK Industrial	JPY	596.56	832,181.75	1.67	3.91	-NA-	-NA-	16.04	22.45	-9.49	4.81	6.53	-5.65	40.41	-NA-
UK Healthcare	JPY	1,373.33	342,781.40	0.58	4.69	-NA-	-NA-	13.35	14.44	-8.32	4.21	2.74	-6.35	25.25	-NA-
UK Diversified	JPY	1,141.98	4,439,233.26	7.06	3.12	-NA-	-NA-	14.81	13.80	-21.10	3.67	5.08	-12.17	27.98	-NA-
UK Office	JPY	2,100.40	691,624.44	1.10	1.36	-NA-	-NA-	20.03	17.08	-19.42	6.55	4.85	-17.51	29.99	-NA-

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Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	JPY	5,720.15	6,365,999.31	7.51	2.71	-NA-	-NA-	31.46	29.08	20.50	-7.54	8.76	-4.33	26.01	-NA-
North America Retail	JPY	2,122.84	22,907,531.32	29.24	3.69	-NA-	-NA-	18.59	11.82	-0.48	-3.81	3.34	-2.13	29.85	-NA-
North America Residential	JPY	3,106.63	14,391,052.65	23.28	3.09	-NA-	-NA-	17.10	17.43	0.25	-3.63	7.43	-6.40	25.66	-NA-
North America Office	JPY	1,851.04	9,622,131.41	13.94	3.21	-NA-	-NA-	12.17	11.57	-7.34	1.56	3.49	-4.38	29.47	-NA-
North America Lodging/Resorts	JPY	1,184.61	4,417,298.05	6.05	5.88	-NA-	-NA-	9.84	6.16	-27.09	-8.91	0.99	-9.46	39.83	-NA-
North America Industrial	JPY	1,110.33	4,588,137.97	5.90	3.62	-NA-	-NA-	16.25	12.91	10.79	5.59	8.85	4.45	43.04	-NA-
North America Industrial/Office	JPY	1,601.23	2,248,223.80	2.90	4.59	-NA-	-NA-	16.27	11.36	7.44	5.93	11.13	7.81	31.59	-NA-
North America Healthcare	JPY	3,266.37	10,742,984.90	13.48	5.49	-NA-	-NA-	15.36	6.05	-5.44	1.14	5.91	-1.70	25.97	-NA-
North America Diversified	JPY	1,988.15	9,430,559.44	13.26	4.28	-NA-	-NA-	12.95	12.67	-0.24	3.26	7.66	4.49	27.78	-NA-
United States Specialty	JPY	-	-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
United States Self Storage	JPY	5,720.15	6,365,999.31	7.92	2.71	-NA-	-NA-	31.46	29.08	20.50	-7.54	8.76	-4.33	26.01	-NA-
United States Retail	JPY	2,079.58	21,589,794.14	29.06	3.61	-NA-	-NA-	19.47	12.56	-0.19	-4.09	3.47	-3.03	31.26	-NA-
United States Residential	JPY	3,075.61	13,648,169.06	25.77	3.01	-NA-	-NA-	17.42	18.45	0.60	-4.01	7.74	-7.22	26.63	-NA-
United States Office	JPY	1,897.30	9,211,368.98	23.33	3.09	-NA-	-NA-	12.66	12.33	-6.66	1.80	3.81	-5.04	29.80	-NA-
United States Lodging/Resorts	JPY	1,150.65	4,360,818.33	7.39	5.88	-NA-	-NA-	9.93	6.06	-27.41	-9.23	0.77	-9.82	40.25	-NA-
United States Industrial	JPY	1,147.79	4,350,200.31	7.68	3.48	-NA-	-NA-	17.05	13.80	12.22	5.66	9.15	4.24	43.23	-NA-
United States Industrial/Office	JPY	1,647.58	2,175,512.01	4.16	4.45	-NA-	-NA-	16.94	11.89	8.28	6.03	11.43	7.86	31.71	-NA-
United States Healthcare	JPY	3,444.02	10,462,370.98	20.87	5.53	-NA-	-NA-	15.55	5.95	-5.94	1.17	5.98	-1.96	26.32	-NA-
United States Diversified	JPY	1,895.43	8,257,649.09	20.82	3.96	-NA-	-NA-	14.77	17.18	1.97	3.78	9.07	3.80	30.96	-NA-

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Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Global Industrial	AUD	812.43	105,267.35	5.62	3.73	-NA-	-NA-	17.38	18.23	19.92	11.40	6.88	12.91	-NA-	-NA-
Global Residential	AUD	2,418.92	252,453.52	13.48	2.94	-NA-	-NA-	19.07	25.89	20.92	4.73	8.77	4.77	-NA-	-NA-
Global Self Storage	AUD	4,596.28	83,071.57	4.44	2.71	-NA-	-NA-	33.19	37.67	42.00	0.09	10.42	4.07	-NA-	-NA-
Global Retail	AUD	1,685.83	469,895.92	25.09	3.83	-NA-	-NA-	18.76	18.11	14.95	4.23	4.27	6.89	-NA-	-NA-
Global Office	AUD	1,686.10	218,953.33	11.69	3.08	-NA-	-NA-	13.41	17.43	9.46	8.17	3.35	5.50	-NA-	-NA-
Global Lodging/Resorts	AUD	1,004.09	61,019.31	3.26	5.66	-NA-	-NA-	12.17	14.21	-11.23	-1.35	2.46	-0.38	-NA-	-NA-
Global Industrial/Office	AUD	1,328.09	40,529.23	2.16	4.55	-NA-	-NA-	17.90	18.30	22.60	12.31	9.94	15.66	-NA-	-NA-
Global Healthcare	AUD	2,671.43	137,976.83	7.37	5.47	-NA-	-NA-	17.11	12.96	11.66	8.92	7.53	6.92	-NA-	-NA-
Global Diversified	AUD	1,262.09	503,795.00	26.90	3.25	-NA-	-NA-	11.63	11.40	-1.54	7.76	4.00	4.39	-NA-	-NA-
Asia Retail	AUD	1,697.73	102,143.95	21.06	4.14	-NA-	-NA-	18.38	17.70	15.93	5.54	2.14	11.58	-NA-	-NA-
Asia Residential	AUD	3,435.35	12,411.08	2.56	3.44	-NA-	-NA-	18.24	22.81	15.90	11.96	1.32	18.28	-NA-	-NA-
Asia Office	AUD	1,752.05	60,336.61	12.44	3.12	-NA-	-NA-	13.38	15.09	10.60	6.48	-0.31	12.34	-NA-	-NA-
Asia Industrial	AUD	889.09	35,934.03	7.41	3.82	-NA-	-NA-	17.49	13.91	10.86	7.68	0.94	14.88	-NA-	-NA-
Asia Diversified	AUD	1,152.93	274,168.58	56.53	2.9	-NA-	-NA-	9.42	5.49	-10.58	5.79	1.18	1.51	-NA-	-NA-
Asia Ex Lodging/Resorts	AUD	4,744.20	4,862.14	0.99	3.85	-NA-	-NA-	15.87	25.27	25.03	5.49	0.33	16.48	-NA-	-NA-
Asia Office/Industrial	AUD	1,067.66	8,407.18	100.00	0	-NA-	-NA-	-NA-	-NA-	39.22	9.07	2.85	15.47	-NA-	-NA-
Asia ex Australia Diversified	AUD	1,208.85	246,615.07	64.77	2.68	-NA-	-NA-	8.86	4.55	-12.59	5.86	0.78	0.78	-NA-	-NA-
Asia ex Australia Industrial	AUD	2,636.50	23,469.95	6.16	4.12	-NA-	-NA-	16.74	13.21	9.73	8.26	-0.20	15.68	-NA-	-NA-
Asia ex Australia Office	AUD	1,727.75	56,403.01	14.81	2.94	-NA-	-NA-	12.81	14.98	10.69	6.86	-0.49	12.94	-NA-	-NA-
Asia ex Australia Residential	AUD	3,410.01	12,411.08	3.26	3.44	-NA-	-NA-	18.24	22.81	15.90	11.96	1.32	18.28	-NA-	-NA-
Asia ex Australia Retail	AUD	2,207.54	41,830.98	10.99	3.97	-NA-	-NA-	19.55	16.86	12.98	6.23	3.15	7.59	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Gross Total Return		Close Value May-16													
Index Description	Curr														
Europe Self Storage	AUD	2,690.57	3,838.40	1.23	2.79	-NA-	-NA-	29.93	45.53	33.11	14.29	8.19	1.19	-NA-	-NA-
Europe Retail	AUD	1,281.00	82,637.83	26.41	3.92	-NA-	-NA-	12.51	16.07	5.77	5.10	4.36	2.59	-NA-	-NA-
Europe Residential	AUD	994.83	60,927.00	19.47	2.39	-NA-	-NA-	23.70	31.10	29.72	6.46	9.23	11.65	-NA-	-NA-
Europe Office	AUD	1,770.32	38,856.73	12.42	2.64	-NA-	-NA-	12.86	18.78	8.80	7.45	3.76	0.34	-NA-	-NA-
Europe Industrial	AUD	644.18	12,227.95	3.91	4.03	-NA-	-NA-	18.86	30.68	11.17	12.54	8.53	4.33	-NA-	-NA-
Europe Healthcare	AUD	1,144.84	4,266.36	1.36	4.69	-NA-	-NA-	15.06	21.78	8.39	12.14	4.42	2.01	-NA-	-NA-
Europe Diversified	AUD	1,361.94	110,118.55	35.20	3.04	-NA-	-NA-	14.59	20.45	5.30	9.14	5.67	2.58	-NA-	-NA-
Developed Europe Lodging/Resorts	AUD	-NA-	-NA-	100.00	0	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	AUD	2,690.57	3,838.40	3.55	2.79	-NA-	-NA-	29.93	45.53	33.11	14.29	8.19	1.19	-NA-	-NA-
UK Retail	AUD	709.17	19,764.72	18.27	3.19	-NA-	-NA-	12.34	13.74	-11.07	8.19	2.99	-8.72	-NA-	-NA-
UK Residential	AUD	789.17	6,089.83	5.63	2.23	-NA-	-NA-	23.87	30.84	11.86	13.60	10.14	1.90	-NA-	-NA-
UK Industrial	AUD	497.30	10,357.59	9.57	3.91	-NA-	-NA-	17.78	30.30	7.01	12.78	8.27	2.78	-NA-	-NA-
UK Healthcare	AUD	1,144.84	4,266.36	3.94	4.69	-NA-	-NA-	15.06	21.78	8.39	12.14	4.42	2.01	-NA-	-NA-
UK Diversified	AUD	951.98	55,252.05	51.08	3.12	-NA-	-NA-	16.53	21.09	-6.72	11.56	6.79	-4.33	-NA-	-NA-
UK Office	AUD	1,750.94	8,608.17	7.96	1.36	-NA-	-NA-	21.83	24.59	-4.73	14.66	6.56	-10.14	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	AUD	4,768.44	79,233.17	7.51	2.71	-NA-	-NA-	33.43	37.36	42.47	-0.51	10.53	4.21	-NA-	-NA-
North America Retail	AUD	1,769.64	285,114.13	27.04	3.69	-NA-	-NA-	20.37	18.98	17.66	3.51	5.02	6.61	-NA-	-NA-
North America Residential	AUD	2,589.75	179,115.44	16.99	3.09	-NA-	-NA-	18.86	24.95	18.52	3.70	9.18	1.95	-NA-	-NA-
North America Office	AUD	1,543.07	119,759.99	11.36	3.21	-NA-	-NA-	13.85	18.73	9.55	9.29	5.17	4.16	-NA-	-NA-
North America Lodging/Resorts	AUD	987.52	54,979.04	5.21	5.88	-NA-	-NA-	11.49	12.97	-13.80	-1.98	2.63	-1.37	-NA-	-NA-
North America Industrial	AUD	925.60	57,105.37	5.42	3.62	-NA-	-NA-	17.99	20.15	30.99	13.62	10.63	13.77	-NA-	-NA-
North America Industrial/Office	AUD	1,334.82	27,982.08	2.65	4.59	-NA-	-NA-	18.02	18.50	27.02	13.99	12.94	17.44	-NA-	-NA-
North America Healthcare	AUD	2,722.92	133,710.47	12.68	5.49	-NA-	-NA-	17.09	12.85	11.79	8.84	7.63	7.07	-NA-	-NA-
North America Diversified	AUD	1,657.37	117,375.62	11.13	4.28	-NA-	-NA-	14.65	19.89	17.94	11.11	9.41	13.83	-NA-	-NA-
United States Self Storage	AUD	4,768.44	79,233.17	7.92	2.71	-NA-	-NA-	33.43	37.36	42.47	-0.51	10.53	4.21	-NA-	-NA-
United States Retail	AUD	1,733.58	268,713.17	26.85	3.61	-NA-	-NA-	21.27	19.78	18.00	3.21	5.15	5.63	-NA-	-NA-
United States Residential	AUD	2,563.90	169,869.28	16.97	3.01	-NA-	-NA-	19.18	26.04	18.93	3.29	9.50	1.07	-NA-	-NA-
United States Office	AUD	1,581.64	114,647.51	11.45	3.09	-NA-	-NA-	14.35	19.53	10.35	9.55	5.50	3.44	-NA-	-NA-
United States Lodging/Resorts	AUD	959.21	54,276.08	5.42	5.88	-NA-	-NA-	11.58	12.86	-14.18	-2.33	2.41	-1.76	-NA-	-NA-
United States Industrial	AUD	956.82	54,143.92	5.41	3.48	-NA-	-NA-	18.81	21.09	32.67	13.71	10.93	13.55	-NA-	-NA-
United States Industrial/Office	AUD	1,373.46	27,077.09	2.71	4.45	-NA-	-NA-	18.69	19.07	28.02	14.10	13.24	17.49	-NA-	-NA-
United States Healthcare	AUD	2,871.01	130,217.87	13.01	5.53	-NA-	-NA-	17.28	12.74	11.21	8.87	7.71	6.79	-NA-	-NA-
United States Diversified	AUD	1,580.08	102,777.22	14.98	3.96	-NA-	-NA-	16.49	24.69	20.55	11.67	10.84	13.07	-NA-	-NA-

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

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value May-16	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global Self Storage	EUR	3,871.11	54,059.02	4.44	0.00	-NA-	-NA-	25.69	27.73	28.29	-3.57	7.84	0.37	22.47	-NA-
Global Retail	EUR	1,246.07	305,785.85	25.09	0.00	-NA-	-NA-	11.12	8.80	2.98	-0.09	1.60	2.25	20.00	-NA-
Global Residential	EUR	1,991.99	164,284.71	13.48	0.00	-NA-	-NA-	12.56	17.09	10.11	0.40	5.77	1.32	20.30	-NA-
Global Office	EUR	1,331.90	142,484.38	11.69	0.00	-NA-	-NA-	6.78	9.01	-1.10	3.68	0.63	1.16	17.47	-NA-
Global Lodging/Resorts	EUR	809.70	39,708.46	3.26	0.00	-NA-	-NA-	5.54	5.28	-21.19	-5.25	-0.06	-4.87	36.04	-NA-
Global Industrial/Office	EUR	871.68	26,374.49	2.16	0.00	-NA-	-NA-	9.26	7.84	8.55	7.55	6.97	10.59	28.01	-NA-
Global Industrial	EUR	589.37	68,502.97	5.62	0.00	-NA-	-NA-	9.95	9.00	7.23	6.97	4.17	8.25	30.17	-NA-
Global Healthcare	EUR	1,734.21	89,788.74	7.37	0.00	-NA-	-NA-	8.35	2.69	-1.62	4.10	4.35	1.45	23.51	-NA-
Global Diversified	EUR	1,049.39	327,845.76	26.90	0.00	-NA-	-NA-	5.23	3.42	-11.20	3.10	1.13	-0.13	18.89	-NA-
Asia Retail	EUR	1,153.05	66,470.41	20.85	0.00	-NA-	-NA-	9.85	7.62	3.28	1.67	-0.24	6.98	17.17	-NA-
Asia Residential	EUR	3,036.15	8,076.54	2.53	0.00	-NA-	-NA-	10.89	12.93	3.64	7.91	-1.06	12.26	34.02	-NA-
Asia Office	EUR	1,363.38	39,264.19	12.32	0.00	-NA-	-NA-	6.54	6.69	-0.18	2.45	-2.70	7.93	17.50	-NA-
Asia Industrial	EUR	576.84	23,384.15	7.34	0.00	-NA-	-NA-	9.66	4.82	-1.27	3.19	-1.92	10.30	29.87	-NA-
Asia Diversified	EUR	1,021.06	178,415.83	55.97	0.00	-NA-	-NA-	3.73	-1.52	-19.02	1.24	-1.63	-2.64	21.68	-NA-
Asia Lodging/Resorts	EUR	680.50	3,164.05	0.98	0.00	-NA-	-NA-	7.45	14.35	11.74	1.69	-2.01	12.22	-NA-	-NA-
Asia Office/Industrial	EUR	1,276.32	5,470.99	100.00	0.00	-NA-	-NA-	-NA-	-NA-	62.72	5.14	0.45	12.19	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,132.42	160,485.32	64.77	0.00	-NA-	1.70	3.62	-2.05	-20.64	1.23	-2.06	-3.40	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,750.90	15,273.12	6.16	0.00	-NA-	5.95	9.08	4.10	-2.77	3.42	-3.30	10.38	-NA-	-NA-
Asia ex Australia Office	EUR	1,406.56	36,704.39	14.81	0.00	-NA-	3.02	6.29	6.86	0.11	2.81	-2.87	8.48	-NA-	-NA-
Asia ex Australia Residential	EUR	3,015.91	8,076.54	3.26	0.00	-NA-	10.03	10.89	12.93	3.64	7.91	-1.06	12.26	-NA-	-NA-
Asia ex Australia Retail	EUR	1,725.21	27,221.61	10.99	0.00	-NA-	6.21	11.95	7.64	1.08	2.23	0.75	3.54	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	EUR	2,446.73	2,497.85	1.23	0.00	-NA-	-NA-	22.30	34.95	20.17	10.18	5.66	-2.45	30.75	-NA-
Europe Retail	EUR	974.05	53,776.76	26.41	0.00	-NA-	-NA-	5.13	7.21	-5.19	0.17	1.87	-2.55	20.16	-NA-
Europe Residential	EUR	920.94	39,648.39	19.47	0.00	-NA-	-NA-	18.19	22.84	17.41	0.99	5.06	6.75	30.68	-NA-
Europe Office	EUR	1,420.81	25,286.11	12.42	0.00	-NA-	-NA-	6.26	10.61	-1.27	1.44	0.21	-4.64	16.95	-NA-
Europe Industrial	EUR	466.46	7,957.37	3.91	0.00	-NA-	-NA-	10.25	20.11	-0.46	7.26	5.99	-1.50	32.31	-NA-
Europe Healthcare	EUR	778.56	2,776.34	1.36	0.00	-NA-	-NA-	5.71	10.12	-3.79	7.33	1.71	-2.79	23.89	-NA-
Europe Diversified	EUR	1,026.29	71,659.90	35.20	0.00	-NA-	-NA-	7.30	11.54	-4.91	4.05	2.68	-2.42	19.43	-NA-
Developed Europe Lodging/Resorts	EUR	656.29	656.62	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	EUR	2,446.73	2,497.85	3.55	0.00	-NA-	-NA-	22.30	34.95	20.17	10.18	5.66	-2.45	30.75	-NA-
UK Retail	EUR	604.77	12,861.94	18.27	0.00	-NA-	-NA-	5.98	5.89	-19.56	3.34	0.51	-13.00	24.97	-NA-
UK Residential	EUR	778.64	3,962.97	5.63	0.00	-NA-	-NA-	18.88	23.52	2.46	8.70	7.57	-1.73	47.77	-NA-
UK Industrial	EUR	365.30	6,740.22	9.57	0.00	-NA-	-NA-	9.43	19.97	-4.00	8.23	5.74	-2.61	35.96	-NA-
UK Healthcare	EUR	778.56	2,776.34	3.94	0.00	-NA-	-NA-	5.71	10.12	-3.79	7.33	1.71	-2.79	23.89	-NA-
UK Diversified	EUR	743.53	35,955.40	51.08	0.00	-NA-	-NA-	9.51	12.39	-15.61	7.35	4.13	-8.23	23.19	-NA-
UK Office	EUR	1,680.80	5,601.79	7.96	0.00	-NA-	-NA-	16.77	17.82	-12.37	9.74	3.32	-13.42	24.67	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float											
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
North America Self Storage	EUR	4,000.55	51,561.17	7.51	0.00	-NA-	-NA-	25.93	27.44	28.72	-4.15	7.95	0.52	22.97	-NA-
North America Retail	EUR	1,347.37	185,538.68	27.04	0.00	-NA-	-NA-	13.04	9.82	5.57	-0.79	2.20	2.11	26.86	-NA-
North America Residential	EUR	2,036.50	116,559.78	16.99	0.00	-NA-	-NA-	12.26	16.18	8.21	-0.28	6.52	-0.95	23.38	-NA-
North America Office	EUR	1,219.97	77,934.09	11.36	0.00	-NA-	-NA-	7.32	10.21	-1.10	5.07	2.54	0.07	25.73	-NA-
North America Lodging/Resorts	EUR	796.79	35,777.74	5.21	0.00	-NA-	-NA-	4.95	4.15	-23.51	-5.83	0.15	-5.88	36.21	-NA-
North America Industrial	EUR	701.85	37,161.45	5.42	0.00	-NA-	-NA-	10.98	10.97	17.31	9.43	8.00	9.33	38.65	-NA-
North America Industrial/Office	EUR	876.99	18,209.40	2.65	0.00	-NA-	-NA-	9.40	8.06	12.49	9.27	9.90	11.93	28.22	-NA-
North America Healthcare	EUR	1,763.42	87,012.40	12.68	0.00	-NA-	-NA-	8.34	2.60	-1.52	4.02	4.44	1.59	23.71	-NA-
North America Diversified	EUR	1,224.97	76,382.46	11.13	0.00	-NA-	-NA-	6.79	9.67	4.96	6.64	6.49	8.79	24.40	-NA-
United States Self Storage	EUR	4,000.55	51,561.17	7.92	0.00	-NA-	-NA-	25.93	27.44	28.72	-4.15	7.95	0.52	22.97	-NA-
United States Retail	EUR	1,349.25	174,865.72	26.85	0.00	-NA-	-NA-	14.06	10.69	5.98	-1.07	2.32	1.21	28.36	-NA-
United States Residential	EUR	2,032.67	110,542.83	16.97	0.00	-NA-	-NA-	12.66	17.28	8.72	-0.64	6.85	-1.72	24.56	-NA-
United States Lodging/Resorts	EUR	785.45	35,320.28	5.42	0.00	-NA-	-NA-	5.10	4.10	-23.84	-6.16	-0.06	-6.24	36.72	-NA-
United States Industrial	EUR	731.72	35,234.28	5.41	0.00	-NA-	-NA-	11.91	12.05	18.98	9.57	8.32	9.22	38.85	-NA-
United States Industrial/Office	EUR	908.30	17,620.48	2.71	0.00	-NA-	-NA-	10.17	8.76	13.54	9.40	10.21	12.05	28.37	-NA-
United States Healthcare	EUR	1,876.81	84,739.58	13.01	0.00	-NA-	-NA-	8.55	2.50	-2.06	4.05	4.51	1.31	24.16	-NA-
United States Diversified	EUR	1,235.30	66,882.51	10.27	0.00	-NA-	-NA-	8.98	14.53	7.65	7.28	7.92	8.26	28.15	-NA-
United States Office	EUR	1,255.64	74,607.13	11.45	0.00	-NA-	-NA-	7.87	11.07	-0.22	5.36	2.88	-0.56	26.22	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float	Price Return										
		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-16	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global Self Storage	USD	3,653.52	60,181.20	4.44	0.00	-NA-	-NA-	19.42	21.42	30.27	-5.79	4.82	2.86	23.43	-NA-
Global Retail	USD	1,176.03	340,416.10	25.09	0.00	-NA-	-NA-	5.58	3.43	4.57	-2.40	-1.25	4.79	22.03	-NA-
Global Residential	USD	1,880.02	182,889.95	13.48	0.00	-NA-	-NA-	6.95	11.31	11.81	-1.91	2.80	3.84	21.70	-NA-
Global Office	USD	1,176.03	340,416.10	11.69	0.00	-NA-	-NA-	5.58	3.43	4.57	-2.40	-1.25	4.79	22.03	-NA-
Global Lodging/Resorts	USD	764.19	44,205.44	3.26	0.00	-NA-	-NA-	0.28	0.08	-19.98	-7.44	-2.86	-2.51	37.81	-NA-
Global Industrial/Office	USD	822.69	29,361.40	2.16	0.00	-NA-	-NA-	3.82	2.51	10.22	5.07	3.98	13.33	29.25	-NA-
Global Industrial	USD	556.25	76,260.93	5.62	0.00	-NA-	-NA-	4.47	3.61	8.89	4.50	1.25	10.94	33.46	-NA-
Global Healthcare	USD	1,636.73	99,957.32	7.37	0.00	-NA-	-NA-	2.95	-2.38	-0.10	1.70	1.43	3.97	24.69	-NA-
Global Diversified	USD	990.41	364,974.29	26.90	0.00	-NA-	-NA-	-0.01	-1.69	-9.83	0.72	-1.70	2.35	22.96	-NA-
Asia Retail	USD	1,088.24	73,998.19	20.85	0.00	-NA-	-NA-	4.37	2.30	4.87	-0.67	-3.04	9.63	19.05	-NA-
Asia Residential	USD	2,865.49	8,991.21	2.53	0.00	-NA-	-NA-	5.37	7.35	5.23	5.42	-3.83	15.05	36.70	-NA-
Asia Office	USD	1,286.75	43,710.86	12.32	0.00	-NA-	-NA-	1.23	1.42	1.36	0.09	-5.42	10.61	20.24	-NA-
Asia Industrial	USD	544.41	26,032.41	7.34	0.00	-NA-	-NA-	4.20	-0.35	0.25	0.81	-4.67	13.04	31.86	-NA-
Asia Diversified	USD	963.67	198,621.43	55.97	0.00	-NA-	-NA-	-1.44	-6.38	-17.77	-1.10	-4.39	-0.23	25.68	-NA-
Asia Lodging/Resorts	USD	578.76	3,522.37	0.98	0.00	-NA-	-NA-	2.09	8.70	13.47	-0.66	-4.76	15.00	-NA-	-NA-
Asia Office/Industrial	USD	1,084.27	6,090.58	100.00	0.00	-NA-	-NA-	-NA-	-NA-	48.72	2.72	-2.37	14.97	-NA-	-NA-
Asia ex Australia Diversified	USD	1,068.77	178,660.28	64.77	0.00	-NA-	0.26	-1.54	-6.89	-19.41	-1.10	-4.81	-1.00	-NA-	-NA-
Asia ex Australia Industrial	USD	1,667.10	17,002.80	6.16	0.00	-NA-	4.54	3.64	-1.05	-1.27	1.03	-6.01	13.11	-NA-	-NA-
Asia ex Australia Office	USD	1,327.50	40,861.16	14.81	0.00	-NA-	1.56	0.99	1.58	1.66	0.44	-5.60	11.17	-NA-	-NA-
Asia ex Australia Residential	USD	2,846.39	8,991.21	3.26	0.00	-NA-	8.47	5.37	7.35	5.23	5.42	-3.83	15.05	-NA-	-NA-
Asia ex Australia Retail	USD	1,628.23	30,304.46	10.99	0.00	-NA-	4.70	6.37	2.32	2.64	-0.13	-2.08	6.11	-NA-	-NA-

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

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200

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	USD	2,309.20	2,780.73	1.23	0.00	-NA-	-NA-	16.20	28.29	22.02	7.64	2.70	-0.03	33.86	-NA-
Europe Retail	USD	919.30	59,866.97	26.41	0.00	-NA-	-NA-	-0.11	1.91	-3.73	-2.14	-0.98	-0.13	24.61	-NA-
Europe Residential	USD	869.18	44,138.57	19.47	0.00	-NA-	-NA-	12.30	16.77	19.22	-1.34	2.11	9.40	35.06	-NA-
Europe Office	USD	1,340.95	28,149.76	12.42	0.00	-NA-	-NA-	0.96	5.15	0.25	-0.90	-2.59	-2.27	21.54	-NA-
Europe Industrial	USD	440.24	8,858.54	3.91	0.00	-NA-	-NA-	4.75	14.17	1.07	4.79	3.02	0.94	35.58	-NA-
Europe Healthcare	USD	734.80	3,090.77	1.36	0.00	-NA-	-NA-	0.44	4.68	-2.31	4.85	-1.15	-0.38	23.30	-NA-
Europe Diversified	USD	968.61	79,775.38	35.20	0.00	-NA-	-NA-	1.95	6.03	-3.44	1.65	-0.20	0.01	24.04	-NA-
Developed Europe Lodging/Resorts	USD	849.54	725.48	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	USD	2,309.20	2,780.73	3.55	0.00	-NA-	-NA-	16.20	28.29	22.02	7.64	2.70	-0.03	33.70	-NA-
UK Retail	USD	570.77	14,318.55	18.27	0.00	-NA-	-NA-	0.69	0.65	-18.32	0.96	-2.31	-10.84	27.57	-NA-
UK Residential	USD	734.88	4,411.78	5.63	0.00	-NA-	-NA-	12.96	17.42	4.04	6.19	4.56	0.70	50.89	-NA-
UK Industrial	USD	344.76	7,503.55	9.57	0.00	-NA-	-NA-	3.97	14.04	-2.52	5.73	2.78	-0.20	38.76	-NA-
UK Healthcare	USD	734.80	3,090.77	3.94	0.00	-NA-	-NA-	0.44	4.68	-2.31	4.85	-1.15	-0.38	22.95	-NA-
UK Diversified	USD	701.74	40,027.35	51.08	0.00	-NA-	-NA-	4.05	6.84	-14.30	4.87	1.21	-5.96	25.26	-NA-
UK Office	USD	1,586.33	6,236.19	7.96	0.00	-NA-	-NA-	10.95	12.00	-11.02	7.21	0.43	-11.27	27.51	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	USD	3,775.68	57,400.47	7.51	0.00	-NA-	-NA-	19.65	21.14	30.71	-6.36	4.92	3.01	23.78	-NA-
North America Retail	USD	1,271.64	206,550.93	27.04	0.00	-NA-	-NA-	7.40	4.39	7.20	-3.08	-0.67	4.64	28.08	-NA-
North America Residential	USD	1,922.03	129,760.18	16.99	0.00	-NA-	-NA-	6.67	10.44	9.87	-2.58	3.54	1.50	23.57	-NA-
North America Office	USD	1,151.40	86,760.12	11.36	0.00	-NA-	-NA-	1.97	4.76	0.42	2.65	-0.33	2.55	27.17	-NA-
North America Lodging/Resorts	USD	752.00	39,829.57	5.21	0.00	-NA-	-NA-	-0.28	-0.99	-22.33	-8.01	-2.66	-3.54	38.00	-NA-
North America Industrial	USD	662.40	41,369.98	5.42	0.00	-NA-	-NA-	5.45	5.49	19.12	6.90	4.97	12.05	42.73	-NA-
North America Industrial/Office	USD	827.69	20,271.62	2.65	0.00	-NA-	-NA-	3.94	2.72	14.23	6.74	6.82	14.70	29.49	-NA-
North America Healthcare	USD	1,664.30	96,866.55	12.68	0.00	-NA-	-NA-	2.93	-2.47	0.00	1.61	1.51	4.11	24.93	-NA-
North America Diversified	USD	1,156.12	85,032.77	11.13	0.00	-NA-	-NA-	1.47	4.25	6.57	4.18	3.51	11.49	25.66	-NA-
United States Self Storage	USD	3,775.68	57,400.47	7.92	0.00	-NA-	-NA-	19.65	21.14	30.71	-6.36	4.92	3.01	23.78	-NA-
United States Retail	USD	1,273.41	194,669.26	26.85	0.00	-NA-	-NA-	8.37	5.22	7.61	-3.35	-0.54	3.72	29.47	-NA-
United States Residential	USD	1,918.41	123,061.80	16.97	0.00	-NA-	-NA-	7.04	11.49	10.39	-2.93	3.85	0.72	24.49	-NA-
United States Office	USD	1,185.06	83,056.39	5.42	0.00	-NA-	-NA-	2.50	5.58	1.32	2.92	0.00	1.91	27.45	-NA-
United States Lodging/Resorts	USD	741.30	39,320.30	5.41	0.00	-NA-	-NA-	-0.14	-1.05	-22.66	-8.33	-2.86	-3.91	38.43	-NA-
United States Industrial	USD	690.59	39,224.56	2.71	0.00	-NA-	-NA-	6.33	6.51	20.82	7.04	5.28	11.93	42.84	-NA-
United States Industrial/Office	USD	857.25	19,616.00	13.01	0.00	-NA-	-NA-	4.68	3.39	15.29	6.88	7.12	14.83	29.48	-NA-
United States Healthcare	USD	1,771.32	94,336.33	10.27	0.00	-NA-	-NA-	3.13	-2.56	-0.55	1.64	1.58	3.82	25.34	-NA-
United States Diversified	USD	1,165.87	74,456.96	11.45	0.00	-NA-	-NA-	3.55	8.87	9.31	4.81	4.89	10.94	29.13	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Index Description	Curr	Close Value May-16	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
			Ccy (m) May-16	(%) Weight May-16											
Global Self Storage	GBP	4,045.37	41,347.44	4.44	0.00	-NA-	-NA-	22.40	23.08	36.58	-6.97	5.50	4.16	23.33	-NA-
Global Retail	GBP	1,302.16	233,882.58	25.09	0.00	-NA-	-NA-	8.21	4.84	9.63	-3.62	-0.61	6.12	20.22	-NA-
Global Residential	GBP	2,081.65	125,654.38	13.48	0.00	-NA-	-NA-	9.61	12.83	17.22	-3.14	3.47	5.15	20.26	-NA-
Global Office	GBP	1,391.85	108,980.24	11.69	0.00	-NA-	-NA-	3.98	5.04	5.28	0.02	-1.56	4.98	18.09	-NA-
Global Lodging/Resorts	GBP	846.15	30,371.31	3.26	0.00	-NA-	-NA-	2.78	1.45	-16.10	-8.59	-2.23	-1.28	35.78	-NA-
Global Industrial/Office	GBP	910.92	20,172.72	2.16	0.00	-NA-	-NA-	6.40	3.92	15.56	3.75	4.65	14.76	28.29	-NA-
Global Industrial	GBP	615.90	52,395.01	5.62	0.00	-NA-	-NA-	7.07	5.03	14.16	3.20	1.91	12.34	31.94	-NA-
Global Healthcare	GBP	1,812.27	68,675.59	7.37	0.00	-NA-	-NA-	5.51	-1.05	4.73	0.42	2.08	5.28	25.14	-NA-
Global Diversified	GBP	1,096.63	250,755.27	26.90	0.00	-NA-	-NA-	2.48	-0.34	-5.46	-0.54	-1.06	3.64	19.21	-NA-
Asia Retail	GBP	1,204.95	50,840.39	20.85	0.00	-NA-	-NA-	6.97	3.70	9.95	-1.92	-2.41	11.02	16.55	-NA-
Asia Residential	GBP	3,172.82	6,177.40	2.53	0.00	-NA-	-NA-	7.99	8.82	10.33	4.10	-3.21	16.50	34.87	-NA-
Asia Office	GBP	1,424.75	30,031.51	12.32	0.00	-NA-	-NA-	3.75	2.81	6.27	-1.16	-4.81	12.01	18.06	-NA-
Asia Industrial	GBP	602.80	17,885.54	7.34	0.00	-NA-	-NA-	6.79	1.01	5.10	-0.45	-4.05	14.47	29.49	-NA-
Asia Diversified	GBP	1,067.02	136,462.68	55.97	0.00	-NA-	-NA-	1.01	-5.10	-13.79	-2.33	-3.77	1.03	21.82	-NA-
Asia Lodging/Resorts	GBP	640.84	2,420.04	0.98	0.00	-NA-	-NA-	4.63	10.18	18.96	-1.90	-4.14	16.46	-NA-	-NA-
Asia Office/Industrial	GBP	1,200.56	4,184.53	100.00	0.00	-NA-	-NA-	-NA-	-NA-	55.92	1.43	-1.73	16.43	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,183.40	122,748.39	64.77	0.00	-NA-	2.81	0.91	-5.61	-15.51	-2.34	-4.19	0.25	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,845.89	11,681.76	6.16	0.00	-NA-	7.20	6.22	0.31	3.51	-0.23	-5.40	14.54	-NA-	-NA-
Asia ex Australia Office	GBP	1,469.88	28,073.62	14.81	0.00	-NA-	4.14	3.51	2.98	6.58	-0.82	-4.99	12.57	-NA-	-NA-
Asia ex Australia Residential	GBP	3,151.67	6,177.40	3.26	0.00	-NA-	11.23	7.99	8.82	10.33	4.10	-3.21	16.50	-NA-	-NA-
Asia ex Australia Retail	GBP	1,802.86	20,820.65	10.99	0.00	-NA-	7.37	9.02	3.73	7.60	-1.38	-1.44	7.45	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	GBP	2,556.86	1,910.50	1.23	0.00	-NA-	-NA-	19.10	30.04	27.92	6.29	3.37	1.24	30.37	-NA-
Europe Retail	GBP	1,017.89	41,131.55	26.41	0.00	-NA-	-NA-	2.37	3.31	0.93	-3.36	-0.34	1.13	21.28	-NA-
Europe Residential	GBP	962.40	30,325.36	19.47	0.00	-NA-	-NA-	15.09	18.37	24.99	-2.57	2.77	10.79	34.21	-NA-
Europe Office	GBP	1,484.77	19,340.27	12.42	0.00	-NA-	-NA-	3.48	6.59	5.11	-2.14	-1.97	-1.04	18.74	-NA-
Europe Industrial	GBP	487.46	6,086.25	3.91	0.00	-NA-	-NA-	7.36	15.74	5.96	3.48	3.69	2.22	32.30	-NA-
Europe Healthcare	GBP	813.61	2,123.51	1.36	0.00	-NA-	-NA-	2.94	6.12	2.42	3.54	-0.51	0.88	22.46	-NA-
Europe Diversified	GBP	1,072.49	54,809.61	35.20	0.00	-NA-	-NA-	4.49	7.48	1.23	0.38	0.44	1.27	20.72	-NA-
Developed Europe Lodging/Resorts	GBP	877.37	464.89	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	GBP	2,556.86	1,910.50	3.55	0.00	-NA-	-NA-	19.10	30.04	27.92	6.29	3.37	1.24	30.37	-NA-
UK Retail	GBP	631.99	9,837.55	18.27	0.00	-NA-	-NA-	3.20	2.03	-14.37	-0.30	-1.68	-9.71	24.14	-NA-
UK Residential	GBP	813.69	3,031.11	5.63	0.00	-NA-	-NA-	15.77	19.03	9.07	4.86	5.23	1.98	50.43	-NA-
UK Industrial	GBP	381.74	5,155.31	9.57	0.00	-NA-	-NA-	6.56	15.60	2.20	4.41	3.44	1.06	35.43	-NA-
UK Healthcare	GBP	813.61	2,123.51	3.94	0.00	-NA-	-NA-	2.94	6.12	2.42	3.54	-0.51	0.88	22.46	-NA-
UK Diversified	GBP	777.00	27,500.76	51.08	0.00	-NA-	-NA-	6.64	8.30	-10.16	3.56	1.86	-4.77	21.90	-NA-
UK Office	GBP	1,756.46	4,284.57	7.96	0.00	-NA-	-NA-	13.71	13.53	-6.72	5.87	1.08	-10.15	23.74	-NA-

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

Version: May 2016

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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Index Description	Curr	Close Value May-16	May-16	May-16	May-16											
North America Self Storage	GBP	4,180.63	39,436.94	7.51	0.00	-NA-	-NA-	22.63	22.80	37.03	-7.53	5.60	4.31	23.84	-NA-	
North America Retail	GBP	1,408.02	141,910.64	27.04	0.00	-NA-	-NA-	10.08	5.82	12.39	-4.29	-0.02	5.97	27.33	-NA-	
North America Residential	GBP	2,128.17	89,151.62	16.99	0.00	-NA-	-NA-	9.32	11.95	15.19	-3.80	4.20	2.79	22.99	-NA-	
North America Office	GBP	1,274.89	59,608.47	11.36	0.00	-NA-	-NA-	4.50	6.20	5.28	1.37	0.31	3.84	26.12	-NA-	
North America Lodging/Resorts	GBP	832.66	27,364.87	5.21	0.00	-NA-	-NA-	2.20	0.36	-18.57	-9.16	-2.03	-2.32	36.00	-NA-	
North America Industrial	GBP	733.44	28,423.21	5.42	0.00	-NA-	-NA-	8.08	6.93	24.89	5.57	5.65	13.46	43.14	-NA-	
North America Industrial/Office	GBP	916.47	13,927.60	2.65	0.00	-NA-	-NA-	6.53	4.13	19.75	5.41	7.51	16.15	28.49	-NA-	
North America Healthcare	GBP	1,842.79	66,552.08	12.68	0.00	-NA-	-NA-	5.50	-1.13	4.84	0.34	2.17	5.42	25.36	-NA-	
North America Diversified	GBP	1,280.11	58,421.69	11.13	0.00	-NA-	-NA-	3.99	5.68	11.73	2.88	4.18	12.90	24.17	-NA-	
United States Self Storage	GBP	4,180.63	39,436.94	7.92	0.00	-NA-	-NA-	22.63	22.80	37.03	-7.53	5.60	4.31	23.84	-NA-	
United States Retail	GBP	1,409.98	133,747.34	26.85	0.00	-NA-	-NA-	11.07	6.66	12.82	-4.56	0.10	5.03	28.96	-NA-	
United States Residential	GBP	2,124.17	84,549.50	16.97	0.00	-NA-	-NA-	9.71	13.02	15.74	-4.15	4.52	1.99	24.16	-NA-	
United States Lodging/Resorts	GBP	820.81	27,014.98	5.42	0.00	-NA-	-NA-	2.35	0.31	-18.92	-9.47	-2.23	-2.69	36.47	-NA-	
United States Industrial	GBP	764.65	26,949.20	5.41	0.00	-NA-	-NA-	8.98	7.97	26.66	5.70	5.96	13.34	43.34	-NA-	
United States Industrial/Office	GBP	949.19	13,477.15	2.71	0.00	-NA-	-NA-	7.28	4.80	20.87	5.54	7.81	16.28	28.64	-NA-	
United States Healthcare	GBP	1,961.30	64,813.69	13.01	0.00	-NA-	-NA-	5.70	-1.23	4.26	0.37	2.23	5.13	25.82	-NA-	
United States Diversified	GBP	1,290.91	51,155.59	10.27	0.00	-NA-	-NA-	6.13	10.36	14.60	3.50	5.57	12.35	28.06	-NA-	
United States Office	GBP	1,312.16	57,063.82	11.45	0.00	-NA-	-NA-	5.05	7.03	6.22	1.64	0.64	3.20	26.76	-NA-	

