



EPRA RESEARCH

European Public Real Estate Association

Monthly Statistical Bulletin

November 2010

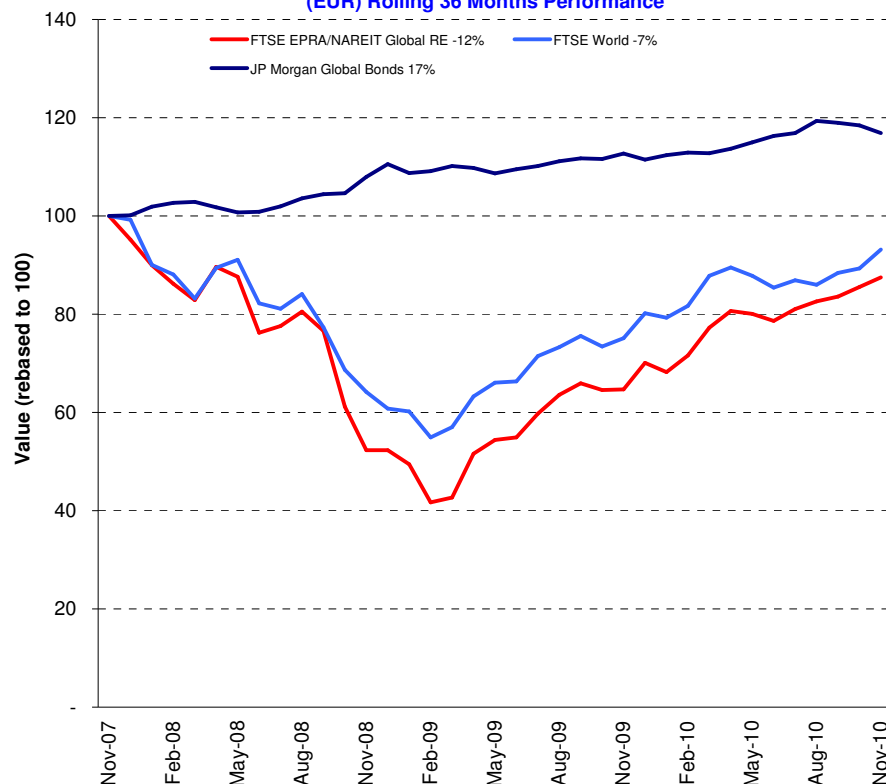


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Graph 1: Global Developed Real Estate vs Equities & Bonds - Total Returns (EUR) Rolling 36 Months Performance



Comment

The FTSE EPRA/NAREIT Developed (Global) Index is up 2.3% at the close of November. Global equities advanced 4.3% while the Global Bonds market slipped for the third month running by 1.3%. Real estate markets in Europe dipped 6.3% while North America marched ahead by adding 4.5%. Asian real estate investments were up 3.5%.

The global real estate return year-to-date performance is 24.8% compared to 16.1% and 4.9%, for global equities and global bonds, respectively. For the ten-year rolling period, real estate investments returned 75.7%. Equities have lost 7.0% while bonds investments have returned 64% in total. Annual average return based on the ten-year period from real estate investments is 5.8%. Global equities lost 70 bps each year on average, while the bond investments returns equal 5.1%.

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

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

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

All calculated returns in the bulletin are geometric means.

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

A disclaimer applies to this document. Please refer to page 219.

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Section 1

Size of the total real estate market

Size of the total real estate market - Europe

Countries	2009 GDP (\$ Bn)	2009 GDP per capita (\$)	2009 Real Estate (\$ Bn)	Nov-10 Total Listed (\$ Bn)	Nov-10 Number of Companies	Nov-10 Index Mrkt Cap (\$ Bn)	Nov-10 Total RE v Listed RE (%)	Nov-10 Stock Market (\$ Bn)	Nov-10 Stk Mkt v Listed RE (%)
Germany	3,391.81	41,150.30	1,526.32	26.00	41	5	1.70%	1,492.74	1.74%
United Kingdom	2,472.36	41,118.93	1,390.70	60.00	124	38	4.31%	3,257.91	1.84%
France	2,661.44	42,559.90	1,197.65	72.00	62	30	6.01%	1,842.95	3.91%
Italy	2,143.68	36,923.70	964.66	6.00	8	1	0.62%	641.95	0.93%
Spain	1,474.08	34,281.02	663.34	24.00	15	-	3.62%	700.12	3.43%
Russia	1,351.54	9,257.74	436.76	5.00	-	-	1.14%	589.72	0.85%
Netherlands	802.14	49,156.90	360.96	13.00	12	12	3.60%	318.28	4.08%
Switzerland	476.12	63,900.58	214.26	8.00	11	7	3.73%	1,130.16	0.71%
Belgium	470.49	45,466.85	211.72	6.00	19	4	2.83%	283.92	2.11%
Sweden	441.11	49,088.78	198.50	13.00	15	7	6.55%	561.33	2.32%
Turkey	648.46	9,054.96	208.01	-	12	-	0.00%	329.26	0.00%
Austria	384.09	46,983.06	172.84	11.00	13	2	6.36%	128.99	8.53%
Poland	449.76	11,657.82	156.95	6.00	8	-	3.82%	190.40	3.15%
Norway	399.16	87,248.70	179.62	4.00	6	1	2.23%	260.71	1.53%
Denmark	315.66	58,315.28	142.05	2.00	5	-	1.41%	238.50	0.84%
Greece	325.44	30,563.94	146.45	2.20	6	0	1.50%	77.58	2.84%
Ireland	244.89	59,860.96	110.20	2.10	1	-	1.91%	57.54	3.65%
Finland	245.87	47,146.00	110.64	3.00	5	2	2.71%	209.49	1.43%
Portugal	228.36	21,698.52	98.02	-	-	-	0.00%	97.90	0.00%
Czech Republic	190.04	18,518.70	77.38	-	-	-	0.00%	46.74	0.00%
Hungary	137.04	13,604.49	50.35	0.26	2	-	0.52%	31.50	0.83%
Romania *	170.59	7,667.47	51.77	0.50	-	-	0.97%	16.60	3.01%
Ukraine *	138.73	2,860.04	30.31	-	-	-	0.00%	33.15	0.00%
Slovakia *	88.35	16,345.99	34.51	-	-	-	0.00%	4.65	0.00%
Slovenia *	49.07	24,399.55	21.90	-	-	-	0.00%	10.17	0.00%
Luxembourg	52.81	114,062.63	23.76	-	1	-	0.00%	22.85	0.00%
Bulgaria *	44.89	5,970.59	12.53	-	-	-	0.00%	4.89	0.00%
Total Europe	19,797.98	37,840.90	8,792.16	264.06	366	109	3.00%	12,579.99	2.10%

* Country is not included in the selection universe

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

Please refer to page 204 for further details on calculation methodology.

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

Countries	2009 GDP (\$ Bn)	2009 GDP per capita (\$)	2009 Real Estate (\$ Bn)	Nov-10 Total Listed (\$ Bn)	Nov-10 Number of Companies	Nov-10 Index Mrkt Cap (\$ Bn)	Nov-10 Total RE v Listed RE (%)	Nov-10 Stock Market (\$ Bn)	Nov-10 Stk Mkt v Listed RE (%)
Japan	4,804.95	37,691.78	2,162.23	166.00	113	74	7.68%	3,643.23	4.56%
Hong Kong/China	4,537.68	3,496.29	1,059.98	171.00	200	119	16.13%	6,349.59	2.69%
South Korea	962.17	20,106.42	402.66	1.00	12	-	0.25%	997.66	0.10%
India	1,229.81	1,144.91	198.02	8.00	16	-	4.04%	1,626.07	0.49%
Australia	928.06	46,414.43	417.63	75.00	65	64	17.96%	1,363.99	5.50%
Taiwan	340.46	15,049.94	129.37	4.00	31	-	3.09%	798.12	0.50%
Indonesia	492.16	2,177.67	98.18	0.14	30	-	0.14%	342.81	0.04%
Thailand	257.42	4,007.14	62.93	4.00	140	-	6.36%	265.32	1.51%
Malaysia	195.84	7,687.43	59.48	0.70	88	-	1.18%	378.63	0.18%
Singapore	180.75	41,514.19	162.68	38.00	50	39	23.36%	558.04	6.81%
New Zealand	122.51	30,566.82	58.95	3.15	8	1	5.34%	34.91	9.02%
Pakistan	157.56	978.85	24.08	-	-	-	0.00%	45.00	0.00%
Philippines	155.00	1,749.00	28.74	4.00	52	-	13.92%	143.45	2.79%
Vietnam *	84.23	1,010.53	13.01	-	-	-	0.00%	-	0.00%
Total Asia-Pacific	14,448.61	19,457.83	4,877.93	474.99	805	296	9.74%	16,546.83	2.87%
Egypt	112.00	1,373.73	19.16	11.00	2	-	57.40%	115.12	9.56%
Israel	149.00	21,132.35	63.40	4.14	-	-	6.53%	167.56	2.47%
Morocco	84.62	2,676.99	18.08	3.00	-	-	16.59%	86.87	3.45%
South Africa	261.00	5,257.55	69.85	8.62	7	-	12.35%	406.13	2.12%
Total Africa/Middle East	606.62	30,440.62	170.49	26.77	9	-	15.70%	775.68	3.45%
Mexico	977.32	9,311.33	316.44	0.10	3	-	0.03%	450.64	0.02%
Brazil	1,502.46	8,056.57	463.56	0.70	26	-	0.15%	1,469.16	0.05%
Argentina	295.93	7,638.40	89.69	0.60	2	-	0.67%	49.94	1.20%
Venezuela *	287.77	11,554.68	100.12	-	-	-	0.00%	4.55	0.00%
Colombia	223.11	5,452.19	60.44	-	-	-	0.00%	216.99	0.00%
Chile	164.26	10,372.78	55.13	0.30	17	-	0.54%	322.68	0.09%
Peru	120.16	4,343.22	30.17	-	6	-	0.00%	99.45	0.00%
Total Latin America	3,571.01	8,466.09	1,115.56	1.70	54	-	0.15%	2,613.41	0.07%

* Country is not included in the selection universe

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

Please refer to page 204 for further details on calculation methodology.

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

Countries	2009 GDP (\$ Bn)	2009 GDP per capita (\$)	2009 Real Estate (\$ Bn)	Nov-10 Total Listed (\$ Bn)	Nov-10 Number of Companies	Nov-10 Index Mrkt Cap (\$ Bn)	Nov-10 Total RE v Listed RE (%)	Nov-10 Stock Market (\$ Bn)	Nov-10 Stk Mkt v Listed RE (%)
United States	14,149.12	48,282.93	6,367.10	375.00	195	298	5.89%	14,362.43	2.61%
Canada	1,396.83	43,467.67	628.58	54.00	45	32	8.59%	1,874.58	2.88%
Total Nth America	15,545.95	47,850.27	6,995.68	429.00	240	331	6.13%	16,237.01	2.64%
World	53,970.17	-	21,951.81	1,196.52	1,474	736	5.45%	48,752.93	2.45%

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Please refer to page 204 for further details on calculation methodology.

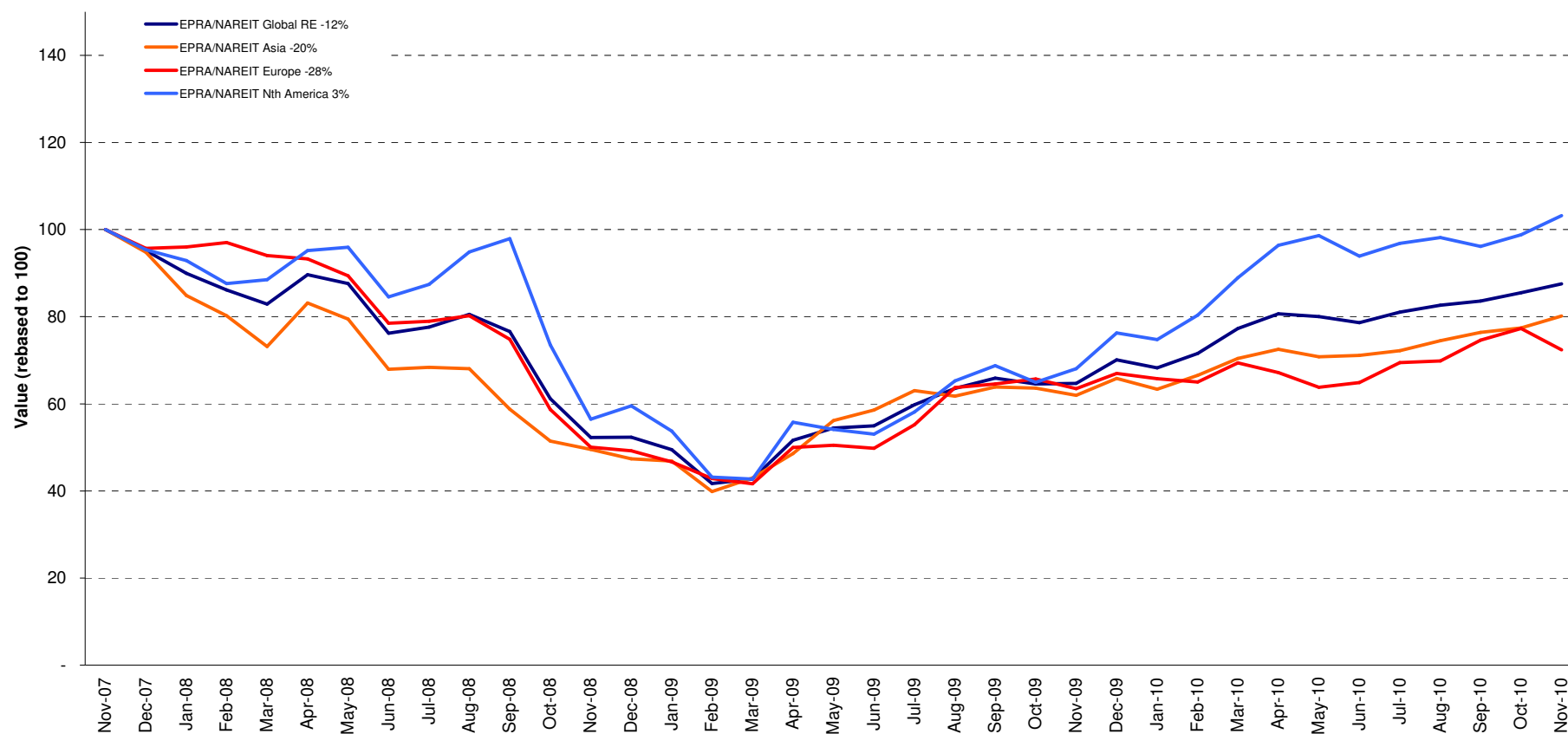
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Section 2

FTSE EPRA/NAREIT Global Developed Real Estate Index Series

FTSE EPRA/NAREIT Global Developed Index Series

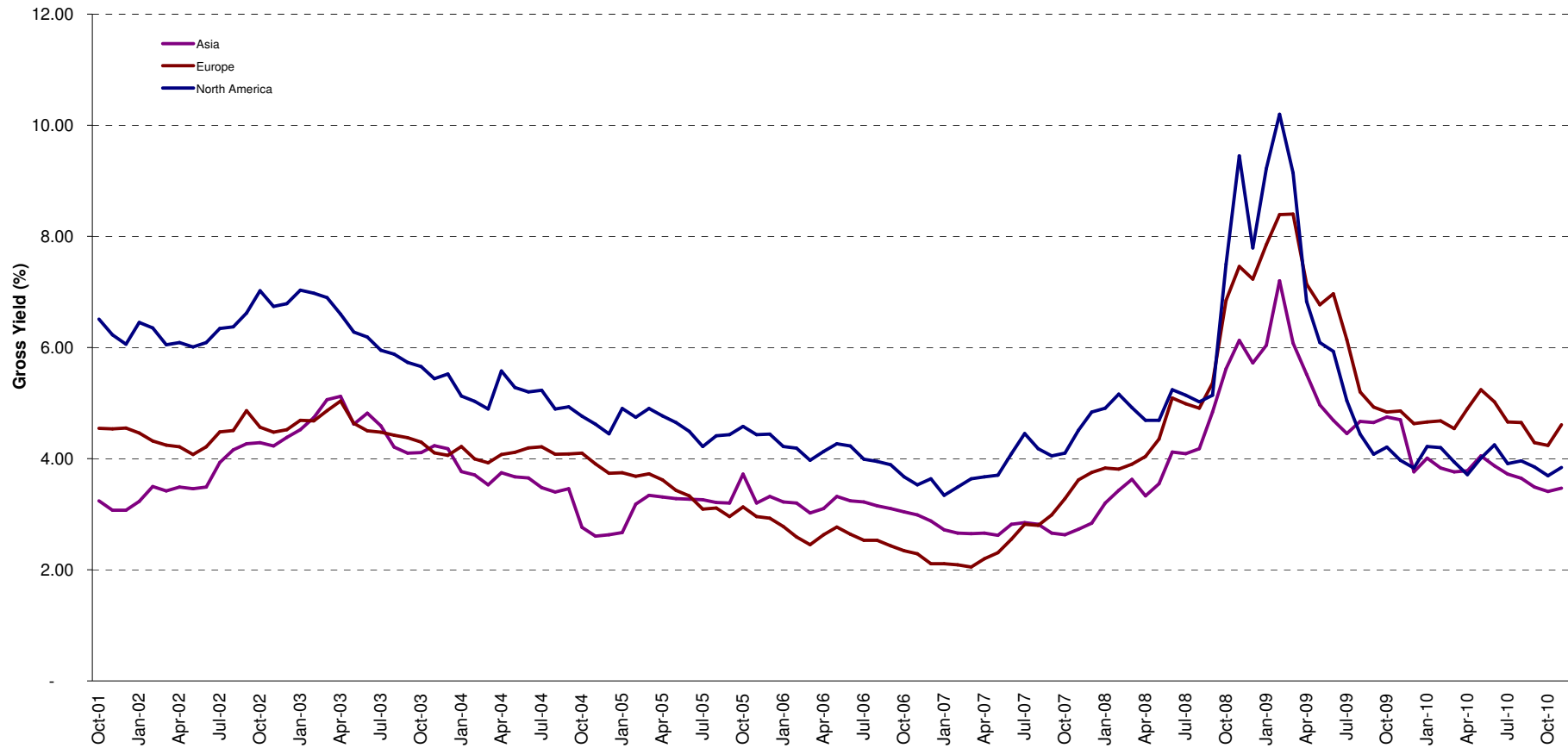
Graph 2: EPRA/NAREIT Global Developed v Asia Developed, Europe Developed & North America Developed- Total Return (EUR) Rolling 36 Months Performance



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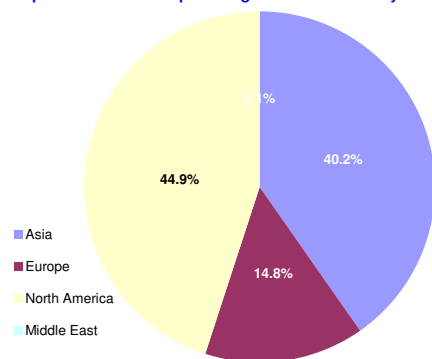
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Graph 3: Dividend Yields

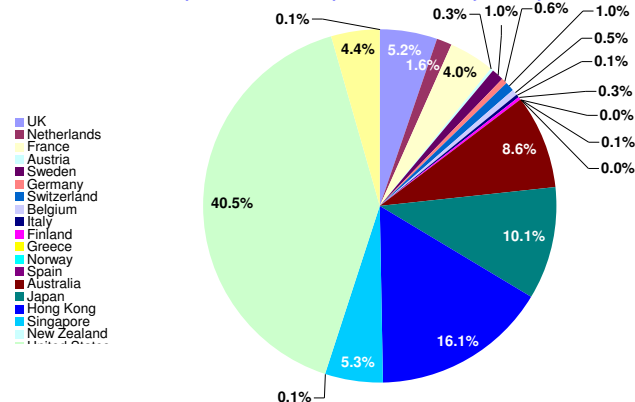


FTSE EPRA/NAREIT Global Developed Index Series

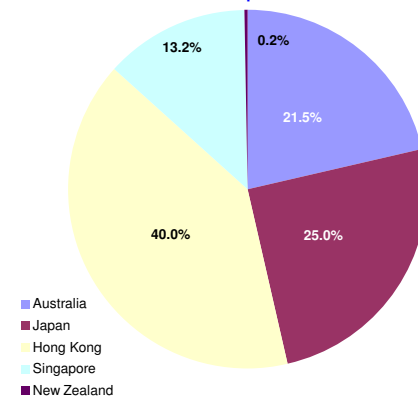
Graph 4: Global Developed - Regional Breakdown by Market Cap



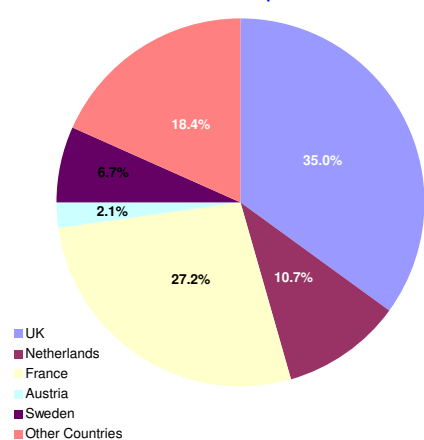
Graph 5: Global Developed - Breakdown by Country



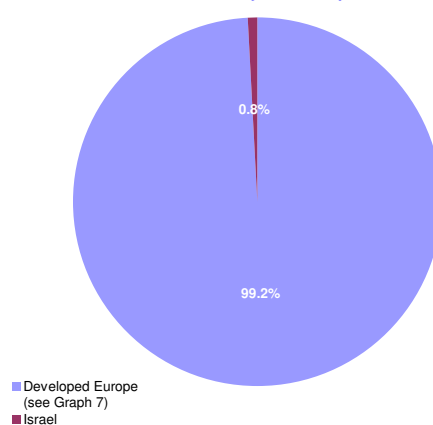
Graph 6: Asia Developed - Country Breakdown by Market Cap



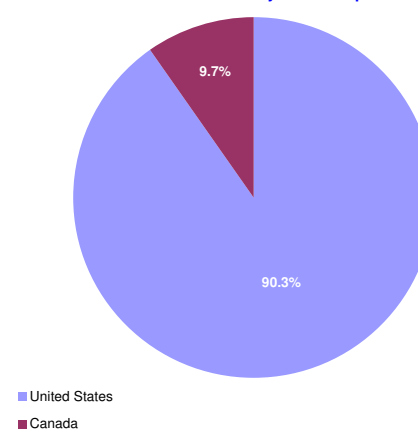
Graph 7: Europe Developed - Country Breakdown by Market Cap



Graph 8: Europe Plus Middle East (EMEA) - Country Breakdown by Market Cap



Graph 9: North America Developed - Country Breakdown by Market Cap



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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global	EUR	2,187.43	566,017.47	100.00	3.79	9.41	5.80	0.45	-4.35	35.36	4.72	2.33	24.84	18.31	26.84
Asia	EUR	1,770.43	227,443.02	40.18	3.47	8.87	5.16	3.48	-7.11	29.34	4.88	3.49	21.74	19.47	26.10
Europe	EUR	1,985.94	84,000.34	14.84	4.53	5.70	5.30	-4.38	-10.20	14.08	-2.96	-6.33	8.15	18.72	26.73
North America	EUR	2,737.39	253,898.85	44.86	3.84	14.73	7.00	0.32	1.06	51.61	7.38	4.46	35.31	23.51	35.88
Global ex Asia	EUR	2,453.15	338,574.45	59.82	4.01	9.15	6.42	-1.13	-2.36	39.78	4.62	1.57	27.11	20.85	31.88
Global ex Europe	EUR	2,187.21	482,017.12	85.16	3.66	10.88	6.06	1.52	-3.15	40.08	6.18	4.00	28.39	19.27	27.96
Global ex North America	EUR	1,971.81	312,118.62	55.14	3.75	8.04	5.99	0.93	-7.93	24.75	2.66	0.66	17.70	17.42	23.78
Global ex United States	EUR	2,037.79	336,848.74	59.51	3.88	8.21	6.28	1.28	-7.09	26.73	2.73	0.78	19.09	17.28	23.85
Global ex Japan	EUR	1,257.28	509,079.14	89.94	3.92	-NA-	-NA-	0.40	-4.04	35.41	4.07	2.12	24.50	-NA-	28.22
Global Dividend+	EUR	1,864.20	468,907.50	82.84	4.37	-NA-	-NA-	-NA-	-1.79	38.95	4.55	2.48	27.62	-NA-	27.59
Global	USD	2,733.37	736,810.03	100.00	3.79	8.99	10.08	2.46	-8.10	17.35	-0.14	-4.16	13.26	20.92	32.20
Asia	USD	2,279.81	296,072.66	40.18	3.47	8.62	9.40	5.55	-10.76	12.13	0.00	-3.08	10.45	22.12	31.75
Europe	USD	2,566.95	109,346.97	14.84	4.53	5.48	9.64	-2.47	-13.74	-1.11	-7.47	-12.27	-1.90	22.70	34.05
North America	USD	3,401.29	330,511.39	44.86	3.84	14.25	10.92	2.33	-2.90	31.45	2.39	-2.16	22.77	24.85	39.31
Global ex Asia	USD	3,066.81	440,737.37	59.82	4.01	8.73	10.39	0.84	-6.20	21.19	-0.24	-4.87	15.33	22.95	36.42
Global ex Europe	USD	2,742.66	627,463.06	85.16	3.66	10.47	10.06	3.55	-6.95	21.45	1.24	-2.59	16.49	21.43	32.75
Global ex North America	USD	2,481.19	406,298.64	55.14	3.75	7.66	10.02	2.95	-11.54	8.16	-2.12	-5.72	6.78	20.76	30.45
Global ex United States	USD	2,646.58	438,490.94	59.51	3.88	7.98	10.70	3.31	-10.74	9.88	-2.05	-5.61	8.05	20.58	30.36
Global ex Japan	USD	1,252.65	662,690.89	89.94	3.92	-NA-	-NA-	2.41	-7.81	17.40	-0.76	-4.36	12.95	-NA-	33.55
Global ex Australia	USD	1,103.53	673,249.86	91.37	0.00	-NA-	-NA-	-NA-	-12.43	13.08	1.14	-2.02	6.96	-NA-	29.99
Global ex Australia Hedged	USD	1,349.76	673,249.86	91.37	0.00	-NA-	-NA-	2.45	-6.13	20.12	0.89	-2.70	13.89	-NA-	30.43
Global Dividend+	USD	2,004.46	610,397.69	82.84	4.37	-NA-	11.74	3.81	-5.64	20.48	-0.31	-4.02	15.79	-NA-	32.71

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global	GBP	2,828.61	473,120.46	100.00	3.79	10.26	9.05	4.64	0.82	23.67	1.04	-1.61	17.45	19.42	28.67
Asia	GBP	2,359.25	190,114.18	40.18	3.47	9.84	8.38	7.80	-2.10	18.17	1.19	-0.50	14.53	19.88	26.85
Europe	GBP	2,656.39	70,213.88	14.84	4.53	6.85	8.61	-0.39	-5.36	4.21	-6.37	-9.93	1.73	20.40	29.64
North America	GBP	3,519.80	212,227.97	44.86	3.84	15.50	9.88	4.51	6.52	38.52	3.60	0.44	27.30	24.62	37.91
Global ex Asia	GBP	3,173.66	283,006.28	59.82	4.01	10.07	9.36	2.99	2.91	27.70	0.94	-2.34	19.58	22.15	34.17
Global ex Europe	GBP	2,838.22	402,906.58	85.16	3.66	11.71	9.03	5.75	2.08	27.98	2.44	0.00	20.79	20.17	29.51
Global ex North America	GBP	2,567.65	260,892.48	55.14	3.75	8.93	8.99	5.14	-2.96	13.97	-0.96	-3.21	10.72	18.26	25.30
Global ex United States	GBP	2,738.80	281,563.80	59.51	3.88	9.17	9.66	5.51	-2.08	15.79	-0.89	-3.10	12.04	18.10	25.21
Global ex Japan	GBP	1,296.29	425,527.07	89.94	3.92	-NA-	-NA-	4.59	1.14	23.72	0.41	-1.81	17.12	-NA-	30.22
Global Dividend+	GBP	2,307.05	391,948.56	82.84	4.37	-NA-	10.69	6.02	3.52	26.96	0.87	-1.47	20.07	-NA-	29.65
Global	JPY	2,237.06	61,722,576.28	100.00	3.79	6.50	7.05	-4.59	-16.31	14.12	0.13	-0.33	1.92	22.66	34.73
Asia	JPY	1,865.86	24,802,007.03	40.18	3.47	6.14	6.39	-1.71	-18.73	9.04	0.28	0.80	-0.62	23.66	34.65
Europe	JPY	2,100.86	9,159,995.86	14.84	4.53	3.07	6.62	-9.18	-21.44	-3.83	-7.21	-8.76	-11.72	23.87	35.54
North America	JPY	2,783.71	27,686,939.07	44.86	3.84	11.65	7.86	-4.71	-11.58	27.83	2.67	1.75	10.47	26.43	41.19
Global ex Asia	JPY	2,509.96	36,920,569.25	59.82	4.01	6.25	7.35	-6.10	-14.58	17.85	0.03	-1.07	3.77	24.47	38.24
Global ex Europe	JPY	2,244.67	52,562,580.42	85.16	3.66	7.95	7.02	-3.58	-15.26	18.10	1.52	1.30	4.82	23.25	35.48
Global ex North America	JPY	2,030.67	34,035,637.20	55.14	3.75	5.20	6.99	-4.14	-19.45	5.17	-1.85	-1.96	-3.92	22.32	33.06
Global ex United States	JPY	2,166.03	36,732,385.75	59.51	3.88	5.51	7.62	-3.80	-18.72	6.85	-1.78	-1.84	-2.77	22.27	33.06
Global ex Japan	JPY	1,025.20	55,513,615.79	89.94	3.92	-NA-	-NA-	-4.64	-16.05	14.17	-0.49	-0.53	1.63	-NA-	36.00
Global Dividend+	JPY	1,515.33	51,133,014.21	82.84	4.37	-NA-	-NA-	-NA-	-14.07	17.16	-0.04	-0.19	4.19	-NA-	35.08

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

			Free Float Mkt Cap Ccy (m)	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Gross Total Return		Curr	Close Value Nov-10	Nov-10	Nov-10											
Index Description																
Global		AUD	1,865.00	768,271.82	135.73	3.79	-NA-	-NA-	-NA-	-NA-	12.01	0.81	-2.04	6.21	-NA-	-NA-
Asia		AUD	1,555.53	308,714.97	54.54	3.47	-NA-	-NA-	-NA-	-NA-	7.02	0.96	-0.94	3.57	-NA-	-NA-
Europe		AUD	1,751.44	114,016.09	20.14	4.53	-NA-	-NA-	-NA-	-NA-	-5.61	-6.58	-10.33	-8.00	-NA-	-NA-
North America		AUD	2,320.72	344,624.23	60.89	3.84	-NA-	-NA-	-NA-	-NA-	25.46	3.37	-0.01	15.13	-NA-	-NA-
Global ex Asia		AUD	2,092.50	459,556.85	81.19	4.01	-NA-	-NA-	-NA-	-NA-	15.67	0.71	-2.77	8.15	-NA-	-NA-
Global ex Europe		AUD	1,871.33	654,255.73	115.59	3.66	-NA-	-NA-	-NA-	-NA-	15.92	2.21	-0.45	9.24	-NA-	-NA-
Global ex North America		AUD	1,692.93	423,647.59	74.85	3.75	-NA-	-NA-	-NA-	-NA-	3.23	-1.18	-3.64	0.13	-NA-	-NA-
Global ex United States		AUD	1,805.78	457,214.50	80.78	3.88	-NA-	-NA-	-NA-	-NA-	4.88	-1.11	-3.53	1.32	-NA-	-NA-
Global ex Japan		AUD	854.69	690,987.79	122.08	3.92	-NA-	-NA-	-NA-	-NA-	12.05	0.19	-2.25	5.92	-NA-	-NA-
Global Dividend+		AUD	1,593.15	636,461.67	112.45	4.37	-NA-	-NA-	-NA-	-NA-	14.99	0.64	-1.91	8.59	-NA-	-NA-
Global ex Australia Hedged		AUD	1,345.15	701,997.63	91.37	0.00	-NA-	-NA-	2.04	-7.29	22.49	1.52	-2.40	15.69	-NA-	31.62
Global Hedged		AUD	1,258.31	768,271.82	8.63	0.00	-NA-	-NA-	0.90	-9.08	20.55	1.17	-2.39	14.16	-NA-	30.42

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global	EUR	2,111.61	566,017.47	100.00	3.16	-NA-	-NA-	-0.18	-5.08	34.48	4.64	2.28	24.11	-NA-	26.82
Asia	EUR	1,768.11	227,443.02	40.18	3.43	-NA-	-NA-	3.45	-7.16	29.28	4.88	3.49	21.69	-NA-	26.10
Europe	EUR	1,212.82	84,000.34	14.84	3.79	-NA-	-NA-	-4.98	-10.90	13.24	-2.98	-6.34	7.36	-NA-	26.63
North America	EUR	2,564.32	253,898.85	44.86	2.72	-NA-	-NA-	-0.87	-0.44	49.82	7.20	4.35	33.92	-NA-	35.86
Global ex Asia	EUR	2,319.00	338,574.45	59.82	2.98	-NA-	-NA-	-2.14	-3.60	38.32	4.49	1.49	25.92	-NA-	31.82
Global ex Europe	EUR	2,111.46	482,017.12	85.16	3.05	-NA-	-NA-	0.88	-3.89	39.19	6.09	3.95	27.67	-NA-	27.95
Global ex North America	EUR	1,946.93	312,118.62	55.14	3.52	-NA-	-NA-	0.71	-8.17	24.46	2.65	0.66	17.43	-NA-	23.75
Global ex US	EUR	2,002.90	336,848.74	59.51	3.56	-NA-	-NA-	0.98	-7.42	26.32	2.70	0.77	18.72	-NA-	23.82
Global ex Japan	EUR	975.57	509,079.14	89.94	0.00	-NA-	-NA-	-3.93	-8.57	30.11	3.57	1.82	20.12	-NA-	28.11
Global	USD	2,638.67	736,810.03	100.00	3.16	-NA-	-NA-	1.82	-8.81	16.60	-0.22	-4.20	12.60	-NA-	32.17
Asia	USD	2,276.82	296,072.66	40.18	3.43	-NA-	-NA-	5.52	-10.80	12.08	0.00	-3.08	10.40	-NA-	31.75
Europe	USD	1,254.10	109,346.97	14.84	3.79	-NA-	-NA-	-3.08	-14.40	-1.83	-7.49	-12.28	-2.61	-NA-	33.99
North America	USD	3,186.23	330,511.39	44.86	2.72	-NA-	-NA-	1.12	-4.34	29.90	2.22	-2.27	21.50	-NA-	39.27
Global ex Asia	USD	2,899.16	440,737.37	59.82	2.98	-NA-	-NA-	-0.18	-7.38	19.92	-0.37	-4.95	14.24	-NA-	36.35
Global ex Europe	USD	2,647.67	627,463.06	85.16	3.05	-NA-	-NA-	2.90	-7.67	20.68	1.16	-2.65	15.83	-NA-	32.73
Global ex North America	USD	2,449.95	406,298.64	55.14	3.52	-NA-	-NA-	2.72	-11.78	7.90	-2.13	-5.73	6.53	-NA-	30.43
Global ex US	USD	2,601.26	438,490.94	59.51	3.56	-NA-	-NA-	3.00	-11.06	9.53	-2.07	-5.63	7.72	-NA-	30.34
Global ex Japan	USD	1,204.60	662,690.89	89.94	3.23	-NA-	-NA-	1.69	-8.60	16.58	-0.85	-4.41	12.24	-NA-	33.51

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global	GBP	2,730.61	473,120.46	100.00	3.16	-NA-	-NA-	3.99	0.04	22.87	0.96	-1.65	16.76	-NA-	28.63
Asia	GBP	2,356.15	190,114.18	40.18	3.43	-NA-	-NA-	7.77	-2.15	18.11	1.18	-0.50	14.48	-NA-	26.89
Europe	GBP	1,297.80	70,213.88	14.84	3.79	-NA-	-NA-	-1.02	-6.09	3.45	-6.39	-9.95	0.99	-NA-	29.60
North America	GBP	3,297.25	212,227.97	44.86	2.72	-NA-	-NA-	3.27	4.94	36.89	3.43	0.34	25.99	-NA-	37.85
Global ex Asia	GBP	3,000.18	283,006.28	59.82	2.98	-NA-	-NA-	1.95	1.60	26.37	0.81	-2.42	18.46	-NA-	34.10
Global ex Europe	GBP	2,739.93	402,906.58	85.16	3.05	-NA-	-NA-	5.09	1.29	27.17	2.35	-0.05	20.11	-NA-	29.48
Global ex North America	GBP	2,535.31	260,892.48	55.14	3.52	-NA-	-NA-	4.91	-3.22	13.70	-0.97	-3.22	10.47	-NA-	25.28
Global ex US	GBP	2,691.90	281,563.80	59.51	3.56	-NA-	-NA-	5.20	-2.43	15.42	-0.91	-3.11	11.69	-NA-	25.19
Global ex Japan	GBP	1,246.57	425,527.07	89.94	3.23	-NA-	-NA-	3.86	0.27	22.85	0.33	-1.86	16.38	-NA-	30.18
Global	JPY	2,159.56	61,722,576.28	100.00	3.16	-NA-	-NA-	-5.19	-16.96	13.38	0.05	-0.37	1.33	-NA-	34.69
Asia	JPY	1,863.41	24,802,007.03	40.18	3.43	-NA-	-NA-	-1.74	-18.77	8.99	0.27	0.80	-0.66	-NA-	34.65
Europe	JPY	1,026.39	9,159,995.86	14.84	3.79	-NA-	-NA-	-9.75	-22.05	-4.54	-7.24	-8.78	-12.36	-NA-	35.48
North America	JPY	2,607.70	27,686,939.07	44.86	2.72	-NA-	-NA-	-5.84	-12.89	26.32	2.50	1.64	9.33	-NA-	41.14
Global ex Asia	JPY	2,372.75	36,920,569.25	59.82	2.98	-NA-	-NA-	-7.05	-15.66	16.62	-0.10	-1.15	2.80	-NA-	38.17
Global ex Europe	JPY	2,166.92	52,562,580.42	85.16	3.05	-NA-	-NA-	-4.19	-15.92	17.35	1.43	1.25	4.23	-NA-	35.45
Global ex North America	JPY	2,005.10	34,035,637.20	55.14	3.52	-NA-	-NA-	-4.35	-19.66	4.93	-1.86	-1.96	-4.14	-NA-	33.03
Global ex US	JPY	2,128.95	36,732,385.75	59.51	3.56	-NA-	-NA-	-4.09	-19.00	6.51	-1.80	-1.85	-3.07	-NA-	33.03
Global ex Japan	JPY	985.87	55,513,615.79	89.94	3.23	-NA-	-NA-	-5.31	-16.77	13.37	-0.58	-0.59	0.99	-NA-	35.96

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Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global	AUD	1,800.38	768,271.82	135.73	3.16	-NA-	-NA-	-NA-	-NA-	11.29	0.74	-2.09	5.59	-NA-	-NA-
Asia	AUD	1,553.49	308,714.97	54.54	3.43	-NA-	-NA-	-NA-	-NA-	6.98	0.96	-0.94	3.53	-NA-	-NA-
Europe	AUD	855.68	114,016.09	20.14	3.79	-NA-	-NA-	-NA-	-NA-	-6.30	-6.60	-10.35	-8.67	-NA-	-NA-
North America	AUD	2,173.99	344,624.23	60.89	2.72	-NA-	-NA-	-NA-	-NA-	23.98	3.20	-0.11	13.94	-NA-	-NA-
Global ex Asia	AUD	1,978.12	459,556.85	81.19	2.98	-NA-	-NA-	-NA-	-NA-	14.46	0.59	-2.85	7.13	-NA-	-NA-
Global ex Europe	AUD	1,806.52	654,255.73	115.59	3.05	-NA-	-NA-	-NA-	-NA-	15.18	2.13	-0.50	8.62	-NA-	-NA-
Global ex North America	AUD	1,671.61	423,647.59	74.85	3.52	-NA-	-NA-	-NA-	-NA-	2.98	-1.19	-3.65	-0.10	-NA-	-NA-
Global ex US	AUD	1,774.86	457,214.50	80.78	3.56	-NA-	-NA-	-NA-	-NA-	4.54	-1.13	-3.54	1.01	-NA-	-NA-
Global ex Japan	AUD	663.21	690,987.79	122.08	0.00	-NA-	-NA-	-NA-	-NA-	7.67	-0.29	-2.54	2.20	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Index Description	Curr	Close Value Nov-10	Free Float Mkt Cap	Free Float Mkt Cap	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
			Ccy (m) Nov-10	(%) Weight Nov-10											
Global	EUR	1,347.32	566,017.47	100.00	0.00	4.73	1.29	-3.57	-8.58	30.24	4.25	2.06	20.60	18.27	26.74
Asia	EUR	1,202.86	227,443.02	40.18	0.00	5.33	1.46	-0.14	-10.65	24.93	4.45	3.25	18.09	19.44	26.13
Europe	EUR	1,301.10	84,000.34	14.84	0.00	1.58	1.30	-8.12	-14.44	9.10	-3.24	-6.46	3.55	18.60	26.30
North America	EUR	1,549.43	253,898.85	44.86	0.00	7.85	1.68	-4.24	-3.95	45.60	6.78	4.09	30.60	23.45	35.81
Global ex Asia	EUR	1,443.00	338,574.45	59.82	0.00	3.56	1.47	-5.43	-7.12	34.16	4.11	1.26	22.47	20.72	31.63
Global ex Europe	EUR	1,337.69	482,017.12	85.16	0.00	6.08	1.42	-2.59	-7.38	34.91	5.67	3.70	24.22	19.25	27.97
Global ex North America	EUR	1,319.70	312,118.62	55.14	0.00	4.30	2.16	-2.71	-11.67	20.19	2.27	0.45	13.77	17.37	23.65
Global ex United States	EUR	1,348.85	336,848.74	59.51	0.00	4.41	2.33	-2.51	-11.02	21.92	2.30	0.55	14.96	17.23	23.73
Global ex Japan	EUR	975.57	509,079.14	89.94	0.00	-NA-	-NA-	-3.93	-8.57	30.11	3.57	1.82	20.12	-NA-	28.11
Global Dividend+	EUR	1,513.77	468,907.50	82.84	0.00	-NA-	-NA-	-NA-	-6.78	32.92	3.98	2.14	22.69	-NA-	27.48
Global	USD	1,690.37	736,810.03	100.00	0.00	4.35	5.37	-1.64	-12.17	12.93	-0.60	-4.42	9.42	20.83	32.06
Asia	USD	1,547.60	296,072.66	40.18	0.00	5.08	5.55	1.86	-14.15	8.32	-0.40	-3.30	7.14	22.07	31.72
Europe	USD	1,681.97	109,346.97	14.84	0.00	1.36	5.48	-6.28	-17.80	-5.41	-7.74	-12.39	-6.06	22.63	33.77
North America	USD	1,924.89	330,511.39	44.86	0.00	7.40	5.41	-2.32	-7.71	26.24	1.81	-2.51	18.49	24.72	39.16
Global ex Asia	USD	1,803.23	440,737.37	59.82	0.00	3.16	5.25	-3.54	-10.77	16.32	-0.73	-5.16	11.12	22.79	36.14
Global ex Europe	USD	1,676.93	627,463.06	85.16	0.00	5.69	5.23	-0.64	-11.01	16.97	0.75	-2.88	12.70	21.35	32.68
Global ex North America	USD	1,660.63	406,298.64	55.14	0.00	3.94	6.04	-0.76	-15.13	4.21	-2.48	-5.92	3.22	20.71	30.33
Global ex United States	USD	1,751.82	438,490.94	59.51	0.00	4.19	6.58	-0.56	-14.51	5.71	-2.45	-5.83	4.31	20.53	30.24
Global ex Japan	USD	972.01	662,690.89	89.94	0.00	-NA-	-NA-	-2.01	-12.16	12.81	-1.24	-4.64	8.98	-NA-	33.40
Global ex Australia	USD	1,082.30	673,249.86	91.37	0.00	-NA-	-NA-	-NA-	-10.25	14.27	-0.31	-4.42	10.35	-NA-	32.17
Global ex Australia Hedged	USD	1,083.39	673,249.86	91.37	0.00	-NA-	-NA-	-1.36	-10.02	15.87	0.40	-2.98	10.20	-NA-	30.26
Global Dividend+	USD	1,627.67	610,397.69	82.84	0.00	-NA-	6.12	-1.03	-10.44	15.25	-0.86	-4.34	11.31	-NA-	32.56

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Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Index Description	Curr	Close Value Nov-10	Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
			Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	Vlty (%)	Vlty (%)
Global	GBP	1,749.26	473,120.46	100.00	0.00	5.57	4.39	0.45	-3.64	19.00	0.58	-1.87	13.47	19.31	28.49
Asia	GBP	1,601.53	190,114.18	40.18	0.00	6.26	4.56	4.03	-5.82	14.15	0.78	-0.73	11.10	19.78	26.76
Europe	GBP	1,740.58	70,213.88	14.84	0.00	2.68	4.49	-4.29	-9.82	-0.32	-6.64	-10.06	-2.59	20.38	29.46
North America	GBP	1,991.96	212,227.97	44.86	0.00	8.58	4.42	-0.24	1.24	33.03	3.02	0.08	22.87	24.48	37.71
Global ex Asia	GBP	1,866.06	283,006.28	59.82	0.00	4.43	4.27	-1.49	-2.11	22.58	0.45	-2.63	15.22	22.00	33.89
Global ex Europe	GBP	1,735.36	402,906.58	85.16	0.00	6.87	4.25	1.48	-2.38	23.26	1.95	-0.30	16.87	20.07	29.38
Global ex North America	GBP	1,718.50	260,892.48	55.14	0.00	5.17	5.05	1.35	-6.90	9.82	-1.33	-3.41	7.04	18.19	25.16
Global ex United States	GBP	1,812.86	281,563.80	59.51	0.00	5.34	5.58	1.55	-6.22	11.39	-1.30	-3.32	8.16	18.03	25.07
Global ex Japan	GBP	1,005.88	425,527.07	89.94	0.00	-NA-	-NA-	0.08	-3.64	18.88	-0.07	-2.10	13.01	-NA-	30.04
Global Dividend+	GBP	1,873.38	391,948.56	82.84	0.00	-NA-	5.12	1.08	-1.75	21.45	0.32	-1.79	15.42	-NA-	29.45
Global	JPY	1,383.44	61,722,576.28	100.00	0.00	1.97	2.47	-8.41	-20.01	9.81	-0.32	-0.60	-1.54	22.56	34.55
Asia	JPY	1,266.60	24,802,007.03	40.18	0.00	2.68	2.64	-5.15	-21.82	5.33	-0.13	0.56	-3.59	23.62	34.59
Europe	JPY	1,376.57	9,159,995.86	14.84	0.00	-0.96	2.57	-12.73	-25.14	-8.02	-7.48	-8.89	-15.47	23.82	35.22
North America	JPY	1,575.38	27,686,939.07	44.86	0.00	4.95	2.50	-9.04	-15.96	22.76	2.09	1.38	6.62	26.28	41.02
Global ex Asia	JPY	1,475.81	36,920,569.25	59.82	0.00	0.81	2.35	-10.18	-18.74	13.11	-0.46	-1.37	-0.01	24.30	37.94
Global ex Europe	JPY	1,372.45	52,562,580.42	85.16	0.00	3.27	2.33	-7.47	-18.97	13.75	1.03	1.00	1.42	23.17	35.38
Global ex North America	JPY	1,359.11	34,035,637.20	55.14	0.00	1.57	3.12	-7.59	-22.72	1.34	-2.21	-2.16	-7.11	22.27	32.89
Global ex United States	JPY	1,433.74	36,732,385.75	59.51	0.00	1.81	3.62	-7.41	-22.15	2.80	-2.18	-2.06	-6.14	22.23	32.90
Global ex Japan	JPY	795.52	55,513,615.79	89.94	0.00	-NA-	-NA-	-8.75	-20.01	9.70	-0.97	-0.83	-1.93	-NA-	35.82
Global Dividend+	JPY	1,230.48	51,133,014.21	82.84	0.00	-NA-	-NA-	-NA-	-18.44	12.07	-0.58	-0.51	0.16	-NA-	34.90

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global	AUD	1,153.35	768,271.82	135.73	0.00	-NA-	-NA-	-NA-	-NA-	7.78	0.36	-2.31	2.61	-NA-	-NA-
Asia	AUD	1,055.94	308,714.97	54.54	0.00	-NA-	-NA-	-NA-	-NA-	3.39	0.56	-1.17	0.47	-NA-	-NA-
Europe	AUD	1,147.62	114,016.09	20.14	0.00	-NA-	-NA-	-NA-	-NA-	-9.72	-6.85	-10.46	-11.91	-NA-	-NA-
North America	AUD	1,313.37	344,624.23	60.89	0.00	-NA-	-NA-	-NA-	-NA-	20.49	2.79	-0.36	11.12	-NA-	-NA-
Global ex Asia	AUD	1,230.35	459,556.85	81.19	0.00	-NA-	-NA-	-NA-	-NA-	11.02	0.22	-3.07	4.20	-NA-	-NA-
Global ex Europe	AUD	1,144.18	654,255.73	115.59	0.00	-NA-	-NA-	-NA-	-NA-	11.64	1.72	-0.74	5.69	-NA-	-NA-
Global ex North America	AUD	1,133.06	423,647.59	74.85	0.00	-NA-	-NA-	-NA-	-NA-	-0.54	-1.55	-3.84	-3.20	-NA-	-NA-
Global ex United States	AUD	1,195.28	457,214.50	80.78	0.00	-NA-	-NA-	-NA-	-NA-	0.89	-1.52	-3.75	-2.19	-NA-	-NA-
Global ex Japan	AUD	663.21	690,987.79	122.08	0.00	-NA-	-NA-	-NA-	-NA-	7.67	-0.29	-2.54	2.20	-NA-	-NA-
Global Dividend+	AUD	1,293.67	636,461.67	112.45	0.00	-NA-	-NA-	-NA-	-NA-	10.00	0.09	-2.23	4.38	-NA-	-NA-
Global ex Australia Hedged	AUD	1,079.97	701,997.63	91.37	0.00	-NA-	-NA-	-1.75	-11.14	18.16	1.03	-2.69	11.93	-NA-	31.52
Global Hedged	AUD	994.60	768,271.82	100.00	0.00	-NA-	-NA-	-3.13	-13.10	16.01	0.71	-2.65	10.30	-NA-	30.33

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Index Description	Curr	Close Value Nov-10	12 Mths	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
			Estimated										
			Div Yld (%) Nov-10										
Gross Total Return													
Global	Local	2340.93	3.79	8.51	7.86	0.30	-8.78	18.03	0.55	-2.67	12.16	19.24	29.39
Global ex Asia	Local	2875.74	4.01	9.31	9.17	0.15	-4.84	24.55	0.71	-3.56	17.36	21.78	34.41
Global ex Europe	Local	2373.82	3.66	9.61	8.18	1.24	-8.89	19.81	1.40	-1.72	13.59	20.27	30.78
Global ex North America	Local	1861.19	3.75	6.61	6.05	-0.39	-12.25	9.29	-0.88	-3.16	5.02	17.72	25.58
Global ex UK	Local	2713.48	-NA-	11.22	9.13	1.11	-8.38	19.02	0.59	-2.51	13.11	19.47	29.63
Asia	Local	1660.10	3.47	6.88	5.48	1.28	-14.18	9.25	0.33	-1.32	5.02	19.91	28.45
Europe	Local	2214.02	4.53	6.23	6.67	-3.14	-8.30	9.18	-4.06	-7.82	4.83	18.83	26.91
Europe ex UK	Local	2770.54	4.79	7.07	9.61	0.60	-4.29	12.96	-6.01	-8.97	9.26	17.92	25.99
Nordic	Local	3005.63	-NA-	3.55	8.57	-3.25	-1.04	29.11	-7.78	-8.23	18.90	25.59	36.75
North America	Local	3314.78	3.84	14.13	10.60	2.03	-2.96	31.02	2.40	-2.07	22.44	24.51	38.68
Price Return													
Global	Local	1451.77	0.00	3.91	3.26	-3.72	-12.82	13.58	0.10	-2.94	8.36	19.15	29.24
Global ex Europe	Local	1452.69	0.00	4.87	3.45	-2.85	-12.88	15.39	0.90	-2.01	9.91	20.19	30.72
Global ex Asia	Local	1698.46	0.00	3.74	4.10	-4.20	-9.47	19.54	0.22	-3.85	13.07	21.63	34.14
Global ex North America	Local	1250.18	0.00	2.95	2.24	-3.98	-15.82	5.31	-1.24	-3.36	1.53	17.67	25.45
Global ex UK	Local	1661.06	0.00	6.48	4.36	-3.00	-12.45	14.53	0.13	-2.78	9.30	19.37	29.48
Asia	Local	1128.77	0.00	3.42	1.78	-2.26	-17.44	5.54	-0.07	-1.55	1.89	19.86	28.43
Europe	Local	1445.70	0.00	2.08	2.60	-6.94	-12.64	4.42	-4.33	-7.95	0.38	18.74	26.57
Europe ex UK	Local	1705.28	0.00	2.82	4.89	-3.64	-9.11	7.65	-6.20	-9.11	4.17	17.82	25.67
Nordic	Local	1884.57	0.00	0.91	4.07	-7.44	-5.81	24.06	-7.78	-8.23	14.25	25.57	36.63
North America	Local	1875.95	0.00	7.29	5.10	-2.61	-7.76	25.83	1.82	-2.42	18.17	24.38	38.52

** 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 219.

* -5 & -3 Years Total Returns are annualised

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

Index Description	Curr	Close Value 30-Nov	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 (%)
			Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD		
Global Real Estate **	Local	2340.93	3.79	17.74	7.86	0.30	-8.78	18.03	0.55	-2.67	12.16	19.24	29.39
Global FTSE	Local	226.48	2.69	-NA-	1.83	1.96	-7.04	9.81	2.47	0.08	5.87	15.90	20.72
Global JP Morgan Bonds	Local	432.91	-NA-	13.38	4.48	3.98	4.82	3.58	-1.77	-1.32	4.74	3.19	3.64

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

Top 20 Constituents

Company	Country	Free Float Mkt Cap (EUR m) 30-Nov	Free Float Global (%) Weight 30-Nov
Sun Hung Kai Props	HK	24,428.53	4.32
Simon Property Group *	US	21,941.87	3.88
Westfield Group *	AU	20,657.79	3.65
Mitsubishi Estate	JP	13,502.70	2.39
Unibail-Rodamco *	FR	12,230.57	2.16
Mitsui Fudosan	JP	11,978.96	2.12
Vornado Realty Trust *	US	11,400.48	2.01
Equity Residential Props *	US	10,822.87	1.91
Public Storage *	US	9,471.24	1.67
Boston Properties *	US	8,918.14	1.58
Hongkong Land Hldgs	HK	8,786.54	1.55
Host Hotels & Resorts *	US	8,269.25	1.46
Sumitomo Realty & Dev	JP	7,867.30	1.39
HCP *	US	7,842.68	1.39
Hang Lung Properties	HK	7,406.40	1.31
Avalonbay Communities *	US	7,218.02	1.28
Wharf Holdings	HK	7,105.44	1.26
Capitaland	SG	6,652.87	1.18
Stockland Trust Group *	AU	6,443.35	1.14
Ventas *	US	6,164.24	1.09

Country Breakdown

Country Index	Number of Constituents 30-Nov	Free Float Mkt Cap (EUR m) 30-Nov	Free Float Global Weight 30-Nov
EPRA/NAREIT North America	124	253,898.85	44.91%
EPRA/NAREIT Asia	73	227,443.02	40.23%
EPRA/NAREIT Europe	82	84,000.34	14.86%
EPRA/NAREIT Global	280	565,342.21	100.00%
Global Ex Europe	198	482,017.12	85.26%
Global Ex Asia	207	338,574.45	59.89%
Global Ex Nth America	156	312,118.62	55.21%

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

Top 20 Performance

Stock	Country	Price Return Nov-10	Div Return Nov-10	Total Return Nov-10
National Healthcare *	US	18.98	0.00	18.98
Colonia Real Estate	DE	16.20	0.00	16.20
Post Properties *	US	11.93	0.00	11.93
Tokyu REIT *	JP	10.41	0.00	10.41
Agree Realty Corp *	US	9.61	0.00	9.61
Morguard REIT *	CA	8.63	0.55	9.19
Premier Investment Co. *	JP	9.13	0.00	9.13
Top REIT *	JP	8.97	0.00	8.97
Glimcher Realty Trust *	US	8.92	0.00	8.92
Charter Hall Office REIT *	AU	8.40	0.00	8.40
Killam Properties	CA	7.66	0.48	8.14
ORIX JREIT *	JP	8.12	0.00	8.12
United Urban Investment *	JP	4.92	2.89	7.81
Deutsche Wohnen	DE	7.77	0.00	7.77
Hysan Development	HK	7.68	0.00	7.68
Associated Estates Realty *	US	7.63	0.00	7.63
Nomura Real Estate Office Fund *	JP	7.58	0.00	7.58
Keppel Land	SG	7.22	0.00	7.22
Japan Retail Fund *	JP	7.16	0.00	7.16
Piedmont Office Realty Trust CI A	US	5.41	1.67	7.07

Bottom 20 Performance

Stock	Country	Price Return Nov-10	Div Return Nov-10	Total Return Nov-10
Digital Realty Trust *	US	-12.07	0.00	-12.07
Sunstone Hotel Investors *	US	-12.26	0.00	-12.26
PS Business Parks *	US	-12.55	0.00	-12.55
Cogdell Spencer	US	-12.94	0.00	-12.94
Klepierre *	FR	-13.06	0.00	-13.06
Healthcare Realty Trust *	US	-14.50	1.24	-13.26
Quintain Estates	UK	-13.29	0.00	-13.29
Chartwell Seniors Housing REIT *	CA	-13.90	0.48	-13.42
Helical Bar	UK	-13.88	0.00	-13.88
Beni Stabili	IT	-13.89	0.00	-13.89
Fonciere Des Regions *	FR	-14.67	0.00	-14.67
Lamda Development	GR	-15.00	0.00	-15.00
Norwegian Property ASA	NK	-15.27	0.00	-15.27
Extencare REIT *	CA	-16.16	0.64	-15.53
Corio *	NL	-15.93	0.00	-15.93
St Modwen Properties	UK	-16.42	0.00	-16.42
Development Securities	UK	-17.34	0.00	-17.34
Grainger Plc	UK	-18.87	0.00	-18.87
Babis Vivos	GR	-31.97	0.00	-31.97
Inmobiliaria Colonial S.A.	ES	-43.82	0.00	-43.82

Foreign Exchange Performance

Foreign Exchange Rates (v EUR)

FX Description	Close Value 30-Nov	Total Return (%) - 20 Yrs	Total Return (%) - 10 Yrs	Total Return (%) - 5 Yrs	Total Return (%) - 3 Years	Total Return (%) - 1 Year	Total Return (%) QTD	Total Return (%) Nov-10	Total Return (%) YTD	10 Yrs Volatility (%)	36M Volatility (%)
1 EUR = USD	1.30	-0.23	4.09	2.00	-3.92	-13.29	-4.65	-6.34	-9.27	11.01	14.76
1 EUR = CAD	1.34	-0.87	0.01	-0.60	-3.05	-15.53	-4.53	-5.47	-11.11	10.74	14.20
1 EUR = GBP	0.84	0.87	3.16	4.17	5.40	-8.63	-3.52	-3.85	-5.92	9.09	13.99
1 EUR = SEK	9.15	0.90	0.47	-0.79	-0.80	-12.76	-0.37	-1.76	-10.64	6.24	9.15
1 EUR = CHF	1.30	-1.47	-1.51	-3.49	-7.84	-13.95	-2.72	-5.09	-12.52	5.68	8.95
1 EUR = DKK	7.45	-0.25	-0.01	0.00	-0.02	0.15	0.01	-0.04	0.16	0.24	0.23
1 EUR = AUD	1.36	-1.30	-1.97	-3.15	-6.48	-17.25	-3.73	-4.28	-14.92	9.54	10.78
1 EUR = HKD	10.11	-0.26	4.05	2.03	-4.01	-13.12	-4.62	-6.18	-9.13	10.93	14.66
1 EUR = JPY	109.05	-2.50	1.23	-5.02	-12.51	-15.69	-4.39	-2.60	-18.36	12.48	17.01
1 EUR = SGD	1.72	-1.55	1.20	-2.90	-6.77	-17.26	-4.18	-4.34	-14.58	8.04	9.68
1 EUR = NZD	1.75	#DIV/0!	-1.93	0.85	-2.96	-16.64	-5.73	-3.72	-11.26	10.23	11.52

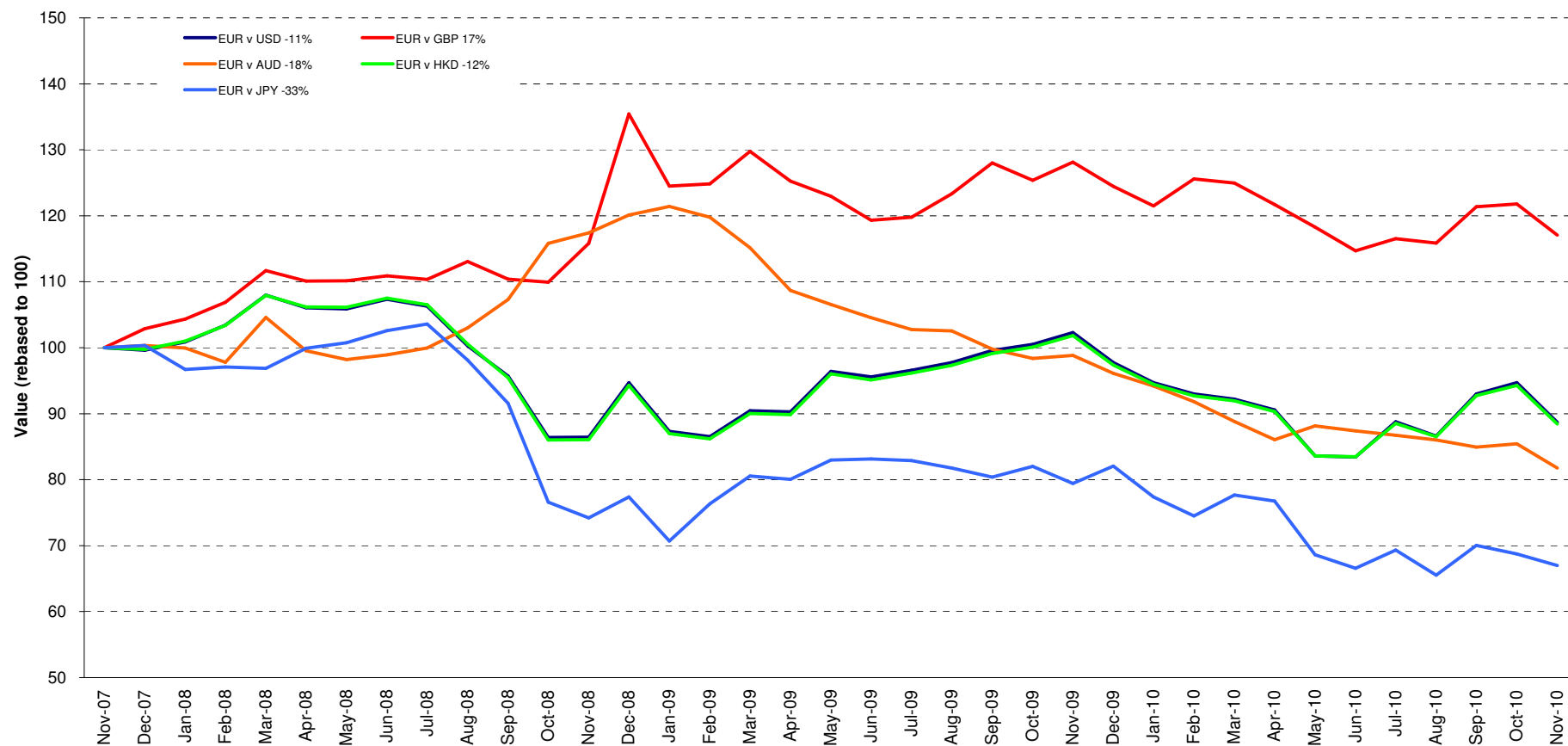
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Foreign Exchange Performance