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float	Price Return												
Index Description	Curr	Close Value May-16	Mkt Cap Ccy (m) May-16	Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)		
Global Self Storage	JPY	3,958.71	6,674,395.96	4.44	0.00	-NA-	-NA-	27.09	25.27	16.43	-7.04	8.65	-5.17	25.66	-NA-		
Global Retail	JPY	1,274.27	37,753,847.17	25.09	0.00	-NA-	-NA-	12.36	6.71	-6.55	-3.69	2.36	-3.39	24.43	-NA-		
Global Residential	JPY	2,037.06	20,283,410.13	13.48	0.00	-NA-	-NA-	13.82	14.84	-0.08	-3.21	6.56	-4.27	24.16	-NA-		
Global Office	JPY	1,362.04	17,591,833.12	11.69	0.00	-NA-	-NA-	7.97	6.92	-10.25	-0.05	1.39	-4.42	22.41	-NA-		
Global Lodging/Resorts	JPY	828.03	4,902,604.39	3.26	0.00	-NA-	-NA-	6.72	3.26	-28.48	-8.66	0.69	-10.12	39.80	-NA-		
Global Industrial/Office	JPY	891.41	3,256,325.77	2.16	0.00	-NA-	-NA-	10.49	5.77	-1.49	3.68	7.78	4.48	31.54	-NA-		
Global Industrial	JPY	602.71	8,457,718.75	5.62	0.00	-NA-	-NA-	11.18	6.90	-2.69	3.12	4.95	2.28	34.60	-NA-		
Global Healthcare	JPY	1,773.45	11,085,766.30	7.37	0.00	-NA-	-NA-	9.56	0.72	-10.72	0.35	5.14	-4.15	25.79	-NA-		
Global Diversified	JPY	1,073.14	40,477,473.45	26.90	0.00	-NA-	-NA-	6.41	1.44	-19.41	-0.61	1.89	-5.64	25.49	-NA-		
Asia Retail	JPY	1,179.14	8,206,769.03	20.85	0.00	-NA-	-NA-	11.07	5.55	-6.28	-1.99	0.50	1.08	21.85	-NA-		
Asia Residential	JPY	3,104.85	997,169.65	2.53	0.00	-NA-	-NA-	12.13	10.76	-5.95	4.02	-0.32	6.07	37.95	-NA-		
Asia Office	JPY	1,394.23	4,847,752.60	12.32	0.00	-NA-	-NA-	7.73	4.64	-9.41	-1.24	-1.97	1.97	21.64	-NA-		
Asia Industrial	JPY	589.89	2,887,124.49	7.34	0.00	-NA-	-NA-	10.89	2.81	-10.41	-0.53	-1.19	4.21	33.53	-NA-		
Asia Diversified	JPY	1,044.16	22,028,109.51	55.97	0.00	-NA-	-NA-	4.89	-3.41	-26.51	-2.41	-0.89	-8.02	28.11	-NA-		
Asia Lodging/Resorts	JPY	627.11	390,648.91	0.98	0.00	-NA-	-NA-	8.65	12.15	1.41	-1.97	-1.28	6.03	-NA-	-NA-		
Asia Office/Industrial	JPY	1,174.84	675,476.19	100.00	0.00	-NA-	-NA-	-NA-	-NA-	32.92	1.35	1.20	6.00	-NA-	-NA-		
Asia ex Australia Diversified	JPY	1,158.05	19,814,318.80	64.77	0.00	-NA-	0.15	4.78	-3.93	-27.98	-2.41	-1.33	-8.73	-NA-	-NA-		
Asia ex Australia Industrial	JPY	1,806.35	1,885,695.96	6.16	0.00	-NA-	4.43	10.30	2.10	-11.76	-0.31	-2.57	4.28	-NA-	-NA-		
Asia ex Australia Office	JPY	1,438.39	4,531,706.87	14.81	0.00	-NA-	1.45	7.48	4.81	-9.15	-0.89	-2.15	2.49	-NA-	-NA-		
Asia ex Australia Residential	JPY	3,084.15	997,169.65	3.26	0.00	-NA-	8.35	12.13	10.76	-5.95	4.02	-0.32	6.07	-NA-	-NA-		
Asia ex Australia Retail	JPY	1,764.24	3,360,915.73	10.99	0.00	-NA-	4.59	13.20	5.57	-8.27	-1.46	1.50	-2.17	-NA-	-NA-		

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
Europe Self Storage	JPY	2,502.09	308,396.65	1.23	0.00	-NA-	-NA-	23.67	32.36	9.05	6.21	6.46	-7.83	36.45	-NA-
Europe Retail	JPY	996.09	6,639,546.82	26.41	0.00	-NA-	-NA-	6.30	5.15	-13.97	-3.43	2.64	-7.93	26.85	-NA-
Europe Residential	JPY	941.78	4,895,187.82	19.47	0.00	-NA-	-NA-	19.51	20.48	6.55	-2.65	5.84	0.86	35.72	-NA-
Europe Office	JPY	1,452.96	3,121,949.11	12.42	0.00	-NA-	-NA-	7.45	8.49	-10.40	-2.21	0.97	-9.90	23.39	-NA-
Europe Industrial	JPY	477.02	982,456.29	3.91	0.00	-NA-	-NA-	11.48	17.80	-9.67	3.40	6.79	-6.94	36.46	-NA-
Europe Healthcare	JPY	796.18	342,781.40	1.36	0.00	-NA-	-NA-	6.89	8.01	-12.69	3.46	2.47	-8.15	25.15	-NA-
Europe Diversified	JPY	1,049.52	8,847,488.96	35.20	0.00	-NA-	-NA-	8.50	9.40	-13.71	0.30	3.45	-7.80	26.06	-NA-
Developed Europe Lodging/Resorts	JPY	1,028.32	89,882.89	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	JPY	2,502.09	308,396.65	3.55	0.00	-NA-	-NA-	23.67	32.36	9.05	6.21	6.46	-7.83	36.45	-NA-
UK Retail	JPY	618.45	1,587,999.09	18.27	0.00	-NA-	-NA-	7.16	3.85	-27.01	-0.38	1.26	-17.80	30.18	-NA-
UK Residential	JPY	796.26	489,287.98	5.63	0.00	-NA-	-NA-	20.21	21.15	-7.02	4.78	8.38	-7.16	50.93	-NA-
UK Industrial	JPY	373.56	832,181.75	9.57	0.00	-NA-	-NA-	10.65	17.66	-12.88	4.33	6.53	-7.99	39.62	-NA-
UK Healthcare	JPY	796.18	342,781.40	3.94	0.00	-NA-	-NA-	6.89	8.01	-12.69	3.46	2.47	-8.15	25.15	-NA-
UK Diversified	JPY	760.36	4,439,233.26	51.08	0.00	-NA-	-NA-	10.73	10.23	-23.41	3.48	4.91	-13.30	27.99	-NA-
UK Office	JPY	1,718.84	691,624.44	7.96	0.00	-NA-	-NA-	18.08	15.56	-20.48	5.79	4.10	-18.20	30.05	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	JPY	4,091.08	6,365,999.31	7.51	0.00	-NA-	-NA-	27.33	24.99	16.81	-7.60	8.76	-5.03	25.92	-NA-
North America Retail	JPY	1,377.86	22,907,531.32	27.04	0.00	-NA-	-NA-	14.30	7.71	-4.20	-4.37	2.96	-3.52	29.76	-NA-
North America Residential	JPY	2,082.58	14,391,052.65	16.99	0.00	-NA-	-NA-	13.52	13.95	-1.80	-3.87	7.32	-6.42	25.59	-NA-
North America Office	JPY	1,247.58	9,622,131.41	11.36	0.00	-NA-	-NA-	8.52	8.09	-10.25	1.29	3.31	-5.46	29.37	-NA-
North America Lodging/Resorts	JPY	814.82	4,417,298.05	5.21	0.00	-NA-	-NA-	6.12	2.15	-30.59	-9.23	0.90	-11.07	39.97	-NA-
North America Industrial	JPY	717.73	4,588,137.97	5.42	0.00	-NA-	-NA-	12.23	8.84	6.46	5.49	8.80	3.30	42.92	-NA-
North America Industrial/Office	JPY	896.83	2,248,223.80	2.65	0.00	-NA-	-NA-	10.62	5.98	2.08	5.33	10.72	5.75	31.69	-NA-
North America Healthcare	JPY	1,803.32	10,742,984.90	12.68	0.00	-NA-	-NA-	9.55	0.63	-10.63	0.27	5.22	-4.02	25.97	-NA-
North America Diversified	JPY	1,252.69	9,430,559.44	11.13	0.00	-NA-	-NA-	7.98	7.56	-4.75	2.80	7.29	2.79	27.77	-NA-
United States Self Storage	JPY	4,091.08	6,365,999.31	7.92	0.00	-NA-	-NA-	27.33	24.99	16.81	-7.60	8.76	-5.03	25.92	-NA-
United States Retail	JPY	1,379.78	21,589,794.14	26.85	0.00	-NA-	-NA-	15.34	8.56	-3.83	-4.63	3.09	-4.38	31.15	-NA-
United States Residential	JPY	2,078.67	13,648,169.06	16.97	0.00	-NA-	-NA-	13.92	15.03	-1.34	-4.22	7.65	-7.14	26.55	-NA-
United States Lodging/Resorts	JPY	803.23	4,360,818.33	5.42	0.00	-NA-	-NA-	6.28	2.10	-30.88	-9.54	0.69	-11.41	40.41	-NA-
United States Industrial	JPY	748.27	4,350,200.31	5.41	0.00	-NA-	-NA-	13.16	9.89	7.97	5.62	9.13	3.19	43.11	-NA-
United States Industrial/Office	JPY	928.86	2,175,512.01	2.71	0.00	-NA-	-NA-	11.40	6.67	3.03	5.46	11.03	5.87	31.82	-NA-
United States Healthcare	JPY	1,919.28	10,462,370.98	13.01	0.00	-NA-	-NA-	9.76	0.53	-11.12	0.30	5.29	-4.28	26.31	-NA-
United States Diversified	JPY	1,263.26	8,257,649.09	10.27	0.00	-NA-	-NA-	10.20	12.33	-2.31	3.42	8.72	2.28	30.97	-NA-
United States Office	JPY	1,284.05	9,211,368.98	11.45	0.00	-NA-	-NA-	9.08	8.93	-9.45	1.56	3.65	-6.04	29.67	-NA-

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

				Free Float		Free Float									
Price Return				Mkt Cap		Mkt Cap		Div	Total	Total	Total	Total	Total	Total	Total
		Close Value		Ccy (m)		(%) Weight		Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)
Index Description	Curr	May-16		May-16		May-16		May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16
Global Self Storage	AUD	3,300.07		83,071.57		4.44		0.00	-NA-	-NA-	29.00	33.31	37.65	0.03	10.42
Global Retail	AUD	1,062.26		469,895.92		25.09		0.00	-NA-	-NA-	14.05	13.55	10.49	3.64	4.03
Global Residential	AUD	1,698.14		252,453.52		13.48		0.00	-NA-	-NA-	15.53	22.20	18.13	4.15	8.29
Global Office	AUD	1,135.43		218,953.33		11.69		0.00	-NA-	-NA-	9.60	13.77	6.10	7.55	3.04
Global Lodging/Resorts	AUD	690.26		61,019.31		3.26		0.00	-NA-	-NA-	8.33	9.88	-15.45	-1.71	2.33
Global Industrial/Office	AUD	743.10		40,529.23		2.16		0.00	-NA-	-NA-	12.15	12.55	16.46	11.57	9.53
Global Industrial	AUD	502.43		105,267.35		5.62		0.00	-NA-	-NA-	12.85	13.76	15.05	10.97	6.66
Global Healthcare	AUD	1,478.39		137,976.83		7.37		0.00	-NA-	-NA-	11.21	7.18	5.55	7.98	6.85
Global Diversified	AUD	894.59		503,795.00		26.90		0.00	-NA-	-NA-	8.01	7.94	-4.73	6.95	3.55
Asia Retail	AUD	982.96		102,143.95		21.06		0.00	-NA-	-NA-	12.74	12.32	10.81	5.47	2.14
Asia Residential	AUD	2,588.27		12,411.08		2.56		0.00	-NA-	-NA-	13.82	17.86	11.19	11.94	1.31
Asia Office	AUD	1,162.26		60,336.61		12.44		0.00	-NA-	-NA-	9.35	11.35	7.10	6.28	-0.37
Asia Industrial	AUD	491.75		35,934.03		7.41		0.00	-NA-	-NA-	12.56	9.40	5.92	7.04	0.42
Asia Diversified	AUD	870.44		274,168.58		56.53		0.00	-NA-	-NA-	6.47	2.78	-13.12	5.02	0.72
Asia Lodging/Resorts	AUD	522.77		4,862.14		0.98		0.00	-NA-	-NA-	10.28	19.34	19.89	5.49	0.33
Asia Office/Industrial	AUD	979.37		8,407.18		100.00		0.00	-NA-	-NA-	-NA-	-NA-	57.14	9.07	2.85
Asia ex Australia Diversified	AUD	965.37		246,615.07		64.77		0.00	-NA-	-NA-	6.36	2.23	-14.85	5.01	0.28
Asia ex Australia Industrial	AUD	1,505.82		23,469.95		6.16		0.00	-NA-	-NA-	11.96	8.64	4.32	7.28	-0.99
Asia ex Australia Office	AUD	1,199.08		56,403.01		14.81		0.00	-NA-	-NA-	9.10	11.53	7.41	6.65	-0.55
Asia ex Australia Residential	AUD	2,571.02		12,411.08		3.26		0.00	-NA-	-NA-	13.82	17.86	11.19	11.94	1.31
Asia ex Australia Retail	AUD	1,470.71		41,830.98		10.99		0.00	-NA-	-NA-	14.90	12.34	8.44	6.04	3.15

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

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209

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Price Return		Close Value May-16													
Index Description	Curr														
Europe Self Storage	AUD	2,085.80	3,838.40	1.23	0.00	-NA-	-NA-	25.53	40.85	28.92	14.29	8.19	0.40	-NA-	-NA-
Europe Retail	AUD	830.36	82,637.83	26.41	0.00	-NA-	-NA-	7.90	11.89	1.71	3.91	4.31	0.30	-NA-	-NA-
Europe Residential	AUD	785.09	60,927.00	19.47	0.00	-NA-	-NA-	21.30	28.21	25.97	4.76	7.57	9.87	-NA-	-NA-
Europe Office	AUD	1,211.22	38,856.73	12.42	0.00	-NA-	-NA-	9.06	15.44	5.93	5.23	2.61	-1.85	-NA-	-NA-
Europe Industrial	AUD	397.65	12,227.95	3.91	0.00	-NA-	-NA-	13.15	25.35	6.79	11.27	8.53	1.37	-NA-	-NA-
Europe Healthcare	AUD	663.71	4,266.36	1.36	0.00	-NA-	-NA-	8.50	14.93	3.22	11.34	4.14	0.05	-NA-	-NA-
Europe Diversified	AUD	874.90	110,118.55	35.20	0.00	-NA-	-NA-	10.13	16.41	2.02	7.93	5.13	0.43	-NA-	-NA-
Developed Europe Lodging/Resorts	AUD	757.01	987.92	100.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Retail	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Residential	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Office	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Industrial	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Eurozone Diversified	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
UK Self Storage	AUD	2,085.80	3,838.40	3.55	0.00	-NA-	-NA-	25.53	40.85	28.92	14.29	8.19	0.40	-NA-	-NA-
UK Retail	AUD	515.55	19,764.72	18.27	0.00	-NA-	-NA-	8.77	10.51	-13.70	7.20	2.91	-10.46	-NA-	-NA-
UK Residential	AUD	663.78	6,089.83	5.63	0.00	-NA-	-NA-	22.02	28.92	9.92	12.75	10.14	1.13	-NA-	-NA-
UK Industrial	AUD	311.41	10,357.59	9.57	0.00	-NA-	-NA-	12.31	25.20	3.00	12.27	8.27	0.23	-NA-	-NA-
UK Healthcare	AUD	663.71	4,266.36	3.94	0.00	-NA-	-NA-	8.50	14.93	3.22	11.34	4.14	0.05	-NA-	-NA-
UK Diversified	AUD	633.85	55,252.05	51.08	0.00	-NA-	-NA-	12.39	17.30	-9.45	11.36	6.61	-5.56	-NA-	-NA-
UK Office	AUD	1,432.86	8,608.17	7.96	0.00	-NA-	-NA-	19.85	22.96	-5.99	13.84	5.79	-10.89	-NA-	-NA-

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

Version: May 2016

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value May-16													
North America Self Storage	AUD	3,410.41	79,233.17	7.51	0.00	-NA-	-NA-	29.25	33.00	38.10	-0.57	10.53	3.45	-NA-	-NA-
North America Retail	AUD	1,148.61	285,114.13	27.04	0.00	-NA-	-NA-	16.02	14.61	13.26	2.91	4.64	5.09	-NA-	-NA-
North America Residential	AUD	1,736.09	179,115.44	16.99	0.00	-NA-	-NA-	15.22	21.25	16.09	3.45	9.07	1.94	-NA-	-NA-
North America Office	AUD	1,040.01	119,759.99	11.36	0.00	-NA-	-NA-	10.15	15.02	6.11	9.00	4.99	2.99	-NA-	-NA-
North America Lodging/Resorts	AUD	679.25	54,979.04	5.21	0.00	-NA-	-NA-	7.72	8.70	-17.94	-2.32	2.54	-3.13	-NA-	-NA-
North America Industrial	AUD	598.32	57,105.37	5.42	0.00	-NA-	-NA-	13.91	15.82	25.86	13.51	10.58	12.53	-NA-	-NA-
North America Industrial/Office	AUD	747.62	27,982.08	2.65	0.00	-NA-	-NA-	12.28	12.78	20.69	13.34	12.52	15.19	-NA-	-NA-
North America Healthcare	AUD	1,503.29	133,710.47	12.68	0.00	-NA-	-NA-	11.19	7.08	5.66	7.90	6.94	4.55	-NA-	-NA-
North America Diversified	AUD	1,044.27	117,375.62	11.13	0.00	-NA-	-NA-	9.61	14.46	12.61	10.62	9.04	11.97	-NA-	-NA-
United States Self Storage	AUD	3,410.41	79,233.17	7.92	0.00	-NA-	-NA-	29.25	33.00	38.10	-0.57	10.53	3.45	-NA-	-NA-
United States Retail	AUD	1,150.22	268,713.17	26.85	0.00	-NA-	-NA-	17.07	15.52	13.70	2.62	4.77	4.16	-NA-	-NA-
United States Residential	AUD	1,732.82	169,869.28	16.97	0.00	-NA-	-NA-	15.63	22.41	16.64	3.07	9.40	1.15	-NA-	-NA-
United States Lodging/Resorts	AUD	669.59	54,276.08	5.42	0.00	-NA-	-NA-	7.88	8.64	-18.28	-2.66	2.33	-3.50	-NA-	-NA-
United States Industrial	AUD	623.78	54,143.92	5.41	0.00	-NA-	-NA-	14.86	16.94	27.65	13.66	10.91	12.41	-NA-	-NA-
United States Industrial/Office	AUD	774.32	27,077.09	2.71	0.00	-NA-	-NA-	13.07	13.51	21.81	13.49	12.84	15.32	-NA-	-NA-
United States Healthcare	AUD	1,599.96	130,217.87	13.01	0.00	-NA-	-NA-	11.41	6.98	5.07	7.93	7.00	4.26	-NA-	-NA-
United States Diversified	AUD	1,053.08	102,777.22	10.27	0.00	-NA-	-NA-	11.86	19.53	15.50	11.29	10.49	11.42	-NA-	-NA-
United States Office	AUD	1,070.41	114,647.51	11.45	0.00	-NA-	-NA-	10.72	15.92	7.05	9.29	5.34	2.35	-NA-	-NA-

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

Version: May 2016

Part IV

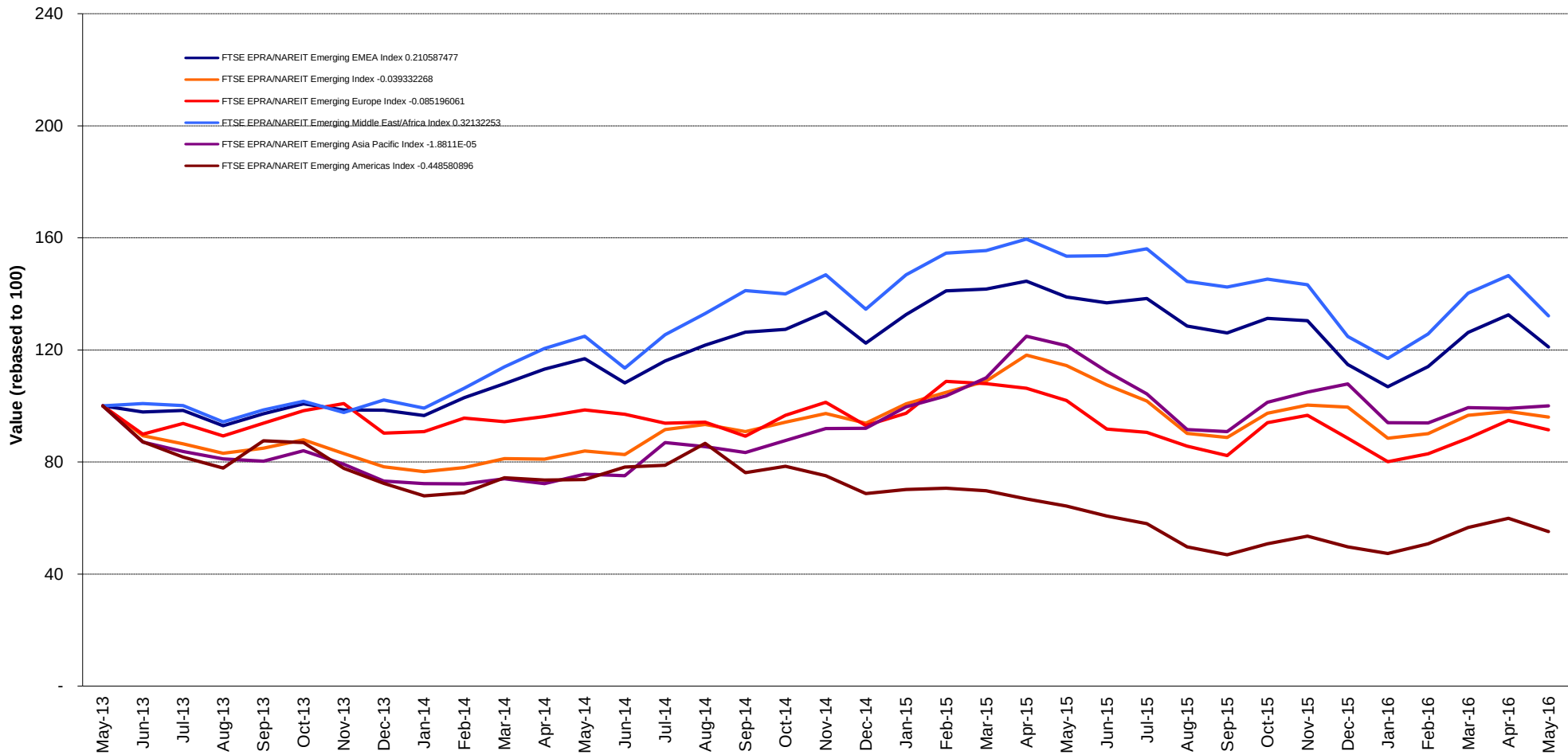
Emerging Markets

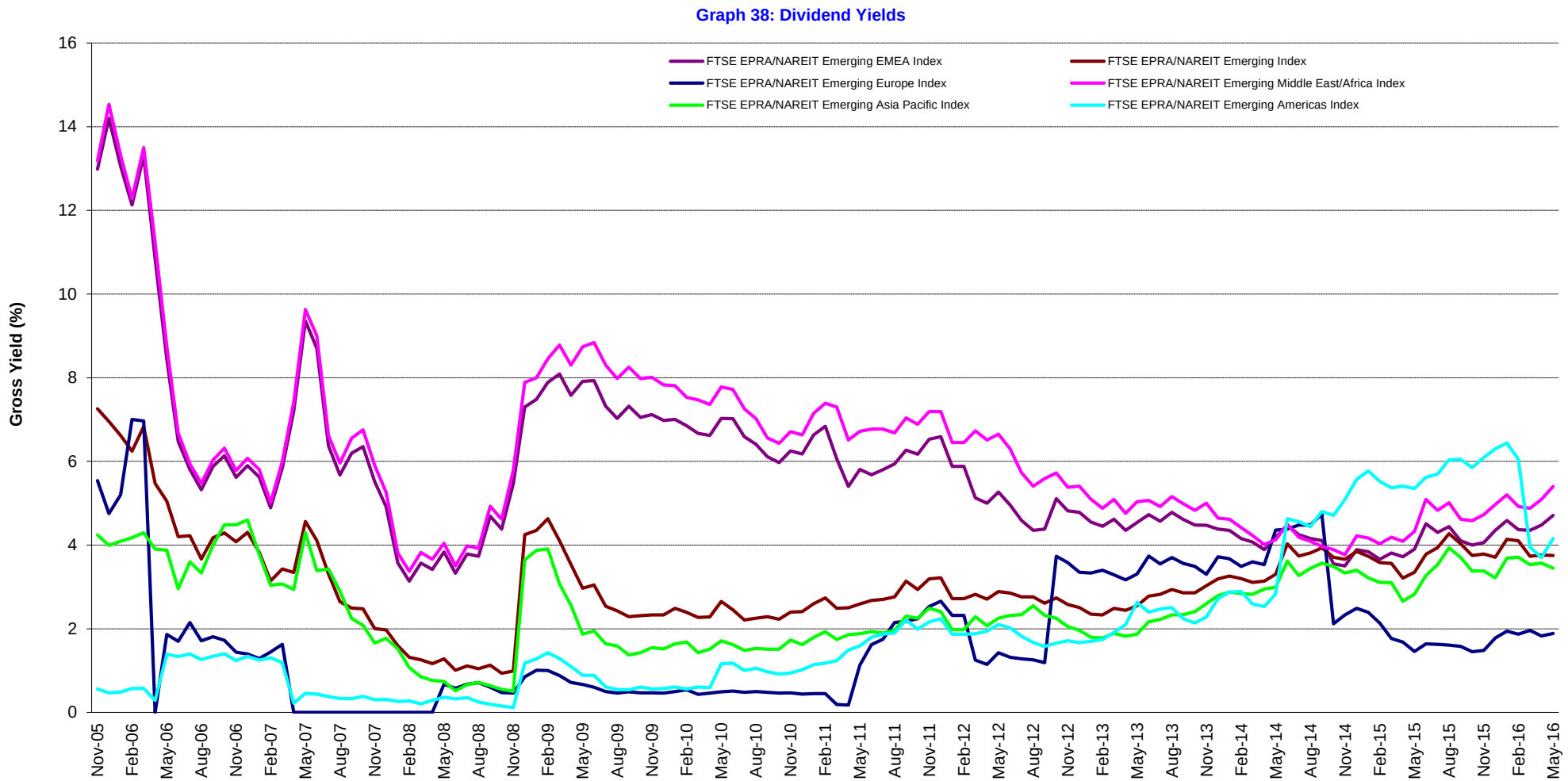
Section 4.1

FTSE EPRA/NAREIT Emerging Markets Index Series

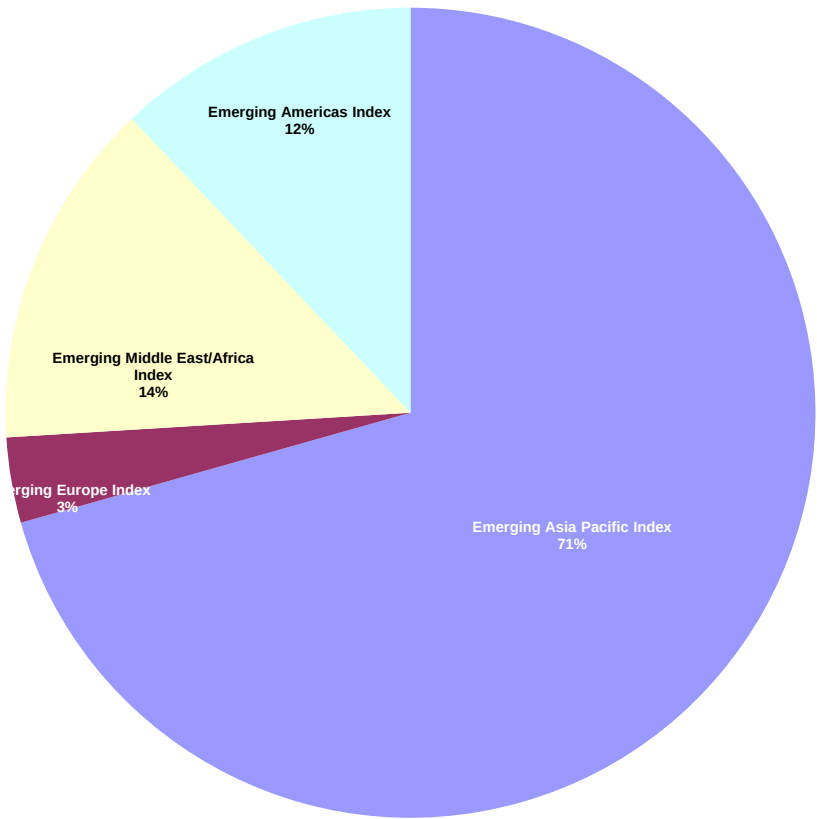
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Graph 37: EPRA/NAREIT Global Emerging Markets v Regions - Total Return (EUR) Rolling 36 Months Performance

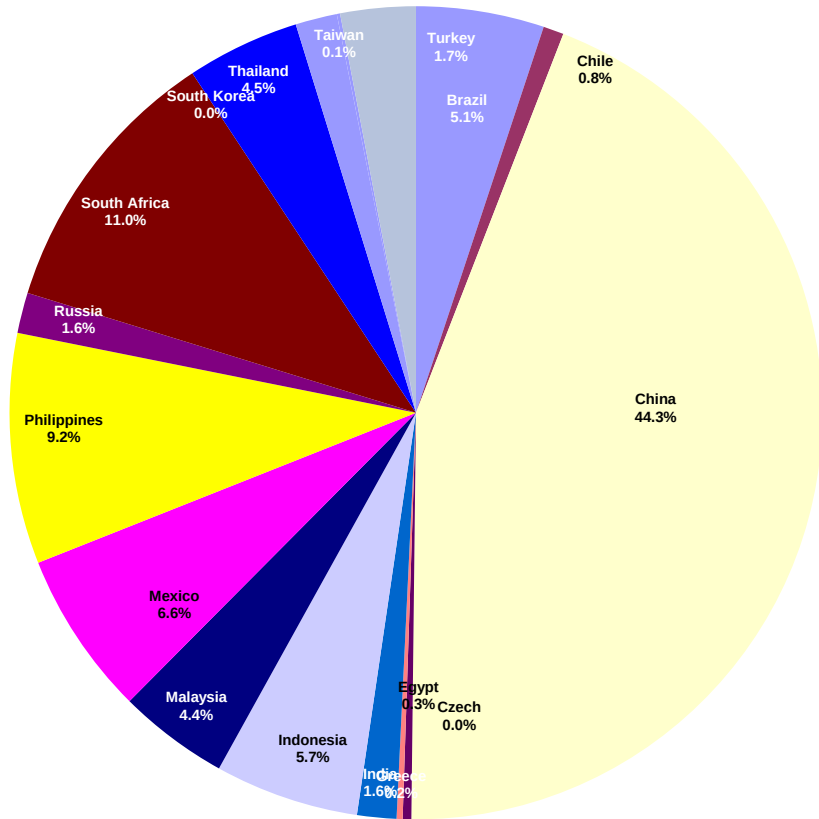




Graph 39: Global Emerging - Regional Breakdown by Market Cap



Graph 40: Global Emerging - Breakdown by Country



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

Ex Date	Description
2 May 2016	BR Malls Participacoes (Brazil): Bonus of 0.3 for every 1 held. New number of shares: 602,826,849
2 May 2016	EZ TEC Empreendimentos Participacoes (Brazil): Bonus of 0.05057554 for every 1 held
9 May 2016	Is Gayrimenkul Yatirim Ortak (Turkey): Bonus of 13.941 for every 100 held. New number of shares: 849,999,803
18 May 2016	Agile Property Holdings (China): Capital repayment: HKD 0.25
20 May 2016	Soho China (P Chip) (China): Special Dividend: HKD 0.41434
30 May 2016	Shanghai Industrial Urban Development Group (Red Chip) (China): Special Dividend: HKD 0.016

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	Free Float		Free Float		Free Float		Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
				Local	Mkt Cap	Global	Regional	3 month	Annual																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
				Price	EUR (m)	Wght (%)	Wght (%)	Yld (%)	Rtn (%)														Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn 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(%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn 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* -20, -10, -5 & -3 Years Total Returns are annualised

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Price 31-May	Mkt Cap EUR (m)	Wght (%) 31-May	Wght (%) 31-May	Yld (%) 31-May	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) May-16	Rtn (%) May-16	Rtn (%) YTD				
Redco Properties group	Non-rental	Residential	Non-REIT	5.42	278	0.23	0.34	0.87	-NA-	-NA-	-NA-	-NA-	3.24	-3.21	-1.28	0.00	-1.28	-4.91	-NA-	-NA-	25	9
Far East Consortium	Non-rental	Diversified	Non-REIT	2.39	252	0.21	0.30	6.69	-NA-	-NA-	-NA-	-NA-	-NA-	-4.40	-7.72	0.00	-7.72	-18.98	-NA-	-NA-	77	31
Powerlong Real Estate Holdings (P Chip)	Non-rental	Diversified	Non-REIT	1.57	247	0.21	0.30	5.10	-NA-	-NA-	-7.35	-1.84	-20.30	-3.09	-6.55	0.00	-6.55	-4.27	-NA-	35.76	112	45
Gemdale Properties and Investment	Non-rental	Diversified	Non-REIT	0.40	245	0.21	0.30	6.02	-NA-	9.19	15.76	-29.56	-34.17	-14.13	-1.25	0.00	-1.25	-24.04	69.66	52.54	221	90
Spring Real Estate Investment Trust	Non-rental	Office	REIT	3.29	241	0.20	0.29	8.09	-NA-	-NA-	-NA-	-NA-	-NA-	0.92	-2.66	0.00	-2.66	-NA-	-NA-	-NA-	68	28
China SCE Property Holdings	Non-rental	Diversified	Non-REIT	1.72	238	0.20	0.29	2.91	-NA-	-NA-	-NA-	-NA-	2.38	3.61	4.88	0.00	4.88	-1.71	-NA-	-NA-	135	57
Shanghai Industrial Urban Development Group	Non-rental	Diversified	Non-REIT	1.50	225	0.19	0.27	0.80	-NA-	-NA-	-NA-	-NA-	-42.99	3.86	-0.89	0.00	-0.89	-0.89	-NA-	-NA-	195	87
China Aoyuan Property Group	Non-rental	Diversified	Non-REIT	1.50	222	0.19	0.27	7.00	-NA-	-NA-	-NA-	-NA-	-32.60	-5.06	-2.60	0.00	-2.60	-7.98	-NA-	-NA-	116	52
LVGEM China Real Estate Investment (P Chip)	Non-rental	Diversified	Non-REIT	1.91	218	0.18	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-18.38	-17.32	0.00	-17.32	-NA-	-NA-	-NA-	48	22
China Overseas Grand Oceans Group	Non-rental	Diversified	Non-REIT	2.38	214	0.18	0.26	0.42	-NA-	-NA-	-NA-	-NA-	-45.29	-9.16	-4.03	0.00	-4.03	-27.44	-NA-	-NA-	111	52
Glorious Property Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.73	210	0.18	0.25	0.00	-NA-	-NA-	-20.23	-14.79	-35.40	-19.78	-18.89	0.00	-18.89	-18.89	-NA-	41.88	39	19
Sinolink Worldwide Holdings (P Chip)	Non-rental	Diversified	Non-REIT	0.80	187	0.16	0.23	0.00	-NA-	-4.79	-0.25	1.28	-44.83	-8.05	-4.76	0.00	-4.76	-20.79	55.20	58.77	45	24
Beijing North Star (H)	Non-rental	Diversified	Non-REIT	2.26	185	0.16	0.22	3.13	-NA-	2.59	4.93	5.59	-40.53	-6.22	-8.50	0.00	-8.50	-11.72	56.05	38.19	82	45
Fantasia Holdings Group Co. Ltd.	Non-rental	Residential	Non-REIT	0.93	180	0.15	0.22	5.38	-NA-	-NA-	-5.28	-11.02	-25.60	-5.10	-9.71	0.00	-9.71	1.09	-NA-	38.80	93	52
Road King Infrastructure	Non-rental	Diversified	Non-REIT	6.02	175	0.15	0.21	7.97	-NA-	-NA-	-NA-	-5.66	-20.69	-3.99	-6.38	0.00	-6.38	-10.81	-NA-	14.68	80	46
China Merchants Land	Non-rental	Diversified	Non-REIT	1.15	163	0.14	0.20	0.43	-NA-	-NA-	-NA-	-NA-	-NA-	4.55	-2.54	0.00	-2.54	-26.28	-NA-	-NA-	104	64
Minmetals Land (Red Chip)	Non-rental	Diversified	Non-REIT	0.84	123	0.10	0.15	1.79	-1.83	7.00	-8.92	-13.10	-28.81	7.69	5.00	0.00	5.00	-6.67	73.74	35.40	28	23
Hydoo International Holding	Non-rental	Diversified	Non-REIT	0.97	122	0.10	0.15	1.55	-NA-	-NA-	-NA-	-NA-	-35.76	-8.49	4.30	0.00	4.30	-10.19	-NA-	-NA-	46	38
China Total					52,553	44.27	63.48	4.14														
Lippo Karawaci	Non-rental	Diversified	Non-REIT	955.00	1,203	1.01	1.45	0.37	-NA-	11.04	7.04	-19.64	-26.54	-8.61	-5.91	0.00	-5.91	-7.73	39.39	34.28	1,080	90
Summarecon	Non-rental	Diversified	Non-REIT	1600.00	1,138	0.96	1.38	1.25	25.14	23.24	23.43	4.55	-18.99	0.95	2.24	0.00	2.24	-3.03	50.23	46.05	764	67
Ciputra Develop	Non-rental	Diversified	Non-REIT	1380.00	974	0.82	1.18	0.73	5.93	21.74	27.27	-3.59	-3.50	5.75	10.84	0.00	10.84	-5.48	55.80	52.93	426	44
Bumi Serpong Damai PT	Non-rental	Diversified	Non-REIT	1830.00	926	0.78	1.12	0.27	-NA-	-NA-	-NA-	-5.95	-3.94	-0.27	-1.08	0.00	-1.08	1.67	-NA-	31.81	1,054	114
Pakuwon Jati	Non-rental	Diversified	Non-REIT	550.00	836	0.70	1.01	0.82	15.06	39.81	17.95	9.41	24.43	13.64	4.76	0.00	4.76	10.89	59.59	40.36	577	69
Lippo Malls Indonesia Retail Trust	Rental	Retail	REIT	0.34	439	0.37	0.53	9.24	-NA-	-NA-	-5.49	-12.93	-9.33	4.62	4.62	0.00	4.62	6.25	-NA-	15.07	130	30
First Real Estate Investment Trust *	Non-rental	Health Care	REIT	1.26	420	0.35	0.51	6.63	-NA-	-NA-	9.79	-0.91	-14.29	2.44	0.80	0.00	0.80	5.00	-NA-	16.33	79	19
Alam Sutera Realty	Non-rental	Diversified	Non-REIT	386.00	299	0.25	0.36	1.81	-NA-	-NA-	4.70	-28.59	-35.67	3.76	-2.53	0.00	-2.53	12.54	-NA-	46.53	420	140
Kawasan Industri Jababeka	Non-rental	Diversified	Non-REIT	252.00	264	0.22	0.32	0.54	-NA-	-NA-	-NA-	-13.78	-5.74	-3.08	-3.82	0.00	-3.82	2.02	-NA-	42.25	99	38
Eastern & Orient	Non-rental	Diversified	Non-REIT	1.52	260	0.22	0.31	1.76	-3.63	3.11	3.01	-7.43	-15.28	-7.88	-0.65	0.00	-0.65	6.29	43.13	22.40	105	40
Intiland Development Tbk PT	Non-rental	Diversified	Non-REIT	540.00	188	0.16	0.00	1.85	-NA-	-NA-	-NA-	-5.51	-12.90	2.86	5.88	0.00	5.88	10.43	-NA-	40.02	284	151
Agung Podomoro Land Tbk PT	Non-rental	Diversified	Non-REIT	242.00	114	0.10	0.14	2.48	-NA-	-NA-	-5.55	-20.96	-37.95	-19.06	-4.72	0.00	-4.72	-27.54	-NA-	40.24	53	46
Indonesia Total					7,062	5.95	8.30	1.71														

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local	Free Float	Free Float	Free Float	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Price 31-May	Mkt Cap EUR (m) 31-May	Wght (%) 31-May	Wght (%) 31-May	Yld (%) 31-May	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	QTD	Rtn (%) May-16	Rtn (%) May-16	Rtn (%) May-16	Rtn (%) YTD				
DLF	Non-rental	Diversified	Non-REIT	129.90	741	0.62	0.89	3.08	-NA-	-NA-	-11.25	-12.62	10.32	13.20	0.31	0.00	0.31	11.98	-NA-	55.97	5,810	784
Ascendas India Trust	Non-rental	Office	Non-REIT	0.96	431	0.36	0.52	5.76	-NA-	-NA-	-0.52	7.91	7.91	9.14	0.00	0.00	0.00	9.77	-NA-	18.33	105	24
Obero Realty	Non-rental	Diversified	Non-REIT	271.00	307	0.26	0.37	0.74	-NA-	-NA-	-NA-	5.07	-11.63	12.22	-3.15	0.00	-3.15	0.89	-NA-	37.39	242	79
Prestige Estates Projects Ltd	Non-rental	Diversified	Non-REIT	185.55	279	0.23	0.34	1.46	-NA-	-NA-	4.76	3.43	-23.86	7.41	10.15	0.00	10.15	-4.11	-NA-	39.29	4,664	1,674
Unitech	Non-rental	Diversified	Non-REIT	3.90	95	0.08	0.12	0.00	9.90	-26.30	-35.33	-45.20	-72.73	-21.21	-17.89	0.00	-17.89	-41.35	79.69	72.89	609	639
India Total					1,852	1.56	2.24	2.91														
IOI Properties Group	Non-rental	Diversified	Non-REIT	2.43	956	0.81	1.15	2.47	-NA-	-NA-	-NA-	-NA-	23.98	5.19	0.41	0.00	0.41	8.00	-NA-	-NA-	313	33
KLCC Property Holdings	Rental	Diversified	Non-REIT	7.35	722	0.61	0.87	4.08	-NA-	14.48	18.69	2.63	4.26	2.65	1.94	0.00	1.94	4.11	17.55	9.60	-NA-	-NA-
SP Setia	Non-rental	Diversified	Non-REIT	3.18	618	0.52	0.75	3.05	8.53	9.54	-3.94	-4.84	-5.07	1.60	-1.24	0.00	-1.24	-0.63	27.72	16.73	71	11
Sunway Real Estate Investment Trust	Non-rental	Diversified	REIT	1.62	590	0.50	0.71	4.64	-NA-	-NA-	-NA-	-NA-	-NA-	1.25	0.00	0.00	0.00	-NA-	-NA-	-NA-	164	28
Mah Sing Group	Non-rental	Diversified	Non-REIT	1.44	488	0.41	0.59	4.51	-NA-	-NA-	-NA-	-8.97	-15.89	1.41	-1.37	0.00	-1.37	-0.69	-NA-	18.01	102	21
CapitaLand Malaysia Mall Trust *	Non-rental	Retail	REIT	1.50	356	0.30	0.43	4.33	-NA-	-NA-	5.28	-6.75	7.14	4.17	4.17	0.00	4.17	8.70	-NA-	13.18	85	24
Pavilion Real Estate Investment Trust *	Non-rental	Retail	REIT	1.66	325	0.27	0.39	3.75	-NA-	-NA-	-NA-	1.88	7.79	-2.35	-0.60	0.00	-0.60	7.10	-NA-	12.39	85	26
Eastern & Orient	Non-rental	Diversified	Non-REIT	1.52	260	0.22	0.31	1.76	-3.63	3.11	3.01	-7.43	-15.28	-7.88	-0.65	0.00	-0.65	6.29	43.13	22.40	105	40
Eco World Development Group	Non-rental	Diversified	Non-REIT	1.26	207	0.17	0.25	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-12.50	-2.33	0.00	-2.33	-14.29	-NA-	-NA-	118	57
KSL Holdings BHD	Non-rental	Diversified	Non-REIT	1.16	116	0.10	0.14	10.34	-NA-	-NA-	-NA-	0.73	-34.83	-12.12	-7.20	0.00	-7.20	-12.78	-NA-	36.06	38	32
Malaysia Total					4,639	3.91	5.60	3.57														
Ayala Land	Non-rental	Diversified	Non-REIT	35.70	4,025	3.39	4.86	1.25	4.97	12.63	18.74	1.89	-10.86	1.28	3.03	0.00	3.03	3.63	31.57	21.27	2,410	60
SM Prime Hldgs	Rental	Diversified	Non-REIT	24.00	3,595	3.03	4.34	0.96	9.61	17.01	20.48	7.17	24.74	9.34	5.96	0.00	5.96	10.60	25.41	25.60	1,899	53
Megaworld Corporation	Non-rental	Diversified	Non-REIT	4.50	1,000	0.84	1.21	0.00	0.35	12.40	17.14	7.78	-4.09	8.43	19.36	0.00	19.36	5.88	44.94	31.11	1,012	101
Robinson's Land Corporation	Rental	Diversified	Non-REIT	29.00	918	0.77	1.11	1.24	8.56	12.04	18.62	9.81	-1.69	3.94	7.01	0.00	7.01	5.45	36.05	19.96	410	45
DoubleDragon Properties	Non-rental	Diversified	Non-REIT	53.90	600	0.51	0.72	0.09	-NA-	-NA-	-NA-	-NA-	-NA-	40.18	38.21	0.00	38.21	120.90	-NA-	-NA-	619	103
Vista Land & Lifescapes	Non-rental	Residential	Non-REIT	5.01	373	0.31	0.45	2.71	-NA-	-NA-	9.97	-8.55	-28.73	7.51	4.38	0.00	4.38	-3.28	-NA-	34.65	213	57
Filinvest Land	Non-rental	Diversified	Non-REIT	1.95	367	0.31	0.44	3.13	-2.46	7.02	9.92	-2.44	4.84	10.17	6.56	0.00	6.56	7.73	42.05	30.18	194	53
Philippines Total					10,878	9.16	13.14	1.09														

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Regional Wght (%)	Div Yld (%) 31-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-16	Dividend Rtn (%) May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					EUR (m) 31-May	31-May	31-May															
Hung Poo Real Estate Development	Non-rental	Diversified	Non-REIT	25.65	153	0.13	0.18	7.80	5.16	4.16	-3.09	-6.22	-2.66	-3.57	-1.54	0.00	-1.54	19.86	49.20	22.51	111	73
Taiwan Total					153	0.13	0.18	7.80														
Central Pattana	Rental	Retail	Non-REIT	57.75	1,955	1.65	2.36	1.21	16.48	19.69	31.55	2.42	33.53	12.14	9.48	0.00	9.48	22.87	38.32	25.60	2,610	134
Land & Houses	Non-rental	Residential	Non-REIT	8.55	754	0.64	0.91	7.02	-NA-	3.75	7.11	-9.67	-8.56	-4.47	1.18	0.00	1.18	-9.52	36.79	23.41	929	123
Preuksa Real Estate	Non-rental	Residential	Non-REIT	25.25	425	0.36	0.51	6.93	-NA-	-NA-	6.07	-0.65	2.64	-6.48	-1.94	0.00	-1.94	-4.72	-NA-	34.70	866	204
WHA	Non-rental	Industrial	Non-REIT	3.32	311	0.26	0.38	1.49	-NA-	-NA-	-NA-	-12.33	-13.09	6.41	9.21	0.00	9.21	16.08	-NA-	40.63	1,445	465
Supalai PCL	Non-rental	Residential	Non-REIT	20.40	308	0.26	0.37	4.90	7.46	24.30	14.07	0.33	11.48	9.09	-0.49	0.00	-0.49	12.09	38.31	31.01	681	221
Quality Houses	Non-rental	Residential	Non-REIT	2.34	252	0.21	0.30	5.98	-NA-	-NA-	-NA-	-12.68	-10.69	-0.85	5.41	0.00	5.41	1.74	-NA-	30.91	632	251
Sansiri	Non-rental	Residential	Non-REIT	1.58	221	0.19	0.27	7.59	-NA-	-NA-	-NA-	-23.99	-15.96	3.27	2.60	0.00	2.60	3.95	-NA-	29.80	592	267
LPN Development	Non-rental	Residential	Non-REIT	13.30	192	0.16	0.23	6.77	8.33	13.90	6.67	-19.24	-19.39	-5.00	-5.00	0.00	-5.00	-16.88	41.80	33.09	652	339
Ticon Industrial Connection Pcl	Non-rental	Industrial	Non-REIT	13.80	186	0.16	0.22	3.62	-NA-	-NA-	-NA-	-13.74	-13.75	15.00	-2.82	0.00	-2.82	15.97	-NA-	29.45	121	65
Amata Corp	Non-rental	Industrial/Office	Non-REIT	12.50	164	0.14	0.20	3.68	-NA-	-1.22	-2.31	-16.15	-25.15	1.63	5.04	0.00	5.04	1.63	46.03	26.19	261	159
Property Perfect	Non-rental	Residential	Non-REIT	0.91	163	0.14	0.20	3.30	-NA-	28.33	5.71	-17.60	-9.00	7.06	4.60	0.00	4.60	15.19	157.02	38.78	54	33
Siam Future Development PCL	Non-rental	Retail	Non-REIT	5.90	145	0.12	0.18	2.54	-NA-	5.16	9.70	1.58	-0.84	-0.84	-0.84	0.00	-0.84	-5.60	47.40	23.33	101	70
AP Thailand	Non-rental	Residential	Non-REIT	5.95	141	0.12	0.17	5.04	-NA-	11.12	5.95	-5.07	-15.00	-2.46	-0.83	0.00	-0.83	11.21	45.68	34.05	369	262
SC Asset	Non-rental	Diversified	Non-REIT	3.10	113	0.10	0.14	5.81	-NA-	4.50	-18.38	-14.35	-3.73	-6.06	2.65	0.00	2.65	10.71	47.22	24.82	61	54
Thailand Total					5,332	4.49	6.44	3.87														
Asia Total					82,469	69.48	100.00	3.14														

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

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					Mkt Cap EUR (m)	Global Wght (%) 31-May	Regional Wght (%) 31-May														3 month Annualised EUR (m)	
EUROPE																						
Grivalia Properties REIC	Non-rental	Diversified	REIT	7.34	285	0.24	6.84	4.27	-NA-	-NA-	-NA-	-NA-	-NA-	-0.41	-2.13	0.00	-2.13	-NA-	-NA-	-NA-	212	75
Greece Total					285	0.24	6.84	0.00														
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	Non-rental	Residential	REIT	2.70	1,592	1.34	38.25	3.58	-NA-	-NA-	0.13	-4.40	-9.70	-5.92	-10.30	0.00	-10.30	3.85	-NA-	29.38	8,790	552
Is Gayrimenkul Yatirim Ortak *	Non-rental	Diversified	REIT	1.70	198	0.17	4.75	3.61	-NA-	5.16	10.87	11.07	21.06	6.43	2.49	0.00	2.49	10.06	34.64	27.26	321	162
Torunlar Gayrimenkul Yatirim	Non-rental	Diversified	REIT	5.44	124	0.10	2.98	1.84	-NA-	-NA-	-NA-	-NA-	39.49	23.08	5.43	0.00	5.43	67.38	-NA-	-NA-	392	315
Dogus GE Gayrimenkul Yatirim Ortakligi *	Non-rental	Retail	REIT	3.62	53	0.04	1.26	0.00	-NA-	-NA-	-NA-	-2.87	-14.62	-1.09	-3.21	0.00	-3.21	0.56	-NA-	42.21	156	296
Turkey Total					1,967	1.66	47.24	3.38	-NA-	-NA-	-NA-	-23.99	-15.96	3.27	2.60	0.00	2.60	3.95	-NA-	29.80	592	267
Immofinanz AG	Non-rental	Diversified	Non-REIT	2.08	1,912	1.61	45.92	0.00	-0.94	-10.75	-2.21	-6.15	-14.06	11.56	1.21	0.00	1.21	-0.81	60.39	32.44	1,341	70
Russia Total					1,912	1.61	45.92	0.00														
Europe Total					3,879	3.27	100.00	3.38														

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

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Regional Wght (%)	Div Yld (%) 31-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-16	Dividend May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
					EUR (m) 31-May	31-May	31-May															
Emaar Misr for Development SAE	Non-rental	Residential	Non-REIT	2.35	143	0.12	0.84	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-13.60	-10.31	0.00	-10.31	-14.23	-NA-	-NA-	548	384
Egypt Total					406	0.34	2.39	0.00														
Aldar Properties PJSC	Non-rental	Diversified	Non-REIT	2.63	2,023	1.70	11.92	3.80	-NA-	-7.71	13.71	7.28	0.77	-4.36	-3.31	0.00	-3.31	13.36	51.80	42.04	1,901	94
Emaar Malls Group	Non-rental	Retail	Non-REIT	2.73	1,390	1.17	8.19	3.66	-NA-	-NA-	-NA-	-NA-	-22.00	-5.21	-5.86	0.00	-5.86	-1.09	-NA-	-NA-	627	45
RAK Properties	Non-rental	Diversified	Non-REIT	0.58	139	0.12	0.82	8.62	-NA-	-11.51	8.83	0.58	-6.45	1.75	3.57	0.00	3.57	5.45	46.55	52.01	578	415
UAE Total					3,552	2.99	20.92	3.93														
Growthpoint Prop Ltd *	Rental	Diversified	REIT	23.50	3,493	2.94	20.58	5.70	4.24	9.69	6.84	-2.10	-8.88	-4.35	-6.56	0.00	-6.56	1.16	19.78	15.82	239,503	6,856
Redefine Properties *	Rental	Diversified	REIT	10.95	2,730	2.30	16.08	7.55	-NA-	9.92	9.25	3.63	2.34	-8.60	-10.90	0.00	-10.90	12.89	21.55	22.60	258,944	9,485
Resilient REIT *	Rental	Diversified	REIT	130.11	1,976	1.66	11.64	3.36	-NA-	21.71	33.88	37.87	41.84	-4.01	-4.26	0.00	-4.26	12.65	19.94	19.11	97,964	4,957
Hyprop Investments Ltd *	Rental	Retail	REIT	117.94	1,638	1.38	9.65	4.90	16.25	15.20	16.98	20.09	3.10	0.23	-4.01	0.00	-4.01	14.12	20.18	19.96	98,759	6,031
SA Corporate Real Estate Fund *	Rental	Diversified	REIT	4.86	635	0.53	3.74	7.68	12.06	6.12	9.57	7.81	5.05	0.62	-3.38	0.00	-3.38	5.65	19.76	14.69	27,605	4,348
Vukile Property Fund *	Rental	Diversified	REIT	17.24	592	0.50	3.49	8.17	-NA-	6.12	3.39	0.74	-8.05	1.41	-0.81	0.00	-0.81	2.01	20.62	16.45	18,860	3,188
Arrowhead Properties *	Rental	Diversified	REIT	8.27	436	0.37	2.57	9.27	-NA-	-NA-	-NA-	3.36	-15.18	-2.93	-3.84	0.00	-3.84	-2.01	-NA-	14.94	15,571	3,568
Emira Property Fund *	Rental	Diversified	REIT	15.57	392	0.33	2.31	8.99	-NA-	7.05	3.92	3.48	-9.48	2.77	-2.44	0.00	-2.44	-3.95	18.47	15.26	21,420	5,471
Rebosis Property Fund	Rental	Diversified	REIT	9.65	228	0.19	1.35	11.89	-NA-	-NA-	-NA-	-NA-	-NA-	-10.65	-13.45	0.00	-13.45	-NA-	-NA-	-NA-	11,556	5,058
Delta Property Fund	Rental	Office	REIT	7.12	207	0.17	1.22	12.21	-NA-	-NA-	-NA-	-NA-	-NA-	6.75	5.48	0.00	5.48	-NA-	-NA-	-NA-	10,301	4,973
South Africa Total					12,327	10.39	72.61	6.30														
Middle East/Africa Total					16,285	13.72	100.00	3.41														
EMEA Total					20,164	16.99	100.00	3.40														

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

Version: May 2016

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

Index Constituents	Investment Focus	Sector	REIT Status	Local Price 31-May	Free Float	Free Float	Free Float	Div Yld (%) 31-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-16	Dividend Rtn (%) May-16	Total Rtn (%) May-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover	Annual Velocity (%)
					Mkt Cap	Global	Regional														3 month Annualised	
					EUR (m)	Wght (%)	Wght (%)														EUR (m)	
AMERICAS																						
BR Malls Participacoes S/A Ord	Rental	Retail	Non-REIT	11.55	1,632	1.38	11.05	2.55	-NA-	-NA-	-3.59	-11.96	-1.22	1.80	-11.31	0.00	-11.31	35.27	-NA-	35.72	5,715	350
Multiplan Empreendimentos Imobiliaros S/A On Rental	Rental	Retail	Non-REIT	54.65	1,044	0.88	7.07	2.38	-NA-	-NA-	8.80	-0.80	9.67	1.77	-7.29	0.00	-7.29	43.82	-NA-	25.88	3,437	329
MRV Engenharia e Participacoes SA	Non-rental	Residential	Non-REIT	9.86	699	0.59	4.73	3.59	-NA-	-NA-	-6.79	14.03	29.74	-16.72	-17.97	0.00	-17.97	13.59	-NA-	38.22	2,693	385
Cyrela Brazil Realty S/A Empreendimentose e I	Non-rental	Residential	Non-REIT	9.60	641	0.54	4.34	2.91	-NA-	-1.86	-10.04	-17.34	-11.68	-7.96	-6.52	0.00	-6.52	28.00	45.81	31.94	2,020	315
BR Properties S/A Ord	Rental	Industrial/Office	Non-REIT	8.25	393	0.33	2.66	2.69	-NA-	-NA-	-10.28	-21.36	-3.16	-6.25	-19.67	0.00	-19.67	-2.02	-NA-	38.51	718	183
Iguatemi Empresa de Shopping Centers S/A On Rental	Rental	Retail	Non-REIT	25.90	388	0.33	2.63	1.31	-NA-	-NA-	5.65	1.43	-2.04	4.86	-3.00	0.00	-3.00	36.96	-NA-	25.55	1,207	311
Aliansce Shopping Centers SA	Rental	Retail	Non-REIT	12.45	253	0.21	1.71	1.67	-NA-	-NA-	-2.32	-16.79	-19.16	-2.81	-19.10	0.00	-19.10	14.43	-NA-	31.67	460	182
EZ TEC Empreendimentos e Partipacoes	Non-rental	Residential	Non-REIT	15.76	220	0.19	1.49	5.98	-NA-	-NA-	0.37	-15.63	0.59	2.58	-0.86	0.00	-0.86	29.76	-NA-	32.69	725	329
Even Construtora e Incorporadora SA ON	Non-rental	Residential	Non-REIT	4.03	195	0.16	1.32	4.24	-NA-	-NA-	-12.32	-21.40	6.90	-3.13	10.11	0.00	10.11	-2.18	-NA-	34.46	304	156
Gafisa	Non-rental	Residential	Non-REIT	1.79	169	0.14	1.14	2.69	-NA-	-13.88	-27.11	-22.26	-24.79	-33.46	-22.84	0.00	-22.84	-26.34	56.50	45.09	388	230
Direcional Engenharia	Non-rental	Residential	Non-REIT	5.30	108	0.09	0.73	12.88	-NA-	-NA-	-NA-	1.96	-5.36	-11.67	-13.82	0.00	-13.82	51.00	-NA-	108.09	-NA-	-NA-
Sonae Sierra Brasil	Rental	Retail	Non-REIT	16.25	105	0.09	0.71	2.80	-NA-	-NA-	-7.45	-16.91	-17.72	2.39	-5.52	0.00	-5.52	0.43	-NA-	29.78	116	111
Tecnisa S.A.	Rental	Diversified	Non-REIT	2.26	50	0.04	0.34	7.14	-NA-	-NA-	-27.74	-37.73	-37.57	-8.50	-18.41	0.00	-18.41	-16.30	-NA-	31.74	133	267
Helbor Empreendimentos S.A.	Non-rental	Diversified	Non-REIT	1.35	41	0.03	0.28	4.81	-NA-	-NA-	-21.18	-48.48	-41.30	-12.34	-10.60	0.00	-10.60	-14.01	-NA-	33.46	41	101
JHSF Participacoes SA	Non-rental	Diversified	Non-REIT	1.12	38	0.03	0.26	5.17	-NA-	-NA-	-23.15	-45.13	-37.08	-28.21	-24.32	0.00	-24.32	-11.81	-NA-	42.22	29	76
Rodobens Negocios Imobiliaros S/A Ord	Non-rental	Residential	Non-REIT	6.00	35	0.03	0.24	3.95	-NA-	-NA-	-15.81	-27.28	-4.76	15.38	12.15	0.00	12.15	34.23	-NA-	33.09	8	22
PDG Realty S/A Empreendimentos e Participac	Rental	Residential	Non-REIT	2.43	30	0.03	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-46.24	-28.74	0.00	-28.74	-NA-	-NA-	-NA-	145	488
Brazil Total					6,041	5.09	40.90	3.01														
Fibra Uno Administracion S.A. de C.V. *	Non-rental	Diversified	REIT	39.96	5,239	4.41	35.47	5.02	-NA-	-NA-	-NA-	-2.65	1.73	-0.50	-2.44	0.00	-2.44	5.19	-NA-	19.08	4,443	85
Macquarie Mexico Real Estate Management S.	Non-rental	Industrial	REIT	23.28	922	0.78	6.25	7.32	-NA-	-NA-	-NA-	-NA-	3.79	-0.04	-1.69	0.00	-1.69	6.54	-NA-	-NA-	487	53
Corporacion Inmobiliaria Vesta	Non-rental	Industrial	Non-REIT	26.99	716	0.60	4.85	2.93	-NA-	-NA-	-NA-	-0.86	-2.49	4.37	-3.74	0.00	-3.74	2.82	-NA-	16.03	507	71
Administradora Fibra Danhos S.A. de C.V. *	Rental	Diversified	REIT	34.04	368	0.31	2.49	5.72	-NA-	-NA-	-NA-	-NA-	-9.97	-5.34	-11.72	0.00	-11.72	-4.38	-NA-	-NA-	307	83
Concentradora Fibra Hotelera Mexicana	Rental	Lodging/Resorts	REIT	14.54	298	0.25	2.02	4.76	-NA-	-NA-	-NA-	-NA-	-NA-	-7.80	-7.03	0.00	-7.03	-7.27	-NA-	-NA-	173	58
Consorcio Ara	Non-rental	Residential	Non-REIT	6.35	216	0.18	1.46	1.02	-NA-	-4.03	-0.16	13.88	1.60	-2.16	-5.93	0.00	-5.93	6.19	34.75	23.43	87	40
Mexico Total					7,759	6.54	52.53	5.01														
Americas Total					14,769	12.44	100.00	4.18														
Emerging Markets Total					117,402.48	98.91	100.00	3.53														

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	EUR	2,371.72	122,228.59	100.00	3.75	-NA-	4.65	3.35	-1.33	-16.03	-0.66	-2.04	-3.49	25.19	19.23
Emerging Asia Pacific Index	EUR	3,136.10	86,319.67	70.62	3.45	-NA-	8.42	11.60	0.00	-17.68	0.58	0.86	-7.32	28.81	23.22
Emerging EMEA Index	EUR	2,843.59	21,139.71	17.30	4.71	-NA-	8.02	7.84	6.58	-12.86	-4.10	-8.68	5.44	22.88	19.03
Emerging Europe Index	EUR	1,031.02	4,163.56	3.41	1.89	-NA-	-12.65	-5.37	-2.92	-10.26	3.43	-3.57	3.38	32.41	21.65
Eurozone Index	EUR	5,143.64	109,901.14	100.00	3.14	11.45	5.44	10.35	14.79	10.46	1.56	3.45	5.59	19.64	15.57
Emerging Middle East/Africa Index	EUR	3,426.60	16,976.15	13.89	5.40	-NA-	10.60	11.37	9.73	-13.89	-5.79	-9.86	5.85	23.83	21.11
Emerging Americas Index	EUR	865.63	14,769.21	12.08	4.16	-NA-	-6.63	-18.59	-18.00	-14.24	-2.70	-7.95	10.87	34.57	24.40
Brazil Index	EUR	1,031.15	6,040.67	-NA-	3.01	-NA-	-NA-	-NA-	-23.52	-15.90	-2.92	-11.71	31.77	-NA-	33.41
Chile Index	EUR	4,268.99	969.97	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	1.41	10.05	4.95	23.35	-NA-	-NA-
China Index	EUR	3,417.66	56,082.29	-NA-	4.07	-NA-	-NA-	-NA-	3.25	-22.67	-1.36	-1.03	-12.85	-NA-	29.45
Egypt Index	EUR	1,099.38	405.79	-NA-	0.00	-NA-	-NA-	-NA-	10.07	-40.69	-9.57	-1.17	-12.31	-NA-	-NA-
India Index	EUR	601.49	1,852.26	-NA-	2.91	-NA-	-NA-	-NA-	-8.35	-13.54	10.18	1.73	1.07	-NA-	44.78
Indonesia Index	EUR	2,747.31	6,802.05	-NA-	1.72	-NA-	-NA-	-NA-	-14.34	-16.13	0.68	0.88	-1.27	-NA-	38.89
Malaysia Index	EUR	2,730.62	5,220.53	-NA-	3.60	-NA-	-NA-	-NA-	-6.77	-8.86	-1.94	-1.72	7.60	-NA-	16.32
Mexico Index	EUR	174.15	7,758.58	-NA-	5.01	-NA-	-NA-	-NA-	-18.11	-13.45	-3.94	-6.30	-2.28	-NA-	27.99
Philippines Index	EUR	7,413.45	10,878.03	-NA-	1.09	-NA-	-NA-	-NA-	8.28	-1.64	8.22	10.88	8.27	-NA-	25.07
Poland Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	EUR	3,153.90	13,018.14	-NA-	5.97	-NA-	-NA-	-NA-	4.33	-16.24	-6.92	-12.16	6.12	-NA-	23.66
Thailand Index	EUR	9,083.38	5,331.68	-NA-	3.87	-NA-	-NA-	-NA-	-3.25	-0.09	6.87	5.17	9.00	-NA-	24.44
Turkey Index	EUR	2,374.45	1,967.05	-NA-	3.38	-NA-	-NA-	-NA-	-9.20	-12.98	-2.69	-7.83	6.63	-NA-	34.63
Taiwan Index	EUR	3,147.43	152.83	-NA-	7.80	-NA-	-NA-	-NA-	2.08	-0.91	-2.59	0.19	17.80	-NA-	21.99
UAE Index	EUR	6,912.39	3,552.22	-NA-	3.94	-NA-	-NA-	-NA-	21.77	-5.22	-0.85	-1.31	7.67	-NA-	35.82
Greece Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	USD	2,082.41	136,070.98	100.00	3.75	-NA-	3.43	-1.80	-6.20	-14.74	-2.96	-4.79	-1.10	27.97	20.46
Emerging Asia Pacific Index	USD	2,753.56	96,095.37	70.62	3.45	-NA-	7.16	6.04	-4.94	-16.41	-1.74	-1.97	-5.02	31.25	23.58
Emerging EMEA Index	USD	2,497.07	23,533.78	17.30	4.71	-NA-	6.77	2.47	1.31	-11.51	-6.31	-11.24	8.05	25.30	21.18
Emerging Europe Index	USD	905.27	4,635.08	3.41	1.89	-NA-	-13.67	-10.08	-7.72	-8.88	1.05	-6.27	5.95	34.51	23.41
Eurozone Index	USD	5,642.56	122,347.45	100.00	3.14	10.81	3.94	4.85	9.12	12.16	-0.78	0.55	8.21	24.92	16.89
Emerging Middle East/Africa Index	USD	3,009.04	18,898.70	13.89	5.40	-NA-	9.31	5.81	4.31	-12.56	-7.96	-12.38	8.47	25.92	23.07
Emerging Americas Index	USD	759.96	16,441.83	12.08	4.16	-NA-	-7.72	-22.65	-22.05	-12.92	-4.95	-10.53	13.62	37.33	26.61
Brazil Index	USD	818.67	6,724.77	-NA-	3.01	-NA-	-NA-	-NA-	-27.30	-14.60	-5.16	-14.19	35.04	-NA-	36.68
Chile Index	USD	3,582.70	1,079.82	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	2.97	7.51	2.01	26.41	-NA-	-NA-
China Index	USD	2,713.53	62,433.61	-NA-	4.07	-NA-	-NA-	-NA-	-1.85	-21.48	-3.64	-3.80	-10.69	-NA-	30.63
Egypt Index	USD	913.91	451.74	-NA-	0.00	-NA-	-NA-	-NA-	6.25	-39.78	-11.66	-3.94	-10.13	-NA-	-NA-
India Index	USD	477.53	2,062.02	-NA-	2.91	-NA-	-NA-	-NA-	-12.88	-12.20	7.64	-1.12	3.58	-NA-	43.94
Indonesia Index	USD	2,181.24	7,572.39	-NA-	1.72	-NA-	-NA-	-NA-	-18.57	-14.83	-1.64	-1.95	1.18	-NA-	36.57
Malaysia Index	USD	2,167.87	5,811.76	-NA-	3.60	-NA-	-NA-	-NA-	-11.37	-7.46	-4.20	-4.47	10.26	-NA-	16.97
Mexico Index	USD	138.26	8,637.23	-NA-	5.01	-NA-	-NA-	-NA-	-22.16	-12.11	-6.15	-8.93	0.15	-NA-	26.76
Philippines Index	USD	5,885.84	12,109.96	-NA-	1.09	-NA-	-NA-	-NA-	2.93	-0.13	5.72	7.77	10.95	-NA-	22.79
Poland Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	USD	2,504.00	14,492.45	-NA-	5.97	-NA-	-NA-	-NA-	-0.82	-14.95	-9.07	-14.62	8.76	-NA-	24.76
Thailand Index	USD	7,211.63	5,935.49	-NA-	3.87	-NA-	-NA-	-NA-	-8.03	1.45	4.41	2.22	11.70	-NA-	24.86
Turkey Index	USD	1,885.25	2,189.82	-NA-	3.38	-NA-	-NA-	-NA-	-13.69	-11.64	-4.94	-10.41	9.28	-NA-	34.71
Taiwan Index	USD	2,498.86	170.14	-NA-	7.80	-NA-	-NA-	-NA-	-2.97	0.62	-4.84	-2.62	20.72	-NA-	23.41
UAE Index	USD	5,646.23	3,954.51	-NA-	3.94	-NA-	-NA-	-NA-	15.75	-3.76	-3.14	-4.08	10.34	-NA-	37.74
Greece Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,305.75	93,487.45	100.00	3.75	-NA-	2.96	0.65	-4.92	-10.61	-4.17	-4.17	0.15	27.23	18.92
Emerging Asia Pacific Index	GBP	3,048.88	66,022.24	70.62	3.45	-NA-	6.68	8.68	-3.64	-12.36	-2.97	-1.33	-3.82	30.79	22.79
Emerging EMEA Index	GBP	2,764.89	16,168.86	17.30	4.71	-NA-	6.29	5.02	2.70	-7.23	-7.49	-10.67	9.42	25.03	19.15
Emerging Europe Index	GBP	1,002.36	3,184.53	3.41	1.89	-NA-	-14.06	-7.84	-6.46	-4.47	-0.22	-5.66	7.29	33.14	20.89
Eurozone Index	GBP	6,247.73	84,058.71	100.00	3.14	11.18	6.58	7.46	10.61	17.59	-2.02	1.20	9.58	22.17	15.50
Emerging Middle East/Africa Index	GBP	3,331.76	12,984.34	13.89	5.40	-NA-	8.82	8.45	5.74	-8.33	-9.12	-11.82	9.84	25.89	21.40
Emerging Americas Index	GBP	841.46	11,296.34	12.08	4.16	-NA-	-8.13	-20.73	-20.98	-8.71	-6.14	-9.95	15.06	35.61	24.24
Brazil Index	GBP	1,002.56	4,620.25	-NA-	3.01	-NA-	-NA-	-NA-	-26.30	-10.47	-6.35	-13.63	36.75	-NA-	33.83
Chile Index	GBP	4,387.45	741.89	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	7.96	6.17	2.67	28.01	-NA-	-NA-
China Index	GBP	3,323.05	42,894.96	-NA-	4.07	-NA-	-NA-	-NA-	-0.51	-17.68	-4.84	-3.18	-9.56	-NA-	29.31
Egypt Index	GBP	1,119.19	310.37	-NA-	0.00	-NA-	-NA-	-NA-	7.70	-36.86	-12.76	-3.32	-9.00	-NA-	-NA-
India Index	GBP	584.79	1,416.71	-NA-	2.91	-NA-	-NA-	-NA-	-11.69	-7.95	6.29	-0.48	4.89	-NA-	44.32
Indonesia Index	GBP	2,671.19	5,202.60	-NA-	1.72	-NA-	-NA-	-NA-	-17.46	-10.71	-2.87	-1.32	2.46	-NA-	38.10
Malaysia Index	GBP	2,654.82	3,992.96	-NA-	3.60	-NA-	-NA-	-NA-	-10.16	-2.98	-5.40	-3.86	11.66	-NA-	15.97
Mexico Index	GBP	169.32	5,934.20	-NA-	5.01	-NA-	-NA-	-NA-	-21.09	-7.86	-7.33	-8.34	1.41	-NA-	26.29
Philippines Index	GBP	7,207.92	8,320.14	-NA-	1.09	-NA-	-NA-	-NA-	4.34	4.71	4.40	8.46	12.36	-NA-	23.98
Poland Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	GBP	3,066.45	9,957.02	-NA-	5.97	-NA-	-NA-	-NA-	0.54	-10.83	-10.21	-14.07	10.13	-NA-	23.55
Thailand Index	GBP	8,831.51	4,077.97	-NA-	3.87	-NA-	-NA-	-NA-	-6.77	6.36	3.10	2.88	13.11	-NA-	23.50
Turkey Index	GBP	2,308.72	1,504.51	-NA-	3.38	-NA-	-NA-	-NA-	-12.51	-7.37	-6.13	-9.83	10.66	-NA-	34.24
Taiwan Index	GBP	3,060.15	116.90	-NA-	7.80	-NA-	-NA-	-NA-	-1.64	5.49	-6.03	-1.99	22.25	-NA-	22.35
UAE Index	GBP	6,914.49	2,716.95	-NA-	3.94	-NA-	-NA-	-NA-	17.33	0.90	-4.35	-3.46	11.74	-NA-	36.54
Greece Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	JPY	2,256.36	15,090,951.97	100.00	3.75	-NA-	5.64	4.51	-3.22	-23.80	-4.24	-1.31	-8.82	27.36	21.50
Emerging Asia Pacific Index	JPY	2,983.57	10,657,457.43	70.62	3.45	-NA-	9.44	12.85	-1.92	-25.29	-3.05	1.62	-12.43	30.88	25.03
Emerging EMEA Index	JPY	2,705.66	2,610,013.65	17.30	4.71	-NA-	9.05	9.05	4.53	-20.92	-7.56	-7.99	-0.38	25.44	21.78
Emerging Europe Index	JPY	980.89	514,053.31	3.41	1.89	-NA-	-11.83	-4.31	-4.79	-18.57	-0.29	-2.84	-2.32	35.08	24.07
Eurozone Index	JPY	6,113.90	13,568,943.86	100.00	3.14	10.94	3.82	11.58	12.59	0.24	-2.10	4.22	-0.24	26.70	18.36
Emerging Middle East/Africa Index	JPY	3,260.39	2,095,960.34	13.89	5.40	-NA-	11.65	12.61	7.62	-21.86	-9.18	-9.18	0.01	25.88	23.74
Emerging Americas Index	JPY	823.44	1,823,480.89	12.08	4.16	-NA-	-5.75	-17.68	-19.57	-22.18	-6.21	-7.26	4.76	35.62	25.60
Brazil Index	JPY	855.22	745,811.03	-NA-	3.01	-NA-	-NA-	-NA-	-24.99	-23.68	-6.42	-11.05	24.50	-NA-	34.94
Chile Index	JPY	3,742.66	119,757.44	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	-7.97	6.08	5.74	16.55	-NA-	-NA-
China Index	JPY	2,834.69	6,924,199.78	-NA-	4.07	-NA-	-NA-	-NA-	1.26	-29.83	-4.91	-0.28	-17.66	-NA-	31.93
Egypt Index	JPY	954.71	50,100.27	-NA-	0.00	-NA-	-NA-	-NA-	9.62	-46.18	-12.83	-0.43	-17.15	-NA-	-NA-
India Index	JPY	498.85	228,688.79	-NA-	2.91	-NA-	-NA-	-NA-	-10.11	-21.53	6.21	2.50	-4.50	-NA-	44.68
Indonesia Index	JPY	2,278.63	839,815.47	-NA-	1.72	-NA-	-NA-	-NA-	-15.98	-23.88	-2.95	1.63	-6.71	-NA-	37.99
Malaysia Index	JPY	2,264.66	644,552.82	-NA-	3.60	-NA-	-NA-	-NA-	-8.56	-17.29	-5.47	-0.98	1.66	-NA-	18.76
Mexico Index	JPY	144.43	957,912.43	-NA-	5.01	-NA-	-NA-	-NA-	-19.69	-21.46	-7.40	-5.60	-7.67	-NA-	27.63
Philippines Index	JPY	6,148.62	1,343,055.53	-NA-	1.09	-NA-	-NA-	-NA-	6.20	-10.74	4.32	11.71	2.29	-NA-	24.30
Poland Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	JPY	2,615.79	1,607,284.74	-NA-	5.97	-NA-	-NA-	-NA-	2.33	-23.99	-10.28	-11.50	0.27	-NA-	24.95
Thailand Index	JPY	7,533.61	658,275.44	-NA-	3.87	-NA-	-NA-	-NA-	-5.11	-9.33	3.02	5.96	2.98	-NA-	25.19
Turkey Index	JPY	1,969.42	242,861.66	-NA-	3.38	-NA-	-NA-	-NA-	-10.95	-21.03	-6.20	-7.14	0.75	-NA-	35.07
Taiwan Index	JPY	2,610.42	18,869.59	-NA-	7.80	-NA-	-NA-	-NA-	0.11	-10.08	-6.10	0.94	11.30	-NA-	25.24
UAE Index	JPY	5,898.32	438,575.32	-NA-	3.94	-NA-	-NA-	-NA-	19.43	-13.99	-4.42	-0.57	1.73	-NA-	38.48
Greece Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	AUD	1,880.95	187,826.60	100.00	3.75	-NA-	1.03	6.08	2.98	-9.91	3.04	0.30	-0.67	25.53	14.43
Emerging Asia Pacific Index	AUD	2,487.17	132,645.97	70.62	3.45	-NA-	4.67	14.54	4.37	-11.68	4.33	3.27	-4.61	29.29	19.31
Emerging EMEA Index	AUD	2,255.50	32,485.03	17.30	4.71	-NA-	4.29	10.69	11.23	-6.50	-0.52	-6.50	8.52	23.07	17.11
Emerging Europe Index	AUD	817.69	6,398.06	3.41	1.89	-NA-	-15.67	-2.87	1.31	-3.72	7.30	-1.26	6.40	33.35	18.99
Eurozone Index	AUD	5,096.68	168,883.22	100.00	3.14	-NA-	-NA-	13.26	19.80	18.51	5.35	5.92	8.67	-NA-	15.07
Emerging Middle East/Africa Index	AUD	2,717.94	26,086.96	13.89	5.40	-NA-	6.78	14.30	14.52	-7.61	-2.27	-7.70	8.94	23.86	19.71
Emerging Americas Index	AUD	686.44	22,695.60	12.08	4.16	-NA-	-9.86	-16.45	-14.42	-7.99	0.93	-5.75	14.11	33.94	18.07
Brazil Index	AUD	891.39	9,282.59	-NA-	3.01	-NA-	-NA-	-NA-	-20.18	-9.77	0.70	-9.60	35.62	27.89	-NA-
Chile Index	AUD	3,900.94	1,490.54	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	8.80	14.16	7.46	26.96	-NA-	-NA-
China Index	AUD	2,954.56	86,180.71	-NA-	4.07	-NA-	-NA-	-NA-	7.76	-17.04	2.32	1.34	-10.31	27.18	-NA-
Egypt Index	AUD	995.08	623.56	-NA-	0.00	-NA-	-NA-	-NA-	16.65	-36.37	-6.20	1.19	-9.75	-NA-	-NA-
India Index	AUD	519.95	2,846.33	-NA-	2.91	-NA-	-NA-	-NA-	-4.35	-7.23	14.29	4.17	4.02	41.41	-NA-
Indonesia Index	AUD	2,374.99	10,452.60	-NA-	1.72	-NA-	-NA-	-NA-	-10.60	-10.01	4.44	3.29	1.62	34.64	-NA-
Malaysia Index	AUD	2,360.43	8,022.30	-NA-	3.60	-NA-	-NA-	-NA-	-2.70	-2.22	1.72	0.63	10.74	11.43	-NA-
Mexico Index	AUD	150.54	11,922.47	-NA-	5.01	-NA-	-NA-	-NA-	-14.54	-7.14	-0.35	-4.06	0.58	24.85	-NA-
Philippines Index	AUD	6,408.64	16,716.08	-NA-	1.09	-NA-	-NA-	-NA-	13.01	5.53	12.26	13.53	11.43	22.45	-NA-
Poland Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	AUD	2,726.41	20,004.76	-NA-	5.97	-NA-	-NA-	-NA-	8.89	-10.13	-3.45	-10.06	9.22	21.35	-NA-
Thailand Index	AUD	7,852.20	8,193.10	-NA-	3.87	-NA-	-NA-	-NA-	0.97	7.19	10.86	7.68	12.18	19.50	-NA-
Turkey Index	AUD	2,052.71	3,022.73	-NA-	3.38	-NA-	-NA-	-NA-	-5.24	-6.64	0.94	-5.63	9.75	29.96	-NA-
Taiwan Index	AUD	2,720.82	234.86	-NA-	7.80	-NA-	-NA-	-NA-	6.53	6.31	1.05	2.58	21.24	20.44	-NA-
UAE Index	AUD	6,147.75	5,458.64	-NA-	3.94	-NA-	-NA-	-NA-	27.08	1.69	2.85	1.05	10.81	36.39	-NA-
Greece Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Emerging Index	EUR	2,327.18	122,228.59	100.00	3.48	-NA-	4.45	3.06	-1.66	-16.27	-0.74	-2.10	-3.62	25.19	19.23
Emerging Asia Pacific Index	EUR	3,079.01	86,319.67	70.62	3.27	-NA-	8.22	11.31	-0.27	-17.84	0.52	0.82	-7.39	28.80	23.23
Emerging EMEA Index	EUR	2,748.53	21,139.71	17.30	4.13	-NA-	7.66	7.29	5.96	-13.37	-4.22	-8.79	5.10	22.88	19.00
Emerging Europe Index	EUR	1,006.06	4,163.56	3.41	1.62	-NA-	-12.87	-5.76	-3.35	-10.48	3.22	-3.77	3.14	32.39	21.65
Emerging Eurozone	EUR	1,136.22	284.65	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-0.41	-2.13	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	EUR	3,306.41	16,976.15	13.89	4.74	-NA-	10.21	10.77	9.06	-14.47	-5.89	-9.95	5.49	23.83	21.07
Emerging Americas Index	EUR	858.35	14,769.21	12.08	3.78	-NA-	-6.70	-18.73	-18.22	-14.54	-2.82	-8.05	10.66	34.57	24.38
Brazil Index	EUR	1,050.74	6,040.67	-NA-	2.99	-NA-	-NA-	-NA-	-23.65	-15.92	-2.92	-11.71	31.77	-NA-	33.40
Chile Index	EUR	4,210.08	969.97	-NA-	2.93	-NA-	-NA-	-NA-	-NA-	0.56	9.12	4.07	22.32	-NA-	-NA-
China Index	EUR	3,434.45	56,082.29	-NA-	3.91	-NA-	-NA-	-NA-	2.93	-22.80	-1.41	-1.07	-12.90	-NA-	29.46
Egypt Index	EUR	1,125.81	405.79	-NA-	0.00	-NA-	-NA-	-NA-	10.07	-40.69	-9.57	-1.17	-12.31	-NA-	-NA-
India Index	EUR	615.95	1,852.26	-NA-	2.91	-NA-	-NA-	-NA-	-8.35	-13.54	10.18	1.73	1.07	-NA-	44.78
Indonesia Index	EUR	2,777.56	6,802.05	-NA-	1.57	-NA-	-NA-	-NA-	-14.58	-16.29	0.66	0.87	-1.29	-NA-	38.88
Malaysia Index	EUR	2,796.28	5,220.53	-NA-	3.60	-NA-	-NA-	-NA-	-6.77	-8.86	-1.94	-1.72	7.60	-NA-	16.32
Mexico Index	EUR	177.06	7,758.58	-NA-	4.51	-NA-	-NA-	-NA-	-18.31	-13.90	-4.07	-6.41	-2.54	-NA-	27.98
Philippines Index	EUR	7,337.40	10,878.03	-NA-	0.76	-NA-	-NA-	-NA-	7.88	-2.02	8.08	10.84	8.00	-NA-	25.05
Poland Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	EUR	3,078.21	13,018.14	-NA-	5.11	-NA-	-NA-	-NA-	3.36	-16.97	-7.05	-12.28	5.66	-NA-	23.60
Thailand Index	EUR	8,995.81	5,331.68	-NA-	3.48	-NA-	-NA-	-NA-	-3.61	-0.50	6.68	5.13	8.67	-NA-	24.43
Turkey Index	EUR	2,339.79	1,967.05	-NA-	2.87	-NA-	-NA-	-NA-	-9.69	-13.43	-3.13	-8.24	6.10	-NA-	34.61
Taiwan Index	EUR	2,949.42	152.83	-NA-	6.24	-NA-	-NA-	-NA-	0.76	-2.82	-2.59	0.19	17.80	-NA-	22.21
UAE Index	EUR	7,050.53	3,552.22	-NA-	3.94	-NA-	-NA-	-NA-	21.77	-5.22	-0.85	-1.31	7.67	-NA-	35.82
Greece Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Emerging Index	USD	2,043.29	136,070.98	100.00	3.48	-NA-	3.23	-2.08	-6.52	-14.98	-3.03	-4.84	-1.23	27.96	20.46
Emerging Asia Pacific Index	USD	2,703.40	96,095.37	70.62	3.27	-NA-	6.96	5.76	-5.20	-16.57	-1.80	-2.00	-5.10	31.24	23.59
Emerging EMEA Index	USD	2,413.57	23,533.78	17.30	4.13	-NA-	6.40	1.94	0.73	-12.04	-6.43	-11.35	7.71	25.29	21.14
Emerging Europe Index	USD	883.34	4,635.08	3.41	1.62	-NA-	-13.88	-10.45	-8.12	-9.10	0.84	-6.46	5.70	34.49	23.41
Emerging Eurozone	USD	1,120.22	316.89	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.71	-4.88	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	USD	2,903.47	18,898.70	13.89	4.74	-NA-	8.92	5.25	3.67	-13.15	-8.06	-12.47	8.11	25.90	23.03
Emerging Americas Index	USD	753.56	16,441.83	12.08	3.78	-NA-	-7.79	-22.78	-22.26	-13.22	-5.06	-10.63	13.40	37.33	26.60
Brazil Index	USD	814.64	6,724.77	-NA-	2.99	-NA-	-NA-	-NA-	-27.42	-14.63	-5.16	-14.19	35.04	-NA-	36.67
Chile Index	USD	3,450.32	1,079.82	-NA-	2.93	-NA-	-NA-	-NA-	-NA-	2.11	6.61	1.15	25.35	-NA-	-NA-
China Index	USD	2,662.75	62,433.61	-NA-	3.91	-NA-	-NA-	-NA-	-2.16	-21.61	-3.69	-3.84	-10.73	-NA-	30.64
Egypt Index	USD	913.91	451.74	-NA-	0.00	-NA-	-NA-	-NA-	6.25	-39.78	-11.66	-3.94	-10.13	-NA-	-NA-
India Index	USD	477.53	2,062.02	-NA-	2.91	-NA-	-NA-	-NA-	-12.88	-12.20	7.64	-1.12	3.58	-NA-	43.94
Indonesia Index	USD	2,153.49	7,572.39	-NA-	1.57	-NA-	-NA-	-NA-	-18.80	-15.00	-1.66	-1.96	1.16	-NA-	36.57
Malaysia Index	USD	2,167.89	5,811.76	-NA-	3.60	-NA-	-NA-	-NA-	-11.37	-7.46	-4.20	-4.47	10.26	-NA-	16.97
Mexico Index	USD	137.28	8,637.23	-NA-	4.51	-NA-	-NA-	-NA-	-22.34	-12.57	-6.28	-9.03	-0.12	-NA-	26.75
Philippines Index	USD	5,688.68	12,109.96	-NA-	0.76	-NA-	-NA-	-NA-	2.55	-0.51	5.58	7.73	10.68	-NA-	22.76
Poland Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	USD	2,386.54	14,492.45	-NA-	5.11	-NA-	-NA-	-NA-	-1.75	-15.69	-9.19	-14.74	8.28	-NA-	24.69
Thailand Index	USD	6,974.46	5,935.49	-NA-	3.48	-NA-	-NA-	-NA-	-8.37	1.04	4.22	2.18	11.37	-NA-	24.83
Turkey Index	USD	1,814.04	2,189.82	-NA-	2.87	-NA-	-NA-	-NA-	-14.15	-12.10	-5.36	-10.81	8.73	-NA-	34.72
Taiwan Index	USD	2,286.69	170.14	-NA-	6.24	-NA-	-NA-	-NA-	-4.21	-1.32	-4.84	-2.62	20.72	-NA-	23.54
UAE Index	USD	5,623.87	3,954.51	-NA-	3.94	-NA-	-NA-	-NA-	15.75	-3.76	-3.14	-4.08	10.34	-NA-	37.74
Greece Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	2,262.43	93,487.45	100.00	3.48	-NA-	2.77	0.36	-5.24	-10.86	-4.25	-4.23	0.02	27.22	18.93
Emerging Asia Pacific Index	GBP	2,993.34	66,022.24	70.62	3.27	-NA-	6.48	8.40	-3.90	-12.53	-3.03	-1.37	-3.90	30.78	22.80
Emerging EMEA Index	GBP	2,672.43	16,168.86	17.30	4.13	-NA-	5.93	4.48	2.10	-7.78	-7.60	-10.78	9.07	25.02	19.12
Emerging Europe Index	GBP	978.08	3,184.53	3.41	1.62	-NA-	-14.27	-8.23	-6.87	-4.70	-0.42	-5.86	7.03	33.12	20.88
Emerging Eurozone	GBP	1,141.07	217.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-3.92	-4.26	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	GBP	3,214.87	12,984.34	13.89	4.74	-NA-	8.44	7.87	5.09	-8.95	-9.21	-11.91	9.47	25.88	21.36
Emerging Americas Index	GBP	834.38	11,296.34	12.08	3.78	-NA-	-8.21	-20.86	-21.20	-9.02	-6.25	-10.05	14.84	35.61	24.23
Brazil Index	GBP	997.63	4,620.25	-NA-	2.99	-NA-	-NA-	-NA-	-26.42	-10.50	-6.35	-13.63	36.75	-NA-	33.82
Chile Index	GBP	4,225.33	741.89	-NA-	2.93	-NA-	-NA-	-NA-	-NA-	7.05	5.27	1.81	26.94	-NA-	-NA-
China Index	GBP	3,260.86	42,894.96	-NA-	3.91	-NA-	-NA-	-NA-	-0.82	-17.82	-4.89	-3.22	-9.61	-NA-	29.33
Egypt Index	GBP	1,119.19	310.37	-NA-	0.00	-NA-	-NA-	-NA-	7.70	-36.86	-12.76	-3.32	-9.00	-NA-	-NA-
India Index	GBP	584.79	1,416.71	-NA-	2.91	-NA-	-NA-	-NA-	-11.69	-7.95	6.29	-0.48	4.89	-NA-	44.32
Indonesia Index	GBP	2,637.20	5,202.60	-NA-	1.57	-NA-	-NA-	-NA-	-17.69	-10.89	-2.89	-1.33	2.44	-NA-	38.09
Malaysia Index	GBP	2,654.85	3,992.96	-NA-	3.60	-NA-	-NA-	-NA-	-10.16	-2.98	-5.40	-3.86	11.66	-NA-	15.97
Mexico Index	GBP	168.11	5,934.20	-NA-	4.51	-NA-	-NA-	-NA-	-21.28	-8.34	-7.46	-8.44	1.14	-NA-	26.28
Philippines Index	GBP	6,966.48	8,320.14	-NA-	0.76	-NA-	-NA-	-NA-	3.95	4.31	4.26	8.43	12.08	-NA-	23.96
Poland Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	GBP	2,922.61	9,957.02	-NA-	5.11	-NA-	-NA-	-NA-	-0.40	-11.61	-10.33	-14.19	9.65	-NA-	23.49
Thailand Index	GBP	8,541.07	4,077.97	-NA-	3.48	-NA-	-NA-	-NA-	-7.11	5.93	2.92	2.84	12.77	-NA-	23.49
Turkey Index	GBP	2,221.51	1,504.51	-NA-	2.87	-NA-	-NA-	-NA-	-12.98	-7.84	-6.55	-10.23	10.11	-NA-	34.23
Taiwan Index	GBP	2,800.33	116.90	-NA-	6.24	-NA-	-NA-	-NA-	-2.90	3.45	-6.03	-1.99	22.25	-NA-	22.44
UAE Index	GBP	6,887.10	2,716.95	-NA-	3.94	-NA-	-NA-	-NA-	17.33	0.90	-4.35	-3.46	11.74	-NA-	36.54
Greece Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