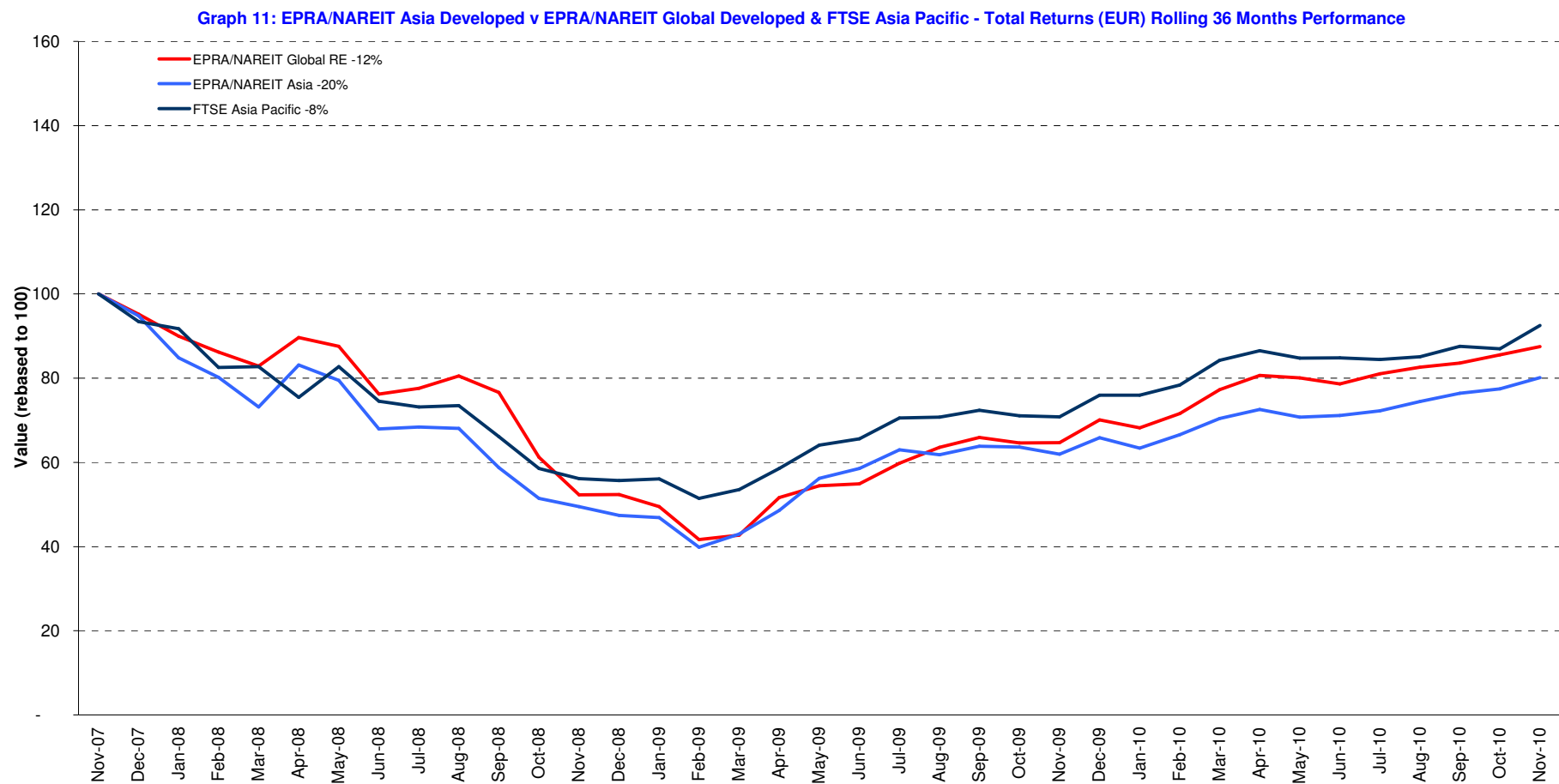
Graph 10: EUR v Main Currencies Returns Rolling 36 Months Performance



Section 3

FTSE EPRA/NAREIT Asia Developed Index Series

FTSE EPRA/NAREIT Asia Developed Index Series

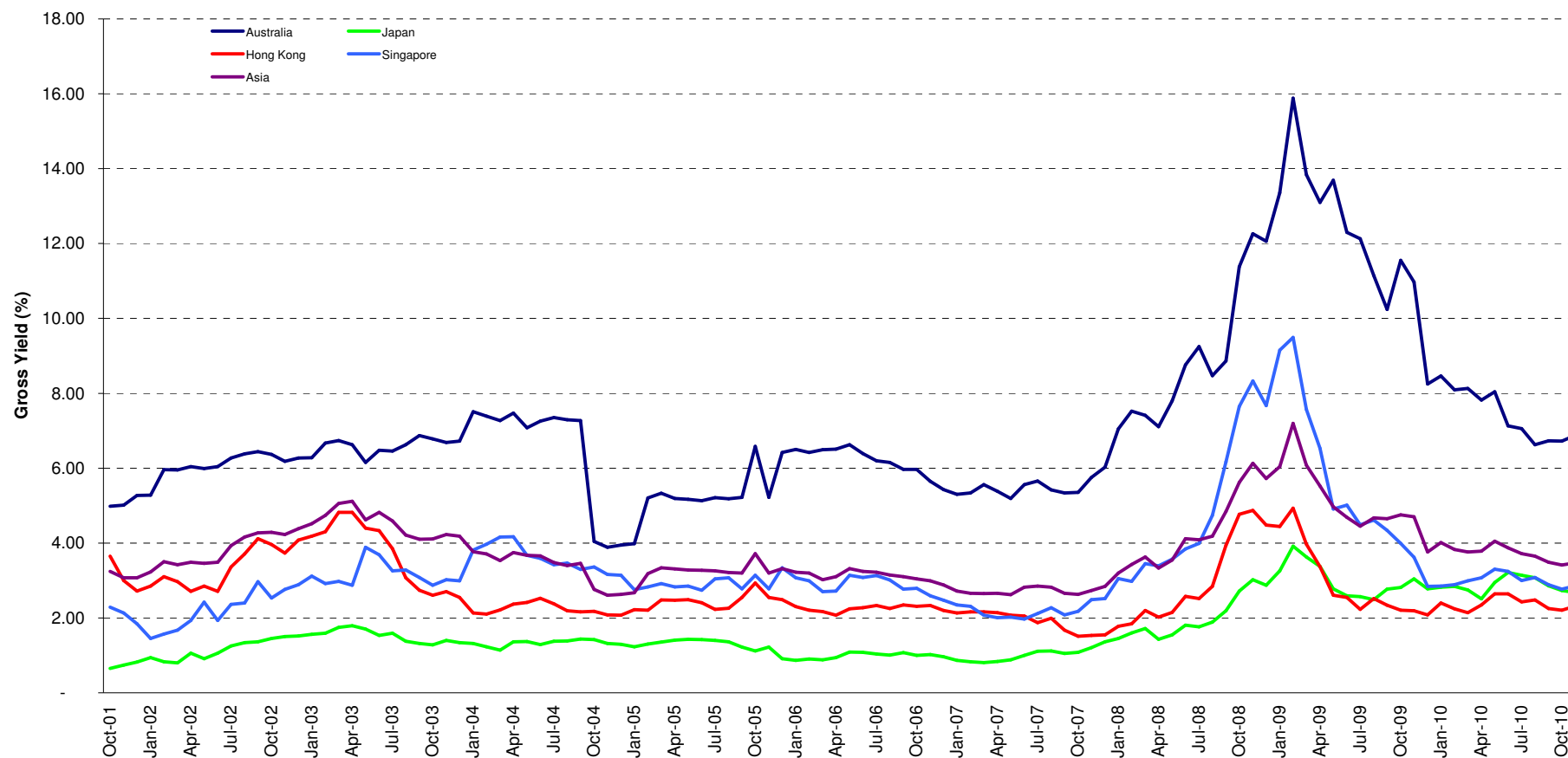


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FTSE EPRA/NAREIT Asia Developed Index Series

Graph 12: Dividend Yields



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

Ex Date	Description
26 November 2010	United Urban Investment (Japan): 6 for 1 Stock Split

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 November 2010	Suntec REIT *	Rental	Diversified	SGD	0.025	6.86	29-Nov	Quarterly
15 November 2010	New World Development	Non-Rental	Diversified	HKD	0.280	2.79	December	Semi-Annual
18 November 2010	New World China Land	Non-Rental	Diversified	HKD	0.070	2.16	28-Dec	Semi-Annual
23 November 2010	Sun Hung Kai Props	Non-Rental	Diversified	HKD	1.850	1.95	6-Dec	Semi-Annual
25 November 2010	Kiwi Income Property Trust *	Rental	Diversified	NZD	0.040	9.28	15-Dec	Semi-Annual
25 November 2010	Wing Tai Holdings	Non-Rental	Diversified	SGD	0.030	1.78	10-Dec	Annual
26 November 2010	United Urban Investment *	Rental	Diversified	JPY	2666.667	35.63	December	Semi-Annual

** Based on previous period figures

*** Estimated

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

Ex Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 December 2010	Link REIT *	Rental	Retail	HKD	0.529	3.25	20-Jan	Semi-Annual
23 December 2010	Bunnings Warehouse Prop *	Rental	Retail	AUD	0.0665 ***	7.45	January	Semi-Annual
23 December 2010	CFS Retail Property Trust *	Rental	Retail	AUD	0.062 ***	6.82	January	Semi-Annual
23 December 2010	Cmnwealth Prop Office *	Rental	Office	AUD	0.046 ***	11.22	January	Semi-Annual
23 December 2010	Dexus Property Group *	Rental	Diversified	AUD	0.038 ***	12.56	January	Semi-Annual
23 December 2010	Goodman Group *	Rental	Industrial	AUD	0.0965 ***	41.64	January	Dividend
23 December 2010	ING Office Fund *	Rental	Office	AUD	0.027 ***	18.46	January	Quarterly
23 December 2010	Mirvac Group *	Non-Rental	Diversified	AUD	0.028 ***	18.95	January	Quarterly
23 December 2010	Stockland Trust Group *	Non-Rental	Diversified	AUD	0.17 ***	11.14	January	Semi-Annual
28 December 2010	Tokyo Tatemono	Non-Rental	Office	JPY	4.000	4.86	January	Semi-Annual
28 December 2010	Nippon Building Fund *	Rental	Office	JPY	15100.000	5.30	January	Semi-Annual
28 December 2010	Japan Prime Realty Inv. *	Rental	Office	JPY	5750.000	6.67	January	Semi-Annual

** Based on previous period figures

*** Estimated

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Asia Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
Westfield Group *	Rental	Retail	12.15	20,658	3.65	9.08	7.74	-NA-	-NA-	0.75	-9.79	5.98	-0.90	-1.86	0.00	-1.86	3.19	-NA-	21.64	36,949	137
Stockland Trust Group *	Non-Rental	Diversified	3.67	6,443	1.14	2.83	7.57	8.70	6.36	-2.55	-19.32	-3.81	-4.43	-2.65	0.00	-2.65	-4.35	21.62	33.76	8,214	98
GPT Group *	Rental	Diversified	2.78	3,800	0.67	1.67	6.01	-3.12	-9.75	-28.27	-47.33	-3.23	-4.05	-0.36	0.00	-0.36	-4.83	32.10	53.04	8,752	177
Mirvac Group *	Non-Rental	Diversified	1.28	3,221	0.57	1.42	6.25	-NA-	1.72	-10.33	-33.29	-13.65	-3.76	-1.16	0.00	-1.16	-14.65	33.79	56.21	5,841	139
Goodman Group *	Rental	Industrial	0.64	3,003	0.53	1.32	2.34	-NA-	-NA-	-19.11	-45.02	12.33	-0.78	1.59	0.00	1.59	3.78	-NA-	75.27	3,596	92
CFS Retail Property Trust *	Rental	Retail	1.79	2,790	0.49	1.23	6.98	-NA-	9.35	3.90	-2.97	-2.79	-5.54	-3.76	0.00	-3.76	-2.47	14.54	16.86	6,099	168
Dexus Property Group *	Rental	Diversified	0.78	2,781	0.49	1.22	6.54	-NA-	-NA-	-2.02	-20.16	2.59	-8.77	-6.02	0.00	-6.02	-5.35	-NA-	35.15	4,966	137
Cmnwealth Prop Office *	Rental	Office	0.82	1,206	0.21	0.53	8.35	-NA-	5.49	-0.25	-12.77	-7.35	-10.87	-10.38	0.00	48.00	-12.47	17.48	25.69	2,050	131
ING Office Fund *	Rental	Office	0.59	1,176	0.21	0.52	6.67	-NA-	3.57	-4.64	-21.63	7.59	-2.50	-4.88	0.00	-4.88	-4.02	36.69	64.61	1,539	101
Charter Hall Office reiT *	Rental	Office	2.84	1,019	0.18	0.45	6.51	-NA-	-10.24	-24.17	-42.03	-3.39	16.39	8.40	0.00	8.40	-8.39	35.29	61.96	-NA-	-NA-
ING Industrial Fund *	Rental	Industrial	0.52	984	0.17	0.43	4.69	-NA-	2.22	-14.00	-35.28	26.84	5.10	-1.90	0.00	-1.90	12.31	53.96	97.17	2,441	191
Charter Hall Retail REIT *	Rental	Retail	2.86	644	0.11	0.28	9.27	-NA-	-5.73	-20.20	-32.31	1.40	-0.35	-5.92	0.00	-5.92	-2.22	51.74	92.57	-NA-	-NA-
Bunnings Warehouse Prop *	Rental	Retail	1.80	565	0.10	0.25	6.11	-NA-	12.75	6.53	4.64	9.47	-2.71	-3.75	0.00	-3.75	-0.28	17.33	25.89	329	45
FKP Property Group	Non-Rental	Diversified	0.84	536	0.09	0.24	1.80	-NA-	16.94	-10.86	-37.97	14.86	-1.76	-11.17	0.00	-11.17	6.96	72.56	121.64	720	103
Australia Total				48,827	8.63	21.46	6.88														
Kiwi Income Property Trust *	Rental	Diversified	1.00	556	0.10	0.24	7.25	-NA-	8.25	3.23	-1.65	9.53	2.96	-4.76	3.80	-0.96	4.15	12.96	14.93	234	32
New Zealand Total				556	0.10	0.24	7.25														

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Asia Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price	Dividend	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
Sun Hung Kai Props	Non-Rental	Diversified	128.40	24,429	4.32	10.74	2.10	13.44	9.58	13.73	-5.49	14.10	-2.80	-3.31	1.39	-1.92	12.73	33.81	40.48	26,755	84
Hongkong Land Hldgs	Rental	Office	6.78	8,787	1.55	3.86	2.36	11.71	14.23	18.32	13.33	40.20	9.18	-1.74	0.00	-1.74	40.20	29.59	36.22	3,903	34
Hang Lung Properties	Non-Rental	Diversified	36.15	7,406	1.31	3.26	1.96	13.83	19.65	27.40	2.51	30.25	-3.19	-4.74	0.00	-4.74	20.46	30.88	40.06	16,406	170
Wharf Holdings	Non-Rental	Diversified	52.20	7,105	1.26	3.12	1.92	-NA-	-NA-	-NA-	-NA-	24.88	4.61	2.55	0.00	2.55	16.65	-NA-	-NA-	1,777	19
China Overseas Land	Non-Rental	Residential	14.92	6,025	1.06	2.65	1.54	-NA-	35.07	38.17	-4.24	-9.06	-9.14	-8.47	0.00	-8.47	-7.62	45.86	41.54	12,101	154
Henderson Land Dev	Non-Rental	Diversified	54.75	5,813	1.03	2.56	1.83	12.03	8.14	11.93	-5.76	1.92	-0.90	-0.54	0.00	-0.54	-4.54	35.44	40.82	8,465	112
Link REIT *	Rental	Retail	24.35	5,341	0.94	2.35	4.00	-NA-	-NA-	18.20	16.20	29.73	5.87	1.88	0.00	1.88	25.33	-NA-	26.21	5,410	78
New World Development	Non-Rental	Diversified	15.42	4,463	0.79	1.96	2.46	6.36	9.33	10.87	-17.85	-0.88	0.38	0.78	1.83	2.61	-1.00	51.42	56.87	6,541	113
Sino Land	Non-Rental	Diversified	16.24	3,924	0.69	1.72	2.46	12.17	19.31	14.63	-14.03	13.04	2.99	0.37	0.00	0.37	10.20	46.46	62.57	10,110	198
China Resources Land	Non-Rental	Residential	13.92	2,775	0.49	1.22	2.00	-NA-	24.98	37.64	-7.99	-21.03	-11.79	-8.90	0.00	-8.90	-19.51	50.87	48.41	6,283	174
Kerry Properties	Non-Rental	Diversified	39.20	2,770	0.49	1.22	1.91	-NA-	18.57	15.42	-16.35	1.52	-7.11	-8.84	0.00	-8.84	1.14	43.31	54.26	2,780	77
Hysan Development	Rental	Diversified	32.25	2,514	0.44	1.10	2.11	10.74	14.72	13.85	15.70	48.00	16.01	7.68	0.00	7.68	49.34	34.63	38.42	1,936	59
Shimao Property	Non-Rental	Residential	11.72	1,641	0.29	0.72	3.24	-NA-	-NA-	-NA-	-18.30	-17.80	-9.15	-8.58	0.00	-8.58	-17.80	-NA-	77.16	6,129	287
Agile Property Holdings	Non-Rental	Diversified	10.90	1,498	0.26	0.66	1.68	-NA-	-NA-	-NA-	-8.94	3.77	23.86	6.86	0.00	6.86	-2.78	-NA-	86.17	5,677	291
Soho China	Non-Rental	Diversified	5.84	1,199	0.21	0.53	6.38	-NA-	-NA-	-NA-	-NA-	40.05	5.99	-11.38	0.00	-11.38	39.05	-NA-	-NA-	1,557	100
Champion REIT *	Rental	Office	4.41	1,075	0.19	0.47	5.41	-NA-	-NA-	-NA-	5.12	46.19	10.25	3.28	0.00	3.28	40.88	-NA-	57.40	896	64
Shui On Land	Non-Rental	Diversified	3.88	989	0.17	0.43	4.64	-NA-	-NA-	-NA-	-21.32	-11.16	2.11	-0.26	0.00	-0.26	-11.74	-NA-	72.79	1,969	153
Country Garden Holdings	Non-Rental	Diversified	2.81	928	0.16	0.41	1.87	-NA-	-NA-	-NA-	-NA-	-4.10	11.07	2.55	0.00	2.55	-2.77	-NA-	-NA-	1,307	108
Shenzhen Investment	Non-Rental	Diversified	2.74	717	0.13	0.32	5.11	-NA-	16.46	26.57	-18.80	-16.03	-1.79	-1.44	0.00	-1.44	-12.73	61.25	78.14	1,061	114
KWG Property Holdings	Non-Rental	Diversified	5.79	663	0.12	0.29	1.01	-NA-	-NA-	-NA-	-NA-	-0.86	-2.69	-5.70	0.00	-5.70	-3.34	-NA-	-NA-	2,441	283
Hopson Development	Non-Rental	Residential	7.78	539	0.10	0.24	0.00	-NA-	30.00	-2.10	-29.84	-39.60	-10.27	-10.27	0.00	-10.27	-30.54	69.92	103.39	959	137
New World China Land	Non-Rental	Diversified	2.78	471	0.08	0.21	2.52	-NA-	6.68	1.53	-24.97	-3.32	-1.04	-3.14	2.44	-0.70	-3.39	62.83	71.88	334	55
Hong Kong Total				91,072	16.09	40.03	2.32														

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Asia Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
Capitaland	Non-Rental	Diversified	3.61	6,653	1.18	2.92	2.91	4.98	7.59	8.20	-13.14	-9.06	-11.08	-7.20	0.00	-7.20	-12.74	36.41	42.45	10,069	116
City Developments	Non-Rental	Diversified	12.66	5,018	0.89	2.21	0.63	-NA-	-NA-	-NA-	-NA-	26.60	-0.78	-0.47	0.00	-0.47	9.52	-NA-	-NA-	3,825	59
CapitaMall Trust *	Rental	Retail	1.84	2,531	0.45	1.11	5.04	-NA-	-NA-	5.15	-7.82	10.98	-13.32	-7.07	0.00	-7.07	6.04	-NA-	30.98	2,113	64
Global Logistic Properties	Rental	Industrial	2.22	2,329	0.41	1.02	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.89	-4.31	0.00	-4.31	-NA-	-NA-	-NA-	-NA-	
Ascendas REIT *	Rental	Industrial	2.08	2,260	0.40	0.99	6.09	-NA-	-NA-	7.17	1.98	13.75	-3.52	0.97	0.00	0.97	-0.60	-NA-	31.50	2,995	102
Keppel Land	Non-Rental	Diversified	4.75	2,001	0.35	0.88	1.68	9.42	12.67	16.85	-2.08	54.31	17.28	7.22	0.00	7.22	38.00	51.23	74.36	3,424	131
CapitaCommercial Trust *	Rental	Office	1.49	1,831	0.32	0.80	5.12	-NA-	-NA-	10.65	-0.73	36.20	0.68	0.00	0.00	0.00	33.87	-NA-	46.59	2,050	86
CapitaMalls Asia	Non-Rental	Retail	1.97	1,779	0.31	0.78	0.51	-NA-	-NA-	-NA-	-NA-	-13.97	-8.80	-7.94	0.00	-7.94	-22.44	-NA-	-NA-	1,843	80
Suntec REIT *	Rental	Diversified	1.42	1,521	0.27	0.67	5.54	-NA-	-NA-	12.33	4.05	18.45	-4.30	-8.97	1.60	-7.37	11.01	-NA-	46.51	1,810	91
Mapletree Logistics Trust *	Rental	Industrial	0.94	909	0.16	0.40	5.64	-NA-	-NA-	11.61	14.89	39.35	9.75	4.44	0.00	4.44	29.59	-NA-	44.37	1,001	85
CDL Hospitality Trusts	Rental	Lodging/Resorts	2.06	859	0.15	0.38	4.16	-NA-	-NA-	-NA-	-NA-	42.11	-3.29	-3.74	0.00	-3.74	21.00	-NA-	-NA-	-NA-	-NA-
Singapore Land	Non-Rental	Diversified	7.30	697	0.12	0.31	2.74	3.35	9.53	8.65	-0.85	17.92	3.55	2.38	0.00	2.38	14.16	31.52	47.29	96	11
Wing Tai Holdings	Non-Rental	Diversified	1.69	584	0.10	0.26	2.96	6.92	6.69	9.50	-10.98	5.52	-0.58	-3.43	1.71	-1.71	-6.01	47.05	60.57	389	51
Yanlord Land Group	Non-Rental	Diversified	1.64	551	0.10	0.24	1.02	-NA-	-NA-	-NA-	-NA-	-25.45	-6.29	-4.65	0.00	-4.65	-24.42	-NA-	-NA-	7,612	1,061
Allgreen Properties	Non-Rental	Diversified	1.15	526	0.09	0.23	3.48	-NA-	7.73	8.45	-8.34	4.39	-2.54	-3.36	0.00	-3.36	-3.25	-NA-	-NA-	555	81
Singapore Total				30,050	5.31	13.21	2.86														

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Asia Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 30-Nov	Free Float	Free Float	Free Float	Div 30-Nov	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Price Nov-10	Dividend Nov-10	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36M Vlty (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
				Mkt Cap EUR (m) 30-Nov	Global Wght (%) 30-Nov	Asia Wght (%) 30-Nov															
Mitsubishi Estate	Non-Rental	Diversified	1412	13,503	2.39	5.93	0.85	1.42	1.96	-3.48	-21.29	5.87	3.98	0.14	0.00	0.14	-3.65	34.19	38.60	28,503	162
Mitsui Fudosan	Non-Rental	Diversified	1482	11,979	2.12	5.27	1.48	1.75	2.19	-4.23	-18.54	0.94	5.26	-2.56	0.00	-2.56	-3.47	33.64	41.32	27,225	175
Sumitomo Realty & Dev	Non-Rental	Diversified	1802	7,867	1.39	3.46	1.11	4.53	12.26	-1.26	-17.96	21.87	4.46	2.74	0.00	2.74	4.77	45.01	54.15	18,134	177
Nippon Building Fund *	Rental	Office	817000	4,061	0.72	1.78	4.50	-NA-	-NA-	0.89	-16.21	21.34	11.76	3.68	0.00	3.68	18.03	-NA-	25.09	4,482	85
Japan Real Estate *	Rental	Office	807000	3,620	0.64	1.59	4.74	-NA-	-NA-	0.62	-13.50	33.44	6.32	4.13	0.00	4.13	22.91	-NA-	23.39	4,044	86
Japan Retail Fund *	Rental	Retail	134700	1,910	0.34	0.84	5.38	-NA-	-NA-	5.28	5.41	61.90	14.64	7.16	0.00	7.16	45.59	-NA-	35.97	1,726	69
Aeon Mall Co Ltd	Rental	Retail	1861	1,546	0.27	0.68	1.07	-NA-	-NA-	-5.58	-13.16	18.68	-8.28	-1.43	0.00	-1.43	4.85	-NA-	42.09	2,323	115
Nomura Real Estate Office Fund	Rental	Office	532000	1,478	0.26	0.65	6.39	-NA-	-NA-	-4.81	-17.92	14.35	17.91	7.58	0.00	7.58	11.63	-NA-	27.57	1,712	89
Japan Prime Realty Inv. *	Rental	Office	212200	1,376	0.24	0.60	6.46	-NA-	-NA-	-3.51	-18.21	14.96	15.45	6.15	0.00	6.15	13.60	-NA-	40.65	1,120	63
Tokyu Land	Non-Rental	Diversified	375	1,371	0.24	0.60	2.00	-0.67	14.08	-14.31	-27.70	24.03	8.38	2.18	0.00	2.18	11.70	47.65	51.10	5,512	309
ORIX JREIT *	Rental	Office	466000	1,070	0.19	0.47	6.91	-NA-	-NA-	-3.25	-11.08	29.21	14.50	8.12	0.00	8.12	6.84	-NA-	39.35	1,128	81
United Urban Investment *	Rental	Diversified	96700	1,063	0.19	0.47	5.99	-NA-	-NA-	16.92	14.25	55.23	3.69	4.92	2.89	7.81	42.24	-NA-	42.45	980	71
Tokyo Tatemono	Non-Rental	Office	329	980	0.17	0.43	2.74	-2.54	7.31	-17.29	-34.49	18.18	2.81	1.23	0.00	1.23	-5.93	49.58	69.16	8,096	635
NTT Urban Development	Non-Rental	Office	73600	888	0.16	0.39	1.63	-NA-	-NA-	-7.80	-29.89	20.45	4.84	-0.27	0.00	-0.27	21.43	-NA-	38.51	1,480	128
Nomura Real Estate Holdings	Non-Rental	Diversified	1227	857	0.15	0.38	2.04	-NA-	-NA-	-NA-	-NA-	-8.57	3.54	-0.65	0.00	-0.65	-10.50	-NA-	-NA-	2,582	232
Kenedix Realty Investment *	Rental	Diversified	336000	720	0.13	0.32	6.40	-NA-	-NA-	-5.27	-18.15	55.09	9.62	5.16	0.00	5.16	40.43	-NA-	61.96	692	74
Top REIT *	Rental	Diversified	498000	708	0.13	0.31	5.25	-NA-	-NA-	-NA-	-NA-	30.03	6.41	8.97	0.00	8.97	20.58	-NA-	-NA-	512	56
Tokyu REIT *	Rental	Diversified	488000	567	0.10	0.25	19.46	-NA-	-NA-	-1.92	-13.61	36.74	11.16	10.41	0.00	10.41	16.14	-NA-	32.01	661	90
Mori Trust Sogo REIT *	Rental	Office	749000	549	0.10	0.24	6.09	-NA-	-NA-	-1.85	-10.45	15.15	6.24	2.46	0.00	2.46	5.15	-NA-	23.87	1,284	179
Premier Investment Co. *	Rental	Diversified	406500	490	0.09	0.22	7.08	-NA-	-NA-	-3.73	-6.13	39.86	9.40	9.13	0.00	9.13	42.16	-NA-	54.74	421	66
Daiburu Corp	Non-Rental	Office	629	337	0.06	0.15	1.75	-2.05	-1.95	-8.50	-23.07	-4.33	1.78	1.29	0.00	1.29	-3.90	36.22	38.56	248	57
Japan Total				56,938	10.06	25.03	2.68														

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Asia	EUR	1,770.43	227,443.02	100.00	3.47	8.87	5.16	3.48	-7.11	29.34	4.88	3.49	21.74	19.47	26.10
Pure Asia	EUR	1,864.58	187,566.64	82.47	3.07	9.15	5.70	4.32	-6.70	29.08	4.91	3.47	21.28	19.95	26.97
Asia ex Australia	EUR	1,837.81	178,616.10	78.53	2.54	-NA-	-NA-	7.24	-3.20	31.15	5.90	3.87	23.29	-NA-	27.18
Asia Dividend+	EUR	2,296.26	164,456.20	72.31	4.30	-NA-	-NA-	-NA-	-4.18	34.70	5.42	4.58	26.28	-NA-	26.17
Australia	EUR	1,402.46	48,826.92	21.47	6.88	9.26	2.56	-6.97	-19.40	23.47	1.31	2.11	16.34	20.83	31.83
Pure Australia	EUR	1,032.57	23,809.85	10.47	6.30	7.60	-0.53	-12.60	-28.17	18.20	-1.12	1.78	11.65	24.31	38.75
Japan	EUR	1,810.78	56,938.32	25.03	2.68	3.61	1.80	0.83	-7.20	35.15	10.91	4.29	28.29	28.52	27.63
Hong Kong	EUR	2,061.78	91,072.31	40.04	2.32	12.00	7.82	12.90	-0.62	28.93	4.75	4.51	21.50	28.63	33.97
Singapore	EUR	1,570.90	30,049.64	13.21	2.86	6.71	5.13	10.72	-0.43	30.74	0.33	1.23	20.00	28.57	31.71
New Zealand	EUR	1,455.40	555.83	0.24	7.25	-NA-	-NA-	1.10	1.03	30.36	8.64	2.32	16.79	-NA-	20.67
Asia	USD	2,279.81	296,072.66	100.00	3.47	8.62	9.40	5.55	-10.76	12.13	0.00	-3.08	10.45	22.12	31.75
Pure Asia	USD	2,401.04	244,163.81	82.47	3.07	8.90	9.97	6.41	-10.36	11.92	0.03	-3.09	10.04	22.66	32.71
Asia ex Australia	USD	1,831.06	232,512.50	78.53	2.54	-NA-	-NA-	9.38	-7.00	13.71	0.98	-2.72	11.86	-NA-	32.64
Asia Dividend+	USD	2,469.03	214,079.92	72.31	4.30	-NA-	11.05	7.97	-7.94	16.79	0.52	-2.05	14.57	-NA-	31.67
Australia	USD	1,821.45	63,560.17	21.47	6.88	9.05	6.78	-5.11	-22.57	7.06	-3.40	-4.37	5.55	23.66	36.01
Pure Australia	USD	1,341.05	30,994.34	10.47	6.30	7.39	3.56	-10.85	-30.99	2.49	-5.72	-4.68	1.30	27.31	43.15
Japan	USD	2,351.75	74,119.14	25.03	2.68	3.41	5.98	2.85	-10.84	17.18	5.76	-2.32	16.40	29.17	31.06
Hong Kong	USD	2,677.73	118,552.86	40.04	2.32	11.78	12.25	15.16	-4.52	11.79	-0.12	-2.12	10.24	30.67	38.85
Singapore	USD	2,040.21	39,116.94	13.21	2.86	6.51	9.44	12.93	-4.33	13.36	-4.33	-5.19	8.88	31.53	40.13
New Zealand	USD	1,393.83	723.55	0.24	7.25	-NA-	-NA-	3.79	-2.94	13.03	3.59	-4.17	5.96	-NA-	27.41
Asia	GBP	2,359.25	190,114.18	100.00	3.47	9.84	8.38	7.80	-2.10	18.17	1.19	-0.50	14.53	19.88	26.85
Pure Asia	GBP	2,484.70	156,782.47	82.47	3.07	10.10	8.94	8.68	-1.66	17.94	1.21	-0.51	14.10	20.48	27.93
Asia ex Australia	GBP	1,894.86	149,300.92	78.53	2.54	-NA-	-NA-	11.71	2.03	19.82	2.17	-0.13	15.99	-NA-	27.80
Asia Dividend+	GBP	2,841.75	137,465.00	72.31	4.30	-NA-	10.01	10.27	0.99	23.07	1.71	0.55	18.81	-NA-	27.31
Australia	GBP	1,884.92	40,813.25	21.47	6.88	10.25	5.78	-3.09	-15.05	12.81	-2.26	-1.82	9.45	21.69	33.11
Pure Australia	GBP	1,387.77	19,902.09	10.47	6.30	8.58	2.59	-8.95	-24.29	8.00	-4.60	-2.14	5.04	25.83	41.44
Japan	GBP	2,433.69	47,593.38	25.03	2.68	4.55	4.99	5.04	-2.19	23.48	7.01	0.28	20.69	28.40	27.35
Hong Kong	GBP	2,771.03	76,125.16	40.04	2.32	13.02	11.20	17.61	4.75	17.80	1.06	0.49	14.31	28.91	34.71
Singapore	GBP	2,111.29	25,117.77	13.21	2.86	7.68	8.42	15.34	4.95	19.45	-3.20	-2.67	12.90	29.37	33.68
New Zealand	GBP	1,718.19	464.61	0.24	7.25	-NA-	-NA-	5.32	6.48	19.11	4.81	-1.62	9.88	-NA-	23.68

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Gross Total Return															
Index Description	Curr	Close Value Nov-10													
Asia	JPY	1,865.86	24,802,007.03	100.00	3.47	6.14	6.39	-1.71	-18.73	9.04	0.28	0.80	-0.62	23.66	34.65
Pure Asia	JPY	1,965.07	20,453,602.76	82.47	3.07	6.41	6.94	-0.91	-18.37	8.84	0.30	0.78	-0.98	24.11	35.41
Asia ex Australia	JPY	1,498.59	19,477,571.84	78.53	2.54	-NA-	-NA-	1.85	-15.31	10.57	1.26	1.17	0.65	-NA-	35.40
Asia Dividend+	JPY	1,866.53	17,933,475.06	72.31	4.30	-NA-	-NA-	-NA-	-16.17	13.57	0.80	1.86	3.10	-NA-	34.31
Australia	JPY	1,490.72	5,324,435.19	21.47	6.88	6.56	3.83	-11.64	-29.48	4.10	-3.14	-0.55	-5.02	25.33	38.36
Pure Australia	JPY	1,097.55	2,596,395.79	10.47	6.30	4.94	0.70	-16.98	-37.15	-0.34	-5.46	-0.87	-8.85	28.39	44.26
Japan	JPY	1,935.76	6,208,960.49	25.03	2.68	1.90	3.18	-4.23	-18.80	13.95	6.05	1.58	4.74	28.66	33.23
Hong Kong	JPY	2,191.53	9,931,173.17	40.04	2.32	9.23	9.16	7.23	-13.05	8.71	0.15	1.79	-0.80	32.15	41.68
Singapore	JPY	1,669.76	3,276,826.36	13.21	2.86	4.08	6.43	5.16	-12.88	10.23	-4.07	-1.40	-2.02	33.34	41.73
New Zealand	JPY	1,139.46	60,611.82	0.24	7.25	-NA-	-NA-	-3.97	-11.61	9.91	3.87	-0.34	-4.65	-NA-	31.01
Australia	AUD	1,259.74	66,274.19	21.47	6.88	8.37	0.65	-9.91	-24.64	2.16	-2.47	-2.26	-1.03	17.34	26.41
Australia Hedged	USD	598.93	63,560.17	8.63	0.00	-NA-	-NA-	-11.26	-25.97	-1.62	-3.15	-2.57	-4.35	-NA-	25.41
Pure Australia	AUD	926.94	32,317.80	10.47	6.30	6.72	-2.39	-15.37	-32.85	-2.19	-4.81	-2.58	-5.00	21.41	34.20
Hong Kong	HKD	2,692.59	920,640.03	40.04	2.32	11.81	12.35	15.19	-4.60	12.01	-0.09	-1.95	10.41	30.64	38.89
Singapore	SGD	1,626.06	51,706.73	13.21	2.86	5.49	7.54	7.51	-7.17	8.18	-3.86	-3.17	2.51	29.68	35.36
New Zealand	NZD	1,353.53	972.58	0.24	7.25	-NA-	-NA-	1.97	-1.96	8.61	2.42	-1.48	3.65	-NA-	14.78
Asia 33	EUR	1,136.55	157,748.74	69.36	3.66	-NA-	-NA-	3.81	-5.68	29.44	3.99	2.77	21.91	-NA-	-NA-
Asia 33	USD	1,478.88	205,735.91	69.49	3.66	-NA-	-NA-	5.93	-9.49	12.25	-0.51	-3.07	10.31	-NA-	-NA-
Asia 33	GBP	1,536.66	132,647.26	69.77	3.66	-NA-	-NA-	8.27	-0.39	19.45	1.88	-0.61	14.79	-NA-	-NA-
Asia 33	JPY	1,214.40	17,292,102.92	69.72	3.66	-NA-	-NA-	-1.30	-17.28	9.58	0.46	0.90	0.50	-NA-	-NA-
Asia 33	HKD	1,472.34	1,597,724.47	69.72	3.66	-NA-	-NA-	5.96	-9.58	12.49	-0.44	-2.95	10.47	-NA-	-NA-
Asia 33	AUD	1,010.89	214,912.68	94.49	3.66	-NA-	-NA-	-NA-	-NA-	7.35	0.66	-1.62	3.65	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

			Free Float Mkt Cap	Free Float Mkt Cap											
Gross Total Return			Ccy (m)	(%) Weight	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36 M
Index Description	Curr	Close Value Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vlty (%)	Vlty (%)
Asia	AUD	1,555.53	308,714.97	135.73	3.47	-NA-	-NA-	-NA-	-NA-	7.02	0.96	-0.94	3.57	-NA-	-NA-
Pure Asia	AUD	1,638.24	254,589.61	111.94	3.07	-NA-	-NA-	-NA-	-NA-	6.82	0.99	-0.95	3.19	-NA-	-NA-
Asia ex Australia	AUD	1,249.34	242,440.78	106.59	2.54	-NA-	-NA-	-NA-	-NA-	8.52	1.95	-0.57	4.89	-NA-	-NA-
Asia Dividend+	AUD	1,962.39	223,221.13	98.14	4.30	-NA-	-NA-	-NA-	-NA-	11.47	1.48	0.11	7.44	-NA-	-NA-
Australia	AUD	1,259.74	66,274.19	29.14	6.88	-NA-	-NA-	-NA-	-NA-	2.16	-2.47	-2.26	-1.03	-NA-	-NA-
Pure Australia	AUD	926.94	32,317.80	14.21	6.30	-NA-	-NA-	-NA-	-NA-	-2.19	-4.81	-2.58	-5.00	-NA-	-NA-
Japan	AUD	1,604.61	77,284.03	33.98	2.68	-NA-	-NA-	-NA-	-NA-	11.84	6.77	-0.17	9.15	-NA-	-NA-
Hong Kong	AUD	1,827.03	123,615.07	54.35	2.32	-NA-	-NA-	-NA-	-NA-	6.69	0.84	0.04	3.38	-NA-	-NA-
Singapore	AUD	1,392.05	40,787.24	17.93	2.86	-NA-	-NA-	-NA-	-NA-	8.19	-3.41	-3.10	2.10	-NA-	-NA-
New Zealand	AUD	1,139.25	754.45	0.33	7.25	-NA-	-NA-	-NA-	-NA-	7.88	4.58	-2.06	-0.63	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Asia	EUR	1,768.11	227,443.02	100.00	3.43	-NA-	-NA-	3.45	-7.16	29.28	4.88	3.49	21.69	-NA-	26.10
Pure Asia	EUR	1,861.51	187,566.64	82.47	3.00	-NA-	-NA-	4.29	-6.76	29.00	4.90	3.47	21.21	-NA-	26.97
Asia ex Australia	EUR	1,834.74	178,616.10	78.53	2.48	-NA-	-NA-	7.20	-3.26	31.07	5.90	3.87	23.22	-NA-	27.18
Australia	EUR	1,402.46	48,826.92	21.47	6.88	-NA-	-NA-	-6.97	-19.40	23.47	1.31	2.11	16.34	-NA-	50.14
Pure Australia	EUR	1,032.57	23,809.85	10.47	6.30	-NA-	-NA-	-12.60	-28.17	18.20	-1.12	1.78	11.65	-NA-	38.75
Hong Kong	EUR	2,061.78	91,072.31	40.04	2.32	-NA-	-NA-	12.90	-0.62	28.93	4.75	4.51	21.50	-NA-	46.60
Japan	EUR	1,797.31	56,938.32	25.03	2.50	-NA-	-NA-	0.70	-7.36	34.90	10.90	4.29	28.07	-NA-	36.98
New Zealand	EUR	1,093.41	555.83	0.24	7.57	-NA-	-NA-	-4.55	-8.36	31.03	8.80	2.48	17.19	-NA-	26.57
Singapore	EUR	1,598.84	30,049.64	13.21	2.86	-NA-	-NA-	10.97	-0.43	30.74	0.33	1.23	20.01	-NA-	45.62
Asia	USD	2,276.82	296,072.66	100.00	3.43	-NA-	-NA-	5.52	-10.80	12.08	0.00	-3.08	10.40	-NA-	31.75
Pure Asia	USD	2,397.08	244,163.81	82.47	3.00	-NA-	-NA-	6.37	-10.41	11.85	0.02	-3.09	9.97	-NA-	32.71
Asia ex Australia	USD	1,828.00	232,512.50	78.53	2.48	-NA-	-NA-	9.34	-7.06	13.64	0.97	-2.72	11.80	-NA-	32.63
Australia	USD	1,821.45	63,560.17	21.47	6.88	-NA-	-NA-	-5.11	-22.57	7.06	-3.40	-4.37	5.55	-NA-	36.01
Pure Australia	USD	1,341.05	30,994.34	10.47	6.30	-NA-	-NA-	-10.85	-30.99	2.49	-5.72	-4.68	1.30	-NA-	43.15
Hong Kong	USD	2,677.73	118,552.86	40.04	2.32	-NA-	-NA-	15.16	-4.52	11.79	-0.12	-2.12	10.24	-NA-	38.85
Japan	USD	2,334.25	74,119.14	25.03	2.50	-NA-	-NA-	2.72	-10.99	16.96	5.74	-2.33	16.20	-NA-	31.05
New Zealand	USD	1,420.06	723.55	0.24	7.57	-NA-	-NA-	3.48	-2.55	13.61	3.75	-4.02	6.33	-NA-	27.42
Singapore	USD	2,076.49	39,116.94	13.21	2.86	-NA-	-NA-	13.19	-4.33	13.36	-4.33	-5.19	8.88	-NA-	40.13
Asia	GBP	2,356.15	190,114.18	100.00	3.43	-NA-	-NA-	7.77	-2.15	18.11	1.18	-0.50	14.48	-NA-	26.89
Pure Asia	GBP	2,480.60	156,782.47	82.47	3.00	-NA-	-NA-	8.64	-1.72	17.87	1.21	-0.51	14.03	-NA-	27.92
Asia ex Australia	GBP	1,891.69	149,300.92	78.53	2.48	-NA-	-NA-	11.67	1.96	19.75	2.17	-0.13	15.93	-NA-	27.80
Australia	GBP	1,884.92	40,813.25	21.47	6.88	-NA-	-NA-	-3.09	-15.05	12.81	-2.26	-1.82	9.45	-NA-	33.13
Pure Australia	GBP	1,387.77	19,902.09	10.47	6.30	-NA-	-NA-	-8.95	-24.29	8.00	-4.60	-2.14	5.04	-NA-	41.44
Hong Kong	GBP	2,771.03	76,125.16	40.04	2.32	-NA-	-NA-	17.61	4.75	17.80	1.06	0.49	14.31	-NA-	34.72
Japan	GBP	2,415.59	47,593.38	25.03	2.50	-NA-	-NA-	4.90	-2.36	23.25	6.99	0.28	20.49	-NA-	27.35
New Zealand	GBP	1,469.54	464.61	0.24	7.57	-NA-	-NA-	2.05	0.85	19.72	4.98	-1.47	10.25	-NA-	23.60
Singapore	GBP	2,148.84	25,117.77	13.21	2.86	-NA-	-NA-	15.60	4.95	19.45	-3.20	-2.67	12.90	-NA-	33.68

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Asia	JPY	1,863.41	24,802,007.03	100.00	3.43	-NA-	-NA-	-1.74	-18.77	8.99	0.27	0.80	-0.66	-NA-	34.65
Pure Asia	JPY	1,961.83	20,453,602.76	82.47	3.00	-NA-	-NA-	-0.95	-18.42	8.77	0.30	0.78	-1.04	-NA-	35.40
Asia ex Australia	JPY	1,496.08	19,477,571.84	78.53	2.48	-NA-	-NA-	1.82	-15.36	10.51	1.25	1.17	0.60	-NA-	35.39
Australia	JPY	1,490.72	5,324,435.19	21.47	6.88	-NA-	-NA-	-11.64	-29.48	4.10	-3.14	-0.55	-5.02	-NA-	39.88
Pure Australia	JPY	1,097.55	2,596,395.79	10.47	6.30	-NA-	-NA-	-16.98	-37.15	-0.34	-5.46	-0.87	-8.85	-NA-	44.26
Hong Kong	JPY	2,191.53	9,931,173.17	40.04	2.32	-NA-	-NA-	7.23	-13.05	8.71	0.15	1.79	-0.80	-NA-	41.94
Japan	JPY	1,921.34	6,208,960.49	25.03	2.50	-NA-	-NA-	-4.35	-18.94	13.74	6.03	1.58	4.56	-NA-	33.22
New Zealand	JPY	1,162.22	60,611.82	0.24	7.57	-NA-	-NA-	-3.62	-11.22	10.48	4.03	-0.19	-4.32	-NA-	31.64
Singapore	JPY	1,699.46	3,276,826.36	13.21	2.86	-NA-	-NA-	5.40	-12.88	10.23	-4.07	-1.40	-2.02	-NA-	42.15
Australia	AUD	1,259.74	66,274.19	21.47	6.88	-NA-	-NA-	-9.91	-24.64	2.16	-2.47	-2.26	-1.03	-NA-	26.41
Pure Australia	AUD	926.94	32,317.80	10.47	6.30	-NA-	-NA-	-15.37	-32.85	-2.19	-4.81	-2.58	-5.00	-NA-	34.20
Hong Kong	HKD	2,692.59	920,640.03	40.04	2.32	-NA-	-NA-	15.19	-4.60	12.01	-0.09	-1.95	10.41	-NA-	38.89
New Zealand	NZD	1,379.02	972.58	0.24	7.57	-NA-	-NA-	2.32	-1.56	9.17	2.58	-1.33	4.01	-NA-	14.82
Singapore	SGD	1,654.98	51,706.73	13.21	2.86	-NA-	-NA-	7.75	-7.17	8.18	-3.86	-3.17	2.51	-NA-	35.36

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

			Free Float	Free Float												
Net Total Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M	
		Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)	
Asia	AUD	1,553.49	308,714.97	135.73	3.43	-NA-	-NA-	-NA-	-NA-	6.98	0.96	-0.94	3.53	-NA-	-NA-	
Pure Asia	AUD	1,635.54	254,589.61	111.94	3.00	-NA-	-NA-	-NA-	-NA-	6.75	0.98	-0.95	3.13	-NA-	-NA-	
Asia ex Australia	AUD	1,247.26	242,440.78	106.59	2.48	-NA-	-NA-	-NA-	-NA-	8.46	1.94	-0.57	4.84	-NA-	-NA-	
Australia	AUD	1,259.74	66,274.19	29.14	6.88	-NA-	-NA-	-NA-	-NA-	2.16	-2.47	-2.26	-1.03	-NA-	-NA-	
Pure Australia	AUD	926.94	32,317.80	14.21	6.30	-NA-	-NA-	-NA-	-NA-	-2.19	-4.81	-2.58	-5.00	-NA-	-NA-	
Hong Kong	AUD	1,827.03	123,615.07	54.35	2.32	-NA-	-NA-	-NA-	-NA-	6.69	0.84	0.04	3.38	-NA-	-NA-	
Japan	AUD	1,592.68	77,284.03	33.98	2.50	-NA-	-NA-	-NA-	-NA-	11.63	6.76	-0.17	8.97	-NA-	-NA-	
New Zealand	AUD	968.92	754.45	0.33	7.57	-NA-	-NA-	-NA-	-NA-	8.43	4.74	-1.91	-0.29	-NA-	-NA-	
Singapore	AUD	1,416.80	40,787.24	17.93	2.86	-NA-	-NA-	-NA-	-NA-	8.19	-3.41	-3.10	2.10	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

			Free Float Mkt Cap	Free Float Mkt Cap											
Price Return			Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Close Value Nov-10	Nov-10	Nov-10	Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Asia	EUR	1,202.86	227,443.02	100.00	0.00	5.33	1.46	-0.14	-10.65	24.93	4.45	3.25	18.09	19.44	26.13
Pure Asia	EUR	1,302.00	187,566.64	82.47	0.00	5.75	2.27	1.14	-9.85	25.11	4.39	3.18	18.08	19.88	26.91
Asia ex Australia	EUR	1,600.89	178,616.10	78.53	0.00	-NA-	-NA-	4.72	-5.91	27.69	5.39	3.56	20.25	-NA-	27.06
Asia Dividend+	EUR	1,863.28	164,456.20	72.31	0.00	-NA-	-NA-	-NA-	-9.01	28.68	4.83	4.24	21.48	-NA-	26.23
Australia	EUR	691.48	48,826.92	21.47	0.00	1.92	-3.90	-13.04	-25.07	16.12	1.20	2.11	10.83	20.79	31.66
Pure Australia	EUR	510.02	23,809.85	10.47	0.00	0.38	-6.78	-18.24	-33.23	11.54	-1.34	1.78	7.75	24.39	38.93
Japan	EUR	1,547.69	56,938.32	25.03	0.00	2.49	0.29	-1.07	-9.47	31.61	10.67	4.24	25.27	28.46	27.61
Hong Kong	EUR	1,519.74	91,072.31	40.04	0.00	8.72	4.88	9.95	-3.47	25.69	4.05	4.01	18.62	28.57	33.84
Singapore	EUR	1,112.62	30,049.64	13.21	0.00	4.00	1.68	6.74	-4.60	26.83	-0.03	1.08	16.42	28.16	31.20
New Zealand	EUR	966.59	555.83	0.24	0.00	-NA-	-NA-	-6.24	-7.44	16.47	5.02	-1.09	8.35	-NA-	20.32
Asia	USD	1,547.60	296,072.66	100.00	0.00	5.08	5.55	1.86	-14.15	8.32	-0.40	-3.30	7.14	22.07	31.72
Pure Asia	USD	1,675.16	244,163.81	82.47	0.00	5.49	6.39	3.16	-13.39	8.47	-0.46	-3.36	7.14	22.56	32.57
Asia ex Australia	USD	1,595.05	232,512.50	78.53	0.00	-NA-	-NA-	6.81	-9.60	10.71	0.49	-3.01	9.10	-NA-	32.48
Asia Dividend+	USD	2,003.47	214,079.92	72.31	0.00	-NA-	6.15	2.90	-12.58	11.57	-0.05	-2.37	10.22	-NA-	31.68
Australia	USD	898.06	63,560.17	21.47	0.00	1.72	0.05	-11.30	-28.01	0.68	-3.51	-4.37	0.56	23.61	35.84
Pure Australia	USD	662.38	30,994.34	10.47	0.00	0.18	-2.95	-16.60	-35.85	-3.29	-5.93	-4.68	-2.24	27.29	43.12
Japan	USD	2,010.06	74,119.14	25.03	0.00	2.29	4.40	0.91	-13.02	14.11	5.52	-2.37	13.65	29.10	30.95
Hong Kong	USD	1,973.76	118,552.86	40.04	0.00	8.51	9.19	12.15	-7.26	8.98	-0.79	-2.58	7.63	30.58	38.69
Singapore	USD	1,445.02	39,116.94	13.21	0.00	3.80	5.85	8.88	-8.34	9.97	-4.68	-5.33	5.63	31.11	39.71
New Zealand	USD	925.70	723.55	0.24	0.00	-NA-	-NA-	-4.37	-11.08	0.98	0.14	-7.36	-1.69	-NA-	27.64
Asia	GBP	1,601.53	190,114.18	100.00	0.00	6.26	4.56	4.03	-5.82	14.15	0.78	-0.73	11.10	19.78	26.76
Pure Asia	GBP	1,733.53	156,782.47	82.47	0.00	6.66	5.39	5.36	-4.98	14.31	0.72	-0.79	11.09	20.35	27.78
Asia ex Australia	GBP	1,650.63	149,300.92	78.53	0.00	-NA-	-NA-	9.09	-0.83	16.67	1.68	-0.42	13.13	-NA-	27.65
Asia Dividend+	GBP	2,305.92	137,465.00	72.31	0.00	-NA-	5.16	5.09	-4.09	17.57	1.14	0.23	14.29	-NA-	27.19
Australia	GBP	929.35	40,813.25	21.47	0.00	2.84	-0.89	-9.41	-21.03	6.09	-2.36	-1.82	4.27	21.48	32.66
Pure Australia	GBP	685.46	19,902.09	10.47	0.00	1.29	-3.86	-14.83	-29.63	1.91	-4.81	-2.14	1.37	25.74	41.37
Japan	GBP	2,080.10	47,593.38	25.03	0.00	3.42	3.43	3.06	-4.58	20.25	6.78	0.23	17.85	28.32	27.24
Hong Kong	GBP	2,042.53	76,125.16	40.04	0.00	9.71	8.17	14.54	1.74	14.84	0.39	0.01	11.60	28.79	34.52
Singapore	GBP	1,495.37	25,117.77	13.21	0.00	4.94	4.86	11.20	0.55	15.89	-3.55	-2.81	9.53	29.05	33.50
New Zealand	GBP	1,141.12	464.61	0.24	0.00	-NA-	-NA-	-2.33	-2.45	6.41	1.33	-4.89	1.94	-NA-	23.93

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Asia	JPY	1,266.60	24,802,007.03	100.00	0.00	2.68	2.64	-5.15	-21.82	5.33	-0.13	0.56	-3.59	23.62	34.59
Pure Asia	JPY	1,371.00	20,453,602.76	82.47	0.00	3.09	3.46	-3.94	-21.13	5.48	-0.19	0.50	-3.60	24.02	35.26
Asia ex Australia	JPY	1,305.43	19,477,571.84	78.53	0.00	-NA-	-NA-	-0.54	-17.68	7.66	0.77	0.87	-1.83	-NA-	35.25
Asia Dividend+	JPY	1,514.58	17,933,475.06	72.31	0.00	-NA-	-NA-	-NA-	-20.39	8.50	0.23	1.53	-0.83	-NA-	34.28
Australia	JPY	735.00	5,324,435.19	21.47	0.00	-0.60	-2.71	-17.41	-34.45	-2.10	-3.24	-0.55	-9.52	25.22	38.09
Pure Australia	JPY	542.11	2,596,395.79	10.47	0.00	-2.10	-5.63	-22.34	-41.58	-5.96	-5.67	-0.87	-12.03	28.29	44.15
Japan	JPY	1,657.58	6,208,960.49	25.03	0.00	0.81	1.65	-6.03	-20.79	10.97	5.82	1.53	2.27	28.57	33.09
Hong Kong	JPY	1,615.38	9,931,173.17	40.04	0.00	6.04	6.18	4.43	-15.54	5.97	-0.51	1.31	-3.15	32.09	41.55
Singapore	JPY	1,182.64	3,276,826.36	13.21	0.00	1.43	2.94	1.39	-16.53	6.94	-4.42	-1.54	-4.95	32.97	41.38
New Zealand	JPY	756.76	60,611.82	0.24	0.00	-NA-	-NA-	-10.95	-19.02	-1.80	0.42	-3.66	-11.54	-NA-	30.60
Australia	AUD	620.99	66,274.19	21.47	0.00	1.08	-5.70	-15.78	-29.93	-3.91	-2.58	-2.26	-5.70	17.19	26.17
Australia Hedged	USD	410.82	63,560.17	21.47	0.00	-NA-	-NA-	-17.08	-31.22	-7.49	-3.26	-2.57	-8.90	-NA-	25.24
Pure Australia	AUD	457.97	32,317.80	10.47	0.00	-0.45	-8.53	-20.81	-37.56	-7.70	-5.02	-2.57	-8.33	21.44	34.37
Hong Kong	HKD	1,985.27	920,640.03	40.04	0.00	8.54	9.29	12.18	-7.34	9.20	-0.76	-2.42	7.79	30.56	38.73
Singapore	SGD	1,153.81	51,706.73	13.21	0.00	2.82	4.03	3.65	-11.06	4.95	-4.21	-3.31	-0.55	29.31	34.92
New Zealand	NZD	898.76	972.58	0.24	0.00	-NA-	-NA-	-5.45	-10.18	-2.91	-0.99	-4.76	-3.85	-NA-	14.83
Asia 33	EUR	924.19	157,748.74	69.36	0.00	-NA-	-NA-	0.14	-9.32	24.95	3.53	2.53	18.21	-NA-	-NA-
Asia 33	USD	1,202.55	205,735.91	69.49	0.00	-NA-	-NA-	2.19	-12.98	8.35	-0.95	-3.29	6.97	-NA-	-NA-
Asia 33	GBP	1,249.54	132,647.26	69.77	0.00	-NA-	-NA-	4.45	-4.24	15.31	1.43	-0.84	11.31	-NA-	-NA-
Asia 33	JPY	987.49	17,292,102.92	69.72	0.00	-NA-	-NA-	-4.78	-20.47	5.77	0.02	0.67	-2.55	-NA-	-NA-
Asia 33	HKD	1,197.23	1,597,724.47	69.72	0.00	-NA-	-NA-	2.21	-13.07	8.58	-0.88	-3.17	7.13	-NA-	-NA-
Asia 33	AUD	822.01	214,912.68	36.42	0.00	-NA-	-NA-	-NA-	-NA-	3.62	0.22	-1.85	0.51	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Asia Developed Index Series - Index Performance

Price Return			Free Float	Free Float											
		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 20 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	Vlty (%)	Vlty (%)
Asia	AUD	1,055.94	308,714.97	135.73	0.00	-NA-	-NA-	-NA-	-NA-	3.39	0.56	-1.17	0.47	-NA-	-NA-
Pure Asia	AUD	1,142.97	254,589.61	111.94	0.00	-NA-	-NA-	-NA-	-NA-	3.53	0.49	-1.23	0.47	-NA-	-NA-
Asia ex Australia	AUD	1,088.31	242,440.78	106.59	0.00	-NA-	-NA-	-NA-	-NA-	5.67	1.45	-0.87	2.31	-NA-	-NA-
Asia Dividend+	AUD	1,592.36	223,221.13	98.14	0.00	-NA-	-NA-	-NA-	-NA-	6.49	0.91	-0.21	3.36	-NA-	-NA-
Australia	AUD	620.99	66,274.19	29.14	0.00	-NA-	-NA-	-NA-	-NA-	-3.91	-2.58	-2.26	-5.70	-NA-	-NA-
Pure Australia	AUD	457.97	32,317.80	14.21	0.00	-NA-	-NA-	-NA-	-NA-	-7.70	-5.02	-2.57	-8.33	-NA-	-NA-
Japan	AUD	1,371.48	77,284.03	33.98	0.00	-NA-	-NA-	-NA-	-NA-	8.91	6.54	-0.22	6.58	-NA-	-NA-
Hong Kong	AUD	1,346.71	123,615.07	54.35	0.00	-NA-	-NA-	-NA-	-NA-	4.01	0.16	-0.44	0.93	-NA-	-NA-
Singapore	AUD	985.95	40,787.24	17.93	0.00	-NA-	-NA-	-NA-	-NA-	4.96	-3.76	-3.24	-0.95	-NA-	-NA-
New Zealand	AUD	756.62	754.45	0.33	0.00	-NA-	-NA-	-NA-	-NA-	-3.62	1.10	-5.32	-7.81	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

			12 Mths Estimated											
Gross Total Return				Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value 30-Nov	Yld (%) 30-Nov	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) 30-Nov	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	
Asia Real Estate **	Local	1,660.10	3.47	14.24	5.48	1.28	-14.18	9.25	0.33	-1.32	5.02	19.91	28.45	
Asia FTSE	Local	256.53	2.67	#DIV/0!	3.53	1.63	-9.56	10.94	2.24	2.70	4.83	16.75	22.79	
Japan Real Estate **	JPY	1,935.76	2.68	3.84	3.18	-4.23	-18.80	13.95	6.05	1.58	4.74	28.66	33.23	
Japan FTSE	JPY	74.83	1.91	#DIV/0!	-3.02	-8.90	-17.37	6.37	3.80	7.92	-2.08	18.36	23.99	
Japan JP Morgan Bonds	JPY	244.86	-NA-	9.06	1.78	1.88	2.24	1.88	-1.56	-1.17	1.78	2.11	2.21	
Australia Real Estate **	AUD	1,259.74	6.88	17.43	0.65	-9.91	-24.64	2.16	-2.47	-2.26	-1.03	17.34	26.41	
Australia FTSE	AUD	1,008.52	4.13	#DIV/0!	8.36	4.47	-7.50	2.15	-0.04	-0.40	-1.41	13.78	18.46	
Australia JP Morgan Bonds	AUD	729.51	-NA-	17.51	5.90	5.75	6.99	4.43	-0.78	-0.35	5.43	4.02	5.03	
Hong Kong Real Estate **	HKD	2,692.59	2.32	25.01	12.35	15.19	-4.60	12.01	-0.09	-1.95	10.41	30.64	38.89	
Hong Kong FTSE	HKD	1,859.05	3.08	#DIV/0!	11.04	16.15	-2.91	23.06	3.02	1.00	19.48	23.09	30.10	
Hong Kong JP Morgan Bonds	HKD	163.26	-NA-	-NA-	-NA-	4.94	3.37	1.06	-0.81	-0.87	2.20	-NA-	4.16	
Singapore Real Estate **	SGD	1,626.06	2.86	11.29	7.54	7.51	-7.17	8.18	-3.86	-3.17	2.51	29.68	35.36	
Singapore FTSE	SGD	566.22	3.57	#DIV/0!	8.04	10.88	-3.20	18.28	1.43	0.44	11.05	22.03	30.59	
Singapore JP Morgan Bonds	SGD	156.71	-NA-	-NA-	-NA-	4.34	4.20	3.84	-1.29	-1.31	4.25	-NA-	4.29	
New Zealand Real Estate **	NZD	1,353.53	7.25	-NA-	-NA-	1.97	-1.96	8.61	2.42	-1.48	3.65	-NA-	14.78	
New Zealand FTSE	NZD	178.33	5.92	-NA-	5.03	-1.36	-8.31	4.67	2.46	0.41	1.77	14.60	16.04	
New Zealand JP Morgan Bonds	NZD	304.54	-NA-	17.27	6.75	6.75	8.20	6.04	-1.70	-1.12	6.52	3.60	4.75	

** 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 219.

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m) 30-Nov	Free Float Asia (%) Weight 30-Nov
Sun Hung Kai Props	Non-Rental	Diversified	HK	24,429	10.74
Westfield Group *	Rental	Retail	AU	20,658	9.08
Mitsubishi Estate	Non-Rental	Diversified	JP	13,503	5.93
Mitsui Fudosan	Non-Rental	Diversified	JP	11,979	5.27
Hongkong Land Hldgs	Rental	Office	HK	8,787	3.86
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	7,867	3.46
Hang Lung Properties	Non-Rental	Diversified	HK	7,406	3.26
Wharf Holdings	Non-Rental	Diversified	HK	7,105	3.12
Capitaland	Non-Rental	Diversified	SG	6,653	2.92
Stockland Trust Group *	Non-Rental	Diversified	AU	6,443	2.83
China Overseas Land	Non-Rental	Residential	HK	6,025	2.65
Henderson Land Dev	Non-Rental	Diversified	HK	5,813	2.56
Link REIT *	Rental	Retail	HK	5,341	2.35
City Developments	Non-Rental	Diversified	SG	5,018	2.21
New World Development	Non-Rental	Diversified	HK	4,463	1.96
Nippon Building Fund *	Rental	Office	JP	4,061	1.78
Sino Land	Non-Rental	Diversified	HK	3,924	1.72
GPT Group *	Rental	Diversified	AU	3,800	1.67
Japan Real Estate *	Rental	Office	JP	3,620	1.59
Mirvac Group *	Non-Rental	Diversified	AU	3,221	1.42

Country Breakdown:

Country Index	Number of Constituents 30-Nov	Free Float Mkt Cap (EUR m) 30-Nov	Free Float Asia (%) Weight 30-Nov
EPRA/NAREIT Australia	14	48,827	21.47%
EPRA/NAREIT Japan	21	56,938	25.03%
EPRA/NAREIT Hong Kong	22	91,072	40.04%
EPRA/NAREIT Singapore	15	30,050	13.21%
EPRA/NAREIT New Zealand	1	556	0.24%
EPRA/NAREIT Asia	73	227,443	100.00%

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

EPRA/NAREIT Asia Index - Top 20 Performance:

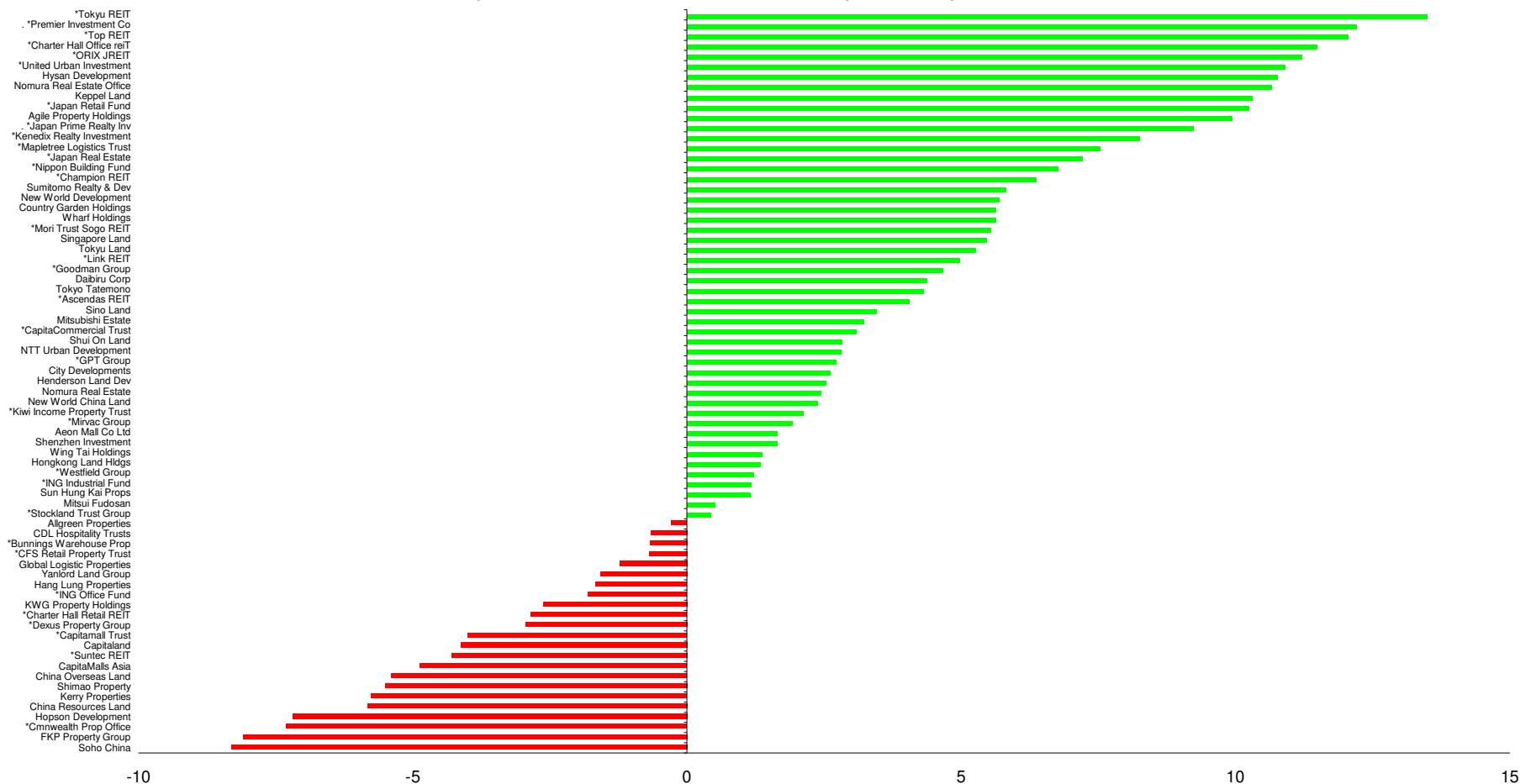
Stock	Investment		Country	Price	Dividend	Total
				Return	Return	Return
	Focus	Sector		Nov-10	Nov-10	Nov-10
Tokyu REIT *	Rental	Diversified	JP	10.41	0.00	10.41
Premier Investment Co. *	Rental	Diversified	JP	9.13	0.00	9.13
Top REIT *	Rental	Diversified	JP	8.97	0.00	8.97
Charter Hall Office reIT *	Rental	Office	AU	8.40	0.00	8.40
ORIX JREIT *	Rental	Office	JP	8.12	0.00	8.12
United Urban Investment *	Rental	Diversified	JP	4.92	2.89	7.81
Hysan Development	Rental	Diversified	HK	7.68	0.00	7.68
Nomura Real Estate Office Fund	Rental	Office	JP	7.58	0.00	7.58
Keppel Land	Non-Rental	Diversified	SG	7.22	0.00	7.22
Japan Retail Fund *	Rental	Retail	JP	7.16	0.00	7.16
Agile Property Holdings	Non-Rental	Diversified	HK	6.86	0.00	6.86
Japan Prime Realty Inv. *	Rental	Office	JP	6.15	0.00	6.15
Kenedix Realty Investment *	Rental	Diversified	JP	5.16	0.00	5.16
Mapletree Logistics Trust *	Rental	Industrial	SG	4.44	0.00	4.44
Japan Real Estate *	Rental	Office	JP	4.13	0.00	4.13
Nippon Building Fund *	Rental	Office	JP	3.68	0.00	3.68
Champion REIT *	Rental	Office	HK	3.28	0.00	3.28
Sumitomo Realty & Dev	Non-Rental	Diversified	JP	2.74	0.00	2.74
New World Development	Non-Rental	Diversified	HK	0.78	1.83	2.61
Country Garden Holdings	Non-Rental	Diversified	HK	2.55	0.00	2.55

EPRA/NAREIT Asia Index - Bottom 20 Performance:

Stock	Investment		Country	Price	Dividend	Total
				Return	Return	Return
	Focus	Sector		Nov-10	Nov-10	Nov-10
CFS Retail Property Trust *	Rental	Retail	AU	-3.76	0.00	-3.76
Global Logistic Properties	Rental	Industrial	SG	-4.31	0.00	-4.31
Yanlord Land Group	Non-Rental	Diversified	SG	-4.65	0.00	-4.65
Hang Lung Properties	Non-Rental	Diversified	HK	-4.74	0.00	-4.74
ING Office Fund *	Rental	Office	AU	-4.88	0.00	-4.88
KWG Property Holdings	Non-Rental	Diversified	HK	-5.70	0.00	-5.70
Charter Hall Retail REIT *	Rental	Retail	AU	-5.92	0.00	-5.92
Dexus Property Group *	Rental	Diversified	AU	-6.02	0.00	-6.02
Capitamall Trust *	Rental	Retail	SG	-7.07	0.00	-7.07
CapitaLand	Non-Rental	Diversified	SG	-7.20	0.00	-7.20
Suntec REIT *	Rental	Diversified	SG	-8.97	1.60	-7.37
CapitaMalls Asia	Non-Rental	Retail	SG	-7.94	0.00	-7.94
China Overseas Land	Non-Rental	Residential	HK	-8.47	0.00	-8.47
Shimao Property	Non-Rental	Residential	HK	-8.58	0.00	-8.58
Kerry Properties	Non-Rental	Diversified	HK	-8.84	0.00	-8.84
China Resources Land	Non-Rental	Residential	HK	-8.90	0.00	-8.90
Hopson Development	Non-Rental	Residential	HK	-10.27	0.00	-10.27
Cmnwealth Prop Office *	Rental	Office	AU	-10.38	0.00	-10.38
FKP Property Group	Non-Rental	Diversified	AU	-11.17	0.00	-11.17
Soho China	Non-Rental	Diversified	HK	-11.38	0.00	-11.38

FTSE EPRA/NAREIT Asia Developed Index Series

Graph 13: Total Return Performance relative to Regional Developed Index - Asia



Version: November 2010

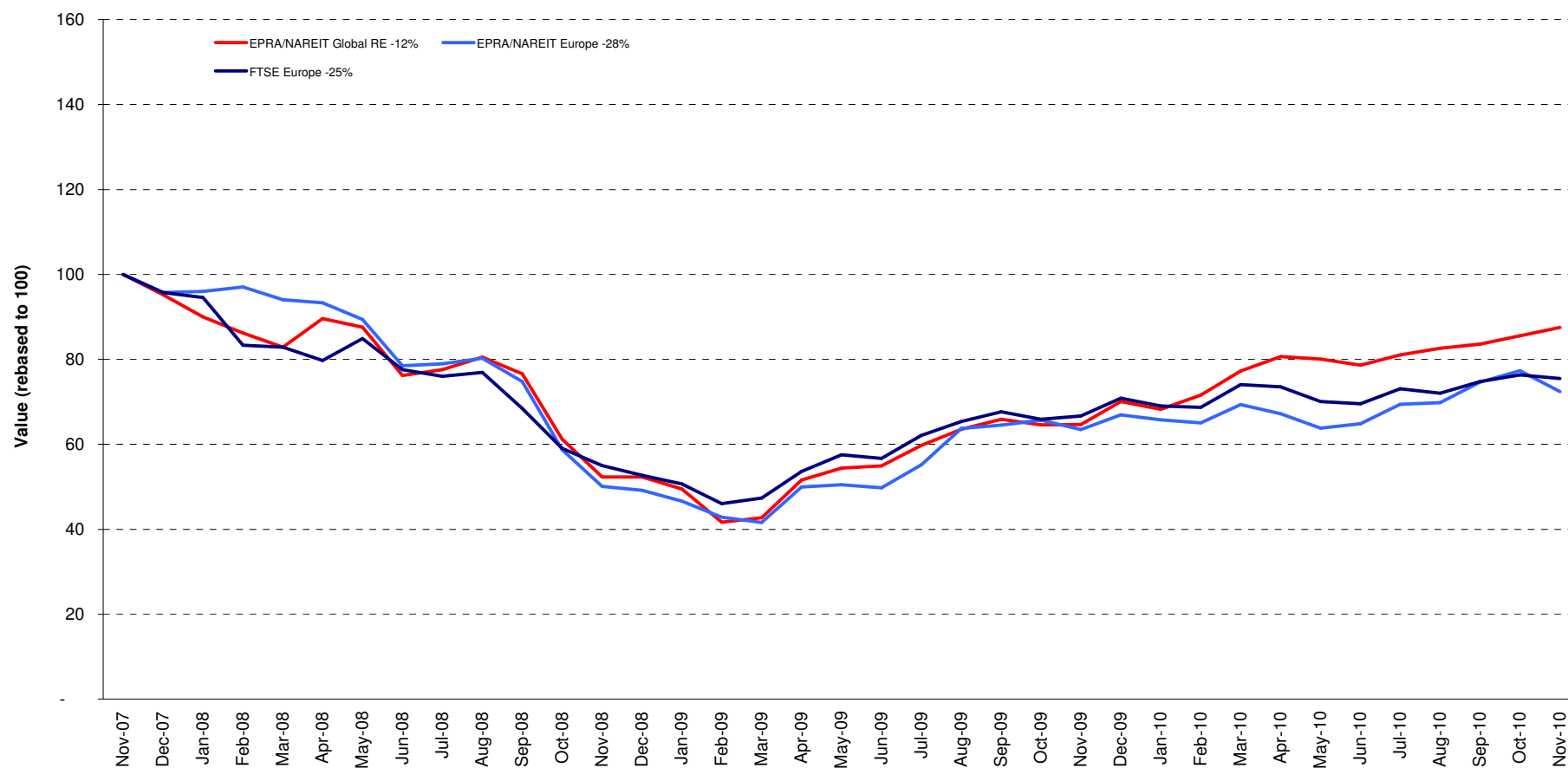
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Section 4

FTSE EPRA/NAREIT Europe Developed Index Series

FTSE EPRA/NAREIT Europe Developed Index Series

Graph 14: EPRA/NAREIT Europe Developed v EPRA/NAREIT Global Developed & FTSE Europe - Total Return (EUR) Rolling 36 Months Performance

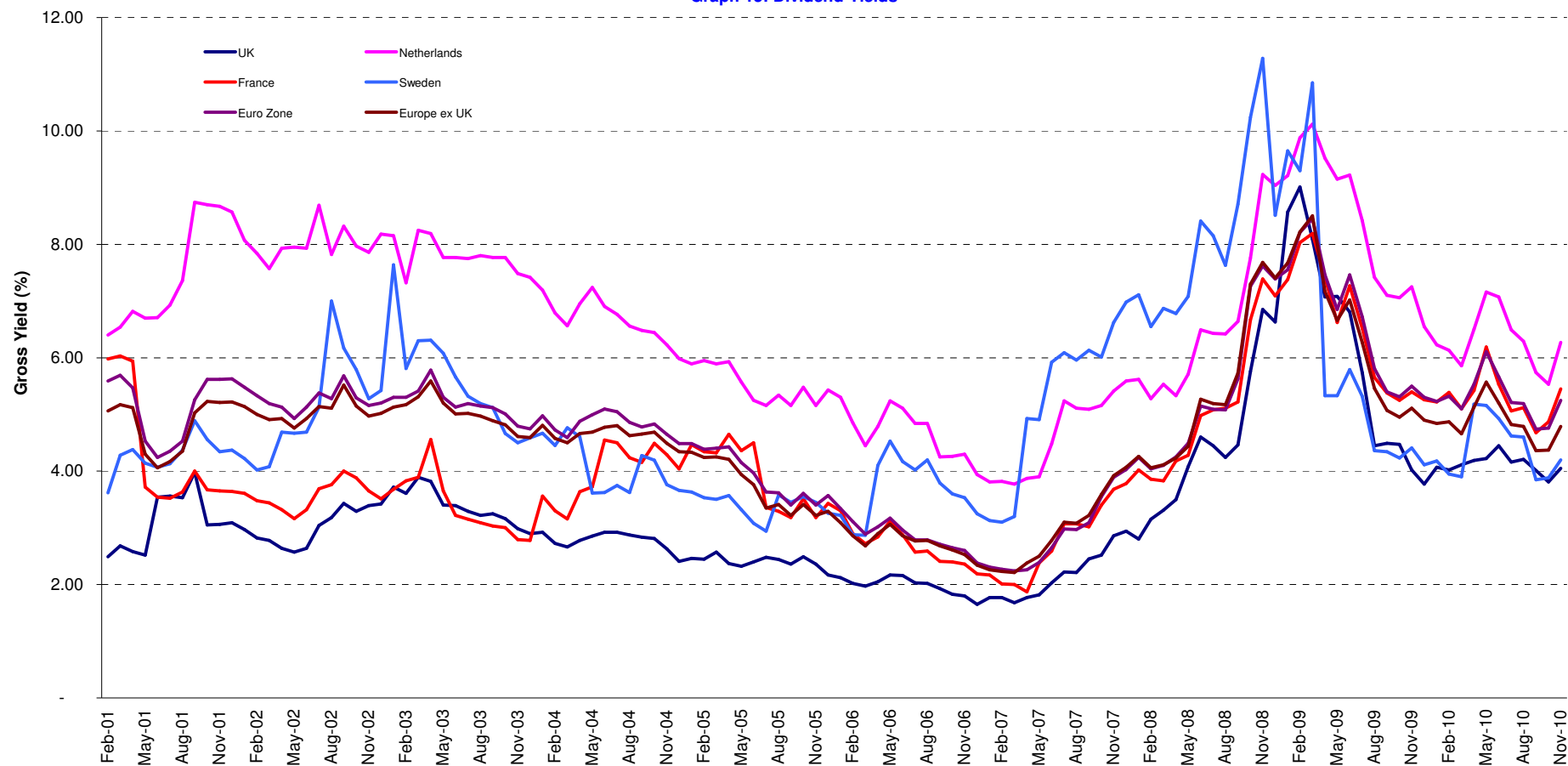


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FTSE EPRA/NAREIT Europe Developed Index Series

Graph 15: Dividend Yields



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

Ex Date	Description
8 November 2010	Deutsche Euroshop AG (Germany): Rights Issue 1 per 8 at EUR 23. New number of shares: 49,628,900
25 November 2010	Sponda Oyj (Finland): New free float percentage: 100% (was 75%)

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 November 2010	Invista Foundation Prop	Rental	Diversified	GBP	0.009	14.86	19-Nov	Quarterly
3 November 2010	ISIS Property Trust Ld	Rental	Diversified	GBP	0.020	7.73	26-Nov	Quarterly
4 November 2010	Eurocommercial Props *	Rental	Retail	EUR	1.820	5.69	30-Nov	Annual
10 November 2010	F&C Commercial Prop	Rental	Diversified	GBP	0.005	6.25	26-Nov	Quarterly
10 November 2010	ING UK Real Estate Income Trust	Rental	Diversified	GBP	0.010	11.97	30-Nov	Quarterly
10 November 2010	Standard Life Inv Prop	Rental	Diversified	GBP	0.011	10.90	26-Nov	Quarterly
10 November 2010	UK Commercial Property Trust	Rental	Diversified	GBP	0.013	5.27	30-Nov	Dividend
12 November 2010	Nieuwe Steen Inv *	Rental	Diversified	EUR	0.300	9.89	19-Nov	Quarterly
17 November 2010	Great Portland Estates *	Rental	Office	GBP	0.031	3.77	5-Jan	Semi-Annual
29 November 2010	Gagfah	Rental	Residential	EUR	0.100	14.04	30-Dec	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
1 December 2010	Helical Bar	Non-Rental	Diversified	GBP	0.019	1.09	23-Dec	Annual
1 December 2010	Land Securities *	Rental	Diversified	GBP	0.070	10.33	10-Jan	Quarterly
1 December 2010	Mucklow <A&J> *	Rental	Diversified	GBP	0.099	6.44	4-Jan	Semi-Annual
2 December 2010	Gagfah	Rental	Residential	EUR	0.2 ***	14.04	January	Quarterly
3 December 2010	F&C Commercial Prop	Rental	Diversified	GBP	0.01 ***	6.25	January	Quarterly
3 December 2010	Hammerson *	Rental	Retail	GBP	0.0194444 ***	7.59	January	Dividend
8 December 2010	Big Yellow Group *	Rental	Self Storage	GBP	0.044	1.92	30-Dec	Annual
8 December 2010	Grainger Plc	Non-Rental	Residential	GBP	0.013	34.49	11-Feb	Semi-Annual
8 December 2010	IRP Property Investments	Rental	Diversified	GBP	0.018	8.81	31-Dec	Quarterly
17 December 2010	Befimmo *	Rental	Office	EUR	3.906	7.13	22-Dec	Annual

** Based on previous period figures

*** Estimated

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Nov-10	Dividend Nov-10	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
CA Immobilien Anlage	Rental	Diversified	10.04	876	0.15	1.04	0.00	-NA-	-4.39	-13.77	-13.86	24.50	-3.97	-7.04	0.00	-7.04	27.03	36.44	65.39	296	34
Conwert Immobilien	Non-Rental	Residential	9.95	849	0.15	1.00	2.51	-NA-	-NA-	-6.33	-4.73	21.45	-5.80	-8.53	0.00	-8.53	19.46	-NA-	56.40	549	65
Austria Total				1,725	0.30	2.04	1.36														
Cofinimmo *	Rental	Diversified	95.05	1,267	0.22	1.50	6.84	-NA-	6.65	-0.01	-3.59	6.89	-2.38	-7.27	0.00	-7.27	2.98	13.30	19.77	801	63
Befimmo *	Rental	Office	63.85	1,072	0.19	1.27	6.91	-NA-	6.53	2.27	2.44	7.93	2.98	-3.71	0.00	-3.71	3.32	17.75	25.52	364	34
Warehouses De Pauw *	Rental	Industrial	35.00	329	0.06	0.39	8.40	-NA-	10.95	3.90	-2.19	14.83	-7.06	-10.83	0.00	-10.83	7.49	17.68	23.46	113	34
Intervest Offices *	Rental	Office	22.47	156	0.03	0.18	9.57	-NA-	7.25	4.39	-0.32	14.35	-2.26	-3.56	0.00	-3.56	12.42	17.30	27.34	25	16
Wereldhave Belgium *	Rental	Diversified	66.84	143	0.03	0.17	5.86	-NA-	6.44	3.14	16.92	22.00	4.27	-0.98	0.00	-0.98	15.06	17.58	19.53	31	22
Leasinvest Real Estate *	Rental	Office	64.00	103	0.02	0.12	6.25	-NA-	7.56	4.94	2.98	16.50	0.39	-4.49	0.00	-4.49	15.31	15.80	22.00	16	16
Belgium Total				3,070	0.54	3.63	7.10														
Sponda	Rental	Diversified	3.42	947	0.17	1.12	3.51	-NA-	13.95	2.05	-6.84	44.49	-3.93	-5.52	0.00	-5.52	29.67	35.56	56.16	553	58
Citycon OYJ	Rental	Retail	2.86	477	0.08	0.56	1.40	-NA-	16.73	4.25	-5.53	6.17	-8.63	-11.18	0.00	-11.18	2.20	29.94	39.23	357	75
Technopolis	Rental	Office	3.79	217	0.04	0.26	3.96	-NA-	12.60	-0.33	-5.89	28.34	-7.33	-7.56	0.00	-7.56	27.10	29.12	41.34	107	49
Finland Total				1,642	0.29	1.94	2.96														
Unibail-Rodamco *	Rental	Diversified	133.95	12,231	2.16	14.47	5.97	10.45	15.98	11.68	3.96	7.82	-6.17	-10.52	0.00	-10.52	5.23	20.92	24.66	12,017	98
Fonciere Des Regions *	Rental	Diversified	69.97	2,550	0.45	3.02	4.72	-NA-	19.20	3.29	-2.24	12.52	-10.49	-14.67	0.00	-14.67	8.11	27.95	40.80	1,735	68
Klepierre *	Rental	Retail	24.30	2,304	0.41	2.73	5.14	11.65	14.72	5.96	-6.56	-4.13	-14.10	-13.06	0.00	-13.06	-10.00	30.23	44.59	2,020	88
Gecina *	Rental	Diversified	80.42	1,502	0.27	1.78	5.47	7.85	8.98	1.52	-6.76	15.87	-7.56	-7.78	0.00	-7.78	11.40	36.70	61.17	1,402	93
Icade	Rental	Diversified	72.10	1,477	0.26	1.75	4.51	-NA-	-NA-	-NA-	-7.44	18.22	-6.44	-8.73	0.00	-8.73	18.84	-NA-	30.23	1,090	74
Mercialys *	Rental	Retail	27.48	1,264	0.22	1.49	3.86	-NA-	-NA-	10.07	4.17	12.41	-2.17	-3.92	0.00	-3.92	16.25	-NA-	24.58	800	63
Silic *	Rental	Office	87.01	1,132	0.20	1.34	5.34	-NA-	11.43	6.67	-0.21	10.37	-8.13	-9.80	0.00	-9.80	7.84	21.32	27.27	438	39
Societe de la Tour Eiffel *	Rental	Diversified	53.75	292	0.05	0.35	3.72	-NA-	3.11	3.58	-11.64	21.00	-7.60	-10.15	0.00	-10.15	10.46	44.73	65.88	153	52
Affine *	Non-Rental	Diversified	16.28	58	0.01	0.07	9.09	1.74	8.25	-4.27	-18.56	12.33	-2.94	-5.07	0.00	-5.07	9.29	27.85	44.63	43	74
France Total				22,809	4.03	26.98	5.45														

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Nov-10	Dividend Nov-10	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
Deutsche Euroshop	Rental	Retail	25.67	1,274	0.23	1.51	4.01	-NA-	-NA-	8.21	3.82	12.57	0.68	-5.04	0.00	-5.04	15.09	-NA-	22.21	639	50
Deutsche Wohnen	Rental	Residential	9.37	767	0.14	0.91	0.00	-NA-	15.33	-2.58	-15.21	42.14	7.33	7.77	0.00	7.77	39.81	70.32	105.33	1	0
Gagfah	Rental	Residential	5.95	536	0.09	0.63	10.08	-NA-	-NA-	-NA-	-11.58	8.80	3.60	-5.68	1.59	-4.09	2.83	-NA-	78.57	809	151
Alstria Office *	Rental	Office	9.71	299	0.05	0.35	5.15	-NA-	-NA-	-NA-	-0.31	32.88	-4.76	-3.05	0.00	-3.05	36.07	-NA-	49.87	143	48
TAG Immobilien	Non-Rental	Diversified	15.60	261	0.05	0.31	0.00	-NA-	-NA-	3.36	0.87	24.57	0.65	2.16	0.00	2.16	15.83	-NA-	18.23	65	25
DIC Asset	Rental	Diversified	7.37	217	0.04	0.26	4.07	-NA-	-NA-	-1.77	-23.50	-6.79	0.71	-2.28	0.00	-2.28	-5.88	-NA-	75.34	134	62
Colonia Real Estate	Rental	Residential	5.48	156	0.03	0.18	0.00	-NA-	16.20	-8.70	-32.81	18.87	30.48	16.20	0.00	16.20	25.98	80.18	64.30	313	200
Patrizia Immobilien	Rental	Residential	3.65	95	0.02	0.11	0.00	-NA-	-NA-	-NA-	-14.41	-1.11	12.62	-0.38	0.00	-0.38	19.25	-NA-	74.93	60	63
Germany Total				3,604	0.64	4.26	3.59														
Eurobank Properties *	Rental	Diversified	5.75	105	0.02	0.12	9.62	-NA-	-NA-	-NA-	-9.11	-18.14	-4.17	-4.17	0.00	-4.17	-25.86	-NA-	31.27	25	23
Lamda Development	Non-Rental	Diversified	3.40	45	0.01	0.05	0.00	-NA-	-6.71	-7.70	-37.13	-54.61	-10.53	-15.00	0.00	-15.00	-55.15	41.81	45.34	11	24
Babis Vovos	Rental	Diversified	1.66	42	0.01	0.05	0.00	-NA-	-NA-	-31.32	-56.95	-57.76	-30.83	-31.97	0.00	-31.97	-62.19	-NA-	104.15	95	225
Greece Total				192	0.03	0.23	5.27														
Beni Stabili	Rental	Office	0.63	603	0.11	0.71	2.38	-NA-	5.22	-1.87	-7.22	12.20	-8.71	-13.89	0.00	-13.89	12.00	29.57	40.55	463	77
IGD *	Rental	Retail	1.29	160	0.03	0.19	3.88	-NA-	-NA-	-4.77	-15.57	-6.03	7.23	-10.42	0.00	-10.42	-14.05	-NA-	40.20	113	71
Italy Total				762	0.13	0.90	2.70														
Corio *	Rental	Retail	44.37	4,038	0.71	4.78	5.97	5.54	10.20	6.04	-1.80	3.57	-11.53	-15.93	0.00	-15.93	-1.40	21.71	29.70	3,228	80
Wereldhave *	Rental	Diversified	67.82	1,443	0.25	1.71	6.86	4.14	7.87	2.62	2.75	10.88	-4.75	-7.17	0.00	-7.17	8.65	19.34	23.41	1,932	134
Eurocommercial Props *	Rental	Retail	30.78	1,241	0.22	1.47	5.91	-NA-	10.15	6.70	-1.13	20.74	-4.12	-13.41	5.12	-8.29	13.19	18.60	24.38	916	74
Vastned Retail *	Rental	Retail	46.27	856	0.15	1.01	8.39	4.52	7.15	4.19	-4.57	16.91	-7.32	-7.37	0.00	-7.37	9.41	23.52	36.35	595	70
ProLogis European Properties	Rental	Industrial	4.58	648	0.11	0.77	0.00	-NA-	-NA-	-NA-	-19.82	11.71	3.50	-0.43	0.00	-0.43	6.26	-NA-	91.22	305	47
Nieuwe Steen Inv *	Rental	Diversified	14.05	553	0.10	0.65	9.11	-NA-	7.41	0.88	-0.58	9.46	-2.25	-5.29	2.02	-3.27	7.96	18.00	25.91	197	36
Vastned Offices/Ind *	Rental	Office	10.73	203	0.04	0.24	13.61	3.48	1.27	-1.76	-11.44	-0.49	-11.32	-11.65	0.00	-11.65	3.57	31.34	51.04	96	47
Netherlands Total				8,981	1.59	10.62	6.27														

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price 30-Nov	Free Float	Free Float	Free Float	Div Yld (%) 30-Nov	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 (%) Nov-10	Dividend Rtn (%) Nov-10	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
				Mkt Cap EUR (m) 30-Nov	Global Wght (%) 30-Nov	Europe Wght (%) 30-Nov															
Norwegian Property ASA	Rental	Office	9.32	575	0.10	0.68	0.00	-NA-	-NA-	-NA-	-42.29	-17.16	-8.18	-15.27	0.00	-15.27	-30.96	-NA-	81.33	507	88
Norway Total				575	0.10	0.68	0.00														
Castellum	Rental	Diversified	80.15	1,506	0.27	1.78	4.37	-NA-	14.83	5.33	7.03	25.32	-10.60	-8.35	0.00	-8.35	15.38	26.48	33.00	1,239	82
Fabege	Rental	Office	64.20	1,153	0.20	1.36	3.12	-NA-	15.17	5.60	-0.14	70.18	-5.24	-8.15	0.00	-8.15	46.46	32.53	49.95	1,288	112
Hufvudstaden A	Rental	Office	67.75	1,127	0.20	1.33	3.10	-NA-	12.99	9.70	5.41	29.35	-6.74	-9.24	0.00	-9.24	28.76	23.08	25.78	861	76
Kungsleden	Rental	Diversified	51.75	772	0.14	0.91	7.25	-NA-	22.20	3.26	-4.97	17.83	-9.61	-2.36	0.00	-2.36	12.80	38.64	57.73	895	116
Wihlborgs Fastigheter	Rental	Diversified	168.50	707	0.12	0.84	4.01	-NA-	-NA-	17.22	17.89	37.99	-9.16	-10.37	0.00	-10.37	32.26	-NA-	31.47	602	85
Klovern AB	Rental	Diversified	28.90	394	0.07	0.47	4.33	-NA-	-NA-	8.98	10.65	34.60	-10.80	-4.62	0.00	-4.62	31.66	-NA-	37.52	421	107
Sweden Total				5,659	1.00	6.69	4.20														
PSP Swiss Property	Rental	Office	70.50	2,514	0.44	2.97	3.83	-NA-	9.64	8.85	10.43	28.65	-2.96	-6.75	0.00	-6.75	25.13	15.92	21.80	1,309	52
Swiss Prime Site	Rental	Office	66.10	2,077	0.37	2.46	0.00	-NA-	6.38	7.90	10.95	21.98	-5.23	-6.44	0.00	-6.44	20.40	15.13	20.87	1,827	88
Allreal	Non-Rental	Office	132.00	695	0.12	0.82	3.66	-NA-	7.33	6.36	4.04	10.57	-0.75	-2.73	0.00	-2.73	10.21	11.97	13.54	259	37
Zueblin Immobilien Holding	Rental	Office	3.60	124	0.02	0.15	0.00	-NA-	-3.87	-13.20	-25.21	-16.47	0.56	-2.70	0.00	-2.70	-11.11	17.68	25.05	28	23
Switzerland Total				5,287	0.93	6.25	2.25														
Inmobiliaria Colonial S.A.	Rental	Diversified	0.05	169	0.03	0.20	0.00	-NA-	-NA-	-42.21	-74.51	-66.22	-47.37	-43.82	0.00	-43.82	-67.74	-NA-	56.68	181	107
Spain Total				169	0.03	0.20	0.00														
Azrieli Group	Rental	Diversified	93.60	675	0.12	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.19	-0.11	0.00	-0.11	-NA-	-NA-	-NA-	83,765	12,405
Israel Total				675	0.12	0.80	0.00														

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Stock Performance

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Europe Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised EUR (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
Land Securities *	Rental	Diversified	6.29	5,748	1.02	6.80	4.45	5.70	3.99	-8.48	-17.30	-0.23	-1.80	-7.09	0.00	-7.09	-5.11	25.06	35.21	4,604	80
British Land *	Rental	Diversified	4.81	5,027	0.89	5.95	5.41	6.70	6.12	-5.39	-8.78	14.48	4.99	-5.59	0.00	-5.59	6.23	24.45	30.04	5,359	107
Hammerson *	Rental	Retail	3.93	3,328	0.59	3.94	3.98	-NA-	7.37	-4.63	-13.26	2.23	-0.28	-6.18	0.00	-6.18	-3.39	28.05	37.77	2,829	85
Capital Shopping Centres Group *	Rental	Retail	3.92	2,943	0.52	3.48	4.21	-NA-	7.07	-4.10	-14.79	12.14	6.47	1.85	0.00	1.85	1.36	25.80	37.60	2,312	79
SEGRO *	Rental	Industrial	2.73	2,401	0.42	2.84	5.16	2.08	-4.24	-17.80	-26.64	-11.54	0.11	-7.79	0.00	-7.79	-16.45	31.55	47.72	2,373	99
Derwent London *	Rental	Office	14.32	1,723	0.30	2.04	1.93	-NA-	8.01	2.11	0.07	14.75	-4.79	-5.79	0.00	-5.79	10.58	26.41	34.96	884	51
Great Portland Estates *	Rental	Office	3.30	1,235	0.22	1.46	2.45	-NA-	8.12	5.31	-1.08	20.82	-2.34	-4.43	0.90	-3.53	17.83	22.33	31.25	616	50
Shaftesbury *	Rental	Diversified	4.35	1,173	0.21	1.39	2.36	-NA-	9.99	9.92	1.66	20.66	0.49	-2.47	0.00	-2.47	13.00	29.42	33.69	516	44
Capital & Counties Properties	Rental	Retail	1.45	1,078	0.19	1.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	10.87	-2.95	0.00	-2.95	-NA-	-NA-	-NA-	585	54
Big Yellow Group *	Rental	Self Storage	3.19	498	0.09	0.59	2.51	-NA-	10.05	3.14	-10.46	-12.46	-2.27	-3.97	0.00	-3.97	-8.63	35.02	42.94	274	55
Helical Bar	Non-Rental	Diversified	2.80	358	0.06	0.42	1.70	-NA-	9.76	0.37	-7.94	-14.39	-5.98	-13.88	0.00	-13.88	-17.21	26.14	30.68	146	41
Unite Group	Rental	Specialty	1.87	356	0.06	0.42	0.00	-NA-	-3.10	-11.33	-22.68	-30.67	-14.91	-10.00	0.00	-10.00	-37.50	56.89	92.78	145	41
Grainger Plc	Non-Rental	Residential	0.86	322	0.06	0.38	1.97	-NA-	8.56	-12.83	-16.20	-39.77	-21.31	-18.87	0.00	-18.87	-32.07	48.07	78.53	182	57
UK Commercial Property Trust	Rental	Diversified	0.75	321	0.06	0.38	7.03	-NA-	-NA-	-NA-	3.24	6.62	-0.64	-3.80	1.69	-2.11	1.32	-NA-	22.40	130	40
Workspace Group *	Rental	Office	0.22	302	0.05	0.36	3.52	-NA-	-3.81	-29.48	-47.99	12.62	2.33	-7.37	0.00	-7.37	-1.91	40.33	62.30	219	73
F&C Commercial Prop	Rental	Diversified	0.88	287	0.05	0.34	6.82	-NA-	-NA-	-0.58	2.04	7.51	-3.58	-3.83	0.55	-3.28	3.33	-NA-	19.65	-NA-	-NA-
Development Securities	Non-Rental	Retail	1.94	284	0.05	0.34	2.50	-NA-	-0.92	-13.45	-19.49	-33.53	-15.64	-17.34	0.00	-17.34	-41.60	31.97	42.97	116	41
St Modwen Properties	Rental	Diversified	1.35	243	0.04	0.29	0.74	-NA-	6.82	-17.71	-29.35	-35.55	-20.21	-16.42	0.00	-16.42	-29.63	43.76	68.84	132	54
Primary Health Prop. *	Rental	Health Care	3.21	240	0.04	0.28	5.45	-NA-	13.81	1.96	10.10	20.72	6.82	-1.23	0.00	-1.23	17.80	26.20	32.92	145	60
Quintain Estates	Non-Rental	Diversified	0.34	212	0.04	0.25	0.00	-NA-	3.77	-23.64	-44.64	-49.07	-20.81	-13.29	0.00	-13.29	-42.92	125.41	225.67	57	27
Safestore Holdings	Rental	Self Storage	1.21	204	0.04	0.24	3.88	-NA-	-NA-	-NA-	-7.25	-9.66	-2.02	-6.73	0.00	-6.73	-23.35	-NA-	57.42	84	41
ING UK Real Estate Income Trust	Rental	Diversified	0.48	196	0.03	0.23	13.05	-NA-	-NA-	-7.21	-5.25	1.48	6.59	1.06	2.13	3.19	-4.19	-NA-	54.41	92	47
Invista Foundation Prop	Rental	Diversified	0.40	170	0.03	0.20	16.88	-NA-	-NA-	-9.86	-14.33	6.16	-2.67	-4.76	2.10	-2.67	6.82	-NA-	58.74	51	30
CLS Holdings	Rental	Office	5.05	145	0.03	0.17	0.00	-NA-	10.42	0.60	8.08	10.99	-3.72	-4.72	0.00	-4.72	1.25	30.48	43.66	31	22
Minerva	Non-Rental	Diversified	0.74	142	0.03	0.17	0.00	-NA-	-11.19	-22.16	-22.63	32.88	-21.54	-17.60	0.00	-17.60	-1.99	72.31	123.03	65	46
Daejan Holdings	Rental	Diversified	23.89	140	0.02	0.17	3.10	-NA-	11.75	-4.82	-5.80	-5.39	-6.02	-6.53	0.00	-6.53	-13.26	25.41	32.43	18	13
Mucklow <A&J> *	Rental	Diversified	3.05	88	0.02	0.10	5.89	-NA-	9.88	-2.52	6.32	-3.31	8.64	3.21	0.00	3.21	-0.63	28.21	39.11	22	25
Standard Life Inv Prop	Rental	Diversified	0.62	85	0.01	0.10	10.69	-NA-	-NA-	-5.10	-1.71	13.80	0.16	-0.80	1.76	0.96	3.22	-NA-	45.20	48	57
IRP Property Investors	Rental	Diversified	0.82	81	0.01	0.10	8.42	-NA-	-NA-	-3.42	1.26	7.17	4.81	0.93	0.00	0.93	2.53	-NA-	35.96	14	17
ISIS Property Trust Ld	Rental	Diversified	1.04	70	0.01	0.08	6.81	-NA-	-NA-	1.54	5.48	18.30	9.90	3.24	2.00	5.24	8.78	-NA-	29.68	12	16
United Kingdom Total				29,402	5.19	34.78	4.05														

* -5 & -3 Years Total Returns are annualised

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Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 30-Nov	Modified Duration
Cofinimmo	100,000.00	EUR	1/0/1900	11/25/2014	Bullet	103.60	3.63
Cofinimmo	10,000.00	EUR	Float	2/4/2015	Bullet	94.23	-NA-
Cofinimmo	5,000.00	EUR	Float	7/2/2015	Bullet	93.13	-
Intervest Offices	75,000.00	EUR	1/0/1900	6/29/2015	Normal	100.08	-NA-
Leasinvest Real Estate	3,000.00	EUR	Float	3/5/2012	Bullet	-NA-	-NA-
Leasinvest Real Estate	1,500.00	EUR	1/0/1900	3/5/2012	Bullet	-NA-	-NA-
Citycon	110,000.00	EUR	1/0/1900	8/2/2013	Convertible	-NA-	-NA-
Citycon	40,000.00	EUR	1/0/1900	12/17/2014	Bullet	-NA-	-NA-
Sponda	150,000.00	EUR	Float	5/9/2011	Bullet	99.81	0.18
Sponda	100,000.00	EUR	1/0/1900	5/27/2015	Bullet	99.17	-NA-
Sponda	130,000.00	EUR	1/0/1900	Perpetual	Perpetual/Call	-NA-	-NA-
Gecina	500,000.00	EUR	1/0/1900	1/25/2012	Bullet	102.45	1.08
Gecina	320,000.00	EUR	1/0/1900	1/1/2016	Convertible	112.85	-NA-
Affine	20,000.00	EUR	Variable	10/15/2023	Convertible	-NA-	-NA-
Affine	10,000.00	EUR	Variable	6/28/2025	Convertible	-NA-	-NA-
Affine	75,000.00	EUR	Float	Perpetual	Perpetual/Call	-NA-	-NA-
Klepierre	600,000.00	EUR	1/0/1900	7/15/2011	Bullet	101.90	0.61
Klepierre	700,000.00	EUR	1/0/1900	3/16/2016	Bullet	103.55	4.65
Klepierre	700,000.00	EUR	1/0/1900	4/13/2017	Bullet	100.61	5.53
Klepierre	200,000.00	EUR	1/0/1900	4/14/2020	Bullet	101.83	7.52

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 30-Nov	Modified Duration
Unibail-Rodamco	500,000.00	EUR	1/0/1900	10/29/2011	Bullet	102.07	0.89
Unibail-Rodamco	105,000.00	EUR	Float	7/9/2013	Bullet	-NA-	-NA-
Unibail-Rodamco	575,000.00	EUR	1/0/1900	1/1/2015	Convertible	191.55	-NA-
Unibail-Rodamco	635,000.00	EUR	1/0/1900	3/11/2015	Bullet	102.03	3.90
Unibail-Rodamco	500,000.00	EUR	1/0/1900	9/23/2016	Bullet	107.17	5.15
Unibail-Rodamco	150,000.00	EUR	1/0/1900	11/6/2017	Bullet	108.10	6.01
Unibail-Rodamco	70,000.00	EUR	Variable	7/6/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	1/0/1900	8/17/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	1/0/1900	8/17/2019	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	5/25/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	50,000.00	EUR	Variable	6/18/2020	Bullet	-NA-	-NA-
Unibail-Rodamco	1,840,904.99	EUR	Variable	6/25/2057	Convertible	-NA-	-NA-
Colonia Real Estate	54,964.00	EUR	1/0/1900	12/7/2011	Convertible	103.25	-NA-
Colonia Real Estate	11,440.73	EUR	1/0/1900	5/11/2015	Convertible	-NA-	-NA-
TAG Immo	12,500.00	EUR	1/0/1900	12/31/2012	Convertible	-NA-	-NA-
TAG Immo	30,000.00	EUR	1/0/1900	5/13/2015	Convertible/Put	-NA-	-NA-
Beni Stabili	476,514.05	EUR	1/0/1900	10/27/2011	Convertible	98.59	-NA-
Beni Stabili	225,000.00	EUR	1/0/1900	4/23/2015	Convertible	99.08	-NA-
IGD	230,000.00	EUR	1/0/1900	12/28/2013	Convertible	93.48	-NA-
Corio	250,000.00	EUR	1/0/1900	Bullet	Normal	105.23	7.60
Corio	500,000.00	4.625%	1/22/2018	Bullet	EUR	101.43	6.13
Wereldhave	200,000.00	EUR	1/0/1900	3/23/2011	Convertible	99.98	-NA-
Wereldhave	230,000.00	EUR	1/0/1900	9/16/2014	Convertible	105.93	-NA-
Wereldhave	230,000.00	2.875%	11/18/2015	Convertible	EUR	96.77	-NA-
Norwegian Property	823,000.00	NOK	Float	3/22/2012	Bullet	-NA-	-NA-
Norwegian Property	235,000.00	NOK	Float	3/22/2012	Bullet	-NA-	-NA-
Norwegian Property	386,000.00	NOK	1/0/1900	3/22/2012	Bullet	-NA-	-NA-

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 30-Nov	Modified Duration
CA Immo	150,000.00	EUR	1/0/1900	10/16/2014	Bullet	102.39	-NA-
CA Immo	135,000.00	EUR	1/0/1900	11/9/2014	Convertible	102.33	-NA-
CA Immo	200,000.00	EUR	1/0/1900	9/22/2016	Bullet	98.59	5.00
Conwert Immo	196,400.00	EUR	1/0/1900	11/12/2014	Convertible/Put	98.53	-NA-
Conwert Immo	135,000.00	EUR	1/0/1900	2/1/2016	Convertible/Put	104.96	-NA-
Inmobiliaria Colonial	1,310,796.50	EUR	1/0/1900	3/14/2014	Convertible	-NA-	-NA-
Castellum	200,000.00	SEK	1/0/1900	6/21/2011	Normal	-NA-	-NA-
Kungsliden	325,000.00	NOK	1/0/1900	4/30/2015	Normal	-NA-	-NA-
Kungsliden	600,000.00	4.815%	10/18/2015	Normal	SEK	-NA-	-NA-
PSP Swiss Property	40,000.00	CHF	1/0/1900	4/5/2012	Bullet	-NA-	-NA-
PSP Swiss Property	250,000.00	CHF	1/0/1900	7/27/2012	Bullet	102.24	1.62
PSP Swiss Property	150,000.00	CHF	1/0/1900	4/10/2013	Bullet	103.74	2.25
PSP Swiss Property	250,000.00	CHF	1/0/1900	4/1/2014	Bullet	102.25	3.20
PSP Swiss Property	250,000.00	CHF	1/0/1900	2/16/2016	Bullet	103.08	4.81
Allreal Holding	200,000.00	CHF	1/0/1900	10/9/2014	Convertible	103.01	-NA-
Swiss Prime Site	300,000.00	CHF	1/0/1900	1/20/2015	Convertible	103.88	-NA-
British Land	100,000.00	GBP	1/0/1900	3/31/2011	Callable	-NA-	-NA-
British Land	100,000.00	GBP	1/0/1900	3/31/2011	Callable	-NA-	-NA-
British Land	2,690.00	GBP	1/0/1900	3/26/2012	Bullet	110.20	1.21
British Land	200,000.00	GBP	1/0/1900	3/31/2020	Bullet	109.04	-NA-
British Land	200,000.00	GBP	1/0/1900	3/31/2020	Callable	108.57	-NA-
British Land	310,000.00	GBP	1/0/1900	3/31/2028	Bullet	95.25	11.29
British Land	310,000.00	GBP	1/0/1900	3/31/2028	Bullet	95.33	11.30
British Land	110,000.00	GBP	1/0/1900	9/24/2035	Sinkable	-NA-	-NA-
British Land	110,000.00	GBP	1/0/1900	9/24/2035	Sinkable	88.17	11.12
British Land	330,000.00	GBP	1/0/1900	9/24/2035	Bullet	89.97	13.28
British Land	330,000.00	GBP	1/0/1900	9/24/2035	Bullet	90.29	13.31

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FTSE EPRA/NAREIT Developed Europe Index Series - Bond Performance

Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 30-Nov	Modified Duration
Great Portland Estates	142,900.00	GBP	1/0/1900	1/31/2029	Normal	-NA-	-NA-
Land Securities	300,000.00	GBP	1/0/1900	2/3/2013	Callable	100.41	0.17
Land Securities	12,177.00	GBP	1/0/1900	11/28/2015	Callable	104.22	-NA-
Land Securities	389,519.00	GBP	1/0/1900	11/28/2015	Callable	108.61	2.77
Land Securities	400,000.00	GBP	1/0/1900	11/7/2019	Callable	106.74	5.84
Land Securities	255,275.00	GBP	1/0/1900	3/31/2022	Callable	106.16	7.20
Land Securities	11,345.00	GBP	1/0/1900	3/31/2022	Callable	98.65	-NA-
Land Securities	300,000.00	GBP	1/0/1900	9/29/2025	Callable	99.46	9.20
Land Securities	206,098.00	GBP	1/0/1900	2/27/2026	Callable	102.92	9.15
Land Securities	9,104.00	GBP	1/0/1900	2/27/2026	Callable	-NA-	-NA-
Land Securities	1,397.00	GBP	1/0/1900	3/31/2027	Callable	-NA-	-NA-
Land Securities	6,039.00	GBP	1/0/1900	3/31/2027	Callable	-NA-	-NA-
Land Securities	606,482.00	GBP	1/0/1900	3/31/2027	Callable	103.15	9.69
Land Securities	316,914.00	GBP	1/0/1900	9/30/2029	Callable	101.41	10.66
Land Securities	1,046.00	GBP	1/0/1900	9/30/2029	Callable	92.52	-NA-
Land Securities	2,529.00	GBP	1/0/1900	7/31/2032	Callable	-NA-	-NA-
Land Securities	323,410.00	GBP	1/0/1900	7/31/2032	Callable	101.18	11.52
Land Securities	500,000.00	GBP	1/0/1900	2/7/2036	Callable	97.14	12.66
Segro (Slough Estates)	150,000.00	GBP	1/0/1900	9/30/2015	Bullet	108.47	4.26
Segro (Slough Estates)	200,000.00	GBP	1/0/1900	6/20/2018	Bullet	102.12	6.25
Segro (Slough Estates)	250,000.00	GBP	1/0/1900	12/7/2020	Bullet	99.83	7.57
Segro	300,000.00	GBP	1/0/1900	11/23/2021	Bullet	108.81	8.08
Segro (Slough Estates)	150,000.00	GBP	1/0/1900	3/14/2022	Bullet	109.59	8.05
Segro (Slough Estates)	225,000.00	GBP	1/0/1900	2/23/2024	Bullet	106.08	8.93
Segro (Slough Estates)	200,000.00	GBP	1/0/1900	6/20/2035	Bullet	91.63	12.79
Hammerson	700,000.00	GBP	1/0/1900	6/19/2015	Callable	103.90	4.03
Hammerson	300,000.00	GBP	1/0/1900	12/15/2016	Bullet	103.09	5.07
Hammerson	250,000.00	GBP	1/0/1900	3/31/2020	Bullet	109.52	7.03
Hammerson	300,000.00	GBP	1/0/1900	2/23/2026	Callable	98.78	9.92
Hammerson	200,000.00	GBP	1/0/1900	4/21/2028	Callable	109.83	10.32

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Issuer	Issue Size (m)	Coupon	Maturity	Maturity Type	Currency	Last price 30-Nov	Modified Duration
Liberty International	240,000.00	GBP	1/0/1900	9/30/2010	Convertible/Put	-NA-	-NA-
Derwent London (London Merchant Securities)	175,000.00	GBP	1/0/1900	3/16/2026	Normal	108.24	10.04
Shaftesbury	119,643.00	GBP	1/0/1900	3/31/2024	Normal	-NA-	-NA-
Mucklow A&J Group	60,000.00	GBP	1/0/1900	7/1/2014	Normal	-NA-	-NA-
Grainger	112,000.00	GBP	1/0/1900	5/17/2014	Convertible	48.59	-NA-
Development Securities	20,000.00	GBP	1/0/1900	1/6/2016	Normal	-NA-	-NA-

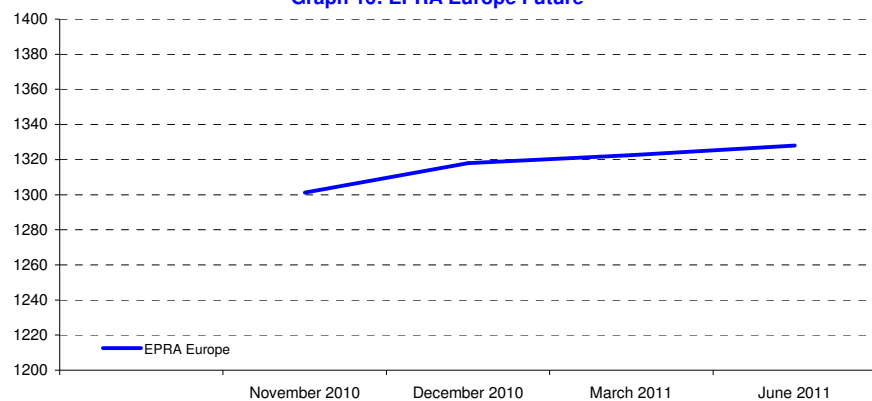
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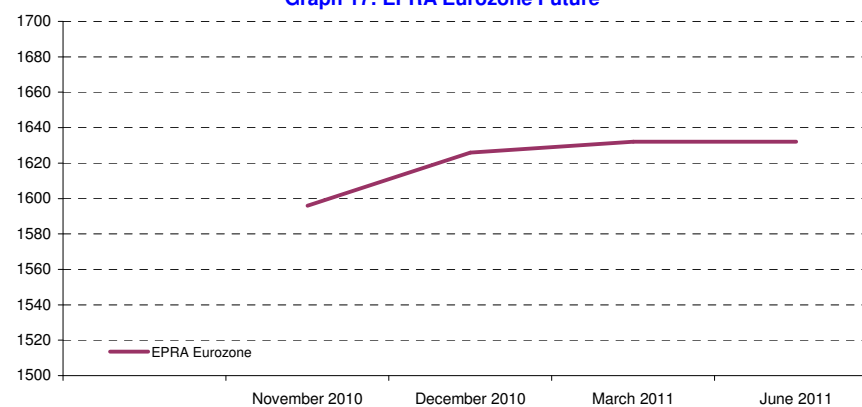
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FTSE EPRA/NAREIT Europe Developed Index Series - Futures

Graph 16: EPRA Europe Future



Graph 17: EPRA Eurozone Future



Bloomberg

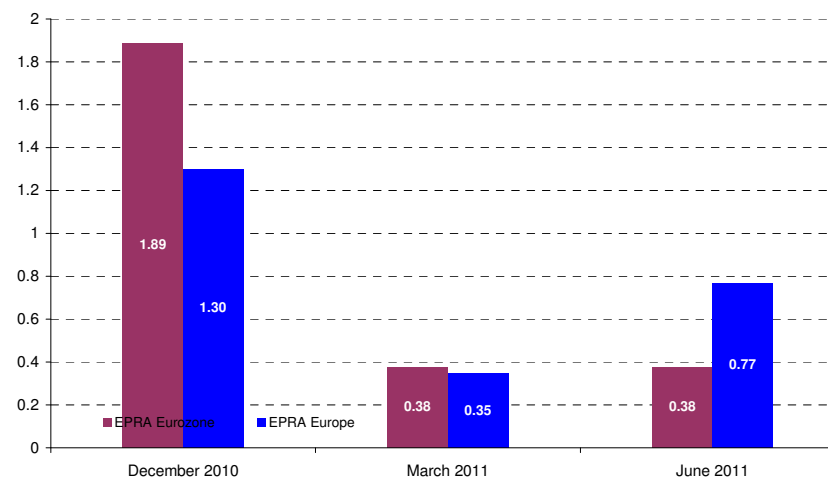
Code	Settlement	Underlying	Open	Close
Future Contract	Date	Index	Interest	Value Nov-10
RIEZ0	December 2010	EPRA Europe	4,767	1,318.00
RIEH1	March 2011	EPRA Europe	-	1,322.50
RIEM1	June 2011	EPRA Europe	-	1,328.00
REIZ0	December 2010	EPRA Eurozone	820	1,626.00
REIH1	March 2011	EPRA Eurozone	-	1,632.00
REIM1	June 2011	EPRA Eurozone	-	1,632.00

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/realstate>



Graph 18: Futures Spread



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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	EUR	1,985.94	84,000.34	100.00	4.53	5.70	5.30	-4.38	-10.20	14.08	-2.96	-6.33	8.15	18.72	26.73
Euro Zone	EUR	2,635.94	42,954.11	51.14	5.25	8.03	9.26	0.07	-5.96	8.93	-6.40	-9.70	5.79	18.43	26.76
Europe ex UK	EUR	2,914.25	54,598.71	65.00	4.79	7.14	9.78	1.24	-4.30	14.91	-6.08	-8.58	10.76	18.02	26.11
Europe Liquid 40	EUR	1,940.97	74,213.75	88.35	4.61	5.58	5.22	-4.29	-10.26	15.19	-2.76	-6.31	8.83	19.17	27.20
Europe Liquid 40 ex UK	EUR	3,239.85	48,380.61	57.60	4.96	4.38	11.50	2.63	-3.26	15.65	-6.13	-8.67	11.18	18.33	26.13
Europe ex UK Dividend+	EUR	2,512.14	50,996.65	60.71	5.11	-NA-	11.58	4.39	-1.35	16.24	-6.23	-8.73	12.11	17.51	25.38
Europe (UK Restricted)	EUR	1,982.68	72,199.75	85.95	4.61	-NA-	-NA-	-2.60	-8.35	14.33	-3.93	-7.02	9.00	-NA-	26.29
Euro Zone Capped	EUR	2,463.76	32,576.29	38.78	5.02	-NA-	-NA-	-NA-	-8.16	9.65	-6.28	-9.26	6.31	-NA-	28.69
Europe Capped	EUR	1,944.33	78,450.45	93.39	4.43	-NA-	-NA-	-NA-	-10.84	14.70	-2.71	-6.01	8.45	-NA-	27.30
Europe ex UK Capped	EUR	2,804.99	46,351.78	55.18	4.58	-NA-	-NA-	-NA-	-5.64	16.66	-6.06	-8.23	12.11	-NA-	27.26
Europe Liquid 40 Capped	EUR	1,875.15	67,732.98	80.63	4.48	-NA-	-NA-	-NA-	-11.25	16.37	-2.39	-5.88	9.51	-NA-	28.05
Europe Liquid 40 ex UK Capped	EUR	3,063.36	37,845.23	45.05	4.78	-NA-	-NA-	-NA-	-5.32	18.17	-6.05	-8.17	13.08	-NA-	28.09
UK	EUR	1,128.62	29,401.64	35.00	4.05	3.76	-0.79	-13.18	-20.41	12.46	3.47	-1.83	3.55	23.15	33.32
Netherlands	EUR	3,024.88	8,981.30	10.69	6.27	7.46	-10.75	3.89	-2.84	7.74	-7.61	-11.00	3.24	17.82	24.71
France	EUR	4,258.58	22,809.07	27.15	5.45	11.73	14.87	8.21	0.96	8.57	-7.61	-10.59	5.66	19.64	26.50
Austria	EUR	530.02	1,725.14	2.05	1.24	-NA-	-NA-	-19.56	-26.99	23.13	-4.88	-7.78	23.31	-NA-	61.39
Sweden	EUR	5,016.19	5,658.79	6.74	4.20	3.00	14.14	7.79	6.19	55.55	-8.15	-6.07	41.69	27.08	37.66
Germany	EUR	710.69	3,603.70	4.29	3.59	1.56	-3.45	-8.07	-15.17	18.13	3.81	-0.95	19.31	30.74	40.32
Switzerland	EUR	2,674.79	5,410.98	6.44	2.25	9.09	9.78	11.16	17.44	43.11	-0.80	-1.01	38.46	12.65	18.09
Belgium	EUR	2,072.66	3,069.75	3.65	7.10	4.80	8.55	2.30	0.27	9.34	-0.72	-5.90	5.00	12.91	19.28
Italy	EUR	1,508.07	762.07	0.91	2.70	2.42	-1.73	-15.06	-24.41	2.83	-5.78	-13.19	-1.36	29.59	42.11
Finland	EUR	3,587.36	1,641.59	1.95	2.96	9.82	13.76	1.11	-6.21	26.86	-6.16	-7.88	18.81	28.26	41.10
Greece	EUR	372.07	192.13	0.23	5.27	-NA-	-NA-	-17.49	-38.34	-41.52	-12.98	-14.40	-45.80	-NA-	43.12
Norway	EUR	145.11	574.83	0.68	0.00	-8.33	-17.06	-NA-	-44.16	-12.63	-9.19	-14.21	-29.22	-NA-	86.45
Spain	EUR	138.90	169.36	0.20	-NA-	-6.31	-18.34	-51.59	-66.91	-NA-	-47.37	-43.82	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,233.84	84,675.60	100.00	4.49	-NA-	-NA-	-NA-	-NA-	-NA-	-2.91	-6.24	-NA-	-NA-	-NA-
Israel	EUR	884.54	675.25	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.87	5.31	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	USD	2,566.95	109,346.97	100.00	4.53	5.48	9.64	-2.47	-13.74	-1.11	-7.47	-12.27	-1.90	22.70	34.05
Euro Zone	USD	3,382.16	55,915.27	51.14	5.25	7.76	13.68	2.07	-9.67	-5.59	-10.75	-15.42	-4.05	23.33	35.66
Europe ex UK	USD	3,765.16	71,073.56	65.00	4.79	6.91	14.29	3.26	-8.07	-0.40	-10.45	-14.38	0.46	22.96	35.09
Europe Liquid 40	USD	2,007.26	96,607.33	88.35	4.61	-NA-	9.81	-2.37	-13.79	-0.14	-7.27	-12.25	-1.27	23.15	34.36
Europe Liquid 40 ex UK	USD	3,350.07	62,979.18	57.60	4.96	-NA-	16.37	4.68	-7.07	0.25	-10.50	-14.46	0.85	23.15	34.91
Europe ex UK Dividend+	USD	2,699.80	66,384.60	60.71	5.11	-NA-	16.45	6.47	-5.23	0.76	-10.58	-14.52	1.69	22.69	34.53
Europe (UK Restricted)	USD	999.16	93,985.62	85.95	4.61	-NA-	11.50	-0.66	-11.95	-0.89	-8.40	-12.92	-1.12	-NA-	34.15
Euro Zone Capped	USD	3,162.19	42,406.00	38.78	5.02	-NA-	-NA-	-NA-	-11.78	-4.94	-10.63	-15.01	-3.56	-NA-	37.17
Europe Capped	USD	2,513.52	102,122.43	93.39	4.43	-NA-	-NA-	-NA-	-14.35	-0.56	-7.23	-11.97	-1.61	-NA-	34.37
Europe ex UK Capped	USD	3,624.90	60,338.17	55.18	4.58	-NA-	-NA-	-NA-	-9.36	1.14	-10.42	-14.05	1.71	-NA-	35.97
Europe Liquid 40 Capped	USD	1,939.33	88,171.03	80.63	4.48	-NA-	-NA-	-NA-	-14.74	0.89	-6.93	-11.85	-0.65	-NA-	35.03
Europe Liquid 40 ex UK Capped	USD	3,168.12	49,264.81	45.05	4.78	-NA-	-NA-	-NA-	-9.05	2.44	-10.42	-14.00	2.58	-NA-	36.70
UK	USD	1,465.80	38,273.42	35.00	4.05	3.56	3.29	-11.44	-23.53	-2.49	-1.34	-8.06	-6.05	25.41	37.26
Netherlands	USD	3,817.77	11,691.36	10.69	6.27	7.10	15.03	5.97	-6.65	-6.58	-11.90	-16.64	-6.33	22.42	33.67
France	USD	5,504.95	29,691.58	27.15	5.45	11.49	19.60	10.36	-3.03	-5.91	-11.91	-16.26	-4.18	24.64	35.52
Austria	USD	786.96	2,245.69	2.05	1.24	-NA-	-NA-	-17.95	-29.85	6.76	-9.30	-13.63	11.88	-NA-	65.80
Sweden	USD	6,514.78	7,366.29	6.74	4.20	2.80	18.83	9.94	2.02	34.87	-12.42	-12.03	28.56	31.11	46.08
Germany	USD	919.54	4,691.09	4.29	3.59	1.35	0.54	-6.22	-18.49	2.43	-1.02	-7.23	8.25	35.69	51.07
Switzerland	USD	3,473.89	7,043.71	6.44	2.25	8.88	14.28	13.39	12.83	24.08	-5.41	-7.28	25.63	17.91	27.13
Belgium	USD	2,674.47	3,996.03	3.65	7.10	4.56	13.00	4.30	-3.73	-5.23	-5.33	-11.87	-4.76	17.87	26.06
Italy	USD	1,950.37	992.03	0.91	2.70	2.20	2.32	-13.37	-27.38	-10.87	-10.16	-18.69	-10.54	32.72	48.19
Finland	USD	4,639.73	2,136.93	1.95	2.96	10.26	18.45	3.14	-9.90	9.98	-10.52	-13.73	7.79	32.31	48.94
Greece	USD	394.49	250.10	0.23	5.27	-NA-	-NA-	-15.82	-40.73	-49.30	-17.03	-19.82	-50.83	-NA-	46.76
Norway	USD	188.46	748.28	0.68	0.00	-8.51	-13.60	-NA-	-46.35	-24.24	-13.41	-19.65	-35.78	-NA-	87.88
Spain	USD	179.81	220.46	0.20	-NA-	-6.51	-14.97	-50.61	-68.20	-NA-	-49.81	-47.38	-NA-	-NA-	-NA-
Developed EMEA	USD	1,266.23	110,225.98	100.00	4.49	-NA-	-NA-	-NA-	-NA-	-NA-	-7.42	-12.19	-NA-	-NA-	-NA-
Israel	USD	1,148.80	879.01	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.96	-1.37	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	GBP	2,656.39	70,213.88	100.00	4.53	6.85	8.61	-0.39	-5.36	4.21	-6.37	-9.93	1.73	20.40	29.64
Euro Zone	GBP	3,500.01	35,904.31	51.14	5.25	9.17	12.61	4.24	-0.90	-0.52	-9.69	-13.17	-0.51	21.39	31.64
Europe ex UK	GBP	3,896.35	45,637.75	65.00	4.79	8.28	13.23	5.46	0.85	4.95	-9.39	-12.10	4.17	21.14	31.40
Europe Liquid 40	GBP	2,077.20	62,033.50	88.35	4.61	-NA-	8.79	-0.29	-5.43	5.23	-6.17	-9.91	2.37	20.76	29.85
Europe Liquid 40 ex UK	GBP	3,466.79	40,440.19	57.60	4.96	-NA-	15.28	6.91	1.95	5.64	-9.44	-12.19	4.58	21.14	31.08
Europe ex UK Dividend+	GBP	3,107.36	42,626.88	60.71	5.11	-NA-	15.07	8.74	3.96	6.18	-9.52	-12.24	5.45	20.78	30.92
Europe (UK Restricted)	GBP	1,033.98	60,350.05	85.95	4.61	-NA-	10.46	1.46	-3.41	4.44	-7.31	-10.60	2.54	-NA-	29.92
Euro Zone Capped	GBP	3,272.37	27,229.74	38.78	5.02	-NA-	-NA-	-NA-	-3.22	0.17	-9.57	-12.75	0.00	-NA-	33.41
Europe Capped	GBP	2,601.10	65,574.85	93.39	4.43	-NA-	-NA-	-NA-	-6.04	4.79	-6.13	-9.63	2.02	-NA-	30.00
Europe ex UK Capped	GBP	3,751.20	38,744.35	55.18	4.58	-NA-	-NA-	-NA-	-0.56	6.58	-9.36	-11.76	5.46	-NA-	32.52
Europe Liquid 40 Capped	GBP	2,006.90	56,616.38	80.63	4.48	-NA-	-NA-	-NA-	-6.46	6.32	-5.82	-9.50	3.02	-NA-	30.63
Europe Liquid 40 ex UK Capped	GBP	3,278.51	31,633.92	45.05	4.78	-NA-	-NA-	-NA-	-0.22	7.95	-9.35	-11.71	6.37	-NA-	33.41
UK	GBP	1,524.57	24,576.13	35.00	4.05	4.98	2.35	-9.55	-16.11	2.75	-0.17	-5.61	-2.59	22.83	32.52
Netherlands	GBP	3,950.79	7,507.25	10.69	6.27	8.29	13.95	8.23	2.41	-1.55	-10.85	-14.42	-2.87	20.78	29.63
France	GBP	5,696.75	19,065.56	27.15	5.45	12.72	18.48	12.71	6.38	-0.85	-10.86	-14.03	-0.64	22.56	31.30
Austria	GBP	814.38	1,442.00	2.05	1.24	-NA-	-NA-	-16.20	-23.05	12.50	-8.23	-11.33	16.01	-NA-	61.65
Sweden	GBP	6,741.77	4,730.05	6.74	4.20	3.94	17.72	12.28	11.92	42.12	-11.38	-9.69	33.30	31.12	45.76
Germany	GBP	951.58	3,012.25	4.29	3.59	2.46	-0.40	-4.22	-10.58	7.93	0.16	-4.76	12.25	35.87	51.56
Switzerland	GBP	3,594.93	4,522.90	6.44	2.25	10.08	13.22	15.80	23.78	30.76	-4.29	-4.82	30.27	16.56	24.83
Belgium	GBP	2,767.65	2,565.93	3.65	7.10	5.71	11.94	6.52	5.61	-0.13	-4.21	-9.53	-1.24	16.14	24.00
Italy	GBP	2,018.33	637.00	0.91	2.70	3.33	1.36	-11.52	-20.33	-6.08	-9.09	-16.53	-7.23	31.24	44.61
Finland	GBP	4,801.40	1,372.17	1.95	2.96	-NA-	17.34	5.34	-1.15	15.90	-9.46	-11.43	11.77	31.10	46.10
Greece	GBP	408.24	160.60	0.23	5.27	-NA-	-NA-	-14.03	-34.98	-46.57	-16.04	-17.69	-49.01	-NA-	42.60
Norway	GBP	195.03	480.49	0.68	0.00	-7.50	-14.41	-NA-	-41.15	-20.17	-12.38	-17.51	-33.41	-NA-	84.12
Spain	GBP	186.07	141.56	0.20	-NA-	-5.48	-15.76	-49.56	-65.12	-NA-	-49.22	-45.98	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,310.35	70,778.31	100.00	4.49	-NA-	-NA-	-NA-	-NA-	-NA-	-6.32	-9.85	-NA-	-NA-	-NA-
Israel	GBP	1,188.82	564.43	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.21	1.26	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	JPY	2,100.86	9,159,995.86	100.00	4.53	3.07	6.62	-9.18	-21.44	-3.83	-7.21	-8.76	-11.72	23.87	35.54
Euro Zone	JPY	2,768.05	4,684,022.14	51.14	5.25	5.30	10.55	-4.96	-17.74	-8.20	-10.50	-12.04	-13.66	24.03	36.21
Europe ex UK	JPY	3,081.51	5,953,831.79	65.00	4.79	4.47	11.14	-3.85	-16.29	-3.15	-10.20	-10.96	-9.60	23.67	35.72
Europe Liquid 40	JPY	1,642.79	8,092,795.78	88.35	4.61	-NA-	6.79	-9.09	-21.49	-2.89	-7.02	-8.74	-11.16	24.61	35.86
Europe Liquid 40 ex UK	JPY	2,741.78	5,275,765.80	57.60	4.96	-NA-	13.16	-2.53	-15.37	-2.51	-10.25	-11.05	-9.25	24.17	35.57
Europe ex UK Dividend+	JPY	2,040.99	5,561,038.08	60.71	5.11	-NA-	13.24	-0.86	-13.70	-2.02	-10.34	-11.10	-8.49	23.56	34.97
Europe (UK Restricted)	JPY	817.74	7,873,175.56	85.95	4.61	-NA-	8.43	-7.49	-19.82	-3.62	-8.14	-9.44	-11.02	-NA-	35.40
Euro Zone Capped	JPY	2,588.02	3,552,350.50	38.78	5.02	-NA-	-NA-	-19.66	-7.56	-10.38	-11.61	-13.22	-NA-	37.66	
Europe Capped	JPY	2,057.13	8,554,795.86	93.39	4.43	-NA-	-NA-	-NA-	-22.00	-3.30	-6.97	-8.45	-11.47	-NA-	35.91
Europe ex UK Capped	JPY	2,966.71	5,054,528.53	55.18	4.58	-NA-	-NA-	-NA-	-17.45	-1.65	-10.17	-10.61	-8.48	-NA-	36.57
Europe Liquid 40 Capped	JPY	1,587.20	7,386,087.00	80.63	4.48	-NA-	-NA-	-NA-	-22.35	-1.89	-6.67	-8.33	-10.60	-NA-	36.55
Europe Liquid 40 ex UK Capped	JPY	2,592.87	4,126,913.02	45.05	4.78	-NA-	-NA-	-NA-	-17.17	-0.38	-10.17	-10.56	-7.69	-NA-	37.25
UK	JPY	1,199.65	3,206,164.07	35.00	4.05	1.20	0.44	-17.54	-30.36	-5.18	-1.06	-4.38	-15.46	27.03	39.74
Netherlands	JPY	3,124.56	979,384.97	10.69	6.27	4.66	11.86	-1.32	-14.99	-9.15	-11.65	-13.30	-15.71	23.37	34.61
France	JPY	4,505.39	2,487,263.90	27.15	5.45	8.95	16.31	2.76	-11.69	-8.51	-11.66	-12.91	-13.78	24.78	35.64
Austria	JPY	644.07	188,121.07	2.05	1.24	-NA-	-NA-	-23.59	-36.12	3.82	-9.05	-10.18	0.67	-NA-	66.92
Sweden	JPY	5,331.86	617,074.53	6.74	4.20	0.46	15.55	2.38	-7.09	31.15	-12.18	-8.51	15.68	31.45	46.08
Germany	JPY	752.58	392,973.02	4.29	3.59	-0.97	-2.23	-12.68	-25.77	-0.40	-0.74	-3.53	-2.59	35.47	49.32
Switzerland	JPY	2,843.12	590,051.31	6.44	2.25	6.39	11.14	5.58	2.75	20.66	-5.15	-3.58	13.04	18.02	27.21
Belgium	JPY	2,188.85	334,747.35	3.65	7.10	2.18	9.88	-2.88	-12.33	-7.84	-5.07	-8.35	-14.30	19.06	27.47
Italy	JPY	1,596.23	83,101.99	0.91	2.70	-0.13	-0.50	-19.33	-33.87	-13.33	-9.91	-15.44	-19.50	32.95	48.36
Finland	JPY	3,797.28	179,010.78	1.95	2.96	-NA-	15.18	-3.96	-17.95	6.95	-10.27	-10.28	-3.01	32.63	48.98
Greece	JPY	322.86	20,951.16	0.23	5.27	-NA-	-NA-	-21.61	-46.03	-50.70	-16.80	-16.62	-55.75	-NA-	48.98
Norway	JPY	154.24	62,683.80	0.68	0.00	-10.60	-15.98	-NA-	-51.15	-26.33	-13.17	-16.44	-42.21	-NA-	89.22
Spain	JPY	147.16	18,467.91	0.20	-NA-	-8.64	-17.31	-54.01	-71.04	-NA-	-49.68	-45.28	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,036.32	9,233,630.18	100.00	4.49	-NA-	-NA-	-NA-	-NA-	-NA-	-7.17	-8.68	-NA-	-NA-	-NA-
Israel	JPY	940.20	73,634.32	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.69	2.57	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	AUD	1,751.44	114,016.09	135.73	4.53	-NA-	-NA-	-NA-	-NA-	-5.61	-6.58	-10.33	-8.00	-NA-	-NA-
Euro Zone	AUD	2,307.67	58,302.85	69.41	5.25	-NA-	-NA-	-NA-	-NA-	-9.90	-9.89	-13.56	-10.03	-NA-	-NA-
Europe ex UK	AUD	2,568.99	74,108.40	88.22	4.79	-NA-	-NA-	-NA-	-NA-	-4.94	-9.59	-12.49	-5.79	-NA-	-NA-
Europe Liquid 40	AUD	1,369.56	100,732.46	119.92	4.61	-NA-	-NA-	-NA-	-NA-	-4.69	-6.38	-10.31	-7.42	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,285.77	65,668.39	78.18	4.96	-NA-	-NA-	-NA-	-NA-	-4.32	-9.64	-12.58	-5.43	-NA-	-NA-
Europe ex UK Dividend+	AUD	2,145.81	69,219.22	82.40	5.11	-NA-	-NA-	-NA-	-NA-	-3.83	-9.73	-12.63	-4.64	-NA-	-NA-
Europe (UK Restricted)	AUD	681.74	97,998.81	116.66	4.61	-NA-	-NA-	-NA-	-NA-	-5.40	-7.52	-11.00	-7.27	-NA-	-NA-
Euro Zone Capped	AUD	2,157.58	44,216.73	52.64	5.02	-NA-	-NA-	-NA-	-NA-	-9.27	-9.77	-13.14	-9.56	-NA-	-NA-
Europe Capped	AUD	1,714.99	106,483.06	126.77	4.43	-NA-	-NA-	-NA-	-NA-	-5.09	-6.34	-10.03	-7.74	-NA-	-NA-
Europe ex UK Capped	AUD	2,473.29	62,914.61	74.90	4.58	-NA-	-NA-	-NA-	-NA-	-3.47	-9.56	-12.15	-4.62	-NA-	-NA-
Europe Liquid 40 Capped	AUD	1,323.22	91,935.93	109.45	4.48	-NA-	-NA-	-NA-	-NA-	-3.71	-6.03	-9.91	-6.83	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,161.63	51,368.42	61.15	4.78	-NA-	-NA-	-NA-	-NA-	-2.22	-9.56	-12.10	-3.80	-NA-	-NA-
UK	AUD	1,000.12	39,907.69	47.51	4.05	-NA-	-NA-	-NA-	-NA-	-6.93	-0.39	-6.03	-11.90	-NA-	-NA-
Netherlands	AUD	2,604.89	12,190.58	14.51	6.27	-NA-	-NA-	-NA-	-NA-	-10.83	-11.05	-14.80	-12.16	-NA-	-NA-
France	AUD	3,756.06	30,959.41	36.86	5.45	-NA-	-NA-	-NA-	-NA-	-10.20	-11.06	-14.41	-10.15	-NA-	-NA-
Austria	AUD	536.95	2,341.58	2.79	1.24	-NA-	-NA-	-NA-	-NA-	1.90	-8.43	-11.72	4.91	-NA-	-NA-
Sweden	AUD	4,445.07	7,680.84	9.14	4.20	-NA-	-NA-	-NA-	-NA-	28.72	-11.58	-10.09	20.55	-NA-	-NA-
Germany	AUD	627.41	4,891.40	5.82	3.59	-NA-	-NA-	-NA-	-NA-	-2.24	-0.07	-5.19	1.52	-NA-	-NA-
Switzerland	AUD	2,370.25	7,344.47	8.74	2.25	-NA-	-NA-	-NA-	-NA-	18.43	-4.50	-5.24	17.81	-NA-	-NA-
Belgium	AUD	1,824.81	4,166.66	4.96	7.10	-NA-	-NA-	-NA-	-NA-	-9.55	-4.43	-9.93	-10.69	-NA-	-NA-
Italy	AUD	1,330.75	1,034.39	1.23	2.70	-NA-	-NA-	-NA-	-NA-	-14.93	-9.29	-16.90	-16.11	-NA-	-NA-
Finland	AUD	3,165.72	2,228.18	2.65	2.96	-NA-	-NA-	-NA-	-NA-	4.97	-9.66	-11.82	1.08	-NA-	-NA-
Greece	AUD	269.17	260.78	0.31	5.27	-NA-	-NA-	-NA-	-NA-	-51.61	-16.23	-18.05	-53.89	-NA-	-NA-
Norway	AUD	128.59	780.24	0.93	0.00	-NA-	-NA-	-NA-	-NA-	-27.69	-12.58	-17.88	-39.78	-NA-	-NA-
Spain	AUD	122.68	229.87	0.27	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-49.34	-46.22	-NA-	-NA-	-NA-
Developed EMEA	AUD	863.96	114,932.63	100.00	4.49	-NA-	-NA-	-NA-	-NA-	-NA-	-6.53	-10.25	-NA-	-NA-	-NA-
Israel	AUD	783.83	916.54	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.01	0.81	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Switzerland	CHF	2,174.08	7,020.46	0.08	2.25	8.27	8.11	7.28	8.23	23.14	-3.50	-6.04	21.11	12.74	18.04
Sweden	SEK	5,394.82	51,804.21	0.57	4.20	4.58	14.67	6.94	5.36	35.71	-8.49	-7.73	26.62	26.43	36.63
Norway	NOK	188.46	4,646.92	0.05	0.00	-6.39	-14.89	-NA-	-44.29	-17.16	-8.18	-15.27	-30.96	48.27	81.53