234

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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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Emerging Index	JPY	2,213.97	15,090,951.97	100.00	3.48	-NA-	5.44	4.21	-3.55	-24.02	-4.32	-1.37	-8.94	27.35	21.50
Emerging Asia Pacific Index	JPY	2,929.23	10,657,457.43	70.62	3.27	-NA-	9.24	12.56	-2.19	-25.44	-3.11	1.58	-12.50	30.87	25.04
Emerging EMEA Index	JPY	2,615.18	2,610,013.65	17.30	4.13	-NA-	8.68	8.49	3.92	-21.39	-7.67	-8.11	-0.70	25.42	21.73
Emerging Europe Index	JPY	957.13	514,053.31	3.41	1.62	-NA-	-12.04	-4.70	-5.21	-18.76	-0.50	-3.05	-2.55	35.05	24.05
Emerging Eurozone	JPY	785.32	35,144.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-4.00	-1.40	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	JPY	3,146.01	2,095,960.34	13.89	4.74	-NA-	11.25	12.01	6.96	-22.38	-9.28	-9.28	-0.33	25.86	23.68
Emerging Americas Index	JPY	816.51	1,823,480.89	12.08	3.78	-NA-	-5.83	-17.82	-19.79	-22.44	-6.32	-7.36	4.55	35.63	25.59
Brazil Index	JPY	851.01	745,811.03	-NA-	2.99	-NA-	-NA-	-NA-	-25.11	-23.70	-6.42	-11.05	24.50	-NA-	34.93
Chile Index	JPY	3,604.37	119,757.44	-NA-	2.93	-NA-	-NA-	-NA-	-NA-	-8.75	5.19	4.85	15.57	-NA-	-NA-
China Index	JPY	2,781.64	6,924,199.78	-NA-	3.91	-NA-	-NA-	-NA-	0.95	-29.94	-4.96	-0.33	-17.70	-NA-	31.95
Egypt Index	JPY	954.71	50,100.27	-NA-	0.00	-NA-	-NA-	-NA-	9.62	-46.18	-12.83	-0.43	-17.15	-NA-	-NA-
India Index	JPY	498.85	228,688.79	-NA-	2.91	-NA-	-NA-	-NA-	-10.11	-21.53	6.21	2.50	-4.50	-NA-	44.68
Indonesia Index	JPY	2,249.63	839,815.47	-NA-	1.57	-NA-	-NA-	-NA-	-16.22	-24.04	-2.97	1.62	-6.73	-NA-	37.99
Malaysia Index	JPY	2,264.68	644,552.82	-NA-	3.60	-NA-	-NA-	-NA-	-8.56	-17.29	-5.47	-0.98	1.66	-NA-	18.76
Mexico Index	JPY	143.41	957,912.43	-NA-	4.51	-NA-	-NA-	-NA-	-19.88	-21.86	-7.53	-5.71	-7.92	-NA-	27.63
Philippines Index	JPY	5,942.67	1,343,055.53	-NA-	0.76	-NA-	-NA-	-NA-	5.81	-11.08	4.18	11.67	2.04	-NA-	24.27
Poland Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	JPY	2,493.09	1,607,284.74	-NA-	5.11	-NA-	-NA-	-NA-	1.37	-24.65	-10.40	-11.62	-0.17	-NA-	24.85
Thailand Index	JPY	7,285.85	658,275.44	-NA-	3.48	-NA-	-NA-	-NA-	-5.46	-9.70	2.84	5.92	2.67	-NA-	25.18
Turkey Index	JPY	1,895.03	242,861.66	-NA-	2.87	-NA-	-NA-	-NA-	-11.43	-21.44	-6.62	-7.55	0.25	-NA-	35.05
Taiwan Index	JPY	2,388.78	18,869.59	-NA-	6.24	-NA-	-NA-	-NA-	-1.17	-11.81	-6.10	0.94	11.30	-NA-	25.43
UAE Index	JPY	5,874.96	438,575.32	-NA-	3.94	-NA-	-NA-	-NA-	19.43	-13.99	-4.42	-0.57	1.73	-NA-	38.48
Greece Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Emerging Index	AUD	1,845.62	187,826.60	100.00	3.48	-NA-	0.84	5.77	2.63	-10.17	2.96	0.24	-0.81	25.53	14.45
Emerging Asia Pacific Index	AUD	2,441.87	132,645.97	70.62	3.27	-NA-	4.48	14.25	4.08	-11.85	4.27	3.23	-4.69	29.28	19.33
Emerging EMEA Index	AUD	2,180.07	32,485.03	17.30	4.13	-NA-	3.94	10.12	10.59	-7.06	-0.64	-6.61	8.17	23.08	17.11
Emerging Europe Index	AUD	797.88	6,398.06	3.41	1.62	-NA-	-15.88	-3.27	0.87	-3.96	7.07	-1.47	6.15	33.33	18.99
Emerging Eurozone	AUD	1,028.47	437.42	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.31	0.21	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	AUD	2,622.58	26,086.96	13.89	4.74	-NA-	6.40	13.69	13.82	-8.24	-2.37	-7.80	8.57	23.86	19.70
Emerging Americas Index	AUD	680.66	22,695.60	12.08	3.78	-NA-	-9.93	-16.59	-14.65	-8.31	0.81	-5.85	13.89	33.94	18.06
Brazil Index	AUD	887.00	9,282.59	-NA-	2.99	-NA-	-NA-	-NA-	-20.31	-9.80	0.70	-9.60	35.62	27.88	-NA-
Chile Index	AUD	3,756.79	1,490.54	-NA-	2.93	-NA-	-NA-	-NA-	-NA-	7.89	13.20	6.56	25.89	-NA-	-NA-
China Index	AUD	2,899.27	86,180.71	-NA-	3.91	-NA-	-NA-	-NA-	7.42	-17.17	2.27	1.29	-10.35	27.20	-NA-
Egypt Index	AUD	995.08	623.56	-NA-	0.00	-NA-	-NA-	-NA-	16.65	-36.37	-6.20	1.19	-9.75	-NA-	-NA-
India Index	AUD	519.95	2,846.33	-NA-	2.91	-NA-	-NA-	-NA-	-4.35	-7.23	14.29	4.17	4.02	41.41	-NA-
Indonesia Index	AUD	2,344.77	10,452.60	-NA-	1.57	-NA-	-NA-	-NA-	-10.85	-10.19	4.42	3.28	1.60	34.63	-NA-
Malaysia Index	AUD	2,360.46	8,022.30	-NA-	3.60	-NA-	-NA-	-NA-	-2.70	-2.22	1.72	0.63	10.74	11.43	-NA-
Mexico Index	AUD	149.47	11,922.47	-NA-	4.51	-NA-	-NA-	-NA-	-14.74	-7.62	-0.49	-4.17	0.30	24.85	-NA-
Philippines Index	AUD	6,193.98	16,716.08	-NA-	0.76	-NA-	-NA-	-NA-	12.59	5.12	12.11	13.49	11.15	22.43	-NA-
Poland Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	AUD	2,598.52	20,004.76	-NA-	5.11	-NA-	-NA-	-NA-	7.87	-10.92	-3.58	-10.18	8.74	21.33	-NA-
Thailand Index	AUD	7,593.96	8,193.10	-NA-	3.48	-NA-	-NA-	-NA-	0.60	6.75	10.66	7.64	11.84	19.50	-NA-
Turkey Index	AUD	1,975.17	3,022.73	-NA-	2.87	-NA-	-NA-	-NA-	-5.75	-7.12	0.49	-6.05	9.20	29.95	-NA-
Taiwan Index	AUD	2,489.80	234.86	-NA-	6.24	-NA-	-NA-	-NA-	5.16	4.26	1.05	2.58	21.24	20.51	-NA-
UAE Index	AUD	6,123.40	5,458.64	-NA-	3.94	-NA-	-NA-	-NA-	27.08	1.69	2.85	1.05	10.81	36.39	-NA-
Greece Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-16													
Emerging Index	EUR	1,864.88	122,228.59	100.00	0.00	-NA-	1.58	0.09	-4.84	-19.08	-1.70	-2.84	-5.07	25.12	19.31
Emerging Asia Pacific Index	EUR	2,586.13	86,319.67	70.62	0.00	-NA-	5.91	8.49	-3.22	-20.54	-0.41	0.08	-8.51	28.72	23.41
Emerging EMEA Index	EUR	1,845.47	21,139.71	17.30	0.00	-NA-	1.78	2.82	1.92	-16.81	-5.09	-9.43	2.54	22.88	18.76
Emerging Europe Index	EUR	878.81	4,163.56	3.41	0.00	-NA-	-14.16	-7.88	-5.66	-11.70	2.02	-4.88	1.78	32.29	21.66
Emerging Eurozone	EUR	1,136.22	284.65	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-0.41	-2.13	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	EUR	2,132.70	16,976.15	13.89	0.00	-NA-	3.72	5.66	4.53	-18.35	-6.69	-10.48	2.67	23.80	20.75
Emerging Americas Index	EUR	716.61	14,769.21	12.08	0.00	-NA-	-8.44	-21.05	-21.16	-17.39	-4.07	-8.88	8.52	34.52	24.17
Brazil Index	EUR	854.94	6,040.67	-NA-	3.01	-NA-	-NA-	-NA-	-26.18	-17.47	-4.17	-12.32	30.07	-NA-	33.44
Chile Index	EUR	3,568.34	969.97	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	-0.99	7.45	2.47	20.44	-NA-	-NA-
China Index	EUR	2,751.96	56,082.29	-NA-	4.07	-NA-	-NA-	-NA-	-0.80	-25.76	-2.51	-2.08	-14.02	-NA-	29.72
Egypt Index	EUR	1,023.69	405.79	-NA-	0.00	-NA-	-NA-	-NA-	10.07	-40.69	-9.57	-1.17	-12.31	-NA-	-NA-
India Index	EUR	545.24	1,852.26	-NA-	2.91	-NA-	-NA-	-NA-	-10.37	-16.23	9.43	1.04	-0.54	-NA-	44.53
Indonesia Index	EUR	2,544.71	6,802.05	-NA-	1.72	-NA-	-NA-	-NA-	-15.82	-17.77	0.32	0.68	-1.88	-NA-	38.84
Malaysia Index	EUR	2,207.48	5,220.53	-NA-	3.60	-NA-	-NA-	-NA-	-9.85	-12.13	-2.21	-1.99	6.49	-NA-	16.48
Mexico Index	EUR	154.87	7,758.58	-NA-	5.01	-NA-	-NA-	-NA-	-21.16	-17.81	-5.25	-7.34	-4.89	-NA-	27.86
Philippines Index	EUR	6,620.64	10,878.03	-NA-	1.09	-NA-	-NA-	-NA-	6.95	-2.89	7.74	10.76	7.37	-NA-	25.00
Poland Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	EUR	1,827.49	13,018.14	-NA-	5.97	-NA-	-NA-	-NA-	-1.99	-21.00	-7.75	-12.94	3.06	-NA-	23.35
Thailand Index	EUR	6,507.65	5,331.68	-NA-	3.87	-NA-	-NA-	-NA-	-6.74	-4.09	4.97	4.78	5.79	-NA-	24.39
Turkey Index	EUR	1,842.68	1,967.05	-NA-	3.38	-NA-	-NA-	-NA-	-12.37	-15.90	-5.50	-10.49	3.17	-NA-	34.63
Taiwan Index	EUR	2,071.41	152.83	-NA-	7.80	-NA-	-NA-	-NA-	-4.14	-9.78	-2.59	0.19	17.80	-NA-	23.59
UAE Index	EUR	5,541.47	3,552.22	-NA-	3.94	-NA-	-NA-	-NA-	18.65	-8.95	-2.21	-1.31	3.48	-NA-	35.60
Greece Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Emerging Index	USD	1,637.22	136,070.98	100.00	0.00	-NA-	0.40	-4.90	-9.54	-17.84	-3.97	-5.56	-2.71	27.87	20.51
Emerging Asia Pacific Index	USD	2,270.42	96,095.37	70.62	0.00	-NA-	4.67	3.08	-8.00	-19.32	-2.71	-2.73	-6.24	31.14	23.75
Emerging EMEA Index	USD	1,620.17	23,533.78	17.30	0.00	-NA-	0.60	-2.31	-3.11	-15.53	-7.29	-11.97	5.09	25.21	20.81
Emerging Europe Index	USD	771.53	4,635.08	3.41	0.00	-NA-	-15.16	-12.47	-10.32	-10.34	-0.34	-7.55	4.30	34.40	23.47
Emerging Eurozone	USD	1,120.22	316.89	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-2.71	-4.88	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	USD	1,872.34	18,898.70	13.89	0.00	-NA-	2.51	0.39	-0.63	-17.09	-8.84	-12.99	5.22	25.80	22.59
Emerging Americas Index	USD	629.12	16,441.83	12.08	0.00	-NA-	-9.51	-24.98	-25.06	-16.11	-6.28	-11.44	11.21	37.30	26.41
Brazil Index	USD	678.77	6,724.77	-NA-	3.01	-NA-	-NA-	-NA-	-29.82	-16.20	-6.38	-14.78	33.30	-NA-	36.67
Chile Index	USD	2,994.44	1,079.82	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	0.54	4.97	-0.40	23.42	-NA-	-NA-
China Index	USD	2,184.88	62,433.61	-NA-	4.07	-NA-	-NA-	-NA-	-5.70	-24.61	-4.76	-4.82	-11.88	-NA-	30.89
Egypt Index	USD	850.99	451.74	-NA-	0.00	-NA-	-NA-	-NA-	6.25	-39.78	-11.66	-3.94	-10.13	-NA-	-NA-
India Index	USD	432.89	2,062.02	-NA-	2.91	-NA-	-NA-	-NA-	-14.80	-14.94	6.90	-1.79	1.92	-NA-	43.67
Indonesia Index	USD	2,020.34	7,572.39	-NA-	1.72	-NA-	-NA-	-NA-	-19.98	-16.50	-2.00	-2.15	0.56	-NA-	36.54
Malaysia Index	USD	1,752.60	5,811.76	-NA-	3.60	-NA-	-NA-	-NA-	-14.30	-10.78	-4.47	-4.73	9.13	-NA-	17.13
Mexico Index	USD	122.95	8,637.23	-NA-	5.01	-NA-	-NA-	-NA-	-25.05	-16.54	-7.44	-9.94	-2.53	-NA-	26.67
Philippines Index	USD	5,256.37	12,109.96	-NA-	1.09	-NA-	-NA-	-NA-	1.67	-1.40	5.26	7.66	10.04	-NA-	22.69
Poland Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	USD	1,450.91	14,492.45	-NA-	5.97	-NA-	-NA-	-NA-	-6.83	-19.78	-9.88	-15.38	5.62	-NA-	24.36
Thailand Index	USD	5,166.66	5,935.49	-NA-	3.87	-NA-	-NA-	-NA-	-11.35	-2.61	2.54	1.84	8.42	-NA-	24.65
Turkey Index	USD	1,462.97	2,189.82	-NA-	3.38	-NA-	-NA-	-NA-	-16.69	-14.61	-7.69	-13.00	5.73	-NA-	34.84
Taiwan Index	USD	1,644.57	170.14	-NA-	7.80	-NA-	-NA-	-NA-	-8.88	-8.39	-4.84	-2.62	20.72	-NA-	24.60
UAE Index	USD	4,526.18	3,954.51	-NA-	3.94	-NA-	-NA-	-NA-	12.79	-7.55	-4.47	-4.08	6.04	-NA-	37.35
Greece Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Price Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Index	GBP	1,812.81	93,487.45	100.00	0.00	-NA-	-0.05	-2.53	-8.30	-13.86	-5.17	-4.95	-1.48	27.15	19.05
Emerging Asia Pacific Index	GBP	2,513.92	66,022.24	70.62	0.00	-NA-	4.20	5.65	-6.74	-15.41	-3.93	-2.10	-5.05	30.71	23.03
Emerging EMEA Index	GBP	1,793.94	16,168.86	17.30	0.00	-NA-	0.15	0.12	-1.79	-11.44	-8.44	-11.40	6.42	24.90	18.84
Emerging Europe Index	GBP	854.27	3,184.53	3.41	0.00	-NA-	-15.54	-10.29	-9.10	-6.00	-1.58	-6.95	5.62	33.00	20.89
Emerging Eurozone	GBP	1,141.07	217.72	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-3.92	-4.26	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	GBP	2,073.15	12,984.34	13.89	0.00	-NA-	2.05	2.89	0.73	-13.08	-9.98	-12.43	6.55	25.74	21.01
Emerging Americas Index	GBP	696.60	11,296.34	12.08	0.00	-NA-	-9.92	-23.11	-24.03	-12.05	-7.45	-10.87	12.62	35.60	24.06
Brazil Index	GBP	831.23	4,620.25	-NA-	3.01	-NA-	-NA-	-NA-	-28.86	-12.14	-7.55	-14.23	34.99	-NA-	33.93
Chile Index	GBP	3,667.06	741.89	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	5.40	3.65	0.24	24.99	-NA-	-NA-
China Index	GBP	2,675.65	42,894.96	-NA-	4.07	-NA-	-NA-	-NA-	-4.41	-20.96	-5.95	-4.21	-10.77	-NA-	29.66
Egypt Index	GBP	1,042.13	310.37	-NA-	0.00	-NA-	-NA-	-NA-	7.70	-36.86	-12.76	-3.32	-9.00	-NA-	-NA-
India Index	GBP	530.13	1,416.71	-NA-	2.91	-NA-	-NA-	-NA-	-13.64	-10.82	5.57	-1.16	3.21	-NA-	44.05
Indonesia Index	GBP	2,474.15	5,202.60	-NA-	1.72	-NA-	-NA-	-NA-	-18.89	-12.46	-3.22	-1.51	1.83	-NA-	38.06
Malaysia Index	GBP	2,146.27	3,992.96	-NA-	3.60	-NA-	-NA-	-NA-	-13.13	-6.46	-5.66	-4.12	10.51	-NA-	16.12
Mexico Index	GBP	150.57	5,934.20	-NA-	5.01	-NA-	-NA-	-NA-	-24.03	-12.50	-8.60	-9.36	-1.30	-NA-	26.13
Philippines Index	GBP	6,437.06	8,320.14	-NA-	1.09	-NA-	-NA-	-NA-	3.06	3.38	3.94	8.35	11.43	-NA-	23.91
Poland Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	GBP	1,776.82	9,957.02	-NA-	5.97	-NA-	-NA-	-NA-	-5.55	-15.90	-11.01	-14.83	6.95	-NA-	23.23
Thailand Index	GBP	6,327.20	4,077.97	-NA-	3.87	-NA-	-NA-	-NA-	-10.14	2.11	1.26	2.50	9.79	-NA-	23.41
Turkey Index	GBP	1,791.59	1,504.51	-NA-	3.38	-NA-	-NA-	-NA-	-15.55	-10.48	-8.84	-12.44	7.07	-NA-	34.32
Taiwan Index	GBP	2,013.97	116.90	-NA-	7.80	-NA-	-NA-	-NA-	-7.63	-3.95	-6.03	-1.99	22.25	-NA-	23.39
UAE Index	GBP	5,542.86	2,716.95	-NA-	3.94	-NA-	-NA-	-NA-	14.34	-3.08	-5.66	-3.46	7.38	-NA-	36.28
Greece Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Price Return			Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-16													
Emerging Index	JPY	1,773.98	15,090,951.97	100.00	0.00	-NA-	2.54	1.21	-6.67	-26.57	-5.24	-2.11	-10.31	27.26	21.53
Emerging Asia Pacific Index	JPY	2,460.07	10,657,457.43	70.62	0.00	-NA-	6.90	9.70	-5.08	-27.90	-4.00	0.83	-13.56	30.80	25.20
Emerging EMEA Index	JPY	1,755.51	2,610,013.65	17.30	0.00	-NA-	2.74	3.97	-0.03	-24.51	-8.51	-8.75	-3.11	25.27	21.34
Emerging Europe Index	JPY	835.97	514,053.31	3.41	0.00	-NA-	-13.35	-6.85	-7.48	-19.87	-1.66	-4.17	-3.84	34.90	24.00
Emerging Eurozone	JPY	785.32	35,144.22	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-4.00	-1.40	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	JPY	2,028.74	2,095,960.34	13.89	0.00	-NA-	4.70	6.84	2.52	-25.90	-10.05	-9.81	-2.99	25.69	23.20
Emerging Americas Index	JPY	681.67	1,823,480.89	12.08	0.00	-NA-	-7.58	-20.16	-22.68	-25.03	-7.52	-8.20	2.53	35.61	25.38
Brazil Index	JPY	709.07	745,811.03	-NA-	3.01	-NA-	-NA-	-NA-	-27.60	-25.11	-7.63	-11.66	22.90	-NA-	34.96
Chile Index	JPY	3,128.14	119,757.44	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	-10.15	3.58	3.24	13.79	-NA-	-NA-
China Index	JPY	2,282.43	6,924,199.78	-NA-	4.07	-NA-	-NA-	-NA-	-2.71	-32.63	-6.02	-1.34	-18.76	-NA-	32.18
Egypt Index	JPY	888.98	50,100.27	-NA-	0.00	-NA-	-NA-	-NA-	9.62	-46.18	-12.83	-0.43	-17.15	-NA-	-NA-
India Index	JPY	452.22	228,688.79	-NA-	2.91	-NA-	-NA-	-NA-	-12.10	-23.98	5.49	1.80	-6.03	-NA-	44.35
Indonesia Index	JPY	2,110.55	839,815.47	-NA-	1.72	-NA-	-NA-	-NA-	-17.44	-25.38	-3.30	1.43	-7.29	-NA-	37.96
Malaysia Index	JPY	1,830.85	644,552.82	-NA-	3.60	-NA-	-NA-	-NA-	-11.58	-20.26	-5.73	-1.25	0.61	-NA-	18.95
Mexico Index	JPY	128.44	957,912.43	-NA-	5.01	-NA-	-NA-	-NA-	-22.67	-25.41	-8.67	-6.65	-10.14	-NA-	27.50
Philippines Index	JPY	5,491.05	1,343,055.53	-NA-	1.09	-NA-	-NA-	-NA-	4.90	-11.88	3.86	11.59	1.45	-NA-	24.20
Poland Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	JPY	1,515.69	1,607,284.74	-NA-	5.97	-NA-	-NA-	-NA-	-3.87	-28.30	-11.08	-12.29	-2.63	-NA-	24.36
Thailand Index	JPY	5,397.34	658,275.44	-NA-	3.87	-NA-	-NA-	-NA-	-8.54	-12.96	1.18	5.56	-0.05	-NA-	25.10
Turkey Index	JPY	1,528.29	242,861.66	-NA-	3.38	-NA-	-NA-	-NA-	-14.05	-23.68	-8.91	-9.82	-2.52	-NA-	35.06
Taiwan Index	JPY	1,717.99	18,869.59	-NA-	7.80	-NA-	-NA-	-NA-	-5.98	-18.12	-6.10	0.94	11.30	-NA-	26.62
UAE Index	JPY	4,728.27	438,575.32	-NA-	3.94	-NA-	-NA-	-NA-	16.37	-17.38	-5.74	-0.57	-2.23	-NA-	38.20
Greece Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vlty (%)	Vlty (%)
Emerging Index	AUD	1,478.83	187,826.60	100.00	0.00	-NA-	-1.93	2.73	-0.69	-13.19	1.97	-0.52	-2.30	25.46	14.61
Emerging Asia Pacific Index	AUD	2,050.77	132,645.97	70.62	0.00	-NA-	2.24	11.35	1.01	-14.75	3.31	2.47	-5.84	29.19	19.54
Emerging EMEA Index	AUD	1,463.43	32,485.03	17.30	0.00	-NA-	-1.74	5.53	6.37	-10.75	-1.55	-7.27	5.54	23.15	17.05
Emerging Europe Index	AUD	696.89	6,398.06	3.41	0.00	-NA-	-17.13	-5.45	-1.54	-5.27	5.83	-2.61	4.75	33.22	19.07
Emerging Eurozone	AUD	1,028.47	437.42	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.31	0.21	-NA-	-NA-	-NA-
Emerging Middle East/Africa Index	AUD	1,691.20	26,086.96	13.89	0.00	-NA-	0.13	8.45	9.10	-12.40	-3.21	-8.34	5.67	23.93	19.57
Emerging Americas Index	AUD	568.26	22,695.60	12.08	0.00	-NA-	-11.61	-18.96	-17.72	-11.37	-0.48	-6.71	11.69	33.87	17.89
Brazil Index	AUD	739.06	9,282.59	-NA-	3.01	-NA-	-NA-	-NA-	-22.95	-11.46	-0.59	-10.23	33.87	27.94	-NA-
Chile Index	AUD	3,260.42	1,490.54	-NA-	4.51	-NA-	-NA-	-NA-	-NA-	6.23	11.46	4.92	23.95	-NA-	-NA-
China Index	AUD	2,378.95	86,180.71	-NA-	4.07	-NA-	-NA-	-NA-	3.53	-20.35	1.13	0.26	-11.51	27.48	-NA-
Egypt Index	AUD	926.57	623.56	-NA-	0.00	-NA-	-NA-	-NA-	16.65	-36.37	-6.20	1.19	-9.75	-NA-	-NA-
India Index	AUD	471.34	2,846.33	-NA-	2.91	-NA-	-NA-	-NA-	-6.46	-10.13	13.51	3.46	2.36	41.16	-NA-
Indonesia Index	AUD	2,199.80	10,452.60	-NA-	1.72	-NA-	-NA-	-NA-	-12.15	-11.78	4.06	3.08	0.99	34.56	-NA-
Malaysia Index	AUD	1,908.27	8,022.30	-NA-	3.60	-NA-	-NA-	-NA-	-5.91	-5.73	1.44	0.35	9.60	11.67	-NA-
Mexico Index	AUD	133.88	11,922.47	-NA-	5.01	-NA-	-NA-	-NA-	-17.72	-11.82	-1.72	-5.13	-2.11	24.85	-NA-
Philippines Index	AUD	5,723.26	16,716.08	-NA-	1.09	-NA-	-NA-	-NA-	11.62	4.18	11.77	13.41	10.51	22.39	-NA-
Poland Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
South Africa Index	AUD	1,579.79	20,004.76	-NA-	5.97	-NA-	-NA-	-NA-	2.29	-15.24	-4.31	-10.86	6.07	21.28	-NA-
Thailand Index	AUD	5,625.59	8,193.10	-NA-	3.87	-NA-	-NA-	-NA-	-2.67	2.90	8.88	7.28	8.88	19.51	-NA-
Turkey Index	AUD	1,592.92	3,022.73	-NA-	3.38	-NA-	-NA-	-NA-	-8.54	-9.78	-1.98	-8.35	6.19	30.03	-NA-
Taiwan Index	AUD	1,790.64	234.86	-NA-	7.80	-NA-	-NA-	-NA-	0.05	-3.20	1.05	2.58	21.24	21.47	-NA-
UAE Index	AUD	4,928.22	5,458.64	-NA-	3.94	-NA-	-NA-	-NA-	23.84	-2.32	1.44	1.05	6.50	36.27	-NA-
Greece Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-

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

Version: May 2016

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 31-May	Free Float Emerging (%) Weight 31-May
China Overseas Land & Inv (Red Chip)	CHN	10,383.50	8.75
China Resources Land (Red Chip)	CHN	5,807.54	4.89
Fibra Uno Administracion S.A. de C.V. *	MEX	5,238.91	4.41
Ayala Land	PHIL	4,025.34	3.39
Dalian Wanda Commercial Properties (H)	CHN	3,867.51	3.26
SM Prime Hldgs	PHIL	3,594.56	3.03
Growthpoint Prop Ltd *	SAF	3,493.10	2.94
China Vanke (H)	CHN	2,816.15	2.37
Redefine Properties *	SAF	2,730.08	2.30
Country Graden Holdings	CHN	2,599.43	2.19
Evergrande Real Estate Group	CHN	2,137.81	1.80
Aldar Properties PJSC	UAE	2,022.93	1.70
Resilient REIT *	SAF	1,976.31	1.66
Central Pattana	THAI	1,955.06	1.65
Immofinanz AG	RUS	1,911.86	1.61
Longfor Properties Co. Ltd.	CHN	1,766.32	1.49
Hyprop Investments Ltd *	SAF	1,637.58	1.38
BR Malls Participacoes S/A Ord	BRAZ	1,632.17	1.38
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	1,592.43	1.34
Shimao Property Holdings	CHN	1,419.74	1.20
Total		62,608.35	52.75 (**)

Country Breakdown

Country Index	Number of Constituents 31-May	Free Float Mkt Cap (EUR m) 31-May	Free Float Emerging Markets Weight 31-May
Emerging Europe Index	6	4,163.56	3.41%
Emerging Middle East/Africa Index	16	16,976.15	13.89%
Total Emerging EMEA Index	22	21,139.71	17.30%
Emerging Asia Pacific Index	103	86,319.67	70.62%
Emerging Americas Index	24	14,769.21	12.08%
Total Emerging Index	149	122,228.59	100.00%

(**) The Top 20 Constituents represent 52.75% of the market capitalisation of the Emerging Markets Index.

Version: May 2016

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

Top 20 Performance

Stock	Country	Price Return May-16	Div Return May-16	Total Return May-16	
DoubleDragon Properties	PHIL	38.21	0.00	38.21	▲
Megaworld Corporation	PHIL	19.36	0.00	19.36	▲
Rodobens Negocios Imobiliarios S/A Ord	BRAZ	12.15	0.00	12.15	▲
Ciputra Develop	INDO	10.84	0.00	10.84	▲
Prestige Estates Projects Ltd	IDA	10.15	0.00	10.15	▲
Even Construtora e Incorporadora SA ON	BRAZ	10.11	0.00	10.11	▲
Central Pattana	THAI	9.48	0.00	9.48	▲
WHA	THAI	9.21	0.00	9.21	▲
Robinson's Land Corporation	PHIL	7.01	0.00	7.01	▲
Filinvest Land	PHIL	6.56	0.00	6.56	▲
SM Prime Hldgs	PHIL	5.96	0.00	5.96	▲
Intiland Development Tbk PT	INDO	5.88	0.00	5.88	▲
Yuzhou Properties	CHN	5.66	0.00	5.66	▲
Torunlar Gayrimenkul Yatirim	TUR	5.43	0.00	5.43	▲
Quality Houses	THAI	5.41	0.00	5.41	▲
Amata Corp	THAI	5.04	0.00	5.04	▲
Minmetals Land (Red Chip)	CHN	5.00	0.00	5.00	▲
China SCE Property Holdings	CHN	4.88	0.00	4.88	▲
Pakuwon Jati	INDO	4.76	0.00	4.76	▲
Lippo Malls Indonesia Retail Trust	INDO	4.62	0.00	4.62	▲

Bottom 20 Performance

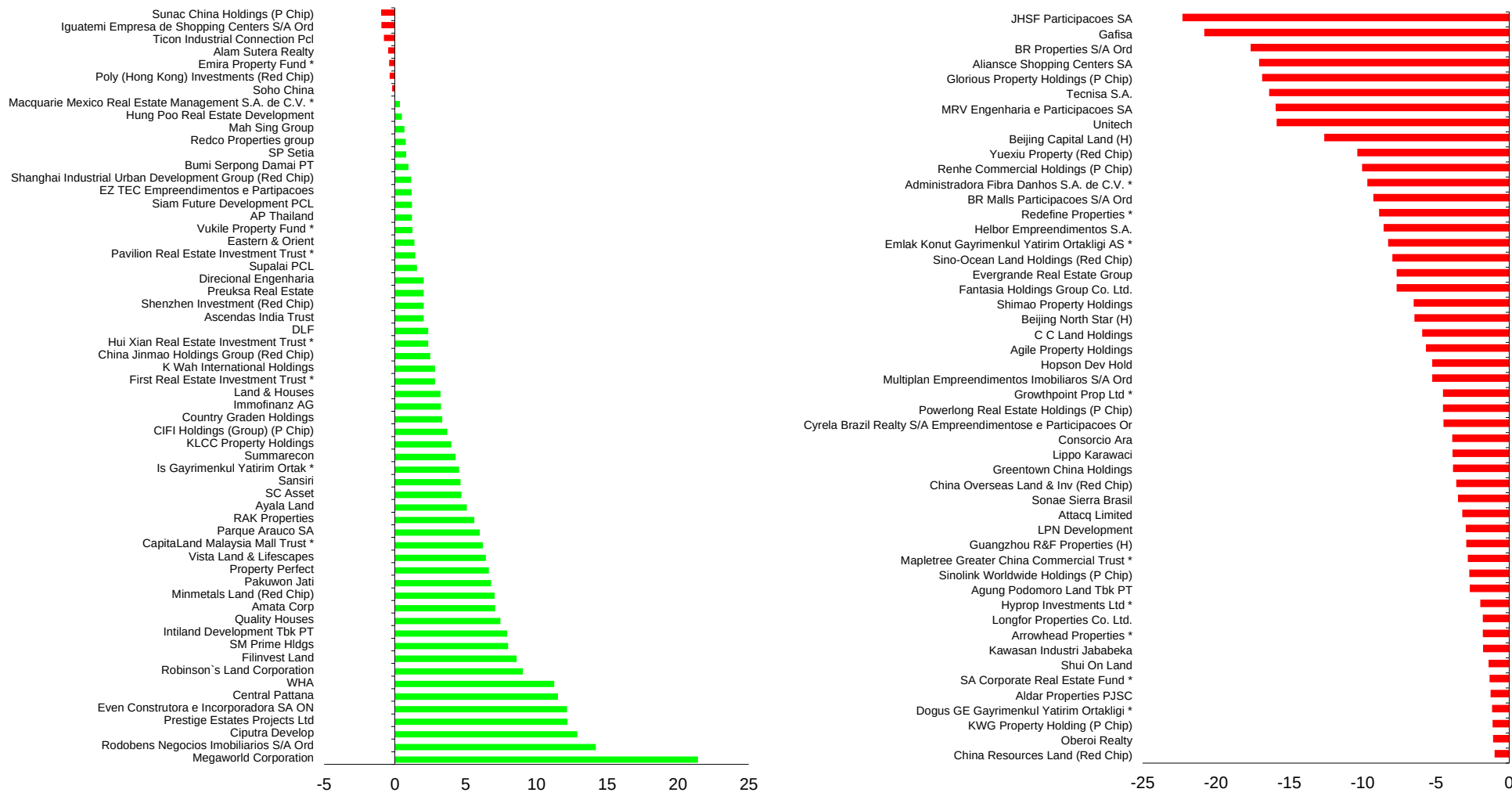
Stock	Country	Price Return May-16	Div Return May-16	Total Return May-16	
Sino-Ocean Land Holdings (Red Chip)	CHN	-10.00	0.00	-10.00	▼
Emlak Konut Gayrimenkul Yatirim Ortakligi AS *	TUR	-10.30	0.00	-10.30	▼
Emaar Misr for Development SAE	EGY	-10.31	0.00	-10.31	▼
Helbor Empreendimentos S.A.	BRAZ	-10.60	0.00	-10.60	▼
Redefine Properties *	SAF	-10.90	0.00	-10.90	▼
BR Malls Participacoes S/A Ord	BRAZ	-11.31	0.00	-11.31	▼
Administradora Fibra Danhos S.A. de C.V. *	MEX	-11.72	0.00	-11.72	▼
Logan Property Holdings	CHN	-11.82	0.00	-11.82	▼
Renhe Commercial Holdings (P Chip)	CHN	-12.08	0.00	-12.08	▼
Yuexiu Property (Red Chip)	CHN	-12.39	0.00	-12.39	▼
Direcional Engenharia	BRAZ	-13.82	0.00	-13.82	▼
Beijing Capital Land (H)	CHN	-14.66	0.00	-14.66	▼
Unitech	IDA	-17.89	0.00	-17.89	▼
MRV Engenharia e Participacoes SA	BRAZ	-17.97	0.00	-17.97	▼
Tecnisa S.A.	BRAZ	-18.41	0.00	-18.41	▼
Glorious Property Holdings (P Chip)	CHN	-18.89	0.00	-18.89	▼
Aliansce Shopping Centers SA	BRAZ	-19.10	0.00	-19.10	▼
BR Properties S/A Ord	BRAZ	-19.67	0.00	-19.67	▼
Gafisa	BRAZ	-22.84	0.00	-22.84	▼
JHSF Participacoes SA	BRAZ	-24.32	0.00	-24.32	▼

Version: May 2016

243

FTSE EPRA/NAREIT Global Emerging Markets Index Series

Graph 41: Total Return Performance relative to Emerging Market Index

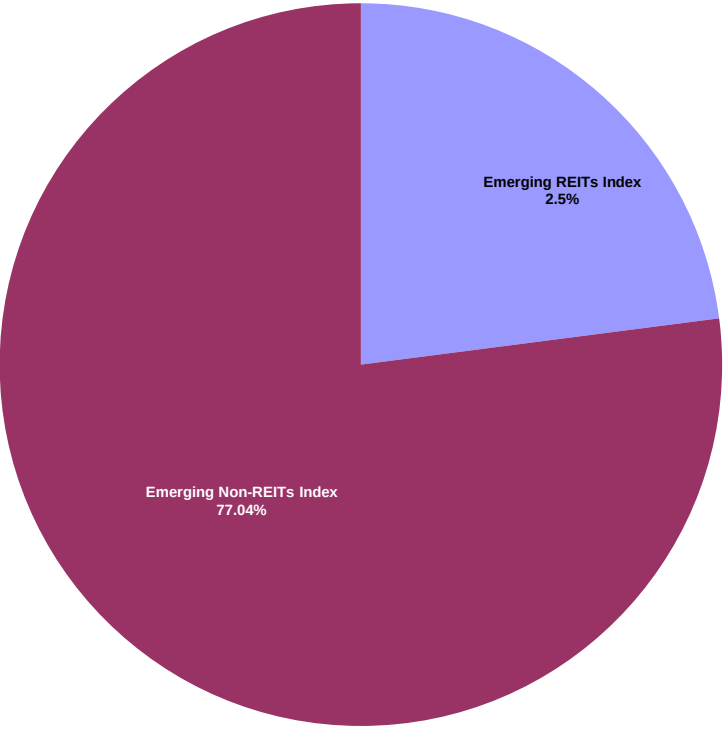


Version: May 2016

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-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	2,138.04	28,059.45	22.96	5.97	-NA-	-NA-	0.38	-1.50	-11.83	-3.80	-7.42	4.35	-NA-	18.59
Emerging Non-REITs Index	EUR	2,407.39	94,169.14	77.04	3.09	-NA-	-NA-	3.62	-1.22	-17.34	0.31	-0.32	-5.45	-NA-	21.25
Emerging Asia Pacific Non-REITs Index	EUR	3,139.04	79,666.28	65.18	3.17	-NA-	-NA-	11.59	-0.21	-18.41	0.35	0.84	-8.27	-NA-	23.93
Emerging Americas Non-REITs Index	EUR	758.28	7,942.03	6.50	3.13	-NA-	-NA-	-20.72	-21.54	-14.42	-1.14	-9.56	25.44	-NA-	29.27
Emerging EMEA REITs Index	EUR	2,201.96	14,578.87	11.93	5.87	-NA-	-NA-	0.72	0.77	-14.28	-6.43	-11.43	6.39	-NA-	23.56
Emerging EMEA Non-REITs Index	EUR	3,252.37	6,560.84	5.37	2.13	-NA-	-NA-	11.13	9.95	-10.66	1.56	-1.86	3.74	-NA-	24.88
Emerging Europe REITs Index	EUR	2,181.04	2,251.70	1.84	3.49	-NA-	-NA-	-5.02	-8.71	-11.56	-2.43	-7.17	8.37	-NA-	34.74
Emerging Europe Non-REITs Index	EUR	403.99	1,911.86	1.56	0.00	-NA-	-NA-	-15.28	-2.47	11.56	1.21	-0.81	-NA-	-NA-	26.34
Emerging Middle East and Africa REITs Index	EUR	2,592.35	12,327.17	10.09	6.31	-NA-	-NA-	3.24	4.56	-14.82	-7.13	-12.16	6.01	-NA-	22.90
Emerging Middle East and Africa Non-REITs I	EUR	4,010.57	4,648.98	3.80	3.01	-NA-	-NA-	15.45	15.07	-13.35	-2.02	-3.07	5.61	-NA-	31.48
Emerging REITs Index	USD	1,876.29	31,237.18	22.96	5.97	-NA-	-NA-	-4.62	-6.36	-10.47	-6.02	-10.01	6.94	-NA-	19.02
Emerging Non-REITs Index	USD	2,113.80	104,833.80	77.04	3.09	-NA-	-NA-	-1.55	-6.10	-16.07	-2.01	-3.11	-3.10	-NA-	22.62
Emerging Asia Pacific Non-REITs Index	USD	2,756.19	88,688.48	65.18	3.17	-NA-	-NA-	6.02	-5.14	-17.15	-1.96	-1.99	-6.00	-NA-	24.32
Emerging Americas Non-REITs Index	USD	665.70	8,841.46	6.50	3.13	-NA-	-NA-	-24.67	-25.41	-13.10	-3.42	-12.09	28.55	-NA-	32.50
Emerging EMEA REITs Index	USD	1,932.67	16,229.92	11.93	5.87	-NA-	-NA-	-4.31	-4.21	-12.96	-8.59	-13.91	9.02	-NA-	24.57
Emerging EMEA Non-REITs Index	USD	2,856.46	7,303.85	5.37	2.13	-NA-	-NA-	5.59	4.52	-9.29	-0.79	-4.61	6.32	-NA-	27.21
Emerging Europe REITs Index	USD	1,916.00	2,506.70	1.84	3.49	-NA-	-NA-	-9.76	-13.22	-10.20	-4.68	-9.78	11.06	-NA-	34.91
Emerging Europe Non-REITs Index	USD	354.67	2,128.38	1.56	0.00	-NA-	-NA-	-19.51	-7.29	-7.20	8.99	-1.62	1.65	-NA-	28.09
Emerging Middle East and Africa REITs Index	USD	2,275.01	13,723.22	10.09	6.31	-NA-	-NA-	-1.91	-0.60	-13.50	-9.27	-14.62	8.64	-NA-	23.99
Emerging Middle East and Africa Non-REITs I	USD	3,522.45	5,175.48	3.80	3.01	-NA-	-NA-	9.70	9.38	-12.01	-4.28	-5.78	8.23	-NA-	33.44
Emerging REITs Index	GBP	2,077.52	21,461.48	22.96	5.97	-NA-	-NA-	-2.25	-5.08	-6.14	-7.20	-9.43	8.29	-NA-	18.17
Emerging Non-REITs Index	GBP	2,340.50	72,025.97	77.04	3.09	-NA-	-NA-	0.91	-4.82	-12.01	-3.23	-2.48	-1.88	-NA-	21.00
Emerging Asia Pacific Non-REITs Index	GBP	3,051.79	60,933.34	65.18	3.17	-NA-	-NA-	8.66	-3.84	-13.14	-3.19	-1.36	-4.81	-NA-	23.50
Emerging Americas Non-REITs Index	GBP	737.10	6,074.52	6.50	3.13	-NA-	-NA-	-22.80	-24.39	-8.90	-4.63	-11.53	30.18	-NA-	29.67
Emerging EMEA REITs Index	GBP	2,139.96	11,150.75	11.93	5.87	-NA-	-NA-	-1.92	-2.89	-8.75	-9.73	-13.35	10.40	-NA-	23.40
Emerging EMEA Non-REITs Index	GBP	3,162.81	5,018.11	5.37	2.13	-NA-	-NA-	8.22	5.95	-4.90	-2.03	-3.99	7.66	-NA-	24.87
Emerging Europe REITs Index	GBP	2,121.49	1,722.23	1.84	3.49	-NA-	-NA-	-7.51	-12.03	-5.86	-5.87	-9.19	12.47	-NA-	34.39
Emerging Europe Non-REITs Index	GBP	392.71	1,462.30	1.56	0.00	-NA-	-NA-	-17.50	-6.02	-2.71	7.63	-0.99	2.94	-NA-	25.20
Emerging Middle East and Africa REITs Index	GBP	2,519.00	9,428.53	10.09	6.31	-NA-	-NA-	0.54	0.76	-9.32	-10.40	-14.07	10.01	-NA-	22.77
Emerging Middle East and Africa Non-REITs I	GBP	3,900.23	3,555.81	3.80	3.01	-NA-	-NA-	12.43	10.88	-7.76	-5.48	-5.17	9.60	-NA-	31.85

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

Version: May 2016

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

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	JPY	2,033.02	3,464,359.39	22.96	5.97	-NA-	-NA-	1.50	-3.39	-19.99	-7.27	-6.72	-1.41	-NA-	19.52
Emerging Non-REITs Index	JPY	2,290.37	11,626,592.58	77.04	3.09	-NA-	-NA-	4.78	-3.12	-24.99	-3.30	0.43	-10.67	-NA-	23.73
Emerging Asia Pacific Non-REITs Index	JPY	2,986.42	9,835,996.27	65.18	3.17	-NA-	-NA-	12.83	-2.12	-25.95	-3.26	1.59	-13.34	-NA-	25.77
Emerging Americas Non-REITs Index	JPY	721.31	980,562.30	6.50	3.13	-NA-	-NA-	-19.84	-23.05	-22.34	-4.70	-8.88	18.52	-NA-	30.88
Emerging EMEA REITs Index	JPY	2,094.12	1,799,979.64	11.93	5.87	-NA-	-NA-	1.84	-1.16	-22.21	-9.80	-10.76	0.51	-NA-	24.86
Emerging EMEA Non-REITs Index	JPY	3,095.06	810,034.01	5.37	2.13	-NA-	-NA-	12.37	7.84	-18.93	-2.10	-1.12	-1.98	-NA-	28.14
Emerging Europe REITs Index	JPY	2,076.05	278,005.88	1.84	3.49	-NA-	-NA-	-3.96	-10.47	-19.75	-5.94	-6.48	2.39	-NA-	35.29
Emerging Europe Non-REITs Index	JPY	384.29	236,047.43	1.56	0.00	-NA-	-NA-	-14.34	-4.34	-17.07	7.54	1.97	-6.28	-NA-	28.64
Emerging Middle East and Africa REITs Index	JPY	2,465.04	1,521,973.76	10.09	6.31	-NA-	-NA-	4.39	2.55	-22.70	-10.47	-11.50	0.16	-NA-	24.22
Emerging Middle East and Africa Non-REITs I	JPY	3,816.69	573,986.58	3.80	3.01	-NA-	-NA-	16.74	12.86	-21.37	-5.55	-2.34	-0.22	-NA-	34.42
Emerging REITs Index	AUD	1,694.77	43,118.48	22.96	5.97	-NA-	-NA-	3.03	2.80	-5.40	-0.21	-5.20	7.39	14.21	-NA-
Emerging Non-REITs Index	AUD	1,909.30	144,708.12	77.04	3.09	-NA-	-NA-	6.35	3.09	-11.32	4.05	2.07	-2.69	16.97	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,489.55	122,421.81	65.18	3.17	-NA-	-NA-	14.53	4.15	-12.46	4.10	3.25	-5.60	20.01	-NA-
Emerging Americas Non-REITs Index	AUD	601.30	12,204.38	6.50	3.13	-NA-	-NA-	-18.63	-18.11	-8.19	2.55	-7.40	29.10	23.70	-NA-
Emerging EMEA REITs Index	AUD	1,745.70	22,403.10	11.93	5.87	-NA-	-NA-	3.37	5.17	-8.03	-2.94	-9.31	9.49	19.86	-NA-
Emerging EMEA Non-REITs Index	AUD	2,580.12	10,081.93	5.37	2.13	-NA-	-NA-	14.06	14.76	-4.15	5.35	0.49	6.77	24.80	-NA-
Emerging Europe REITs Index	AUD	1,730.64	3,460.15	1.84	3.49	-NA-	-NA-	-2.52	-4.73	-5.12	1.21	-4.96	11.54	30.04	-NA-
Emerging Europe Non-REITs Index	AUD	320.36	2,937.92	1.56	0.00	-NA-	-NA-	-13.05	1.79	-1.95	15.73	3.63	2.09	26.07	-NA-
Emerging Middle East and Africa REITs Index	AUD	2,054.92	18,942.95	10.09	6.31	-NA-	-NA-	5.96	9.13	-8.61	-3.66	-10.06	9.10	20.23	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,181.67	7,144.01	3.80	3.01	-NA-	-NA-	18.50	20.09	-7.03	1.63	-0.75	8.69	31.52	-NA-

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

Version: May 2016

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)
Index Description	Curr	Close Value May-16	Ccy (m) May-16	(%) Weight May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD		
Emerging REITs Index	EUR	2,054.37	28,059.45	22.96	5.40	-NA-	-NA-	-0.18	-2.11	-12.37	-3.92	-7.53	4.02	-NA-	18.58
Emerging Non-REITs Index	EUR	2,369.34	94,169.14	77.04	2.90	-NA-	-NA-	3.38	-1.48	-17.50	0.24	-0.36	-5.53	-NA-	21.26
Emerging Asia Pacific Non-REITs Index	EUR	3,081.96	79,666.28	65.18	2.97	-NA-	-NA-	11.30	-0.48	-18.58	0.29	0.80	-8.35	-NA-	23.94
Emerging Americas Non-REITs Index	EUR	752.74	7,942.03	6.50	2.89	-NA-	-NA-	-20.84	-21.72	-14.54	-1.25	-9.64	25.30	-NA-	29.26
Emerging EMEA REITs Index	EUR	2,097.30	14,578.87	11.93	5.02	-NA-	-NA-	-0.04	-0.11	-15.02	-6.60	-11.58	5.90	-NA-	23.50
Emerging EMEA Non-REITs Index	EUR	3,186.71	6,560.84	5.37	2.13	-NA-	-NA-	10.84	9.76	-10.66	1.56	-1.86	3.74	-NA-	24.86
Emerging Europe REITs Index	EUR	2,100.22	2,251.70	1.84	3.00	-NA-	-NA-	-5.47	-9.18	-11.96	-2.81	-7.53	7.90	-NA-	34.72
Emerging Europe Non-REITs Index	EUR	397.71	1,911.86	1.56	0.00	-NA-	-NA-	-15.55	-2.74	11.56	1.21	-0.81	-NA-	-NA-	26.33
Emerging Middle East and Africa REITs Index	EUR	2,460.38	12,327.17	10.09	5.39	-NA-	-NA-	2.37	3.57	-15.60	-7.26	-12.29	5.52	-NA-	22.84
Emerging Middle East and Africa Non-REITs I	EUR	3,933.86	4,648.98	3.80	3.01	-NA-	-NA-	15.20	14.94	-13.35	-2.02	-3.07	5.61	-NA-	31.47
Emerging REITs Index	USD	1,802.87	31,237.18	22.96	5.40	-NA-	-NA-	-5.16	-6.94	-11.02	-6.14	-10.12	6.60	-NA-	19.01
Emerging Non-REITs Index	USD	2,080.37	104,833.80	77.04	2.90	-NA-	-NA-	-1.78	-6.35	-16.22	-2.07	-3.15	-3.19	-NA-	22.63
Emerging Asia Pacific Non-REITs Index	USD	2,706.04	88,688.48	65.18	2.97	-NA-	-NA-	5.75	-5.40	-17.32	-2.03	-2.03	-6.08	-NA-	24.32
Emerging Americas Non-REITs Index	USD	660.85	8,841.46	6.50	2.89	-NA-	-NA-	-24.78	-25.59	-13.23	-3.53	-12.17	28.41	-NA-	32.50
Emerging EMEA REITs Index	USD	1,840.82	16,229.92	11.93	5.02	-NA-	-NA-	-5.02	-5.05	-13.71	-8.75	-14.06	8.52	-NA-	24.51
Emerging EMEA Non-REITs Index	USD	2,798.75	7,303.85	5.37	2.13	-NA-	-NA-	5.31	4.34	-9.29	-0.79	-4.61	6.32	-NA-	27.19
Emerging Europe REITs Index	USD	1,844.82	2,506.70	1.84	3.00	-NA-	-NA-	-10.18	-13.67	-10.61	-5.05	-10.12	10.58	-NA-	34.91
Emerging Europe Non-REITs Index	USD	349.16	2,128.38	1.56	0.00	-NA-	-NA-	-19.76	-7.54	-7.20	8.99	-1.62	1.65	-NA-	28.07
Emerging Middle East and Africa REITs Index	USD	2,159.22	13,723.22	10.09	5.39	-NA-	-NA-	-2.73	-1.55	-14.30	-9.40	-14.75	8.13	-NA-	23.91
Emerging Middle East and Africa Non-REITs I	USD	3,455.02	5,175.48	3.80	3.01	-NA-	-NA-	9.46	9.26	-12.01	-4.28	-5.78	8.23	-NA-	33.42
Emerging REITs Index	GBP	1,996.23	21,461.48	22.96	5.40	-NA-	-NA-	-2.79	-5.67	-6.71	-7.31	-9.54	7.95	-NA-	18.16
Emerging Non-REITs Index	GBP	2,303.50	72,025.97	77.04	2.90	-NA-	-NA-	0.67	-5.06	-12.17	-3.29	-2.52	-1.96	-NA-	21.01
Emerging Asia Pacific Non-REITs Index	GBP	2,996.26	60,933.34	65.18	2.97	-NA-	-NA-	8.38	-4.10	-13.32	-3.25	-1.39	-4.89	-NA-	23.52
Emerging Americas Non-REITs Index	GBP	731.72	6,074.52	6.50	2.89	-NA-	-NA-	-22.91	-24.57	-9.03	-4.74	-11.61	30.03	-NA-	29.67
Emerging EMEA REITs Index	GBP	2,038.25	11,150.75	11.93	5.02	-NA-	-NA-	-2.65	-3.75	-9.54	-9.89	-13.51	9.90	-NA-	23.35
Emerging EMEA Non-REITs Index	GBP	3,098.92	5,018.11	5.37	2.13	-NA-	-NA-	7.93	5.77	-4.90	-2.03	-3.99	7.66	-NA-	24.86
Emerging Europe REITs Index	GBP	2,042.68	1,722.23	1.84	3.00	-NA-	-NA-	-7.94	-12.49	-6.28	-6.24	-9.54	11.98	-NA-	34.37
Emerging Europe Non-REITs Index	GBP	386.61	1,462.30	1.56	0.00	-NA-	-NA-	-17.76	-6.28	-2.71	7.63	-0.99	2.94	-NA-	25.18
Emerging Middle East and Africa REITs Index	GBP	2,390.79	9,428.53	10.09	5.39	-NA-	-NA-	-0.31	-0.20	-10.15	-10.53	-14.20	9.50	-NA-	22.70
Emerging Middle East and Africa Non-REITs I	GBP	3,825.57	3,555.81	3.80	3.01	-NA-	-NA-	12.18	10.76	-7.76	-5.48	-5.17	9.60	-NA-	31.84

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

Version: May 2016

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

Net Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36M
Index Description	Curr	May-16	May-16	May-16	May-16	- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	YTD	Vity (%)	Vity (%)
Emerging REITs Index	JPY	1,953.47	3,464,359.39	22.96	5.40	-NA-	-NA-	0.94	-3.99	-20.47	-7.38	-6.84	-1.72	-NA-	19.48
Emerging Non-REITs Index	JPY	2,254.15	11,626,592.58	77.04	2.90	-NA-	-NA-	4.53	-3.37	-25.13	-3.37	0.39	-10.74	-NA-	23.73
Emerging Asia Pacific Non-REITs Index	JPY	2,932.08	9,835,996.27	65.18	2.97	-NA-	-NA-	12.54	-2.39	-26.11	-3.33	1.55	-13.41	-NA-	25.78
Emerging Americas Non-REITs Index	JPY	716.05	980,562.30	6.50	2.89	-NA-	-NA-	-19.95	-23.23	-22.45	-4.81	-8.96	18.38	-NA-	30.88
Emerging EMEA REITs Index	JPY	1,994.59	1,799,979.64	11.93	5.02	-NA-	-NA-	1.08	-2.03	-22.88	-9.96	-10.92	0.05	-NA-	24.77
Emerging EMEA Non-REITs Index	JPY	3,032.53	810,034.01	5.37	2.13	-NA-	-NA-	12.08	7.65	-18.93	-2.10	-1.12	-1.98	-NA-	28.13
Emerging Europe REITs Index	JPY	1,998.92	278,005.88	1.84	3.00	-NA-	-NA-	-4.41	-10.93	-20.11	-6.31	-6.84	1.95	-NA-	35.27
Emerging Europe Non-REITs Index	JPY	378.32	236,047.43	1.56	0.00	-NA-	-NA-	-14.61	-4.61	-17.07	7.54	1.97	-6.28	-NA-	28.62
Emerging Middle East and Africa REITs Index	JPY	2,339.58	1,521,973.76	10.09	5.39	-NA-	-NA-	3.52	1.58	-23.41	-10.60	-11.63	-0.31	-NA-	24.11
Emerging Middle East and Africa Non-REITs I	JPY	3,743.62	573,986.58	3.80	3.01	-NA-	-NA-	16.49	12.73	-21.37	-5.55	-2.34	-0.22	-NA-	34.41
Emerging REITs Index	AUD	1,628.45	43,118.48	22.96	5.40	-NA-	-NA-	2.45	2.17	-5.98	-0.33	-5.32	7.06	14.23	-NA-
Emerging Non-REITs Index	AUD	1,879.11	144,708.12	77.04	2.90	-NA-	-NA-	6.10	2.82	-11.48	3.99	2.02	-2.77	16.98	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,444.25	122,421.81	65.18	2.97	-NA-	-NA-	14.23	3.86	-12.64	4.03	3.21	-5.68	20.03	-NA-
Emerging Americas Non-REITs Index	AUD	596.91	12,204.38	6.50	2.89	-NA-	-NA-	-18.75	-18.31	-8.32	2.43	-7.48	28.96	23.70	-NA-
Emerging EMEA REITs Index	AUD	1,662.73	22,403.10	11.93	5.02	-NA-	-NA-	2.60	4.25	-8.83	-3.11	-9.47	8.99	19.85	-NA-
Emerging EMEA Non-REITs Index	AUD	2,527.99	10,081.93	5.37	2.13	-NA-	-NA-	13.76	14.55	-4.15	5.35	0.49	6.77	24.80	-NA-
Emerging Europe REITs Index	AUD	1,666.35	3,460.15	1.84	3.00	-NA-	-NA-	-2.97	-5.22	-5.55	0.82	-5.32	11.05	30.02	-NA-
Emerging Europe Non-REITs Index	AUD	315.38	2,937.92	1.56	0.00	-NA-	-NA-	-13.32	1.51	-1.95	15.73	3.63	2.09	26.06	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,950.33	18,942.95	10.09	5.39	-NA-	-NA-	5.07	8.09	-9.45	-3.80	-10.19	8.60	20.21	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	3,120.77	7,144.01	3.80	3.01	-NA-	-NA-	18.24	19.96	-7.03	1.63	-0.75	8.69	31.51	-NA-

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

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

Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging REITs Index	EUR	1,280.90	28,059.45	22.96	0.00	-NA-	-NA-	-5.05	-6.99	-16.95	-5.01	-8.47	1.11	-NA-	18.52
Emerging Non-REITs Index	EUR	1,947.95	94,169.14	77.04	0.00	-NA-	-NA-	0.75	-4.20	-19.80	-0.67	-1.03	-6.60	-NA-	21.38
Emerging Asia Pacific Non-REITs Index	EUR	2,608.24	79,666.28	65.18	0.00	-NA-	-NA-	8.63	-3.23	-21.04	-0.59	0.07	-9.29	-NA-	24.12
Emerging Americas Non-REITs Index	EUR	637.18	7,942.03	6.50	0.00	-NA-	-NA-	-22.88	-24.19	-16.12	-2.64	-10.28	23.54	-NA-	29.26
Emerging EMEA REITs Index	EUR	1,303.23	14,578.87	11.93	0.00	-NA-	-NA-	-4.94	-5.00	-19.15	-7.53	-12.47	3.13	-NA-	23.27
Emerging EMEA Non-REITs Index	EUR	2,256.05	6,560.84	5.37	0.00	-NA-	-NA-	7.11	7.07	-12.52	0.81	-1.86	1.58	-NA-	24.56
Emerging Europe REITs Index	EUR	1,700.74	2,251.70	1.84	0.00	-NA-	-NA-	-7.93	-11.77	-14.17	-4.89	-9.51	5.30	-NA-	34.70
Emerging Europe Non-REITs Index	EUR	365.59	1,911.86	1.56	0.00	-NA-	-NA-	-16.96	-4.19	-8.61	11.56	1.21	-0.81	-NA-	26.29
Emerging Middle East and Africa REITs Index	EUR	1,423.43	12,327.17	10.09	0.00	-NA-	-NA-	-3.74	-1.91	-19.95	-8.00	-12.99	2.74	-NA-	22.56
Emerging Middle East and Africa Non-REITs I	EUR	2,706.99	4,648.98	3.80	0.00	-NA-	-NA-	11.10	11.94	-15.82	-3.03	-3.07	2.60	-NA-	31.13
Emerging REITs Index	USD	1,124.53	31,237.18	22.96	0.00	-NA-	-NA-	-9.78	-11.58	-15.67	-7.20	-11.04	3.62	-NA-	18.94
Emerging Non-REITs Index	USD	1,710.14	104,833.80	77.04	0.00	-NA-	-NA-	-4.27	-8.93	-18.56	-2.97	-3.80	-4.28	-NA-	22.70
Emerging Asia Pacific Non-REITs Index	USD	2,289.83	88,688.48	65.18	0.00	-NA-	-NA-	3.21	-8.01	-19.82	-2.89	-2.74	-7.04	-NA-	24.49
Emerging Americas Non-REITs Index	USD	559.39	8,841.46	6.50	0.00	-NA-	-NA-	-26.72	-27.93	-14.83	-4.88	-12.79	26.61	-NA-	32.47
Emerging EMEA REITs Index	USD	1,144.13	16,229.92	11.93	0.00	-NA-	-NA-	-9.68	-9.69	-17.91	-9.67	-14.92	5.69	-NA-	24.24
Emerging EMEA Non-REITs Index	USD	1,980.63	7,303.85	5.37	0.00	-NA-	-NA-	1.77	1.78	-11.18	-1.52	-4.61	4.10	-NA-	26.71
Emerging Europe REITs Index	USD	1,493.11	2,506.70	1.84	0.00	-NA-	-NA-	-12.52	-16.13	-12.85	-7.08	-12.05	7.91	-NA-	34.99
Emerging Europe Non-REITs Index	USD	320.96	2,128.38	1.56	0.00	-NA-	-NA-	-21.10	-8.92	-7.20	8.99	-1.62	1.65	-NA-	28.02
Emerging Middle East and Africa REITs Index	USD	1,249.66	13,723.22	10.09	0.00	-NA-	-NA-	-8.53	-6.75	-18.72	-10.12	-15.43	5.29	-NA-	23.56
Emerging Middle East and Africa Non-REITs I	USD	2,376.52	5,175.48	3.80	0.00	-NA-	-NA-	5.56	6.41	-14.52	-5.27	-5.78	5.15	-NA-	32.88
Emerging REITs Index	GBP	1,245.14	21,461.48	22.96	0.00	-NA-	-NA-	-7.53	-10.37	-11.58	-8.36	-10.46	4.93	-NA-	18.08
Emerging Non-REITs Index	GBP	1,893.56	72,025.97	77.04	0.00	-NA-	-NA-	-1.89	-7.69	-14.62	-4.18	-3.18	-3.07	-NA-	21.19
Emerging Asia Pacific Non-REITs Index	GBP	2,535.41	60,933.34	65.18	0.00	-NA-	-NA-	5.78	-6.75	-15.94	-4.10	-2.11	-5.86	-NA-	23.76
Emerging Americas Non-REITs Index	GBP	619.39	6,074.52	6.50	0.00	-NA-	-NA-	-24.90	-26.95	-10.71	-6.07	-12.23	28.21	-NA-	29.74
Emerging EMEA REITs Index	GBP	1,266.84	11,150.75	11.93	0.00	-NA-	-NA-	-7.43	-8.46	-13.93	-10.80	-14.37	7.03	-NA-	23.12
Emerging EMEA Non-REITs Index	GBP	2,193.06	5,018.11	5.37	0.00	-NA-	-NA-	4.31	3.17	-6.88	-2.75	-3.99	5.42	-NA-	24.51
Emerging Europe REITs Index	GBP	1,653.25	1,722.23	1.84	0.00	-NA-	-NA-	-10.34	-14.98	-8.63	-8.25	-11.48	9.28	-NA-	34.42
Emerging Europe Non-REITs Index	GBP	355.38	1,462.30	1.56	0.00	-NA-	-NA-	-19.14	-7.67	-2.71	7.63	-0.99	2.94	-NA-	25.08
Emerging Middle East and Africa REITs Index	GBP	1,383.68	9,428.53	10.09	0.00	-NA-	-NA-	-6.26	-5.48	-14.78	-11.25	-14.88	6.62	-NA-	22.42
Emerging Middle East and Africa Non-REITs I	GBP	2,631.41	3,555.81	3.80	0.00	-NA-	-NA-	8.19	7.87	-10.38	-6.46	-5.17	6.48	-NA-	31.48

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

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251

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

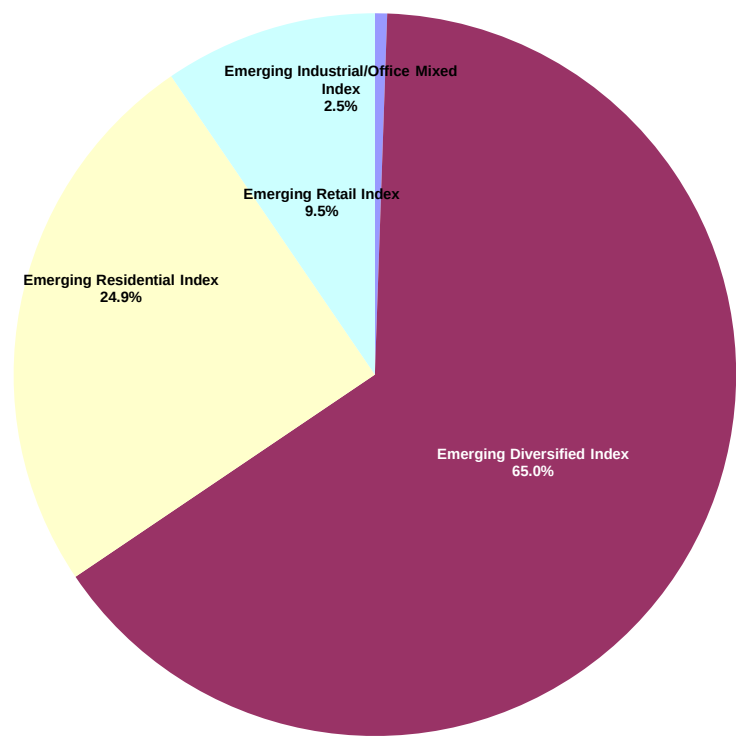
Price Return															
Index Description	Curr	Close Value	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36M
		May-16	Ccy (m) May-16	(%) Weight May-16	Yld (%) May-16	Rtn (%) - 20 Yrs *	Rtn (%) - 10 Yrs *	Rtn (%) - 5 Yrs *	Rtn (%) - 3 Yrs *	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) May-16	Rtn (%) YTD	Vity (%)	Vity (%)
Emerging REITs Index	JPY	1,218.47	3,464,359.39	22.96	0.00	-NA-	-NA-	-3.99	-8.78	-24.63	-8.43	-7.78	-4.47	-NA-	19.29
Emerging Non-REITs Index	JPY	1,853.00	11,626,592.58	77.04	0.00	-NA-	-NA-	1.88	-6.04	-27.22	-4.25	-0.29	-11.75	-NA-	23.81
Emerging Asia Pacific Non-REITs Index	JPY	2,481.10	9,835,996.27	65.18	0.00	-NA-	-NA-	9.84	-5.09	-28.34	-4.17	0.82	-14.30	-NA-	25.93
Emerging Americas Non-REITs Index	JPY	606.12	980,562.30	6.50	0.00	-NA-	-NA-	-22.02	-25.64	-23.88	-6.14	-9.61	16.72	-NA-	30.87
Emerging EMEA REITs Index	JPY	1,239.70	1,799,979.64	11.93	0.00	-NA-	-NA-	-3.88	-6.82	-26.63	-10.86	-11.81	-2.56	-NA-	24.34
Emerging EMEA Non-REITs Index	JPY	2,146.08	810,034.01	5.37	0.00	-NA-	-NA-	8.31	5.01	-20.62	-2.82	-1.12	-4.02	-NA-	27.74
Emerging Europe REITs Index	JPY	1,617.84	278,005.88	1.84	0.00	-NA-	-NA-	-6.90	-13.46	-22.11	-8.32	-8.84	-0.51	-NA-	35.25
Emerging Europe Non-REITs Index	JPY	347.77	236,047.43	1.56	0.00	-NA-	-NA-	-16.03	-6.03	-17.07	7.54	1.97	-6.28	-NA-	28.53
Emerging Middle East and Africa REITs Index	JPY	1,354.05	1,521,973.76	10.09	0.00	-NA-	-NA-	-2.66	-3.79	-27.36	-11.31	-12.34	-2.93	-NA-	23.57
Emerging Middle East and Africa Non-REITs I	JPY	2,575.04	573,986.58	3.80	0.00	-NA-	-NA-	12.34	9.79	-23.60	-6.53	-2.34	-3.06	-NA-	33.98
Emerging REITs Index	AUD	1,015.74	43,118.48	22.96	0.00	-NA-	-NA-	-2.54	-2.93	-10.89	-1.46	-6.28	4.06	14.41	-NA-
Emerging Non-REITs Index	AUD	1,544.70	144,708.12	77.04	0.00	-NA-	-NA-	3.41	-0.02	-13.95	3.03	1.34	-3.87	17.14	-NA-
Emerging Asia Pacific Non-REITs Index	AUD	2,068.30	122,421.81	65.18	0.00	-NA-	-NA-	11.49	0.99	-15.28	3.12	2.46	-6.64	20.23	-NA-
Emerging Americas Non-REITs Index	AUD	505.28	12,204.38	6.50	0.00	-NA-	-NA-	-20.85	-20.88	-10.01	1.00	-8.14	27.15	23.71	-NA-
Emerging EMEA REITs Index	AUD	1,033.44	22,403.10	11.93	0.00	-NA-	-NA-	-2.43	-0.85	-13.26	-4.08	-10.38	6.14	19.84	-NA-
Emerging EMEA Non-REITs Index	AUD	1,789.02	10,081.93	5.37	0.00	-NA-	-NA-	9.94	11.75	-6.15	4.57	0.49	4.55	24.60	-NA-
Emerging Europe REITs Index	AUD	1,348.66	3,460.15	1.84	0.00	-NA-	-NA-	-5.50	-7.91	-7.92	-1.34	-7.35	8.37	30.06	-NA-
Emerging Europe Non-REITs Index	AUD	289.91	2,937.92	1.56	0.00	-NA-	-NA-	-14.77	0.00	-1.95	15.73	3.63	2.09	26.06	-NA-
Emerging Middle East and Africa REITs Index	AUD	1,128.76	18,942.95	10.09	0.00	-NA-	-NA-	-1.20	2.38	-14.12	-4.56	-10.91	5.74	20.20	-NA-
Emerging Middle East and Africa Non-REITs I	AUD	2,146.61	7,144.01	3.80	0.00	-NA-	-NA-	14.03	16.83	-9.68	0.59	-0.75	5.60	31.28	-NA-

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

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-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	1,959.45	557.01	0.48	2.98	-NA-	-NA-	-11.02	-19.05	-19.45	-2.88	-14.50	3.95	-NA-	31.69
Emerging Diversified Index	EUR	2,423.51	72,715.55	63.25	3.85	-NA-	-NA-	6.66	1.69	-14.65	-0.21	-1.39	-2.00	-NA-	18.87
Emerging Residential Index	EUR	1,819.57	29,502.32	25.66	3.56	-NA-	-NA-	-0.68	-3.67	-19.15	-2.66	-2.38	-12.52	-NA-	24.96
Emerging Retail Index	EUR	3,494.19	12,193.09	10.61	3.33	-NA-	-NA-	3.23	-6.40	-11.77	2.34	-3.43	16.99	-NA-	22.57
Emerging Industrial/Office Mixed Index	USD	1,719.78	620.09	0.48	2.98	-NA-	-NA-	-15.99	-23.05	-18.21	-5.12	-16.90	6.53	-NA-	33.56
Emerging Diversified Index	USD	2,128.10	80,950.59	63.25	3.85	-NA-	-NA-	0.70	-3.33	-13.33	-2.52	-4.15	0.44	-NA-	19.84
Emerging Residential Index	USD	1,597.49	32,843.46	25.66	3.56	-NA-	-NA-	-6.23	-8.43	-17.90	-4.91	-5.11	-10.34	-NA-	26.07
Emerging Retail Index	USD	3,067.16	13,573.96	10.61	3.33	-NA-	-NA-	-2.54	-11.03	-10.41	-0.03	-6.14	19.89	-NA-	24.37
Emerging Industrial/Office Mixed Index	GBP	1,904.23	426.04	0.48	2.98	-NA-	-NA-	-13.87	-22.00	-14.25	-6.31	-16.36	7.88	-NA-	30.23
Emerging Diversified Index	GBP	2,356.33	55,617.03	63.25	3.85	-NA-	-NA-	3.25	-2.01	-9.14	-3.74	-3.53	1.71	-NA-	18.62
Emerging Residential Index	GBP	1,768.82	22,565.07	25.66	3.56	-NA-	-NA-	-3.86	-7.17	-13.93	-6.10	-4.50	-9.21	-NA-	24.60
Emerging Retail Index	GBP	3,396.12	9,325.98	10.61	3.33	-NA-	-NA-	-0.08	-9.81	-6.08	-1.28	-5.53	21.41	-NA-	22.57
Emerging Industrial/Office Mixed Index	JPY	1,863.44	68,771.58	0.48	2.98	-NA-	-NA-	-10.51	-20.61	-26.91	-6.38	-13.86	-1.79	-NA-	32.80
Emerging Diversified Index	JPY	2,305.86	8,977,825.17	63.25	3.85	-NA-	-NA-	7.28	-0.26	-22.55	-3.81	-0.65	-7.40	-NA-	21.49
Emerging Residential Index	JPY	1,730.94	3,642,504.14	25.66	3.56	-NA-	-NA-	-0.11	-5.52	-26.63	-6.17	-1.65	-17.34	-NA-	26.75
Emerging Retail Index	JPY	3,323.37	1,505,419.85	10.61	3.33	-NA-	-NA-	3.82	-8.20	-19.93	-1.35	-2.71	10.53	-NA-	23.71
Emerging Industrial/Office Mixed Index	AUD	1,553.40	855.95	0.48	2.98	-NA-	-NA-	-8.84	-15.51	-13.58	0.75	-12.46	6.98	27.27	-NA-
Emerging Diversified Index	AUD	1,922.22	111,740.75	63.25	3.85	-NA-	-NA-	9.28	6.13	-8.43	3.51	0.97	0.87	14.67	-NA-
Emerging Residential Index	AUD	1,442.95	45,335.72	25.66	3.56	-NA-	-NA-	1.76	0.54	-13.25	0.97	-0.04	-9.96	20.95	-NA-
Emerging Retail Index	AUD	2,770.43	18,736.92	10.61	3.33	-NA-	-NA-	5.76	-2.31	-5.34	6.16	-1.12	20.40	17.01	-NA-

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

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255

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

Net Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	1,883.18	557.01	0.48	2.87	-NA-	-NA-	-11.56	-19.85	-19.53	-2.92	-14.50	3.90	-NA-	31.49
Emerging Diversified Index	EUR	2,370.30	72,715.55	63.25	3.52	-NA-	-NA-	6.29	1.29	-14.95	-0.30	-1.46	-2.15	-NA-	18.89
Emerging Residential Index	EUR	1,798.83	29,502.32	25.66	3.39	-NA-	-NA-	-0.86	-3.88	-19.26	-2.73	-2.42	-12.59	-NA-	24.95
Emerging Retail Index	EUR	3,429.22	12,193.09	10.61	3.08	-NA-	-NA-	2.97	-6.65	-11.96	2.25	-3.49	16.83	-NA-	22.55
Emerging Industrial/Office Mixed Index	USD	1,652.89	620.09	0.48	2.87	-NA-	-NA-	-16.50	-23.81	-18.29	-5.16	-16.90	6.48	-NA-	33.36
Emerging Diversified Index	USD	2,081.34	80,950.59	63.25	3.52	-NA-	-NA-	0.35	-3.71	-13.64	-2.60	-4.22	0.28	-NA-	19.84
Emerging Residential Index	USD	1,579.28	32,843.46	25.66	3.39	-NA-	-NA-	-6.40	-8.63	-18.02	-4.98	-5.16	-10.42	-NA-	26.07
Emerging Retail Index	USD	3,010.15	13,573.96	10.61	3.08	-NA-	-NA-	-2.79	-11.27	-10.60	-0.11	-6.20	19.73	-NA-	24.35
Emerging Industrial/Office Mixed Index	GBP	1,830.16	426.04	0.48	2.87	-NA-	-NA-	-14.39	-22.77	-14.33	-6.35	-16.36	7.82	-NA-	30.07
Emerging Diversified Index	GBP	2,304.57	55,617.03	63.25	3.52	-NA-	-NA-	2.89	-2.39	-9.46	-3.82	-3.60	1.54	-NA-	18.63
Emerging Residential Index	GBP	1,748.66	22,565.07	25.66	3.39	-NA-	-NA-	-4.04	-7.38	-14.05	-6.17	-4.54	-9.29	-NA-	24.60
Emerging Retail Index	GBP	3,332.99	9,325.98	10.61	3.08	-NA-	-NA-	-0.33	-10.05	-6.27	-1.36	-5.59	21.24	-NA-	22.56
Emerging Industrial/Office Mixed Index	JPY	1,790.96	68,771.58	0.48	2.87	-NA-	-NA-	-11.05	-21.39	-26.97	-6.42	-13.86	-1.83	-NA-	32.62
Emerging Diversified Index	JPY	2,255.20	8,977,825.17	63.25	3.52	-NA-	-NA-	6.91	-0.65	-22.82	-3.89	-0.72	-7.55	-NA-	21.50
Emerging Residential Index	JPY	1,711.21	3,642,504.14	25.66	3.39	-NA-	-NA-	-0.29	-5.73	-26.73	-6.24	-1.69	-17.42	-NA-	26.75
Emerging Retail Index	JPY	3,261.59	1,505,419.85	10.61	3.08	-NA-	-NA-	3.56	-8.45	-20.10	-1.43	-2.77	10.38	-NA-	23.69
Emerging Industrial/Office Mixed Index	AUD	1,492.98	855.95	0.48	2.87	-NA-	-NA-	-9.39	-16.35	-13.66	0.70	-12.46	6.93	27.09	-NA-
Emerging Diversified Index	AUD	1,879.99	111,740.75	63.25	3.52	-NA-	-NA-	8.90	5.72	-8.75	3.42	0.90	0.71	14.70	-NA-
Emerging Residential Index	AUD	1,426.50	45,335.72	25.66	3.39	-NA-	-NA-	1.57	0.32	-13.38	0.90	-0.09	-10.04	20.95	-NA-
Emerging Retail Index	AUD	2,718.94	18,736.92	10.61	3.08	-NA-	-NA-	5.49	-2.58	-5.54	6.07	-1.19	20.24	17.01	-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-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)
Emerging Industrial/Office Mixed Index	EUR	1,208.84	557.01	0.48	2.98	-NA-	-NA-	-17.62	-28.04	-20.19	-3.35	-14.50	3.45	-NA-	33.07
Emerging Diversified Index	EUR	1,846.10	72,715.55	63.25	3.85	-NA-	-NA-	2.82	-2.18	-17.94	-1.12	-2.20	-3.57	-NA-	19.00
Emerging Residential Index	EUR	1,525.41	29,502.32	25.66	3.56	-NA-	-NA-	-3.20	-6.52	-21.97	-4.08	-3.47	-14.02	-NA-	25.00
Emerging Retail Index	EUR	2,811.71	12,193.09	10.61	3.33	-NA-	-NA-	0.59	-8.92	-14.33	1.38	-3.71	14.88	-NA-	22.39
Emerging Industrial/Office Mixed Index	USD	1,061.26	620.09	0.48	2.98	-NA-	-NA-	-22.22	-31.60	-18.96	-5.58	-16.90	6.01	-NA-	34.73
Emerging Diversified Index	USD	1,620.73	80,950.59	63.25	3.85	-NA-	-NA-	-2.92	-7.01	-16.68	-3.40	-4.94	-1.17	-NA-	19.91
Emerging Residential Index	USD	1,339.19	32,843.46	25.66	3.56	-NA-	-NA-	-8.61	-11.14	-20.77	-6.29	-6.17	-11.89	-NA-	26.10
Emerging Retail Index	USD	2,468.45	13,573.96	10.61	3.33	-NA-	-NA-	-5.03	-13.42	-13.01	-0.96	-6.40	17.73	-NA-	24.19
Emerging Industrial/Office Mixed Index	GBP	1,175.08	426.04	0.48	2.98	-NA-	-NA-	-20.26	-30.66	-15.04	-6.76	-16.36	7.35	-NA-	32.01
Emerging Diversified Index	GBP	1,794.55	55,617.03	63.25	3.85	-NA-	-NA-	-0.47	-5.74	-12.64	-4.61	-4.33	0.08	-NA-	18.77
Emerging Residential Index	GBP	1,482.81	22,565.07	25.66	3.56	-NA-	-NA-	-6.30	-9.93	-16.93	-7.47	-5.56	-10.77	-NA-	24.70
Emerging Retail Index	GBP	2,733.20	9,325.98	10.61	3.33	-NA-	-NA-	-2.63	-12.23	-8.80	-2.19	-5.80	19.22	-NA-	22.39
Emerging Industrial/Office Mixed Index	JPY	1,149.91	68,771.58	0.48	2.98	-NA-	-NA-	-17.15	-29.43	-27.58	-6.83	-13.86	-2.26	-NA-	34.15
Emerging Diversified Index	JPY	1,756.11	8,977,825.17	63.25	3.85	-NA-	-NA-	3.41	-4.06	-25.53	-4.68	-1.47	-8.89	-NA-	21.51
Emerging Residential Index	JPY	1,451.05	3,642,504.14	25.66	3.56	-NA-	-NA-	-2.64	-8.32	-29.19	-7.54	-2.74	-18.77	-NA-	26.80
Emerging Retail Index	JPY	2,674.65	1,505,419.85	10.61	3.33	-NA-	-NA-	1.17	-10.67	-22.25	-2.27	-2.98	8.54	-NA-	23.59
Emerging Industrial/Office Mixed Index	AUD	958.59	855.95	0.48	2.98	-NA-	-NA-	-15.60	-24.90	-14.38	0.26	-12.46	6.47	29.29	-NA-
Emerging Diversified Index	AUD	1,463.93	111,740.75	63.25	3.85	-NA-	-NA-	5.34	2.09	-11.96	2.57	0.14	-0.75	14.90	-NA-
Emerging Residential Index	AUD	1,209.63	45,335.72	25.66	3.56	-NA-	-NA-	-0.83	-2.44	-16.28	-0.50	-1.16	-11.51	21.01	-NA-
Emerging Retail Index	AUD	2,229.65	18,736.92	10.61	3.33	-NA-	-NA-	3.06	-4.94	-8.08	5.17	-1.40	18.24	16.85	-NA-