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	EUR	1,212.82	84,000.34	100.00	3.79	-NA-	-NA-	-4.98	-10.90	13.24	-2.98	-6.34	7.36	-NA-	26.63
Euro Zone	EUR	1,523.55	42,954.11	51.14	4.06	-NA-	-NA-	-0.93	-7.07	7.66	-6.44	-9.73	4.58	-NA-	26.67
Europe ex UK	EUR	2,740.53	54,598.71	65.00	3.65	-NA-	8.60	0.20	-5.46	13.59	-6.12	-8.61	9.50	17.98	26.02
Europe Liquid 40	EUR	1,860.87	74,213.75	88.35	3.84	-NA-	-NA-	-4.84	-10.98	14.31	-2.78	-6.33	8.01	-NA-	27.10
Europe Liquid 40 ex UK	EUR	3,008.65	48,380.61	57.60	3.78	-NA-	-NA-	1.62	-4.50	14.29	-6.17	-8.70	9.88	-NA-	26.03
Europe (UK Restricted)	EUR	1,982.68	72,199.75	85.95	3.74	-NA-	-NA-	-2.60	-8.35	14.33	-3.93	-7.02	9.00	-NA-	26.29
Euro Zone Capped	EUR	2,326.79	32,380.53	38.78	3.91	-NA-	-NA-	-NA-	-NA-	9.51	-6.31	-9.26	6.23	-NA-	-NA-
Europe Capped	EUR	1,812.80	67,732.98	93.39	3.78	-NA-	-NA-	-NA-	-NA-	16.11	-2.42	-5.90	9.34	-NA-	-NA-
Europe ex UK Capped	EUR	1,878.32	78,450.45	55.18	3.74	-NA-	-NA-	-NA-	-NA-	13.97	-2.73	-6.03	7.83	-NA-	-NA-
Europe Liquid 40 Capped	EUR	2,643.35	46,351.78	80.63	3.5	-NA-	-NA-	-NA-	-NA-	15.63	-6.10	-8.26	11.16	-NA-	-NA-
Europe Liquid 40 ex UK Capped	EUR	2,883.21	37,845.23	45.05	3.65	-NA-	-NA-	-NA-	-NA-	18.49	-6.10	-8.21	13.40	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	EUR	2,366.99	50,996.65	60.71	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-6.26	-8.76	-NA-	-NA-	-NA-
UK	EUR	746.67	29,401.64	35.00	4.05	-NA-	-NA-	-13.18	-20.41	12.46	3.47	-1.83	3.54	-NA-	33.32
Netherlands	EUR	2,837.70	8,981.30	10.69	5.33	-NA-	-NA-	2.88	-3.83	6.77	-7.73	-11.12	2.31	-NA-	24.63
France	EUR	3,997.72	22,809.07	27.15	4.09	-NA-	-NA-	7.00	-0.40	7.10	-7.63	-10.59	4.23	-NA-	26.43
Austria	EUR	525.28	1,725.14	2.05	0.93	-NA-	-NA-	-19.70	-27.08	22.73	-4.88	-7.78	22.90	-NA-	61.38
Sweden	EUR	4,596.77	5,658.79	6.74	2.94	-NA-	-NA-	6.16	4.40	53.27	-8.15	-6.07	39.61	-NA-	47.45
Germany	EUR	673.30	3,603.70	4.29	2.64	-NA-	-NA-	-8.93	-16.22	16.81	3.74	-1.01	17.98	-NA-	40.24
Switzerland	EUR	2,544.16	5,410.98	6.44	1.46	-NA-	-NA-	10.09	16.00	41.94	-0.80	-1.01	37.33	-NA-	36.98
Belgium	EUR	1,886.13	3,069.75	3.65	5.33	-NA-	-NA-	0.63	-1.43	7.99	-0.72	-5.90	3.88	-NA-	19.18
Italy	EUR	1,459.68	762.07	0.91	1.97	-NA-	-NA-	-15.51	-24.79	2.00	-5.78	-13.19	-2.15	-NA-	42.18
Finland	EUR	3,372.13	1,641.59	1.95	2.13	-NA-	-NA-	0.21	-7.02	25.76	-6.16	-7.88	17.78	-NA-	41.00
Greece	EUR	369.78	192.13	0.23	4.74	-NA-	-NA-	-17.59	-38.46	-41.71	-12.98	-14.39	-45.93	-NA-	43.14
Norway	EUR	139.58	574.83	0.68	0.00	-NA-	-NA-	-NA-	-44.74	-12.63	-9.19	-14.22	-29.22	-NA-	99.39
Spain	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,213.09	84,675.60	192.66	3.76	-NA-	-NA-	-NA-	-NA-	-NA-	-2.93	-6.26	-NA-	-NA-	-NA-
Israel	EUR	884.54	675.25	1.54	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.87	5.31	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	USD	1,254.10	109,346.97	100.00	3.79	-NA-	-NA-	-3.08	-14.40	-1.83	-7.49	-12.28	-2.61	-NA-	33.99
Euro Zone	USD	1,575.05	55,915.27	51.14	4.06	-NA-	-NA-	1.04	-10.73	-6.68	-10.79	-15.45	-5.15	-NA-	35.63
Europe ex UK	USD	3,543.26	71,073.56	65.00	3.65	-NA-	13.34	2.20	-9.19	-1.54	-10.48	-14.40	-0.68	22.95	35.06
Europe Liquid 40	USD	1,921.48	96,607.33	88.35	3.84	-NA-	-NA-	-2.96	-14.55	-0.89	-7.30	-12.26	-2.02	-NA-	34.34
Europe Liquid 40 ex UK	USD	3,104.63	62,979.18	57.60	3.78	-NA-	-NA-	3.61	-8.37	-0.93	-10.53	-14.49	-0.32	-NA-	34.92
Europe (UK Restricted)	USD	999.16	93,985.62	85.95	3.74	-NA-	11.50	-0.66	-11.95	-0.89	-8.40	-12.92	-1.12	-NA-	34.15
Euro Zone Capped	USD	2,986.32	42,151.17	38.78	3.91	-NA-	-NA-	-NA-	-NA-	-5.06	-10.66	-15.02	-3.62	-NA-	-NA-
Europe Capped	USD	1,874.73	88,171.03	93.39	3.78	-NA-	-NA-	-NA-	-NA-	0.67	-6.96	-11.87	-0.80	-NA-	-NA-
Europe ex UK Capped	USD	2,428.21	102,122.43	55.18	3.74	-NA-	-NA-	-NA-	-NA-	-1.19	-7.25	-11.99	-2.17	-NA-	-NA-
Europe Liquid 40 Capped	USD	3,415.96	60,338.17	80.63	3.50	-NA-	-NA-	-NA-	-NA-	0.25	-10.46	-14.08	0.85	-NA-	-NA-
Europe Liquid 40 ex UK Capped	USD	2,981.34	49,264.81	45.05	3.65	-NA-	-NA-	-NA-	-NA-	2.73	-10.46	-14.03	2.88	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,544.15	66,384.60	60.71	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-10.62	-14.54	-NA-	-NA-	-NA-
UK	USD	772.34	38,273.42	35.00	4.05	-NA-	-NA-	-11.44	-23.53	-2.49	-1.34	-8.06	-6.05	-NA-	37.26
Netherlands	USD	3,581.58	11,691.36	10.69	5.33	-NA-	-NA-	4.94	-7.60	-7.42	-12.01	-16.75	-7.17	-NA-	33.62
France	USD	5,168.71	29,691.58	27.15	4.09	-NA-	-NA-	9.13	-4.32	-7.17	-11.93	-16.26	-5.47	-NA-	35.54
Austria	USD	779.93	2,245.69	2.05	0.93	-NA-	-NA-	-18.09	-29.94	6.41	-9.30	-13.63	11.51	-NA-	65.80
Sweden	USD	5,970.05	7,366.29	6.74	2.94	-NA-	-NA-	8.28	0.31	32.89	-12.42	-12.03	26.67	-NA-	46.03
Germany	USD	871.11	4,691.09	4.29	2.64	-NA-	-NA-	-7.10	-19.50	1.28	-1.08	-7.29	7.04	-NA-	50.97
Switzerland	USD	3,304.23	7,043.71	6.44	1.46	-NA-	-NA-	12.29	11.45	23.07	-5.41	-7.28	24.60	-NA-	27.15
Belgium	USD	2,435.24	3,996.03	3.65	5.33	-NA-	-NA-	2.61	-5.34	-6.39	-5.33	-11.87	-5.77	-NA-	25.98
Italy	USD	1,887.89	992.03	0.91	1.97	-NA-	-NA-	-13.82	-27.75	-11.58	-10.16	-18.69	-11.25	-NA-	48.28
Finland	USD	4,361.27	2,136.93	1.95	2.13	-NA-	-NA-	2.22	-10.68	9.03	-10.52	-13.73	6.85	-NA-	48.81
Greece	USD	392.01	250.10	0.23	4.74	-NA-	-NA-	-15.93	-40.86	-49.47	-17.03	-19.82	-50.95	-NA-	46.78
Norway	USD	181.28	748.28	0.68	0.00	-NA-	-NA-	-NA-	-46.90	-24.25	-13.41	-19.65	-35.78	-NA-	87.90
Spain	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	USD	1,245.02	110,225.98	250.79	3.76	-NA-	-NA-	-NA-	-NA-	-NA-	-7.44	-12.20	-NA-	-NA-	-NA-
Israel	USD	1,148.80	879.01	2.00	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.96	-1.37	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	GBP	1,297.80	70,213.88	100.00	3.78	-NA-	-NA-	-1.02	-6.09	3.45	-6.39	-9.95	0.99	-NA-	29.60
Euro Zone	GBP	1,629.93	35,904.31	51.14	4.06	-NA-	-NA-	3.19	-2.07	-1.67	-9.73	-13.20	-1.65	-NA-	31.65
Europe ex UK	GBP	3,666.72	45,637.75	65.00	3.65	-NA-	12.28	4.37	-0.37	3.76	-9.42	-12.12	2.99	21.05	31.41
Europe Liquid 40	GBP	1,988.43	62,033.50	88.35	3.84	-NA-	-NA-	-0.90	-6.26	4.43	-6.20	-9.93	1.60	-NA-	29.87
Europe Liquid 40 ex UK	GBP	3,212.80	40,440.19	57.60	3.78	-NA-	-NA-	5.82	0.52	4.40	-9.47	-12.21	3.36	-NA-	31.15
Europe (UK Restricted)	GBP	1,033.98	60,350.05	85.95	3.74	-NA-	10.46	1.46	-3.41	4.44	-7.31	-10.60	2.54	-NA-	29.92
Euro Zone Capped	GBP	3,090.38	27,066.11	38.78	3.91	-NA-	-NA-	-NA-	-NA-	0.04	-9.60	-12.75	-0.06	-NA-	-NA-
Europe Capped	GBP	1,940.05	56,616.38	93.39	3.78	-NA-	-NA-	-NA-	-NA-	6.08	-5.85	-9.52	2.87	-NA-	-NA-
Europe ex UK Capped	GBP	2,512.81	65,574.85	55.18	3.74	-NA-	-NA-	-NA-	-NA-	4.12	-6.15	-9.65	1.45	-NA-	-NA-
Europe Liquid 40 Capped	GBP	3,534.98	38,744.35	80.63	3.50	-NA-	-NA-	-NA-	-NA-	5.64	-9.40	-11.79	4.57	-NA-	-NA-
Europe Liquid 40 ex UK Capped	GBP	3,085.22	31,633.92	45.05	3.65	-NA-	-NA-	-NA-	-NA-	8.26	-9.40	-11.74	6.68	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,928.21	42,626.88	60.71	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-9.56	-12.27	-NA-	-NA-	-NA-
UK	GBP	799.25	24,576.13	35.00	4.05	-NA-	-NA-	-9.55	-16.11	2.75	-0.17	-5.61	-2.58	-NA-	32.52
Netherlands	GBP	3,706.38	7,507.25	10.69	5.33	-NA-	-NA-	7.18	1.36	-2.44	-10.97	-14.53	-3.74	-NA-	29.63
France	GBP	5,348.80	19,065.56	27.15	4.09	-NA-	-NA-	11.45	4.96	-2.18	-10.88	-14.03	-1.98	-NA-	31.36
Austria	GBP	807.10	1,442.00	2.05	0.93	-NA-	-NA-	-16.35	-23.14	12.13	-8.23	-11.33	15.63	-NA-	61.66
Sweden	GBP	6,178.07	4,730.05	6.74	2.94	-NA-	-NA-	10.59	10.04	40.04	-11.38	-9.69	31.35	-NA-	45.78
Germany	GBP	901.46	3,012.25	4.29	2.64	-NA-	-NA-	-5.12	-11.69	6.73	0.09	-4.83	11.00	-NA-	51.48
Switzerland	GBP	3,419.35	4,522.90	6.44	1.46	-NA-	-NA-	14.68	22.27	29.69	-4.29	-4.82	29.20	-NA-	24.99
Belgium	GBP	2,520.09	2,565.93	3.65	5.33	-NA-	-NA-	4.79	3.84	-1.36	-4.21	-9.53	-2.29	-NA-	23.91
Italy	GBP	1,953.67	637.00	0.91	1.97	-NA-	-NA-	-11.98	-20.74	-6.83	-9.09	-16.53	-7.97	-NA-	44.69
Finland	GBP	4,513.22	1,372.17	1.95	2.13	-NA-	-NA-	4.40	-2.01	14.89	-9.46	-11.43	10.80	-NA-	45.98
Greece	GBP	405.67	160.60	0.23	4.74	-NA-	-NA-	-14.13	-35.12	-46.75	-16.04	-17.69	-49.14	-NA-	42.63
Norway	GBP	187.60	480.49	0.68	0.00	-NA-	-NA-	-NA-	-41.75	-20.17	-12.39	-17.51	-33.41	-NA-	84.15
Spain	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	GBP	1,288.40	70,778.31	161.04	3.76	-NA-	-NA-	-NA-	-NA-	-NA-	-6.35	-9.87	-NA-	-NA-	-NA-
Israel	GBP	1,188.82	564.43	1.28	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.21	1.26	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return			Free Float	Free Float											
		Close Value	Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	Vity (%)	Vity (%)
Europe	JPY	1,026.39	9,159,995.86	100.00	-NA-	-NA-	-NA-	-9.75	-22.05	-4.54	-7.24	-8.78	-12.36	-NA-	35.48
Euro Zone	JPY	1,289.06	4,684,022.14	51.14	4.06	-NA-	-NA-	-5.91	-18.71	-9.26	-10.54	-12.07	-14.65	-NA-	36.18
Europe ex UK	JPY	2,899.90	5,953,831.79	65.00	3.65	-NA-	10.22	-4.84	-17.30	-4.25	-10.23	-10.98	-10.62	23.96	35.67
Europe Liquid 40	JPY	1,572.59	8,092,795.78	88.35	3.84	-NA-	-NA-	-9.64	-22.18	-3.63	-7.04	-8.76	-11.83	-NA-	35.84
Europe Liquid 40 ex UK	JPY	2,540.91	5,275,765.80	57.60	3.78	-NA-	-NA-	-3.52	-16.56	-3.66	-10.29	-11.07	-10.31	-NA-	35.56
Europe (UK Restricted)	JPY	817.74	7,873,175.56	85.95	3.74	-NA-	8.43	-7.49	-19.82	-3.62	-8.14	-9.44	-11.02	-NA-	35.40
Euro Zone Capped	JPY	2,444.08	3,531,003.47	38.78	3.91	-NA-	-NA-	-NA-	-NA-	-7.68	-10.41	-11.62	-13.28	-NA-	-NA-
Europe Capped	JPY	1,534.33	7,386,087.00	93.39	3.78	-NA-	-NA-	-NA-	-NA-	-2.10	-6.70	-8.35	-10.73	-NA-	-NA-
Europe ex UK Capped	JPY	1,987.31	8,554,795.86	55.18	3.74	-NA-	-NA-	-NA-	-NA-	-3.91	-7.00	-8.47	-11.97	-NA-	-NA-
Europe Liquid 40 Capped	JPY	2,795.71	5,054,528.53	80.63	3.50	-NA-	-NA-	-NA-	-NA-	-2.51	-10.21	-10.64	-9.25	-NA-	-NA-
Europe Liquid 40 ex UK Capped	JPY	2,440.00	4,126,913.02	45.05	3.65	-NA-	-NA-	-NA-	-NA-	-0.10	-10.22	-10.59	-7.43	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	JPY	1,923.32	5,561,038.08	60.71	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-10.37	-11.12	-NA-	-NA-	-NA-
UK	JPY	632.11	3,206,164.07	35.00	4.05	-NA-	-NA-	-17.54	-30.36	-5.18	-1.06	-4.39	-15.46	-NA-	39.74
Netherlands	JPY	2,931.26	979,384.97	10.69	5.33	-NA-	-NA-	-2.28	-15.86	-9.97	-11.77	-13.42	-16.47	-NA-	35.05
France	JPY	4,230.20	2,487,263.90	27.15	4.09	-NA-	-NA-	1.62	-12.87	-9.73	-11.68	-12.91	-14.94	-NA-	36.10
Austria	JPY	638.31	188,121.07	2.05	0.93	-NA-	-NA-	-23.73	-36.20	3.48	-9.05	-10.18	0.34	-NA-	67.22
Sweden	JPY	4,886.05	617,074.53	6.74	2.94	-NA-	-NA-	0.83	-8.66	29.23	-12.18	-8.51	13.98	-NA-	46.06
Germany	JPY	712.94	392,973.02	4.29	2.64	-NA-	-NA-	-13.49	-26.69	-1.51	-0.81	-3.59	-3.68	-NA-	50.12
Switzerland	JPY	2,704.26	590,051.31	6.44	1.46	-NA-	-NA-	4.56	1.49	19.68	-5.15	-3.58	12.12	-NA-	28.04
Belgium	JPY	1,993.07	334,747.35	3.65	5.33	-NA-	-NA-	-4.46	-13.80	-8.98	-5.07	-8.35	-15.21	-NA-	27.08
Italy	JPY	1,545.10	83,101.99	0.91	1.97	-NA-	-NA-	-19.75	-34.20	-14.02	-9.91	-15.44	-20.14	-NA-	48.05
Finland	JPY	3,569.37	179,010.78	1.95	2.13	-NA-	-NA-	-4.81	-18.66	6.02	-10.27	-10.28	-3.85	-NA-	49.36
Greece	JPY	320.83	20,951.16	0.23	4.74	-NA-	-NA-	-21.71	-46.14	-50.86	-16.80	-16.62	-55.86	-NA-	49.15
Norway	JPY	148.37	62,683.80	0.68	0.00	-NA-	-NA-	-NA-	-51.65	-26.33	-13.17	-16.44	-42.21	-NA-	90.21
Spain	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	JPY	1,018.96	9,233,630.18	21008.91	3.76	-NA-	-NA-	-NA-	-NA-	-NA-	-7.19	-8.69	-NA-	-NA-	-NA-
Israel	JPY	940.20	73,634.32	167.54	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.69	2.57	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	AUD	855.68	114,016.09	135.73	3.79	-NA-	-NA-	-NA-	-NA-	-6.30	-6.60	-10.35	-8.67	-NA-	-NA-
Euro Zone	AUD	1,074.67	58,302.85	69.41	4.06	-NA-	-NA-	-NA-	-NA-	-10.94	-9.93	-13.59	-11.05	-NA-	-NA-
Europe ex UK	AUD	2,417.59	74,108.40	88.22	3.65	-NA-	-NA-	-NA-	-NA-	-6.02	-9.62	-12.52	-6.86	-NA-	-NA-
Europe Liquid 40	AUD	1,311.04	100,732.46	119.92	3.84	-NA-	-NA-	-NA-	-NA-	-5.41	-6.41	-10.33	-8.11	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	2,118.31	65,668.39	78.18	3.78	-NA-	-NA-	-NA-	-NA-	-5.44	-9.67	-12.60	-6.53	-NA-	-NA-
Europe (UK Restricted)	AUD	681.74	97,998.81	116.66	3.74	-NA-	-NA-	-NA-	-NA-	-5.40	-7.52	-11.00	-7.27	-NA-	-NA-
Euro Zone Capped	AUD	2,037.59	43,951.02	0.00	3.91	-NA-	-NA-	-NA-	-NA-	-9.39	-9.80	-13.14	-9.62	-NA-	-NA-
Europe Capped	AUD	1,279.14	91,935.93	83.59	3.78	-NA-	-NA-	-NA-	-NA-	-3.92	-6.06	-9.93	-6.97	-NA-	-NA-
Europe ex UK Capped	AUD	1,656.78	106,483.06	75.45	3.74	-NA-	-NA-	-NA-	-NA-	-5.69	-6.36	-10.05	-8.26	-NA-	-NA-
Europe Liquid 40 Capped	AUD	2,330.73	62,914.61	66.72	3.50	-NA-	-NA-	-NA-	-NA-	-4.32	-9.60	-12.18	-5.43	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	2,034.18	51,368.42	8.14	3.65	-NA-	-NA-	-NA-	-NA-	-1.95	-9.60	-12.13	-3.52	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	AUD	2,022.09	69,219.22	60.71	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-9.76	-12.66	-NA-	-NA-	-NA-
UK	AUD	526.97	39,907.69	47.51	4.05	-NA-	-NA-	-NA-	-NA-	-6.93	-0.39	-6.03	-11.90	-NA-	-NA-
Netherlands	AUD	2,443.74	12,190.58	14.51	5.33	-NA-	-NA-	-NA-	-NA-	-11.64	-11.17	-14.91	-12.95	-NA-	-NA-
France	AUD	3,526.64	30,959.41	36.86	4.09	-NA-	-NA-	-NA-	-NA-	-11.40	-11.08	-14.41	-11.35	-NA-	-NA-
Austria	AUD	532.15	2,341.58	2.79	0.93	-NA-	-NA-	-NA-	-NA-	1.56	-8.43	-11.72	4.57	-NA-	-NA-
Sweden	AUD	4,073.40	7,680.84	9.14	2.94	-NA-	-NA-	-NA-	-NA-	26.84	-11.58	-10.09	18.79	-NA-	-NA-
Germany	AUD	594.36	4,891.40	5.82	2.64	-NA-	-NA-	-NA-	-NA-	-3.34	-0.13	-5.25	0.38	-NA-	-NA-
Switzerland	AUD	2,254.49	7,344.47	8.74	1.46	-NA-	-NA-	-NA-	-NA-	17.46	-4.50	-5.24	16.85	-NA-	-NA-
Belgium	AUD	1,661.58	4,166.66	4.96	5.33	-NA-	-NA-	-NA-	-NA-	-10.66	-4.43	-9.93	-11.64	-NA-	-NA-
Italy	AUD	1,288.12	1,034.39	1.23	1.97	-NA-	-NA-	-NA-	-NA-	-15.61	-9.29	-16.90	-16.77	-NA-	-NA-
Finland	AUD	2,975.72	2,228.18	2.65	2.13	-NA-	-NA-	-NA-	-NA-	4.06	-9.66	-11.82	0.20	-NA-	-NA-
Greece	AUD	267.47	260.78	0.31	4.74	-NA-	-NA-	-NA-	-NA-	-51.77	-16.23	-18.05	-54.00	-NA-	-NA-
Norway	AUD	123.69	780.24	0.93	0.00	-NA-	-NA-	-NA-	-NA-	-27.70	-12.58	-17.88	-39.78	-NA-	-NA-
Spain	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Developed EMEA	AUD	849.48	114,932.63	261.50	3.76	-NA-	-NA-	-NA-	-NA-	-NA-	-6.56	-10.27	-NA-	-NA-	-NA-
Israel	AUD	783.83	916.54	2.09	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.01	0.81	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Switzerland	CHF	2,067.92	7,020.46	6.44	1.46	-NA-	-NA-	6.24	6.91	22.14	-3.49	-6.04	20.13	-NA-	18.12
Sweden	SEK	4,942.99	51,804.21	6.74	2.94	-NA-	-NA-	5.32	3.58	33.72	-8.49	-7.73	24.77	-NA-	36.65
Norway	NKK	181.30	4,646.92	0.68	0.00	-NA-	-NA-	-NA-	-44.86	-17.15	-8.17	-15.27	-30.96	-NA-	81.54

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	EUR	1,301.10	84,000.34	100.00	0.00	1.58	1.30	-8.12	-14.44	9.10	-3.24	-6.46	3.55	18.60	26.30
Euro Zone	EUR	1,595.90	42,954.11	51.14	0.00	2.96	4.40	-4.26	-10.84	3.45	-6.64	-9.88	0.52	18.33	26.42
Europe ex UK	EUR	1,795.21	54,598.71	65.00	0.00	2.88	5.07	-3.03	-9.11	9.50	-6.27	-8.73	5.59	17.93	25.78
Europe Liquid 40	EUR	1,242.53	74,213.75	88.35	0.00	1.34	1.00	-8.00	-14.47	10.03	-3.04	-6.43	4.07	19.08	26.73
Europe Liquid 40 ex UK	EUR	1,916.22	48,380.61	57.60	0.00	3.21	6.29	-1.70	-8.10	10.03	-6.35	-8.84	5.82	18.25	25.79
Europe ex UK Dividend+	EUR	1,958.72	50,996.65	60.71	0.00	-NA-	5.49	-0.51	-6.71	10.37	-6.43	-8.89	6.50	17.59	25.13
Europe (UK Restricted)	EUR	1,315.78	72,199.75	85.95	0.00	-NA-	-NA-	-6.51	-12.76	9.19	-4.18	-7.16	4.19	-NA-	25.86
Euro Zone Capped	EUR	1,491.78	32,576.29	38.78	0.00	-NA-	-NA-	-12.98	4.39	-6.60	-9.50	1.28	-NA-	-NA-	28.05
Europe Capped	EUR	1,274.63	78,450.45	93.39	0.00	-NA-	-NA-	-NA-	-15.03	9.80	-3.01	-6.15	3.94	-NA-	26.80
Europe ex UK Capped	EUR	1,729.75	46,351.78	55.18	0.00	-NA-	-NA-	-NA-	-10.39	11.40	-6.28	-8.41	7.11	-NA-	26.74
Europe Liquid 40 Capped	EUR	1,202.13	67,732.98	80.63	0.00	-NA-	-NA-	-NA-	-15.38	11.27	-2.71	-6.02	4.84	-NA-	27.48
Europe Liquid 40 ex UK Capped	EUR	1,819.09	37,845.23	45.05	0.00	-NA-	-NA-	-NA-	-10.03	12.65	-6.32	-8.39	7.85	-NA-	27.54
Developed Europe Ex UK Dividend+ Net of Tax	EUR	1,958.72	50,996.65	60.71	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.43	-8.89	-NA-	-NA-	-NA-
UK	EUR	786.26	29,401.64	35.00	0.00	-0.42	-4.03	-16.23	-23.80	8.14	2.99	-1.93	-0.19	23.22	33.31
Netherlands	EUR	1,479.81	8,981.30	10.69	0.00	1.10	3.85	-2.03	-9.22	1.49	-8.40	-11.76	-2.75	17.85	24.54
France	EUR	2,724.64	22,809.07	27.15	0.00	6.13	10.31	3.47	-4.34	2.85	-7.70	-10.59	0.10	19.71	26.30
Austria	EUR	511.42	1,725.14	2.05	0.00	-NA-	-NA-	-20.13	-27.34	21.53	-4.88	-7.78	21.71	-NA-	61.37
Sweden	EUR	3,019.93	5,658.79	6.74	0.00	-0.04	9.03	2.47	0.38	48.11	-8.15	-6.07	34.92	27.19	37.64
Germany	EUR	470.29	3,603.70	4.29	0.00	-1.42	-6.97	-11.62	-19.34	13.21	3.55	-1.20	14.35	30.58	40.06
Switzerland	EUR	2,009.69	5,410.98	6.44	0.00	6.64	6.98	8.14	13.40	39.81	-0.80	-1.01	35.27	12.77	18.31
Belgium	EUR	1,038.85	3,069.75	3.65	0.00	-0.44	1.74	-4.18	-6.30	4.06	-0.72	-5.90	0.62	13.33	19.19
Italy	EUR	1,123.22	762.07	0.91	0.00	-1.20	-4.21	-17.11	-26.44	-0.18	-5.78	-13.19	-4.25	29.57	41.86
Finland	EUR	2,248.49	1,641.59	1.95	0.00	7.08	9.09	-2.05	-9.07	22.98	-6.16	-7.88	15.18	28.42	40.84
Greece	EUR	321.77	192.13	0.23	0.00	-NA-	-NA-	-19.09	-39.77	-43.38	-12.98	-14.40	-47.10	-NA-	43.36
Norway	EUR	124.63	574.83	0.68	0.00	-9.08	-18.22	-NA-	-46.37	-12.63	-9.19	-14.21	-29.22	-NA-	86.57
Spain	EUR	105.34	169.36	0.20	0.00	-8.42	-20.32	-52.31	-67.43	-NA-	-47.37	-43.82	-NA-	-NA-	-NA-
Developed EMEA	EUR	1,112.47	84,675.60	1765.96	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.19	-6.37	-NA-	-NA-	-NA-
Israel	EUR	884.54	675.25	14.08	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.87	5.31	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Index Description	Curr	Close Value Nov-10	Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe	USD	1,681.97	109,346.97	100.00	0.00	1.36	5.48	-6.28	-17.80	-5.41	-7.74	-12.39	-6.06	22.63	33.77
Euro Zone	USD	2,063.06	55,915.27	51.14	0.00	2.73	8.70	-2.35	-14.34	-10.32	-10.98	-15.60	-8.81	23.30	35.55
Europe ex UK	USD	2,320.71	71,073.56	65.00	0.00	2.65	9.40	-1.09	-12.68	-5.07	-10.63	-14.52	-4.21	22.93	34.97
Europe Liquid 40	USD	1,285.21	96,607.33	88.35	0.00	-NA-	5.41	-6.16	-17.83	-4.60	-7.55	-12.37	-5.58	23.12	34.08
Europe Liquid 40 ex UK	USD	1,982.29	62,979.18	57.60	0.00	-NA-	10.94	0.27	-11.71	-4.60	-10.70	-14.62	-3.99	23.12	34.83
Europe ex UK Dividend+	USD	2,106.09	66,384.60	60.71	0.00	-NA-	10.10	1.49	-10.37	-4.30	-10.78	-14.67	-3.38	22.76	34.50
Europe (UK Restricted)	USD	789.78	93,985.62	85.95	0.00	-NA-	7.04	-4.64	-16.19	-5.33	-8.64	-13.05	-5.47	-NA-	33.91
Euro Zone Capped	USD	1,928.74	42,406.00	38.78	0.00	-NA-	-NA-	-16.39	-9.49	-10.94	-15.24	-8.11	-NA-	-NA-	36.74
Europe Capped	USD	1,647.87	102,122.43	93.39	0.00	-NA-	-NA-	-NA-	-18.37	-4.80	-7.52	-12.11	-5.70	-NA-	34.02
Europe ex UK Capped	USD	2,236.36	60,338.17	55.18	0.00	-NA-	-NA-	-NA-	-13.91	-3.41	-10.64	-14.22	-2.82	-NA-	35.64
Europe Liquid 40 Capped	USD	1,243.43	88,171.03	80.63	0.00	-NA-	-NA-	-NA-	-18.70	-3.52	-7.24	-11.98	-4.87	-NA-	34.64
Europe Liquid 40 ex UK Capped	USD	1,881.80	49,264.81	45.05	0.00	-NA-	-NA-	-NA-	-13.56	-2.33	-10.68	-14.20	-2.14	-NA-	36.38
Developed Europe Ex UK Dividend+ Net of Tax	USD	2,106.09	66,384.60	60.71	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-10.78	-14.67	-NA-	-NA-	-NA-
UK	USD	1,021.16	38,273.42	35.00	0.00	-0.61	-0.09	-14.55	-26.79	-6.24	-1.79	-8.15	-9.44	25.49	37.22
Netherlands	USD	1,913.00	11,691.36	10.69	0.00	0.88	8.13	-0.06	-12.78	-12.01	-12.66	-17.36	-11.77	22.42	33.60
France	USD	3,522.24	29,691.58	27.15	0.00	5.90	14.85	5.54	-8.09	-10.82	-11.99	-16.26	-9.18	24.83	35.65
Austria	USD	759.39	2,245.69	2.05	0.00	-NA-	-NA-	-18.53	-30.20	5.37	-9.30	-13.63	10.42	-NA-	65.80
Sweden	USD	3,922.13	7,366.29	6.74	0.00	-0.23	13.50	4.52	-3.56	28.42	-12.42	-12.03	22.41	31.18	46.03
Germany	USD	607.97	4,691.09	4.29	0.00	-1.64	-3.14	-9.85	-22.50	-1.84	-1.26	-7.46	3.75	35.45	50.71
Switzerland	USD	2,610.09	7,043.71	6.44	0.00	6.44	11.37	10.30	8.95	21.22	-5.41	-7.28	22.73	17.94	27.28
Belgium	USD	1,342.96	3,996.03	3.65	0.00	-0.65	5.93	-2.27	-9.98	-9.77	-5.33	-11.87	-8.71	17.98	26.00
Italy	USD	1,452.03	992.03	0.91	0.00	-1.41	-0.26	-15.45	-29.32	-13.45	-10.16	-18.69	-13.12	32.63	47.84
Finland	USD	2,906.72	2,136.93	1.95	0.00	7.51	13.59	-0.09	-12.64	6.63	-10.52	-13.73	4.50	32.41	48.57
Greece	USD	340.80	250.10	0.23	0.00	-NA-	-NA-	-17.47	-42.13	-50.90	-17.03	-19.82	-52.00	-NA-	46.98
Norway	USD	161.86	748.28	0.68	0.00	-9.26	-14.81	-NA-	-48.48	-24.24	-13.41	-19.65	-35.78	-NA-	88.04
Spain	USD	136.18	220.46	0.20	0.00	-8.62	-17.04	-51.35	-68.70	-NA-	-49.82	-47.38	-NA-	-NA-	-NA-
Developed EMEA	USD	1,141.94	110,225.98	2298.82	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-7.69	-12.31	-NA-	-NA-	-NA-
Israel	USD	1,148.80	879.01	18.33	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.96	-1.37	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Price Return		Close Value Nov-10														
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)	
Europe	GBP	1,740.58	70,213.88	100.00	0.00	2.68	4.49	-4.29	-9.82	-0.32	-6.64	-10.06	-2.59	20.38	29.46	
Euro Zone	GBP	2,134.94	35,904.31	51.14	0.00	4.08	7.68	-0.27	-6.03	-5.49	-9.92	-13.35	-5.44	21.45	31.70	
Europe ex UK	GBP	2,401.57	45,637.75	65.00	0.00	3.97	8.38	1.02	-4.21	0.04	-9.57	-12.25	-0.67	21.21	31.45	
Europe Liquid 40	GBP	1,329.99	62,033.50	88.35	0.00	-NA-	4.43	-4.16	-9.85	0.53	-6.46	-10.04	-2.09	20.80	29.68	
Europe Liquid 40 ex UK	GBP	2,051.36	40,440.19	57.60	0.00	-NA-	9.90	2.40	-3.14	0.53	-9.64	-12.35	-0.44	21.27	31.20	
Europe ex UK Dividend+	GBP	2,424.02	42,626.88	60.71	0.00	-NA-	8.79	3.65	-1.67	0.84	-9.72	-12.40	0.19	21.01	31.06	
Europe (UK Restricted)	GBP	817.29	60,350.05	85.95	0.00	-NA-	6.04	-2.61	-8.05	-0.24	-7.55	-10.73	-1.97	-NA-	29.80	
Euro Zone Capped	GBP	1,995.94	27,229.74	38.78	0.00	-NA-	-NA-	-NA-	-8.28	-4.62	-9.88	-12.99	-4.72	-NA-	33.17	
Europe Capped	GBP	1,705.29	65,574.85	93.39	0.00	-NA-	-NA-	-NA-	-10.45	0.32	-6.42	-9.77	-2.21	-NA-	29.75	
Europe ex UK Capped	GBP	2,314.28	38,744.35	55.18	0.00	-NA-	-NA-	-NA-	-5.56	1.78	-9.58	-11.93	0.77	-NA-	32.40	
Europe Liquid 40 Capped	GBP	1,286.76	56,616.38	80.63	0.00	-NA-	-NA-	-NA-	-10.81	1.67	-6.13	-9.64	-1.36	-NA-	30.37	
Europe Liquid 40 ex UK Capped	GBP	1,947.37	31,633.92	45.05	0.00	-NA-	-NA-	-NA-	-5.17	2.93	-9.62	-11.92	1.47	-NA-	33.33	
Developed Europe Ex UK Dividend+ Net of Tax	GBP	2,424.02	42,626.88	60.71	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-9.72	-12.40	-NA-	-NA-	-NA-	
UK	GBP	1,062.12	24,576.13	35.00	0.00	0.75	-1.00	-12.73	-19.68	-1.20	-0.63	-5.70	-6.10	22.90	32.48	
Netherlands	GBP	1,979.65	7,507.25	10.69	0.00	2.00	7.11	2.06	-4.32	-7.27	-11.63	-15.16	-8.51	20.98	29.88	
France	GBP	3,644.96	19,065.56	27.15	0.00	7.07	13.78	7.79	0.82	-6.03	-10.95	-14.03	-5.83	22.84	31.61	
Austria	GBP	785.85	1,442.00	2.05	0.00	-NA-	-NA-	-16.79	-23.42	11.04	-8.23	-11.33	14.50	-NA-	61.66	
Sweden	GBP	4,058.79	4,730.05	6.74	0.00	0.87	12.44	6.75	5.80	35.33	-11.38	-9.69	26.93	31.28	45.92	
Germany	GBP	629.15	3,012.25	4.29	0.00	-0.55	-4.05	-7.93	-14.98	3.44	-0.09	-5.00	7.58	35.64	51.21	
Switzerland	GBP	2,701.03	4,522.90	6.44	0.00	7.61	10.33	12.65	19.52	27.74	-4.29	-4.82	27.26	16.84	25.33	
Belgium	GBP	1,389.75	2,565.93	3.65	0.00	0.44	4.94	-0.18	-1.24	-4.92	-4.21	-9.53	-5.34	16.41	23.87	
Italy	GBP	1,502.62	637.00	0.91	0.00	-0.32	-1.20	-13.65	-22.46	-8.79	-9.09	-16.53	-9.91	31.29	44.51	
Finland	GBP	3,008.00	1,372.17	1.95	0.00	-NA-	12.52	2.04	-4.16	12.37	-9.46	-11.43	8.36	31.19	45.75	
Greece	GBP	352.68	160.60	0.23	0.00	-NA-	-NA-	-15.71	-36.51	-48.26	-16.04	-17.69	-50.23	-NA-	42.83	
Norway	GBP	167.50	480.49	0.68	0.00	-8.26	-15.61	-NA-	-43.48	-20.17	-12.38	-17.51	-33.41	-NA-	84.29	
Spain	GBP	140.92	141.56	0.20	0.00	-7.61	-17.81	-50.32	-65.67	-NA-	-49.22	-45.98	-NA-	-NA-	-NA-	
Developed EMEA	GBP	1,181.73	70,778.31	1476.12	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.59	-9.98	-NA-	-NA-	-NA-	
Israel	GBP	1,188.82	564.43	11.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.21	1.26	-NA-	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	JPY	1,376.57	9,159,995.86	100.00	0.00	-0.96	2.57	-12.73	-25.14	-8.02	-7.48	-8.89	-15.47	23.82	35.22
Euro Zone	JPY	1,688.46	4,684,022.14	51.14	0.00	0.39	5.70	-9.07	-21.99	-12.79	-10.73	-12.22	-17.94	24.04	36.09
Europe ex UK	JPY	1,899.33	5,953,831.79	65.00	0.00	0.31	6.39	-7.89	-20.48	-7.69	-10.39	-11.10	-13.80	23.67	35.54
Europe Liquid 40	JPY	1,051.85	8,092,795.78	88.35	0.00	-NA-	2.51	-12.62	-25.17	-7.23	-7.30	-8.87	-15.03	24.58	35.53
Europe Liquid 40 ex UK	JPY	1,622.36	5,275,765.80	57.60	0.00	-NA-	7.88	-6.63	-19.60	-7.23	-10.45	-11.21	-13.60	24.16	35.41
Europe ex UK Dividend+	JPY	1,592.16	5,561,038.08	60.71	0.00	-NA-	6.22	-5.50	-18.38	-6.94	-10.53	-11.26	-13.05	23.73	34.86
Europe (UK Restricted)	JPY	646.37	7,873,175.56	85.95	0.00	-NA-	4.09	-11.20	-23.68	-7.94	-8.39	-9.57	-14.94	-NA-	35.10
Euro Zone Capped	JPY	1,578.53	3,552,350.50	38.78	0.00	-NA-	-NA-	-NA-	-23.86	-11.99	-10.69	-11.86	-17.32	-NA-	37.20
Europe Capped	JPY	1,348.66	8,554,795.86	93.39	0.00	-NA-	-NA-	-NA-	-25.66	-7.43	-7.26	-8.59	-15.14	-NA-	35.50
Europe ex UK Capped	JPY	1,830.29	5,054,528.53	55.18	0.00	-NA-	-NA-	-NA-	-21.60	-6.07	-10.39	-10.79	-12.56	-NA-	36.16
Europe Liquid 40 Capped	JPY	1,017.66	7,386,087.00	80.63	0.00	-NA-	-NA-	-NA-	-25.97	-6.18	-6.98	-8.46	-14.40	-NA-	36.09
Europe Liquid 40 ex UK Capped	JPY	1,540.12	4,126,913.02	45.05	0.00	-NA-	-NA-	-NA-	-21.28	-5.02	-10.43	-10.77	-11.94	-NA-	36.83
Developed Europe Ex UK Dividend+ Net of Tax	JPY	1,592.16	5,561,038.08	60.71	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-10.53	-11.26	-NA-	-NA-	-NA-
UK	JPY	835.74	3,206,164.07	35.00	0.00	-2.88	-2.84	-20.43	-33.33	-8.82	-1.52	-4.48	-18.51	27.09	39.62
Netherlands	JPY	1,565.65	979,384.97	10.69	0.00	-1.42	5.15	-6.94	-20.57	-14.43	-12.42	-14.06	-20.61	23.45	34.48
France	JPY	2,882.69	2,487,263.90	27.15	0.00	3.49	11.69	-1.73	-16.31	-13.28	-11.75	-12.91	-18.28	25.01	35.76
Austria	JPY	621.51	188,121.07	2.05	0.00	-NA-	-NA-	-24.14	-36.43	2.47	-9.05	-10.17	-0.64	-NA-	66.90
Sweden	JPY	3,209.98	617,074.53	6.74	0.00	-2.51	10.38	-2.67	-12.17	24.88	-12.18	-8.51	10.15	31.39	45.69
Germany	JPY	497.58	392,973.02	4.29	0.00	-3.88	-5.81	-16.05	-29.43	-4.55	-0.99	-3.77	-6.65	35.30	49.01
Switzerland	JPY	2,136.17	590,051.31	6.44	0.00	4.01	8.30	2.71	-0.79	17.88	-5.15	-3.58	10.44	18.11	27.26
Belgium	JPY	1,099.11	334,747.35	3.65	0.00	-2.92	3.01	-8.99	-18.02	-12.26	-5.07	-8.35	-17.85	19.20	27.31
Italy	JPY	1,188.38	83,101.99	0.91	0.00	-3.66	-3.01	-21.27	-35.64	-15.83	-9.91	-15.44	-21.82	32.92	48.05
Finland	JPY	2,378.94	179,010.78	1.95	0.00	-NA-	10.46	-6.96	-20.44	3.69	-10.27	-10.28	-5.97	32.55	48.51
Greece	JPY	278.92	20,951.16	0.23	0.00	-NA-	-NA-	-23.15	-47.30	-52.26	-16.80	-16.62	-56.81	-NA-	49.04
Norway	JPY	132.47	62,683.80	0.68	0.00	-11.33	-17.16	-NA-	-53.08	-26.33	-13.17	-16.44	-42.21	-NA-	89.22
Spain	JPY	111.45	18,467.91	0.20	0.00	-10.70	-19.32	-54.70	-71.50	-NA-	-49.68	-45.28	-NA-	-NA-	-NA-
Developed EMEA	JPY	934.60	9,233,630.18	192572.50	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-7.43	-8.81	-NA-	-NA-	-NA-
Israel	JPY	940.20	73,634.32	1535.68	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.69	2.57	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe	AUD	1,147.62	114,016.09	135.73	0.00	-NA-	-NA-	-NA-	-NA-	-9.72	-6.85	-10.46	-11.91	-NA-	-NA-
Euro Zone	AUD	1,407.64	58,302.85	69.41	0.00	-NA-	-NA-	-NA-	-NA-	-14.40	-10.12	-13.74	-14.48	-NA-	-NA-
Europe ex UK	AUD	1,583.44	74,108.40	88.22	0.00	-NA-	-NA-	-NA-	-NA-	-9.39	-9.77	-12.63	-10.17	-NA-	-NA-
Europe Liquid 40	AUD	876.91	100,732.46	119.92	0.00	-NA-	-NA-	-NA-	-NA-	-8.95	-6.66	-10.44	-11.45	-NA-	-NA-
Europe Liquid 40 ex UK	AUD	1,352.53	65,668.39	78.18	0.00	-NA-	-NA-	-NA-	-NA-	-8.95	-9.84	-12.74	-9.96	-NA-	-NA-
Europe ex UK Dividend+	AUD	1,673.92	69,219.22	82.40	0.00	-NA-	-NA-	-NA-	-NA-	-8.66	-9.92	-12.78	-9.39	-NA-	-NA-
Europe (UK Restricted)	AUD	538.87	97,998.81	116.66	0.00	-NA-	-NA-	-NA-	-NA-	-9.64	-7.76	-11.13	-11.35	-NA-	-NA-
Euro Zone Capped	AUD	1,315.99	44,216.73	52.64	0.00	-NA-	-NA-	-NA-	-NA-	-13.61	-10.08	-13.37	-13.83	-NA-	-NA-
Europe Capped	AUD	1,124.35	106,483.06	126.77	0.00	-NA-	-NA-	-NA-	-NA-	-9.14	-6.63	-10.17	-11.57	-NA-	-NA-
Europe ex UK Capped	AUD	1,525.88	62,914.61	74.90	0.00	-NA-	-NA-	-NA-	-NA-	-7.81	-9.78	-12.32	-8.87	-NA-	-NA-
Europe Liquid 40 Capped	AUD	848.40	91,935.93	109.45	0.00	-NA-	-NA-	-NA-	-NA-	-7.92	-6.34	-10.04	-10.80	-NA-	-NA-
Europe Liquid 40 ex UK Capped	AUD	1,283.96	51,368.42	61.15	0.00	-NA-	-NA-	-NA-	-NA-	-6.78	-9.82	-12.31	-8.23	-NA-	-NA-
Developed Europe Ex UK Dividend+ Net of Tax	AUD	1,673.92	69,219.22	60.71	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-9.92	-12.78	-NA-	-NA-	-NA-
UK	AUD	696.74	39,907.69	47.51	0.00	-NA-	-NA-	-NA-	-NA-	-10.51	-0.85	-6.12	-15.08	-NA-	-NA-
Netherlands	AUD	1,305.25	12,190.58	14.51	0.00	-NA-	-NA-	-NA-	-NA-	-16.02	-11.82	-15.54	-17.26	-NA-	-NA-
France	AUD	2,403.25	30,959.41	36.86	0.00	-NA-	-NA-	-NA-	-NA-	-14.89	-11.14	-14.41	-14.83	-NA-	-NA-
Austria	AUD	518.14	2,341.58	2.79	0.00	-NA-	-NA-	-NA-	-NA-	0.57	-8.43	-11.72	3.55	-NA-	-NA-
Sweden	AUD	2,676.10	7,680.84	9.14	0.00	-NA-	-NA-	-NA-	-NA-	22.57	-11.58	-10.09	14.79	-NA-	-NA-
Germany	AUD	414.82	4,891.40	5.82	0.00	-NA-	-NA-	-NA-	-NA-	-6.31	-0.31	-5.42	-2.71	-NA-	-NA-
Switzerland	AUD	1,780.88	7,344.47	8.74	0.00	-NA-	-NA-	-NA-	-NA-	15.70	-4.50	-5.24	15.09	-NA-	-NA-
Belgium	AUD	916.31	4,166.66	4.96	0.00	-NA-	-NA-	-NA-	-NA-	-13.88	-4.43	-9.93	-14.39	-NA-	-NA-
Italy	AUD	990.73	1,034.39	1.23	0.00	-NA-	-NA-	-NA-	-NA-	-17.39	-9.29	-16.90	-18.53	-NA-	-NA-
Finland	AUD	1,983.27	2,228.18	2.65	0.00	-NA-	-NA-	-NA-	-NA-	1.77	-9.66	-11.82	-2.00	-NA-	-NA-
Greece	AUD	232.53	260.78	0.31	0.00	-NA-	-NA-	-NA-	-NA-	-53.14	-16.23	-18.06	-54.99	-NA-	-NA-
Norway	AUD	110.44	780.24	0.93	0.00	-NA-	-NA-	-NA-	-NA-	-27.69	-12.58	-17.88	-39.78	-NA-	-NA-
Spain	AUD	92.92	229.87	0.27	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.33	-46.22	-NA-	-NA-	-NA-
Developed EMEA	AUD	779.15	114,932.63	2396.98	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-6.80	-10.38	-NA-	-NA-	-NA-
Israel	AUD	783.83	916.54	19.11	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.01	0.81	-NA-	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Europe Developed Index Series - Index Performance

Price Return

Index Description	Curr	Close Value Nov-10	Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Switzerland	CHF	1,633.85	7,020.46	6.44	0.00	5.85	5.35	4.36	4.51	20.31	-3.49	-6.04	18.33	12.97	18.41
Sweden	SEK	3,246.73	51,804.21	6.74	0.00	1.49	9.52	1.66	-0.42	29.22	-8.49	-7.73	20.57	26.65	36.83
Norway	NOK	161.90	4,646.92	0.68	0.00	-7.16	-16.07	-NA-	-46.49	-17.15	-8.17	-15.27	-30.96	48.21	81.68

* -5 & -3 Years Total Returns are annualised

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

			12 Mths Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value 30-Nov	Yld (%) 30-Nov	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	
Europe Real Estate **	Local	2,214.02	4.53	12.84	6.67	-3.14	-8.30	9.18	-4.06	-7.82	4.83	18.83	26.91	
Europe FTSE	Local	214.49	3.51	-NA-	0.89	1.67	-8.12	7.64	0.06	-2.77	2.62	17.40	21.24	
Europe JP Morgan Bonds	Local	512.49	-NA-	15.64	5.33	4.18	6.00	3.25	-2.80	-2.04	4.25	3.75	4.52	
UK Real Estate **	GBP	1,524.57	4.05	10.21	2.35	-9.55	-16.11	2.75	-0.17	-5.61	-2.59	22.83	32.52	
UK FTSE	GBP	821.98	3.58	-NA-	2.74	4.33	-2.31	10.10	0.01	-1.94	5.49	15.33	19.75	
UK JP Morgan Bonds	GBP	623.09	-NA-	17.32	5.45	5.23	7.05	4.79	-2.01	-0.61	7.66	5.29	7.16	
Netherlands Real Estate **	EUR	3,024.88	6.27	15.49	10.75	3.89	-2.84	7.74	-7.61	-11.00	3.24	17.82	24.71	
Netherlands FTSE	EUR	708.24	-NA-	-NA-	-4.09	-0.67	-11.85	8.71	-2.97	-1.77	-1.83	22.13	27.29	
Netherlands JP Morgan Bonds	EUR	431.91	-NA-	14.79	5.65	4.92	7.21	6.78	-1.62	-0.61	7.31	3.73	4.84	
France Real Estate **	EUR	4,258.58	5.45	24.84	14.87	8.21	0.96	8.57	-7.61	-10.59	5.66	19.64	26.50	
France FTSE	EUR	619.26	4.04	-NA-	-1.74	0.03	-9.95	6.48	-1.47	-4.27	-0.22	19.12	22.30	
France JP Morgan Bonds	EUR	533.33	-NA-	15.26	5.55	4.64	6.95	5.82	-1.91	-1.05	6.59	3.81	4.88	
Sweden Real Estate **	SEK	5,394.82	4.20	9.38	14.67	6.94	5.36	35.71	-8.49	-7.73	26.62	26.43	36.63	
Sweden FTSE	SEK	1,916.44	3.09	-NA-	3.78	6.82	0.11	21.87	2.27	1.86	20.18	24.69	27.17	
Sweden JP Morgan Bonds	SEK	645.84	-NA-	17.44	5.40	4.39	6.35	4.40	-1.90	-0.42	4.67	3.99	5.51	
Switzerland Real Estate **	CHF	2,174.08	2.25	17.23	8.11	7.28	8.23	23.14	-3.50	-6.04	21.11	12.74	18.04	
Switzerland FTSE	CHF	537.56	2.99	-NA-	0.19	-0.21	-8.08	6.08	1.68	-0.84	1.41	15.06	16.85	
Germany Real Estate **	EUR	710.69	3.59	0.00	-3.45	-8.07	-15.17	18.13	3.81	-0.95	19.31	30.74	40.32	
Germany FTSE	EUR	448.57	3.51	-12.23	-0.06	5.00	-6.83	19.41	7.25	1.49	12.93	23.51	24.09	
Germany JP Morgan Bonds	EUR	402.63	-NA-	-NA-	5.55	4.82	7.07	6.69	-1.37	-0.22	7.75	3.75	4.74	
Austria Real Estate **	EUR	530.02	1.24	0.00	0.00	-19.56	-26.99	23.13	-4.88	-7.78	23.31	-NA-	61.39	
Austria FTSE	EUR	469.94	3.11	3.15	7.46	-6.69	-18.94	7.88	4.01	-1.73	9.13	24.80	38.57	
Austria JP Morgan Bonds	EUR	202.21	-NA-	-NA-	-NA-	4.76	7.24	6.84	-1.61	-0.95	7.89	-NA-	5.14	

** 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 219.

* -5 & -3 Years Total Returns are annualised

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

			12 Mths Estimated											
Gross Total Return			Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value 30-Nov	Yld (%) 30-Nov	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36M Vity (%)	
Italy Real Estate **	EUR	1,508.07	2.70	4.89	-1.73	-15.06	-24.41	2.83	-5.78	-13.19	-1.36	29.59	42.11	
Italy FTSE	EUR	252.16	3.73	-NA-	-1.99	-6.38	-17.85	-7.83	-4.64	-9.38	-12.84	21.64	25.54	
Italy JP Morgan Bonds	EUR	748.15	-NA-	18.12	5.00	3.06	4.33	-0.66	-4.07	-4.14	-0.55	3.89	4.82	
Belgium Real Estate **	EUR	2,072.66	7.10	9.82	8.55	2.30	0.27	9.34	-0.72	-5.90	5.00	12.91	19.28	
Belgium FTSE	EUR	601.85	2.56	-NA-	-0.40	-4.22	-14.57	10.92	-3.91	-5.68	6.09	20.87	29.36	
Belgium JP Morgan Bonds	EUR	474.97	-NA-	14.75	5.24	3.69	5.42	1.79	-4.03	-3.24	2.18	3.86	5.00	
Finland Real Estate **	EUR	3,587.36	2.96	20.60	13.76	1.11	-6.21	26.86	-6.16	-7.88	18.81	28.26	41.10	
Finland FTSE	EUR	992.78	4.52	-NA-	-6.84	-0.80	-18.71	17.26	0.26	-2.93	11.39	35.45	30.55	
Finland JP Morgan Bonds	EUR	351.49	-NA-	-NA-	5.58	4.98	6.90	6.34	-1.28	-0.42	6.67	3.24	3.82	
Greece Real Estate **	EUR	372.07	5.27	-NA-	-NA-	-17.49	-38.34	-41.52	-12.98	-14.40	-45.80	-NA-	43.12	
Greece FTSE	EUR	189.01	1.55	-NA-	-8.19	-16.97	-36.47	-44.03	-2.38	-8.88	-40.59	30.35	39.47	
Greece JP Morgan Bonds	EUR	179.20	-NA-	-NA-	2.25	-2.49	-5.17	-21.99	-4.26	-4.23	-18.44	8.23	13.98	
Norway Real Estate **	NOK	145.11	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Norway FTSE	NOK	1,008.18	3.85	-NA-	8.48	6.17	-7.76	9.65	1.00	-3.52	2.94	24.67	32.06	
Norway JP Morgan Bonds	NOK	-	-NA-	15.71	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	