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

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257

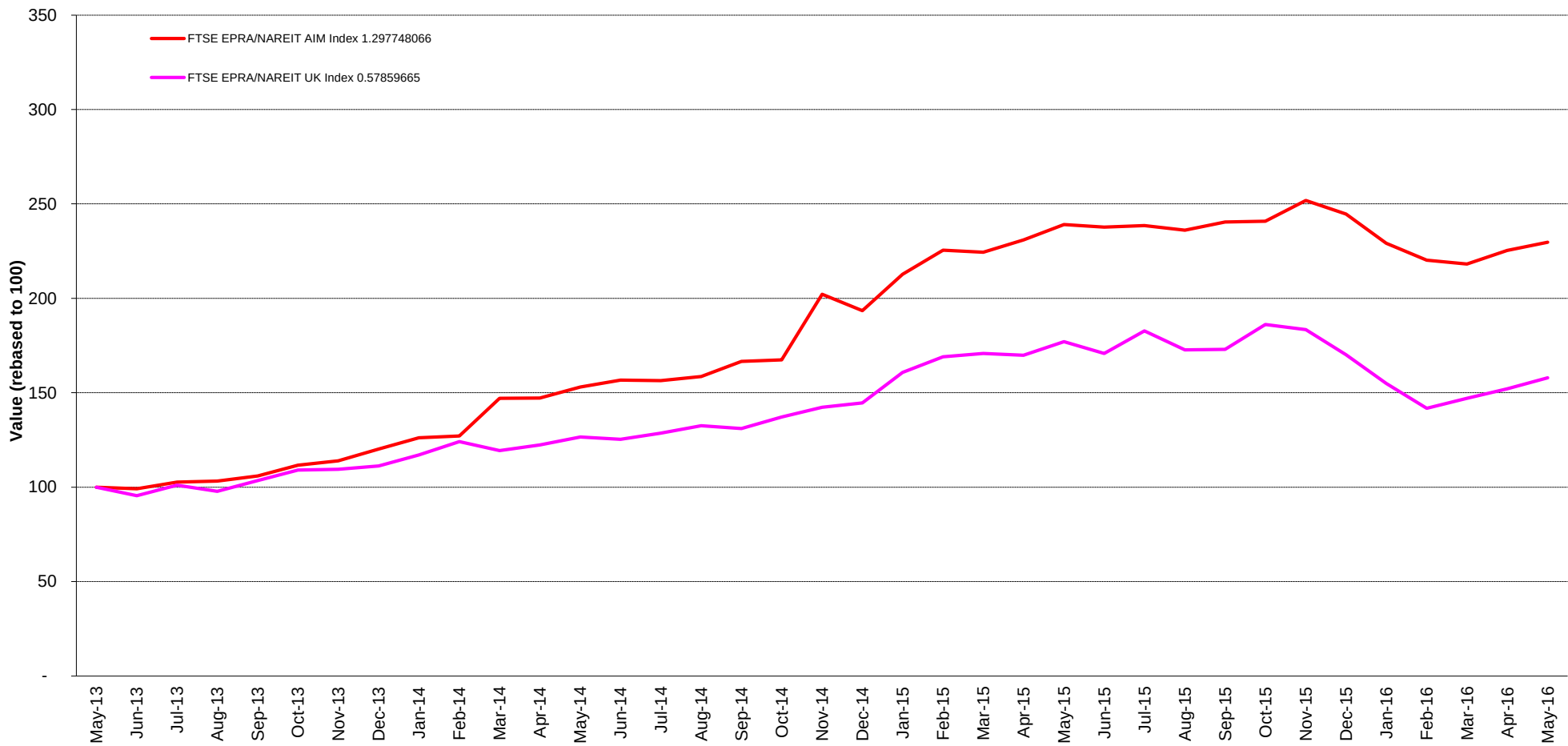
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Section 4.4

FTSE EPRA/NAREIT AIM Index Series

FTSE EPRA/NAREIT AIM Index Series

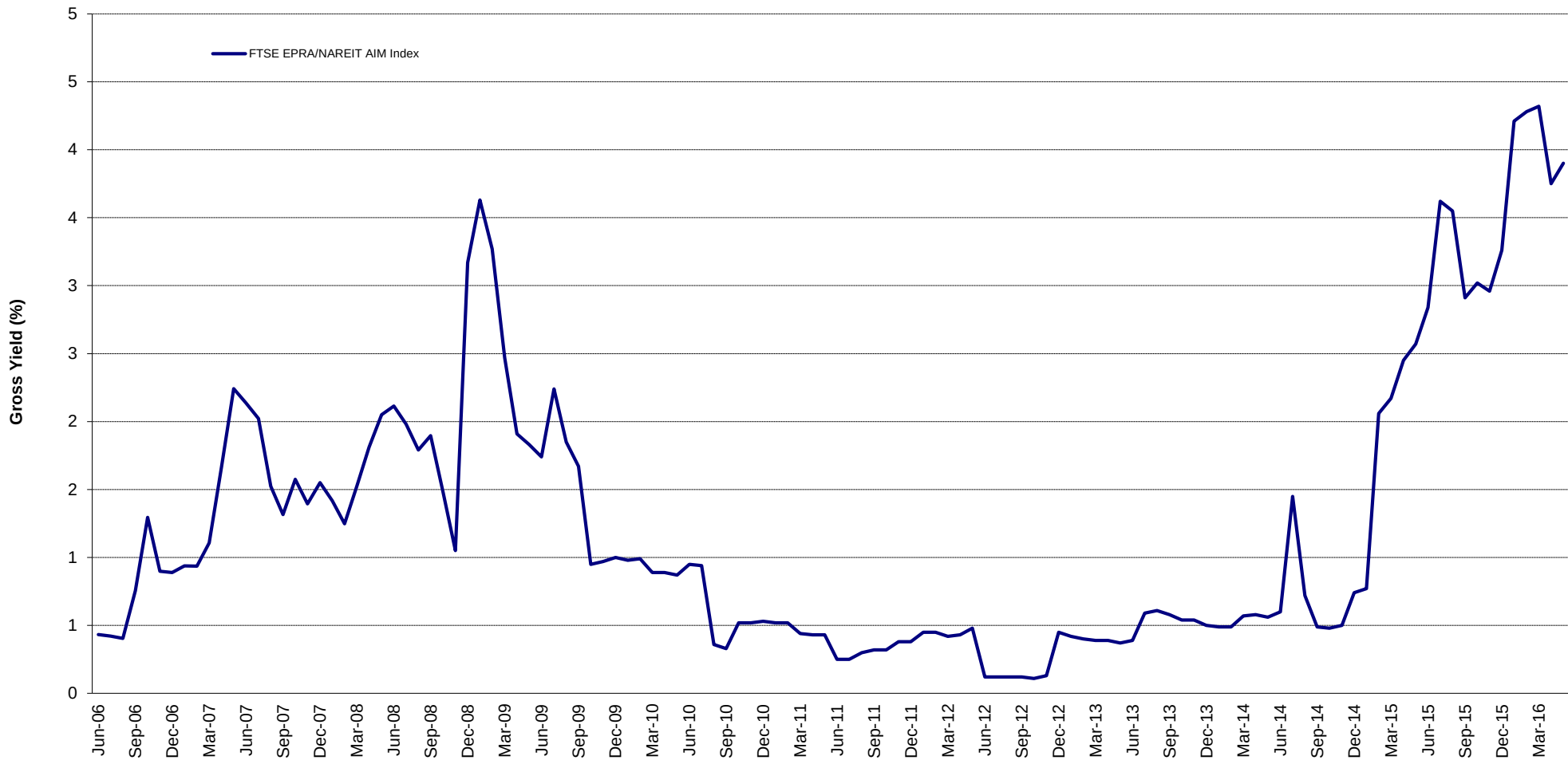
Graph 43: EPRA/NAREIT AIM Index - Total Return (EUR) Rolling 36 Months Performance



Version: May 2016

FTSE EPRA/NAREIT AIM Index Series

Graph 44: Dividend Yields



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

Ex Date	Description
26 May 2016	LXB Retail Properties (UK): Capital Repayment: GBP 0.38

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	Local	Free	Free	Free	Div	Total		Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	
	Price	Mkt Cap	Global	Europe		Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)			3 month	Annual
	31-May	31-May	31-May	31-May		- 20 Yrs *	- 10 Yrs *	- 5 Yrs *	- 3 Yrs *	- 1 Yr	QTD	May-16	May-16	May-16	YTD	Vity (%)	Vity (%)	Annualised	Velocity
NewRiver Retail	3.18	734	44.97	44.97	5.82	-NA-	-NA-	-NA-	14.11	-0.86	-4.07	-1.40	0.00	-1.40	-7.69	-NA-	15.08	433	59
Sirius Real Estate	0.52	299	18.32	18.32	3.22	-NA-	-NA-	7.93	29.40	4.52	17.51	6.12	0.00	6.12	4.52	-NA-	24.93	116	39
Conygar Investment Company	1.55	111	6.80	6.80	1.13	-NA-	2.51	6.11	8.79	-14.40	-6.36	-2.60	0.00	-2.60	-10.17	23.55	16.27	57	51
LXB Retail Properties	0.61	95	5.81	5.81	0.00	-NA-	-NA-	4.85	7.05	5.10	2.91	-2.19	0.00	-2.19	2.91	-NA-	13.00	65	68
Taliesin Property Fund	28.53	88	5.40	5.40	0.00	-NA-	-NA-	-NA-	27.99	30.99	7.84	0.26	0.00	0.26	26.78	-NA-	16.68	19	22
Palace Capital	3.63	87	5.32	5.32	3.86	-NA-	-NA-	-NA-	21.92	-6.45	5.84	5.84	0.00	5.84	2.11	-NA-	16.47	13	15
Real Estate Investors	0.61	83	5.11	5.11	3.31	-NA-	-NA-	-NA-	-NA-	-1.22	-2.42	-2.42	0.00	-2.42	-13.57	-NA-	-NA-	101	121
Summit Germany	0.01	76	4.64	4.64	3.29	-NA-	-NA-	-NA-	-NA-	8.29	4.38	1.76	0.00	1.76	4.38	-NA-	-NA-	41	54
AIM Total		1,633	100.00	100.00															
Emerging Markets and AIM Total		119035.2289	100.00	100.00															

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

Version: May 2016

FTSE EPRA/NAREIT AIM Index Series - Index Performance

Gross Total Return															
Index Description	Curr	Close Value May-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	36M Vity (%)	10 Yrs Vity (%)
AIM Index	EUR	1,640.84	2,134.71	100.00	3.90	-NA-	-5.06	15.79	31.96	-3.88	5.29	1.97	-6.06	17.56	0.00
AIM Index	USD	1,822.46	2,376.47	100.00	3.90	-NA-	-3.93	10.01	25.44	-2.40	2.86	-0.89	-3.73	17.94	0.00
AIM Index	GBP	2,022.93	1,632.75	100.00	3.90	-NA-	-4.34	12.75	27.16	2.32	1.57	-0.25	-2.51	17.83	0.00
AIM Index	JPY	1,974.69	263,561.96	100.00	3.90	-NA-	-1.88	17.08	29.42	-12.78	1.50	2.73	-11.24	22.42	0.00
AIM Index	AUD	1,646.15	3,280.37	100.00	3.90	-NA-	-6.16	18.84	37.72	3.12	9.22	4.41	-3.31	18.45	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-16	Free Float Mkt Cap Ccy (m) May-16	Free Float Mkt Cap (%) Weight May-16	Div Yld (%) May-16	Total 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-16	Total Rtn (%) YTD	36M Vity (%)	10 Yrs Vity (%)
AIM Index	EUR	1,469.67	2,134.71	100.00	0.00	-NA-	-6.69	14.43	29.61	-6.79	4.53	1.94	-6.88	17.68	0.00
AIM Index	USD	1,632.34	2,376.47	100.00	0.00	-NA-	-5.58	8.73	23.21	-5.36	2.12	-0.92	-4.57	18.04	0.00
AIM Index	GBP	1,812.06	1,632.75	100.00	0.00	-NA-	-5.98	11.44	24.89	-0.78	0.85	-0.28	-3.36	17.93	0.00
AIM Index	JPY	1,768.70	263,561.96	100.00	0.00	-NA-	-3.56	15.71	27.12	-15.42	0.77	2.71	-12.02	22.56	0.00
AIM Index	AUD	1,474.43	3,280.37	100.00	0.00	-NA-	-7.77	17.45	35.27	0.00	8.44	4.38	-4.16	18.51	0.00

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

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

Top Constituents

Company	Country	Free Float Mkt Cap (EUR m)	Free Float Emerging (%) Weight
		31-May	31-May
NewRiver Retail	UK	734.31	44.97
Sirius Real Estate	UK	299.08	-NA-
Far East Consortium	CHIN	251.80	0.21
Conygar Investment Company	UK	110.99	-NA-
LXB Retail Properties	UK	94.87	5.81
Taliesin Property Fund	UK	88.25	5.40
Palace Capital	UK	86.91	1.98
Real Estate Investors	UK	83.46	2.98

Country Breakdown

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float AIM Weight
	31-May	31-May	31-May
AIM Index	9	2,134.71	100.00%
Total AIM Index	9	2,134.71	100.00%

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

Top Performance

Stock	Country	Price Return May-16	Div Return May-16	Total Return May-16	
Sirius Real Estate	UK	6.12	0.00	6.12	▲
Palace Capital	UK	5.84	0.00	5.84	▲

Bottom Performance

Stock	Country	Price Return May-16	Div Return May-16	Total Return May-16	
LXB Retail Properties	-NA-	-2.19	0.00	-2.19	▼
Real Estate Investors	-NA-	-2.42	0.00	-2.42	▼
Conygar Investment Company	-NA-	-2.60	0.00	-2.60	▼
Lok'N Store Group	-NA-	-3.67	0.00	-3.67	▼
Far East Consortium	-NA-	-7.72	0.00	-7.72	▼

Graph 45: Total Return Performance relative to Regional Index



Part V

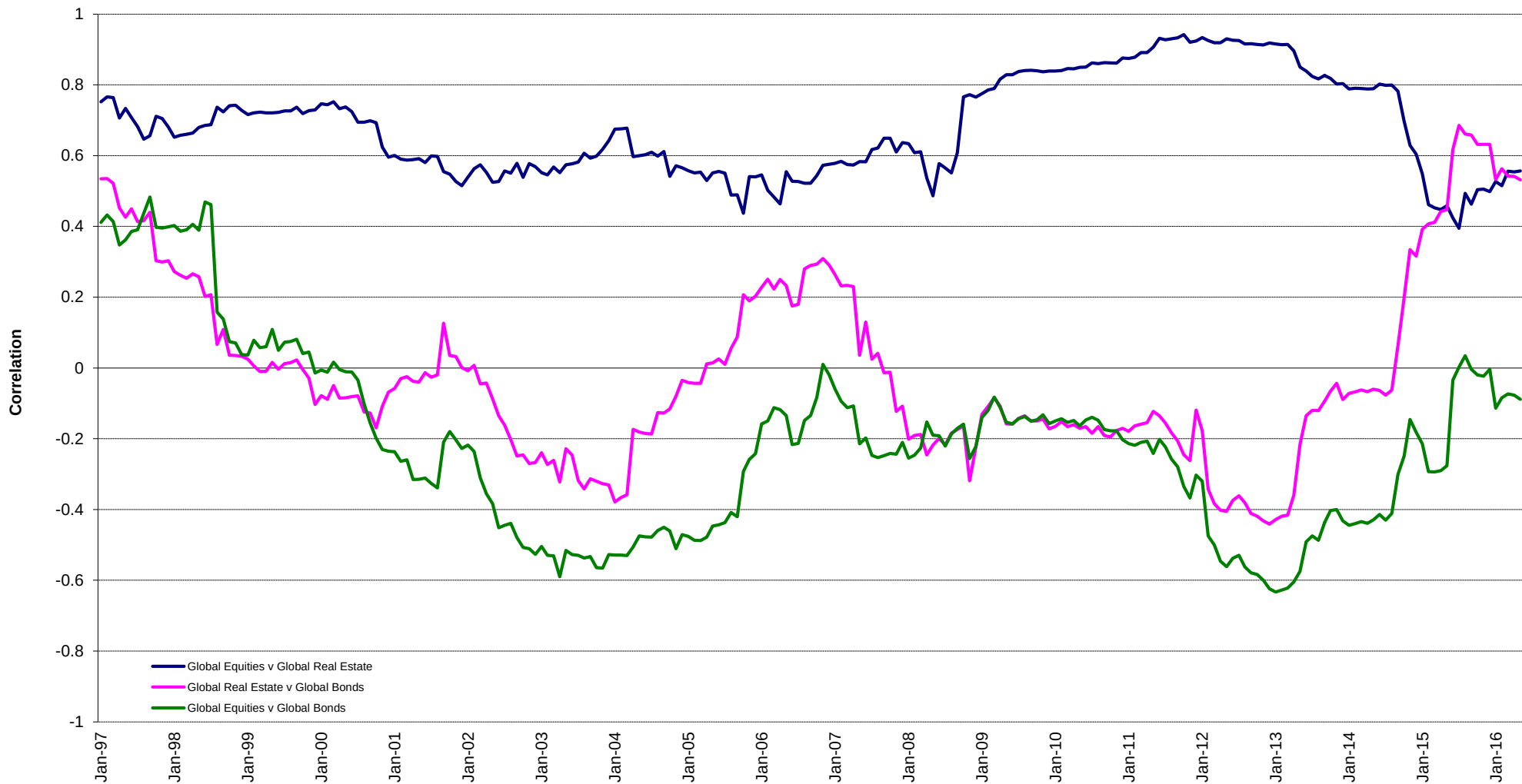
Correlations

Section 5.1

Risk / Return Profiles and Correlations - Developed Markets

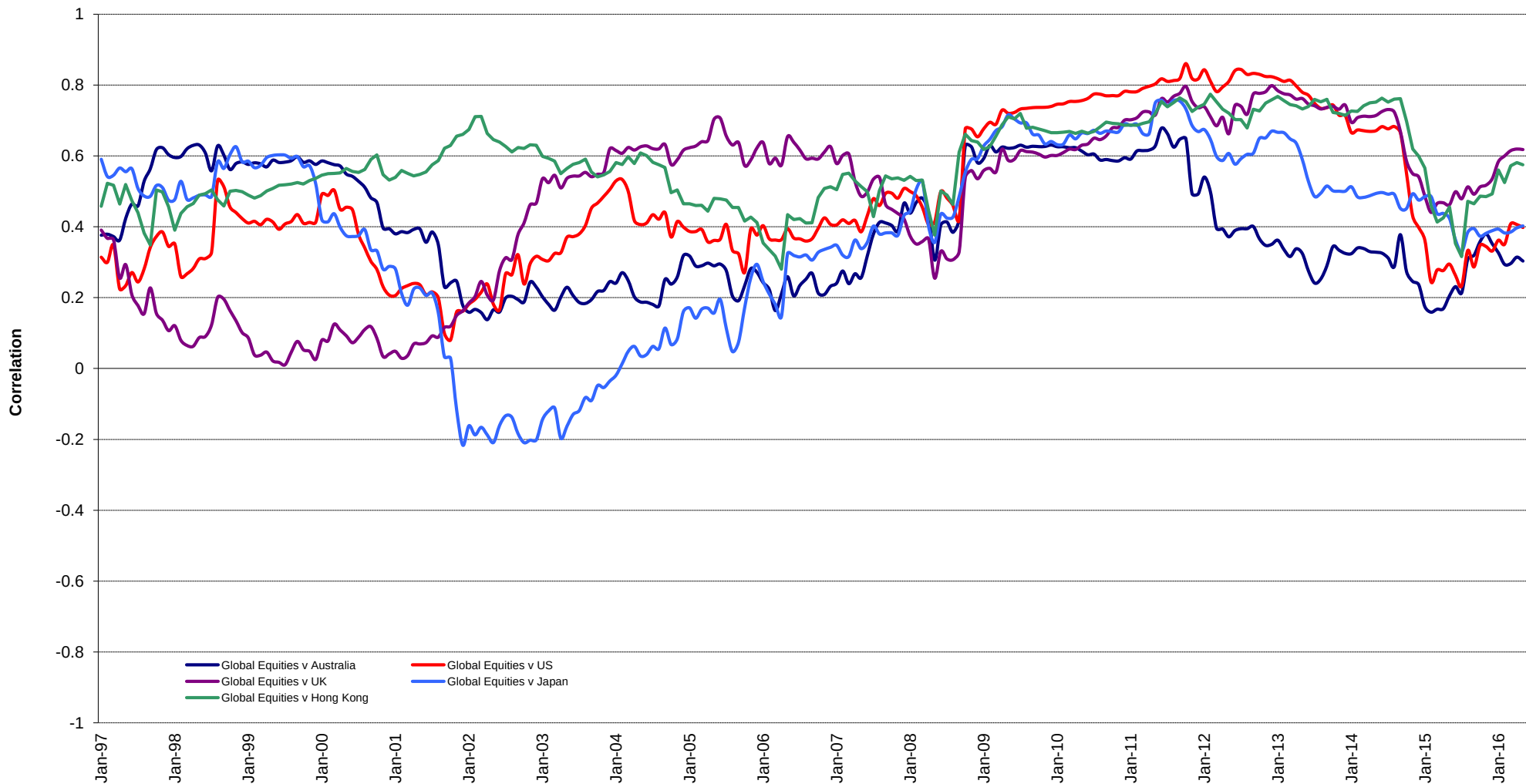
Developed Markets - Correlations

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



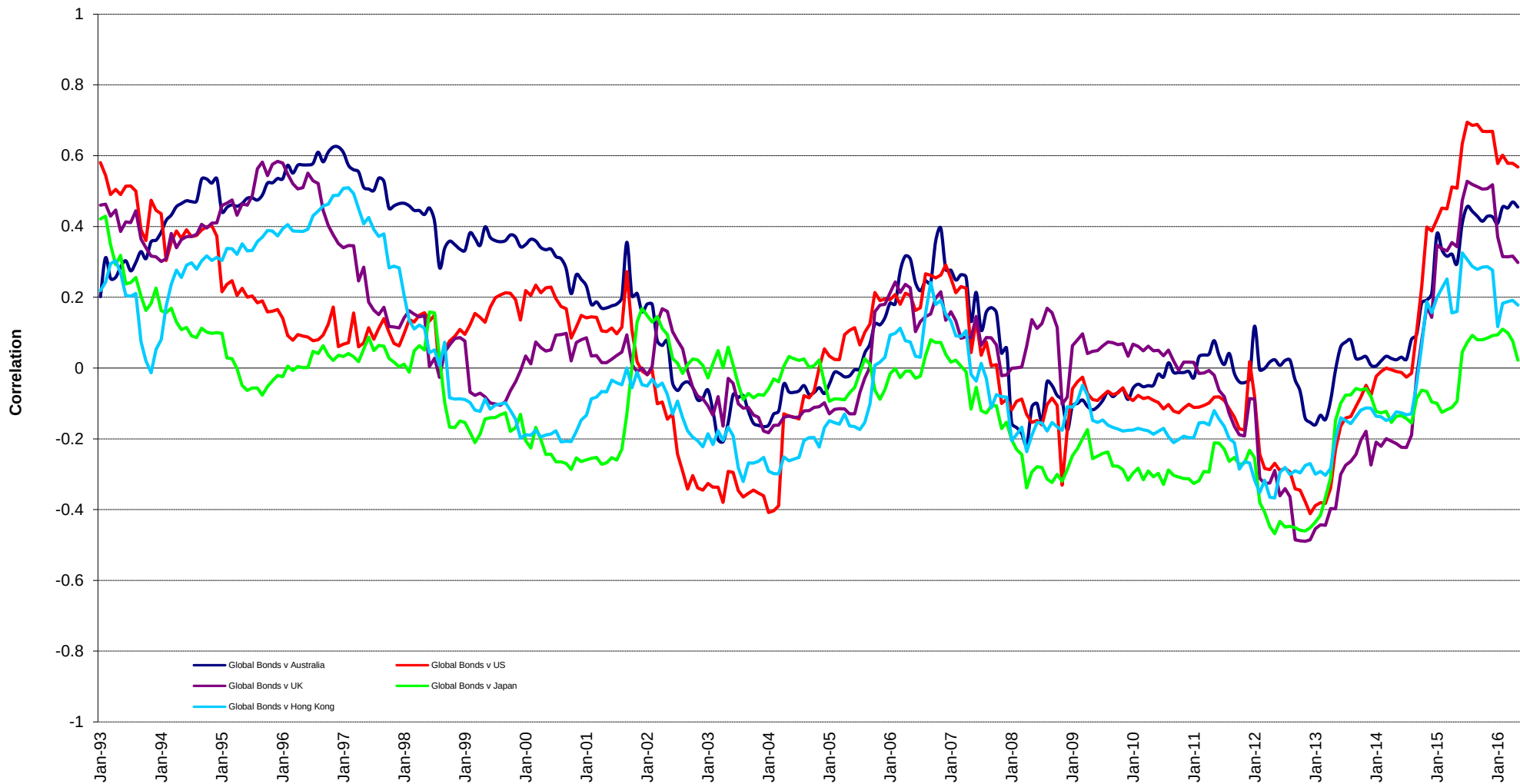
Developed Markets - Correlations

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



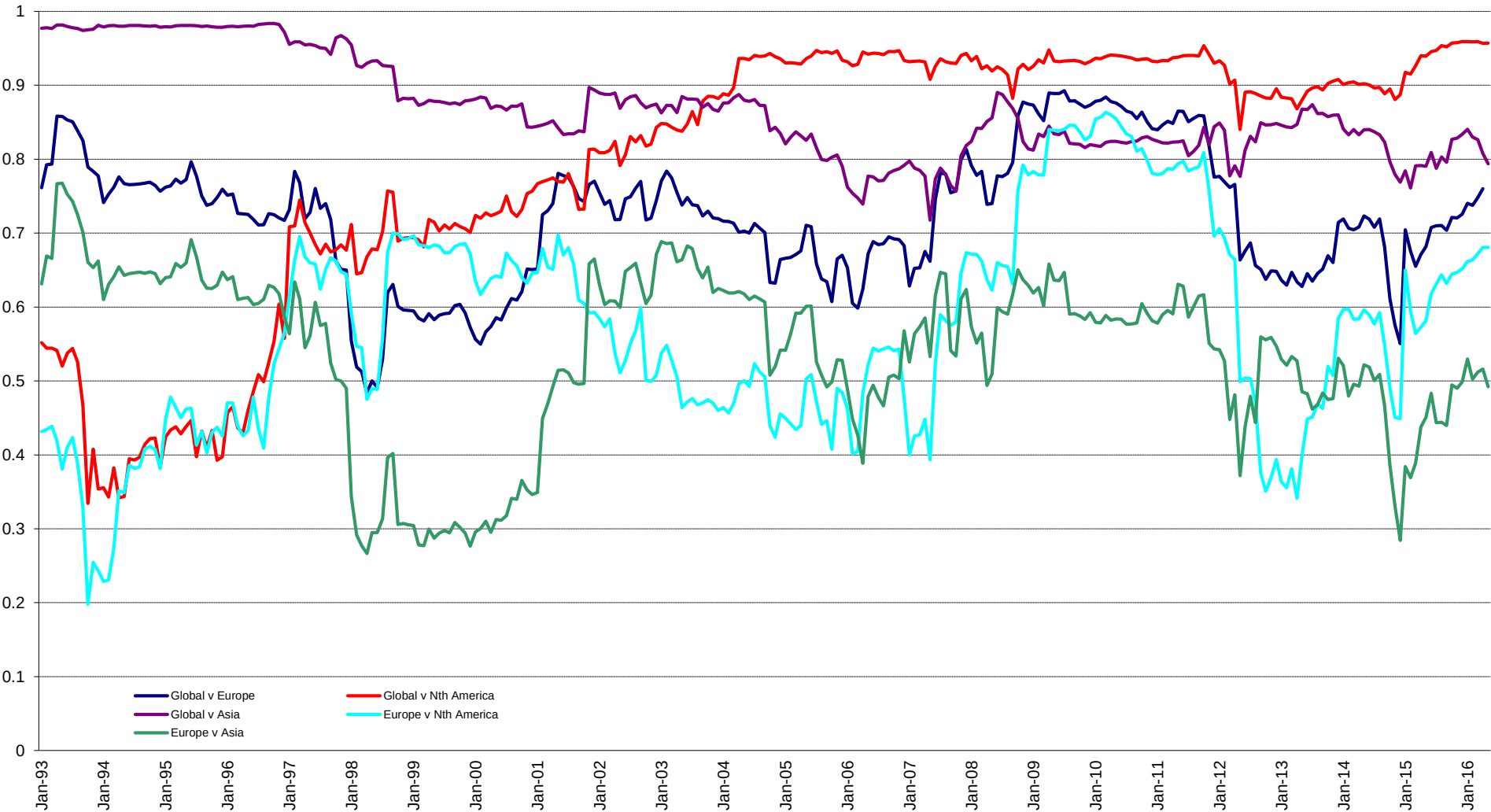
Developed Markets - Correlations

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



Developed Markets - Correlations

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



Developed Markets - 36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.76	0.96	0.81		0.66	0.58	0.58	0.75		0.63
Europe Real Estate	0.76	1.00	0.68	0.52		0.75	0.82	0.64	0.69		0.44
North America Real Estate	0.96	0.69	1.00	0.62		0.56	0.45	0.52	0.59		0.65
Asia Real Estate	0.81	0.52	0.62	1.00		0.60	0.50	0.46	0.80		0.42
Global Equities	0.66	0.75	0.56	0.60		1.00	0.93	0.96	0.90		0.12
Europe Equities	0.58	0.82	0.45	0.50		0.93	1.00	0.82	0.81		0.11
North America Equities	0.58	0.64	0.52	0.46		0.96	0.82	1.00	0.77		0.06
Asia Equities	0.75	0.69	0.59	0.80		0.90	0.81	0.77	1.00		0.20
Global Bonds	0.63	0.44	0.65	0.42		0.12	0.11	0.06	0.20		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	0.78	0.94	0.81		0.61	0.57	0.50	0.71		0.50
Europe Real Estate	0.78	1.00	0.66	0.58		0.77	0.84	0.66	0.71		0.25
North America Real Estate	0.94	0.66	1.00	0.58		0.44	0.39	0.38	0.50		0.58
Asia Real Estate	0.81	0.58	0.58	1.00		0.60	0.54	0.44	0.80		0.26
Global Equities	0.61	0.77	0.44	0.60		1.00	0.95	0.96	0.89		-0.09
Europe Equities	0.57	0.84	0.39	0.54		0.95	1.00	0.86	0.82		-0.07
North America Equities	0.50	0.66	0.38	0.44		0.96	0.86	1.00	0.75		-0.15
Asia Equities	0.71	0.71	0.50	0.80		0.89	0.82	0.75	1.00		0.02
Global Bonds	0.50	0.25	0.58	0.26		-0.09	-0.07	-0.15	0.02		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	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.62	0.49	0.31	0.68	0.53	0.46	0.65	0.54	0.37	0.54	0.31	0.42	0.52	0.49	0.66	0.67	0.36	0.47
Singapore	0.62	1.00	0.68	0.39	0.52	0.56	0.42	0.43	0.52	0.40	0.56	0.30	0.35	0.57	0.27	0.62	0.56	0.50	0.31
Hong Kong	0.49	0.68	1.00	0.39	0.54	0.61	0.49	0.31	0.31	0.29	0.50	0.40	0.33	0.50	0.36	0.63	0.45	0.54	0.20
Japan	0.31	0.39	0.39	1.00	0.26	0.32	0.09	0.14	0.10	0.08	0.28	-0.25	-0.02	0.21	0.01	0.25	0.13	0.28	0.08
US	0.68	0.52	0.54	0.26	1.00	0.66	0.67	0.51	0.53	0.31	0.66	0.18	0.57	0.63	0.53	0.72	0.61	0.43	0.58
Canada	0.53	0.56	0.61	0.32	0.66	1.00	0.45	0.61	0.48	0.33	0.68	0.21	0.50	0.69	0.45	0.64	0.59	0.38	0.61
UK	0.46	0.42	0.49	0.09	0.67	0.45	1.00	0.40	0.64	0.57	0.68	0.22	0.70	0.70	0.55	0.71	0.70	0.58	0.32
Switzerland	0.65	0.43	0.31	0.14	0.51	0.61	0.40	1.00	0.71	0.44	0.64	0.23	0.60	0.63	0.64	0.69	0.78	0.42	0.45
Sweden	0.54	0.52	0.31	0.10	0.53	0.48	0.64	0.71	1.00	0.64	0.70	0.27	0.79	0.66	0.77	0.76	0.83	0.57	0.35
Austria	0.37	0.40	0.29	0.08	0.31	0.33	0.57	0.44	0.64	1.00	0.53	0.41	0.51	0.57	0.65	0.65	0.63	0.52	0.20
Netherlands	0.54	0.56	0.50	0.28	0.66	0.68	0.68	0.64	0.70	0.53	1.00	0.13	0.69	0.91	0.73	0.87	0.80	0.62	0.52
Norway	0.31	0.30	0.40	-0.25	0.18	0.21	0.22	0.23	0.27	0.41	0.13	1.00	0.04	0.19	0.41	0.43	0.30	0.35	0.17
Italy	0.42	0.35	0.33	-0.02	0.57	0.50	0.70	0.60	0.79	0.51	0.69	0.04	1.00	0.72	0.66	0.66	0.80	0.56	0.26
France	0.52	0.57	0.50	0.21	0.63	0.69	0.70	0.63	0.66	0.57	0.91	0.19	0.72	1.00	0.63	0.85	0.82	0.63	0.49
Germany	0.49	0.27	0.36	0.01	0.53	0.45	0.55	0.64	0.77	0.65	0.73	0.41	0.66	0.63	1.00	0.79	0.70	0.56	0.43
Belgium	0.66	0.62	0.63	0.25	0.72	0.64	0.71	0.69	0.76	0.65	0.87	0.43	0.66	0.85	0.79	1.00	0.84	0.72	0.47
Finland	0.67	0.56	0.45	0.13	0.61	0.59	0.70	0.78	0.83	0.63	0.80	0.30	0.80	0.82	0.70	0.84	1.00	0.58	0.40
Global Equities	0.36	0.50	0.54	0.28	0.43	0.38	0.58	0.42	0.57	0.52	0.62	0.35	0.56	0.63	0.56	0.72	0.58	1.00	0.12
Global Bonds	0.47	0.31	0.20	0.08	0.58	0.61	0.32	0.45	0.35	0.20	0.52	0.17	0.26	0.49	0.43	0.47	0.40	0.12	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.72	0.57
Australia - ASX	0.72	1.00	0.20
Australia Bonds	0.57	0.20	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.80	0.50
Singapore - STI	0.80	1.00	0.35
Singapore Bonds	0.50	0.35	1.00

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.71	0.30
UK - FTSE 100	0.71	1.00	0.07
UK Bonds	0.30	0.07	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.65	0.02
Japan - Nikkei	0.65	1.00	-0.40
Japan Bonds	0.02	-0.40	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.41	0.53
United States - S&P 500	0.41	1.00	-0.26
United States Bonds	0.53	-0.26	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.66	0.53
Netherlands - AEX	0.66	1.00	0.27
Netherlands Bonds	0.53	0.27	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.88	0.49
Hong Kong - Hang Seng	0.88	1.00	0.32
Hong Kong Bonds	0.49	0.32	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.40	0.52
Canada - TSX	0.40	1.00	0.00
Canada Bonds	0.52	0.00	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.72	0.58
France - CAC 40	0.72	1.00	0.37
France Bonds	0.58	0.37	1.00

Developed Markets - 36 Months Correlations (in Local Currency)

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.68	0.31
Sweden - OMX	0.68	1.00	0.17
Sweden Bonds	0.31	0.17	1.00

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	0.28	-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	0.66	0.59
Belgium - BEL 20	0.66	1.00	0.33
Belgium Bonds	0.59	0.33	1.00

	Spain - RE	Spain - IBEX 35	Spain Bonds
Spain - RE	-NA-	-NA-	-NA-
Spain - IBEX 35	-NA-	1.00	0.52
Spain Bonds	-NA-	0.52	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	0.53	0.42	0.00
Germany - DAX	1.00	0.14	0.00
Germany Bonds	0.14	1.00	0.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.63	0.49
Finland - HEX 25	0.63	1.00	0.27
Finland Bonds	0.49	0.27	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	0.74	0.62	0.00
Italy - MIB30	1.00	0.56	0.00
Italy Bonds	0.56	1.00	0.00

	Denmark - RE	Denmark - KFX	Denmark Bonds
Denmark - RE	-NA-	-NA-	0.00
Denmark - KFX	1.00	0.33	0.00
Denmark Bonds	0.33	1.00	0.00

	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.55	0.25
Austria - WBI	0.55	1.00	0.15
Austria Bonds	0.25	0.15	1.00

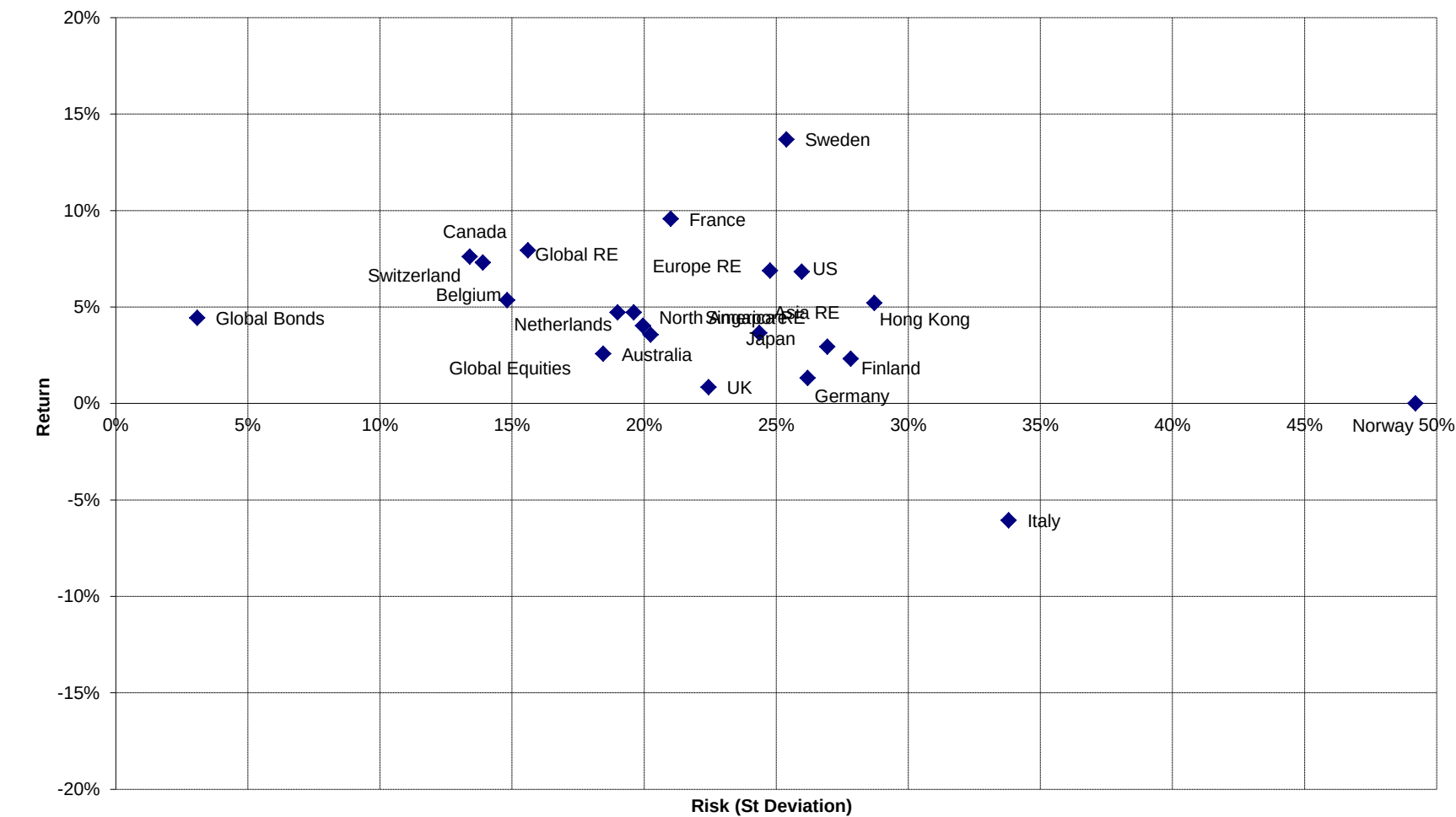
Developed Markets - 36 Months Correlations (in Local Currency)

	New Zealand - RE	New Zealand - NZX	New Zealand Bonds
New Zealand - RE	1.00	-NA-	0.40
New Zealand - NZX	-NA-	-NA-	-NA-
New Zealand Bonds	0.40	-NA-	1.00

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.16	-NA-
Norway - OBX	0.16	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

Developed Markets - Risk/Return Profiles

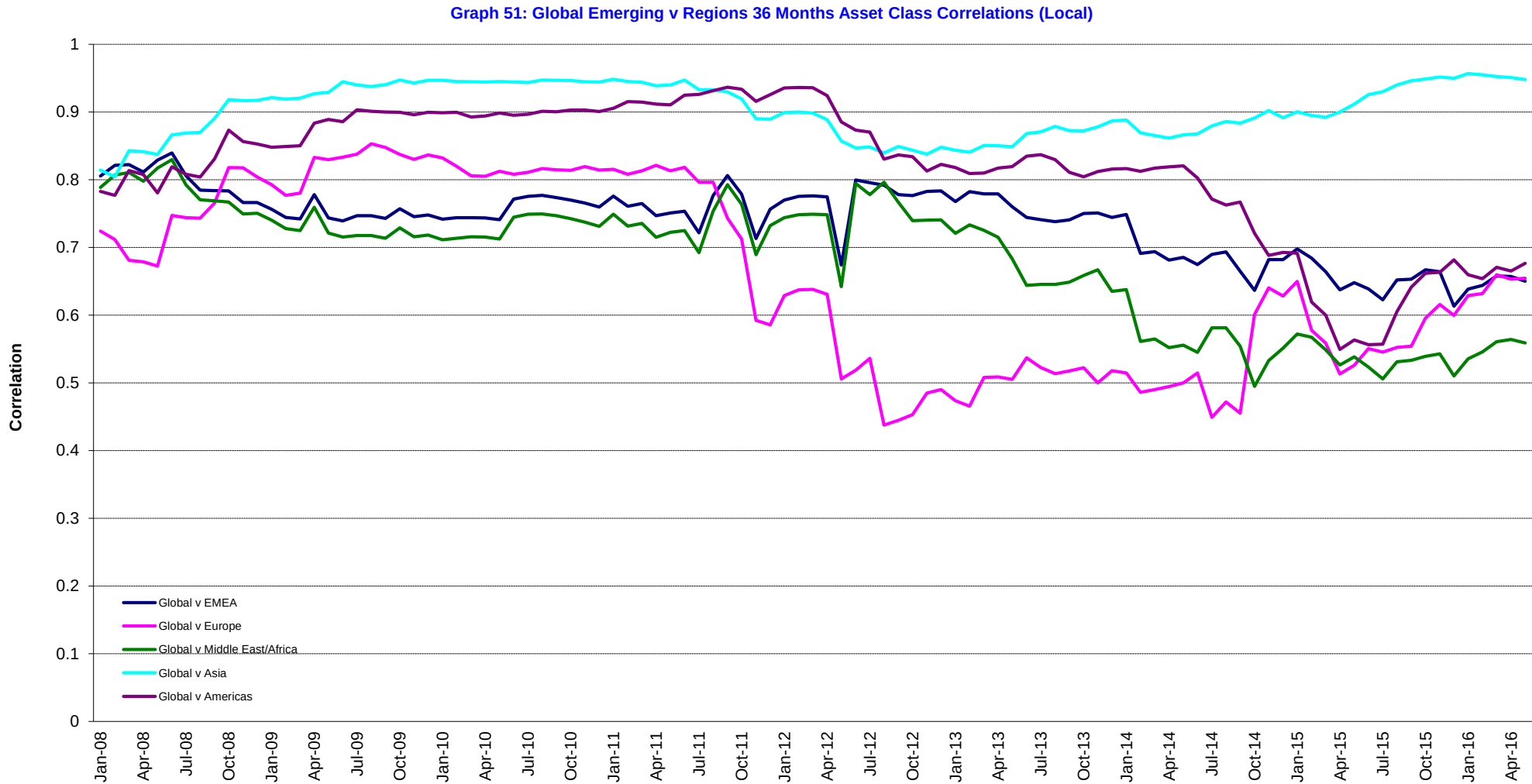
Graph 50: Rolling 10 Years Risk/Return Profiles Local Currencies - Countries