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

Top 20 Constituents:

Company	Investment Focus	Sector	Country	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
				30-Nov	30-Nov
Unibail-Rodamco *	Rental	Diversified	FR	12,231	14.47
Land Securities *	Rental	Diversified	UK	5,748	6.80
British Land *	Rental	Diversified	UK	5,027	5.95
Corio *	Rental	Retail	NL	4,038	4.78
Hammerson *	Rental	Retail	UK	3,328	3.94
Capital Shopping Centres Group *	Rental	Retail	UK	2,943	3.48
Fonciere Des Regions *	Rental	Diversified	FR	2,550	3.02
PSP Swiss Property	Rental	Office	CH	2,514	2.97
SEGRO *	Rental	Industrial	UK	2,401	2.84
Klepierre *	Rental	Retail	FR	2,304	2.73
Swiss Prime Site	Rental	Office	CH	2,077	2.46
Derwent London *	Rental	Office	UK	1,723	2.04
Castellum	Rental	Diversified	SE	1,506	1.78
Gecina *	Rental	Diversified	FR	1,502	1.78
Icade	Rental	Diversified	FR	1,477	1.75
Wereldhave *	Rental	Diversified	NL	1,443	1.71
Deutsche Euroshop	Rental	Retail	DE	1,274	1.51
Cofinimmo *	Rental	Diversified	BE	1,267	1.50
Mercialys *	Rental	Retail	FR	1,264	1.49
Eurocommercial Props *	Rental	Retail	NL	1,241	1.47

Country Breakdown:

Country Index	Number of Constituents	Free Float Mkt Cap (EUR m)	Free Float Europe (%) Weight
	30-Nov	30-Nov	30-Nov
EPRA/NAREIT UK	30	29,402	35.07%
EPRA/NAREIT Netherlands	7	8,981	10.71%
EPRA/NAREIT France	9	22,809	27.21%
EPRA/NAREIT Austria	2	1,725	2.06%
EPRA/NAREIT Sweden	6	5,659	6.75%
EPRA/NAREIT Germany	8	3,604	4.30%
EPRA/NAREIT Switzerland	4	5,411	6.45%
EPRA/NAREIT Belgium	6	3,070	3.66%
EPRA/NAREIT Italy	2	762	0.91%
EPRA/NAREIT Finland	3	1,642	1.96%
EPRA/NAREIT Greece	3	192	0.23%
EPRA/NAREIT Norway	1	575	0.69%
EPRA/NAREIT Europe Index	82	83,831	100.00%
EPRA/NAREIT Euro Zone	41	42,954	51.24%
EPRA/NAREIT Ex-UK	52	54,599	65.13%
EPRA/NAREIT Europe Liquid 40	40	74,214	88.53%
EPRA/NAREIT Europe Liquid 40 Ex UK	28	48,381	57.71%

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

Top 20 Performance:

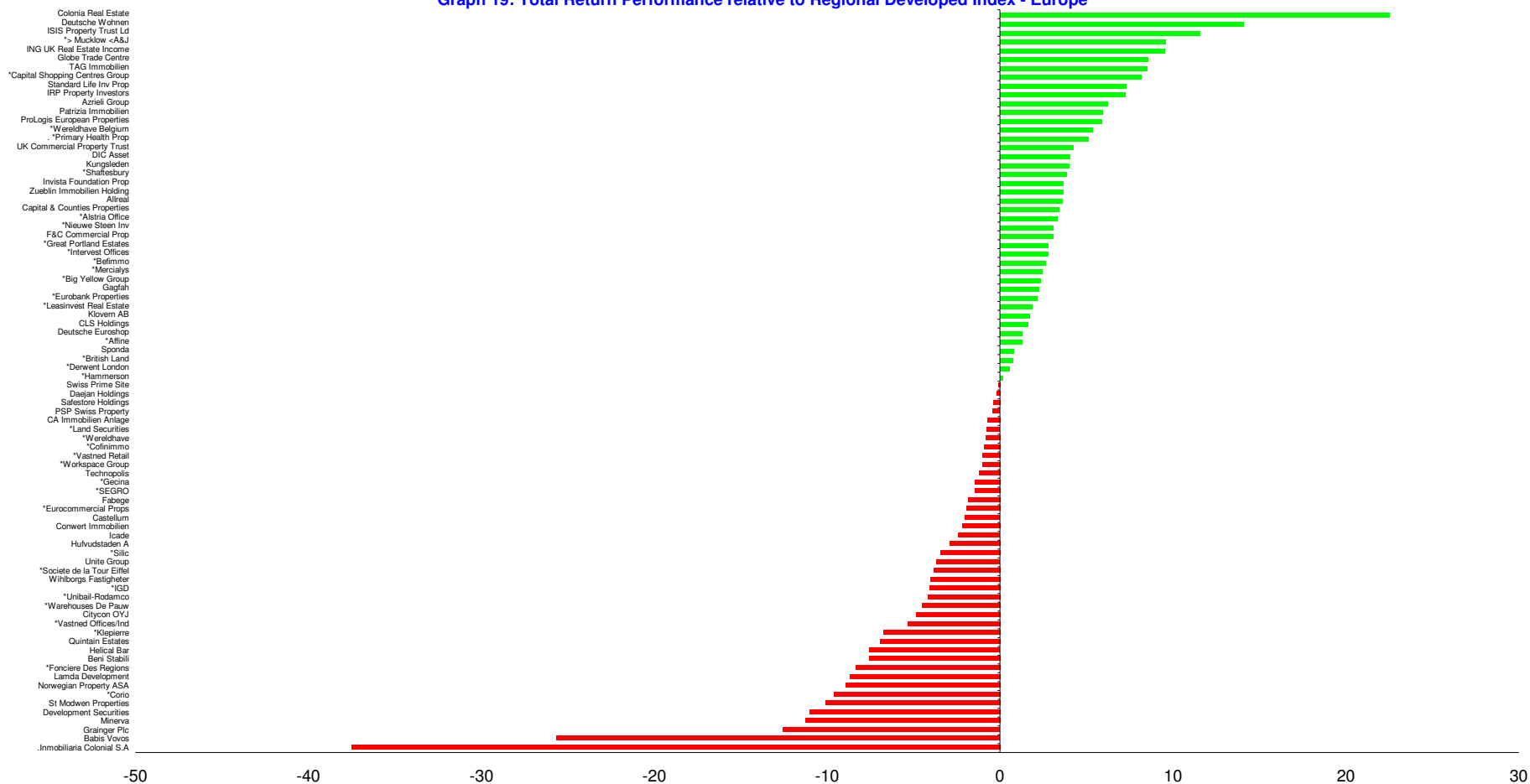
Stock	Investment Focus	Sector	Country	Price Return 30-Nov	Dividend Return 30-Nov	Total Return 30-Nov
Colonia Real Estate	Rental	Residential	DE	16.20	0.00	16.20
Deutsche Wohnen	Rental	Residential	DE	7.77	0.00	7.77
ISIS Property Trust Ltd	Rental	Diversified	UK	3.24	2.00	5.24
Mucklow <A&J> *	Rental	Diversified	UK	3.21	0.00	3.21
ING UK Real Estate Income Trust	Rental	Diversified	UK	1.06	2.13	3.19
TAG Immobilien	Non-Rental	Diversified	DE	2.16	0.00	2.16
Capital Shopping Centres Group *	Rental	Retail	UK	1.85	0.00	1.85
Standard Life Inv Prop	Rental	Diversified	UK	-0.80	1.76	0.96
IRP Property Investors	Rental	Diversified	UK	0.93	0.00	0.93
Azrieli Group	Rental	Diversified	ISR	-0.11	0.00	-0.11
Patrizia Immobilien	Rental	Residential	DE	-0.38	0.00	-0.38
ProLogis European Properties	Rental	Industrial	NL	-0.43	0.00	-0.43
Wereldhave Belgium *	Rental	Diversified	BE	-0.98	0.00	-0.98
Primary Health Prop. *	Rental	Health Care	UK	-1.23	0.00	-1.23
UK Commercial Property Trust	Rental	Diversified	UK	-3.80	1.69	-2.11
DIC Asset	Rental	Diversified	DE	-2.28	0.00	-2.28
Kungsliden	Rental	Diversified	SE	-2.36	0.00	-2.36
Shaftesbury *	Rental	Diversified	UK	-2.47	0.00	-2.47
Invista Foundation Prop	Rental	Diversified	UK	-4.76	2.10	-2.67
Zueblin Immobilien Holding	Rental	Office	CH	-2.70	0.00	-2.70

Bottom 20 Performance:

Stock	Investment Focus	Sector	Country	Price Return 30-Nov	Dividend Return 30-Nov	Total Return 30-Nov
Wihlborgs Fastigheter	Rental	Diversified	SE	-10.37	0.00	-10.37
IGD *	Rental	Retail	IT	-10.42	0.00	-10.42
Unibail-Rodamco *	Rental	Diversified	FR	-10.52	0.00	-10.52
Warehouses De Pauw *	Rental	Industrial	BE	-10.83	0.00	-10.83
Citycon OYJ	Rental	Retail	FI	-11.18	0.00	-11.18
Vastned Offices/Ind *	Rental	Office	NL	-11.65	0.00	-11.65
Klepierre *	Rental	Retail	FR	-13.06	0.00	-13.06
Quintain Estates	Non-Rental	Diversified	UK	-13.29	0.00	-13.29
Helical Bar	Non-Rental	Diversified	UK	-13.88	0.00	-13.88
Beni Stabili	Rental	Office	IT	-13.89	0.00	-13.89
Fonciere Des Regions *	Rental	Diversified	FR	-14.67	0.00	-14.67
Lamda Development	Non-Rental	Diversified	GR	-15.00	0.00	-15.00
Norwegian Property ASA	Rental	Office	NK	-15.27	0.00	-15.27
Corio *	Rental	Retail	NL	-15.93	0.00	-15.93
St Modwen Properties	Rental	Diversified	UK	-16.42	0.00	-16.42
Development Securities	Non-Rental	Retail	UK	-17.34	0.00	-17.34
Minerva	Non-Rental	Diversified	UK	-17.60	0.00	-17.60
Grainger Plc	Non-Rental	Residential	UK	-18.87	0.00	-18.87
Babis Vivos	Rental	Diversified	GR	-31.97	0.00	-31.97
Inmobiliaria Colonial S.A.	Rental	Diversified	ES	-43.82	0.00	-43.82

FTSE EPRA/NAREIT Europe Developed Index Series

Graph 19: Total Return Performance relative to Regional Developed Index - Europe



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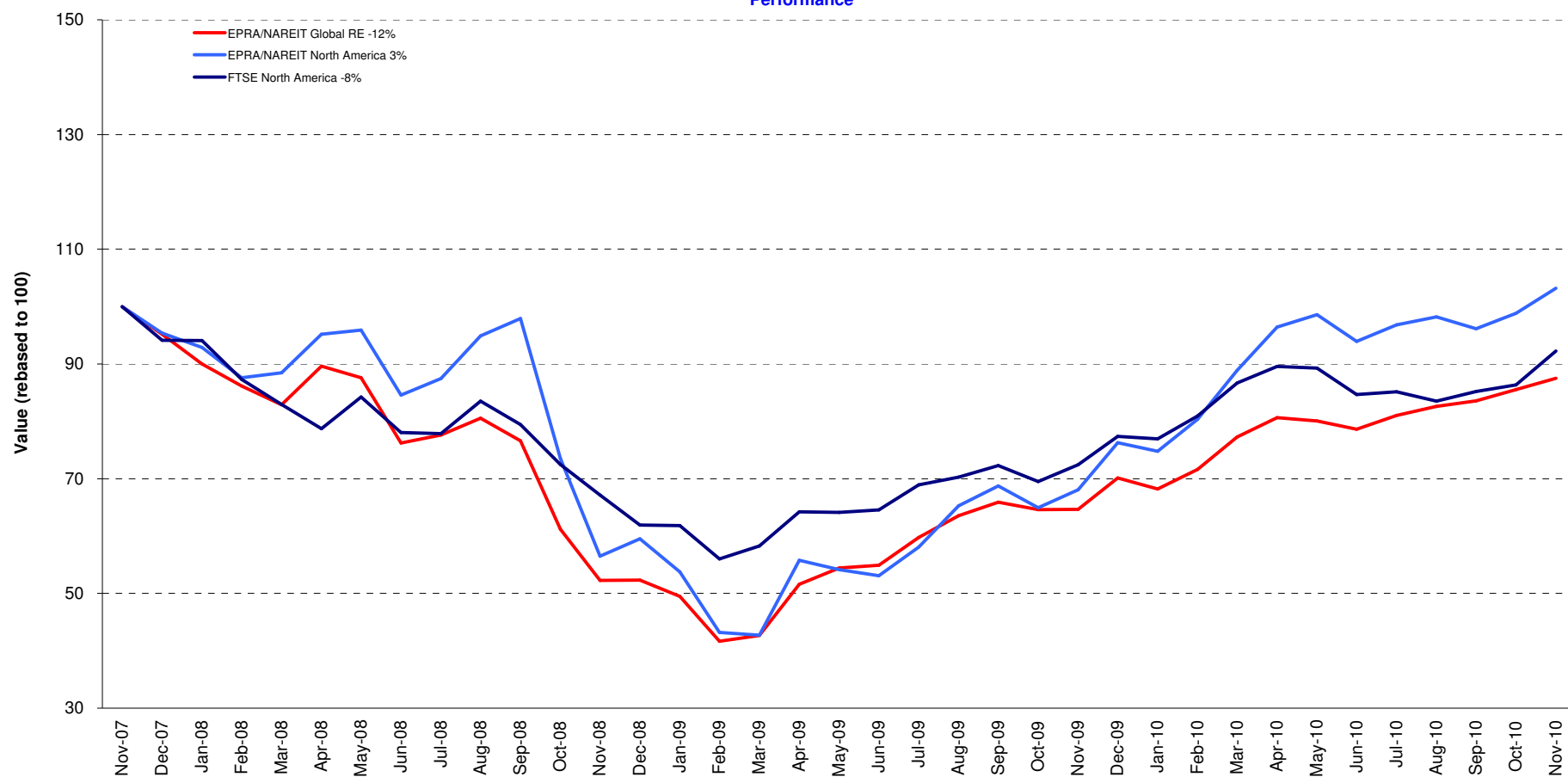
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Section 5

FTSE EPRA/NAREIT North America Developed Index Series

FTSE EPRA/NAREIT North America Developed Index Series

Graph 20: EPRA/NAREIT North America Developed v EPRA/NAREIT Global Developed & FTSE North America - Total Returns (EUR) Rolling 36 Months Performance

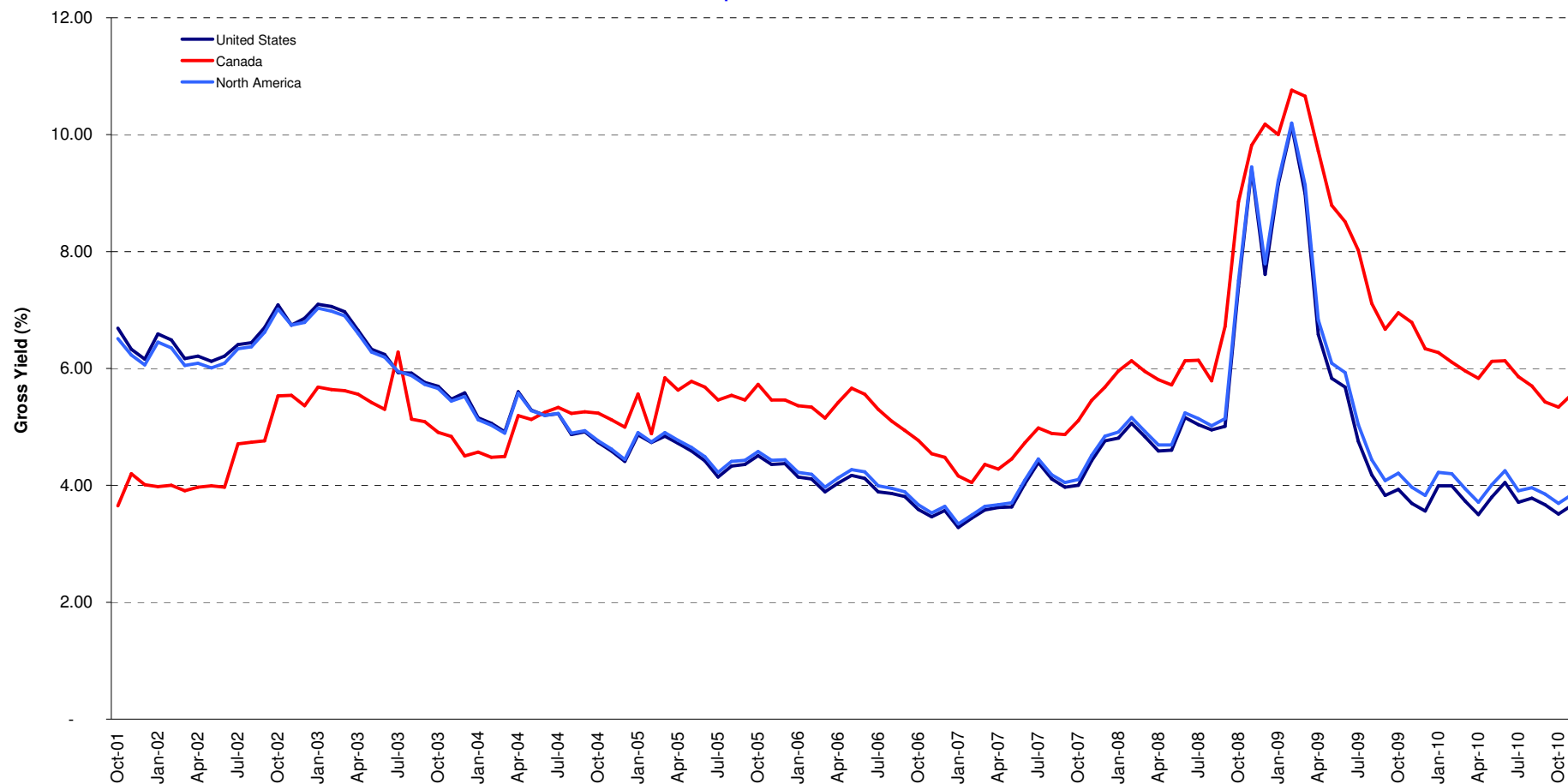


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FTSE EPRA/NAREIT North America Developed Index Series

Graph 21: Dividend Yields



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

Ex Date	Description
3 November 2010	Prologis (USA): New number of shares: 557,009,000
10 November 2010	Chartwell Senior Housing REIT (Canada): New number of shares: 142,710,686
10 November 2010	Corporate Office Properties Trust (USA): New number of shares: 65,919,001
17 November 2010	First Potomac Realty Trust (USA): New number of shares: 48,434,417
17 November 2010	Orient Express Hotels (USA): New number of shares: 100,873,241
17 November 2010	Sunstone Hotel Investors (USA): New number of shares: 118,012,026
24 November 2010	Piedmont Office Realty Trust (USA): New free float percentage: 50% (was 75%)
24 November 2010	Piedmont Office Realty Trust (USA): New number of shares: 132,956,299

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
3 November 2010	First Potomac Realty Trust *	Rental	Industrial	USD	0.200	8.64	12-Nov	Quarterly
4 November 2010	Colonial Properties *	Rental	Residential	USD	0.150	9.72	15-Nov	Quarterly
4 November 2010	Health Care REIT *	Rental	Health Care	USD	0.690	5.83	19-Nov	Quarterly
4 November 2010	HCP *	Rental	Health Care	USD	0.465	0.00	23-Nov	Dividend
5 November 2010	Alexander's Inc. *	Rental	Retail	USD	2.500	0.00	19-Nov	Dividend
8 November 2010	Vornado Realty Trust *	Rental	Diversified	USD	0.650	4.47	22-Nov	Quarterly
9 November 2010	Cedar Shopping Centers *	Rental	Retail	USD	0.090	14.85	22-Nov	Quarterly
9 November 2010	Home Props of New York *	Rental	Residential	USD	0.580	4.94	23-Nov	Quarterly
9 November 2010	The Macerich Company *	Rental	Retail	USD	0.500	6.91	8-Dec	Quarterly
10 November 2010	Highwoods Properties *	Rental	Office	USD	0.425	5.57	7-Dec	Quarterly
10 November 2010	Prologis *	Non-Rental	Industrial	USD	0.113	15.91	30-Nov	Quarterly
12 November 2010	American Campus Communities *	Rental	Residential	USD	0.338	4.29	30-Nov	Quarterly
12 November 2010	Duke Realty Corp *	Rental	Office Mixed	USD	0.170	17.34	30-Nov	Quarterly
12 November 2010	H & R Real Estate *	Rental	Diversified	CAD	0.073	7.27	30-Nov	Monthly
12 November 2010	Simon Property Group *	Rental	Retail	USD	0.800	3.65	30-Nov	Quarterly
15 November 2010	Regency Centers *	Rental	Retail	USD	0.463	7.12	1-Dec	Quarterly
16 November 2010	Healthcare Realty Trust *	Rental	Health Care	USD	0.300	7.46	2-Dec	Quarterly
17 November 2010	Apartment Investment *	Rental	Residential	USD	0.100	9.95	30-Nov	Quarterly
17 November 2010	Nationwide Health Props *	Rental	Health Care	USD	0.470	4.88	3-Dec	Quarterly
18 November 2010	LTC Properties *	Rental	Health Care	USD	0.140	5.78	30-Nov	Monthly
26 November 2010	Allied Properties REIT *	Rental	Office	CAD	0.110	5.92	15-Dec	Monthly
26 November 2010	Artis Real Estate Investment Trust *	Rental	Diversified	CAD	0.090	0.00	15-Dec	Dividend
26 November 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.39	15-Dec	Monthly
26 November 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.090	6.31	15-Dec	Monthly
26 November 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.045	9.87	15-Dec	Monthly
26 November 2010	Cominar REIT *	Rental	Diversified	CAD	0.120	6.46	15-Dec	Monthly
26 November 2010	Calloway REIT *	Rental	Retail	CAD	0.129	6.51	15-Dec	Monthly
26 November 2010	Dundee REIT *	Rental	Diversified	CAD	0.183	0.00	15-Dec	Dividend
26 November 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.070	12.09	15-Dec	Monthly
26 November 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.042	16.10	15-Dec	Monthly
26 November 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.048	11.53	17-Dec	Monthly
26 November 2010	Killam Properties *	Rental	Residential	CAD	0.047	0.00	15-Dec	Dividend
26 November 2010	Morguard REIT *	Rental	Diversified	CAD	0.075	6.11	15-Dec	Monthly
26 November 2010	Northern Property REIT *	Rental	Residential	CAD	0.128	5.42	15-Dec	Monthly

** Based on previous period figures

*** Estimated

Version: November 2010

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
26 November 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.102	6.37	15-Dec	Monthly
26 November 2010	Canadian REIT *	Rental	Diversified	CAD	0.118	4.34	14-Dec	Monthly
26 November 2010	Riocan Real Estate *	Rental	Retail	CAD	0.115	6.31	7-Dec	Monthly
29 November 2010	Brookfield Props	Rental	Office	USD	0.140	3.37	31-Dec	Quarterly
29 November 2010	Realty Income *	Rental	Retail	USD	0.144	4.49	15-Dec	Dividend
29 November 2010	Piedmont Office Realty Trust Cl A	Rental	Office	USD	0.315	0.00	15-Dec	Dividend
29 November 2010	Pennsylvania Real Estate *	Rental	Retail	USD	0.150	16.98	15-Dec	Quarterly

** Based on previous period figures

*** Estimated

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
2 December 2010	Camden Property Trust *	Rental	Residential	USD	0.7 ***	5.48	January	Quarterly
4 December 2010	Cousins Properties *	Non-Rental	Diversified	USD	0.25 ***	18.33	January	Quarterly
5 December 2010	UDR Inc. *	Rental	Residential	USD	0.33 ***	7.40	January	Dividend
6 December 2010	Weingarten Realty *	Rental	Retail	USD	0.260	8.86	15-Dec	Quarterly
7 December 2010	Medical Properties Trust *	Rental	Health Care	USD	0.200	9.64	6-Jan	Quarterly
8 December 2010	Extra Space Storage *	Rental	Self Storage	USD	0.100	6.24	31-Dec	Quarterly
11 December 2010	Morguard REIT *	Rental	Diversified	CAD	0.075 ***	6.11	January	Monthly
11 December 2010	Universal Health Realty *	Rental	Health Care	USD	0.95 ***	7.70	January	Quarterly
13 December 2010	BRE Properties *	Rental	Residential	USD	0.375	5.22	31-Dec	Quarterly
13 December 2010	Digital Realty Trust *	Rental	Specialty	USD	0.530	2.40	14-Jan	Quarterly
13 December 2010	H & R Real Estate *	Rental	Diversified	CAD	0.073	7.27	31-Dec	Monthly
13 December 2010	Parkway Properties *	Rental	Office	USD	0.075	14.32	29-Dec	Quarterly
13 December 2010	Public Storage *	Rental	Self Storage	USD	0.800	2.28	30-Dec	Quarterly
13 December 2010	Washington Real Estate *	Rental	Diversified	USD	0.434	5.61	30-Dec	Quarterly
14 December 2010	PS Business Parks *	Rental	Office Mixed	USD	0.440	3.40	31-Dec	Quarterly
15 December 2010	Developers Diversified *	Rental	Retail	USD	0.020	17.60	5-Jan	Quarterly
15 December 2010	Equity One Inc *	Rental	Retail	USD	0.220	6.93	31-Dec	Quarterly
16 December 2010	Cominar REIT *	Rental	Diversified	CAD	0.12 ***	6.46	January	Monthly
17 December 2010	Eastgroup Properties *	Rental	Industrial	USD	0.52 ***	5.22	January	Quarterly
17 December 2010	Ramco-Gershenson *	Rental	Retail	USD	0.2313 ***	14.08	January	Quarterly
17 December 2010	Sunstone Hotel Investors *	Rental	Lodging/Resorts	USD	0.75 ***	18.91	January	Quarterly
17 December 2010	Ventas *	Rental	Health Care	USD	0.5125 ***	4.00	January	Quarterly
18 December 2010	Agree Realty Corp *	Rental	Retail	USD	0.5 ***	7.16	January	Quarterly
18 December 2010	Equity Residential Props *	Rental	Residential	USD	0.4825 ***	3.86	January	Quarterly
21 December 2010	LTC Properties *	Rental	Health Care	USD	0.140	5.78	31-Dec	Monthly
24 December 2010	Apartment Investment *	Rental	Residential	USD	0.6 ***	9.95	January	Quarterly
24 December 2010	Avalonbay Communities *	Rental	Residential	USD	0.8925 ***	3.24	January	Quarterly
24 December 2010	First Capital Realty *	Rental	Retail	CAD	0.200	0.00	11-Jan	Dividend
26 December 2010	CBL & Associates Props *	Rental	Retail	USD	0.37 ***	12.15	January	Quarterly
28 December 2010	DCT Industrial Trust *	Rental	Industrial	USD	0.070	11.34	13-Jan	Quarterly
29 December 2010	Acadia Realty Trust *	Rental	Retail	USD	0.21 ***	4.60	January	Quarterly
29 December 2010	Allied Properties REIT *	Rental	Office	CAD	0.11 ***	5.92	January	Monthly
29 December 2010	Boardwalk REIT *	Rental	Residential	CAD	0.150	4.39	17-Jan	Monthly
29 December 2010	BioMed Realty Trust *	Rental	Office	USD	0.335 ***	7.60	January	Quarterly

** Based on previous period figures

*** Estimated

Version: November 2010

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

Ex -Date	Company	Investment Focus	Sector	Curr	Gross Dividend	Dividend Yield %	Pay Date	Type
29 December 2010	Boston Properties *	Rental	Office	USD	0.68 ***	3.25	January	Quarterly
29 December 2010	Canadian Apartment Props *	Rental	Residential	CAD	0.090	6.31	17-Jan	Monthly
29 December 2010	Chartwell Seniors Housing REIT *	Rental	Health Care	CAD	0.06167 ***	9.87	January	Monthly
29 December 2010	Calloway REIT *	Rental	Retail	CAD	0.129 ***	6.51	January	Monthly
29 December 2010	Equity Lifestyle Properties *	Rental	Residential	USD	0.300	1.48	14-Jan	Quarterly
29 December 2010	Entertainment Props *	Rental	Specialty	USD	0.84 ***	7.26	January	Quarterly
29 December 2010	Extendicare Real Estate Investment Trust *	Rental	Health Care	CAD	0.0925 ***	12.09	January	Monthly
29 December 2010	First Industrial Realty *	Rental	Industrial	USD	0.25 ***	31.67	January	Quarterly
29 December 2010	Winthrop Realty Trust *	Rental	Diversified	USD	0.163	4.34	18-Jan	Quarterly
29 December 2010	Host Hotels & Resorts *	Rental	Lodging/Resorts	USD	0.05 ***	3.94	January	Quarterly
29 December 2010	Innvest REIT *	Rental	Lodging/Resorts	CAD	0.0625 ***	16.10	January	Monthly
29 December 2010	Inland Real Estate Corp *	Rental	Retail	USD	0.08167 ***	11.53	January	Monthly
29 December 2010	Kilroy Realty *	Rental	Office	USD	0.58 ***	6.80	January	Quarterly
29 December 2010	LaSalle Hotel Properties *	Rental	Lodging/Resorts	USD	0.085 ***	7.56	January	Monthly
29 December 2010	Liberty Property Trust *	Rental	Office Mixed	USD	0.475 ***	7.50	January	Quarterly
29 December 2010	Lexington Corporate *	Rental	Diversified	USD	0.115	14.90	14-Jan	Quarterly
29 December 2010	National Healthcare Corp. *	Rental	Health Care	USD	0.280	2.15	1-Mar	Quarterly
29 December 2010	National Health Investors *	Rental	Health Care	USD	0.605	0.00	31-Jan	Dividend
29 December 2010	Northern Property REIT *	Rental	Residential	CAD	0.1233 ***	5.42	January	Monthly
29 December 2010	Corporate Office Props *	Rental	Office	USD	0.3725 ***	4.20	January	Quarterly
29 December 2010	Primaris Retail REIT *	Rental	Retail	CAD	0.1016 ***	6.37	January	Monthly
29 December 2010	Canadian REIT *	Rental	Diversified	CAD	0.1133 ***	4.34	January	Monthly
29 December 2010	Riocan Real Estate *	Rental	Retail	CAD	0.115 ***	6.31	January	Monthly
29 December 2010	Taubman Centers *	Rental	Retail	USD	0.415 ***	3.42	January	Quarterly
30 December 2010	Alexandria Real Estate *	Rental	Office	USD	0.8 ***	4.76	January	Quarterly
30 December 2010	Essex Property Trust *	Rental	Residential	USD	1.02 ***	3.68	January	Quarterly
30 December 2010	Federal Realty Inv *	Rental	Retail	USD	0.670	3.26	18-Jan	Quarterly
30 December 2010	Getty Realty *	Rental	Retail	USD	0.480	6.27	13-Jan	Quarterly
30 December 2010	Investors Real Estate *	Rental	Diversified	USD	0.1695 ***	7.63	January	Quarterly
30 December 2010	Kimco Realty *	Rental	Retail	USD	0.180	10.08	18-Jan	Quarterly
30 December 2010	Realty Income *	Rental	Retail	USD	0.14175 ***	4.49	January	Dividend
30 December 2010	Post Properties *	Rental	Residential	USD	0.2 ***	4.55	January	Quarterly
31 December 2010	Hersha Hospitality Trust *	Rental	Lodging/Resorts	USD	0.18 ***	14.68	January	Dividend

** Based on previous period figures

*** Estimated

Version: November 2010

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

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Nth Am Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price	Dividend	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
Brookfield Props	Rental	Office	16.63	4,670	0.83	1.84	3.46	3.48	12.49	5.04	-4.83	44.09	4.36	-5.62	0.79	-4.82	34.30	30.32	42.11	5,161	85
Riocan Real Estate *	Rental	Retail	21.56	3,922	0.69	1.54	6.40	-NA-	14.47	5.60	4.32	25.36	-4.93	-6.46	0.50	-5.97	14.99	16.81	22.28	4,240	83
H & R Real Estate *	Rental	Diversified	19.80	2,130	0.38	0.84	4.39	-NA-	10.72	5.07	2.68	55.05	0.99	-3.04	0.36	-2.68	32.78	22.67	35.52	2,294	83
Calloway REIT *	Rental	Retail	23.78	1,647	0.29	0.65	6.51	-NA-	46.26	5.94	5.80	36.98	-0.50	-0.92	0.54	-0.38	29.16	-NA-	34.95	1,508	70
Canadian REIT *	Rental	Diversified	31.07	1,537	0.27	0.61	4.54	-NA-	14.71	11.57	5.85	23.82	0.18	-3.06	0.37	-2.69	19.28	17.49	19.53	1,500	75
Boardwalk REIT *	Rental	Residential	41.00	1,487	0.26	0.59	4.39	53.42	18.02	20.02	1.17	16.98	-12.13	-4.32	0.35	-3.97	16.42	23.62	25.50	1,239	64
Cominar REIT *	Rental	Diversified	21.85	1,008	0.18	0.40	6.59	-NA-	13.18	8.07	6.21	26.99	1.89	0.74	0.55	1.29	19.74	15.91	22.99	1,050	80
Primaris Retail REIT *	Rental	Retail	19.14	978	0.17	0.38	6.37	-NA-	-NA-	8.90	8.76	27.40	-0.91	-1.64	0.52	-1.12	25.51	-NA-	28.73	1,789	141
Dundee REIT *	Rental	Diversified	29.76	919	0.16	0.36	7.38	-NA-	14.73	9.45	-1.09	66.70	7.25	1.88	0.63	2.51	53.12	28.72	38.11	1,353	113
Canadian Apartment Props *	Rental	Residential	17.12	877	0.15	0.35	6.31	-NA-	9.19	7.76	4.39	41.09	1.76	-1.78	0.52	-1.26	28.81	16.96	22.75	817	72
Chartwell Seniors Housing REIT *	Rental	Health Care	8.05	859	0.15	0.34	6.71	-NA-	-NA-	-4.35	-0.73	36.78	-9.45	-13.90	0.48	-13.42	21.55	-NA-	37.78	1,256	112
First Capital Realty	Rental	Retail	15.60	747	0.13	0.29	5.13	-NA-	-NA-	4.19	2.22	29.65	0.65	2.16	0.00	2.16	20.55	-NA-	18.56	641	66
Artis Real Estate Investment	Rental	Diversified	12.55	703	0.12	0.28	8.61	-NA-	-NA-	2.69	-4.42	34.95	-7.95	-4.56	0.68	-3.88	17.40	-NA-	43.91	1,829	200
Allied Properties REIT *	Rental	Office	22.12	645	0.11	0.25	5.97	-NA-	-NA-	11.10	7.38	33.94	-1.59	-1.51	0.49	-1.02	20.63	-NA-	24.41	1,348	161
Extendicare REIT *	Rental	Health Care	9.18	543	0.10	0.21	9.15	10.17	24.91	2.82	-0.76	36.33	-9.07	-16.16	0.64	-15.53	4.52	45.66	47.97	747	106
Northern Property REIT*	Rental	Residential	27.31	471	0.08	0.19	5.60	-NA-	-NA-	13.05	12.52	35.24	7.55	0.96	0.47	1.43	30.97	-NA-	21.84	436	71
Morguard REIT *	Rental	Diversified	14.72	469	0.08	0.18	6.11	-NA-	8.26	11.27	9.49	32.94	8.15	8.63	0.55	9.19	19.03	21.24	33.88	-NA-	-NA-
Innvest REIT *	Rental	Lodging/Resorts	6.60	439	0.08	0.17	7.58	-NA-	-NA-	-3.15	-6.18	47.62	-7.05	-3.65	0.61	-3.04	32.68	-NA-	44.16	434	76
Killam Properties	Rental	Residential	10.54	352	0.06	0.14	5.31	-NA-	-NA-	-1.04	7.95	37.24	9.51	7.66	0.48	8.14	25.08	-NA-	27.08	233	51
Crombie Real Estate Investment Trust *	Rental	Retail	12.55	326	0.06	0.13	7.09	-NA-	-NA-	-NA-	0.95	24.26	-2.18	-1.88	0.00	-1.88	15.67	-NA-	26.75	285	67
Canada Total				24,730	4.37	9.74	5.56														
Simon Property Group *	Rental	Retail	98.50	21,942	3.88	8.64	3.25	-NA-	18.86	8.45	3.56	37.65	7.07	2.58	0.83	3.42	25.34	30.13	46.24	21,852	77
Vornado Realty Trust *	Rental	Diversified	81.58	11,400	2.01	4.49	3.19	15.61	12.02	3.28	0.65	27.19	-3.86	-6.65	0.74	-5.90	19.04	30.33	48.17	10,914	74
Equity Residential Props *	Rental	Residential	49.98	10,823	1.91	4.26	2.70	-NA-	10.28	7.77	14.34	60.71	5.07	2.78	0.00	2.78	51.81	26.53	37.56	11,109	79
Public Storage *	Rental	Self Storage	96.60	9,471	1.67	3.73	3.31	15.85	18.23	8.93	10.46	24.47	-0.45	-2.64	0.00	-2.64	20.93	23.80	31.01	9,606	78
Boston Properties *	Rental	Office	83.80	8,918	1.58	3.51	2.39	-NA-	11.10	7.48	-0.51	28.37	0.82	-2.77	0.00	-2.77	27.45	27.28	41.26	8,173	70
Host Hotels & Resorts *	Rental	Lodging/Resorts	16.48	8,269	1.46	3.26	0.24	13.02	5.33	0.69	-2.25	56.75	13.81	3.71	0.00	3.71	41.30	46.86	73.04	7,858	73
HCP *	Rental	Health Care	32.93	7,843	1.39	3.09	5.65	10.17	13.36	8.33	2.63	9.65	-7.18	-8.55	1.29	-7.26	12.38	29.93	44.68	7,234	71
Avalonbay Communities *	Rental	Residential	110.33	7,218	1.28	2.84	3.24	-NA-	11.93	7.35	7.58	57.67	6.16	3.78	0.00	3.78	37.63	25.64	37.18	8,959	95
Ventas *	Rental	Health Care	51.27	6,164	1.09	2.43	4.17	16.69	30.94	13.87	9.60	24.25	-0.58	-4.28	0.00	-4.28	20.78	35.34	48.14	5,975	74
Prologis *	Non-Rental	Industrial	13.01	5,567	0.98	2.19	3.46	-NA-	2.60	-15.42	-37.21	2.62	11.40	-4.69	0.82	-3.86	-1.95	92.63	166.43	9,974	138
Kimco Realty *	Rental	Retail	16.66	5,194	0.92	2.05	3.84	-NA-	7.63	-5.88	-19.76	41.07	6.79	-3.31	0.00	-3.31	28.46	38.20	63.27	4,941	73

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Nth Am Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Rtn (%)	Dividend Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
The Macerich Company *	Rental	Retail	46.34	4,630	0.82	1.82	4.32	-NA-	14.70	-1.75	-10.29	62.09	9.06	3.88	1.12	5.00	34.18	70.02	123.62	4,902	81
Health Care REIT *	Rental	Health Care	46.28	4,431	0.78	1.74	5.96	10.49	15.36	11.23	6.26	8.51	-0.78	-9.43	1.35	-8.08	9.07	22.84	27.04	6,187	107
SL Green Realty *	Rental	Office	65.40	3,910	0.69	1.54	0.61	-NA-	11.97	0.38	-12.30	48.75	3.27	-0.49	0.00	-0.49	31.32	44.99	76.48	5,069	100
AMB Property *	Rental	Industrial	29.18	3,768	0.67	1.48	3.84	-NA-	6.63	-4.58	-18.43	28.66	11.30	3.51	0.00	3.51	18.59	32.94	54.75	3,987	81
Federal Realty Inv *	Rental	Retail	77.39	3,621	0.64	1.43	3.46	10.61	17.92	7.38	0.76	24.39	-5.23	-5.60	0.00	-5.60	17.19	24.29	34.54	4,293	91
Digital Realty Trust *	Rental	Specialty	52.52	3,522	0.62	1.39	4.04	-NA-	-NA-	21.12	14.04	11.06	-14.88	-12.07	0.00	-12.07	6.82	-NA-	32.49	18,359	400
Nationwide Health Props *	Rental	Health Care	36.05	3,427	0.61	1.35	5.21	10.96	14.61	14.16	9.39	10.03	-5.56	-11.71	1.15	-10.56	6.37	26.79	34.05	3,020	68
UDR Inc. *	Rental	Residential	22.30	3,116	0.55	1.23	3.32	9.56	14.40	6.14	7.59	54.64	6.46	-0.80	0.00	-0.80	40.82	28.72	43.22	4,869	120
Alexandria Real Estate *	Rental	Office	66.75	2,829	0.50	1.11	2.10	-NA-	9.53	-1.06	-9.09	21.70	-4.64	-9.16	0.00	-9.16	6.16	32.83	53.55	3,540	96
Realty Income *	Rental	Retail	34.05	2,727	0.48	1.07	5.07	-NA-	14.87	13.08	11.01	40.86	1.83	-0.67	0.42	-0.25	36.94	20.47	27.88	2,473	70
Liberty Property Trust *	Rental	Office Mixed	31.34	2,715	0.48	1.07	6.06	-NA-	7.20	-0.85	4.51	8.94	-1.76	-6.34	0.00	-6.34	0.87	28.08	42.57	2,771	78
Camden Property Trust *	Rental	Residential	51.07	2,628	0.46	1.03	3.52	-NA-	9.31	1.36	3.17	37.08	6.46	2.98	0.00	2.98	24.31	29.55	45.41	3,441	101
Essex Property Trust *	Rental	Residential	110.84	2,563	0.45	1.01	3.73	-NA-	10.70	7.23	5.86	44.15	1.28	-1.88	0.00	-1.88	36.20	23.19	31.65	2,553	77
Regency Centers *	Rental	Retail	40.72	2,551	0.45	1.00	4.54	-NA-	11.23	-2.12	-10.82	25.81	4.34	-3.46	1.10	-2.36	20.10	30.36	47.59	3,025	91
Developers Diversified *	Rental	Retail	12.83	2,460	0.43	0.97	0.62	-NA-	11.03	-11.55	-24.84	29.35	14.35	-0.54	0.00	-0.54	41.14	51.39	88.66	2,478	77
Senior Housing Prop *	Rental	Health Care	22.33	2,178	0.38	0.86	6.63	-NA-	15.08	9.23	6.36	14.44	-3.40	-6.53	0.00	-6.53	8.69	29.44	37.69	1,871	66
Weingarten Realty *	Rental	Retail	23.70	2,178	0.38	0.86	4.39	8.06	8.19	-2.86	-6.78	28.72	8.62	-1.78	0.00	-1.78	24.99	38.70	65.47	2,302	81
Apartment Investment *	Rental	Residential	24.12	2,165	0.38	0.85	1.66	-NA-	2.57	0.84	-4.81	80.75	13.28	3.47	0.43	3.90	53.39	38.25	61.53	3,008	107
Duke Realty Corp *	Rental	Office Mixed	11.13	2,150	0.38	0.85	6.11	9.62	2.30	-11.82	-18.31	3.84	-2.50	-10.75	1.36	-9.38	-4.35	40.10	67.10	2,616	93
BRE Properties *	Rental	Residential	43.07	2,108	0.37	0.83	3.48	10.10	7.06	2.92	3.65	44.06	3.78	0.33	0.00	0.33	34.73	26.75	40.42	2,297	84
Hospitality Properties *	Rental	Lodging/Resorts	22.12	2,097	0.37	0.83	8.14	-NA-	8.51	-3.94	-10.25	16.28	1.07	-3.02	0.00	-3.02	-4.81	31.02	49.51	1,774	65
Corrections Corp of America	Rental	Specialty	24.15	2,050	0.36	0.81	0.00	-NA-	34.46	10.27	-7.50	-3.36	-2.15	-5.92	0.00	-5.92	-1.63	89.68	37.52	1,155	43
Mack-Cali Realty *	Rental	Office	31.75	1,931	0.34	0.76	5.67	-NA-	7.71	-0.45	2.20	9.32	-1.56	-5.45	0.00	-5.45	-2.95	29.91	46.42	2,081	83
CBL & Associates Props *	Rental	Retail	16.50	1,747	0.31	0.69	4.85	-NA-	10.19	-8.14	-8.47	86.72	26.34	5.23	0.00	5.23	77.66	88.35	157.69	2,716	119
BioMed Realty Trust *	Rental	Office	17.63	1,741	0.31	0.69	3.86	-NA-	-NA-	-2.53	-3.60	31.63	-1.62	-3.92	0.00	-3.92	13.50	-NA-	61.82	2,406	106
Corporate Office Props *	Rental	Office	33.91	1,717	0.30	0.68	4.87	-NA-	16.98	2.46	1.99	3.66	-9.11	-4.45	0.00	-4.45	-4.27	24.01	30.99	2,453	110
Highwoods Properties *	Rental	Office	30.51	1,678	0.30	0.66	5.57	-NA-	8.45	6.00	3.51	3.84	-4.73	-7.91	1.28	-6.63	-4.69	26.77	37.25	2,857	131
National Retail Properties *	Rental	Retail	26.01	1,665	0.29	0.66	5.84	9.91	14.76	10.39	7.58	37.30	5.10	-4.02	0.00	-4.02	29.67	23.59	34.30	2,020	93
Entertainment Props *	Rental	Specialty	46.30	1,654	0.29	0.65	5.62	-NA-	19.88	7.22	1.04	54.80	7.23	0.15	0.00	0.15	36.80	36.28	55.94	1,536	71
American Campus Communities *	Rental	Residential	31.44	1,611	0.28	0.63	4.29	-NA-	-NA-	8.70	11.13	21.67	4.39	-0.60	1.07	0.47	16.69	-NA-	31.26	5,185	247
Forest City Enterprises	Rental	Diversified	15.35	1,599	0.28	0.63	0.00	12.44	2.54	-16.03	-32.14	43.06	19.64	5.21	0.00	5.21	30.31	60.47	106.26	933	45
Mid-America Apartment *	Rental	Residential	61.37	1,546	0.27	0.61	4.01	-NA-	14.90	8.65	12.50	37.24	6.36	0.56	0.00	0.56	32.21	23.75	33.91	1,764	88

* - 5 & - 3 Years Total Returns are annualised

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

Index Constituents	Investment Focus	Sector	Local	Free	Free	Free	Div	Total	Total	Total	Total	Total	Total	Price	Dividend	Total	Total	10 Yrs	36M	Turnover	Annual
			Price	Float	Float	Float														3 month	
			EUR (m)	Global	Nth Am	Wght (%)														Yld (%)	
30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD	Vlty (%)	Vlty (%)	USD (m)	(%)			
Home Props of New York *	Rental	Residential	53.59	1,544	0.27	0.61	4.33	-NA-	10.62	9.63	10.37	23.35	2.40	-1.58	1.07	-0.51	16.16	24.69	35.58	2,099	104
Omega Healthcare Investors *	Rental	Health Care	21.11	1,537	0.27	0.61	7.01	-NA-	21.90	17.40	15.28	23.71	-4.32	-8.22	0.00	-8.22	15.06	48.06	28.39	1,723	86
Taubman Centers *	Rental	Retail	48.53	1,526	0.27	0.60	3.42	-NA-	19.48	9.93	-0.01	46.07	8.79	4.55	0.00	4.55	38.61	31.98	48.82	2,918	147
Tanger Factory *	Rental	Retail	47.98	1,484	0.26	0.58	3.23	-NA-	19.88	15.01	7.66	26.15	2.60	0.13	0.00	0.13	26.99	21.07	23.97	1,810	94
Washington Real Estate *	Rental	Diversified	30.68	1,472	0.26	0.58	5.64	8.46	8.15	4.58	3.82	24.18	-3.31	-4.21	0.00	-4.21	16.07	24.25	33.95	1,509	79
Commonwealth REIT *	Rental	Office	25.03	1,386	0.24	0.55	7.99	2.66	2.59	-8.15	-6.92	3.38	-2.23	-1.65	0.00	-1.65	-1.89	32.63	52.48	-NA-	-NA-
Kilroy Realty *	Rental	Office	34.12	1,371	0.24	0.54	4.10	-NA-	7.28	-6.33	-10.45	18.65	2.96	-0.15	0.00	-0.15	15.42	29.25	41.89	1,713	96
LaSalle Hotel Properties *	Rental	Lodging/Resorts	23.80	1,276	0.23	0.50	1.85	-NA-	9.19	-2.68	-11.32	28.50	1.75	0.46	0.00	0.46	12.72	53.13	83.80	1,702	102
Post Properties *	Rental	Residential	34.07	1,273	0.22	0.50	2.35	-NA-	4.41	0.30	1.05	89.20	22.03	11.93	0.00	11.93	76.89	30.22	46.89	1,831	111
Equity Lifestyle Properties *	Rental	Residential	53.88	1,272	0.22	0.50	2.23	-NA-	9.62	4.37	6.87	14.41	-1.10	-5.34	0.00	-5.34	8.34	21.27	28.28	1,145	69
Diamondrock Hospitality *	Rental	Lodging/Resorts	10.53	1,248	0.22	0.49	0.30	-NA-	-NA-	2.51	-11.72	35.45	10.96	-0.47	0.00	-0.47	24.32	-NA-	64.28	3,516	216
Douglas Emmett	Rental	Office	16.70	1,181	0.21	0.46	2.40	-NA-	-NA-	-NA-	-9.28	22.45	-4.63	-6.91	0.00	-6.91	17.89	-NA-	48.26	5,976	389
Brandywine Realty Trust *	Rental	Office	11.06	1,116	0.20	0.44	5.42	15.82	2.89	-10.18	-12.21	17.21	-8.49	-7.60	0.00	-7.60	0.09	54.42	94.33	1,442	99
Extra Space Storage *	Rental	Self Storage	16.02	1,076	0.19	0.42	2.50	-NA-	-NA-	6.31	9.79	53.50	-0.12	-1.11	0.00	-1.11	43.90	-NA-	42.34	2,868	205
DuPont Fabros Technology *	Rental	Specialty	22.59	1,023	0.18	0.40	2.12	-NA-	-NA-	-NA-	7.70	41.67	-10.18	-10.00	0.00	-10.00	26.24	-NA-	81.70	1,397	105
Piedmont Office Realty Trust Cl A	Rental	Office	19.89	1,016	0.18	0.40	6.33	-NA-	-NA-	-NA-	-NA-	6.85	5.41	1.67	7.07	-NA-	-NA-	-NA-	2,309	175	
Healthcare Realty Trust *	Rental	Health Care	20.64	1,009	0.18	0.40	5.81	-NA-	10.50	-0.61	-0.96	-2.11	-10.47	-14.50	1.24	-13.26	0.77	27.37	36.69	1,048	80
Colonial Properties *	Rental	Residential	18.00	985	0.17	0.39	3.33	-NA-	7.51	-5.03	-4.92	72.06	12.11	0.39	0.84	1.23	58.57	45.01	78.54	1,105	86
National Health Inv *	Rental	Health Care	44.00	938	0.17	0.37	5.50	-NA-	24.59	12.63	19.99	37.88	-0.14	-4.97	0.00	-4.97	21.94	30.57	30.79	466	38
Orient Express Hotel	Rental	Lodging/Resorts	11.57	897	0.16	0.35	0.00	-NA-	-4.71	-17.99	-42.66	38.40	3.77	-8.61	0.00	-8.61	14.10	53.63	76.92	2,762	237
Medical Properties Trust *	Rental	Health Care	10.48	895	0.16	0.35	7.63	-NA-	-NA-	9.90	2.52	10.33	3.35	-6.34	0.00	-6.34	6.80	-NA-	50.31	1,923	165
Sunstone Hotel Investors *	Rental	Lodging/Resorts	9.52	863	0.15	0.34	0.00	-NA-	-NA-	-9.87	-18.82	17.53	4.96	-12.26	0.00	-12.26	7.21	-NA-	90.04	3,160	281
Eastgroup Properties *	Rental	Industrial	39.87	821	0.15	0.32	5.22	11.50	11.51	1.88	-0.39	10.63	6.66	-1.51	0.00	-1.51	8.23	23.76	33.38	654	61
Lexington Corporate *	Rental	Diversified	7.85	807	0.14	0.32	5.10	-NA-	8.84	-3.92	-9.80	68.02	9.64	0.90	0.00	0.90	34.01	38.24	66.14	729	69
DCT Industrial Trust *	Rental	Industrial	4.94	801	0.14	0.32	5.67	-NA-	-NA-	-NA-	-14.94	10.53	4.59	-1.40	0.00	-1.40	4.58	-NA-	43.64	3,094	297
Hersha Hospitality Trust	Rental	Lodging/Resorts	6.13	796	0.14	0.31	3.26	-NA-	2.82	-4.02	-9.64	140.68	18.34	0.49	0.00	0.49	100.00	44.03	73.76	2,591	250
Franklin Street Properties	Rental	Office	12.83	785	0.14	0.31	5.92	-NA-	-NA-	-8.86	-7.69	15.32	4.83	-3.90	0.00	-3.90	-10.88	-NA-	37.12	754	74
Sovran Self Storage *	Rental	Self Storage	36.03	761	0.13	0.30	5.00	-NA-	12.68	-0.71	-0.61	17.64	-3.75	-7.78	0.00	-7.78	6.41	27.02	39.49	556	56
PS Business Parks *	Rental	Office Mixed	51.82	728	0.13	0.29	3.40	-NA-	9.34	4.86	1.91	12.71	-8.40	-12.55	0.00	-12.55	6.17	22.36	29.23	1,306	138
Equity One Inc *	Rental	Retail	17.31	615	0.11	0.24	5.08	-NA-	11.30	-0.71	-4.17	14.12	2.55	-7.43	0.00	-7.43	12.12	24.85	33.75	806	101
Alexander's Inc. *	Rental	Retail	385.48	602	0.11	0.24	1.95	15.21	18.79	9.18	0.07	40.18	22.86	2.56	0.67	3.23	28.27	34.13	48.60	186	24
Government Properties *	Rental	Office	25.65	598	0.11	0.24	6.39	-NA-	-NA-	-NA-	-NA-	2.72	-3.93	-3.90	0.00	-3.90	11.62	-NA-	-NA-	1,588	204

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Index Constituents	Investment Focus	Sector	Local Price	Free Float Mkt Cap	Free Float Global Wght (%)	Free Float Nth Am Wght (%)	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Price Nov-10	Dividend Nov-10	Total Rtn (%)	Total Rtn (%)	10 Yrs Vity (%)	36M Vity (%)	Turnover 3 month Annualised USD (m)	Annual Velocity (%)
			30-Nov	30-Nov	30-Nov	30-Nov	30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	Nov-10	Nov-10	YTD				
U-Store-It Trust *	Rental	Self Storage	8.27	590	0.10	0.23	1.21	-NA-	-NA-	-11.52	-2.94	28.57	-0.66	-3.95	0.00	-3.95	14.34	-NA-	74.25	1,431	186
First Potomac Realty Trust *	Rental	Industrial	15.74	586	0.10	0.23	5.08	-NA-	-NA-	-4.96	-0.04	39.81	6.27	-4.49	1.21	-3.28	31.58	-NA-	41.12	396	52
Cousins Properties *	Non-Rental	Diversified	7.42	583	0.10	0.23	1.60	8.31	0.05	-11.16	-23.90	8.60	5.19	0.13	0.00	0.13	2.48	33.30	51.96	558	74
Pennsylvania Real Estate *	Rental	Retail	13.43	571	0.10	0.22	4.47	6.04	5.52	-10.29	-21.19	87.82	14.50	-5.89	1.05	-4.84	64.07	57.03	99.97	668	90
Acadia Realty Trust *	Rental	Retail	18.26	563	0.10	0.22	3.94	-NA-	16.15	2.55	-6.44	16.66	-3.89	-4.30	0.00	-4.30	11.44	26.68	37.77	594	81
Inland Real Estate Corp *	Rental	Retail	8.50	558	0.10	0.22	6.71	-NA-	-NA-	-3.08	-9.63	15.54	3.43	-2.19	0.55	-1.64	10.71	-NA-	36.73	349	48
Strategic Hotels & Resorts	Rental	Lodging/Resorts	4.67	543	0.10	0.21	0.00	-NA-	-NA-	-24.04	-36.58	174.71	10.14	2.64	0.00	2.64	151.08	-NA-	110.25	1,641	232
Glimcher Realty Trust *	Rental	Retail	8.18	534	0.09	0.21	4.89	-NA-	6.72	-11.59	-19.78	185.03	33.01	8.92	0.00	8.92	210.37	49.72	83.15	515	74
Investors Real Estate *	Rental	Diversified	8.85	518	0.09	0.20	7.75	-NA-	4.94	5.35	2.67	8.21	5.61	0.57	0.00	0.57	4.03	15.85	20.79	646	96
Getty Realty *	Rental	Retail	29.81	514	0.09	0.20	6.44	9.48	12.86	7.79	9.33	39.46	11.11	4.56	0.00	4.56	32.72	31.90	40.48	369	55
LTC Properties *	Rental	Health Care	26.99	493	0.09	0.19	6.22	-NA-	26.47	11.06	10.40	11.09	6.82	-3.09	0.50	-2.59	6.28	29.65	29.89	388	60
Sun Communities *	Rental	Residential	33.14	493	0.09	0.19	7.60	-NA-	6.38	8.37	18.47	87.68	10.00	1.63	0.00	1.63	80.56	31.71	52.97	339	53
Associated Estates Realty	Rental	Residential	14.95	461	0.08	0.18	4.55	9.50	7.76	13.40	10.86	58.20	8.15	7.63	0.00	7.63	38.69	35.18	48.14	1,540	256
Saul Centers *	Rental	Retail	42.57	447	0.08	0.18	3.38	-NA-	13.82	6.47	-5.92	42.90	2.34	-0.26	0.00	-0.26	34.62	28.93	39.00	228	39
Felcor Lodging Trust *	Rental	Lodging/Resorts	5.93	442	0.08	0.17	0.00	-NA-	-5.99	-12.36	-25.88	75.96	28.91	-3.58	0.00	-3.58	64.72	65.10	107.78	422	73
First Industrial Realty *	Rental	Industrial	7.61	370	0.07	0.15	0.00	-NA-	-0.65	-16.62	-33.50	70.63	50.10	3.82	0.00	3.82	45.51	46.87	80.39	563	117
Ashford Hospitality *	Rental	Lodging/Resorts	9.40	369	0.07	0.15	0.00	-NA-	-NA-	2.15	9.78	125.42	3.87	-7.39	0.00	-7.39	102.59	-NA-	91.01	258	54
National Healthcare	Rental	Health Care	43.32	341	0.06	0.13	2.59	-NA-	30.16	3.04	-3.88	24.54	16.86	18.98	0.00	18.98	20.74	55.76	22.70	180	41
Ramco-Gershenson *	Rental	Retail	11.50	335	0.06	0.13	5.68	3.96	7.29	-7.33	-15.75	35.79	7.38	-0.69	0.00	-0.69	27.11	41.85	71.03	213	49
Universal Health Realty *	Rental	Health Care	35.07	330	0.06	0.13	6.90	9.81	12.49	7.68	8.92	22.08	1.92	-5.60	0.00	-5.60	15.08	21.11	22.98	261	61
Education Realty Trust *	Rental	Residential	7.34	321	0.06	0.13	2.72	-NA-	-NA-	-2.78	-9.36	55.51	3.36	-2.13	0.00	-2.13	59.04	-NA-	51.48	603	144
Cedar Shopping Centers *	Rental	Retail	6.06	296	0.05	0.12	5.94	-NA-	0.26	-6.90	-12.59	7.04	1.15	-3.96	1.43	-2.54	-4.93	76.91	92.90	169	44
Urstadt Biddle Class A *	Rental	Retail	18.40	294	0.05	0.12	5.27	-NA-	14.37	6.27	6.36	35.88	1.77	-4.22	0.00	-4.22	22.09	23.21	28.51	241	63
CapLease	Rental	Office Mixed	6.10	268	0.05	0.11	3.93	-NA-	-NA-	-8.92	-11.21	42.92	9.12	4.10	0.00	4.10	40.64	-NA-	64.47	223	64
Parkway Properties *	Rental	Office	15.89	268	0.05	0.11	1.89	12.78	3.33	-9.03	-19.24	-9.27	7.36	2.12	0.00	2.12	-20.20	35.76	56.62	151	43
Kite Realty Group Trust *	Non-Rental	Retail	5.02	243	0.04	0.10	4.78	-NA-	-NA-	-12.03	-25.40	64.04	14.41	5.02	0.00	5.02	27.76	-NA-	64.09	98	31
Cogdell Spencer	Non-Rental	Health Care	5.72	220	0.04	0.09	6.99	-NA-	-NA-	-18.78	-27.86	17.23	-9.49	-12.94	0.00	-12.94	4.59	-NA-	50.08	355	124
Agree Realty Corp *	Rental	Retail	27.95	209	0.04	0.08	7.30	-NA-	12.96	6.03	4.16	21.64	10.69	9.61	0.00	9.61	26.49	33.17	51.54	352	129
Winthrop Realty Trust	Rental	Diversified	11.97	181	0.03	0.07	5.43	-4.03	1.95	-9.11	-18.26	42.35	-3.16	-11.99	0.00	-11.99	16.32	32.91	42.77	598	254
United States Total				229,168.73	40.49	90.23	3.66														

* -5 & -3 Years Total Returns are annualised

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

Gross Total Return																
				Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
North America	EUR	2,737.39	253,898.85	100.00	3.84	14.73	7.00	0.32	1.06	51.61	7.38	4.46	35.31	23.51	35.88	
United States	EUR	2,524.43	229,168.73	90.26	3.66	14.74	6.11	-0.27	0.50	50.79	7.80	4.70	34.78	24.26	37.15	
United States Dividend+	EUR	1,711.52	202,657.72	79.82	4.07	-NA-	-NA-	-NA-	0.70	50.20	7.02	4.49	34.44	-NA-	37.42	
Canada	EUR	4,279.19	24,730.12	9.74	5.56	4.82	12.68	6.91	7.16	59.48	3.65	2.31	40.52	19.36	28.71	
North America	USD	3,401.29	330,511.39	130.17	3.84	14.25	10.92	2.33	-2.90	31.45	2.39	-2.16	22.77	24.85	39.31	
United States	USD	3,278.61	298,319.09	117.50	3.66	14.52	10.47	1.72	-3.44	30.74	2.79	-1.94	22.28	25.55	40.56	
United States Dividend+	USD	1,840.30	263,808.53	103.90	4.07	-NA-	10.73	1.56	-3.25	30.23	2.05	-2.14	21.98	-NA-	40.83	
Canada	USD	5,557.60	32,192.29	12.68	5.56	4.43	17.30	9.05	2.95	38.28	-1.17	-4.18	27.50	20.89	32.15	
North America	GBP	3,519.80	212,227.97	83.59	3.84	15.50	9.88	4.51	6.52	38.52	3.60	0.44	27.30	24.62	37.91	
United States	GBP	3,392.85	191,556.66	75.45	3.66	15.79	9.44	3.89	5.93	37.77	4.00	0.67	26.80	25.42	39.38	
United States Dividend+	GBP	2,118.11	169,396.74	66.72	4.07	-NA-	9.70	3.72	6.14	37.24	3.26	0.47	26.49	-NA-	39.68	
Canada	GBP	5,751.24	20,671.32	8.14	5.56	6.23	16.21	11.37	12.94	45.72	0.00	-1.63	32.20	19.22	27.76	
North America	JPY	2,783.71	27,686,939.07	10904.71	3.84	11.65	7.86	-4.71	-11.58	27.83	2.67	1.75	10.47	26.43	41.19	
United States	JPY	2,683.30	24,990,190.53	9842.58	3.66	11.91	7.43	-5.28	-12.07	27.14	3.07	1.98	10.04	27.04	42.25	
United States Dividend+	JPY	1,391.23	22,099,240.86	8703.95	4.07	-NA-	-NA-	-NA-	-11.89	26.64	2.33	1.77	9.76	-NA-	42.46	
Canada	JPY	4,548.48	2,696,748.54	1062.14	5.56	2.43	14.07	1.55	-6.24	34.47	-0.90	-0.35	14.72	23.18	35.85	
North America	AUD	2,320.72	344,624.23	135.73	3.84	-NA-	-NA-	-NA-	-NA-	25.46	3.37	-0.01	15.13	-NA-	-NA-	
United States	AUD	2,237.02	311,057.32	122.51	3.66	-NA-	-NA-	-NA-	-NA-	24.79	3.77	0.22	14.67	-NA-	-NA-	
United States Dividend+	AUD	1,462.67	275,073.16	108.34	4.07	-NA-	-NA-	-NA-	-NA-	24.30	3.03	0.02	14.39	-NA-	-NA-	
Canada	AUD	3,791.98	33,566.91	13.22	5.56	-NA-	-NA-	-NA-	-NA-	31.98	-0.22	-2.06	19.56	-NA-	-NA-	
Canada	CAD	3,946.63	33,064.71	9.74	5.56	3.47	12.66	6.27	3.88	34.73	-1.04	-3.28	24.92	16.12	23.16	

* -5 & -3 Years Total Returns are annualised

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

Net Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
North America	EUR	2,564.32	253,898.85	100.00	2.72	-NA-	-NA-	-0.87	-0.44	49.82	7.20	4.35	33.92	-NA-	35.86
United States	EUR	2,369.65	229,168.73	90.26	2.56	-NA-	-NA-	-1.42	-0.96	49.06	7.63	4.59	33.43	-NA-	50.02
Canada	EUR	3,908.59	24,730.12	9.74	4.17	-NA-	-NA-	5.24	5.26	57.14	3.41	2.17	38.63	-NA-	44.37
North America	USD	3,186.23	330,511.39	100.00	2.72	-NA-	-NA-	1.12	-4.34	29.90	2.22	-2.27	21.50	-NA-	39.27
United States	USD	3,077.59	298,319.09	90.26	2.56	-NA-	-NA-	0.55	-4.85	29.24	2.63	-2.04	21.06	-NA-	40.50
Canada	USD	5,076.28	32,192.29	9.74	4.17	-NA-	-NA-	7.35	1.13	36.25	-1.39	-4.31	25.78	-NA-	32.12
North America	GBP	3,297.25	212,227.97	100.00	2.72	-NA-	-NA-	3.27	4.94	36.89	3.43	0.34	25.99	-NA-	37.85
United States	GBP	3,184.82	191,556.66	90.26	2.56	-NA-	-NA-	2.69	4.39	36.19	3.84	0.57	25.53	-NA-	39.32
Canada	GBP	5,253.15	20,671.32	9.74	4.17	-NA-	-NA-	9.63	10.94	43.58	-0.23	-1.76	30.43	-NA-	27.74
North America	JPY	2,607.70	27,686,939.07	100.00	2.72	-NA-	-NA-	-5.84	-12.89	26.32	2.50	1.64	9.33	-NA-	41.14
United States	JPY	2,518.78	24,990,190.53	90.26	2.56	-NA-	-NA-	-6.37	-13.35	25.68	2.91	1.88	8.94	-NA-	42.96
Canada	JPY	4,154.56	2,696,748.54	9.74	4.17	-NA-	-NA-	-0.04	-7.91	32.50	-1.12	-0.48	13.18	-NA-	36.72
North America	AUD	2,173.99	344,624.23	135.73	2.72	-NA-	-NA-	-NA-	-NA-	23.98	3.20	-0.11	13.94	-NA-	-NA-
United States	AUD	2,099.86	311,057.32	122.51	2.56	-NA-	-NA-	-NA-	-NA-	23.36	3.61	0.12	13.53	-NA-	-NA-
Canada	AUD	3,463.58	33,566.91	13.22	4.17	-NA-	-NA-	-NA-	-NA-	30.04	-0.45	-2.20	17.95	-NA-	-NA-
Canada	CAD	3,605.09	33,064.71	9.74	3.65	-NA-	-NA-	4.61	2.04	32.75	-1.27	-3.41	23.24	-NA-	23.14

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Price Return

Index Description	Curr	Close Value Nov-10	Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
North America	EUR	1,549.43	253,898.85	100.00	0.00	7.85	1.68	-4.24	-3.95	45.60	6.78	4.09	30.60	23.45	35.81
United States	EUR	1,435.00	229,168.73	90.26	0.00	7.81	0.90	-4.66	-4.29	45.10	7.24	4.35	30.34	24.20	37.08
United States Dividend+	EUR	1,874.92	202,657.72	79.82	0.00	-NA-	-NA-	-NA-	-4.30	44.20	6.40	4.10	29.74	-NA-	37.33
Canada	EUR	2,363.93	24,730.12	9.74	0.00	1.13	6.55	0.39	-0.24	50.35	2.70	1.75	33.13	19.31	28.63
North America	USD	1,924.89	330,511.39	100.00	0.00	7.40	5.41	-2.32	-7.71	26.24	1.81	-2.51	18.49	24.72	39.16
United States	USD	1,863.71	298,319.09	90.26	0.00	7.61	5.04	-2.75	-8.04	25.81	2.25	-2.27	18.26	25.42	40.38
United States Dividend+	USD	2,091.58	263,808.53	79.82	0.00	-NA-	4.83	-3.09	-8.06	25.03	1.45	-2.51	17.72	-NA-	40.65
Canada	USD	3,070.15	32,192.29	9.74	0.00	0.75	10.92	2.40	-4.16	30.36	-2.07	-4.70	20.79	20.80	32.02
North America	GBP	1,991.96	212,227.97	100.00	0.00	8.58	4.42	-0.24	1.24	33.03	3.02	0.08	22.87	24.48	37.71
United States	GBP	1,928.64	191,556.66	90.26	0.00	8.79	4.06	-0.68	0.88	32.58	3.46	0.33	22.62	25.27	39.16
United States Dividend+	GBP	1,868.58	169,396.74	79.82	0.00	-NA-	3.85	-1.03	0.87	31.76	2.65	0.09	22.06	-NA-	39.44
Canada	GBP	3,177.13	20,671.32	9.74	0.00	2.49	9.89	4.58	5.14	37.37	-0.91	-2.16	25.25	19.12	27.65
North America	JPY	1,575.38	27,686,939.07	100.00	0.00	4.95	2.50	-9.04	-15.96	22.76	2.09	1.38	6.62	26.28	41.02
United States	JPY	1,525.31	24,990,190.53	90.26	0.00	5.15	2.15	-9.45	-16.26	22.35	2.53	1.64	6.41	26.88	42.06
United States Dividend+	JPY	2,331.01	22,099,240.86	79.82	0.00	-NA-	-NA-	-NA-	-16.27	21.58	1.73	1.39	5.92	-NA-	42.27
Canada	JPY	2,512.69	2,696,748.54	9.74	0.00	-1.18	7.87	-4.65	-12.72	26.77	-1.80	-0.89	8.69	23.09	35.70
North America	AUD	1,313.37	344,624.23	410.27	2.00	-NA-	-NA-	-NA-	-NA-	20.49	2.79	-0.36	11.12	-NA-	-NA-
United States	AUD	1,271.62	311,057.32	370.30	3.00	-NA-	-NA-	-NA-	-NA-	20.08	3.23	-0.11	10.90	-NA-	-NA-
United States Dividend+	AUD	1,191.97	275,073.16	327.47	4.00	-NA-	-NA-	-NA-	-NA-	19.33	2.42	-0.36	10.39	-NA-	-NA-
Canada	AUD	2,094.78	33,566.91	39.96	5.00	-NA-	-NA-	-NA-	-NA-	24.42	-1.13	-2.60	13.27	-NA-	-NA-
Canada	CAD	2,180.21	33,064.71	9.74	0.00	-0.17	6.54	-0.21	-3.29	27.00	-1.95	-3.81	18.34	16.08	23.11

* -5 & -3 Years Total Returns are annualised

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

Index Description	Curr	Close Value 30-Nov	12 Mths Estimated Div	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36M
			Yld (%) 30-Nov	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)
North America Real Estate **	Local	3,314.78	3.84	30.27	10.60	2.03	-2.96	31.02	2.40	-2.07	22.44	24.51	38.68
North America FTSE	Local	212.85	2.21	#DIV/0!	1.24	1.69	-5.71	10.78	4.14	0.67	8.55	16.21	21.14
United States Real Estate **	USD	3,278.61	3.66	31.15	10.47	1.72	-3.44	30.74	2.79	-1.94	22.28	25.55	40.56
United States FTSE	USD	860.25	2.17	#DIV/0!	0.97	1.38	-5.95	10.77	4.21	0.60	8.60	16.35	21.34
United States JP Morgan Bonds	USD	493.48	-NA-	14.25	5.96	6.23	5.94	5.18	-0.86	-0.70	8.07	5.33	5.95
Canada Real Estate **	CAD	3,946.63	5.56	7.07	12.66	6.27	3.88	34.73	-1.04	-3.28	24.92	16.12	23.16
Canada FTSE	CAD	827.03	2.68	#DIV/0!	6.15	6.26	-2.31	10.90	3.40	1.45	7.98	15.57	20.13
Canada JP Morgan Bonds	CAD	615.52	-NA-	16.87	6.24	5.26	5.77	4.54	-1.15	-1.09	6.48	4.12	4.95

** 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 219.

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Top 20 Constituents:

Company	Investment		Country	Free Float Mkt Cap (EUR m)	Free Float Nth America (%) Weight
	Focus	Sector		30-Nov	30-Nov
Simon Property Group *	Rental	Retail	US	21,942	8.64
Vornado Realty Trust *	Rental	Diversified	US	11,400	4.49
Equity Residential Props *	Rental	Residential	US	10,823	4.26
Public Storage *	Rental	Self Storage	US	9,471	3.73
Boston Properties *	Rental	Office	US	8,918	3.51
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	8,269	3.26
HCP *	Rental	Health Care	US	7,843	3.09
Avalonbay Communities *	Rental	Residential	US	7,218	2.84
Ventas *	Rental	Health Care	US	6,164	2.43
Prologis *	Non-Rental	Industrial	US	5,567	2.19
Kimco Realty *	Rental	Retail	US	5,194	2.05
Brookfield Props	Rental	Office	CA	4,670	1.84
The Macerich Company *	Rental	Retail	US	4,630	1.82
Health Care REIT *	Rental	Health Care	US	4,431	1.74
Riocan Real Estate *	Rental	Retail	CA	3,922	1.54
SL Green Realty *	Rental	Office	US	3,910	1.54
AMB Property *	Rental	Industrial	US	3,768	1.48
Federal Realty Inv *	Rental	Retail	US	3,621	1.43
Digital Realty Trust *	Rental	Specialty	US	3,522	1.39
Nationwide Health Props *	Rental	Health Care	US	3,427	1.35

Country Breakdown:

Country Index	Number of Constituents 30-Nov	Free Float Mkt Cap (EUR m) 30-Nov	Free Float Nth America (%) Weight 30-Nov
EPRA/NAREIT United States	104	229,169	90.26%
EPRA/NAREIT Canada	20	24,730	9.74%
EPRA/NAREIT North America	124	253,899	100.00%

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

Top 20 Performance:

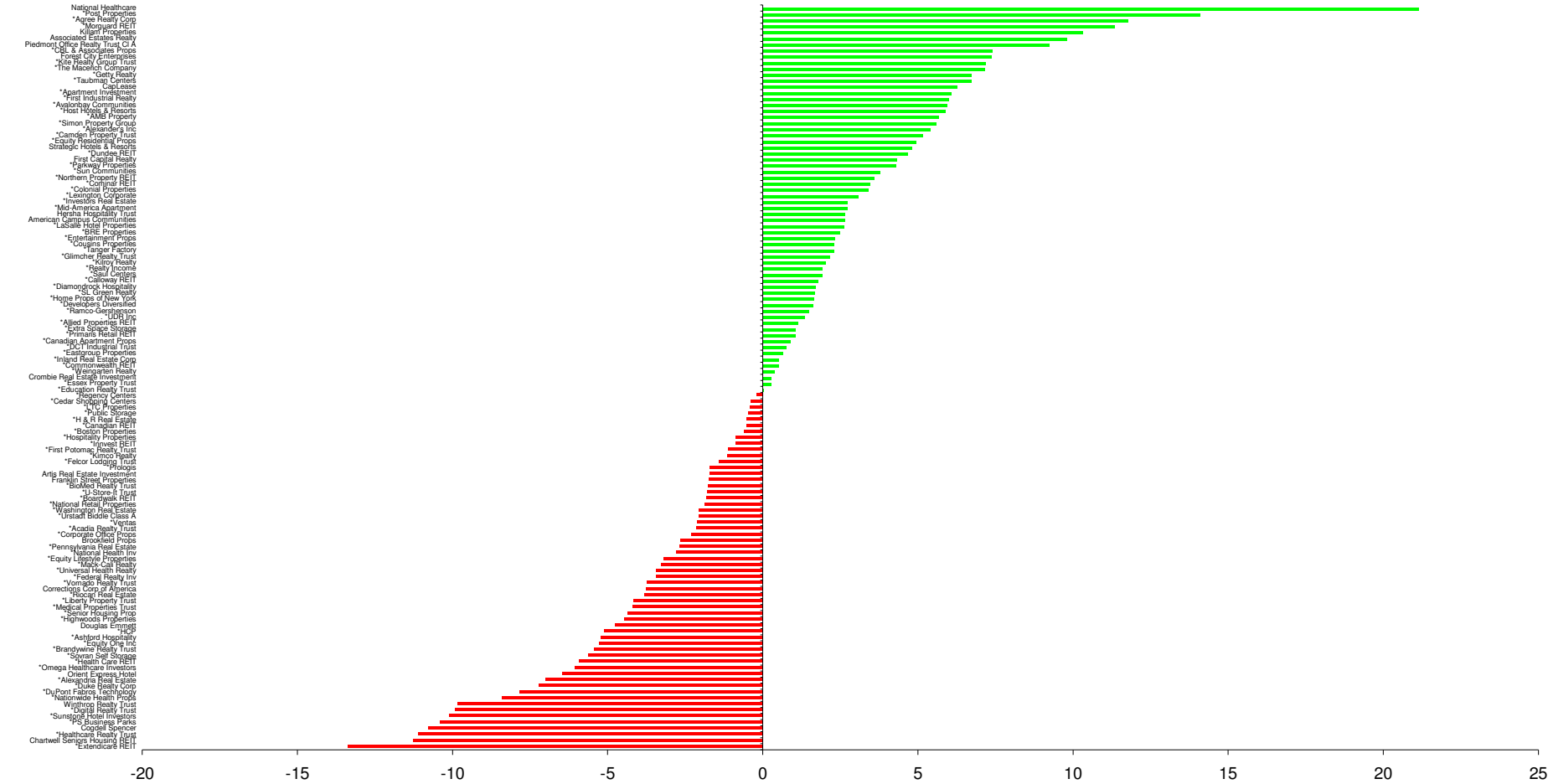
Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Nov-10	Return Nov-10	Return Nov-10
National Healthcare	Rental	Health Care	US	18.98	0.00	18.98
Post Properties *	Rental	Residential	US	11.93	0.00	11.93
Agree Realty Corp *	Rental	Retail	US	9.61	0.00	9.61
Morguard REIT *	Rental	Diversified	CA	8.63	0.55	9.19
Glimcher Realty Trust *	Rental	Retail	US	8.92	0.00	8.92
Killam Properties	Rental	Residential	CA	7.66	0.48	8.14
Associated Estates Realty	Rental	Residential	US	7.63	0.00	7.63
Piedmont Office Realty Trust Cl A	Rental	Office	US	5.41	1.67	7.07
CBL & Associates Props *	Rental	Retail	US	5.23	0.00	5.23
Forest City Enterprises	Rental	Diversified	US	5.21	0.00	5.21
Kite Realty Group Trust *	Non-Rental	Retail	US	5.02	0.00	5.02
The Macerich Company *	Rental	Retail	US	3.88	1.12	5.00
Getty Realty *	Rental	Retail	US	4.56	0.00	4.56
Taubman Centers *	Rental	Retail	US	4.55	0.00	4.55
CapLease	Rental	Office Mixed	US	4.10	0.00	4.10
Apartment Investment *	Rental	Residential	US	3.47	0.43	3.90
First Industrial Realty *	Rental	Industrial	US	3.82	0.00	3.82
Avalonbay Communities *	Rental	Residential	US	3.78	0.00	3.78
Host Hotels & Resorts *	Rental	Lodging/Resorts	US	3.71	0.00	3.71
AMB Property *	Rental	Industrial	US	3.51	0.00	3.51

Bottom 20 Performance:

Stock	Investment			Price	Dividend	Total
	Focus	Sector	Country	Return Nov-10	Return Nov-10	Return Nov-10
HCP *	Rental	Health Care	US	-8.55	1.29	-7.26
Ashford Hospitality *	Rental	Lodging/Resorts	US	-7.39	0.00	-7.39
Equity One Inc *	Rental	Retail	US	-7.43	0.00	-7.43
Brandywine Realty Trust *	Rental	Office	US	-7.60	0.00	-7.60
Sovran Self Storage *	Rental	Self Storage	US	-7.78	0.00	-7.78
Health Care REIT *	Rental	Health Care	US	-9.43	1.35	-8.08
Omega Healthcare Investors *	Rental	Health Care	US	-8.22	0.00	-8.22
Orient Express Hotel	Rental	Lodging/Resorts	US	-8.61	0.00	-8.61
Alexandria Real Estate *	Rental	Office	US	-9.16	0.00	-9.16
Duke Realty Corp *	Rental	Office Mixed	US	-10.75	1.36	-9.38
DuPont Fabros Technology *	Rental	Specialty	US	-10.00	0.00	-10.00
Nationwide Health Props *	Rental	Health Care	US	-11.71	1.15	-10.56
Winthrop Realty Trust	Rental	Diversified	US	-11.99	0.00	-11.99
Digital Realty Trust *	Rental	Specialty	US	-12.07	0.00	-12.07
Sunstone Hotel Investors *	Rental	Lodging/Resorts	US	-12.26	0.00	-12.26
PS Business Parks *	Rental	Office Mixed	US	-12.55	0.00	-12.55
Cogdell Spencer	Non-Rental	Health Care	US	-12.94	0.00	-12.94
Healthcare Realty Trust *	Rental	Health Care	US	-14.50	1.24	-13.26
Chartwell Seniors Housing REIT *	Rental	Health Care	CA	-13.90	0.48	-13.42
Extendicare REIT *	Rental	Health Care	CA	-16.16	0.64	-15.53

FTSE EPRA/NAREIT North America Developed Index Series

Graph 22: Total Return Performance relative to Regional Developed Index - North America



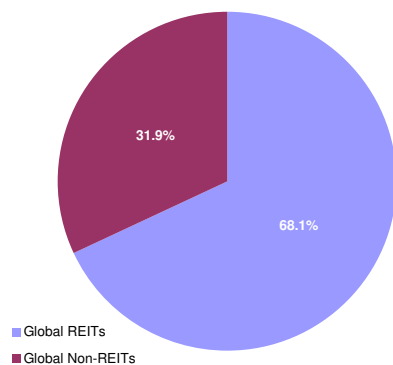
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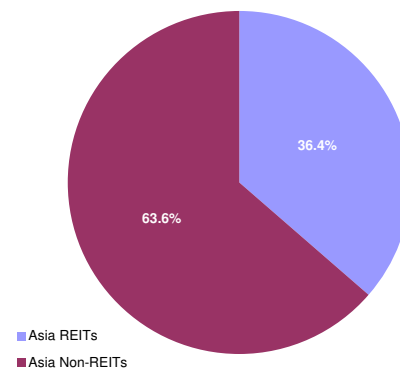
FTSE EPRA/NAREIT Global Developed REIT/Non-REIT Index Series

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

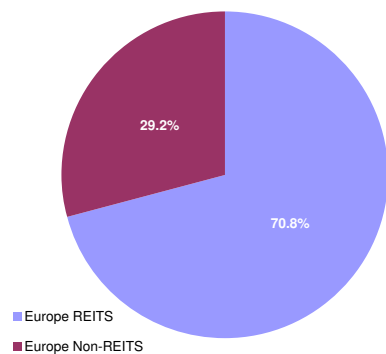
**Graph 23: Global Developed Market Cap Breakdown
REIT/Non-REIT**



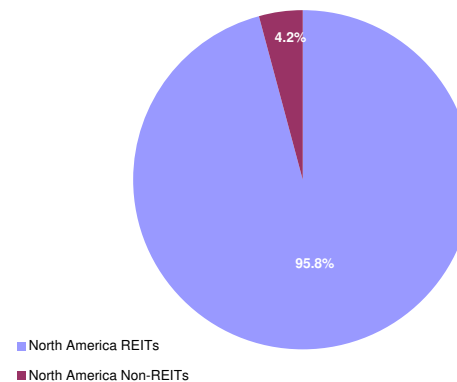
**Graph 24: Asia Developed Market Cap Breakdown
REIT/Non-REIT**



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



**Graph 26: North America Developed Market Cap Breakdown
REIT/Non-REIT**



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global REITs	EUR	854.56	385,513.05	68.11	4.63	-NA-	-NA-	-NA-	-3.02	39.35	5.07	2.46	27.31	-NA-	29.10
Global Non-REITs	EUR	1,000.23	180,504.41	31.89	2.00	-NA-	-NA-	-NA-	-6.97	27.41	4.01	2.07	19.85	-NA-	28.47
Global ex Asia REITs	EUR	845.82	302,725.92	89.41	4.17	-NA-	-NA-	-NA-	-0.77	41.12	5.17	2.06	27.84	-NA-	32.48
Global ex Asia Non-REITs	EUR	639.08	35,848.52	10.59	2.61	-NA-	-NA-	-NA-	-13.12	28.34	0.14	-2.42	20.79	-NA-	30.63
Global ex Europe REITs	EUR	904.40	326,030.44	96.30	4.53	-NA-	-NA-	-NA-	-1.86	46.51	6.59	4.35	32.64	-NA-	30.86
Global ex Europe Non-REITs	EUR	1,098.38	155,986.68	46.07	1.86	-NA-	-NA-	-NA-	-5.79	28.45	5.35	3.28	20.54	-NA-	30.20
Global ex US REITs	EUR	712.14	161,230.36	47.62	5.88	-NA-	-NA-	-NA-	-7.50	26.25	1.59	-0.50	18.26	-NA-	22.78
Global ex US Non-REITs	EUR	849.89	175,618.38	51.87	2.05	-NA-	-NA-	-NA-	-6.63	27.30	3.80	1.98	19.84	-NA-	28.76
Asia REITs	EUR	889.92	82,787.13	36.40	6.32	-NA-	-NA-	-NA-	-9.77	33.49	4.69	3.93	25.48	-NA-	24.75
Asia Non-REITs	EUR	1,115.22	144,655.89	63.60	1.85	-NA-	-NA-	-NA-	-5.53	27.23	5.00	3.24	19.65	-NA-	30.92
Australia REITs Index	EUR	586.01	48,291.24	21.23	6.93	-NA-	-NA-	-NA-	-18.11	23.31	1.30	2.22	16.23	-NA-	-NA-
Hong Kong REITs Index	EUR	1,307.75	6,416.80	2.82	4.23	-NA-	-NA-	-NA-	21.49	53.78	11.74	8.84	41.35	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	924.60	17,611.55	7.74	5.90	-NA-	-NA-	-NA-	-0.96	54.24	15.97	8.57	48.51	-NA-	-NA-
Japan Non-REITs Index	EUR	608.06	39,326.78	17.29	1.24	-NA-	-NA-	-NA-	-9.52	27.89	8.79	2.48	20.73	-NA-	-NA-
New Zealand REITs Index	EUR	1,002.80	555.83	0.24	7.25	-NA-	-NA-	-NA-	1.03	30.36	8.64	2.32	16.79	-NA-	-NA-
Singapore REITs Index	EUR	1,256.34	9,911.71	4.36	5.35	-NA-	-NA-	-NA-	8.37	45.13	-0.59	1.58	30.96	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,199.39	20,137.93	8.85	1.63	-NA-	-NA-	-NA-	-5.15	25.10	0.97	1.05	15.07	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	EUR	714.89	59,482.61	70.81	5.21	-NA-	-NA-	-NA-	-8.23	11.77	-2.61	-6.83	5.77	-NA-	26.20
Europe Non-REITS	EUR	582.09	24,517.74	29.19	2.89	-NA-	-NA-	-NA-	-14.49	21.04	-3.87	-5.06	15.46	-NA-	30.90
Austria Non-REITs Index	EUR	316.77	1,725.14	2.05	1.24	-NA-	-NA-	-NA-	-26.99	23.13	-4.88	-7.78	23.31	-NA-	-NA-
Belgium REITs Index	EUR	1,088.52	3,069.75	3.65	7.10	-NA-	-NA-	-NA-	0.27	9.34	-0.72	-5.90	5.00	-NA-	-NA-
Finland Non-REITs Index	EUR	884.98	1,641.59	1.95	2.96	-NA-	-NA-	-NA-	-6.21	26.86	-6.16	-7.88	18.81	-NA-	-NA-
France REITs Index	EUR	1,157.36	22,809.07	27.15	5.45	-NA-	-NA-	-NA-	1.24	8.57	-7.61	-10.59	5.66	-NA-	-NA-
Germany REITs Index	EUR	840.39	298.91	0.36	5.15	-NA-	-NA-	-NA-	1.07	34.06	-4.76	-3.05	37.28	-NA-	-NA-
Germany Non-REITs Index	EUR	473.59	3,304.79	3.93	3.45	-NA-	-NA-	-NA-	-16.33	16.88	4.69	-0.76	17.93	-NA-	-NA-
Greece REITs Index	EUR	545.00	105.23	0.13	9.62	-NA-	-NA-	-NA-	-9.58	-19.54	-4.17	-4.17	-26.78	-NA-	-NA-
Greece Non-REITs Index	EUR	164.45	86.90	0.10	0.00	-NA-	-NA-	-NA-	-50.33	-56.20	-21.70	-24.19	-58.87	-NA-	-NA-
Italy REITs Index	EUR	563.59	159.57	0.19	3.88	-NA-	-NA-	-NA-	-NA-	-5.63	7.23	-10.42	-13.68	-NA-	-NA-
Italy Non-REITs Index	EUR	401.27	602.50	0.72	2.38	-NA-	-NA-	-NA-	-22.28	11.89	-8.71	-13.89	11.69	-NA-	-NA-
Netherlands REITs Index	EUR	1,034.81	8,333.16	9.92	6.76	-NA-	-NA-	-NA-	-2.42	9.16	-8.38	-11.73	4.60	-NA-	-NA-
Netherlands Non-REITs	EUR	756.74	648.14	0.77	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	3.50	-0.44	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	145.91	574.83	0.68	0.00	-NA-	-NA-	-NA-	-44.16	-12.63	-9.19	-14.22	-29.22	-NA-	-NA-
Sweden Non-REITs Index	EUR	1,025.19	5,658.79	6.74	4.20	-NA-	-NA-	-NA-	6.19	55.55	-8.15	-6.07	41.69	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,327.79	5,410.98	6.44	2.25	-NA-	-NA-	-NA-	17.44	43.11	-0.80	-1.01	38.46	-NA-	-NA-
Spain Non-REITs Spain	EUR	371.60	169.36	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-47.37	-43.82	-NA-	-NA-	-NA-
UK REITs	EUR	250.34	24,706.91	29.41	0.00	-NA-	-NA-	-NA-	-18.94	16.28	4.67	-1.32	6.34	-NA-	33.17
UK Non-REITs	EUR	179.39	4,694.72	5.59	0.00	-NA-	-NA-	-NA-	-26.00	-5.66	-2.39	-4.48	-9.35	-NA-	38.80
Israel Non-REITs	EUR	990.81	675.25	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.87	5.31	-NA-	-NA-	-NA-
Canada REITs Index	EUR	1,245.62	18,960.62	7.47	6.10	-NA-	-NA-	-NA-	9.36	57.52	2.08	2.30	37.98	-NA-	-NA-
Canada Non-REITs Index	EUR	737.76	5,769.50	2.27	3.79	-NA-	-NA-	-NA-	-0.88	67.40	9.12	2.34	49.19	-NA-	-NA-
United States REITs Index	EUR	747.64	224,282.69	88.34	3.73	-NA-	-NA-	-NA-	1.08	51.38	7.71	4.69	35.19	-NA-	-NA-
United States Non-REITs Index	EUR	624.37	4,886.04	1.92	0.18	-NA-	-NA-	-NA-	-16.18	30.67	11.85	5.28	20.35	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global REITs	USD	936.29	501,839.43	68.11	4.63	-NA-	-NA-	-NA-	-6.83	20.82	0.18	-4.04	15.50	-NA-	33.51
Global Non-REITs	USD	1,095.89	234,970.60	31.89	2.00	-NA-	-NA-	-NA-	-10.62	10.46	-0.83	-4.40	8.73	-NA-	34.87
Global ex Asia REITs	USD	926.69	394,071.76	89.41	4.17	-NA-	-NA-	-NA-	-4.67	22.35	0.28	-4.41	15.99	-NA-	36.75
Global ex Asia Non-REITs	USD	700.21	46,665.61	10.59	2.61	-NA-	-NA-	-NA-	-16.53	11.27	-4.52	-8.61	9.59	-NA-	36.93
Global ex Europe REITs	USD	990.96	424,408.28	96.30	4.53	-NA-	-NA-	-NA-	-5.71	27.03	1.63	-2.26	20.34	-NA-	34.61
Global ex Europe Non-REITs	USD	1,203.43	203,054.78	46.07	1.86	-NA-	-NA-	-NA-	-9.49	11.37	0.45	-3.28	9.36	-NA-	35.95
Global ex US REITs	USD	924.89	209,880.71	47.62	5.88	-NA-	-NA-	-NA-	-11.13	9.46	-3.13	-6.81	7.29	-NA-	28.64
Global ex US Non-REITs	USD	1,103.80	228,610.23	51.87	2.05	-NA-	-NA-	-NA-	-10.29	10.38	-1.02	-4.49	8.73	-NA-	35.16
Asia REITs	USD	975.17	107,767.68	36.40	6.32	-NA-	-NA-	-NA-	-13.31	15.73	-0.18	-2.66	13.84	-NA-	28.93
Asia Non-REITs	USD	1,221.88	188,304.99	63.60	1.85	-NA-	-NA-	-NA-	-9.24	10.31	0.12	-3.31	8.56	-NA-	36.65
Australia REITs Index	USD	761.09	62,862.84	21.23	6.93	-NA-	-NA-	-NA-	-21.32	6.92	-3.41	-4.26	5.46	-NA-	-NA-
Hong Kong REITs Index	USD	1,698.44	8,353.04	2.82	4.23	-NA-	-NA-	-NA-	16.72	33.33	6.55	1.94	28.25	-NA-	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	1,200.82	22,925.73	7.74	5.90	-NA-	-NA-	-NA-	-4.84	33.74	10.58	1.69	34.74	-NA-	-NA-
Japan Non-REITs Index	USD	789.72	51,193.41	17.29	1.24	-NA-	-NA-	-NA-	-13.07	10.89	3.74	-4.02	9.54	-NA-	-NA-
New Zealand REITs Index	USD	1,302.38	723.55	0.24	7.25	-NA-	-NA-	-NA-	-2.94	13.03	3.59	-4.17	5.96	-NA-	-NA-
Singapore REITs Index	USD	1,631.67	12,902.51	4.36	5.35	-NA-	-NA-	-NA-	4.12	25.84	-5.21	-4.86	18.82	-NA-	-NA-
Singapore Non-REITs Index	USD	1,557.71	26,214.43	8.85	1.63	-NA-	-NA-	-NA-	-8.87	8.47	-3.73	-5.36	4.41	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	USD	623.96	77,431.15	70.81	5.21	-NA-	-NA-	-NA-	-16.33	-7.80	-7.46	-12.88	-8.58	-NA-	33.06
Europe Non-REITS	USD	549.53	31,915.82	29.19	2.89	-NA-	-NA-	-NA-	-20.75	1.89	-8.46	-11.18	1.73	-NA-	38.13
Austria Non-REITs Index	USD	347.06	2,245.69	2.05	1.24	-NA-	-NA-	-NA-	-29.85	6.76	-9.30	-13.63	11.88	-NA-	-NA-
Belgium REITs Index	USD	1,190.04	3,996.03	3.65	7.10	-NA-	-NA-	-NA-	-3.73	-5.23	-5.33	-11.87	-4.76	-NA-	-NA-
Finland Non-REITs Index	USD	969.82	2,136.93	1.95	2.96	-NA-	-NA-	-NA-	-9.90	9.98	-10.52	-13.73	7.79	-NA-	-NA-
France REITs Index	USD	1,267.10	29,691.58	27.15	5.45	-NA-	-NA-	-NA-	-2.75	-5.91	-11.91	-16.26	-4.18	-NA-	-NA-
Germany REITs Index	USD	921.89	389.11	0.36	5.15	-NA-	-NA-	-NA-	-2.86	16.26	-9.19	-9.20	24.58	-NA-	-NA-
Germany Non-REITs Index	USD	519.02	4,301.99	3.93	3.45	-NA-	-NA-	-NA-	-19.60	1.34	-0.18	-7.06	7.00	-NA-	-NA-
Greece REITs Index	USD	598.54	136.98	0.13	9.62	-NA-	-NA-	-NA-	-13.06	-30.25	-8.62	-10.24	-33.58	-NA-	-NA-
Greece Non-REITs Index	USD	180.18	113.13	0.10	0.00	-NA-	-NA-	-NA-	-52.28	-62.02	-25.34	-29.00	-62.68	-NA-	-NA-
Italy REITs Index	USD	616.98	207.72	0.19	3.88	-NA-	-NA-	-NA-	-NA-	-18.23	2.25	-16.10	-21.73	-NA-	-NA-
Italy Non-REITs Index	USD	439.72	784.30	0.72	2.38	-NA-	-NA-	-NA-	-25.33	-3.00	-12.95	-19.36	1.32	-NA-	-NA-
Netherlands REITs Index	USD	1,134.01	10,847.64	9.92	6.76	-NA-	-NA-	-NA-	-6.24	-5.35	-12.62	-17.32	-5.09	-NA-	-NA-
Netherlands Non-REITs	USD	829.16	843.71	0.77	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-1.31	-6.75	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	189.51	748.28	0.68	0.00	-NA-	-NA-	-NA-	-46.35	-24.24	-13.41	-19.65	-35.78	-NA-	-NA-
Sweden Non-REITs Index	USD	1,331.46	7,366.29	6.74	4.20	-NA-	-NA-	-NA-	2.02	34.87	-12.42	-12.03	28.56	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,724.47	7,043.71	6.44	2.25	-NA-	-NA-	-NA-	12.83	24.08	-5.41	-7.28	25.63	-NA-	-NA-
Spain Non-REITs Spain	USD	407.14	220.46	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.82	-47.38	-NA-	-NA-	-NA-
UK REITs	USD	325.14	32,162.09	29.41	0.00	-NA-	-NA-	-NA-	-22.12	0.83	-0.19	-7.57	-3.52	-NA-	37.16
UK Non-REITs	USD	232.98	6,111.33	5.59	0.00	-NA-	-NA-	-NA-	-28.91	-18.21	-6.93	-10.54	-17.75	-NA-	42.22
Israel Non-REITs	USD	1,020.72	879.01	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.96	-1.37	-NA-	-NA-	-NA-
Canada REITs Index	USD	1,617.75	24,681.88	7.47	6.10	-NA-	-NA-	-NA-	5.06	36.58	-2.66	-4.19	25.19	-NA-	-NA-
Canada Non-REITs Index	USD	958.17	7,510.41	2.27	3.79	-NA-	-NA-	-NA-	-4.77	45.14	4.05	-4.15	35.36	-NA-	-NA-
United States REITs Index	USD	971.00	291,958.72	88.34	3.73	-NA-	-NA-	-NA-	-2.89	31.25	2.71	-1.95	22.66	-NA-	-NA-
United States Non-REITs Index	USD	810.89	6,360.37	1.92	0.18	-NA-	-NA-	-NA-	-19.47	13.29	6.65	-1.40	9.19	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

			Free Float Mkt Cap	Free Float Mkt Cap											
Gross Total Return			Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	GBP	968.92	322,241.14	68.11	4.63	-NA-	-NA-	-NA-	2.22	27.32	1.37	-1.49	19.77	-NA-	31.12
Global Non-REITs	GBP	1,134.08	150,879.32	31.89	2.00	-NA-	-NA-	-NA-	-1.95	16.41	0.35	-1.86	12.75	-NA-	29.60
Global ex Asia REITs	GBP	958.98	253,041.36	89.41	4.17	-NA-	-NA-	-NA-	4.58	28.93	1.47	-1.87	20.27	-NA-	34.63
Global ex Asia Non-REITs	GBP	724.60	29,964.92	10.59	2.61	-NA-	-NA-	-NA-	-8.43	17.26	-3.38	-6.18	13.64	-NA-	33.90
Global ex Europe REITs	GBP	1,025.49	272,521.05	96.30	4.53	-NA-	-NA-	-NA-	3.44	33.86	2.84	0.34	24.79	-NA-	32.80
Global ex Europe Non-REITs	GBP	1,245.36	130,385.53	46.07	1.86	-NA-	-NA-	-NA-	-0.71	17.36	1.64	-0.70	13.40	-NA-	30.72
Global ex US REITs	GBP	957.12	134,768.60	47.62	5.88	-NA-	-NA-	-NA-	-2.50	15.35	-1.98	-4.33	11.26	-NA-	24.39
Global ex US Non-REITs	GBP	1,142.26	146,795.20	51.87	2.05	-NA-	-NA-	-NA-	-1.59	16.32	0.15	-1.94	12.75	-NA-	29.87
Asia REITs	GBP	1,009.15	69,199.78	36.40	6.32	-NA-	-NA-	-NA-	-4.90	21.96	1.01	-0.07	18.05	-NA-	26.06
Asia Non-REITs	GBP	1,264.45	120,914.40	63.60	1.85	-NA-	-NA-	-NA-	-0.43	16.24	1.30	-0.74	12.57	-NA-	31.42
Australia REITs Index	GBP	787.60	40,365.49	21.23	6.93	-NA-	-NA-	-NA-	-13.69	12.67	-2.26	-1.71	9.36	-NA-	-NA-
Hong Kong REITs Index	GBP	1,757.62	5,363.65	2.82	4.23	-NA-	-NA-	-NA-	28.05	40.50	7.81	4.65	32.98	-NA-	-NA-
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	GBP	1,242.66	14,721.07	7.74	5.90	-NA-	-NA-	-NA-	4.39	40.93	11.89	4.40	39.71	-NA-	-NA-
Japan Non-REITs Index	GBP	817.24	32,872.31	17.29	1.24	-NA-	-NA-	-NA-	-4.63	16.85	4.97	-1.46	13.58	-NA-	-NA-
New Zealand REITs Index	GBP	1,347.76	464.61	0.24	7.25	-NA-	-NA-	-NA-	6.48	19.11	4.81	-1.62	9.88	-NA-	-NA-
Singapore REITs Index	GBP	1,688.52	8,284.96	4.36	5.35	-NA-	-NA-	-NA-	14.22	32.60	-4.09	-2.33	23.21	-NA-	-NA-
Singapore Non-REITs Index	GBP	1,611.99	16,832.81	8.85	1.63	-NA-	-NA-	-NA-	-0.03	14.30	-2.58	-2.84	8.26	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	GBP	810.33	49,720.09	70.81	5.21	-NA-	-NA-	-NA-	-3.29	2.11	-6.03	-10.42	-0.51	-NA-	28.57
Europe Non-REITS	GBP	659.97	20,493.79	29.19	2.89	-NA-	-NA-	-NA-	-9.88	10.59	-7.25	-8.72	8.62	-NA-	35.24
Austria Non-REITs Index	GBP	359.16	1,442.00	2.05	1.24	-NA-	-NA-	-NA-	-23.05	12.50	-8.23	-11.33	16.01	-NA-	-NA-
Belgium REITs Index	GBP	1,231.51	2,565.93	3.65	7.10	-NA-	-NA-	-NA-	5.61	-0.13	-4.21	-9.52	-1.24	-NA-	-NA-
Finland Non-REITs Index	GBP	1,003.61	1,372.17	1.95	2.96	-NA-	-NA-	-NA-	-1.15	15.90	-9.46	-11.43	11.77	-NA-	-NA-
France REITs Index	GBP	1,311.25	19,065.56	27.15	5.45	-NA-	-NA-	-NA-	6.68	-0.85	-10.86	-14.03	-0.64	-NA-	-NA-
Germany REITs Index	GBP	954.01	249.86	0.36	5.15	-NA-	-NA-	-NA-	6.57	22.51	-8.11	-6.78	29.18	-NA-	-NA-
Germany Non-REITs Index	GBP	537.10	2,762.39	3.93	3.45	-NA-	-NA-	-NA-	-11.80	6.79	1.01	-4.58	10.96	-NA-	-NA-
Greece REITs Index	GBP	619.39	87.96	0.13	9.62	-NA-	-NA-	-NA-	-4.62	-26.50	-7.54	-7.85	-31.13	-NA-	-NA-
Greece Non-REITs Index	GBP	186.46	72.64	0.10	0.00	-NA-	-NA-	-NA-	-47.64	-59.98	-24.46	-27.11	-61.30	-NA-	-NA-
Italy REITs Index	GBP	638.47	133.38	0.19	3.88	-NA-	-NA-	-NA-	-NA-	-13.83	3.46	-13.86	-18.84	-NA-	-NA-
Italy Non-REITs Index	GBP	455.04	503.62	0.72	2.38	-NA-	-NA-	-NA-	-18.09	2.21	-11.92	-17.21	5.06	-NA-	-NA-
Netherlands REITs Index	GBP	1,173.52	6,965.49	9.92	6.76	-NA-	-NA-	-NA-	2.85	-0.26	-11.59	-15.12	-1.59	-NA-	-NA-
Netherlands Non-REITs	GBP	858.05	541.77	0.77	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-0.14	-4.27	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	196.11	480.49	0.68	0.00	-NA-	-NA-	-NA-	-41.15	-20.17	-12.38	-17.51	-33.41	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,377.85	4,730.05	6.74	4.20	-NA-	-NA-	-NA-	11.92	42.12	-11.38	-9.69	33.30	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,784.55	4,522.90	6.44	2.25	-NA-	-NA-	-NA-	23.78	30.76	-4.29	-4.82	30.27	-NA-	-NA-
Spain Non-REITs Spain	GBP	421.33	141.56	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.22	-45.98	-NA-	-NA-	-NA-
UK REITs	GBP	408.62	20,651.92	29.41	0.00	-NA-	-NA-	-NA-	-14.56	6.24	0.99	-5.11	0.03	-NA-	32.49
UK Non-REITs	GBP	292.86	3,924.21	5.59	0.00	-NA-	-NA-	-NA-	-22.00	-13.81	-5.83	-8.16	-14.72	-NA-	37.38
Israel Non-REITs	GBP	901.73	564.43	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.21	1.26	-NA-	-NA-	-NA-
Canada REITs Index	GBP	1,674.11	15,848.73	7.47	6.10	-NA-	-NA-	-NA-	15.26	43.92	-1.51	-1.64	29.81	-NA-	-NA-
Canada Non-REITs Index	GBP	991.55	4,822.59	2.27	3.79	-NA-	-NA-	-NA-	4.47	52.95	5.28	-1.60	40.36	-NA-	-NA-
United States REITs Index	GBP	1,004.83	187,472.54	88.34	3.73	-NA-	-NA-	-NA-	6.54	38.31	3.92	0.66	27.19	-NA-	-NA-
United States Non-REITs Index	GBP	839.15	4,084.12	1.92	0.18	-NA-	-NA-	-NA-	-11.66	19.39	7.92	1.23	13.23	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global REITs	JPY	766.29	42,039,089.16	68.11	4.63	-NA-	-NA-	-NA-	-15.15	17.49	0.46	-0.21	3.93	-NA-	35.62
Global Non-REITs	JPY	896.91	19,683,487.12	31.89	2.00	-NA-	-NA-	-NA-	-18.61	7.42	-0.56	-0.58	-2.16	-NA-	37.59
Global ex Asia REITs	JPY	758.42	33,011,390.94	89.41	4.17	-NA-	-NA-	-NA-	-13.19	18.98	0.56	-0.59	4.37	-NA-	38.58
Global ex Asia Non-REITs	JPY	573.07	3,909,178.31	10.59	2.61	-NA-	-NA-	-NA-	-23.99	8.21	-4.25	-4.96	-1.39	-NA-	38.63
Global ex Europe REITs	JPY	811.03	35,552,681.83	96.30	4.53	-NA-	-NA-	-NA-	-14.13	23.53	1.91	1.64	8.29	-NA-	36.79
Global ex Europe Non-REITs	JPY	984.92	17,009,898.58	46.07	1.86	-NA-	-NA-	-NA-	-17.58	8.30	0.73	0.59	-1.60	-NA-	38.90
Global ex US REITs	JPY	756.95	17,581,706.84	47.62	5.88	-NA-	-NA-	-NA-	-19.07	6.44	-2.86	-3.08	-3.45	-NA-	30.95
Global ex US Non-REITs	JPY	903.38	19,150,678.91	51.87	2.05	-NA-	-NA-	-NA-	-18.31	7.34	-0.75	-0.67	-2.16	-NA-	37.86
Asia REITs	JPY	798.11	9,027,698.22	36.40	6.32	-NA-	-NA-	-NA-	-21.06	12.55	0.10	1.23	2.44	-NA-	31.29
Asia Non-REITs	JPY	1,000.02	15,774,308.81	63.60	1.85	-NA-	-NA-	-NA-	-17.35	7.27	0.39	0.55	-2.32	-NA-	39.50
Australia REITs Index	JPY	622.89	5,266,020.46	21.23	6.93	-NA-	-NA-	-NA-	-28.35	3.97	-3.14	-0.43	-5.10	-NA-	-NA-
Hong Kong REITs Index	JPY	1,390.05	699,733.79	2.82	4.23	-NA-	-NA-	-NA-	6.29	29.66	6.84	6.01	15.40	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	844.73	1,920,488.63	7.74	5.90	-NA-	-NA-	-NA-	-13.34	30.05	10.88	5.76	21.24	-NA-	-NA-
Japan Non-REITs Index	JPY	555.42	4,288,471.85	17.29	1.24	-NA-	-NA-	-NA-	-20.84	7.83	4.02	-0.18	-1.43	-NA-	-NA-
New Zealand REITs Index	JPY	1,065.91	60,611.82	0.24	7.25	-NA-	-NA-	-NA-	-11.61	9.91	3.87	-0.34	-4.65	-NA-	-NA-
Singapore REITs Index	JPY	1,335.40	1,080,843.52	4.36	5.35	-NA-	-NA-	-NA-	-5.18	22.37	-4.95	-1.06	6.92	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,274.87	2,195,982.85	8.85	1.63	-NA-	-NA-	-NA-	-17.01	5.48	-3.46	-1.57	-6.05	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	JPY	640.86	6,486,407.32	70.81	5.21	-NA-	-NA-	-NA-	-19.72	-5.78	-6.88	-9.25	-13.66	-NA-	34.85
Europe Non-REITS	JPY	521.95	2,673,588.54	29.19	2.89	-NA-	-NA-	-NA-	-25.19	2.05	-8.08	-7.53	-5.74	-NA-	39.43
Austria Non-REITs Index	JPY	284.05	188,121.07	2.05	1.24	-NA-	-NA-	-NA-	-36.12	3.82	-9.05	-10.17	0.67	-NA-	-NA-
Belgium REITs Index	JPY	973.96	334,747.35	3.65	7.10	-NA-	-NA-	-NA-	-12.33	-7.84	-5.07	-8.35	-14.30	-NA-	-NA-
Finland Non-REITs Index	JPY	793.73	179,010.78	1.95	2.96	-NA-	-NA-	-NA-	-17.95	6.95	-10.27	-10.28	-3.01	-NA-	-NA-
France REITs Index	JPY	1,037.03	2,487,263.90	27.15	5.45	-NA-	-NA-	-NA-	-11.44	-8.51	-11.66	-12.91	-13.78	-NA-	-NA-
Germany REITs Index	JPY	754.50	32,595.71	0.36	5.15	-NA-	-NA-	-NA-	-11.54	13.05	-8.94	-5.57	12.10	-NA-	-NA-
Germany Non-REITs Index	JPY	424.78	360,377.31	3.93	3.45	-NA-	-NA-	-NA-	-26.79	-1.45	0.10	-3.34	-3.71	-NA-	-NA-
Greece REITs Index	JPY	489.86	11,474.48	0.13	9.62	-NA-	-NA-	-NA-	-20.83	-32.17	-8.37	-6.66	-40.24	-NA-	-NA-
Greece Non-REITs Index	JPY	147.47	9,476.68	0.10	0.00	-NA-	-NA-	-NA-	-56.54	-63.07	-25.13	-26.16	-66.42	-NA-	-NA-
Italy REITs Index	JPY	504.95	17,400.93	0.19	3.88	-NA-	-NA-	-NA-	-NA-	-20.48	2.53	-12.74	-29.57	-NA-	-NA-
Italy Non-REITs Index	JPY	359.88	65,701.05	0.72	2.38	-NA-	-NA-	-NA-	-32.00	-5.68	-12.71	-16.13	-8.83	-NA-	-NA-
Netherlands REITs Index	JPY	928.10	908,706.99	9.92	6.76	-NA-	-NA-	-NA-	-14.62	-7.96	-12.38	-14.01	-14.60	-NA-	-NA-
Netherlands Non-REITs	JPY	678.61	70,677.98	0.77	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-1.04	-3.02	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	155.10	62,683.80	0.68	0.00	-NA-	-NA-	-NA-	-51.14	-26.33	-13.17	-16.44	-42.21	-NA-	-NA-
Sweden Non-REITs Index	JPY	1,089.70	617,074.53	6.74	4.20	-NA-	-NA-	-NA-	-7.09	31.15	-12.18	-8.51	15.68	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,411.35	590,051.31	6.44	2.25	-NA-	-NA-	-NA-	2.75	20.66	-5.15	-3.58	13.04	-NA-	-NA-
Spain Non-REITs Spain	JPY	333.22	18,467.91	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.68	-45.28	-NA-	-NA-	-NA-
UK REITs	JPY	266.10	2,694,217.95	29.41	0.00	-NA-	-NA-	-NA-	-29.08	-1.95	0.08	-3.88	-13.18	-NA-	39.75
UK Non-REITs	JPY	190.68	511,946.12	5.59	0.00	-NA-	-NA-	-NA-	-35.26	-20.46	-6.68	-6.96	-25.99	-NA-	43.74
Israel Non-REITs	JPY	864.87	73,634.32	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.69	2.57	-NA-	-NA-	-NA-
Canada REITs Index	JPY	1,324.01	2,067,601.30	7.47	6.10	-NA-	-NA-	-NA-	-4.32	32.81	-2.40	-0.36	12.65	-NA-	-NA-
Canada Non-REITs Index	JPY	784.19	629,147.24	2.27	3.79	-NA-	-NA-	-NA-	-13.28	41.14	4.33	-0.32	21.80	-NA-	-NA-
United States REITs Index	JPY	794.69	24,457,382.32	88.34	3.73	-NA-	-NA-	-NA-	-11.56	27.63	2.99	1.97	10.38	-NA-	-NA-
United States Non-REITs Index	JPY	663.66	532,808.21	1.92	0.18	-NA-	-NA-	-NA-	-26.67	10.17	6.95	2.54	-1.74	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global REITs	AUD	638.84	523,267.97	92.45	4.63	-NA-	-NA-	-NA-	-NA-	15.31	1.15	-1.93	8.31	-NA-	-NA-
Global Non-REITs	AUD	747.74	245,003.84	43.29	2.00	-NA-	-NA-	-NA-	-NA-	5.43	0.12	-2.29	1.97	-NA-	-NA-
Global ex Asia REITs	AUD	632.28	410,898.62	121.36	4.17	-NA-	-NA-	-NA-	-NA-	16.78	1.25	-2.31	8.77	-NA-	-NA-
Global ex Asia Non-REITs	AUD	477.75	48,658.23	14.37	2.61	-NA-	-NA-	-NA-	-NA-	6.20	-3.60	-6.59	2.77	-NA-	-NA-
Global ex Europe REITs	AUD	676.14	442,530.52	130.70	4.53	-NA-	-NA-	-NA-	-NA-	21.24	2.61	-0.11	12.85	-NA-	-NA-
Global ex Europe Non-REITs	AUD	821.11	211,725.21	62.53	1.86	-NA-	-NA-	-NA-	-NA-	6.29	1.41	-1.14	2.55	-NA-	-NA-
Global ex US REITs	AUD	631.06	218,842.61	64.64	5.88	-NA-	-NA-	-NA-	-NA-	4.48	-2.20	-4.75	0.62	-NA-	-NA-
Global ex US Non-REITs	AUD	753.13	238,371.89	70.40	2.05	-NA-	-NA-	-NA-	-NA-	5.35	-0.07	-2.38	1.97	-NA-	-NA-
Asia REITs	AUD	665.37	112,369.36	49.41	6.32	-NA-	-NA-	-NA-	-NA-	10.46	0.78	-0.52	6.76	-NA-	-NA-
Asia Non-REITs	AUD	833.70	196,345.61	86.33	1.85	-NA-	-NA-	-NA-	-NA-	5.28	1.08	-1.18	1.80	-NA-	-NA-
Australia REITs Index	AUD	579.47	65,547.09	28.82	6.93	-NA-	-NA-	-NA-	-NA-	2.03	-2.48	-2.15	-1.12	-NA-	-NA-
Hong Kong REITs Index	AUD	1,158.86	8,709.71	3.83	4.23	-NA-	-NA-	-NA-	-NA-	27.26	7.57	4.19	20.26	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	819.33	23,904.66	10.51	5.90	-NA-	-NA-	-NA-	-NA-	27.64	11.64	3.93	26.35	-NA-	-NA-
Japan Non-REITs Index	AUD	538.83	53,379.37	23.47	1.24	-NA-	-NA-	-NA-	-NA-	5.83	4.73	-1.90	2.72	-NA-	-NA-
New Zealand REITs Index	AUD	888.62	754.45	0.33	7.25	-NA-	-NA-	-NA-	-NA-	7.88	4.58	-2.06	-0.63	-NA-	-NA-
Singapore REITs Index	AUD	1,113.30	13,453.45	5.92	5.35	-NA-	-NA-	-NA-	-NA-	20.10	-4.30	-2.76	11.43	-NA-	-NA-
Singapore Non-REITs Index	AUD	1,062.84	27,333.79	12.02	1.63	-NA-	-NA-	-NA-	-NA-	3.53	-2.80	-3.27	-2.09	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	AUD	534.28	80,737.46	96.12	5.21	-NA-	-NA-	-NA-	-NA-	-7.52	-6.24	-10.82	-10.03	-NA-	-NA-
Europe Non-REITS	AUD	435.14	33,278.63	39.62	2.89	-NA-	-NA-	-NA-	-NA-	0.17	-7.46	-9.12	-1.77	-NA-	-NA-
Austria Non-REITs Index	AUD	236.80	2,341.58	2.79	1.24	-NA-	-NA-	-NA-	-NA-	1.90	-8.43	-11.72	4.91	-NA-	-NA-
Belgium REITs Index	AUD	811.97	4,166.66	4.96	7.10	-NA-	-NA-	-NA-	-NA-	-9.55	-4.43	-9.93	-10.69	-NA-	-NA-
Finland Non-REITs Index	AUD	661.71	2,228.18	2.65	2.96	-NA-	-NA-	-NA-	-NA-	4.97	-9.66	-11.82	1.08	-NA-	-NA-
France REITs Index	AUD	864.55	30,959.41	36.86	5.45	-NA-	-NA-	-NA-	-NA-	-10.20	-11.06	-14.41	-10.15	-NA-	-NA-
Germany REITs Index	AUD	629.01	405.72	0.48	5.15	-NA-	-NA-	-NA-	-NA-	10.96	-8.32	-7.19	16.82	-NA-	-NA-
Germany Non-REITs Index	AUD	354.13	4,485.68	5.34	3.45	-NA-	-NA-	-NA-	-NA-	-3.28	0.78	-5.01	0.34	-NA-	-NA-
Greece REITs Index	AUD	408.39	142.82	0.17	9.62	-NA-	-NA-	-NA-	-NA-	-33.43	-7.74	-8.26	-37.72	-NA-	-NA-
Greece Non-REITs Index	AUD	122.94	117.96	0.14	0.00	-NA-	-NA-	-NA-	-NA-	-63.75	-24.62	-27.43	-65.00	-NA-	-NA-
Italy REITs	AUD	420.97	216.59	0.26	3.88	-NA-	-NA-	-NA-	-NA-	-21.95	3.23	-14.25	-26.60	-NA-	-NA-
Italy Non-REITs Index	AUD	300.02	817.79	0.97	2.38	-NA-	-NA-	-NA-	-NA-	-7.43	-12.12	-17.58	-4.99	-NA-	-NA-
Netherlands REITs Index	AUD	773.74	11,310.84	13.47	6.76	-NA-	-NA-	-NA-	-NA-	-9.66	-11.79	-15.49	-11.00	-NA-	-NA-
Netherlands Non-REITs	AUD	565.74	879.74	0.77	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-0.36	-4.69	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	129.30	780.24	0.93	0.00	-NA-	-NA-	-NA-	-NA-	-27.70	-12.58	-17.88	-39.78	-NA-	-NA-
Sweden Non-REITs Index	AUD	908.46	7,680.84	9.14	4.20	-NA-	-NA-	-NA-	-NA-	28.72	-11.58	-10.09	20.55	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,176.61	7,344.47	8.74	2.25	-NA-	-NA-	-NA-	-NA-	18.43	-4.50	-5.24	17.81	-NA-	-NA-
Spain Non-REITs Spain	AUD	277.80	229.87	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.33	-46.22	-NA-	-NA-	-NA-
UK REITs	AUD	221.84	33,535.41	39.92	0.00	-NA-	-NA-	-NA-	-NA-	-3.77	0.76	-5.54	-9.52	-NA-	-NA-
UK Non-REITs	AUD	158.96	6,372.28	7.59	0.00	-NA-	-NA-	-NA-	-NA-	-21.94	-6.04	-8.57	-22.87	-NA-	-NA-
Israel Non-REITs	AUD	671.73	916.54	0.80	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.01	0.80	-NA-	-NA-	-NA-
Canada REITs Index	AUD	1,103.80	25,735.80	10.14	6.10	-NA-	-NA-	-NA-	-NA-	30.36	-1.73	-2.07	17.39	-NA-	-NA-
Canada Non-REITs Index	AUD	653.76	7,831.11	3.08	3.79	-NA-	-NA-	-NA-	-NA-	38.53	5.04	-2.04	26.94	-NA-	-NA-
United States REITs Index	AUD	662.52	304,425.36	119.90	3.73	-NA-	-NA-	-NA-	-NA-	25.27	3.69	0.21	15.03	-NA-	-NA-
United States Non-REITs Index	AUD	553.28	6,631.96	2.61	0.18	-NA-	-NA-	-NA-	-NA-	8.13	7.68	0.78	2.40	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Global REITs	EUR	672.86	385,513.05	68.11	0.00	-NA-	-NA-	-NA-	-8.25	33.00	4.56	2.18	22.21	-NA-	28.92
Global Non-REITs	EUR	903.25	180,504.41	31.89	0.00	-NA-	-NA-	-NA-	-9.16	24.76	3.60	1.78	17.39	-NA-	28.34
Global ex Asia REITs	EUR	674.58	302,725.92	53.48	0.00	-NA-	-NA-	-NA-	-5.81	35.22	4.62	1.74	23.01	-NA-	32.23
Global ex Asia Non-REITs	EUR	558.48	35,848.52	6.33	0.00	-NA-	-NA-	-NA-	-15.90	24.91	-0.07	-2.60	17.65	-NA-	30.40
Global ex Europe REITs	EUR	709.82	326,030.44	57.60	0.00	-NA-	-NA-	-NA-	-7.22	39.85	6.04	4.05	27.49	-NA-	30.82
Global ex Europe Non-REITs	EUR	1,003.23	155,986.68	27.56	0.00	-NA-	-NA-	-NA-	-7.82	25.94	4.90	2.95	18.21	-NA-	30.09
Global ex US REITs	EUR	546.06	161,230.36	28.49	0.00	-NA-	-NA-	-NA-	-13.05	19.34	1.16	-0.66	12.53	-NA-	22.57
Global ex US Non-REITs	EUR	765.16	175,618.38	31.03	0.00	-NA-	-NA-	-NA-	-8.89	24.59	3.39	1.68	17.33	-NA-	28.63
Asia REITs	EUR	670.41	82,787.13	36.40	0.00	-NA-	-NA-	-NA-	-15.63	25.63	4.32	3.83	19.46	-NA-	24.67
Asia Non-REITs	EUR	1,018.01	144,655.89	63.60	0.00	-NA-	-NA-	-NA-	-7.56	24.76	4.55	2.91	17.36	-NA-	30.81
Australia REITs Index	EUR	430.15	48,291.24	21.23	0.00	-NA-	-NA-	-NA-	-23.85	15.92	1.19	2.22	10.70	-NA-	-NA-
Hong Kong REITs Index	EUR	1,044.71	6,416.80	2.82	0.00	-NA-	-NA-	-NA-	15.72	45.97	11.74	8.84	37.05	-NA-	-NA-
Hong Kong Non-REITs Index	EUR	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	EUR	739.15	17,611.55	7.74	0.00	-NA-	-NA-	-NA-	-6.48	45.01	15.10	8.40	40.89	-NA-	-NA-
Japan Non-REITs Index	EUR	581.46	39,326.78	17.29	0.00	-NA-	-NA-	-NA-	-10.59	26.32	8.79	2.48	19.29	-NA-	-NA-
New Zealand REITs Index	EUR	708.60	555.83	0.24	0.00	-NA-	-NA-	-NA-	-7.44	16.47	5.02	-1.08	8.35	-NA-	-NA-
Singapore REITs Index	EUR	941.25	9,911.71	4.36	0.00	-NA-	-NA-	-NA-	1.00	37.62	-1.52	1.32	24.19	-NA-	-NA-
Singapore Non-REITs Index	EUR	1,093.86	20,137.93	8.85	0.00	-NA-	-NA-	-NA-	-7.30	22.77	0.88	0.97	12.93	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