Section 5.2

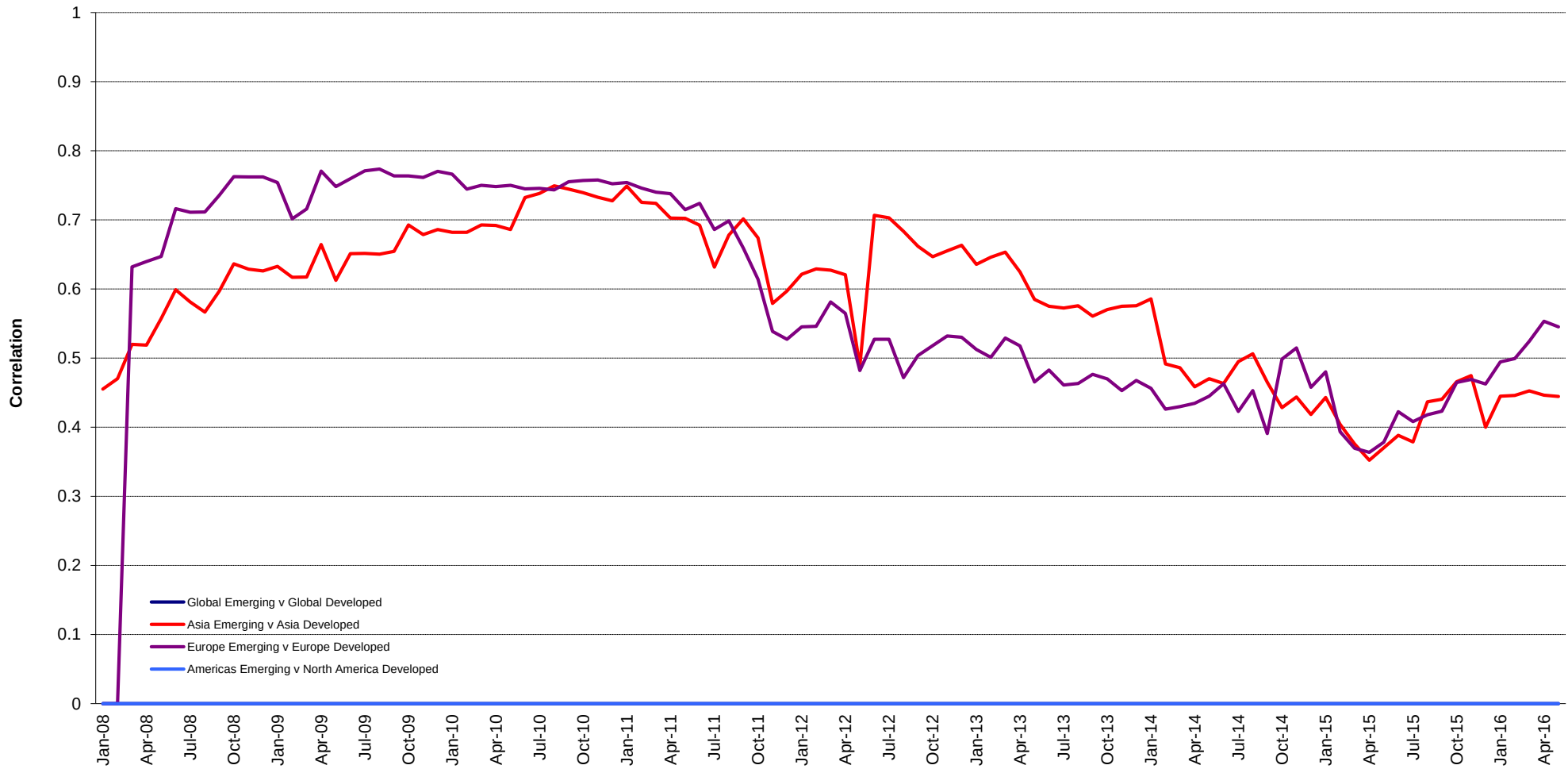
Risk / Return Profiles and Correlations - Emerging Markets

Emerging Markets - Correlations

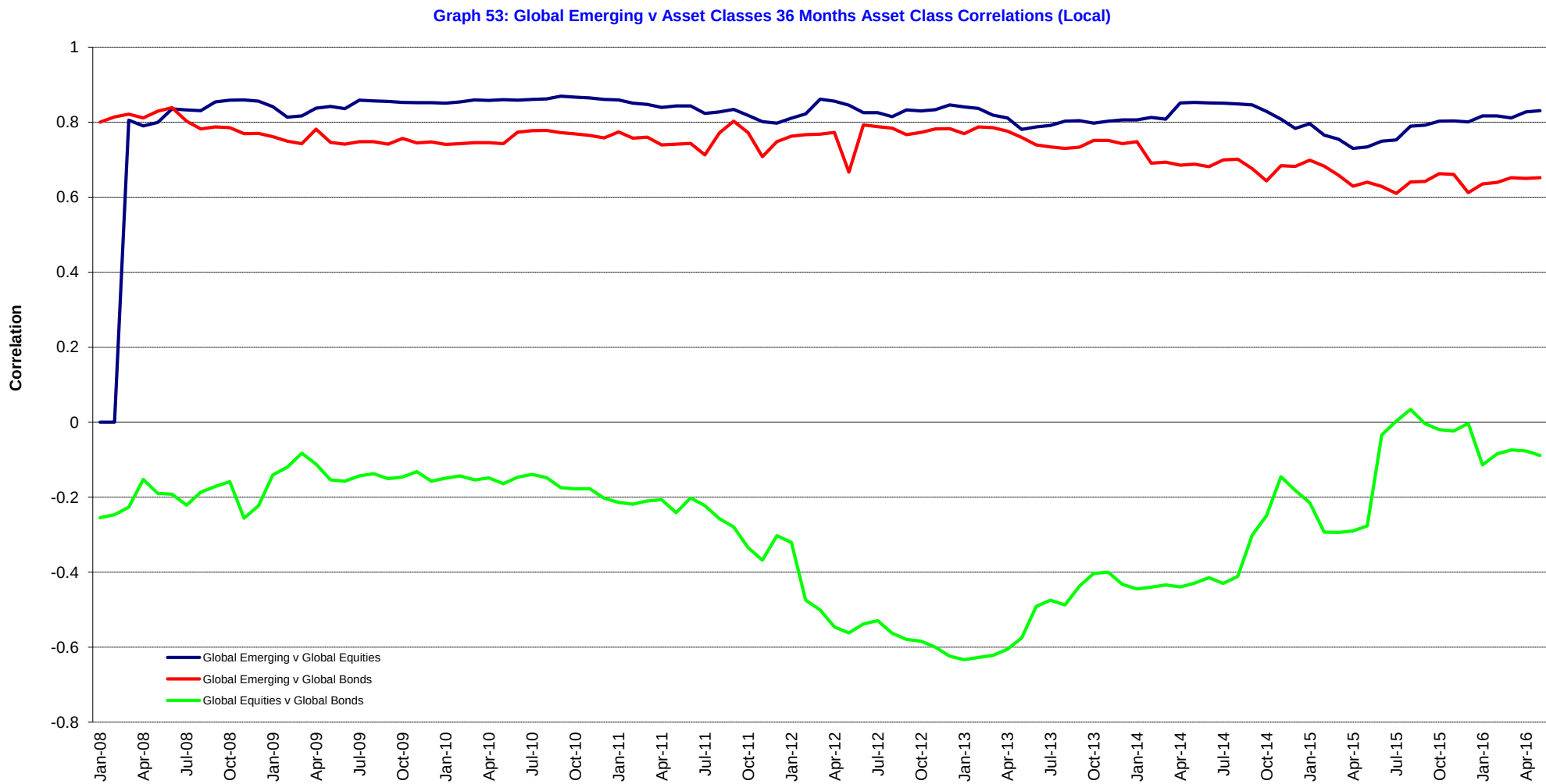


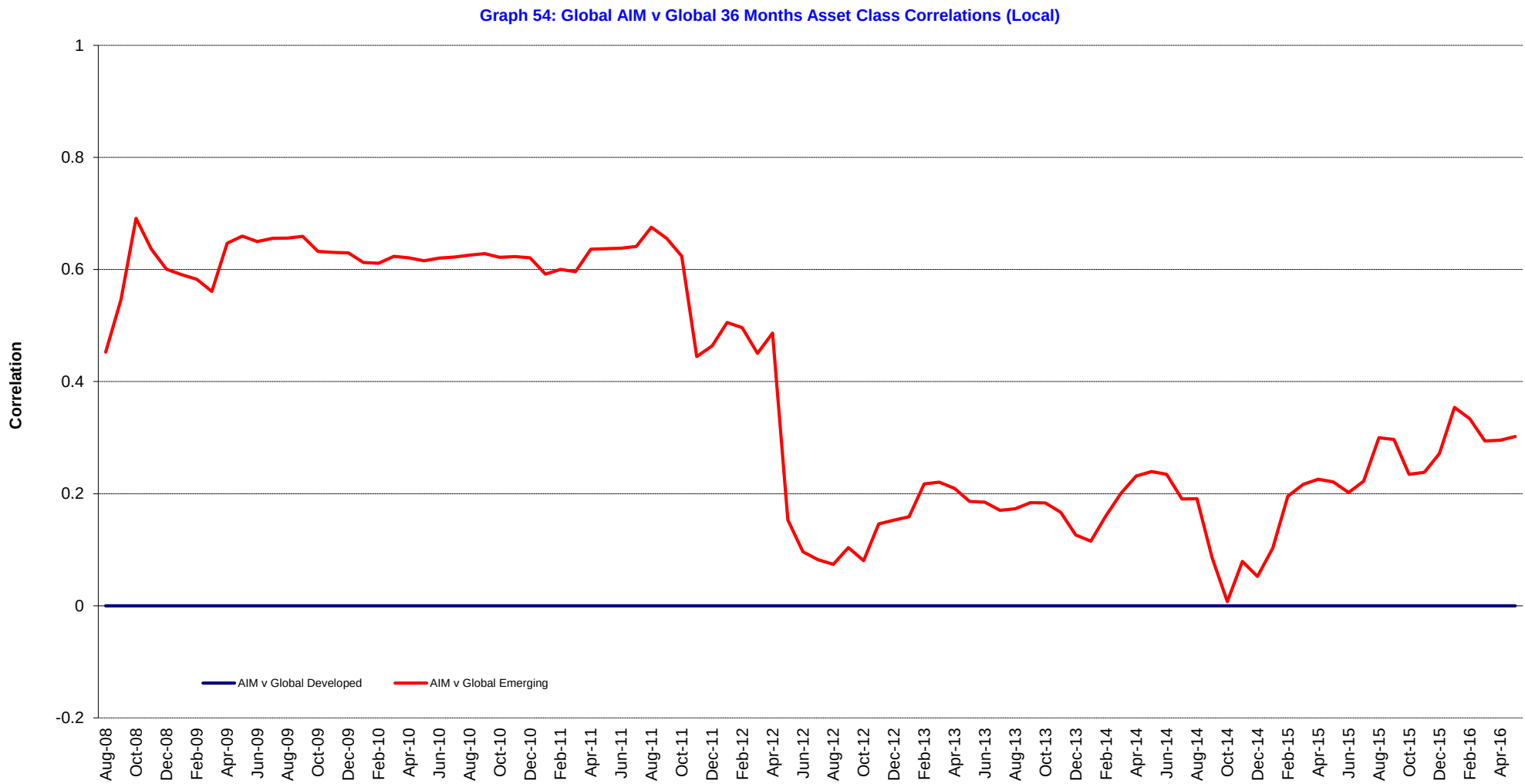
Emerging Markets - Correlations

Graph 52: Global Emerging v Global Developed 36 Months Asset Class Correlations (Local)

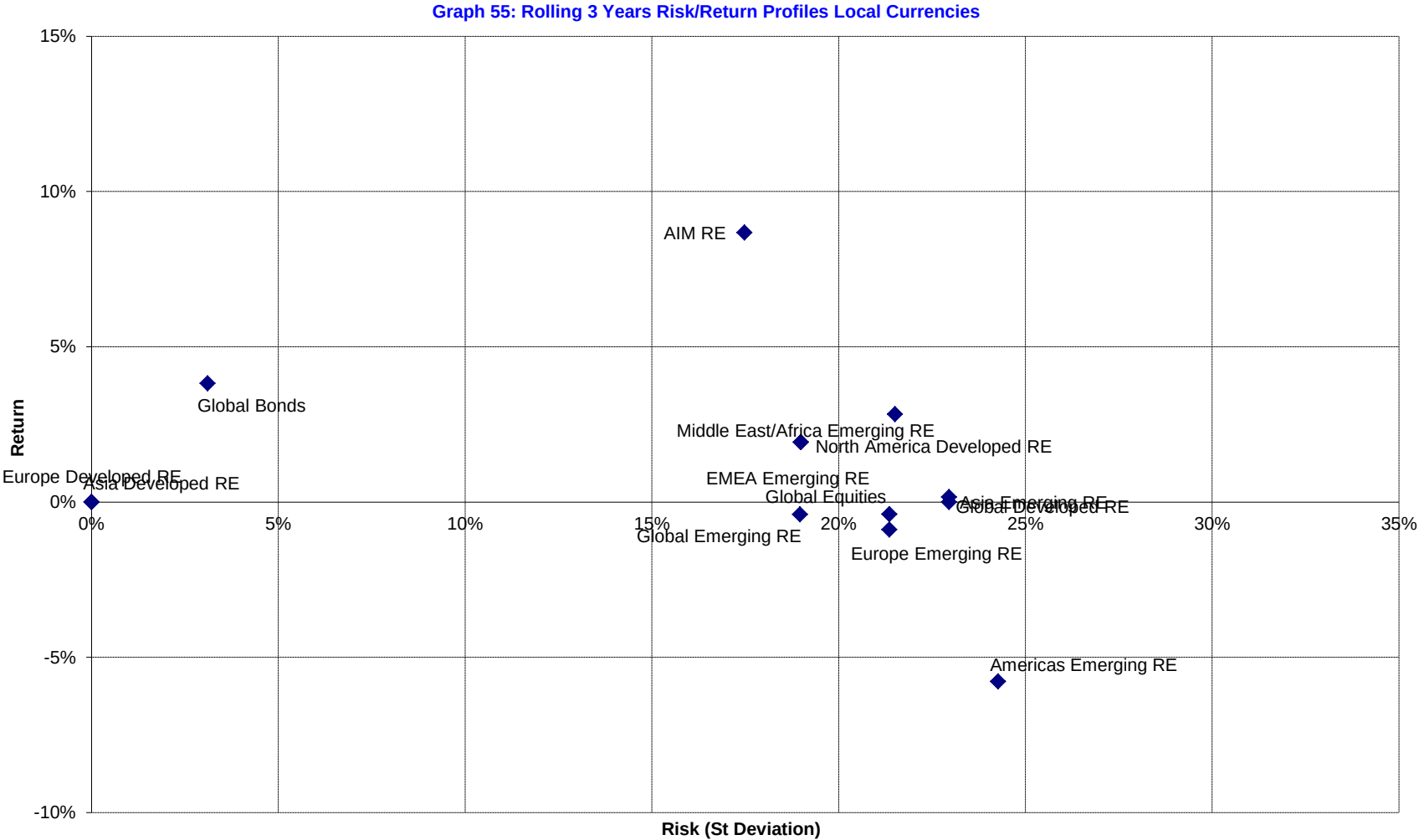


Emerging Markets - Correlations





Emerging Markets - Risk/Return Profiles



Part VI

Currency Exchange

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)											
FX Description	Close Value 31-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-16	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.11	-0.53	-1.42	-4.99	-4.94	1.54	-2.31	-2.80	2.48	10.90	8.47
1 EUR = CAD	1.46	-0.75	0.29	0.89	2.82	6.41	-1.20	1.50	-3.49	9.99	7.90
1 EUR = GBP	0.76	-0.21	1.09	-2.62	-3.64	6.46	-3.53	-2.17	3.78	9.43	6.86
1 EUR = SEK	9.30	0.54	0.03	0.91	2.58	-0.72	0.66	1.21	1.54	6.39	3.84
1 EUR = CHF	1.11	-1.66	-3.38	-2.03	-3.81	7.01	1.42	0.82	1.78	7.93	8.67
1 EUR = DKK	7.44	0.10	-0.03	-0.05	-0.08	-0.29	-0.16	-0.06	-0.32	0.21	0.23
1 EUR = AUD	1.54	-0.04	-1.03	2.64	4.37	7.29	3.73	2.39	2.92	9.70	8.86
1 EUR = HKD	8.65	-0.51	-1.41	-5.01	-4.92	1.76	-2.16	-2.67	2.72	10.80	8.36
1 EUR = JPY	123.46	-0.40	-1.53	1.12	-1.92	-9.25	-3.60	0.75	-5.52	13.70	10.44
1 EUR = SGD	1.53	-0.64	-2.74	-2.89	-2.21	3.64	-0.12	-0.44	-0.55	7.51	6.60
1 EUR = NZD	1.65	-NA-	-2.03	-1.20	0.41	6.79	0.26	0.46	3.70	10.84	10.43

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

Version: May 2016

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 31-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-16	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.11	-0.53	-1.42	-4.99	-4.94	1.54	-2.31	-2.80	2.48	10.90	8.47
1 EUR = GBP	0.76	-0.21	1.09	-2.62	-3.64	6.46	-3.53	-2.17	3.78	9.43	6.86
1 EUR = HKD	8.65	-0.51	-1.41	-5.01	-4.92	1.76	-2.16	-2.67	2.72	10.80	8.36
1 EUR = PLN	4.39	-NA-	1.10	2.11	0.87	6.65	3.53	0.36	2.36	8.89	5.26
1 EUR = BRL	4.01	7.20	5.68	11.98	13.21	14.56	-0.71	1.46	-6.70	19.33	14.25
1 EUR = EGP	9.89	5.49	5.54	2.96	2.98	18.18	-2.31	-2.80	16.22	16.60	13.44
1 EUR = IDR	15206.99	9.82	5.09	4.38	6.20	4.89	0.64	0.68	1.55	14.40	12.15
1 EUR = INR	74.91	3.90	4.91	2.95	0.77	6.98	-0.74	-1.40	4.23	14.85	10.97
1 EUR = MXN	20.49	5.11	6.10	4.25	7.20	21.16	4.91	4.43	9.20	17.63	9.86
1 EUR = MYR	4.60	3.10	2.39	1.21	4.60	14.37	3.39	2.73	-1.45	13.81	10.87
1 EUR = PHP	52.06	3.50	-0.15	-3.49	-1.68	6.51	-0.78	-3.06	1.85	14.27	8.60
1 EUR = THB	39.77	2.28	0.42	-1.80	0.45	7.83	-0.79	-0.59	1.74	14.91	9.38
1 EUR = TRY	3.29	20.53	7.68	7.42	10.56	12.59	2.41	2.67	3.63	17.02	10.74
1 EUR = TWD	36.31	1.36	1.26	-2.50	-2.17	7.89	-1.01	-1.72	1.75	14.33	7.99
1 EUR = ZAR	17.51	7.21	10.02	12.27	10.33	31.25	4.47	7.80	4.02	16.86	11.26

Note: Positive return figures = % profit by holding EUR

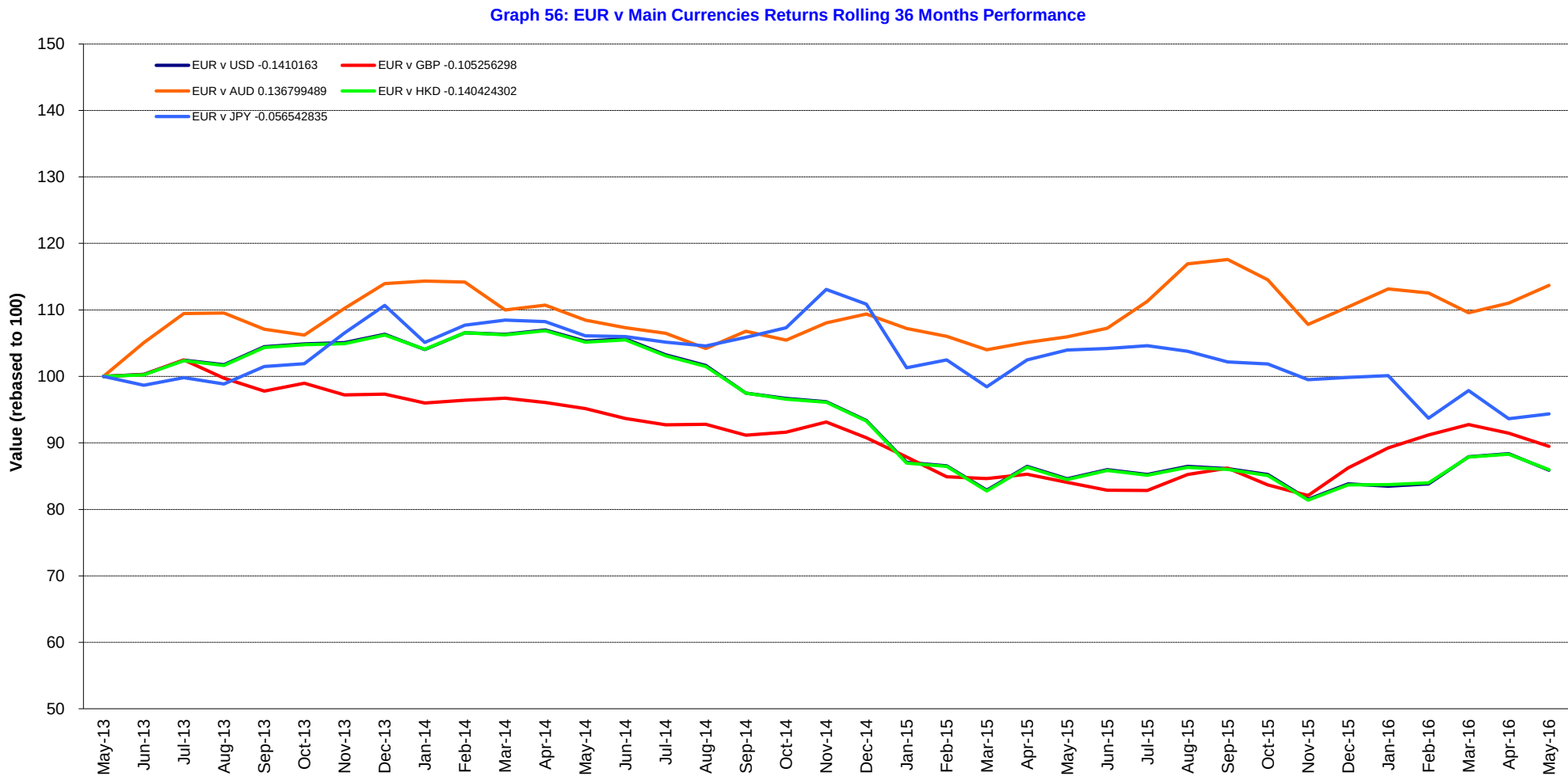
* -20, -10, -5 & -3 Years Total Returns are annualised

Version: May 2016

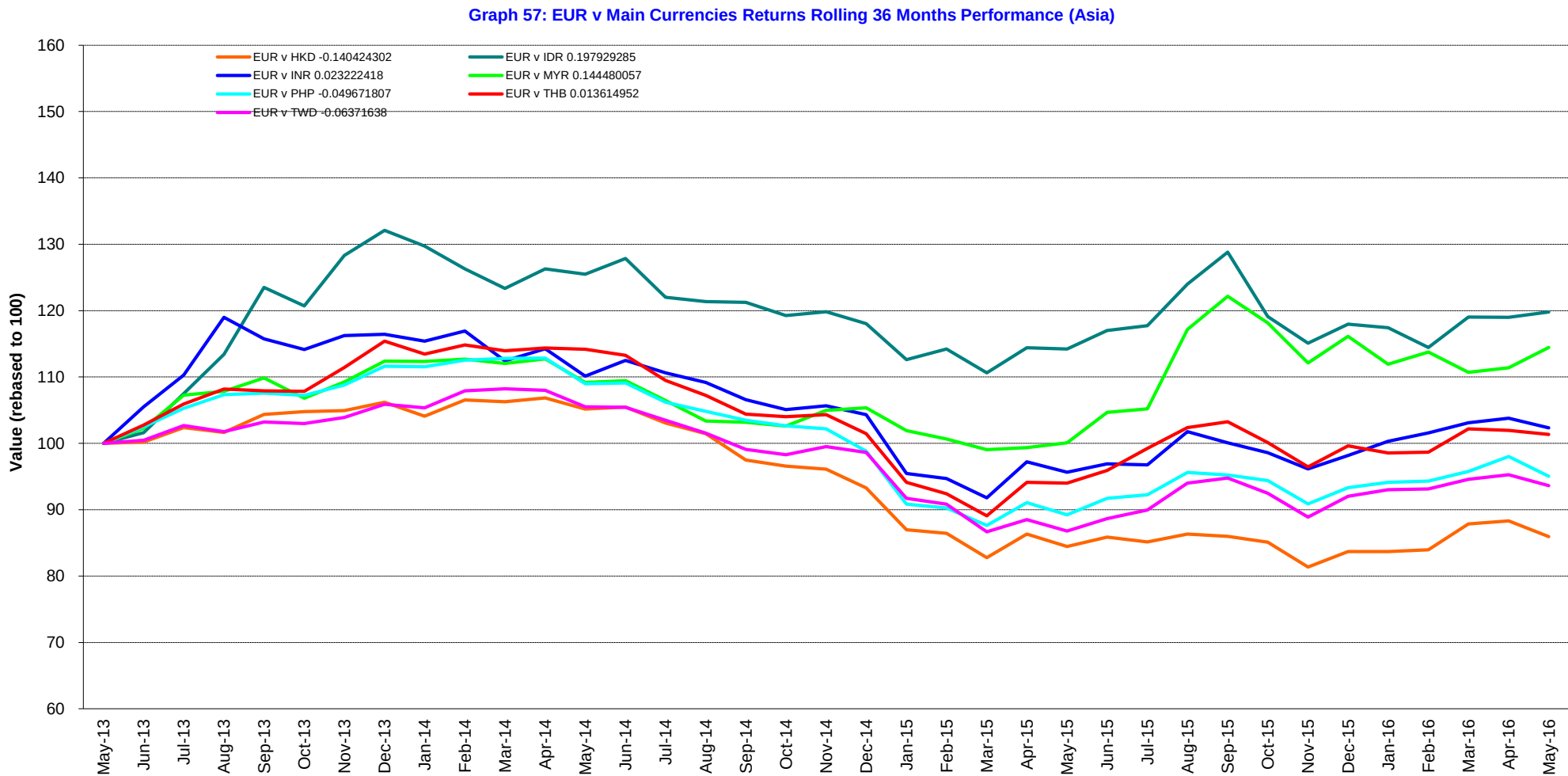
291

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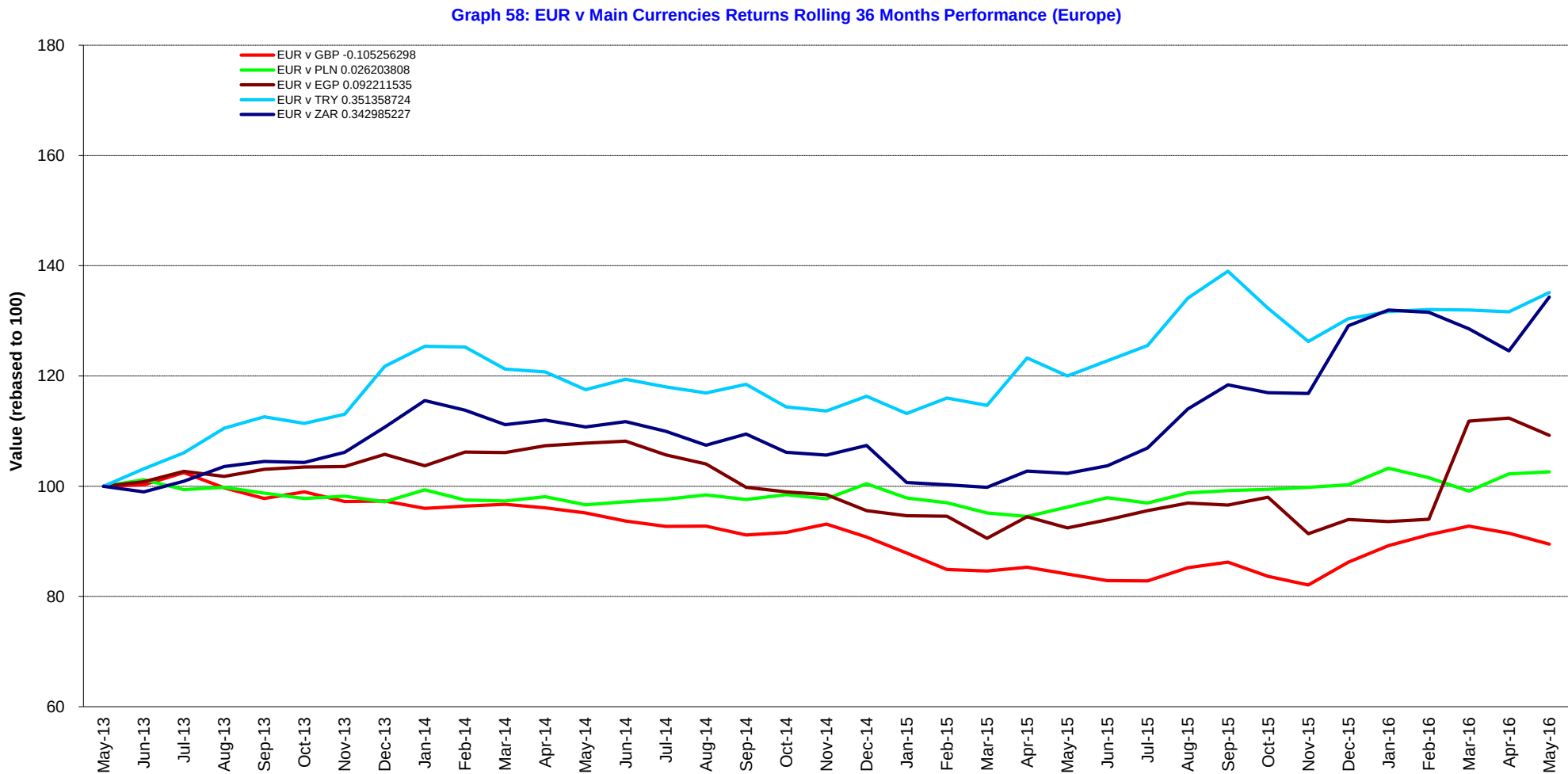
Foreign Exchange Performance



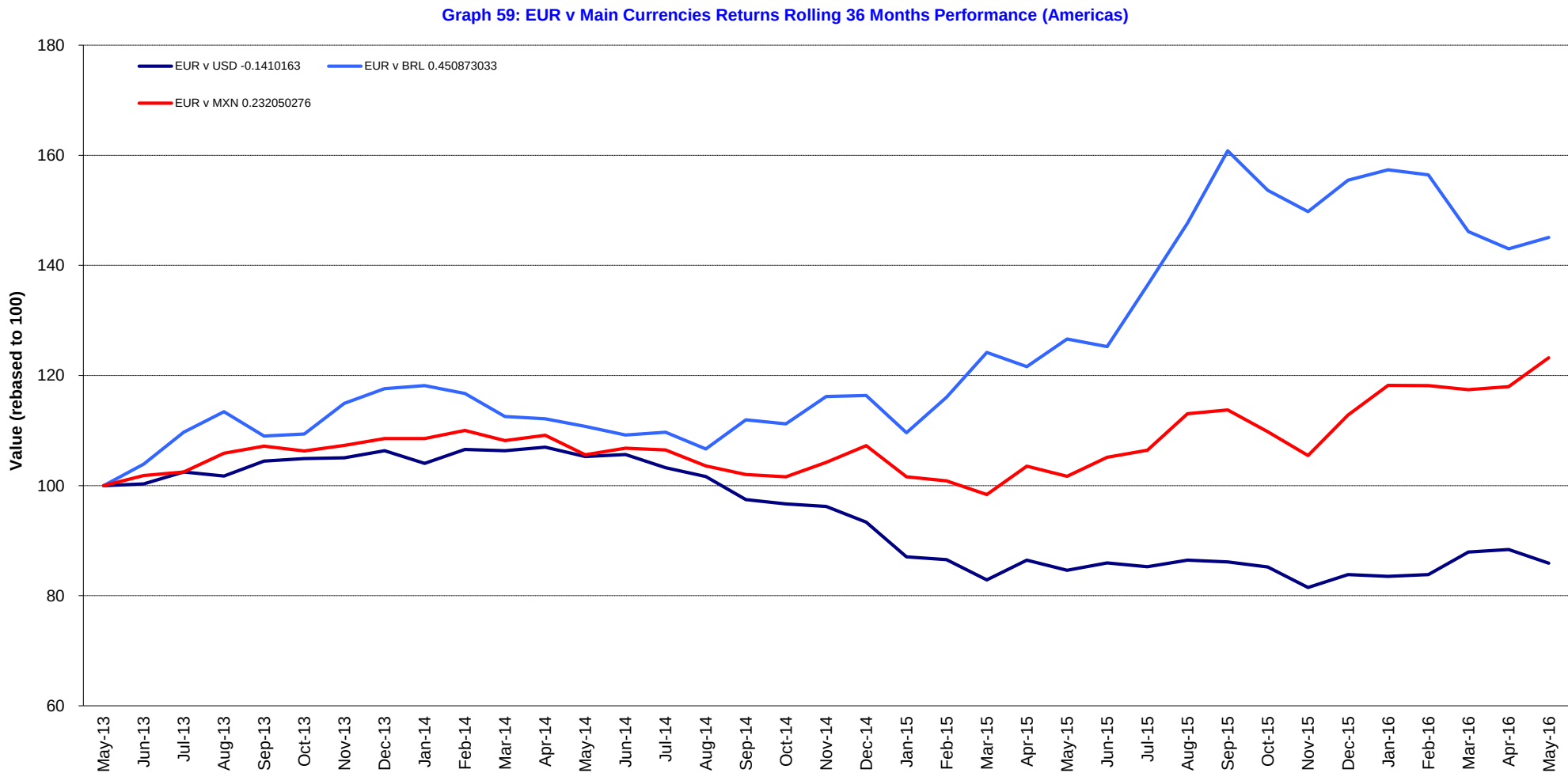
Foreign Exchange Performance



Foreign Exchange Performance



Foreign Exchange Performance



Part VII

Appendices & Disclosures

Section 7.1

Details on Methodology

Methodology

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are calculated using the following approach:

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

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

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

RE_i = Country high-quality commercial real estate value

GDP_i = Country Gross Domestic Product

GDH_i = Country Gross Domestic Product per capita

Methodology

Velocity

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

Volatility

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

Section 7.2

Data Vendor Codes

Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AUSTRALIA HEDGED IN US\$ INDEX		ELHAU						TELHAU				FTAHUST						
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	ELAU		REAU	RUAU	RPAU	RYAU	RDAU		TRLAUE	TRLAUU	TRLAUG	TRLAUJ	TRLAUL	
AUSTRALIA LIQUID INDEX	LIQELAUE	LIQELAUU	LIQELAUG	LIQELAUJ	LIQELAUU		TLIQELAUE	TLIQELAUU	TLIQELAUG	TLIQELAUJ	TLIQELAUU							
AUSTRIA INDEX	EPAS	UPAS	PPAS	YPAS			REPAS	RUPAS	RPAS	RYAUS			TRPASE	TRPASU	TRPASG	TRPASJ		
BELGIUM INDEX	EPBL	UPBL	PPBL	YPBL			RPBL	RUPBL	RPPB	RYBL			TRPBLE	TRPBLU	TRPBLG	TRPBLJ		
CANADA INDEX	ENCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAE	RCAU	RPCA	RYCA		RCAC (CAD)	TRLCAE	TRLCAU	TRLCAG	TRLCAJ		TRLCAL (CAD)
CUSTOM GLOBAL INDEX INDEX	FTGIEUR	FTGIUSD				FTGILOC	FTGIEUTR	FTGIUSTR					FTGILCTR					
CZECH REPUBLIC INDEX													TRPCZE	TRPCZU	TRPCZG	TRPCZJ		TRPCZL (NZD)
DENMARK INDEX	EPDK	UPDK	PLDK	YLDK		ELDK (DKK)	RPKD	RUPDK	RPLD	RYDK		RLDK (DKK)	TRLDKE	TRLDKU	TRLDKG	TRLDKJ		TRLDKL (DKK)
DEV. ASIA 33 INDEX	ENA3 (HKD)																	
DEV. ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
DEV. ASIA DIVIDEND+ INDEX	ENAD																	
DEV. ASIA EMERGING INDEX	FENEA																	
DEV. ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADU	EAADG	EAADJ	EAADA			TEAADE	TEAADU	TEAADG	TEAADJ	TEAADA							
DEV. ASIA EX AUSTRALIA HEALTHCARE INDEX	EAHHE	EAHJU	EAHJG	EAHJ	EAHA		TEAAHE	TEAAHU	TEAAHG	TEAAHJ	TEAAHA							
DEV. ASIA EX AUSTRALIA INDEX	EPAAE	EPAAU	EPAAJ	EPAAJ			TEPAAE	TEPAAU	TEPAAG	TEPAAJ			TRPAAE	TRPAAU	TRPAAG	TRPAAJ		
DEV. ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAAIA							
DEV. ASIA EX AUSTRALIA INDUSTRIAL/OFFICE MIXED IDX	EAAME	EAAMU	EAAMG	EAAMJ	EAAMA		TEAAME	TEAAMU	TEAAMG	TEAAMJ	TEAAMA							
DEV. ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EAALU	EAALG	EAALJ	EAALA			TEAALU	TEAALU	TEAALG	TEAALJ	TEAALA							
DEV. ASIA EX AUSTRALIA NON-RENTAL INDEX	EAANE	EAANU	EAANG	EAANJ	EAANA		TEAANE	TEAANU	TEAANG	TEAANJ	TEAANA							
DEV. ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
DEV. ASIA EX AUSTRALIA RENTAL INDEX	EAARE	EAARU	EAARG	EAARJ	EAAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
DEV. ASIA EX AUSTRALIA RETAIL INDEX	EAAAT	EAAATU	EAAATG	EAAATJ	EAAATA		TEAATE	TEAATU	TEAATG	TEAATJ	TEAATA							
DEV. ASIA EX AUSTRALIA SELF STORAGE INDEX	EAASE	EAAASU	EAAASG	EAAASJ	EAAASA		TEAASE	TEAASU	TEAASG	TEAASJ	TEAASA							
DEV. ASIA EX AUSTRALIA RESIDENTIAL INDEX	EAAEE	EAAEU	EAAEG	EAAEJ	EAAEA		TEAAEE	TEAAEU	TEAAEG	TEAAEJ	TEAAEA							
DEV. ASIA EX AUSTRALIA SPECIALTY INDEX	EAAPE	EAAPU	EAAAPG	EAAAPJ	EAAAPA		TEAAPE	TEAAPU	TEAAPG	TEAAPJ	TEAAPA							
DEV. ASIA INDEX	EGAS	UGAS	PGAS	YGAS			REGA	RUGA	RPGA	RYAS			TRGASE	TRGASU	TRGASG	TRGASJ		
DEV. ASIA INDUSTRIAL INDEX	EGAIE	EGAIU	EGAIG	EGAIJ	EGAIA		TEGAIE	TEGAIU	TEGAIG	TEGAJ	TEGAIA							
DEV. ASIA LODGING/RESORTS INDEX	EGALE	EGALU	EGALG	EGALJ	EGALA		TEGALE	TEGALU	TEGALG	TEGALJ	TEGALA							
DEV. ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TENASE	TENASU	TENASG	TENASJ	TENASA							
DEV. ASIA OFFICE INDEX	EGAFE	EGAFU	EGAFG	EGAFJ	EGAFA		TEGAFE	TEGAFU	TEGAFG	TEGAFJ	TEGAFA							
DEV. ASIA PAC EX JPN EX AUS LIQUID INDEX						GSLQAPH (HKD), GSLQAPS (SGD)						TGSLQAPH (HKD), TGSLQAPS (SGD)						
DEV. ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
DEV. ASIA RESIDENTIAL INDEX	EGAEU	EGAEU	EGAEJ	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	PSEL	YSEL			RSEL	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		TEPRT	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	PPFI	RYFI			TRPFIE	TRPFUI	TRPFIG	TRPFIJ		
FRANCE INDEX	EPFR	UPFR	PPFR	YPFR			RPFR	RUPFR	PPFR	RYFR			TRPFRE	TRPFRU	TRPFRG	TRPFRJ		
GERMANY INDEX	EPGR	UPGR	PPGR	YPGR			RPGR	RUPGR	PPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ		
GLOBAL INDEX	ENHGE	ENHGU	ENHGG	ENHGJ			TENHGE	TENHGU	TENHGG	TENHGJ			TRNHGE	TRNHGU	TRNHGG	TRNHGJ		
GLOBAL DEV. DIVERSIFIED INDEX	ENGVE	ENGVI	ENGVG	ENGVI	ENGVA		TENGVE	TENGVI	TENGVG	TENGVI	TENGVA							
GLOBAL DEV. DIVIDEND+ INDEX	ENGDD																	
GLOBAL DEV. EXASIA INDEX	EGXA	UGXA	PGXA	YGXA			REXA	RUXA	RPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ		
GLOBAL DEV. EXASIA NON-REITS INDEX	ENXAE	ENXAU	ENXAG	ENXAJ			TENXAE	TENXAU	TENXAG	TENXAJ								
GLOBAL DEV. EXASIA REITS INDEX	ERXAE	ERXAU	ERXAG	ERXAJ			TERXAE	TERXAU	TERXAG	TERXAJ								
GLOBAL DEV. EXAUD NON-RTL IN AUD HEDGIDX		GAHNU			GAHNA			TGAHNU				TGAHNA						
GLOBAL DEV. EXAUD NON-RTL IN AUD UNHEDGIDX		GAUNU			GAUNA			TGAUNU				TGAUNA						
GLOBAL DEV. EXAUD RTL IN AUD HEDGIDX		GAHRU			GAHRA			TGAHRU				TGAHRA						
GLOBAL DEV. EXAUD RTL IN AUD UNHEDGIDX		GAURU			GAURA			TGAURU				TGAURA						
GLOBAL DEV. EXAUSTRALIA HEDGED IN AUD INDEX					EGAAL							TEGAAL						
GLOBAL DEV. EXAUSTRALIA HEDGED IN USD INDEX		EGAHU						TEGAHU										
GLOBAL DEV. EXAUSTRALIA INDEX		GAXAU			GAXAA			TGAXAU			TGAXAA			TRAXAU			TRAXAA	
GLOBAL DEV. EXEUROPE INDEX	EGXE	UGXE	PGXE	YGXE			REXE	RUXE	RPXE	RYXE			TRGXEE	TRGXEU	TRGXEG	TRGX EJ		
GLOBAL DEV. EXEUROPE NON-REITS INDEX	ENXEE	ENXEU	ENXEG	ENXEJ			TENXEE	TENXEU	TENXEG	TENXEJ								
GLOBAL DEV. EXEUROPE REITS INDEX	ERXEE	ERXEU	ERXEG	ERXEJ			TERXEE	TERXEU	TERXEG	TERXEJ								
GLOBAL DEV. EXJAPAN INDEX	EGXJE	EGXJU	EGXJG	EGXJJ			TEGXJE	TEGXJU	TEGXJG	TEGXJJ			TRGXJE	TRGXJU	TRGXJG	TRGXJJ		
GLOBAL DEV. EXNORTH AMERICA	EGXN	UGXN	PGXN	YGXN			REXN	RUXN	RPXN	RYXN			TRGXNE	TRGXNU	TRGXNG	TRGXNJ		
GLOBAL DEV. EXUS INDEX	EUGXU	EGXU	PGXU	YGXU			REUGXU	REGXU	RPGXU	RYGXU			TRGXUE	TRGXUU	TRGXUG	TRGXUJ		
						GSXLXUSH (HKD), GSXLXUSS (SGD)											GSXLXUSH (HKD), GSXLXUSS (SGD)	
GLOBAL DEV. EXUS LIQUID INDEX	GSXLXUSE	GSXLXUSU	GSXLXUSG	GSXLXUSJ	GSXLXUSA		TGSXLXUSE	TGSXLXUSU	TGSXLXUSG	TGSXLXUSJ	TGSXLXUSA							
GLOBAL DEV. EXUS NON-REITS INDEX	ENXUE	ENXUU	ENXUG	ENXUJ			TENXUE	TENXUU	TENXUG	TENXUJ								
GLOBAL DEV. EXUS REITS INDEX	ERXUE	ERXUU	ERXUG	ERXUJ			TERXUE	TERXUU	TERXUG	TERXUJ								
GLOBAL DEV. HEALTHCARE INDEX	ENGEE	ENG EU	ENGEG	ENGEJ	ENG EA		TENGEE	TENG EU	TENGEG	TENGEJ	TENG EA							
GLOBAL DEV. HEDGED IN AUD INDEX					EGHAA							TEGHAA						
GLOBAL DEV. INDEX	ENGL	UNGL	PNGL	YNGL			RNGL	RUGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ		
GLOBAL DEV. INDUSTRIAL INDEX	ENGIE	ENG IU	ENGIG	ENGIJ	ENG IA		TENGIE	TENG IU	TENGIG	TENGIJ	TENG IA							
GLOBAL DEV. INDUSTRIAL/OFFICE INDEX	ENGME	ENG MU	ENG MG	ENGMJ	ENG MA		TENGME	TENG MU	TENG MG	TENGMJ	TENG MA							
						GSLLQGLH (HKD), GSLLQGLS (SGD)											GSLLQGLH (HKD), GSLLQGLS (SGD)	
GLOBAL DEV. LIQUID INDEX	GSLLQGLE	GSLLQGLU	GSLLQGLG	GSLLQGLJ	GSLLQGLA		TGSLLQGLE	TGSLLQGLU	TGSLLQGLG	TGSLLQGLJ	TGSLLQGLA							
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-OFFICE INDEX	ENRGE	ENRGU	ENRGG	ENRGJ			TENRGE	TENRGU	TENRGG	TENRGJ								
GLOBAL DEV. OFFICE INDEX	ENGFE	ENG FU	ENG FG	ENG FJ	ENG FA		TENGFE	TENG FU	TENG FG	TENG FJ	TENG FA							