Index Description	Curr	Close Value Nov-10	Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	EUR	1,072.91	59,482.61	70.81	0.00	-NA-	-NA-	-NA-	-12.91	6.34	-2.94	-6.98	0.76	-NA-	25.73
Europe Non-REITS	EUR	1,183.44	24,517.74	29.19	0.00	-NA-	-NA-	-NA-	-17.52	17.51	-4.00	-5.16	12.13	-NA-	30.68
Austria Non-REITs Index	EUR	305.66	1,725.14	2.05	0.00	-NA-	-NA-	-NA-	-27.34	21.53	-4.88	-7.78	21.71	-NA-	-NA-
Belgium REITs Index	EUR	800.18	3,069.75	3.65	0.00	-NA-	-NA-	-NA-	-6.30	4.06	-0.72	-5.90	0.62	-NA-	-NA-
Finland Non-REITs Index	EUR	755.03	1,641.59	1.95	0.00	-NA-	-NA-	-NA-	-9.07	22.98	-6.16	-7.88	15.18	-NA-	-NA-
France REITs Index	EUR	926.20	22,809.07	27.15	0.00	-NA-	-NA-	-NA-	-4.09	2.85	-7.70	-10.59	0.10	-NA-	-NA-
Germany REITs Index	EUR	664.70	298.91	0.36	0.00	-NA-	-NA-	-NA-	-5.09	26.37	-4.76	-3.05	29.40	-NA-	-NA-
Germany Non-REITs Index	EUR	390.23	3,304.79	3.93	0.00	-NA-	-NA-	-NA-	-20.32	12.20	4.41	-1.03	13.22	-NA-	-NA-
Greece REITs Index	EUR	421.93	105.23	0.13	0.00	-NA-	-NA-	-NA-	-14.81	-25.32	-4.17	-4.17	-30.72	-NA-	-NA-
Greece Non-REITs Index	EUR	160.82	86.90	0.10	0.00	-NA-	-NA-	-NA-	-50.33	-56.20	-21.70	-24.19	-58.87	-NA-	-NA-
Italy REITs Index	EUR	470.05	159.57	0.19	0.00	-NA-	-NA-	-NA-	-NA-	-9.54	7.23	-10.42	-17.25	-NA-	-NA-
Italy Non-REITs Index	EUR	360.86	602.50	0.72	0.00	-NA-	-NA-	-NA-	-23.98	9.58	-8.71	-13.89	9.39	-NA-	-NA-
Netherlands REITs Index	EUR	768.19	8,333.16	9.92	0.00	-NA-	-NA-	-NA-	-8.97	2.33	-9.22	-12.54	-1.95	-NA-	-NA-
Netherlands Non-REITs Index	EUR	697.67	648.14	0.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.50	-0.43	-NA-	-NA-	-NA-
Norway Non-REITs Index	EUR	124.46	574.83	0.68	0.00	-NA-	-NA-	-NA-	-46.37	-12.63	-9.19	-14.21	-29.22	-NA-	-NA-
Sweden Non-REITs Index	EUR	796.21	5,658.79	6.74	0.00	-NA-	-NA-	-NA-	0.38	48.11	-8.15	-6.07	34.92	-NA-	-NA-
Switzerland Non-REITs Index	EUR	1,156.79	5,410.98	6.44	0.00	-NA-	-NA-	-NA-	13.40	39.81	-0.80	-1.01	35.27	-NA-	-NA-
Spain Non-REITs	EUR	338.28	169.36	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-47.37	-43.82	-NA-	-NA-	-NA-
UK REITs	EUR	213.76	24,706.91	29.41	0.00	-NA-	-NA-	-NA-	-22.46	11.51	4.19	-1.36	2.23	-NA-	33.14
UK Non-REITs	EUR	156.09	4,694.72	5.59	0.00	-NA-	-NA-	-NA-	-28.81	-7.97	-2.89	-4.82	-11.43	-NA-	38.86
Israel Non-REITs	EUR	902.76	675.25	14.08	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	3.87	5.31	-NA-	-NA-	-NA-
Canada REITs Index	EUR	892.44	18,960.62	76.67	0.00	-NA-	-NA-	-NA-	1.22	47.71	1.09	1.79	30.13	-NA-	-NA-
Canada Non-REITs Index	EUR	608.88	5,769.50	23.33	0.00	-NA-	-NA-	-NA-	-5.81	60.51	8.31	1.61	43.38	-NA-	-NA-
United States REITs Index	EUR	600.46	224,282.69	97.87	0.00	-NA-	-NA-	-NA-	-3.86	45.55	7.14	4.33	30.65	-NA-	-NA-
United States Non-REITs Index	EUR	612.98	4,886.04	2.13	0.00	-NA-	-NA-	-NA-	-16.47	30.42	11.85	5.28	20.18	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global 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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vlty (%)	Vlty (%)
Global REITs	USD	737.22	501,839.43	68.11	0.00	-NA-	-NA-	-NA-	-11.85	15.32	-0.30	-4.30	10.88	-NA-	33.30
Global Non-REITs	USD	989.64	234,970.60	31.89	0.00	-NA-	-NA-	-NA-	-12.73	8.17	-1.21	-4.68	6.51	-NA-	34.69
Global ex Asia REITs	USD	739.11	394,071.76	53.48	0.00	-NA-	-NA-	-NA-	-9.50	17.25	-0.24	-4.71	11.61	-NA-	36.46
Global ex Asia Non-REITs	USD	611.90	46,665.61	6.33	0.00	-NA-	-NA-	-NA-	-19.20	8.31	-4.72	-8.78	6.74	-NA-	36.71
Global ex Europe REITs	USD	777.72	424,408.28	57.60	0.00	-NA-	-NA-	-NA-	-10.86	21.26	1.11	-2.55	15.67	-NA-	34.48
Global ex Europe Non-REITs	USD	1,099.19	203,054.78	27.56	0.00	-NA-	-NA-	-NA-	-11.44	9.20	0.02	-3.58	7.25	-NA-	35.79
Global ex US REITs	USD	709.19	209,880.71	28.49	0.00	-NA-	-NA-	-NA-	-16.46	3.47	-3.54	-6.96	2.10	-NA-	28.50
Global ex US Non-REITs	USD	993.76	228,610.23	31.03	0.00	-NA-	-NA-	-NA-	-12.47	8.03	-1.41	-4.77	6.45	-NA-	34.98
Asia REITs	USD	734.54	107,767.68	36.40	0.00	-NA-	-NA-	-NA-	-18.94	8.93	-0.53	-2.75	8.39	-NA-	28.84
Asia Non-REITs	USD	1,115.39	188,304.99	63.60	0.00	-NA-	-NA-	-NA-	-11.19	8.18	-0.31	-3.61	6.48	-NA-	36.47
Australia REITs Index	USD	558.65	62,862.84	21.23	0.00	-NA-	-NA-	-NA-	-26.84	0.51	-3.52	-4.26	0.44	-NA-	-NA-
Hong Kong REITs Index	USD	1,356.81	8,353.04	2.82	0.00	-NA-	-NA-	-NA-	11.18	26.56	6.55	1.94	24.35	-NA-	-NA-
Hong Kong Non-REITs Index	USD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	USD	959.97	22,925.73	7.74	0.00	-NA-	-NA-	-NA-	-10.15	25.73	9.75	1.52	27.83	-NA-	-NA-
Japan Non-REITs Index	USD	755.17	51,193.41	17.29	0.00	-NA-	-NA-	-NA-	-14.10	9.53	3.73	-4.02	8.24	-NA-	-NA-
New Zealand REITs Index	USD	920.29	723.55	0.24	0.00	-NA-	-NA-	-NA-	-11.08	0.98	0.14	-7.36	-1.69	-NA-	-NA-
Singapore REITs Index	USD	1,222.45	12,902.51	4.36	0.00	-NA-	-NA-	-NA-	-2.96	19.33	-6.10	-5.11	12.67	-NA-	-NA-
Singapore Non-REITs Index	USD	1,420.65	26,214.43	8.85	0.00	-NA-	-NA-	-NA-	-10.93	6.45	-3.81	-5.44	2.46	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	Rtn (%) QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe REITS	USD	783.05	77,431.15	70.81	0.00	-NA-	-NA-	-NA-	-11.84	-3.10	-7.13	-12.74	-4.05	-NA-	33.32
Europe Non-REITS	USD	637.75	31,915.82	29.19	0.00	-NA-	-NA-	-NA-	-17.85	4.95	-8.34	-11.08	4.75	-NA-	38.35
Austria Non-REITs Index	USD	334.89	2,245.69	2.05	0.00	-NA-	-NA-	-NA-	-30.20	5.37	-9.30	-13.63	10.42	-NA-	-NA-
Belgium REITs Index	USD	876.72	3,996.03	3.65	0.00	-NA-	-NA-	-NA-	-9.98	-9.77	-5.34	-11.87	-8.71	-NA-	-NA-
Finland Non-REITs Index	USD	827.25	2,136.93	1.95	0.00	-NA-	-NA-	-NA-	-12.64	6.63	-10.52	-13.73	4.50	-NA-	-NA-
France REITs Index	USD	1,014.79	29,691.58	27.15	0.00	-NA-	-NA-	-NA-	-7.85	-10.82	-11.99	-16.26	-9.18	-NA-	-NA-
Germany REITs Index	USD	728.28	389.11	0.36	0.00	-NA-	-NA-	-NA-	-8.81	9.57	-9.19	-9.20	17.40	-NA-	-NA-
Germany Non-REITs Index	USD	427.55	4,301.99	3.93	0.00	-NA-	-NA-	-NA-	-23.45	-2.72	-0.45	-7.31	2.72	-NA-	-NA-
Greece REITs Index	USD	462.28	136.98	0.13	0.00	-NA-	-NA-	-NA-	-18.15	-35.25	-8.62	-10.25	-37.14	-NA-	-NA-
Greece Non-REITs Index	USD	176.20	113.13	0.10	0.00	-NA-	-NA-	-NA-	-52.27	-62.02	-25.34	-29.00	-62.68	-NA-	-NA-
Italy REITs Index	USD	515.01	207.72	0.25	0.00	-NA-	-NA-	-NA-	-NA-	-21.56	2.25	-16.10	-24.93	-NA-	-NA-
Italy Non-REITs Index	USD	395.37	784.30	0.72	0.00	-NA-	-NA-	-NA-	-26.96	-4.99	-12.95	-19.36	-0.75	-NA-	-NA-
Netherlands REITs Index	USD	841.67	10,847.64	9.92	0.00	-NA-	-NA-	-NA-	-12.54	-11.28	-13.44	-18.08	-11.04	-NA-	-NA-
Netherlands Non-REITs Index	USD	764.40	843.71	0.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.31	-6.75	-NA-	-NA-	-NA-
Norway Non-REITs Index	USD	161.65	748.28	0.68	0.00	-NA-	-NA-	-NA-	-48.48	-24.24	-13.41	-19.65	-35.78	-NA-	-NA-
Sweden Non-REITs Index	USD	1,034.08	7,366.29	6.74	0.00	-NA-	-NA-	-NA-	-3.56	28.42	-12.42	-12.03	22.41	-NA-	-NA-
Switzerland Non-REITs Index	USD	1,502.38	7,043.71	6.44	0.00	-NA-	-NA-	-NA-	8.95	21.22	-5.41	-7.28	22.73	-NA-	-NA-
Spain Non-REITs	USD	370.64	220.46	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.82	-47.38	-NA-	-NA-	-NA-
UK REITs	USD	277.62	32,162.09	29.41	0.00	-NA-	-NA-	-NA-	-25.50	-3.32	-0.65	-7.61	-7.24	-NA-	37.10
UK Non-REITs	USD	202.72	6,111.33	5.59	0.00	-NA-	-NA-	-NA-	-31.60	-20.20	-7.41	-10.86	-19.64	-NA-	42.27
Israel Non-REITs	USD	930.01	879.01	18.33	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.96	-1.37	-NA-	-NA-	-NA-
Canada REITs Index	USD	1,159.05	24,681.88	76.67	0.00	-NA-	-NA-	-NA-	-2.75	28.07	-3.61	-4.66	18.06	-NA-	-NA-
Canada Non-REITs Index	USD	790.79	7,510.41	23.33	0.00	-NA-	-NA-	-NA-	-9.50	39.17	3.28	-4.84	30.09	-NA-	-NA-
United States REITs Index	USD	779.84	291,958.72	97.87	0.00	-NA-	-NA-	-NA-	-7.63	26.20	2.16	-2.29	18.54	-NA-	-NA-
United States Non-REITs Index	USD	796.10	6,360.37	2.13	0.00	-NA-	-NA-	-NA-	-19.74	13.08	6.65	-1.40	9.03	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global 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	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)		
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	10 Yrs Vlty (%)	36 M Vlty (%)	
Global REITs	GBP	762.90	322,241.14	68.11	0.00	-NA-	-NA-	-NA-	-3.29	21.52	0.88	-1.75	14.97	-NA-	30.86	
Global Non-REITs	GBP	1,024.13	150,879.32	31.89	0.00	-NA-	-NA-	-NA-	-4.26	13.99	-0.04	-2.14	10.44	-NA-	29.44	
Global ex Asia REITs	GBP	764.86	253,041.36	53.48	0.00	-NA-	-NA-	-NA-	-0.72	23.55	0.94	-2.18	15.73	-NA-	34.34	
Global ex Asia Non-REITs	GBP	633.22	29,964.92	6.33	0.00	-NA-	-NA-	-NA-	-11.36	14.13	-3.59	-6.35	10.68	-NA-	33.74	
Global ex Europe REITs	GBP	804.82	272,521.05	57.60	0.00	-NA-	-NA-	-NA-	-2.21	27.79	2.31	0.05	19.94	-NA-	32.58	
Global ex Europe Non-REITs	GBP	1,137.48	130,385.53	27.56	0.00	-NA-	-NA-	-NA-	-2.85	15.07	1.20	-1.01	11.21	-NA-	30.56	
Global ex US REITs	GBP	733.90	134,768.60	28.49	0.00	-NA-	-NA-	-NA-	-8.36	9.04	-2.40	-4.48	5.87	-NA-	24.19	
Global ex US Non-REITs	GBP	1,028.38	146,795.20	31.03	0.00	-NA-	-NA-	-NA-	-3.97	13.84	-0.25	-2.23	10.38	-NA-	29.71	
Asia REITs	GBP	760.13	69,199.78	36.40	0.00	-NA-	-NA-	-NA-	-11.07	14.79	0.65	-0.16	12.39	-NA-	25.78	
Asia Non-REITs	GBP	1,154.25	120,914.40	63.60	0.00	-NA-	-NA-	-NA-	-2.57	13.99	0.87	-1.05	10.41	-NA-	31.25	
Australia REITs Index	GBP	578.12	40,365.49	21.23	0.00	-NA-	-NA-	-NA-	-19.74	5.92	-2.37	-1.71	4.15	-NA-	-NA-	
Hong Kong REITs Index	GBP	1,404.09	5,363.65	2.82	0.00	-NA-	-NA-	-NA-	21.96	33.37	7.81	4.65	28.94	-NA-	-NA-	
Hong Kong Non-REITs Index	GBP	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	
Japan REITs Index	GBP	993.42	14,721.07	7.74	0.00	-NA-	-NA-	-NA-	-1.43	32.49	11.05	4.22	32.55	-NA-	-NA-	
Japan Non-REITs Index	GBP	781.49	32,872.31	17.29	0.00	-NA-	-NA-	-NA-	-5.76	15.42	4.97	-1.46	12.23	-NA-	-NA-	
New Zealand REITs Index	GBP	952.36	464.61	0.24	0.00	-NA-	-NA-	-NA-	-2.45	6.41	1.33	-4.89	1.94	-NA-	-NA-	
Singapore REITs Index	GBP	1,265.04	8,284.96	4.36	0.00	-NA-	-NA-	-NA-	6.46	25.74	-4.98	-2.58	16.83	-NA-	-NA-	
Singapore Non-REITs Index	GBP	1,470.15	16,832.81	8.85	0.00	-NA-	-NA-	-NA-	-2.29	12.17	-2.67	-2.92	6.24	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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FTSE EPRA/NAREIT Global 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
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD		
Europe REITS	GBP	979.66	49,720.09	70.81	0.00	-NA-	-NA-	-NA-	-8.21	-2.84	-6.36	-10.56	-5.20	-NA-	28.40
Europe Non-REITS	GBP	1,080.58	20,493.79	29.19	0.00	-NA-	-NA-	-NA-	-13.06	7.37	-7.37	-8.81	5.49	-NA-	35.12
Austria Non-REITs Index	GBP	346.56	1,442.00	2.05	0.00	-NA-	-NA-	-NA-	-23.42	11.04	-8.23	-11.33	14.50	-NA-	-NA-
Belgium REITs Index	GBP	907.27	2,565.93	3.65	0.00	-NA-	-NA-	-NA-	-1.24	-4.92	-4.21	-9.53	-5.34	-NA-	-NA-
Finland Non-REITs Index	GBP	856.07	1,372.17	1.95	0.00	-NA-	-NA-	-NA-	-4.16	12.37	-9.46	-11.43	8.36	-NA-	-NA-
France REITs Index	GBP	1,050.15	19,065.56	27.15	0.00	-NA-	-NA-	-NA-	1.09	-6.03	-10.95	-14.03	-5.83	-NA-	-NA-
Germany REITs Index	GBP	753.66	249.86	0.36	0.00	-NA-	-NA-	-NA-	0.04	15.46	-8.11	-6.78	21.74	-NA-	-NA-
Germany Non-REITs Index	GBP	442.45	2,762.39	3.93	0.00	-NA-	-NA-	-NA-	-16.02	2.51	0.73	-4.84	6.51	-NA-	-NA-
Greece REITs Index	GBP	478.39	87.96	0.13	0.00	-NA-	-NA-	-NA-	-10.21	-31.77	-7.54	-7.85	-34.82	-NA-	-NA-
Greece Non-REITs Index	GBP	182.34	72.64	0.10	0.00	-NA-	-NA-	-NA-	-47.64	-59.98	-24.45	-27.11	-61.30	-NA-	-NA-
Italy REITs Index	GBP	532.96	133.38	0.16	0.00	-NA-	-NA-	-NA-	-NA-	-17.34	3.46	-13.87	-22.15	-NA-	-NA-
Italy Non-REITs Index	GBP	409.15	503.62	0.72	0.00	-NA-	-NA-	-NA-	-19.87	0.12	-11.92	-17.21	2.92	-NA-	-NA-
Netherlands REITs Index	GBP	871.00	6,965.49	9.92	0.00	-NA-	-NA-	-NA-	-4.05	-6.50	-12.41	-15.90	-7.75	-NA-	-NA-
Netherlands Non-REITs Index	GBP	791.03	541.77	0.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.14	-4.27	-NA-	-NA-	-NA-
Norway Non-REITs Index	GBP	167.28	480.49	0.68	0.00	-NA-	-NA-	-NA-	-43.48	-20.17	-12.38	-17.51	-33.41	-NA-	-NA-
Sweden Non-REITs Index	GBP	1,070.11	4,730.05	6.74	0.00	-NA-	-NA-	-NA-	5.80	35.33	-11.38	-9.69	26.93	-NA-	-NA-
Switzerland Non-REITs Index	GBP	1,554.72	4,522.90	6.44	0.00	-NA-	-NA-	-NA-	19.52	27.74	-4.29	-4.82	27.26	-NA-	-NA-
Spain Non-REITs	GBP	383.56	141.56	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.22	-45.98	-NA-	-NA-	-NA-
UK REITs	GBP	348.89	20,651.92	29.41	0.00	-NA-	-NA-	-NA-	-18.27	1.88	0.53	-5.16	-3.82	-NA-	32.42
UK Non-REITs	GBP	254.76	3,924.21	5.59	0.00	-NA-	-NA-	-NA-	-24.97	-15.92	-6.31	-8.48	-16.68	-NA-	37.40
Israel Non-REITs	GBP	821.60	564.43	11.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.21	1.26	-NA-	-NA-	-NA-
Canada REITs Index	GBP	1,199.44	15,848.73	76.67	0.00	-NA-	-NA-	-NA-	6.68	34.96	-2.47	-2.12	22.42	-NA-	-NA-
Canada Non-REITs Index	GBP	818.34	4,822.59	23.33	0.00	-NA-	-NA-	-NA-	-0.72	46.65	4.50	-2.30	34.89	-NA-	-NA-
United States REITs Index	GBP	807.01	187,472.54	97.87	0.00	-NA-	-NA-	-NA-	1.33	32.98	3.37	0.31	22.91	-NA-	-NA-
United States Non-REITs Index	GBP	823.84	4,084.12	2.13	0.00	-NA-	-NA-	-NA-	-11.96	19.16	7.91	1.23	13.06	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global 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
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vlty (%)	Vlty (%)
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD		
Global REITs	JPY	603.36	42,039,089.16	68.11	0.00	-NA-	-NA-	-NA-	-19.72	12.14	-0.03	-0.47	-0.23	-NA-	35.38
Global Non-REITs	JPY	809.95	19,683,487.12	31.89	0.00	-NA-	-NA-	-NA-	-20.52	5.19	-0.94	-0.87	-4.16	-NA-	37.40
Global ex Asia REITs	JPY	604.90	33,011,390.94	53.48	0.00	-NA-	-NA-	-NA-	-17.59	14.01	0.03	-0.90	0.43	-NA-	38.28
Global ex Asia Non-REITs	JPY	500.79	3,909,178.31	6.33	0.00	-NA-	-NA-	-NA-	-26.42	5.32	-4.46	-5.13	-3.95	-NA-	38.32
Global ex Europe REITs	JPY	636.51	35,552,681.83	57.60	0.00	-NA-	-NA-	-NA-	-18.83	17.92	1.39	1.35	4.08	-NA-	36.63
Global ex Europe Non-REITs	JPY	899.60	17,009,898.58	27.56	0.00	-NA-	-NA-	-NA-	-19.35	6.18	0.30	0.28	-3.49	-NA-	38.75
Global ex US REITs	JPY	580.42	17,581,706.84	28.49	0.00	-NA-	-NA-	-NA-	-23.93	0.62	-3.28	-3.24	-8.13	-NA-	30.75
Global ex US Non-REITs	JPY	813.32	19,150,678.91	31.03	0.00	-NA-	-NA-	-NA-	-20.29	5.05	-1.14	-0.96	-4.21	-NA-	37.67
Asia REITs	JPY	601.17	9,027,698.22	36.40	0.00	-NA-	-NA-	-NA-	-26.18	5.93	-0.26	1.14	-2.47	-NA-	31.13
Asia Non-REITs	JPY	912.86	15,774,308.81	63.60	0.00	-NA-	-NA-	-NA-	-19.13	5.19	-0.04	0.24	-4.18	-NA-	39.34
Australia REITs Index	JPY	457.22	5,266,020.46	21.23	0.00	-NA-	-NA-	-NA-	-33.38	-2.26	-3.25	-0.43	-9.62	-NA-	-NA-
Hong Kong REITs Index	JPY	1,110.45	699,733.79	2.82	0.00	-NA-	-NA-	-NA-	1.24	23.07	6.84	6.01	11.89	-NA-	-NA-
Hong Kong Non-REITs Index	JPY	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	JPY	675.17	1,920,488.63	7.74	0.00	-NA-	-NA-	-NA-	-18.18	22.26	10.05	5.58	15.03	-NA-	-NA-
Japan Non-REITs Index	JPY	531.14	4,288,471.85	17.29	0.00	-NA-	-NA-	-NA-	-21.77	6.51	4.02	-0.18	-2.60	-NA-	-NA-
New Zealand REITs Index	JPY	753.19	60,611.82	0.24	0.00	-NA-	-NA-	-NA-	-19.02	-1.80	0.42	-3.65	-11.54	-NA-	-NA-
Singapore REITs Index	JPY	1,000.48	1,080,843.52	4.36	0.00	-NA-	-NA-	-NA-	-11.63	16.03	-5.84	-1.32	1.39	-NA-	-NA-
Singapore Non-REITs Index	JPY	1,162.70	2,195,982.85	8.85	0.00	-NA-	-NA-	-NA-	-18.89	3.51	-3.54	-1.66	-7.80	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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FTSE EPRA/NAREIT Global 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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vlty (%)	Vlty (%)
Europe REITS	JPY	1,471.50	6,486,407.32	70.81	0.00	-NA-	-NA-	-NA-	-23.81	-10.34	-7.20	-9.39	-17.74	-NA-	34.56
Europe Non-REITS	JPY	1,623.09	2,673,588.54	29.19	0.00	-NA-	-NA-	-NA-	-27.83	-0.92	-8.21	-7.62	-8.46	-NA-	39.10
Austria Non-REITs Index	JPY	274.08	188,121.07	2.05	0.00	-NA-	-NA-	-NA-	-36.43	2.47	-9.06	-10.18	-0.64	-NA-	-NA-
Belgium REITs Index	JPY	717.53	334,747.35	3.65	0.00	-NA-	-NA-	-NA-	-18.02	-12.26	-5.07	-8.35	-17.85	-NA-	-NA-
Finland Non-REITs Index	JPY	677.04	179,010.78	1.95	0.00	-NA-	-NA-	-NA-	-20.44	3.69	-10.27	-10.28	-5.97	-NA-	-NA-
France REITs Index	JPY	830.53	2,487,263.90	27.15	0.00	-NA-	-NA-	-NA-	-16.08	-13.28	-11.75	-12.91	-18.28	-NA-	-NA-
Germany REITs Index	JPY	596.05	32,595.71	0.36	0.00	-NA-	-NA-	-NA-	-16.96	6.55	-8.94	-5.57	5.65	-NA-	-NA-
Germany Non-REITs Index	JPY	349.92	360,377.31	3.93	0.00	-NA-	-NA-	-NA-	-30.29	-5.40	-0.17	-3.60	-7.57	-NA-	-NA-
Greece REITs Index	JPY	378.35	11,474.48	0.13	0.00	-NA-	-NA-	-NA-	-25.46	-37.04	-8.37	-6.66	-43.44	-NA-	-NA-
Greece Non-REITs Index	JPY	144.20	9,476.68	0.10	0.00	-NA-	-NA-	-NA-	-56.54	-63.07	-25.14	-26.16	-66.42	-NA-	-NA-
Italy REITs Index	JPY	421.50	17,400.93	20.72	0.00	-NA-	-NA-	-NA-	-NA-	-23.73	2.53	-12.74	-32.45	-NA-	-NA-
Italy Non-REITs Index	JPY	323.58	65,701.05	0.72	0.00	-NA-	-NA-	-NA-	-33.49	-7.61	-12.71	-16.13	-10.69	-NA-	-NA-
Netherlands REITs Index	JPY	688.84	908,706.99	9.92	0.00	-NA-	-NA-	-NA-	-20.36	-13.72	-13.20	-14.81	-19.95	-NA-	-NA-
Netherlands Non-REITs Index	JPY	625.60	70,677.98	0.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-1.04	-3.02	-NA-	-NA-	-NA-
Norway Non-REITs Index	JPY	132.30	62,683.80	0.68	0.00	-NA-	-NA-	-NA-	-53.08	-26.33	-13.17	-16.44	-42.21	-NA-	-NA-
Sweden Non-REITs Index	JPY	846.32	617,074.53	6.74	0.00	-NA-	-NA-	-NA-	-12.17	24.88	-12.18	-8.51	10.15	-NA-	-NA-
Switzerland Non-REITs Index	JPY	1,229.58	590,051.31	6.44	0.00	-NA-	-NA-	-NA-	-0.79	17.88	-5.15	-3.58	10.44	-NA-	-NA-
Spain Non-REITs	JPY	303.34	18,467.91	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.68	-45.28	-NA-	-NA-	-NA-
UK REITs	JPY	227.21	2,694,217.95	29.41	0.00	-NA-	-NA-	-NA-	-32.16	-5.98	-0.38	-3.92	-16.53	-NA-	39.59
UK Non-REITs	JPY	165.91	511,946.12	5.59	0.00	-NA-	-NA-	-NA-	-37.72	-22.41	-7.16	-7.29	-27.70	-NA-	43.76
Israel Non-REITs	JPY	788.02	73,634.32	1535.68	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.69	2.57	-NA-	-NA-	-NA-
Canada REITs Index	JPY	948.60	2,067,601.30	76.67	0.00	-NA-	-NA-	-NA-	-11.44	24.54	-3.35	-0.85	6.24	-NA-	-NA-
Canada Non-REITs Index	JPY	647.20	629,147.24	23.33	0.00	-NA-	-NA-	-NA-	-17.59	35.33	3.56	-1.03	17.06	-NA-	-NA-
United States REITs Index	JPY	638.24	24,457,382.32	97.87	0.00	-NA-	-NA-	-NA-	-15.89	22.72	2.44	1.62	6.66	-NA-	-NA-
United States Non-REITs Index	JPY	651.55	532,808.21	2.13	0.00	-NA-	-NA-	-NA-	-26.91	9.96	6.94	2.54	-1.89	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Index Description	Curr	Close Value Nov-10													
Global REITs	AUD	503.01	523,267.97	92.45	0.00	-NA-	-NA-	-NA-	-NA-	10.06	0.65	-2.19	3.98	-NA-	-NA-
Global Non-REITs	AUD	675.24	245,003.84	43.29	0.00	-NA-	-NA-	-NA-	-NA-	3.24	-0.26	-2.58	-0.12	-NA-	-NA-
Global ex Asia REITs	AUD	504.30	410,898.62	72.59	0.00	-NA-	-NA-	-NA-	-NA-	11.91	0.72	-2.61	4.67	-NA-	-NA-
Global ex Asia Non-REITs	AUD	417.50	48,658.23	8.60	0.00	-NA-	-NA-	-NA-	-NA-	3.37	-3.80	-6.77	0.10	-NA-	-NA-
Global ex Europe REITs	AUD	530.64	442,530.52	78.18	0.00	-NA-	-NA-	-NA-	-NA-	15.74	2.08	-0.40	8.47	-NA-	-NA-
Global ex Europe Non-REITs	AUD	749.98	211,725.21	37.41	0.00	-NA-	-NA-	-NA-	-NA-	4.22	0.98	-1.45	0.58	-NA-	-NA-
Global ex US REITs	AUD	483.88	218,842.61	38.66	0.00	-NA-	-NA-	-NA-	-NA-	-1.24	-2.62	-4.91	-4.26	-NA-	-NA-
Global ex US Non-REITs	AUD	678.05	238,371.89	42.11	0.00	-NA-	-NA-	-NA-	-NA-	3.11	-0.47	-2.67	-0.18	-NA-	-NA-
Asia REITs	AUD	501.18	112,369.36	49.41	0.00	-NA-	-NA-	-NA-	-NA-	3.96	0.42	-0.61	1.64	-NA-	-NA-
Asia Non-REITs	AUD	761.04	196,345.61	86.33	0.00	-NA-	-NA-	-NA-	-NA-	3.25	0.65	-1.49	-0.15	-NA-	-NA-
Australia REITs Index	AUD	425.61	65,547.09	28.82	0.00	-NA-	-NA-	-NA-	-NA-	-4.07	-2.59	-2.15	-5.81	-NA-	-NA-
Hong Kong REITs Index	AUD	925.76	8,709.71	3.83	0.00	-NA-	-NA-	-NA-	-NA-	20.79	7.57	4.19	16.61	-NA-	-NA-
Hong Kong Non-REITs Index	AUD	-NA-	-NA-	-NA-	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-	-NA-
Japan REITs Index	AUD	654.99	23,904.66	10.51	0.00	-NA-	-NA-	-NA-	-NA-	20.00	10.80	3.76	19.87	-NA-	-NA-
Japan Non-REITs Index	AUD	515.26	53,379.37	23.47	0.00	-NA-	-NA-	-NA-	-NA-	4.54	4.73	-1.90	1.50	-NA-	-NA-
New Zealand REITs Index	AUD	627.92	754.45	0.33	0.00	-NA-	-NA-	-NA-	-NA-	-3.62	1.10	-5.32	-7.81	-NA-	-NA-
Singapore REITs Index	AUD	834.08	13,453.45	5.92	0.00	-NA-	-NA-	-NA-	-NA-	13.89	-5.20	-3.02	5.66	-NA-	-NA-
Singapore Non-REITs Index	AUD	969.32	27,333.79	12.02	0.00	-NA-	-NA-	-NA-	-NA-	1.60	-2.88	-3.35	-3.92	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Global 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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vlty (%)	Vlty (%)
Europe REITS	AUD	1,072.91	80,737.46	96.12	0.00	-NA-	-NA-	-NA-	-NA-	-12.00	-6.57	-10.96	-14.27	-NA-	-NA-
Europe Non-REITS	AUD	1,183.44	33,278.63	39.62	0.00	-NA-	-NA-	-NA-	-NA-	-2.75	-7.58	-9.22	-4.60	-NA-	-NA-
Austria Non-REITs Index	AUD	228.50	2,341.58	2.79	0.00	-NA-	-NA-	-NA-	-NA-	0.58	-8.43	-11.72	3.55	-NA-	-NA-
Belgium REITs Index	AUD	598.19	4,166.66	4.96	0.00	-NA-	-NA-	-NA-	-NA-	-13.88	-4.43	-9.93	-14.39	-NA-	-NA-
France REITs Index	AUD	692.40	30,959.41	36.86	0.00	-NA-	-NA-	-NA-	-NA-	-14.89	-11.15	-14.41	-14.83	-NA-	-NA-
Finland Non-REITs Index	AUD	564.44	2,228.18	2.65	0.00	-NA-	-NA-	-NA-	-NA-	1.77	-9.66	-11.82	-2.00	-NA-	-NA-
Germany REITs Index	AUD	496.91	405.72	0.48	0.00	-NA-	-NA-	-NA-	-NA-	4.57	-8.32	-7.19	10.10	-NA-	-NA-
Germany Non-REITs Index	AUD	291.72	4,485.68	5.34	0.00	-NA-	-NA-	-NA-	-NA-	-7.15	0.51	-5.26	-3.68	-NA-	-NA-
Greece REITs Index	AUD	315.42	142.82	0.17	0.00	-NA-	-NA-	-NA-	-NA-	-38.20	-7.74	-8.27	-41.06	-NA-	-NA-
Greece Non-REITs Index	AUD	120.22	117.96	0.14	0.00	-NA-	-NA-	-NA-	-NA-	-63.75	-24.62	-27.43	-65.00	-NA-	-NA-
Italy REITs Index	AUD	351.40	216.59	0.26	0.00	-NA-	-NA-	-NA-	-NA-	-25.14	3.23	-14.25	-29.60	-NA-	-NA-
Italy Non-REITs Index	AUD	269.77	817.79	0.97	0.00	-NA-	-NA-	-NA-	-NA-	-9.31	-12.12	-17.57	-6.92	-NA-	-NA-
Netherlands REITs Index	AUD	574.28	11,310.84	13.47	0.00	-NA-	-NA-	-NA-	-NA-	-15.32	-12.61	-16.28	-16.58	-NA-	-NA-
Netherlands Non-REITs Index	AUD	521.55	879.74	0.77	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.36	-4.69	-NA-	-NA-	-NA-
Norway Non-REITs Index	AUD	110.29	780.24	0.93	0.00	-NA-	-NA-	-NA-	-NA-	-27.70	-12.58	-17.88	-39.78	-NA-	-NA-
Sweden Non-REITs Index	AUD	705.56	7,680.84	9.14	0.00	-NA-	-NA-	-NA-	-NA-	22.57	-11.58	-10.09	14.79	-NA-	-NA-
Switzerland Non-REITs Index	AUD	1,025.08	7,344.47	8.74	0.00	-NA-	-NA-	-NA-	-NA-	15.70	-4.50	-5.24	15.09	-NA-	-NA-
Spain Non-REITs	AUD	252.89	229.87	0.20	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-49.33	-46.22	-NA-	-NA-	-NA-
UK REITs	AUD	189.42	33,535.41	39.92	0.00	-NA-	-NA-	-NA-	-NA-	-7.72	0.30	-5.58	-13.02	-NA-	-NA-
UK Non-REITs	AUD	138.32	6,372.28	7.59	0.00	-NA-	-NA-	-NA-	-NA-	-23.84	-6.52	-8.89	-24.65	-NA-	-NA-
Israel Non-REITs	AUD	612.04	916.54	19.11	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-0.01	0.81	-NA-	-NA-	-NA-
Canada REITs Index	AUD	790.83	25,735.80	104.07	0.00	-NA-	-NA-	-NA-	-NA-	22.24	-2.69	-2.56	10.72	-NA-	-NA-
Canada Non-REITs Index	AUD	539.56	7,831.11	31.67	0.00	-NA-	-NA-	-NA-	-NA-	32.83	4.27	-2.74	21.99	-NA-	-NA-
United States REITs Index	AUD	532.09	304,425.36	132.84	0.00	-NA-	-NA-	-NA-	-NA-	20.45	3.14	-0.13	11.16	-NA-	-NA-
United States Non-REITs Index	AUD	543.19	6,631.96	2.89	0.00	-NA-	-NA-	-NA-	-NA-	7.93	7.68	0.78	2.25	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

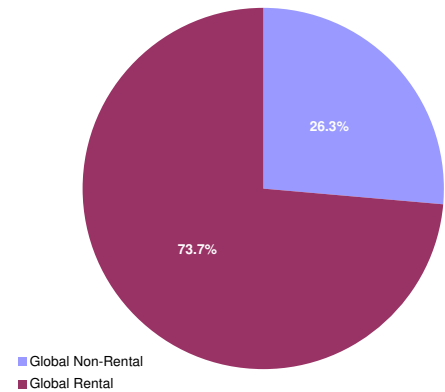
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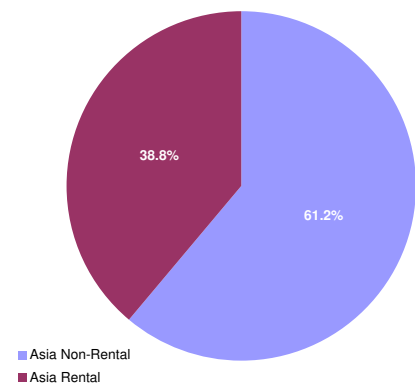
FTSE EPRA/NAREIT Global Developed Investment Focus Index Series

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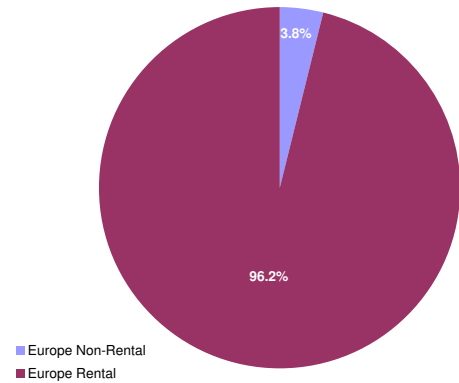
Graph 27: Global Developed Investment Focus Market Cap Breakdown



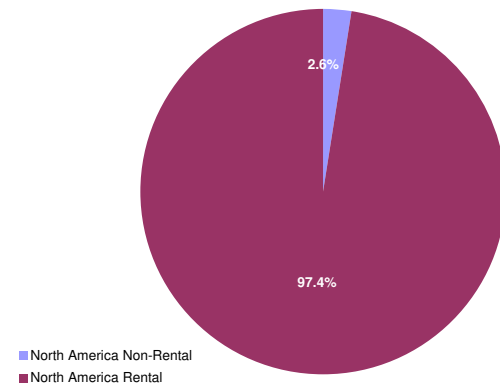
Graph 28: Asia Developed Investment Focus Market Cap Breakdown



Graph 29: Europe Developed Investment Focus Market Cap Breakdown



Graph 30: North America Developed Investment Focus Market Cap Breakdown



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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Index Description	Curr	Close Value Nov-10														
Global Non-Rental	EUR	1,031.22	148,984.99	26.32	2.27	-NA-	-NA-	-NA-	-8.99	22.77	3.97	2.70	15.56	-NA-	-NA-	
Global Rental	EUR	967.69	417,032.48	73.68	4.34	-NA-	-NA-	-NA-	-2.35	40.53	5.00	2.20	28.57	-NA-	-NA-	
Asia Non-Rental	EUR	1,132.89	139,145.84	61.18	2.21	-NA-	-NA-	-NA-	-7.56	23.46	3.81	2.95	16.31	-NA-	-NA-	
Asia Rental	EUR	991.97	88,297.18	38.82	5.46	-NA-	-NA-	-NA-	-6.24	40.20	6.58	4.34	31.50	-NA-	-NA-	
Asia ex Australia Non-Rental	EUR	1,176.63	128,945.59	56.69	1.85	-NA-	-NA-	-NA-	-6.35	24.45	4.16	3.05	16.93	-NA-	-NA-	
Asia ex Australia Rental	EUR	1,432.95	49,670.51	21.84	4.35	-NA-	-NA-	-NA-	7.53	53.54	10.66	6.05	44.28	-NA-	-NA-	
Australia Non-Rental	EUR	621.72	10,200.25	4.48	6.85	-NA-	-NA-	-NA-	-24.46	13.20	-0.36	1.67	9.04	-NA-	-NA-	
Australia Rental	EUR	676.33	38,626.67	16.98	6.88	-NA-	-NA-	-NA-	-18.28	26.44	1.76	2.22	18.41	-NA-	-NA-	
Hong Kong Non-Rental	EUR	1,750.82	73,355.18	32.25	2.16	-NA-	-NA-	-NA-	-4.19	23.11	2.67	3.79	15.97	-NA-	-NA-	
Hong Kong Rental	EUR	1,998.33	17,717.12	7.79	3.00	-NA-	-NA-	-NA-	20.76	60.71	14.43	7.63	51.54	-NA-	-NA-	
Japan Non-Rental	EUR	743.15	37,781.21	16.61	1.25	-NA-	-NA-	-NA-	-9.74	27.40	9.39	2.53	20.43	-NA-	-NA-	
Japan Rental	EUR	1,085.92	19,157.11	8.42	5.51	-NA-	-NA-	-NA-	-1.16	53.08	14.06	7.94	46.68	-NA-	-NA-	
Europe Non-Rental	EUR	491.20	3,226.84	3.84	2.22	-NA-	-NA-	-NA-	-25.34	-2.26	-6.65	-7.87	-3.74	-NA-	-NA-	
Europe Rental	EUR	782.72	80,773.50	96.16	4.62	-NA-	-NA-	-NA-	-9.30	14.77	-2.81	-6.26	8.66	-NA-	-NA-	
UK Non-Rental	EUR	278.14	1,318.74	1.57	1.48	-NA-	-NA-	-NA-	-35.48	-24.63	-13.28	-12.86	-26.55	-NA-	-NA-	
UK Rental	EUR	480.05	28,082.90	33.43	4.17	-NA-	-NA-	-NA-	-19.57	14.71	4.42	-1.25	5.38	-NA-	-NA-	
North America Non-Rental	EUR	317.21	6,612.31	2.60	3.46	-NA-	-NA-	-NA-	-32.66	21.66	15.22	2.97	10.18	-NA-	-NA-	
North America Rental	EUR	1,048.90	247,286.54	97.40	3.85	-NA-	-NA-	-NA-	2.46	52.53	7.21	4.50	36.08	-NA-	-NA-	
United States Non-Rental	EUR	317.21	6,612.31	2.60	3.46	-NA-	-NA-	-NA-	-32.66	21.66	15.22	2.97	10.18	-NA-	-NA-	
United States Rental	EUR	1,021.70	222,556.42	87.66	3.66	-NA-	-NA-	-NA-	2.02	51.79	7.62	4.75	35.61	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global Non-Rental	USD	1,138.05	193,940.36	26.32	2.27	-NA-	-NA-	-NA-	-12.56	6.44	-0.87	-3.82	4.85	-NA-	-NA-
Global Rental	USD	1,067.91	542,869.67	73.68	4.34	-NA-	-NA-	-NA-	-6.18	21.84	0.11	-4.28	16.65	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Hedged	USD	930.50	180,662.25	31.92	0.00	-NA-	-NA-	-NA-	-NA-	7.31	0.43	-1.92	2.59	-NA-	-NA-
Global ex Australia Rental in AUS\$ Hedged	USD	983.81	492,587.62	87.03	0.00	-NA-	-NA-	-NA-	-NA-	27.58	1.85	-2.64	19.89	-NA-	-NA-
Global ex Australia Non-Rental in AUS\$ Unhedged	USD	848.91	180,662.25	31.92	0.00	-NA-	-NA-	-NA-	-18.62	2.30	0.41	-1.62	-1.24	-NA-	-NA-
Global ex Australia Rental in AUS\$ Unhedged	USD	817.56	492,587.62	87.03	0.00	-NA-	-NA-	-NA-	-11.61	17.67	1.40	-2.17	10.38	-NA-	-NA-
Asia Non-Rental	USD	1,250.30	181,132.31	61.18	2.21	-NA-	-NA-	-NA-	-11.19	7.05	-1.02	-3.58	5.52	-NA-	-NA-
Asia Rental	USD	1,094.76	114,940.36	38.82	5.46	-NA-	-NA-	-NA-	-9.92	21.55	1.62	-2.28	19.29	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,298.49	167,854.19	56.69	1.85	-NA-	-NA-	-NA-	-10.03	7.90	-0.69	-3.48	6.08	-NA-	-NA-
Asia ex Australia Rental	USD	1,581.39	64,658.31	21.84	4.35	-NA-	-NA-	-NA-	3.31	33.13	5.51	-0.68	30.91	-NA-	-NA-
Australia Non-Rental	USD	686.74	13,278.12	4.48	6.85	-NA-	-NA-	-NA-	-27.40	-1.82	-4.99	-4.78	-1.05	-NA-	-NA-
Australia Rental	USD	746.40	50,282.05	16.98	6.88	-NA-	-NA-	-NA-	-21.49	9.61	-2.97	-4.26	7.41	-NA-	-NA-
Hong Kong Non-Rental	USD	1,932.03	95,489.70	32.25	2.16	-NA-	-NA-	-NA-	-7.96	6.73	-2.11	-2.80	5.21	-NA-	-NA-
Hong Kong Rental	USD	2,205.26	23,063.17	7.79	3.00	-NA-	-NA-	-NA-	16.02	39.34	9.11	0.81	37.49	-NA-	-NA-
Japan Non-Rental	USD	820.24	49,181.48	16.61	1.25	-NA-	-NA-	-NA-	-13.28	10.47	4.31	-3.97	9.27	-NA-	-NA-
Japan Rental	USD	1,198.53	24,937.66	8.42	5.51	-NA-	-NA-	-NA-	-5.04	32.73	8.75	1.09	33.09	-NA-	-NA-
Europe Non-Rental	USD	542.21	4,200.52	3.84	2.22	-NA-	-NA-	-NA-	-28.27	-15.25	-10.99	-13.71	-12.66	-NA-	-NA-
Europe Rental	USD	863.62	105,146.45	96.16	4.62	-NA-	-NA-	-NA-	-12.87	-0.50	-7.32	-12.21	-1.42	-NA-	-NA-
UK Non-Rental	USD	306.89	1,716.66	1.57	1.48	-NA-	-NA-	-NA-	-38.02	-34.65	-17.31	-18.38	-33.35	-NA-	-NA-
UK Rental	USD	529.87	36,556.76	33.43	4.17	-NA-	-NA-	-NA-	-22.72	-0.53	-0.43	-7.51	-4.39	-NA-	-NA-
North America Non-Rental	USD	349.79	8,607.54	2.60	3.46	-NA-	-NA-	-NA-	-35.32	5.47	9.84	-3.58	-0.06	-NA-	-NA-
North America Rental	USD	1,157.61	321,903.85	97.40	3.85	-NA-	-NA-	-NA-	-1.56	32.25	2.22	-2.13	23.47	-NA-	-NA-
United States Non-Rental	USD	349.79	8,607.54	2.60	3.46	-NA-	-NA-	-NA-	-35.32	5.47	9.84	-3.58	-0.06	-NA-	-NA-
United States Rental	USD	1,127.59	289,711.56	87.66	3.66	-NA-	-NA-	-NA-	-1.98	31.61	2.61	-1.90	23.04	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global Non-Rental	GBP	1,177.70	124,532.99	26.32	2.27	-NA-	-NA-	-NA-	-4.07	12.17	0.31	-1.26	8.72	-NA-	-NA-
Global Rental	GBP	1,105.12	348,587.47	73.68	4.34	-NA-	-NA-	-NA-	2.92	28.39	1.30	-1.73	20.95	-NA-	-NA-
Asia Non-Rental	GBP	1,293.87	116,308.68	61.18	2.21	-NA-	-NA-	-NA-	-2.57	12.80	0.16	-1.01	9.42	-NA-	-NA-
Asia Rental	GBP	1,132.90	73,805.50	38.82	5.46	-NA-	-NA-	-NA-	-1.18	28.09	2.83	0.33	23.70	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,343.74	107,782.53	56.69	1.85	-NA-	-NA-	-NA-	-1.30	13.71	0.49	-0.91	10.00	-NA-	-NA-
Asia ex Australia Rental	GBP	1,636.49	41,518.39	21.84	4.35	-NA-	-NA-	-NA-	13.34	40.29	6.76	1.97	35.74	-NA-	-NA-
Australia Non-Rental	GBP	710.67	8,526.14	4.48	6.85	-NA-	-NA-	-NA-	-20.36	3.46	-3.87	-2.24	2.61	-NA-	-NA-
Australia Rental	GBP	772.41	32,287.11	16.98	6.88	-NA-	-NA-	-NA-	-13.87	15.51	-1.82	-1.71	11.38	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,999.34	61,315.84	32.25	2.16	-NA-	-NA-	-NA-	0.98	12.47	-0.95	-0.21	9.09	-NA-	-NA-
Hong Kong Rental	GBP	2,282.10	14,809.32	7.79	3.00	-NA-	-NA-	-NA-	27.28	46.83	10.40	3.49	42.56	-NA-	-NA-
Japan Non-Rental	GBP	848.82	31,580.41	16.61	1.25	-NA-	-NA-	-NA-	-4.87	16.42	5.54	-1.41	13.31	-NA-	-NA-
Japan Rental	GBP	1,240.29	16,012.97	8.42	5.51	-NA-	-NA-	-NA-	4.17	39.87	10.04	3.79	38.00	-NA-	-NA-
Europe Non-Rental	GBP	561.11	2,697.24	3.84	2.22	-NA-	-NA-	-NA-	-21.31	-10.69	-9.94	-11.41	-9.43	-NA-	-NA-
Europe Rental	GBP	893.71	67,516.64	96.16	4.62	-NA-	-NA-	-NA-	-4.41	4.85	-6.23	-9.87	2.22	-NA-	-NA-
UK Non-Rental	GBP	317.58	1,102.30	1.57	1.48	-NA-	-NA-	-NA-	-32.00	-31.13	-16.33	-16.21	-30.89	-NA-	-NA-
UK Rental	GBP	548.34	23,473.83	33.43	4.17	-NA-	-NA-	-NA-	-15.23	4.82	0.75	-5.05	-0.86	-NA-	-NA-
North America Non-Rental	GBP	361.98	5,527.07	2.60	3.46	-NA-	-NA-	-NA-	-29.04	11.14	11.15	-1.01	3.64	-NA-	-NA-
North America Rental	GBP	1,197.94	206,700.90	97.40	3.85	-NA-	-NA-	-NA-	8.00	39.36	3.43	0.48	28.02	-NA-	-NA-
United States Non-Rental	GBP	361.98	5,527.07	2.60	3.46	-NA-	-NA-	-NA-	-29.04	11.14	11.15	-1.01	3.64	-NA-	-NA-
United States Rental	GBP	1,166.88	186,029.59	87.66	3.66	-NA-	-NA-	-NA-	7.53	38.68	3.83	0.72	27.58	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global Non-Rental	JPY	931.41	16,246,384.25	26.32	2.27	-NA-	-NA-	-NA-	-20.37	3.51	-0.59	0.03	-5.66	-NA-	-NA-
Global Rental	JPY	874.01	45,476,192.03	73.68	4.34	-NA-	-NA-	-NA-	-14.56	18.48	0.39	-0.45	4.96	-NA-	-NA-
Asia Non-Rental	JPY	1,023.28	15,173,453.28	61.18	2.21	-NA-	-NA-	-NA-	-19.12	4.10	-0.74	0.27	-5.05	-NA-	-NA-
Asia Rental	JPY	895.98	9,628,553.75	38.82	5.46	-NA-	-NA-	-NA-	-17.97	18.20	1.90	1.63	7.34	-NA-	-NA-
Asia ex Australia Non-Rental	JPY	1,062.72	14,061,145.46	56.69	1.85	-NA-	-NA-	-NA-	-18.07	4.93	-0.42	0.37	-4.54	-NA-	-NA-
Asia ex Australia Rental	JPY	1,294.25	5,416,426.37	21.84	4.35	-NA-	-NA-	-NA-	-5.92	29.46	5.81	3.30	17.80	-NA-	-NA-
Australia Non-Rental	JPY	562.05	1,112,307.81	4.48	6.85	-NA-	-NA-	-NA-	-33.89	-4.52	-4.73	-0.97	-10.96	-NA-	-NA-
Australia Rental	JPY	610.87	4,212,127.37	16.98	6.88	-NA-	-NA-	-NA-	-28.51	6.59	-2.71	-0.43	-3.35	-NA-	-NA-
Hong Kong Non-Rental	JPY	1,581.22	7,999,171.77	32.25	2.16	-NA-	-NA-	-NA-	-16.18	3.79	-1.84	1.09	-5.33	-NA-	-NA-
Hong Kong Rental	JPY	1,804.84	1,932,001.40	7.79	3.00	-NA-	-NA-	-NA-	5.65	35.50	9.41	4.84	23.71	-NA-	-NA-
Japan Non-Rental	JPY	671.31	4,119,932.71	16.61	1.25	-NA-	-NA-	-NA-	-21.03	7.43	4.59	-0.13	-1.67	-NA-	-NA-
Japan Rental	JPY	980.91	2,089,027.78	8.42	5.51	-NA-	-NA-	-NA-	-13.53	29.07	9.05	5.14	19.76	-NA-	-NA-
Europe Non-Rental	JPY	443.76	351,877.65	3.84	2.22	-NA-	-NA-	-NA-	-34.68	-17.59	-10.75	-10.26	-21.41	-NA-	-NA-
Europe Rental	JPY	706.81	8,808,118.21	96.16	4.62	-NA-	-NA-	-NA-	-20.65	-3.24	-7.07	-8.70	-11.30	-NA-	-NA-
UK Non-Rental	JPY	251.17	143,804.40	1.57	1.48	-NA-	-NA-	-NA-	-43.56	-36.45	-17.08	-15.12	-40.03	-NA-	-NA-
UK Rental	JPY	433.66	3,062,359.67	33.43	4.17	-NA-	-NA-	-NA-	-29.63	-3.28	-0.16	-3.81	-13.96	-NA-	-NA-
North America Non-Rental	JPY	286.28	721,053.32	2.60	3.46	-NA-	-NA-	-NA-	-41.10	2.56	10.15	0.28	-10.07	-NA-	-NA-
North America Rental	JPY	947.42	26,965,885.75	97.40	3.85	-NA-	-NA-	-NA-	-10.35	28.60	2.50	1.78	11.10	-NA-	-NA-
United States Non-Rental	JPY	286.28	721,053.32	2.60	3.46	-NA-	-NA-	-NA-	-41.10	2.56	10.15	0.28	-10.07	-NA-	-NA-
United States Rental	JPY	922.85	24,269,137.20	87.66	3.66	-NA-	-NA-	-NA-	-10.74	27.98	2.90	2.03	10.71	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(% Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global Non-Rental	AUD	776.50	202,221.62	35.73	2.27	-NA-	-NA-	-NA-	-NA-	1.59	0.08	-1.70	-1.68	-NA-	-NA-
Global Rental	AUD	728.64	566,050.20	100.01	4.34	-NA-	-NA-	-NA-	-NA-	16.29	1.07	-2.17	9.38	-NA-	-NA-
Asia Non-Rental	AUD	853.09	188,866.66	83.04	2.21	-NA-	-NA-	-NA-	-NA-	2.17	-0.07	-1.45	-1.05	-NA-	-NA-
Asia Rental	AUD	746.96	119,848.31	52.69	5.46	-NA-	-NA-	-NA-	-NA-	16.01	2.60	-0.12	11.87	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	885.97	175,021.56	76.95	1.85	-NA-	-NA-	-NA-	-NA-	2.99	0.26	-1.36	-0.52	-NA-	-NA-
Asia ex Australia Rental	AUD	1,078.99	67,419.22	29.64	4.35	-NA-	-NA-	-NA-	-NA-	27.06	6.53	1.52	22.76	-NA-	-NA-
Australia Non-Rental	AUD	468.57	13,845.09	6.09	6.85	-NA-	-NA-	-NA-	-NA-	-6.29	-4.08	-2.68	-7.21	-NA-	-NA-
Australia Rental	AUD	509.27	52,429.09	23.05	6.88	-NA-	-NA-	-NA-	-NA-	4.62	-2.04	-2.15	0.72	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,318.23	99,567.11	43.78	2.16	-NA-	-NA-	-NA-	-NA-	1.87	-1.17	-0.65	-1.34	-NA-	-NA-
Hong Kong Rental	AUD	1,504.66	24,047.96	10.57	3.00	-NA-	-NA-	-NA-	-NA-	32.99	10.16	3.03	28.93	-NA-	-NA-
Japan Non-Rental	AUD	559.65	51,281.53	22.55	1.25	-NA-	-NA-	-NA-	-NA-	5.44	5.31	-1.85	2.47	-NA-	-NA-
Japan Rental	AUD	817.76	26,002.50	11.43	5.51	-NA-	-NA-	-NA-	-NA-	26.68	9.79	3.32	24.80	-NA-	-NA-
Europe Non-Rental	AUD	369.96	4,379.88	5.21	2.22	-NA-	-NA-	-NA-	-NA-	-19.11	-10.14	-11.81	-18.09	-NA-	-NA-
Europe Rental	AUD	589.25	109,636.20	130.52	4.62	-NA-	-NA-	-NA-	-NA-	-5.04	-6.43	-10.27	-7.56	-NA-	-NA-
UK Non-Rental	AUD	209.39	1,789.96	2.13	1.48	-NA-	-NA-	-NA-	-NA-	-37.63	-16.52	-16.58	-37.50	-NA-	-NA-
UK Rental	AUD	361.54	38,117.73	45.38	4.17	-NA-	-NA-	-NA-	-NA-	-5.07	0.52	-5.47	-10.34	-NA-	-NA-
North America Non-Rental	AUD	238.66	8,975.08	3.53	3.46	-NA-	-NA-	-NA-	-NA-	0.66	10.90	-1.45	-6.28	-NA-	-NA-
North America Rental	AUD	789.84	335,649.15	132.20	3.85	-NA-	-NA-	-NA-	-NA-	26.22	3.20	0.03	15.78	-NA-	-NA-
United States Non-Rental	AUD	238.66	8,975.08	3.53	3.46	-NA-	-NA-	-NA-	-NA-	0.66	10.90	-1.45	-6.28	-NA-	-NA-
United States Rental	AUD	769.36	302,082.24	118.98	3.66	-NA-	-NA-	-NA-	-NA-	25.61	3.60	0.27	15.38	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Investment Focus 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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)
Global Non-Rental	EUR	920.81	148,984.99	26.32	0.00	-NA-	-NA-	-NA-	-11.30	20.03	3.50	2.36	13.19	-NA-	-NA-
Global Rental	EUR	768.09	417,032.48	73.68	0.00	-NA-	-NA-	-NA-	-7.37	34.42	4.52	1.95	23.58	-NA-	-NA-
Asia Non-Rental	EUR	1,022.79	139,145.84	61.18	0.00	-NA-	-NA-	-NA-	-9.76	20.82	3.35	2.62	14.02	-NA-	-NA-
Asia Rental	EUR	752.30	88,297.18	38.82	0.00	-NA-	-NA-	-NA-	-11.93	32.45	6.22	4.25	25.28	-NA-	-NA-
Asia ex Australia Non-Rental	EUR	1,081.57	128,945.59	56.69	0.00	-NA-	-NA-	-NA-	-8.24	22.11	3.65	2.69	14.75	-NA-	31.39
Asia ex Australia Rental	EUR	1,151.93	49,670.51	21.84	0.00	-NA-	-NA-	-NA-	2.04	46.01	10.11	5.89	38.13	-NA-	19.24
Australia Non-Rental	EUR	460.31	10,200.25	4.48	0.00	-NA-	-NA-	-NA-	-29.67	7.26	-0.36	1.67	5.66	-NA-	-NA-
Australia Rental	EUR	488.41	38,626.67	16.98	0.00	-NA-	-NA-	-NA-	-24.04	18.67	1.61	2.22	12.28	-NA-	-NA-
Hong Kong Non-Rental	EUR	1,550.99	73,355.18	32.25	0.00	-NA-	-NA-	-NA-	-6.72	20.31	1.82	3.17	13.35	-NA-	-NA-
Hong Kong Rental	EUR	1,658.40	17,717.12	7.79	0.00	-NA-	-NA-	-NA-	15.77	54.54	14.43	7.63	46.88	-NA-	-NA-
Japan Non-Rental	EUR	710.49	37,781.21	16.61	0.00	-NA-	-NA-	-NA-	-10.82	25.85	9.39	2.53	19.01	-NA-	-NA-
Japan Rental	EUR	878.31	19,157.11	8.42	0.00	-NA-	-NA-	-NA-	-6.28	44.56	13.28	7.78	39.67	-NA-	-NA-
Europe Non-Rental	EUR	453.46	3,226.84	3.84	0.00	-NA-	-NA-	-NA-	-26.76	-4.25	-6.71	-7.87	-5.61	-NA-	-NA-
Europe Rental	EUR	638.52	80,773.50	96.16	0.00	-NA-	-NA-	-NA-	-13.68	9.66	-3.10	-6.40	3.94	-NA-	-NA-
UK Non-Rental	EUR	256.54	1,318.74	1.57	0.00	-NA-	-NA-	-NA-	-36.76	-25.27	-13.28	-12.85	-27.03	-NA-	-NA-
UK Rental	EUR	401.17	28,082.90	33.43	0.00	-NA-	-NA-	-NA-	-23.07	10.14	3.91	-1.35	1.42	-NA-	-NA-
North America Non-Rental	EUR	242.62	6,612.31	2.60	0.00	-NA-	-NA-	-NA-	-37.03	16.34	14.32	2.26	5.36	-NA-	-NA-
North America Rental	EUR	835.75	247,286.54	97.40	0.00	-NA-	-NA-	-NA-	-2.61	46.50	6.61	4.13	31.37	-NA-	-NA-
United States Non-Rental	EUR	242.62	6,612.31	2.60	0.00	-NA-	-NA-	-NA-	-37.03	16.34	14.32	2.26	5.36	-NA-	-NA-
United States Rental	EUR	820.66	222,556.42	87.66	0.00	-NA-	-NA-	-NA-	-2.82	46.08	7.07	4.41	31.18	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

			Free Float Mkt Cap	Free Float Mkt Cap											
Price Return		Close Value	Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)
Global Non-Rental	USD	1,016.20	193,940.36	26.32	0.00	-NA-	-NA-	-NA-	-14.78	4.08	-1.31	-4.14	2.70	-NA-	-NA-
Global Rental	USD	847.66	542,869.67	73.68	0.00	-NA-	-NA-	-NA-	-11.01	16.55	-0.34	-4.52	12.12	-NA-	-NA-
Asia Non-Rental	USD	1,128.74	181,132.31	61.18	0.00	-NA-	-NA-	-NA-	-13.31	4.76	-1.46	-3.89	3.45	-NA-	-NA-
Asia Rental	USD	830.24	114,940.36	38.82	0.00	-NA-	-NA-	-NA-	-15.39	14.84	1.28	-2.36	13.67	-NA-	-NA-
Asia ex Australia Non-Rental	USD	1,193.61	167,854.19	56.69	0.00	-NA-	-NA-	-NA-	-11.84	5.88	-1.17	-3.82	4.11	-NA-	36.89
Asia ex Australia Rental	USD	1,271.26	64,658.31	21.84	0.00	-NA-	-NA-	-NA-	-1.96	26.60	4.99	-0.83	25.32	-NA-	23.46
Australia Non-Rental	USD	508.00	13,278.12	4.48	0.00	-NA-	-NA-	-NA-	-32.43	-7.00	-4.99	-4.78	-4.13	-NA-	-NA-
Australia Rental	USD	539.00	50,282.05	16.98	0.00	-NA-	-NA-	-NA-	-27.02	2.89	-3.11	-4.26	1.87	-NA-	-NA-
Hong Kong Non-Rental	USD	1,711.66	95,489.70	32.25	0.00	-NA-	-NA-	-NA-	-10.38	4.32	-2.91	-3.37	2.84	-NA-	-NA-
Hong Kong Rental	USD	1,830.20	23,063.17	7.79	0.00	-NA-	-NA-	-NA-	11.23	34.00	9.11	0.81	33.27	-NA-	-NA-
Japan Non-Rental	USD	784.09	49,181.48	16.61	0.00	-NA-	-NA-	-NA-	-14.31	9.12	4.31	-3.97	7.97	-NA-	-NA-
Japan Rental	USD	969.30	24,937.66	8.42	0.00	-NA-	-NA-	-NA-	-9.96	25.34	8.01	0.94	26.72	-NA-	-NA-
Europe Non-Rental	USD	500.43	4,200.52	3.84	0.00	-NA-	-NA-	-NA-	-29.63	-16.98	-11.05	-13.71	-14.36	-NA-	-NA-
Europe Rental	USD	704.67	105,146.45	96.16	0.00	-NA-	-NA-	-NA-	-17.07	-4.92	-7.60	-12.34	-5.69	-NA-	-NA-
UK Non-Rental	USD	283.11	1,716.66	1.57	0.00	-NA-	-NA-	-NA-	-39.24	-35.21	-17.31	-18.38	-33.80	-NA-	-NA-
UK Rental	USD	442.72	36,556.76	33.43	0.00	-NA-	-NA-	-NA-	-26.09	-4.51	-0.92	-7.60	-7.98	-NA-	-NA-
North America Non-Rental	USD	267.75	8,607.54	2.60	0.00	-NA-	-NA-	-NA-	-39.50	0.87	9.00	-4.23	-4.41	-NA-	-NA-
North America Rental	USD	922.33	321,903.85	97.40	0.00	-NA-	-NA-	-NA-	-6.43	27.02	1.66	-2.47	19.19	-NA-	-NA-
United States Non-Rental	USD	267.75	8,607.54	2.60	0.00	-NA-	-NA-	-NA-	-39.50	0.87	9.00	-4.23	-4.41	-NA-	-NA-
United States Rental	USD	905.68	289,711.56	87.66	0.00	-NA-	-NA-	-NA-	-6.64	26.66	2.09	-2.21	19.02	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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

			Free Float Mkt Cap	Free Float Mkt Cap											
Price Return		Close Value	Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	10 Yrs	36 M
														Vity (%)	Vity (%)
Global Non-Rental	GBP	1,051.60	124,532.99	26.32	0.00	-NA-	-NA-	-NA-	-6.52	9.67	-0.15	-1.58	6.49	-NA-	-NA-
Global Rental	GBP	877.19	348,587.47	73.68	0.00	-NA-	-NA-	-NA-	-2.37	22.82	0.84	-1.98	16.26	-NA-	-NA-
Asia Non-Rental	GBP	1,168.07	116,308.68	61.18	0.00	-NA-	-NA-	-NA-	-4.89	10.39	-0.29	-1.33	7.27	-NA-	-NA-
Asia Rental	GBP	859.16	73,805.50	38.82	0.00	-NA-	-NA-	-NA-	-7.18	21.02	2.48	0.24	17.87	-NA-	-NA-
Asia ex Australia Non-Rental	GBP	1,235.20	107,782.53	56.69	0.00	-NA-	-NA-	-NA-	-3.29	11.57	0.01	-1.26	7.96	-NA-	31.99
Asia ex Australia Rental	GBP	1,315.56	41,518.39	21.84	0.00	-NA-	-NA-	-NA-	7.55	33.40	6.24	1.81	29.95	-NA-	19.69
Australia Non-Rental	GBP	525.70	8,526.14	4.48	0.00	-NA-	-NA-	-NA-	-25.87	-1.99	-3.87	-2.24	-0.59	-NA-	-NA-
Australia Rental	GBP	557.78	32,287.11	16.98	0.00	-NA-	-NA-	-NA-	-19.94	8.43	-1.96	-1.71	5.63	-NA-	-NA-
Hong Kong Non-Rental	GBP	1,771.30	61,315.84	32.25	0.00	-NA-	-NA-	-NA-	-1.68	9.93	-1.76	-0.80	6.64	-NA-	-NA-
Hong Kong Rental	GBP	1,893.97	14,809.32	7.79	0.00	-NA-	-NA-	-NA-	22.02	41.20	10.40	3.49	38.19	-NA-	-NA-
Japan Non-Rental	GBP	811.41	31,580.41	16.61	0.00	-NA-	-NA-	-NA-	-6.00	14.99	5.54	-1.41	11.96	-NA-	-NA-
Japan Rental	GBP	1,003.07	16,012.97	8.42	0.00	-NA-	-NA-	-NA-	-1.22	32.08	9.29	3.63	31.40	-NA-	-NA-
Europe Non-Rental	GBP	517.87	2,697.24	3.84	0.00	-NA-	-NA-	-NA-	-22.80	-12.51	-9.99	-11.41	-11.20	-NA-	-NA-
Europe Rental	GBP	729.22	67,516.64	96.16	0.00	-NA-	-NA-	-NA-	-9.02	0.20	-6.51	-10.00	-2.21	-NA-	-NA-
UK Non-Rental	GBP	292.97	1,102.30	1.57	0.00	-NA-	-NA-	-NA-	-33.34	-31.72	-16.33	-16.21	-31.35	-NA-	-NA-
UK Rental	GBP	458.15	23,473.83	33.43	0.00	-NA-	-NA-	-NA-	-18.92	0.63	0.25	-5.14	-4.58	-NA-	-NA-
North America Non-Rental	GBP	277.08	5,527.07	2.60	0.00	-NA-	-NA-	-NA-	-33.63	6.30	10.29	-1.68	-0.88	-NA-	-NA-
North America Rental	GBP	954.47	206,700.90	97.40	0.00	-NA-	-NA-	-NA-	2.65	33.86	2.86	0.13	23.59	-NA-	-NA-
United States Non-Rental	GBP	277.08	5,527.07	2.60	0.00	-NA-	-NA-	-NA-	-33.63	6.30	10.29	-1.68	-0.88	-NA-	-NA-
United States Rental	GBP	937.24	186,029.59	87.66	0.00	-NA-	-NA-	-NA-	2.42	33.48	3.30	0.39	23.42	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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		
			Ccy (m)	(% Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M
Index Description	Curr	Close Value Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)	
Global Non-Rental	JPY	831.68	16,246,384.25	26.32	0.00	-NA-	-NA-	-NA-	-22.40	1.21	-1.04	-0.30	-7.59	-NA-	-NA-	
Global Rental	JPY	693.74	45,476,192.03	73.68	0.00	-NA-	-NA-	-NA-	-18.96	13.33	-0.07	-0.70	0.89	-NA-	-NA-	
Asia Non-Rental	JPY	923.79	15,173,453.28	61.18	0.00	-NA-	-NA-	-NA-	-21.05	1.87	-1.19	-0.05	-6.91	-NA-	-NA-	
Asia Rental	JPY	679.49	9,628,553.75	38.82	0.00	-NA-	-NA-	-NA-	-22.95	11.67	1.56	1.55	2.28	-NA-	-NA-	
Asia ex Australia Non-Rental	JPY	976.88	14,061,145.46	56.69	0.00	-NA-	-NA-	-NA-	-19.72	2.96	-0.89	0.03	-6.32	-NA-	39.67	
Asia ex Australia Rental	JPY	1,040.43	5,416,426.37	21.84	0.00	-NA-	-NA-	-NA-	-10.72	23.11	5.28	3.14	12.77	-NA-	25.71	
Australia Non-Rental	JPY	415.76	1,112,307.81	4.48	0.00	-NA-	-NA-	-NA-	-38.46	-9.56	-4.73	-0.97	-13.74	-NA-	-NA-	
Australia Rental	JPY	441.13	4,212,127.37	16.98	0.00	-NA-	-NA-	-NA-	-33.54	0.06	-2.84	-0.43	-8.33	-NA-	-NA-	
Hong Kong Non-Rental	JPY	1,400.86	7,999,171.77	32.25	0.00	-NA-	-NA-	-NA-	-18.39	1.44	-2.65	0.49	-7.46	-NA-	-NA-	
Hong Kong Rental	JPY	1,497.88	1,932,001.40	7.79	0.00	-NA-	-NA-	-NA-	1.29	30.30	9.41	4.84	19.92	-NA-	-NA-	
Japan Non-Rental	JPY	641.72	4,119,932.71	16.61	0.00	-NA-	-NA-	-NA-	-21.97	6.11	4.59	-0.13	-2.84	-NA-	-NA-	
Japan Rental	JPY	793.30	2,089,027.78	8.42	0.00	-NA-	-NA-	-NA-	-18.00	21.89	8.31	4.98	14.03	-NA-	-NA-	
Europe Non-Rental	JPY	409.57	351,877.65	3.84	0.00	-NA-	-NA-	-NA-	-35.92	-19.26	-10.80	-10.26	-22.94	-NA-	-NA-	
Europe Rental	JPY	576.72	8,808,118.21	96.16	0.00	-NA-	-NA-	-NA-	-24.48	-7.54	-7.35	-8.83	-15.14	-NA-	-NA-	
UK Non-Rental	JPY	231.71	143,804.40	1.57	0.00	-NA-	-NA-	-NA-	-44.67	-36.99	-17.08	-15.12	-40.43	-NA-	-NA-	
UK Rental	JPY	362.34	3,062,359.67	33.43	0.00	-NA-	-NA-	-NA-	-32.69	-7.14	-0.65	-3.91	-17.20	-NA-	-NA-	
North America Non-Rental	JPY	219.13	721,053.32	2.60	0.00	-NA-	-NA-	-NA-	-44.91	-1.91	9.30	-0.40	-13.98	-NA-	-NA-	
North America Rental	JPY	754.86	26,965,885.75	97.40	0.00	-NA-	-NA-	-NA-	-14.79	23.52	1.94	1.43	7.25	-NA-	-NA-	
United States Non-Rental	JPY	219.13	721,053.32	2.60	0.00	-NA-	-NA-	-NA-	-44.91	-1.91	9.30	-0.40	-13.98	-NA-	-NA-	
United States Rental	JPY	741.23	24,269,137.20	87.66	0.00	-NA-	-NA-	-NA-	-14.98	23.17	2.37	1.69	7.10	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