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	ENGPU	ENGPG	ENGPJ	ENGPA		TENGPE	TENGPU	TENGPJ	TENGPA								
GREECE INDEX	EPGC	UPGC	PPGC	YPGC			RPGC	RUGC	RPPGC	RYGC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ		
HONG KONG INDEX	ENHK	USHK	PLHK	YLHK		ELHK (HKD)	REHK	RUHK	RPHK	RYHK		RHHK (HKD)	TRLHKE	TRLHKU	TRLHKG	TRLHKJ		TRLHKL (HKD)
HUNGARY INDEX													TRPHUE	TRPHUU	TRPHUG	TRPHUJ		TRPHUL (HUG)
IRELAND INDEX	EPIR	UPIR					RPIR	RUPIR					TRPIRE	TRPIRU	TRPIRG	TRPIRJ		
ITALY INDEX	EPIT	UPIT	PPIT	YPIT			RPIT	RUPIT	RPPI	RYIT			TRPITE	TRPITU	TRPITG	TRPITJ		
JAPAN INDEX	ENJP	UNJP	PLJP	ELJP			REJP	RUJP	RPLJ	RYJP			TRPJPE	TRPJPU	TRPJPG	TRPJPJ		
JAPAN LIQUID INDEX	LIQELJE	LIQELJU	LIQELJG	LIQELJJ	LIQELJA	LIQELJH (HKD), LIQELJS (SGD)	TLIQELJE	TLIQELJU	TLIQELJG	TLIQELJJ	TLIQELJA	TLIQELJH (HKD), LIQELJS (SGD)						
NETHERLANDS INDEX	EPNL	UPNL	PPNL	YPNL			RPNL	RUPNL	RPPN	RYNL			TRPNLE	TRPNLU	TRPNLG	TRPNLJ		
NEW ZEALAND INDEX	ENNZ	UNNZ	PLNZ	YLNZ		ELNZ (NZD)	REGNZ	RUNZ	RPNZ	RYNZ		RLPNZ (NZD)	TRLNZE	TRLNZU	TRLNZG	TRLNZJ		TRLNZL (NZD)
NORWAY INDEX	EPNK	UPNK				ELNK (NOK)	RPNK	RUPNK				RLNK (NOK)	TRLNKE	TRLNKU	TRLNKG	TRLNKJ		TRLNKL (NOK)
POLAND INDEX													TRPPOE	TRPPOU	TRPPOG	TRPPOJ		TRPPOL (PLN)
PORTUGAL INDEX	EPPT	UPPT					RPPT	RUPPT					TRPPTE	TRPPTU	TRPPTG	TRPP TJ		
PURE AUSTRALIA INDEX	EPAU	UPAU	PPAU	YPAU	LPAU		REPAU	RAUU	RPPAU	RYP AU	RLPA		TRPAUE	TRPAUU	TRPAUG	TRPAUJ	TRPAUL	
PURE DEV. ASIA INDEX	EGPA	UGPA	PGPA	YGPA			RGPA	RUPA	RPPA	RYPA			TRGP AE	TRGPAU	TRGPAG	TRGPAJ		
PURE DEV. DEV. ASIA EX AUSTRALIA INDEX							TFEP AEAE											
SINGAPORE INDEX	ENSI	UNSI	PLSI	YLSI		ELSI (SGD)	RESI	RUSI	RPSI	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	LIQELUHH (HKD), LIQELUS (SGD)	TLIQELUE	TLIQELUU	TLIQELUG	TLIQELUJ	TLIQELUA	TLIQELUHH (HKD), TLIQELUS (SGD)						
UK LODGINGS/RESORTS INDEX	ELULE	ELULU	ELULG	ELULJ	ELULA		TELULE	TELULU	TELUG	TELUJ	TELULA							
UK NON-REITS INDEX	ENUKNRE	ENUKNRU	ENUKNRG	ENUKNRJ			TENUKNRE	TENUKNRU	TENUKNRG	TENUKNRJ								
UK OFFICE INDEX	ELUFE	ELUFU	ELUFG	ELUFJ	ELUFA		TELUFE	TELUFU	TELUFG	TELUFJ	TELUFA							
UK PROPERTY INDEX	INAVEUPE	INAVEUPU	INAVEUPG			INAVEUPC (CHF)												
UK REITS INDEX	ENUKRE	ENUKRU	ENUKRG	ENUKRJ			TENUKRE	TENUKRU	TENUKRG	TENUKRJ								
UK RESIDENTIAL INDEX	ELUEE	ELUEU	ELUEG	ELUEJ	ELUEA		TELUEE	TELUEU	TELUEG	TELUEJ	TELUEA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELUTE	TELUTU	TELUTG	TELUTJ	TELUTA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUSE	TELUSU	TELUSG	TELUSJ	TELUSA							
UK SPECIALTY INDEX	ELUPE	ELUPU	ELUPG	ELUPJ	ELUPA		TELUPE	TELUPU	TELUPG	TELUPJ	TELUPA							
US DIVERSIFIED INDEX	UNUDE	UNUDU	UNUDG	UNUDJ	UNUDA		TUNUDE	TUNUDU	TUNUDG	TUNUDJ	TUNUDA							
US DIVIDEND+ INDEX	ENUD																	
US HEALTHCARE INDEX	UNUHE	UNUHU	UNUHG	UNUHJ	UNUHA		TUNUHE	TUNUHU	TUNUHG	TUNUHJ	TUNUHA							
US INDEX	ENUS	UNUS	PNUS	YNUS			REUS	RUUS	RPNU	RYUS			TRNUSE	TRNUSU	TRNUSG	TRNUSJ		
US INDUSTRIAL INDEX	UNUIE	UNUIU	UNUIG	UNUIJ	UNUIA		TUNUIE	TUNUIU	TUNUIG	TUNUIJ	TUNUIA							
US INDUSTRIAL/OFFICE MIXED INDEX	UNUME	UNUMU	UNUMG	UNUMJ	UNUMA		TUNUME	TUNUMU	TUNUMG	TUNUMJ	TUNUMA							
US LODGINGS/RESORTS INDEX	UNULE	UNULU	UNULG	UNULJ	UNULA		TUNULE	TUNULU	TUNULG	TUNULJ	TUNULA							
US OFFICE INDEX	UNUFA	UNUFU	UNUFG	UNUFJ	UNUFA		TUNUFA	TUNUFU	TUNUFG	TUNUFJ	TUNUFA							
US RESIDENTIAL INDEX	UNUEE	UNUEU	UNUEG	UNUEJ	UNUEA		TUNUEE	TUNUEU	TUNUEG	TUNUEJ	TUNUEA							
US RETAIL INDEX	UNUTE	UNUTU	UNUTG	UNUTJ	UNUTA		TUNUTE	TUNUTU	TUNUTG	TUNUTJ	TUNUTA							
US SELF STORAGE INDEX	UNUOE	UNUOU	UNUOG	UNUOJ	UNUOA		TUNUOE	TUNUOU	TUNUOG	TUNUOJ	TUNUOA							
US SPECIALTY INDEX	UNUPE	UNUPU	UNUPG	UNUPJ	UNUPA		TUNUPE	TUNUPU	TUNUPG	TUNUPJ	TUNUPA							

Data Vendor Codes - Indices



* Bold indicates real time calculation

	Price Indices	Gross Total Return Indices					Net Total Return Indices				
AUSTRALIA INDEX	.FTELAU	.FTELAUE	.FTELAUU	.FTELAUY	.FTELAUS	.FTELAUL	.FTTELAUE	.FTTELAUU	.FTTELAUS	.FTTELAUY	.FTTELAUL
AUSTRIA INDEX		.FTEPASE	.FTEPASU	.FTEPASY	.FTEPASS	.FTEPASL	.FTTRPASE	.FTTRPASU	.FTTRPASS	.FTTRPASY	.FTTRPASL
BELGIUM INDEX		.FTEPBLE	.FTEPBLU	.FTEPBLY	.FTEPBLS	.FTEPBLL	.FTTRPBLE	.FTTRPBLU	.FTTRPBLS	.FTTRPBLY	.FTTRPBLL
CANADA INDEX		.FTELCAE	.FTELCAU	.FTELCAY	.FTELCAS	.FTELCAL	.FTTELCAE	.FTTELCAU	.FTTELCAS	.FTTELCAY	.FTTELCAL
CZECH INDEX											.FTTRPCZL
DENMARK INDEX		.FTELDKE	.FTELDKU	.FTELDKY	.FTELDKS	.FTELDKL	.FTTELDKE	.FTTELDKU	.FTTELDKS	.FTTELDKY	.FTTELDKL
DEV. ASIA 33 INDEX	.FTENAE3						.FTENAE3				
DEV. ASIA DIVIDEND+ INDEX	.FTENAD						.FTENAD				
DEV. ASIA EMERGING INDEX	.FTENEA										
DEV. ASIA EX AUSTRALIA INDEX											
DEV. ASIA INDEX	.FTEGAS	.FTUGAS					.FTTRPAAE	.FTTRPAAU	.FTTRPAAS	.FTTRPAAY	.FTTRPAAL
DEV. ASIA NON-REITS INDEX							.FTTRGASE	.FTTRGASU	.FTTRGASS	.FTTRGASY	.FTTRGASL
DEV. ASIA REITS INDEX							.FTENASE	.FTENASU	.FTENASS	.FTENASY	.FTENASL
DEV. EUROPE CAPPED INDEX	.FTEORA						.FTEORAE	.FTEORAU	.FTEORAS	.FTEORAY	.FTEORAL
DEV. EUROPE EURO ZONE CAPPED INDEX	.FTEOEU						.FTEOEUE	.FTEOEUW	.FTEOEUY	.FTEOEUS	.FTEOEUL
DEV. EUROPE EURO ZONE INDEX	.FTEPEU						.FTEPEUE	.FTEPEUW	.FTEPEUY	.FTEPEUS	.FTEPEUL
DEV. EUROPE EX UK CAPPED INDEX	.FTEOUE						.FTEOUEU	.FTEOUEW	.FTEOUEY	.FTEOUEUS	.FTEOUEUL
DEV. EUROPE EX UK DIVIDEND+ INDEX	.FTENDP						.FTENDPE	.FTENDPU	.FTENDPS	.FTENDPY	.FTENDPL
DEV. EUROPE EX UK INDEX	.FTXUK						.FTXUKL	.FTXUKU	.FTXUKS	.FTXUKY	.FTXUKL
DEV. EUROPE INDEX	.FTEPRA	.FTUPRA					.FTEPRAL	.FTEPRAU	.FTEPRAS	.FTEPRAY	.FTEPRAL
DEV. EUROPE LIQUID 40 EX UK INDEX							.FTSSXUE	.FTSSXUW	.FTSSXUY	.FTSSXUS	.FTSSXUL
DEV. EUROPE LIQUID 40 INDEX							.FTSSELE	.FTSSELU	.FTSSELY	.FTSSELS	.FTSSELL
DEV. EUROPE NON-REITS INDEX	.FTENEE						.FTENEEU	.FTENEEW	.FTENEEY	.FTENEEUS	.FTENEEUL
DEV. EUROPE REITS INDEX	.FTEREE						.FTEREEU	.FTEREEW	.FTEREEY	.FTEREEUS	.FTEREEUL
DEV. EUROPE UK RESTRICTED INDEX	.FTEPHG						.FTEPHGE	.FTEPHGU	.FTEPHGY	.FTEPHGS	.FTEPHGL
DEV. NORTH AMERICA INDEX	.FTEGNA	.FTUGNA					.FTEGNAL	.FTEGNAU	.FTEGNAS	.FTEGNAY	.FTEGNAL
EMERGING AMERICAS INDEX	.FTENEL										
EMERGING EMEA INDEX	.FTENEM										
EMERGING EUROPE INDEX	.FTENEU										
EMERGING MARKET INDEX	.FTENEL										
EMERGING MIDDLE EAST/AFRICA INDEX	.FTENME										
FINLAND INDEX							.FTEPFIE	.FTEPFIU	.FTEPFIS	.FTEPFIY	.FTEPFIL
FRANCE INDEX							.FTEPFRE	.FTEPFRU	.FTEPFRS	.FTEPFRY	.FTEPFRL
GERMANY INDEX							.FTEPGRE	.FTEPGRU	.FTEPGRS	.FTEPGRY	.FTEPGRL
GLOBAL DEV. DIVIDEND+ INDEX	.FTENGD						.FTENGDE	.FTENGDU	.FTENGDS	.FTENGDY	.FTENGDL
GLOBAL DEV. EX ASIA INDEX							.FTEGXAE	.FTEGXAU	.FTEGXAS	.FTEGXAY	.FTEGXAL
GLOBAL DEV. EX ASIA NON-REITS INDEX							.FTENXAE	.FTENXAU	.FTENXAS	.FTENXAY	.FTENXAL
GLOBAL DEV. EX ASIA REITS INDEX							.FTERXAE	.FTERXAU	.FTERXAS	.FTERXAY	.FTERXAL
GLOBAL DEV. EX AUSTRALIA HEDGED IN AUD INDEX							.FTEGAAA	.FTEGAAL	.FTEGAAS	.FTEGAAY	.FTEGAAL
GLOBAL DEV. EX AUSTRALIA HEDGED IN USD INDEX								.FTEGAHU	.FTEGAHS	.FTEGAHY	.FTEGAHL
GLOBAL DEV. EX AUSTRALIA INDEX							.FTTRAXAA	.FTTRAXAU	.FTTRAXAS	.FTTRAXAY	.FTTRAXAL
GLOBAL DEV. EX EUROPE INDEX							.FTEGXEE	.FTEGXEU	.FTEGXES	.FTEGXEY	.FTEGXEL

Version: May 2016

306

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Data Vendor Codes - Indices



* Bold indicates real time calculation

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GLOBAL DEV. EX EUROPE NON-REITS INDEX							.FTENXEE	.FTENXEU	.FTENXES	.FTENXEY		.FTENXEL	.TFTENXEE	.TFTENXEU	.TFTENXES	.TFTENXEY		.TFTENXEL
GLOBAL DEV. EX EUROPE REITS INDEX							.FTERXEE	.FTERXEU	.FTERXES	.FTERXEY		.FTERXEL	.TFTERXEE	.TFTERXEU	.TFTERXES	.TFTERXEY		.TFTERXEL
GLOBAL DEV. EX JAPAN INDEX													.FTTRGXJE	.FTTRGXJU	.FTTRGXJS	.FTTRGXJY		.FTTRGXJL
GLOBAL DEV. EX NORTH AMERICA INDEX							.FTEGXNE	.FTEGXNU	.FTEGXNY	.FTEGXNS		.FTEGXNL	.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	EPRAKU PI				EPRAKU PI	EPRADE RI	EPRAKU RI				EPRAKU RI						
DEV. ASIA INDEX	EPRAAE PI	EPRAAS PI	EPRAAG PI				EPRAAE RI	EPRAAS RI	EPRAAG RI									
DEV. EUROPE EURO ZONE INDEX	EPRAEZ PI	EPRAEZ PI	EPRAEZ PI				EPRAEZ RI	EPRAEZ RI	EPRAEZ RI									
DEV. EUROPE EX UK INDEX	EPRAUE PI	EPRAUJ PI	EPRAUG PI				EPRAUE RI	EPRAUJ RI	EPRAUG RI									
DEV. EUROPE INDEX	EPRAIX PI	EPRAIX PI	EPRAIX PI				EPRAIX RI	EPRAIX RI	EPRAIX RI									
DEV. NORTH AMERICA INDEX	EPRAAN PI	EPRAAN PI	EPRAAN PI				EPRAAN RI	EPRAAN RI	EPRAAN RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFRE PI	EPRAFRI PI					EPRAFRE RI	EPRAFRI RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL DEV. EX ASIA INDEX	EPRGXAE PI	EPRGXAU PI	EPRGXAG PI				EPRGXAE RI	EPRGXAU RI	EPRGXAG RI									
GLOBAL DEV. EX EUROPE INDEX	EPRGXEE PI	EPRGXEU PI	EPRGXEG PI				EPRGXEE RI	EPRGXEU RI	EPRGXEG RI									
GLOBAL DEV. EX NORTH AMERICA INDEX	EPRXNAE PI	EPRXNAU PI	EPGXNAG PI				EPRXNAE RI	EPRXNAU RI	EPGXNAG RI									
GLOBAL DEV. INDEX	EPRAGLE PI	EPRAGLU PI	EPRAGLG PI				EPRAGLE RI	EPRAGLU RI	EPRAGLG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKE PI				EPRAHKE PI	EPRAHKE RI	EPRAHKE RI				EPRAHKE RI						
IRELAND INDEX	EPRAIRE PI	EPRAIRU PI					EPRAIRE RI	EPRAIRU RI										
ITALY INDEX	EPRAITE PI	EPRAITU PI					EPRAITE RI	EPRAITU RI										
JAPAN INDEX	EPRAJPE PI	EPRAJPU PI				EPRAJPE PI	EPRAJPE RI	EPRAJPU RI				EPRAJPE RI						
NETHERLANDS INDEX	EPRAANLE PI	EPRAANLU PI					EPRAANLE RI	EPRAANLU RI										
NORWAY INDEX	EPRAANWE PI	EPRAANWU PI				EPRAANWU PI	EPRAANWE RI	EPRAANWU RI				EPRAANWU RI						
PORTUGAL INDEX	EPRAPRE PI	EPRAPRU PI					EPRAPRE RI	EPRAPRU RI										
SINGAPORE INDEX	EPRASGE PI	EPRASGU PI				EPRASGU PI	EPRASGE RI	EPRASGU RI				EPRASGU RI						
SPAIN INDEX	EPRASPE PI	EPRASPU PI					EPRASPE RI	EPRASPU RI										
SWEDEN INDEX	EPRASWE PI	EPRASWU PI				EPRASWU PI	EPRASWE RI	EPRASWU RI				EPRASWU RI						
SWITZERLAND INDEX	EPRASZE PI	EPRASZU PI				EPRASZU PI	EPRASZE RI	EPRASZU RI				EPRASZU RI						
UK INDEX	EPRAUKE PI	EPRAUKU PI	EPRAUKG PI				EPRAUKE RI	EPRAUKU RI	EPRAUKG RI									
US INDEX	EPRAUSE PI	EPRAUSU PI					EPRAUSE RI	EPRAUSU RI										

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Indices



* Bold indicates real time calculation

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

Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
CA Immobilien Anlage	AT	AT0000641352	CAI AV	CAIV.VI	CAI-WBO
Conwert Immobilien	AT	AT0000697750	CWI AV	CONW.VI	CWI-WBO
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	BTTP.PA	IML-PAR
ANF-Immobilier S.A. *	FR	FR0000063091	ANF FP	ANF.PA	ANF-PAR
Fonciere De Paris SIIC *	FR	FR0000034431	FDPA FP	FDPA.PA	FDPA-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
Adler Real Estate AG	DE	DE0005008007	ADL GR	ADL.F	ADL-ETR
ADO Properties SA	DE	LU1250154413	ADJ GR	ADJ.F	ADJ-ETR
Alstria Office *	DE	DE000A0LD2U1	AOX GR	AOXG.F	AOX-ETR
Vonovia SE	DE		ANN GR	ANNNG.F	ANN-ETR
Deutsche Wohnen	DE	DE000A0HN5C6	DWNI 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
Grand City Properties	DE	LU0775917882	GYC GR	GYC.DE	GYC-ETR
Hamborner REIT AG *	DE	DE0006013006	HAB GR	HAB.DE	HAB-ETR
LEG Immobilien AG	DE	DE000LEG1110	LEG GR	LEG.DE	LEG-ETR
TAG Immobilien AG	DE	DE0008303504	TEG GR	TEG.F	TEG-ETR
TLG Immobilien	DE	DE000A12B8Z4	TLG GR	TLG.F	TLG-ETR
Green REIT *	IRE	IE00BBR67355	GRN ID	GRN.ID	GRN-DUB
Hibernia REIT Plc *	IRE	IE00BGHQ1986	HBRN ID	HBRN.ID	HBRN-DUB
Irish Residential Properties REIT *	IRE	IE00BJ34P519	IRES ID	IRES.ID	IRES-DUB

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Beni Stabili *	IT	IT0001389631	BNS IM	BNSI.MI	BNS-MIL
IGD *	IT	IT0003745889	IGD IM	IGD.MI	IGD-MIL
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
NSI NV *	NL	NL0000292324	NSI NA	NSTEc.AS	NISTI-AMS
Unibail-Rodamco *	NL	FR0000124711	UL NA	UNBP.NA	UL-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Entra ASA	NW	NO0010716418	ENTRA NO	ENTRA.OL	ENTRA-OSL
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Axiare Patrimonio SOCIMI SA *	SP	ES0105026001	AXIA SM	AXIA.SM	AXIA-MAD
Hispania Activos Inmobiliarios SAU	SP	ES0105019006	HIS SM	HIS.SM	HIS-MAD
Inmobiliaria Colonial S.A.	SP	ES0139140042	COL SM	COL.SM	COL-MAD
Lar Espana Real Estate SOCIMI SA	SP	ES0105015012	LAR SM	LAR.SM	LAR-MAD
Merlin Properties Socimi SA *	SP	ES0105025003	MRL SM	MRL.SM	MRL-MAD
Fastighets AB Balder B	SE	SE0000455057	BALDB SS	BALDB.ST	BALDB-OME
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
D Carnegie & Co AB	SE	SE0005594728	DCARB SS	DCARB.ST	DCARB-OME
Dios Fastigheter AB	SE	SE0001634262	DIOS SS	DIOS.ST	DIOS-OME
Hemfosa Fastigheter AB	SE	SE0007126115	HEMF SS	HEMF.ST	HEMF-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Kloven B	SE	SE0006593919	KLOVB SS	KLOVB.ST	KLOVB-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Pandox AB	SE	SE0007100359	PNDXB SS	PNDXB.ST	PNDXB-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wallenstam AB	SE	SE0007074844	WALLB SS	WALLB.ST	WALLB-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
Assura *	UK	GB00BVGBWW93	AGR LN	AGR.L	AGR-LON
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
Empiric Student Property *	UK	GB00BLWDVR75	ESP LN	ESP.L	ESP-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

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Kennedy Wilson Europe Real Estate	UK	JE00BJT32513	KWE LN	KWE.L	KWE-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
LondonMetric Property *	UK	GB00B4WFW713	LMP LN	LMP.L	LMP-LON
INTU Properties *	UK	GB0006834344	INTU LN	INTU.L	INTU-LON
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Medicx Fund	UK	GG00B1DVQL92	MXF LN	MXF.L	MXF-LON
Primary Health Prop.*	UK	GB00BYRJ5J14	PHP LN	PHP.L	PHP-LON
Redefine International *	UK	IM00B8BV8G91	RDI LN	RDI.L	RDI-LON
Safestore Holdings *	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
Standard Life Inv Prop *	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
Target Healthcare REIT *	UK	JE00B95CGW71	THRL LN	THRL.L	THRL-LON
Tritax Big Box REIT *	UK	GB00BG49KP99	BBOX LN	BBOX.L	BBOX-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	THRL.IT	AZRG-IT
BWP Trust *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
Vicinity Centres *	AU	AU000000VCX7	VCX AU	VCX.AX	VCX-ASX
Cromwell Property Group *	AU	AU000000CMW8	CMW AU	CMW.AX	CMW-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
Investa Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Scentre Group *	AU	AU000000SCG8	SCG AU	SCG.AX	SCG-ASX
Shopping Centres Australasia Property	AU	AU000000SCP9	SCP AU	SCP.AX	SCP-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Corp. *	AU	AU000000WFD0	WFD AU	WFD.AX	WFD-ASX
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
Cheung Kong Property Holdings	HK	KYG2103F1019	1113 HK	1113.HK	1113-HKG
Fortune Real Estate Investment Trust *	HK	SG1033912138	FRT SP	FRT.SI	FRT-SES
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Swire Properties	HK	HK0000063609	1972 HK	1972.HK	1972-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Activia Properties *	JP	JP3047490002	3279 JP	3279.T	3279-TKS
Advance Residence Investment *	JP	JP3047160001	3269 JP	3269.T	3296-TKS
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Aeon REIT *	JP	JP3047650001	3292 JP	3292.T	3292-TKS
Daiwa House REIT Investment *	JP	JP3046770008	3263 JP	3263.T	3263-TKS
Daiwa Office Investment *	JP	JP3046310003	8976 JP	8976.T	8976-TKS
Daiwahouse Residential Invest *	JP	JP3046390005	8984 JP	8984.T	8984-TKS
Frontier Real Estate Investment *	JP	JP3046200006	8964 JP	8964.T	8964-TKS
Fukuoka REIT *	JP	JP3046240002	8968 JP	8968.T	8968-TKS
GLP J-REIT *	JP	JP3047510007	3281 JP	3281.T	3281-TKS
Hulic	JP	JP3360800001	3003 JP	3003.T	3003-TKS
Hulic Reit *	JP	JP3047660000	3295 JP	3295.T	3295-TKS
Industrial & Infrastructure Fund Inve: JP	JP	JP3046500009	3249 JP	3249.T	3249-TKS
Invincible Investment Corp *	JP	JP3046190009	8963 JP	8963.T	8963-TKS
Japan Excellent *	JP	JP3046420000	8987 JP	8987.T	8987-TKS
Japan Hotel REIT Investment Corp. JP	JP	JP3046400002	8985 JP	8985.T	8985-TKS
Japan Logistics Fund *	JP	JP3046230003	8967 JP	8967.T	8967-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Rental Housing Investment *	JP	JP3046410001	8986 JP	8986.T	8986-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	JP3048110005	3285 JP	3285.T	3285-TKS
Nomura Real Estate Holdings	JP	JP3762900003	3231 JP	3231.T	3231-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
Sekisui House SI Residential Investr	JP	JP3046280008	8973 JP	8973.T	8973-TKS

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Property Group *	NZ	NZKPGEO001S9	KPG NZ	KIP.NZ	KIP-NZE
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
Capitamall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CDL Hospitality Trusts *	SG	SG1T66931158	CDREIT SP	CDREIT.SI	CDR-SES
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-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
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA04315L1058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
SmartREIT *	CA	CA83179X1087	SRU-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Retirement Residences	CA	CA16141A1030	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Crombie Real Estate Investment Trust	CA	CA2271071094	CRR-U CN	CRR_u.TO	CRR.UN-TSX
Dream Office REIT *	CA	CA26153P1045	D-U CN	D_u.TO	D.UN-TSX
Dream Global REIT *	CA	CA26154A1066	DI-U CN	DI_u.TO	DI.UN-TSX
Extencicare Inc.	CA	CA30224T8639	EXE-U CN	EXE_u.TO	EXE.UN-TSX
First Capital Realty	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
Granite Real Estate *	CA	CA3874371147	GRT CN	GRT.TO	GRT-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1324	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Apartment REIT *	CA	CA49410M1023	KMP-U CN	KMP.TO	KMP-TSX
Milestone Apartments *	CA	CA59934P1018	MST-U CN	MST.TO	MST-TSX
Northview Apartment REIT *	CA	CA6671851021	NVU-U CN	NVU_u.TO	NVU.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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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
VEREIT *	US	US92339V1008	VER US	ARCP.N	ARCP-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Apple Hospitality REIT *	US	US03784Y2000	APLE US	APLE.N	APLE-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-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
Care Capital Properties *	US	US1416241065	CCR US	CCR.N	CCR-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Realty Trust *	US	US1506022094	CDR US	CDR.N	CDR-US
Gramercy Property Trust *	US	US3850021003	CSG US	CSG.N	CSG-US
Chatham Lodging Trust *	US	US16208T1025	CLDT US	CLDT.N	CLDT-US
Chesapeake Lodging Trust *	US	US1652401027	CHSP US	CHSP.N	CHSP-US
Columbia Property Trust Inc *	US	US1982872038	CXP US	CXP.N	CXP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
DCT Industrial Trust *	US	US2331532042	DCT US	DCT.N	DCT-US
DDR Corp. *	US	US23317H1023	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H2031	EDR US	EDR.N	EDR-US
Empire State Realty Trust *	US	US2921041065	ESRT US	ESRT.N	ESRT-US
EPR Properties *	US	US26884U1097	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US

Version: May 2016

314

Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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 Realty Trust Cl. A	US	US3456051099	FCE/A US	FCEa.N	FCE.A-US
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
Gaming & Leisure Properties *	US	US36467J1088	GLPI US	GLPI.N	GLPI-US
General Growth Properties *	US	US3700231034	GGP US	GGP.N	GGP-US
Getty Realty *	US	US3742971092	GTY US	GTY.N	GTY-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Welltower, Inc. *	US	US95040Q1040	HCN US	HCN.N	HCN-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Healthcare Trust Of America Inc *	US	US42225P5017	HTA US	HTA.N	HTA-US
Hersha Hospitality Trust *	US	US4278255009	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Hudson Pacific Properties *	US	US4440971095	HPP US	HPP.N	HPP-US
Equity Commonwealth REIT *	US	US2946281027	EQC US	EQC.N	EQC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T3005	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
Monogram Residential Trust Inc *	US	US60979P1057	MORE US	MORE.N	MORE-US
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
New Senior Investment Group *	US	US6486911034	SNR US	SNR.N	SNR-US
New York REIT Inc. *	US	US64976L1098	NYRT US	NYRT.N	NYRT-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Paramount Group *	US	US69924R1086	PGRE US	PGRE.N	PGRE-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pebblebrook Hotel Trust *	US	US70509V1008	PEB US	PEB.N	PEB-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Physicians Realty Trust *	US	US71943U1043	DOC US	DOC.N	DOC-US
Piedmont Office Realty Trust Cl A *	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
QTS Realty Trust *	US	US74736A1034	QTS US	QTS.N	QTS-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Retail Opportunity Investments Corp	US	US76131N1019	ROIC US	ROIC.N	ROIC-US
Retail Properties of America *	US	US76131V2025	RPAI US	RPAI.N	RPAI-US
Rexford Industrial Realty *	US	US76169C1009	REXR US	REXR.N	REXR-US
RLJ Lodging Trust *	US	US74965L1017	RLJ US	RLJ.N	RLJ-US
Rouse Properties *	US	US7792871011	RSE US	RSE.N	RSE-US
Ryman Hospitality Properties *	US	US78377T1079	RHP US	RHP.N	RHP-US
Sabra Health Care REIT *	US	US78573L1061	SBRA US	SBRA.N	SBRA-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Select Income REIT *	US	US81618T1007	SIR US	SIR.N	SIR-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
Silver Bay Realty Trust *	US	US82735Q1022	SBY US	SBY.N	SBY-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Spirit Realty Capital *	US	US84860W1027	SRC US	SRC.N	SRC-US
Colony Starwood Homes *	US	US19625X1028	SWAY US	SWAY.N	SWAY-US
Store Capital REIT *	US	US8621211007	STOR US	STOR.N	STOR-US
Summit Hotel Properties *	US	US8660821005	INN US	INN.N	INN-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
STAG Industrial *	US	US85254J1025	STAG US	STAG.N	STAG-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
Terreno Realty *	US	US88146M1018	TRNO US	TRNO.N	TRNO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
TIER REIT *	US	US88650V2088	TIER US	TIER.N	TIER-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urban Edge Properties *	US	US91704F1049	UE US	UE.N	UE-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US

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Data Vendor Codes - Index Constituents - Developed Markets

Constituent	Country	ISIN	 Bloomberg	REUTERS	 SNL
CubeSmart *	US	US2296631094	CUBE US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
WP Glimcher *	US	US92939N1028	WPG US	WPG.N	WPG-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
Xenia Hotels & Resorts Inc *	US	US9840171030	XHR US	XHR.N	XHR-US

Version: May 2016

315

Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Aliansce Shopping Centers SA	BRAZ	BRALSCACNOR0	ALSC3 BZ	ALSC3.SA	ALSC3.BSP
Gafisa	BRAZ	BRGFS AACNOR3	GFS A3 BZ	GFS A3.SA	GFS A3.BSP
BR Malls Participacoes S/A Ord	BRAZ	BRBRMLACNOR9	BRML3 BZ	BRML3.SA	BRML3-BSP
BR Properties S/A Ord	BRAZ	BRBRPRACNOR9	BRPR3 BZ	BRPR3.SA	BRPR3-BSP
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 Participaco	BRAZ	BREZTCACNOR0	EZTC3 BZ	EZTC3.SA	EZTC3-BSP
Rodobens Negocios Imobiliarios S/A O	BRAZ	BRRDNACNOR9	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	BRJHSFACNOR2	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
PDG Realty S/A Empreendimentos e P	BRAZ	BRPDGRACNOR8	PDGR3 BZ	PDGR3.SA	PDGR3-BSP
Sonae Sierra Brasil	BRAZ	BRSSBRACNOR1	SSBR3 BZ	SSBR3.SA	SSBR3-BSP
Tecnisa S.A.	BRAZ	BRTCSAACNOR3	TCSA3 BZ	TCSA3.SA	TCSA3-BSP
Cyrela Brazil Realty S/A Empreendime	BRAZ	BRCYREACNOR7	CYRE3 BZ	CYRE3.SA	CYRE3-BSP
Parque Arauco SA	CHL	CLP763281068	PARAU CO CI	PARAU CO.SA	PARAU CO-BSP
Agile Property Holdings	CHN	KYG011981035	3383 HK	3383.HK	-NA-
Ascott Residence Trust *	CHN	SG1T08929278	ART SP	ART.SI	-NA-
Beijing Capital Land (H)	CHN	CNE100000239	2868 HK	2868.HK	-NA-
CapitaLand Retail China Trust Manage	CHN	SG1U25933169	CRCT SP	CRCT.SI	-NA-
C C Land Holdings	CHN	BMG1985B1138	1224 HK	1224.HK	-NA-
China Aoyuan Property Group	CHN	KYG2112H1065	3883 HK	3883.HK	-NA-
China Merchants Land	CHN	KYG210AW1064	978 HK	978.HK	-NA-
China Oceanwide Holdings	CHN	BMG2117K1045	715 HK	715.HK	-NA-
China Overseas Grand Oceans Group	CHN	HK0000065737	81 HK	81.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-
China SCE Property Holdings	CHN	KYG211891083	1966 HK	1966.HK	-NA-
CIFI Holdings (Group) (P Chip)	CHN	KYG2140A1076	884 HK	884.HK	-NA-
Country Graden Holdings	CHN	KYG245241032	2007 HK	2007.HK	-NA-
Dalian Wanda Commercial Properties (	CHN	CNE100001T98	3699 HK	3699.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-
Far East Consortium	CHN	KYG3307Z1090	35 HK	35.HK	-NA-
China Jinmao Holdings Group (Red Ch	CHN	HK0817039453	817 HK	817.HK	-NA-
Gemdale Properties and Investment	CHN	BMG3911S1035	535 HK	535.HK	-NA-
Glorious Property Holdings (P Chip)	CHN	KYG3940K1058	845 HK	845.HK	-NA-
Greentown China Holdings	CHN	KYG4100M1050	3900 HK	3900.HK	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Guangzhou R&F Properties (H)	CHN	CNE100000569	2777 HK	2777.HK	-NA-
Hui Xian Real Estate Investment Tru	CHN	HK0000078516	87001 HK	87001.HK	-NA-
Hopson Dev Hold	CHN	BMG4600H1016	754 HK	754.HK	-NA-
Hydoo International Holding	CHN	KYG4678A1031	1396 HK	1396.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-
Logan Property Holdings	CHN	KYG555551095	3380 HK	3380.HK	-NA-
Longfor Properties Co. Ltd.	CHN	KYG5635P1090	960 HK	960.HK	-NA-
LVGEM China Real Estate Investme	CHN	KYG5727E1035	95 HK	95.HK	-NA-
Mapletree Greater China Commerci	CHN	SG2F55990442	MAGIC SP	MAGIC.HK	-NA-
Minmetals Land (Red Chip)	CHN	BMG6144P1014	230 HK	230.HK	-NA-
Shanghai Industrial Urban Developm	CHN	BMG8065B1037	563 HK	563.HK	-NA-
Spring Real Estate Investment Trust	CHN	HK0000174232	1426 HK	1426.HK	-NA-
Beijing North Star (H)	CHN	CNE100000262	588 HK	601588.SS	-NA-
Poly (Hong Kong) Investments (Red	CHN	HK0119000674	119 HK	600119.SS	-NA-
Powerlong Real Estate Holdings (P	CHN	KYG720051047	1238 HK	1238.HK	-NA-
Redco Properties group	CHN	KYG733101078	1622 HK	1622.HK	-NA-
Renhe Commercial Holdings (P Chip	CHN	KYG750041041	1387 HK	1387.HK	-NA-
Road King Infrastructure	CHN	BMG760581097	1098 HK	1098.HK	-NA-
Sinolink Worldwide Holdings (P Chip	CHN	BMG8165B1028	1168 HK	1168.HK	-NA-
China Vanke (H)	CHN	CNE100001SR9	2202 HK	2202.HK	-NA-
Shenzhen Investment (Red Chip)	CHN	HK0604011236	604 HK	604.HK	-NA-
Shimao Property Holdings	CHN	KYG810431042	813 HK	813.HK	-NA-
Shui On Land	CHN	KYG811511131	272 HK	272.HK	-NA-
Soho China	CHN	KYG826001003	410 HK	410.HK	-NA-
Sino-Ocean Land Holdings (Red Chi	CHN	HK3377040226	3377 HK	3377.HK	-NA-
Sunac China Holdings (P Chip)	CHN	KYG8569A1067	1918 HK	1918.HK	-NA-
Yanlord Land Group	CHN	SG1T57930854	YLLG SP	YLLG.SP	-NA-
Yuexiu Property (Red Chip)	CHN	HK0123000694	123 HK	123.HK	-NA-
Yuexiu Real Estate Investment Trust	CHN	HK0405033157	405 HK	405.HK	-NA-
Yuzhou Properties	CHN	KYG9884T1013	1628 HK	1628.HK	-NA-
Emaar Misr for Development SAE	EGY	EGS673Y1C015	EMFD EY	EMFD.EY	-NA-
Six Of October Development & Inve	EGY	EGS65851C015	OCDI EY	OCDI.EY	-NA-
Grivalia Properties REIC *	GRC	GRS491003000	GRIV GA	GRIV.AT	-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-

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Data Vendor Codes - Index Constituents - Emerging Markets

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
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-
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-
Lippo Malls Indonesia Retail Trust *	INDO	SG1W27938677	LMRT SP	LMRT.JK	-NA-
Pakuwon Jati	INDO	ID1000122500	PWON IJ	PWON.JK	-NA-
Summarecon	INDO	ID1000092406	SMRA IJ	SMRA.JK	-NA-
CapitalLand Malaysia Mall Trust *	MAL	MYL5180TO003	CMMT MK	CMMT.KL	-NA-
Eastern & Orient	MAL	MYL3417OO002	EAST MK	EAST.KL	-NA-
Eco World Development Group	MAL	MYL8206OO004	ECW MK	ECW.KL	-NA-
IGB Real Estate Investment Trust *	MAL	MYL5227TO002	IGBREIT MK	IGBREIT.KL	-NA-
IOI Properties Group	MAL	MYL5249OO007	IOIPG MK	IOIPG.KL	-NA-
KSL Holdings BHD	MAL	MYL5038OO004	KSL MK	KSL.KL	-NA-
Mah Sing Group	MAL	MYL8583OO006	MSGB MK	MSGB.KL	-NA-
Pavilion Real Estate Investment Trust *	MAL	MYL5212TO004	PREIT MK	PREIT.KL	-NA-
SP Setia	MAL	MYL8664OO004	SPSB MK	SPSB.KL	-NA-
Sunway Real Estate Investment Trust *	MAL	MYL5176TO001	SREIT MK	SREIT.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-
Concentradora Fibra Hotelera Mexican	MEX	MXCFFI0T0005	FIHO12 MM	FIHO12.MM	-NA-
Consortio Ara	MEX	MXPO01161019	ARA* MM	ARA.MX	-NA-
Corporacion Inmobiliaria Vesta	MEX	MX01VE0M0003	VESTA* MM	VESTA.MX	-NA-
Fibra Uno Administracion S.A. de C.V.	MEX	MXCFFU000001	FUNO11 MM	FUNO11.MX	-NA-
Macquarie Mexico Real Estate Manage	MEX	MXCFFI0U0002	FIBRAMQ MM	FIBRAMQ.MX	-NA-
Vista Land & Lifescapes	PHIL	PHY9382G1068	VLL PM	VLL.PS	-NA-
DoubleDragon Properties	PHIL	PHY2105Y1083	DD PM	DD.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-
ImmoFinanz AG	RUS	AT0000809058	IIA AV	IIA.AV	IIA-VIE
Arrowhead Properties *	SAF	ZAE000203105	AWA SJ	AWAJ.J	-NA-
Attacq Limited	SAF	ZAE000177218	ATT SJ	ATTJ.J	-NA-
Delta Property Fund *	SAF	ZAE000194049	DLT SJ	DLTJ.J	-NA-
Hyprop Investments Ltd *	SAF	ZAE000190724	HYP SJ	HYPJ.J	-NA-
SA Corporate Real Estate Fund *	SAF	ZAE000203238	SAC SJ	SACJ.J	-NA-

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Redefine Properties *	SAF	ZAE000190252	RDF SJ	RDFJ.J	-NA-
Resilient REIT *	SAF	ZAE000209557	RES SJ	RESJ.J	-NA-
Growthpoint Prop Ltd *	SAF	ZAE000179420	GRT SJ	GRTJ.J	-NA-
Emira Property Fund *	SAF	ZAE000203063	EMI SJ	EMIJ.J	-NA-
Rebosis Property Fund *	SAF	ZAE000201687	REB SJ	REB.J	-NA-
Vukile Property Fund *	SAF	ZAE000180865	VKE SJ	VKE.J	-NA-
Central Pattana	THAI	TH0481B10Z00	CPN TB	CPN.BK	-NA-
Land & Houses	THAI	TH0143010Z08	LH TB	LH.BK	-NA-
LPN Development	THAI	TH0456010Z04	LPN TB	LPN.BK	-NA-
AP Thailand	THAI	TH0308010Y08	AP TB	AP.BK	-NA-
Amata Corp	THAI	TH0617A10Z08	AMATA TB	AMAT.BK	-NA-
Preuksa Real Estate	THAI	TH0878010Y00	PS TB	-NA-	-NA-
Property Perfect	THAI	TH0352A10Z07	PF TB	-NA-	-NA-
Quality Houses	THAI	TH0256A10Z04	QH TB	-NA-	-NA-
Sansiri	THAI	TH0577C10Z04	SIRI TB	-NA-	-NA-
SC Asset	THAI	TH0747A10Z01	SC TB	-NA-	-NA-
Siam Future Development PCL	THAI	TH0699010003	SF TB	-NA-	-NA-
Supalai PCL	THAI	TH0371010Z05	SPALI TB	SPAL.BK	-NA-
WHA	THAI	TH3871010Z01	WHA TB	WHA.BK	-NA-
Ticon Industrial Connection Pcl	THAI	TH0675010Z09	TICON TB	TICON.BK	-NA-
Dogus GE Gayrimenkul Yatirim Orta	TUR	TRAOSGYO91Q1	DGGYO TI	ALGYO.IS	-NA-
Emlak Konut Gayrimenkul Yatirim Or	TUR	TREEGYO00017	EKGYO TI	EKGYO.IS	-NA-
Is Gayrimenkul Yatirim Ortak *	TUR	TRAISGYO91Q3	ISGYO TI	ISGYO.IS	-NA-
Torunlar Gayrimenkul Yatirim *	TUR	TRETRGY00018	TRGYO TI	TRGYO.IS	-NA-
Hung Poo Real Estate Development	TWN	TW0002536000	2536 TT	2536.TW	-NA-
Aldar Properties PJSC	UAE	AEA002001013	ALDAR UH	ALDAR.UH	-NA-
Emaar Mallis Group	UAE	AEE001501015	EMAARMLS UH	EMAARMLS.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
Lok'N Store Group	AIM	GB0007276115	LOK LN	LOK.L	-NA-
NewRiver Retail	AIM	GG00B4Z05859	NRR LN	NRR.L	-NA-
Palace Capital	AIM	GB00BF5SGF06	PCA LN	PCA.L	-NA-
Real Estate Investors	AIM	GB00B45XLP34	RLE LN	RLE.L	-NA-
Summit Germany	AIM	GG00B34FZW09	SMTG LN	SMTG.L	-NA-
Taliesin Property Fund	AIM	JE00B3B3WB31	TPF LN	TPP.L	-NA-

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