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

			Free Float Mkt Cap	Free Float Mkt Cap											
Price Return			Ccy (m)	(%) Weight	Div	Total	Total	Total	Total	Total	Total	Total	Total		
Index Description	Curr	Close Value Nov-10	Nov-10	Nov-10	Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Global Non-Rental	AUD	693.36	202,221.62	35.73	0.00	-NA-	-NA-	-NA-	-NA-	-0.67	-0.37	-2.02	-3.69	-NA-	-NA-
Global Rental	AUD	578.36	566,050.20	100.01	0.00	-NA-	-NA-	-NA-	-NA-	11.24	0.61	-2.41	5.14	-NA-	-NA-
Asia Non-Rental	AUD	770.15	188,866.66	83.04	0.00	-NA-	-NA-	-NA-	-NA-	-0.02	-0.51	-1.77	-2.99	-NA-	-NA-
Asia Rental	AUD	566.47	119,848.31	52.69	0.00	-NA-	-NA-	-NA-	-NA-	9.60	2.25	-0.21	6.59	-NA-	-NA-
Asia ex Australia Non-Rental	AUD	814.41	175,021.56	76.95	0.00	-NA-	-NA-	-NA-	-NA-	1.05	-0.22	-1.70	-2.37	-NA-	-NA-
Asia ex Australia Rental	AUD	867.39	67,419.22	29.64	0.00	-NA-	-NA-	-NA-	-NA-	20.83	6.00	1.36	17.52	-NA-	-NA-
Australia Non-Rental	AUD	346.61	13,845.09	6.09	0.00	-NA-	-NA-	-NA-	-NA-	-11.23	-4.08	-2.68	-10.10	-NA-	-NA-
Australia Rental	AUD	367.76	52,429.09	23.05	0.00	-NA-	-NA-	-NA-	-NA-	-1.79	-2.18	-2.15	-4.47	-NA-	-NA-
Hong Kong Non-Rental	AUD	1,167.87	99,567.11	43.78	0.00	-NA-	-NA-	-NA-	-NA-	-0.44	-1.98	-1.24	-3.56	-NA-	-NA-
Hong Kong Rental	AUD	1,248.76	24,047.96	10.57	0.00	-NA-	-NA-	-NA-	-NA-	27.89	10.16	3.03	24.97	-NA-	-NA-
Japan Non-Rental	AUD	534.99	51,281.53	22.55	0.00	-NA-	-NA-	-NA-	-NA-	4.14	5.31	-1.85	1.25	-NA-	-NA-
Japan Rental	AUD	661.36	26,002.50	11.43	0.00	-NA-	-NA-	-NA-	-NA-	19.63	9.05	3.17	18.83	-NA-	-NA-
Europe Non-Rental	AUD	341.45	4,379.88	5.21	0.00	-NA-	-NA-	-NA-	-NA-	-20.76	-10.19	-11.81	-19.69	-NA-	-NA-
Europe Rental	AUD	480.80	109,636.20	130.52	0.00	-NA-	-NA-	-NA-	-NA-	-9.25	-6.72	-10.40	-11.56	-NA-	-NA-
UK Non-Rental	AUD	193.17	1,789.96	2.13	0.00	-NA-	-NA-	-NA-	-NA-	-38.16	-16.52	-16.58	-37.92	-NA-	-NA-
UK Rental	AUD	302.07	38,117.73	45.38	0.00	-NA-	-NA-	-NA-	-NA-	-8.86	0.03	-5.57	-13.71	-NA-	-NA-
North America Non-Rental	AUD	182.69	8,975.08	3.53	0.00	-NA-	-NA-	-NA-	-NA-	-3.72	10.05	-2.12	-10.35	-NA-	-NA-
North America Rental	AUD	629.31	335,649.15	132.20	0.00	-NA-	-NA-	-NA-	-NA-	21.24	2.63	-0.32	11.77	-NA-	-NA-
United States Non-Rental	AUD	182.69	8,975.08	3.53	0.00	-NA-	-NA-	-NA-	-NA-	-3.72	10.05	-2.12	-10.35	-NA-	-NA-
United States Rental	AUD	617.95	302,082.24	118.98	0.00	-NA-	-NA-	-NA-	-NA-	20.89	3.07	-0.06	11.62	-NA-	-NA-

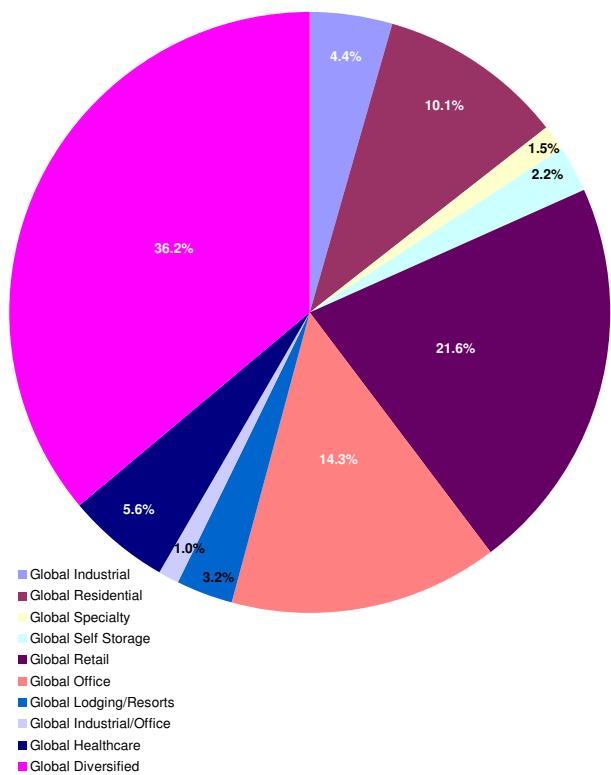
* -5 & -3 Years Total Returns are annualised

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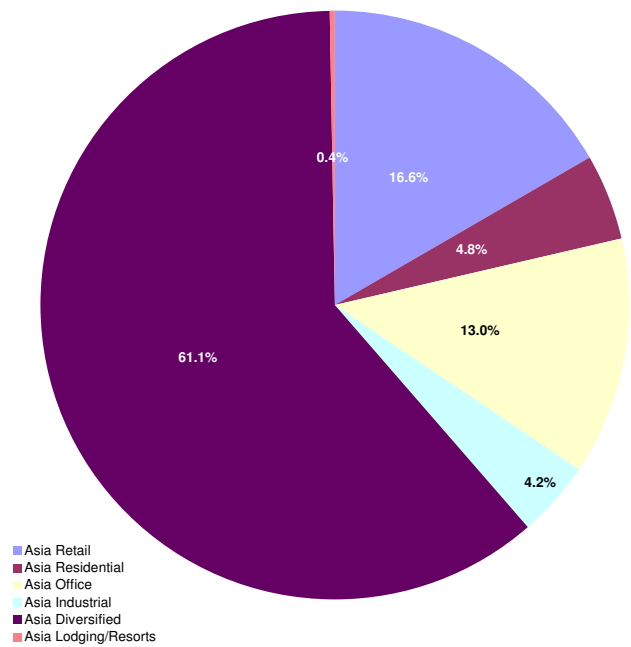
Section 8

FTSE EPRA/NAREIT Developed Sector Index Series

Graph 31: Sector Breakdown - Global Developed

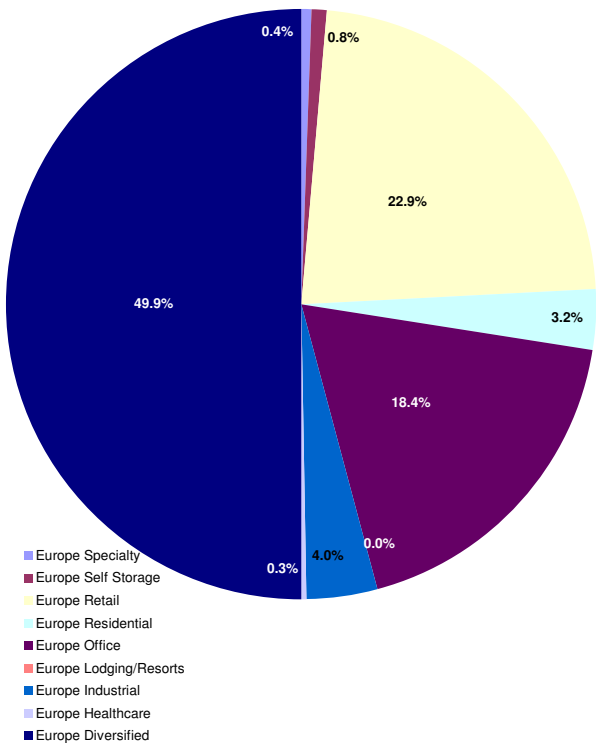


Graph 32: Sector Breakdown - Asia Developed

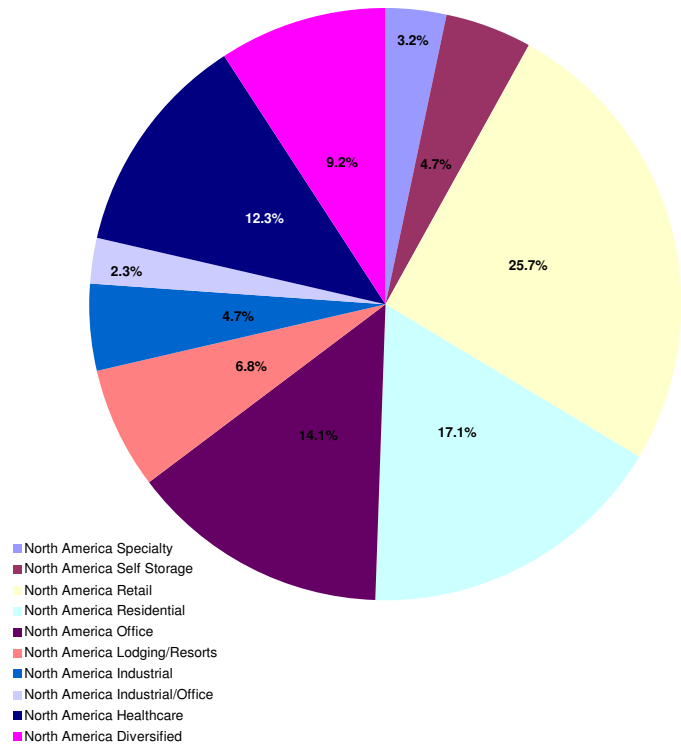


FTSE EPRA/NAREIT Developed Sector Index Series

Graph 33: Sector Breakdown - Europe Developed



Graph 34: Sector Breakdown - North America Developed



FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Index Description	Curr	Close Value Nov-10														
Global Industrial	EUR	435.84	24,776.68	4.38	3.68	-NA-	-NA-	-NA-	-26.34	28.17	9.96	3.73	15.06	-NA-	-NA-	
Global Residential	EUR	1,259.41	57,019.29	10.07	3.04	-NA-	-NA-	-NA-	6.43	45.95	6.34	5.57	33.82	-NA-	-NA-	
Global Specialty	EUR	1,447.43	8,604.98	1.52	2.98	-NA-	-NA-	-NA-	3.46	27.94	-3.35	-2.04	16.73	-NA-	-NA-	
Global Self Storage	EUR	1,287.35	12,600.24	2.23	3.22	-NA-	-NA-	-NA-	12.32	42.65	4.03	3.39	31.43	-NA-	-NA-	
Global Retail	EUR	900.24	122,137.44	21.58	4.82	-NA-	-NA-	-NA-	-5.26	40.65	5.84	3.24	28.32	-NA-	-NA-	
Global Office	EUR	1,099.90	80,669.09	14.25	3.78	-NA-	-NA-	-NA-	-0.61	42.72	5.88	2.29	31.65	-NA-	-NA-	
Global Lodging/Resorts	EUR	752.86	18,098.47	3.20	1.73	-NA-	-NA-	-NA-	-7.78	68.52	14.03	6.47	41.88	-NA-	-NA-	
Global Industrial/Office	EUR	691.52	5,860.74	1.04	5.65	-NA-	-NA-	-NA-	-0.54	27.08	2.25	-1.67	11.67	-NA-	-NA-	
Global Healthcare	EUR	1,538.04	31,449.50	5.56	5.63	-NA-	-NA-	-NA-	11.96	33.33	0.97	-1.18	24.95	-NA-	-NA-	
Global Diversified	EUR	971.33	204,801.05	36.18	3.32	-NA-	-NA-	-NA-	-7.58	26.72	2.94	1.24	18.72	-NA-	-NA-	
Asia Retail	EUR	972.23	37,762.78	16.60	6.24	-NA-	-NA-	-NA-	-4.80	31.97	2.69	2.68	23.61	-NA-	-NA-	
Asia Residential	EUR	2,105.80	10,980.72	4.83	1.84	-NA-	-NA-	-NA-	-7.13	-2.65	-5.51	-2.67	-5.32	-NA-	-NA-	
Asia Office	EUR	1,246.06	29,454.01	12.95	4.40	-NA-	-NA-	-NA-	-0.91	48.11	12.66	5.58	40.93	-NA-	-NA-	
Asia Industrial	EUR	511.74	9,485.10	4.17	3.22	-NA-	-NA-	-NA-	-26.98	40.89	4.83	4.33	24.89	-NA-	-NA-	
Asia Diversified	EUR	1,066.70	138,901.37	61.07	2.67	-NA-	-NA-	-NA-	-7.98	28.01	4.83	3.75	20.21	-NA-	-NA-	
Asia Lodging/Resorts	EUR	530.12	859.03	0.38	4.16	-NA-	-NA-	-NA-	-NA-	-NA-	0.93	0.63	-NA-	-NA-	-NA-	
Asia ex Australia Diversified	EUR	1,173.23	122,119.98	53.90	2.12	-NA-	-NA-	-NA-	-5.06	29.96	5.72	4.05	21.67	-NA-	-NA-	
Asia ex Australia Industrial	EUR	1,706.55	5,498.12	2.43	3.44	-NA-	-NA-	-NA-	12.55	45.02	3.93	3.70	24.57	-NA-	-NA-	
Asia ex Australia Office	EUR	1,294.20	26,051.94	11.50	4.04	-NA-	-NA-	-NA-	1.54	52.51	14.08	6.22	46.64	-NA-	-NA-	
Asia ex Australia Residential	EUR	2,090.26	10,980.72	4.85	1.84	-NA-	-NA-	-NA-	-7.13	-2.65	-5.51	-2.67	-5.32	-NA-	-NA-	
Asia ex Australia Retail	EUR	1,237.84	13,106.31	5.78	3.58	-NA-	-NA-	-NA-	9.22	41.84	3.30	3.73	29.59	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return																
				Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10														
Europe Specialty	EUR	413.62	356.49	0.42	0.00	-NA-	-NA-	-NA-	-26.64	-24.12	-11.81	-6.40	-33.56	-NA-	-NA-	
Europe Self Storage	EUR	887.74	701.95	0.84	2.90	-NA-	-NA-	-NA-	-16.53	-8.64	1.37	-0.98	-7.39	-NA-	-NA-	
Europe Retail	EUR	823.68	19,246.53	22.91	4.58	-NA-	-NA-	-NA-	-11.94	10.71	-2.87	-7.01	3.52	-NA-	-NA-	
Europe Residential	EUR	398.23	2,724.35	3.24	3.00	-NA-	-NA-	-NA-	-15.85	11.34	-0.24	-3.03	11.97	-NA-	-NA-	
Europe Office	EUR	1,075.79	15,454.76	18.40	3.16	-NA-	-NA-	-NA-	0.08	31.26	-2.62	-4.29	23.84	-NA-	-NA-	
Europe Industrial	EUR	301.72	3,377.87	4.02	4.49	-NA-	-NA-	-NA-	-27.53	-0.85	2.55	-4.13	-8.65	-NA-	-NA-	
Europe Healthcare	EUR	770.75	240.29	0.29	5.45	-NA-	-NA-	-NA-	-5.34	31.89	10.72	2.72	24.98	-NA-	-NA-	
Europe Diversified	EUR	755.55	41,898.10	49.88	5.18	-NA-	-NA-	-NA-	-10.53	12.68	-3.74	-7.25	7.52	-NA-	-NA-	
Eurozone Retail	EUR	1,260.38	11,612.51	13.82	5.32	-NA-	-NA-	-NA-	-2.77	6.10	-8.58	-11.43	1.90	-NA-	-NA-	
Eurozone Residential	EUR	426.21	2,402.66	2.86	3.14	-NA-	-NA-	-NA-	-13.40	22.66	2.82	-1.05	20.95	-NA-	-NA-	
Eurozone Office	EUR	1,088.74	3,784.19	4.50	5.86	-NA-	-NA-	-NA-	-1.97	12.25	-4.73	-7.93	9.35	-NA-	-NA-	
Eurozone Industrial	EUR	574.66	977.16	1.16	2.83	-NA-	-NA-	-NA-	-13.78	8.40	-0.31	-4.19	2.22	-NA-	-NA-	
Eurozone Diversified	EUR	957.71	24,177.59	28.78	5.43	-NA-	-NA-	-NA-	-6.90	8.98	-6.61	-10.12	6.27	-NA-	-NA-	
UK Specialty	EUR	413.62	356.49	0.42	0.00	-NA-	-NA-	-NA-	-26.64	-24.12	-11.81	-6.40	-33.56	-NA-	-NA-	
UK Self Storage	EUR	887.74	701.95	0.84	2.90	-NA-	-NA-	-NA-	-16.53	-8.64	1.37	-0.98	-7.39	-NA-	-NA-	
UK Retail	EUR	476.12	7,634.01	9.09	3.45	-NA-	-NA-	-NA-	-23.26	18.63	7.28	0.60	6.40	-NA-	-NA-	
UK Residential	EUR	257.28	321.69	0.38	1.97	-NA-	-NA-	-NA-	-28.22	-34.23	-18.44	-15.63	-27.96	-NA-	-NA-	
UK Industrial	EUR	251.86	2,400.72	2.86	5.16	-NA-	-NA-	-NA-	-30.93	-3.70	3.76	-4.10	-11.66	-NA-	-NA-	
UK Healthcare	EUR	770.75	240.29	0.29	5.45	-NA-	-NA-	-NA-	-5.34	31.89	10.72	2.72	24.98	-NA-	-NA-	
UK Diversified	EUR	484.59	14,341.30	17.07	4.81	-NA-	-NA-	-NA-	-18.54	13.23	3.32	-2.47	4.64	-NA-	-NA-	
UK Office	EUR	694.73	3,405.19	4.05	2.18	-NA-	-NA-	-NA-	-10.55	27.56	0.26	-1.28	18.47	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
North America Specialty	EUR	1,635.30	8,248.49	3.25	3.11	-NA-	-NA-	-NA-	6.40	32.30	-2.95	-1.84	21.13	-NA-	-NA-
North America Self Storage	EUR	1,320.39	11,898.28	4.69	3.24	-NA-	-NA-	-NA-	14.20	46.20	4.19	3.66	33.94	-NA-	-NA-
North America Retail	EUR	881.49	65,128.14	25.65	4.07	-NA-	-NA-	-NA-	-3.14	59.66	10.73	7.04	41.44	-NA-	-NA-
North America Residential	EUR	1,325.57	43,314.21	17.06	3.34	-NA-	-NA-	-NA-	13.45	72.24	10.30	8.51	52.33	-NA-	-NA-
North America Office	EUR	966.06	35,760.31	14.08	3.52	-NA-	-NA-	-NA-	-0.74	44.58	4.63	2.70	28.21	-NA-	-NA-
North America Lodging/Resorts	EUR	763.12	17,239.44	6.79	1.61	-NA-	-NA-	-NA-	-7.03	68.18	14.78	6.78	41.59	-NA-	-NA-
North America Industrial	EUR	465.70	11,913.70	4.69	3.82	-NA-	-NA-	-NA-	-24.62	32.81	16.43	5.69	19.23	-NA-	-NA-
North America Industrial/Office	EUR	691.52	5,860.74	2.31	5.65	-NA-	-NA-	-NA-	-0.54	27.08	2.25	-1.67	11.67	-NA-	-NA-
North America Healthcare	EUR	1,568.51	31,209.21	12.29	5.64	-NA-	-NA-	-NA-	12.38	33.34	0.90	-1.21	24.95	-NA-	-NA-
North America Diversified	EUR	1,026.39	23,326.33	9.19	4.00	-NA-	-NA-	-NA-	1.89	53.68	4.62	3.06	35.40	-NA-	-NA-
United States Specialty	EUR	1,635.30	8,248.49	3.25	3.11	-NA-	-NA-	-NA-	6.40	32.30	-2.95	-1.84	21.13	-NA-	-NA-
United States Self Storage	EUR	1,320.39	11,898.28	4.69	3.24	-NA-	-NA-	-NA-	14.20	46.20	4.19	3.66	33.94	-NA-	-NA-
United States Retail	EUR	837.69	57,507.59	22.65	3.77	-NA-	-NA-	-NA-	-4.51	60.78	12.03	7.69	42.35	-NA-	-NA-
United States Residential	EUR	1,294.30	40,126.28	15.80	3.20	-NA-	-NA-	-NA-	13.91	74.36	11.15	8.84	53.57	-NA-	-NA-
United States Office	EUR	967.18	30,445.97	11.99	3.48	-NA-	-NA-	-NA-	-0.98	40.60	3.95	2.97	24.81	-NA-	-NA-
United States Lodging/Resorts	EUR	739.36	16,800.23	6.62	1.45	-NA-	-NA-	-NA-	-7.25	67.96	15.33	6.89	41.35	-NA-	-NA-
United States Industrial	EUR	465.17	11,913.70	4.69	3.82	-NA-	-NA-	-NA-	-24.62	32.82	16.44	5.69	19.23	-NA-	-NA-
United States Industrial/Office	EUR	691.52	5,860.74	2.31	5.65	-NA-	-NA-	-NA-	-0.54	27.08	2.25	-1.67	11.67	-NA-	-NA-
United States Healthcare	EUR	1,648.27	29,806.69	11.74	5.54	-NA-	-NA-	-NA-	12.88	32.41	1.22	-0.78	24.88	-NA-	-NA-
United States Diversified	EUR	899.84	16,560.76	6.52	3.30	-NA-	-NA-	-NA-	-0.38	49.60	4.04	2.31	32.60	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Index Description	Curr	Close Value Nov-10														
Global Industrial	USD	481.06	32,252.90	4.38	3.68	-NA-	-NA-	-NA-	-29.22	11.15	4.84	-2.85	4.40	-NA-	-NA-	
Global Residential	USD	1,389.94	74,224.53	10.07	3.04	-NA-	-NA-	-NA-	2.25	26.54	1.40	-1.12	21.42	-NA-	-NA-	
Global Specialty	USD	1,597.77	11,201.48	1.52	2.98	-NA-	-NA-	-NA-	-0.59	10.94	-7.85	-8.25	5.91	-NA-	-NA-	
Global Self Storage	USD	1,421.03	16,402.29	2.23	3.22	-NA-	-NA-	-NA-	7.92	23.69	-0.81	-3.17	19.25	-NA-	-NA-	
Global Retail	USD	993.45	158,991.72	21.58	4.82	-NA-	-NA-	-NA-	-8.98	21.93	0.93	-3.31	16.41	-NA-	-NA-	
Global Office	USD	1,213.87	105,010.53	14.25	3.78	-NA-	-NA-	-NA-	-4.51	23.75	0.95	-4.20	19.46	-NA-	-NA-	
Global Lodging/Resorts	USD	831.05	23,559.59	3.20	1.73	-NA-	-NA-	-NA-	-11.39	46.11	8.72	-0.28	28.72	-NA-	-NA-	
Global Industrial/Office	USD	762.84	7,629.18	1.04	5.65	-NA-	-NA-	-NA-	-4.45	10.17	-2.50	-7.91	1.30	-NA-	-NA-	
Global Healthcare	USD	1,697.31	40,939.20	5.56	5.63	-NA-	-NA-	-NA-	7.56	15.62	-3.72	-7.44	13.38	-NA-	-NA-	
Global Diversified	USD	1,071.89	266,598.61	36.18	3.32	-NA-	-NA-	-NA-	-11.21	9.86	-1.85	-5.19	7.71	-NA-	-NA-	
Asia Retail	USD	1,072.72	49,157.49	16.60	6.24	-NA-	-NA-	-NA-	-8.55	14.39	-2.08	-3.83	12.12	-NA-	-NA-	
Asia Residential	USD	2,324.02	14,294.09	4.83	1.84	-NA-	-NA-	-NA-	-10.78	-15.60	-9.91	-8.84	-14.10	-NA-	-NA-	
Asia Office	USD	1,375.48	38,341.59	12.95	4.40	-NA-	-NA-	-NA-	-4.80	28.44	7.43	-1.12	27.87	-NA-	-NA-	
Asia Industrial	USD	565.11	12,347.18	4.17	3.22	-NA-	-NA-	-NA-	-29.84	22.19	-0.04	-2.29	13.33	-NA-	-NA-	
Asia Diversified	USD	1,177.24	180,814.07	61.07	2.67	-NA-	-NA-	-NA-	-11.59	10.98	-0.05	-2.83	9.06	-NA-	-NA-	
Asia Lodging/Resorts	USD	527.16	1,118.24	0.38	4.16	-NA-	-NA-	-NA-	-NA-	-NA-	-3.76	-5.75	-NA-	-NA-	-NA-	
Asia ex Australia Diversified	USD	1,294.71	158,968.99	53.90	2.12	-NA-	-NA-	-NA-	-8.79	12.67	0.80	-2.55	10.38	-NA-	-NA-	
Asia ex Australia Industrial	USD	1,883.64	7,157.14	2.43	3.44	-NA-	-NA-	-NA-	8.13	25.76	-0.91	-2.87	13.04	-NA-	-NA-	
Asia ex Australia Office	USD	1,428.42	33,912.97	11.50	4.04	-NA-	-NA-	-NA-	-2.44	32.24	8.78	-0.51	33.05	-NA-	-NA-	
Asia ex Australia Residential	USD	2,306.88	14,294.09	4.85	1.84	-NA-	-NA-	-NA-	-10.78	-15.60	-9.91	-8.84	-14.10	-NA-	-NA-	
Asia ex Australia Retail	USD	1,365.85	17,061.06	5.78	3.58	-NA-	-NA-	-NA-	4.92	22.99	-1.50	-2.85	17.58	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return																
				Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10														
Europe Specialty	USD	456.50	464.06	0.42	0.00	-NA-	-NA-	-NA-	-29.52	-34.20	-15.91	-12.33	-39.72	-NA-	-NA-	
Europe Self Storage	USD	979.76	913.76	0.84	2.90	-NA-	-NA-	-NA-	-19.80	-20.78	-3.34	-7.26	-15.97	-NA-	-NA-	
Europe Retail	USD	909.10	25,054.06	22.91	4.58	-NA-	-NA-	-NA-	-15.39	-4.00	-7.38	-12.90	-6.08	-NA-	-NA-	
Europe Residential	USD	439.55	3,546.41	3.24	3.00	-NA-	-NA-	-NA-	-19.15	-3.46	-4.88	-9.18	1.59	-NA-	-NA-	
Europe Office	USD	1,186.87	20,118.15	18.40	3.16	-NA-	-NA-	-NA-	-3.85	13.81	-7.15	-10.36	12.36	-NA-	-NA-	
Europe Industrial	USD	332.99	4,397.13	4.02	4.49	-NA-	-NA-	-NA-	-30.37	-14.02	-2.22	-10.21	-17.10	-NA-	-NA-	
Europe Healthcare	USD	850.76	312.80	0.29	5.45	-NA-	-NA-	-NA-	-9.05	14.41	5.57	-3.79	13.45	-NA-	-NA-	
Europe Diversified	USD	833.52	54,540.61	49.88	5.18	-NA-	-NA-	-NA-	-14.06	-2.33	-8.22	-13.13	-2.48	-NA-	-NA-	
Eurozone Retail	USD	1,391.07	15,116.52	13.82	5.32	-NA-	-NA-	-NA-	-6.58	-8.00	-12.83	-17.04	-7.54	-NA-	-NA-	
Eurozone Residential	USD	470.40	3,127.65	2.86	3.14	-NA-	-NA-	-NA-	-16.80	6.35	-1.96	-7.33	9.73	-NA-	-NA-	
Eurozone Office	USD	1,200.20	4,926.05	4.50	5.86	-NA-	-NA-	-NA-	-5.85	-2.69	-9.16	-13.77	-0.80	-NA-	-NA-	
Eurozone Industrial	USD	633.51	1,272.01	1.16	2.83	-NA-	-NA-	-NA-	-17.19	-6.01	-4.95	-10.27	-7.25	-NA-	-NA-	
Eurozone Diversified	USD	1,056.25	31,473.04	28.78	5.43	-NA-	-NA-	-NA-	-10.58	-5.55	-10.96	-15.82	-3.63	-NA-	-NA-	
UK Specialty	USD	456.50	464.06	0.42	0.00	-NA-	-NA-	-NA-	-29.52	-34.20	-15.91	-12.33	-39.72	-NA-	-NA-	
UK Self Storage	USD	979.76	913.76	0.84	2.90	-NA-	-NA-	-NA-	-19.80	-20.78	-3.34	-7.26	-15.97	-NA-	-NA-	
UK Retail	USD	525.48	9,937.53	9.09	3.45	-NA-	-NA-	-NA-	-26.27	2.87	2.30	-5.78	-3.46	-NA-	-NA-	
UK Residential	USD	284.09	418.76	0.38	1.97	-NA-	-NA-	-NA-	-31.02	-42.97	-22.23	-20.98	-34.64	-NA-	-NA-	
UK Industrial	USD	278.04	3,125.12	2.86	5.16	-NA-	-NA-	-NA-	-33.64	-16.48	-1.06	-10.19	-19.83	-NA-	-NA-	
UK Healthcare	USD	850.76	312.80	0.29	5.45	-NA-	-NA-	-NA-	-9.05	14.41	5.57	-3.79	13.45	-NA-	-NA-	
UK Diversified	USD	534.85	18,668.71	17.07	4.81	-NA-	-NA-	-NA-	-21.74	-1.83	-1.48	-8.66	-5.06	-NA-	-NA-	
UK Office	USD	685.97	4,432.68	4.05	2.18	-NA-	-NA-	-NA-	-16.35	8.14	-4.72	-7.85	5.10	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	Vlty (%)	Vlty (%)
North America Specialty	USD	1,805.18	10,737.42	3.25	3.11	-NA-	-NA-	-NA-	2.23	14.72	-7.46	-8.07	9.91	-NA-	-NA-
North America Self Storage	USD	1,457.52	15,488.52	4.69	3.24	-NA-	-NA-	-NA-	9.73	26.77	-0.66	-2.92	21.53	-NA-	-NA-
North America Retail	USD	972.82	84,780.18	25.65	4.07	-NA-	-NA-	-NA-	-6.94	38.42	5.58	0.25	28.32	-NA-	-NA-
North America Residential	USD	1,462.95	56,384.03	17.06	3.34	-NA-	-NA-	-NA-	9.00	49.34	5.18	1.62	38.22	-NA-	-NA-
North America Office	USD	1,066.11	46,550.79	14.08	3.52	-NA-	-NA-	-NA-	-4.64	25.36	-0.24	-3.81	16.34	-NA-	-NA-
North America Lodging/Resorts	USD	842.38	22,441.34	6.79	1.61	-NA-	-NA-	-NA-	-10.66	45.82	9.44	0.01	28.46	-NA-	-NA-
North America Industrial	USD	513.90	15,508.59	4.69	3.82	-NA-	-NA-	-NA-	-27.58	15.16	11.02	-1.02	8.18	-NA-	-NA-
North America Industrial/Office	USD	762.84	7,629.18	2.31	5.65	-NA-	-NA-	-NA-	-4.45	10.17	-2.50	-7.91	1.30	-NA-	-NA-
North America Healthcare	USD	1,730.95	40,626.41	12.29	5.64	-NA-	-NA-	-NA-	7.97	15.63	-3.78	-7.47	13.38	-NA-	-NA-
North America Diversified	USD	1,132.71	30,364.92	9.19	4	-NA-	-NA-	-NA-	-2.10	33.23	-0.24	-3.48	22.83	-NA-	-NA-
United States Specialty	USD	1,805.18	10,737.42	3.25	3.11	-NA-	-NA-	-NA-	2.23	14.72	-7.46	-8.07	9.91	-NA-	-NA-
United States Self Storage	USD	1,457.52	15,488.52	4.69	3.24	-NA-	-NA-	-NA-	9.73	26.77	-0.66	-2.92	21.53	-NA-	-NA-
United States Retail	USD	924.49	74,860.18	22.65	3.77	-NA-	-NA-	-NA-	-8.26	39.39	6.82	0.86	29.14	-NA-	-NA-
United States Residential	USD	1,428.45	52,234.16	15.80	3.2	-NA-	-NA-	-NA-	9.44	51.18	5.98	1.94	39.34	-NA-	-NA-
United States Office	USD	1,067.32	39,632.87	11.99	3.48	-NA-	-NA-	-NA-	-4.87	21.92	-0.88	-3.56	13.25	-NA-	-NA-
United States Lodging/Resorts	USD	816.14	21,869.60	6.62	1.45	-NA-	-NA-	-NA-	-10.88	45.63	9.97	0.11	28.24	-NA-	-NA-
United States Industrial	USD	513.31	15,508.59	4.69	3.82	-NA-	-NA-	-NA-	-27.58	15.16	11.02	-1.02	8.18	-NA-	-NA-
United States Industrial/Office	USD	762.84	7,629.18	2.31	5.65	-NA-	-NA-	-NA-	-4.45	10.17	-2.50	-7.91	1.30	-NA-	-NA-
United States Healthcare	USD	1,818.99	38,800.69	11.74	5.54	-NA-	-NA-	-NA-	8.45	14.82	-3.48	-7.06	13.32	-NA-	-NA-
United States Diversified	USD	993.06	21,557.88	6.52	3.3	-NA-	-NA-	-NA-	-4.29	29.69	-0.80	-4.19	20.29	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Index Description	Curr	Close Value Nov-10														
Global Industrial	GBP	497.82	20,710.23	4.38	3.68	-NA-	-NA-	-NA-	-22.36	17.13	6.09	-0.26	8.26	-NA-	-NA-	
Global Residential	GBP	1,438.37	47,661.06	10.07	3.04	-NA-	-NA-	-NA-	12.18	33.35	2.60	1.51	25.90	-NA-	-NA-	
Global Specialty	GBP	1,653.45	7,192.69	1.52	2.98	-NA-	-NA-	-NA-	9.06	16.91	-6.75	-5.81	9.83	-NA-	-NA-	
Global Self Storage	GBP	1,470.54	10,532.24	2.23	3.22	-NA-	-NA-	-NA-	18.39	30.35	0.37	-0.59	23.66	-NA-	-NA-	
Global Retail	GBP	1,028.06	102,091.77	21.58	4.82	-NA-	-NA-	-NA-	-0.15	28.49	2.12	-0.74	20.71	-NA-	-NA-	
Global Office	GBP	1,256.17	67,429.36	14.25	3.78	-NA-	-NA-	-NA-	4.75	30.41	2.15	-1.65	23.87	-NA-	-NA-	
Global Lodging/Resorts	GBP	860.00	15,128.08	3.20	1.73	-NA-	-NA-	-NA-	-2.79	53.97	10.01	2.37	33.47	-NA-	-NA-	
Global Industrial/Office	GBP	789.42	4,898.85	1.04	5.65	-NA-	-NA-	-NA-	4.82	16.10	-1.34	-5.45	5.04	-NA-	-NA-	
Global Healthcare	GBP	1,756.45	26,287.88	5.56	5.63	-NA-	-NA-	-NA-	18.00	21.83	-2.58	-4.98	17.56	-NA-	-NA-	
Global Diversified	GBP	1,109.23	171,188.30	36.18	3.32	-NA-	-NA-	-NA-	-2.60	15.77	-0.69	-2.66	11.69	-NA-	-NA-	
Asia Retail	GBP	1,110.09	31,565.00	16.60	6.24	-NA-	-NA-	-NA-	0.33	20.54	-0.92	-1.27	16.26	-NA-	-NA-	
Asia Residential	GBP	2,405.00	9,178.52	4.83	1.84	-NA-	-NA-	-NA-	-2.12	-11.06	-8.84	-6.41	-10.93	-NA-	-NA-	
Asia Office	GBP	1,423.40	24,619.90	12.95	4.4	-NA-	-NA-	-NA-	4.44	35.34	8.70	1.51	32.59	-NA-	-NA-	
Asia Industrial	GBP	584.80	7,928.37	4.17	3.22	-NA-	-NA-	-NA-	-23.03	28.76	1.14	0.31	17.52	-NA-	-NA-	
Asia Diversified	GBP	1,218.26	116,104.33	61.07	2.67	-NA-	-NA-	-NA-	-3.01	16.95	1.14	-0.24	13.09	-NA-	-NA-	
Asia Lodging/Resorts	GBP	545.52	718.05	0.38	4.16	-NA-	-NA-	-NA-	-NA-	-NA-	-2.62	-3.24	-NA-	-NA-	-NA-	
Asia ex Australia Diversified	GBP	1,339.82	102,077.17	53.90	2.12	-NA-	-NA-	-NA-	0.06	18.73	1.99	0.04	14.45	-NA-	-NA-	
Asia ex Australia Industrial	GBP	1,949.27	4,595.74	2.43	3.44	-NA-	-NA-	-NA-	18.62	32.52	0.27	-0.29	17.22	-NA-	-NA-	
Asia ex Australia Office	GBP	1,478.20	21,776.20	11.50	4.04	-NA-	-NA-	-NA-	7.02	39.35	10.07	2.14	37.97	-NA-	-NA-	
Asia ex Australia Residential	GBP	2,387.26	9,178.52	4.85	1.84	-NA-	-NA-	-NA-	-2.12	-11.06	-8.84	-6.41	-10.93	-NA-	-NA-	
Asia ex Australia Retail	GBP	1,413.44	10,955.25	5.78	3.58	-NA-	-NA-	-NA-	15.11	29.60	-0.33	-0.26	21.92	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe Specialty	GBP	472.40	297.98	0.42	0.00	-NA-	-NA-	-NA-	-22.68	-30.67	-14.91	-10.00	-37.50	-NA-	-NA-
Europe Self Storage	GBP	1,013.90	586.75	0.84	2.90	-NA-	-NA-	-NA-	-12.02	-16.52	-2.20	-4.79	-12.87	-NA-	-NA-
Europe Retail	GBP	940.77	16,087.71	22.91	4.58	-NA-	-NA-	-NA-	-7.18	1.16	-6.29	-10.58	-2.61	-NA-	-NA-
Europe Residential	GBP	454.86	2,277.22	3.24	3	-NA-	-NA-	-NA-	-11.31	1.73	-3.76	-6.76	5.34	-NA-	-NA-
Europe Office	GBP	1,228.22	12,918.26	18.40	3.16	-NA-	-NA-	-NA-	5.48	19.93	-6.05	-7.98	16.51	-NA-	-NA-
Europe Industrial	GBP	344.59	2,823.48	4.02	4.49	-NA-	-NA-	-NA-	-23.61	-9.40	-1.06	-7.82	-14.04	-NA-	-NA-
Europe Healthcare	GBP	880.40	200.85	0.29	5.45	-NA-	-NA-	-NA-	-0.23	20.56	6.82	-1.23	17.64	-NA-	-NA-
Europe Diversified	GBP	862.56	35,021.62	49.88	5.18	-NA-	-NA-	-NA-	-5.72	2.92	-7.13	-10.82	1.13	-NA-	-NA-
Eurozone Retail	GBP	1,439.54	9,706.62	13.82	5.32	-NA-	-NA-	-NA-	2.49	-3.06	-11.79	-14.83	-4.13	-NA-	-NA-
Eurozone Residential	GBP	486.79	2,008.33	2.86	3.14	-NA-	-NA-	-NA-	-8.73	12.07	-0.80	-4.87	13.79	-NA-	-NA-
Eurozone Office	GBP	1,242.02	3,163.11	4.50	5.86	-NA-	-NA-	-NA-	3.29	2.54	-8.08	-11.47	2.86	-NA-	-NA-
Eurozone Industrial	GBP	655.59	816.78	1.16	2.83	-NA-	-NA-	-NA-	-9.15	-0.95	-3.82	-7.88	-3.83	-NA-	-NA-
Eurozone Diversified	GBP	1,093.06	20,209.47	28.78	5.43	-NA-	-NA-	-NA-	-1.90	-0.47	-9.90	-13.58	-0.07	-NA-	-NA-
UK Specialty	GBP	472.40	297.98	0.42	0.00	-NA-	-NA-	-NA-	-22.68	-30.67	-14.91	-10.00	-37.50	-NA-	-NA-
UK Self Storage	GBP	1,013.90	586.75	0.84	2.90	-NA-	-NA-	-NA-	-12.02	-16.52	-2.20	-4.79	-12.87	-NA-	-NA-
UK Retail	GBP	543.79	6,381.09	9.09	3.45	-NA-	-NA-	-NA-	-19.12	8.40	3.51	-3.27	0.10	-NA-	-NA-
UK Residential	GBP	293.99	268.89	0.38	1.97	-NA-	-NA-	-NA-	-24.33	-39.91	-21.31	-18.87	-32.22	-NA-	-NA-
UK Industrial	GBP	287.73	2,006.70	2.86	5.16	-NA-	-NA-	-NA-	-27.20	-11.98	0.11	-7.79	-16.87	-NA-	-NA-
UK Healthcare	GBP	880.40	200.85	0.29	5.45	-NA-	-NA-	-NA-	-0.23	20.56	6.82	-1.23	17.64	-NA-	-NA-
UK Diversified	GBP	553.49	11,987.55	17.07	4.81	-NA-	-NA-	-NA-	-14.14	3.45	-0.31	-6.22	-1.55	-NA-	-NA-
UK Office	GBP	793.67	2,846.31	4.05	2.18	-NA-	-NA-	-NA-	-5.72	16.55	-3.27	-5.08	11.46	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	Vlty (%)	Vlty (%)
North America Specialty	GBP	1,868.08	6,894.71	3.25	3.11	-NA-	-NA-	-NA-	12.15	20.89	-6.37	-5.62	13.97	-NA-	-NA-
North America Self Storage	GBP	1,508.31	9,945.49	4.69	3.24	-NA-	-NA-	-NA-	20.38	33.59	0.52	-0.33	26.02	-NA-	-NA-
North America Retail	GBP	1,006.72	54,439.05	25.65	4.07	-NA-	-NA-	-NA-	2.09	45.87	6.83	2.92	33.06	-NA-	-NA-
North America Residential	GBP	1,513.93	36,205.31	17.06	3.34	-NA-	-NA-	-NA-	19.58	57.37	6.42	4.33	43.32	-NA-	-NA-
North America Office	GBP	1,103.25	29,891.19	14.08	3.52	-NA-	-NA-	-NA-	4.62	32.11	0.94	-1.25	20.63	-NA-	-NA-
North America Lodging/Resorts	GBP	871.73	14,410.04	6.79	1.61	-NA-	-NA-	-NA-	-2.00	53.66	10.74	2.67	33.20	-NA-	-NA-
North America Industrial	GBP	531.81	9,958.38	4.69	3.82	-NA-	-NA-	-NA-	-20.55	21.36	12.34	1.62	12.17	-NA-	-NA-
North America Industrial/Office	GBP	789.42	4,898.85	2.31	5.65	-NA-	-NA-	-NA-	4.82	16.10	-1.34	-5.45	5.04	-NA-	-NA-
North America Healthcare	GBP	1,791.26	26,087.03	12.29	5.64	-NA-	-NA-	-NA-	18.44	21.85	-2.64	-5.00	17.57	-NA-	-NA-
North America Diversified	GBP	1,172.18	19,497.92	9.19	4	-NA-	-NA-	-NA-	7.40	40.40	0.94	-0.91	27.37	-NA-	-NA-
United States Specialty	GBP	1,868.08	6,894.71	3.25	3.11	-NA-	-NA-	-NA-	12.15	20.89	-6.37	-5.62	13.97	-NA-	-NA-
United States Self Storage	GBP	1,508.31	9,945.49	4.69	3.24	-NA-	-NA-	-NA-	20.38	33.59	0.52	-0.33	26.02	-NA-	-NA-
United States Retail	GBP	956.71	48,069.22	22.65	3.77	-NA-	-NA-	-NA-	0.64	46.89	8.09	3.55	33.91	-NA-	-NA-
United States Residential	GBP	1,478.22	33,540.60	15.80	3.2	-NA-	-NA-	-NA-	20.06	59.30	7.24	4.65	44.49	-NA-	-NA-
United States Office	GBP	1,104.50	25,449.06	11.99	3.48	-NA-	-NA-	-NA-	4.37	28.47	0.29	-0.99	17.43	-NA-	-NA-
United States Lodging/Resorts	GBP	844.58	14,042.91	6.62	1.45	-NA-	-NA-	-NA-	-2.23	53.46	11.27	2.78	32.98	-NA-	-NA-
United States Industrial	GBP	531.20	9,958.38	4.69	3.82	-NA-	-NA-	-NA-	-20.55	21.36	12.34	1.62	12.18	-NA-	-NA-
United States Industrial/Office	GBP	789.42	4,898.85	2.31	5.65	-NA-	-NA-	-NA-	4.82	16.10	-1.34	-5.45	5.04	-NA-	-NA-
United States Healthcare	GBP	1,882.37	24,914.70	11.74	5.54	-NA-	-NA-	-NA-	18.97	21.00	-2.34	-4.59	17.50	-NA-	-NA-
United States Diversified	GBP	1,027.66	13,842.74	6.52	3.3	-NA-	-NA-	-NA-	5.00	36.66	0.37	-1.63	24.73	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Index Description	Curr	Close Value Nov-10														
Global Industrial	JPY	393.71	2,701,825.16	4.38	3.68	-NA-	-NA-	-NA-	-35.55	8.08	5.13	1.03	-6.05	-NA-	-NA-	
Global Residential	JPY	1,137.57	6,217,789.00	10.07	3.04	-NA-	-NA-	-NA-	-6.88	23.05	1.67	2.83	9.26	-NA-	-NA-	
Global Specialty	JPY	1,307.66	938,347.89	1.52	2.98	-NA-	-NA-	-NA-	-9.47	7.88	-7.59	-4.58	-4.69	-NA-	-NA-	
Global Self Storage	JPY	1,163.01	1,374,019.56	2.23	3.22	-NA-	-NA-	-NA-	-1.72	20.28	-0.54	0.70	7.31	-NA-	-NA-	
Global Retail	JPY	813.06	13,318,736.78	21.58	4.82	-NA-	-NA-	-NA-	-17.12	18.57	1.20	0.55	4.75	-NA-	-NA-	
Global Office	JPY	993.47	8,796,731.73	14.25	3.78	-NA-	-NA-	-NA-	-13.04	20.34	1.23	-0.37	7.49	-NA-	-NA-	
Global Lodging/Resorts	JPY	680.15	1,973,586.63	3.20	1.73	-NA-	-NA-	-NA-	-19.31	42.08	9.02	3.71	15.83	-NA-	-NA-	
Global Industrial/Office	JPY	624.33	639,096.64	1.04	5.65	-NA-	-NA-	-NA-	-12.99	7.14	-2.23	-4.22	-8.85	-NA-	-NA-	
Global Healthcare	JPY	1,389.13	3,429,477.18	5.56	5.63	-NA-	-NA-	-NA-	-2.05	12.43	-3.45	-3.74	2.02	-NA-	-NA-	
Global Diversified	JPY	877.26	22,332,965.70	36.18	3.32	-NA-	-NA-	-NA-	-19.15	6.83	-1.58	-1.40	-3.08	-NA-	-NA-	
Asia Retail	JPY	877.94	4,117,922.60	16.60	6.24	-NA-	-NA-	-NA-	-16.72	11.24	-1.81	0.02	0.89	-NA-	-NA-	
Asia Residential	JPY	1,902.04	1,197,415.95	4.83	1.84	-NA-	-NA-	-NA-	-18.75	-17.93	-9.66	-5.20	-22.70	-NA-	-NA-	
Asia Office	JPY	1,125.73	3,211,875.19	12.95	4.4	-NA-	-NA-	-NA-	-13.30	24.90	7.72	2.84	15.06	-NA-	-NA-	
Asia Industrial	JPY	462.50	1,034,323.06	4.17	3.22	-NA-	-NA-	-NA-	-36.10	18.82	0.23	1.62	1.98	-NA-	-NA-	
Asia Diversified	JPY	963.48	15,146,795.03	61.07	2.67	-NA-	-NA-	-NA-	-19.49	7.93	0.23	1.05	-1.87	-NA-	-NA-	
Asia Lodging/Resorts	JPY	431.44	93,675.20	0.38	4.16	-NA-	-NA-	-NA-	-NA-	-NA-	-3.50	-1.98	-NA-	-NA-	-NA-	
Asia ex Australia Diversified	JPY	1,059.62	13,316,832.43	53.90	2.12	-NA-	-NA-	-NA-	-16.94	9.57	1.08	1.35	-0.68	-NA-	-NA-	
Asia ex Australia Industrial	JPY	1,541.62	599,553.83	2.43	3.44	-NA-	-NA-	-NA-	-1.53	22.29	-0.64	1.01	1.72	-NA-	-NA-	
Asia ex Australia Office	JPY	1,169.06	2,840,889.56	11.50	4.04	-NA-	-NA-	-NA-	-11.16	28.59	9.08	3.46	19.73	-NA-	-NA-	
Asia ex Australia Residential	JPY	1,888.01	1,197,415.95	4.85	1.84	-NA-	-NA-	-NA-	-18.75	-17.93	-9.66	-5.20	-22.70	-NA-	-NA-	
Asia ex Australia Retail	JPY	1,117.84	1,429,204.87	5.78	3.58	-NA-	-NA-	-NA-	-4.45	19.59	-1.23	1.03	5.80	-NA-	-NA-	

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(% Weight) Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe Specialty	JPY	373.61	38,873.90	0.42	0.00	-NA-	-NA-	-NA-	-35.81	-36.02	-15.67	-8.83	-45.76	-NA-	-NA-
Europe Self Storage	JPY	801.86	76,545.96	0.84	2.90	-NA-	-NA-	-NA-	-26.97	-22.97	-3.08	-3.55	-24.39	-NA-	-NA-
Europe Retail	JPY	744.03	2,098,778.26	22.91	4.58	-NA-	-NA-	-NA-	-22.95	-6.65	-7.13	-9.42	-15.48	-NA-	-NA-
Europe Residential	JPY	359.74	297,082.79	3.24	3	-NA-	-NA-	-NA-	-26.38	-6.12	-4.62	-5.55	-8.59	-NA-	-NA-
Europe Office	JPY	971.36	1,685,297.21	18.40	3.16	-NA-	-NA-	-NA-	-12.44	10.67	-6.90	-6.78	1.10	-NA-	-NA-
Europe Industrial	JPY	272.53	368,347.46	4.02	4.49	-NA-	-NA-	-NA-	-36.59	-16.39	-1.95	-6.62	-25.40	-NA-	-NA-
Europe Healthcare	JPY	696.28	26,203.04	0.29	5.45	-NA-	-NA-	-NA-	-17.18	11.25	5.86	0.05	2.08	-NA-	-NA-
Europe Diversified	JPY	682.17	4,568,867.24	49.88	5.18	-NA-	-NA-	-NA-	-21.74	-5.02	-7.97	-9.66	-12.25	-NA-	-NA-
Eurozone Retail	JPY	1,138.49	1,266,311.23	13.82	5.32	-NA-	-NA-	-NA-	-14.93	-10.54	-12.59	-13.72	-16.80	-NA-	-NA-
Eurozone Residential	JPY	384.99	262,003.46	2.86	3.14	-NA-	-NA-	-NA-	-24.23	3.42	-1.69	-3.63	-1.26	-NA-	-NA-
Eurozone Office	JPY	982.27	412,654.97	4.50	5.86	-NA-	-NA-	-NA-	-14.26	-5.37	-8.91	-10.32	-10.74	-NA-	-NA-
Eurozone Industrial	JPY	518.48	106,556.21	1.16	2.83	-NA-	-NA-	-NA-	-24.59	-8.60	-4.69	-6.68	-16.54	-NA-	-NA-
Eurozone Diversified	JPY	864.47	2,636,496.27	28.78	5.43	-NA-	-NA-	-NA-	-18.57	-8.15	-10.71	-12.45	-13.28	-NA-	-NA-
UK Specialty	JPY	373.61	38,873.90	0.42	0.00	-NA-	-NA-	-NA-	-35.81	-36.02	-15.67	-8.83	-45.76	-NA-	-NA-
UK Self Storage	JPY	801.86	76,545.96	0.84	2.90	-NA-	-NA-	-NA-	-26.97	-22.97	-3.08	-3.55	-24.39	-NA-	-NA-
UK Retail	JPY	430.07	832,467.03	9.09	3.45	-NA-	-NA-	-NA-	-32.86	0.03	2.58	-2.01	-13.13	-NA-	-NA-
UK Residential	JPY	232.51	35,079.33	0.38	1.97	-NA-	-NA-	-NA-	-37.19	-44.55	-22.02	-17.82	-41.18	-NA-	-NA-
UK Industrial	JPY	227.56	261,791.24	2.86	5.16	-NA-	-NA-	-NA-	-39.56	-18.78	-0.79	-6.59	-27.85	-NA-	-NA-
UK Healthcare	JPY	696.28	26,203.04	0.29	5.45	-NA-	-NA-	-NA-	-17.18	11.25	5.86	0.05	2.08	-NA-	-NA-
UK Diversified	JPY	437.74	1,563,877.68	17.07	4.81	-NA-	-NA-	-NA-	-28.73	-4.53	-1.21	-5.00	-14.57	-NA-	-NA-
UK Office	JPY	627.69	371,325.88	4.05	2.18	-NA-	-NA-	-NA-	-21.73	7.55	-4.14	-3.85	-3.28	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	Vity (%)	Vity (%)
North America Specialty	JPY	1,477.41	899,473.99	3.25	3.11	-NA-	-NA-	-NA-	-6.91	11.56	-7.21	-4.39	-1.10	-NA-	-NA-
North America Self Storage	JPY	1,192.87	1,297,473.60	4.69	3.24	-NA-	-NA-	-NA-	-0.08	23.27	-0.38	0.96	9.36	-NA-	-NA-
North America Retail	JPY	796.18	7,102,035.92	25.65	4.07	-NA-	-NA-	-NA-	-15.26	34.61	5.87	4.26	15.47	-NA-	-NA-
North America Residential	JPY	1,197.32	4,723,290.25	17.06	3.34	-NA-	-NA-	-NA-	-0.74	45.22	5.47	5.69	24.37	-NA-	-NA-
North America Office	JPY	872.53	3,899,559.34	14.08	3.52	-NA-	-NA-	-NA-	-13.16	21.91	0.04	0.03	4.68	-NA-	-NA-
North America Lodging/Resorts	JPY	689.43	1,879,911.42	6.79	1.61	-NA-	-NA-	-NA-	-18.65	41.80	9.74	4.01	15.59	-NA-	-NA-
North America Industrial	JPY	420.59	1,299,154.64	4.69	3.82	-NA-	-NA-	-NA-	-34.05	11.99	11.32	2.94	-2.66	-NA-	-NA-
North America Industrial/Office	JPY	624.33	639,096.64	2.31	5.65	-NA-	-NA-	-NA-	-12.99	7.14	-2.23	-4.22	-8.85	-NA-	-NA-
North America Healthcare	JPY	1,416.65	3,403,274.14	12.29	5.64	-NA-	-NA-	-NA-	-1.68	12.44	-3.52	-3.77	2.02	-NA-	-NA-
North America Diversified	JPY	927.04	2,543,669.12	9.19	4	-NA-	-NA-	-NA-	-10.85	29.56	0.03	0.38	10.53	-NA-	-NA-
United States Specialty	JPY	1,477.41	899,473.99	3.25	3.11	-NA-	-NA-	-NA-	-6.91	11.56	-7.21	-4.39	-1.10	-NA-	-NA-
United States Self Storage	JPY	1,192.87	1,297,473.60	4.69	3.24	-NA-	-NA-	-NA-	-0.08	23.27	-0.38	0.96	9.36	-NA-	-NA-
United States Retail	JPY	756.63	6,271,037.21	22.65	3.77	-NA-	-NA-	-NA-	-16.46	35.55	7.12	4.89	16.21	-NA-	-NA-
United States Residential	JPY	1,169.08	4,375,655.29	15.80	3.2	-NA-	-NA-	-NA-	-0.34	47.01	6.27	6.01	25.39	-NA-	-NA-
United States Office	JPY	873.52	3,320,045.50	11.99	3.48	-NA-	-NA-	-NA-	-13.37	18.55	-0.61	0.30	1.90	-NA-	-NA-
United States Lodging/Resorts	JPY	667.95	1,832,016.46	6.62	1.45	-NA-	-NA-	-NA-	-18.84	41.61	10.27	4.12	15.39	-NA-	-NA-
United States Industrial	JPY	420.11	1,299,154.64	4.69	3.82	-NA-	-NA-	-NA-	-34.05	11.99	11.33	2.94	-2.66	-NA-	-NA-
United States Industrial/Office	JPY	624.33	639,096.64	2.31	5.65	-NA-	-NA-	-NA-	-12.99	7.14	-2.23	-4.22	-8.85	-NA-	-NA-
United States Healthcare	JPY	1,488.71	3,250,333.73	11.74	5.54	-NA-	-NA-	-NA-	-1.24	11.66	-3.21	-3.35	1.97	-NA-	-NA-
United States Diversified	JPY	812.74	1,805,903.46	6.52	3.3	-NA-	-NA-	-NA-	-12.84	26.11	-0.53	-0.36	8.24	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Index Description	Curr	Close Value Nov-10														
Global Industrial	AUD	328.23	33,630.10	5.94	3.68	-NA-	-NA-	-NA-	-NA-	6.09	5.85	-0.71	-2.09	-NA-	-NA-	
Global Residential	AUD	948.37	77,393.92	13.67	3.04	-NA-	-NA-	-NA-	-NA-	20.78	2.37	1.06	13.86	-NA-	-NA-	
Global Specialty	AUD	1,090.17	11,679.78	2.06	2.98	-NA-	-NA-	-NA-	-NA-	5.88	-6.96	-6.23	-0.68	-NA-	-NA-	
Global Self Storage	AUD	969.58	17,102.66	3.02	3.22	-NA-	-NA-	-NA-	-NA-	18.06	0.14	-1.03	11.83	-NA-	-NA-	
Global Retail	AUD	677.84	165,780.67	29.29	4.82	-NA-	-NA-	-NA-	-NA-	16.38	1.89	-1.18	9.16	-NA-	-NA-	
Global Office	AUD	828.23	109,494.48	19.34	3.78	-NA-	-NA-	-NA-	-NA-	18.11	1.92	-2.09	12.02	-NA-	-NA-	
Global Lodging/Resorts	AUD	567.03	24,565.58	4.34	1.73	-NA-	-NA-	-NA-	-NA-	39.45	9.77	1.92	20.71	-NA-	-NA-	
Global Industrial/Office	AUD	520.49	7,954.95	1.41	5.65	-NA-	-NA-	-NA-	-NA-	5.15	-1.56	-5.87	-5.00	-NA-	-NA-	
Global Healthcare	AUD	1,158.09	42,687.31	7.54	5.63	-NA-	-NA-	-NA-	-NA-	10.35	-2.79	-5.40	6.32	-NA-	-NA-	
Global Diversified	AUD	731.36	277,982.37	49.11	3.32	-NA-	-NA-	-NA-	-NA-	4.86	-0.91	-3.10	1.00	-NA-	-NA-	
Asia Retail	AUD	731.92	51,256.51	16.60	6.24	-NA-	-NA-	-NA-	-NA-	9.18	-1.14	-1.71	5.14	-NA-	-NA-	
Asia Residential	AUD	1,585.69	14,904.45	4.83	1.84	-NA-	-NA-	-NA-	-NA-	-19.45	-9.04	-6.83	-19.45	-NA-	-NA-	
Asia Office	AUD	938.50	39,978.78	12.95	4.4	-NA-	-NA-	-NA-	-NA-	22.59	8.46	1.06	19.91	-NA-	-NA-	
Asia Industrial	AUD	385.58	12,874.40	4.17	3.22	-NA-	-NA-	-NA-	-NA-	16.62	0.91	-0.13	6.28	-NA-	-NA-	
Asia Diversified	AUD	803.24	188,534.84	61.07	2.67	-NA-	-NA-	-NA-	-NA-	5.93	0.91	-0.69	2.27	-NA-	-NA-	
Asia Lodging/Resorts	AUD	359.68	1,165.99	0.38	4.16	-NA-	-NA-	-NA-	-NA-	-NA-	-2.84	-3.67	-NA-	-NA-	-NA-	
Asia ex Australia Diversified	AUD	883.39	165,756.97	53.90	2.12	-NA-	-NA-	-NA-	-NA-	7.54	1.76	-0.40	3.51	-NA-	-NA-	
Asia ex Australia Industrial	AUD	1,285.22	7,462.75	2.43	3.44	-NA-	-NA-	-NA-	-NA-	20.03	0.04	-0.73	6.01	-NA-	-NA-	
Asia ex Australia Office	AUD	974.62	35,361.05	11.50	4.04	-NA-	-NA-	-NA-	-NA-	26.21	9.82	1.68	24.77	-NA-	-NA-	
Asia ex Australia Residential	AUD	1,574.00	14,904.45	4.85	1.84	-NA-	-NA-	-NA-	-NA-	-19.45	-9.04	-6.83	-19.45	-NA-	-NA-	
Asia ex Australia Retail	AUD	931.93	17,789.57	5.78	3.58	-NA-	-NA-	-NA-	-NA-	17.38	-0.56	-0.71	10.26	-NA-	-NA-	

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Gross Total Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Europe Specialty	AUD	311.47	483.87	0.58	0.00	-NA-	-NA-	-NA-	-NA-	-37.20	-15.10	-10.40	-43.47	-NA-	-NA-
Europe Self Storage	AUD	668.50	952.78	1.13	2.90	-NA-	-NA-	-NA-	-NA-	-24.39	-2.41	-5.21	-21.20	-NA-	-NA-
Europe Retail	AUD	620.28	26,123.86	31.10	4.58	-NA-	-NA-	-NA-	-NA-	-8.38	-6.50	-10.98	-11.92	-NA-	-NA-
Europe Residential	AUD	299.90	3,697.84	4.40	3	-NA-	-NA-	-NA-	-NA-	-7.86	-3.97	-7.18	-4.74	-NA-	-NA-
Europe Office	AUD	809.81	20,977.19	24.97	3.16	-NA-	-NA-	-NA-	-NA-	8.62	-6.26	-8.39	5.37	-NA-	-NA-
Europe Industrial	AUD	227.20	4,584.89	5.46	4.49	-NA-	-NA-	-NA-	-NA-	-17.94	-1.28	-8.23	-22.26	-NA-	-NA-
Europe Healthcare	AUD	580.48	326.15	0.39	5.45	-NA-	-NA-	-NA-	-NA-	9.19	6.58	-1.67	6.39	-NA-	-NA-
Europe Diversified	AUD	568.71	56,869.50	67.70	5.18	-NA-	-NA-	-NA-	-NA-	-6.78	-7.34	-11.22	-8.55	-NA-	-NA-
Eurozone Retail	AUD	949.13	15,762.00	18.76	5.32	-NA-	-NA-	-NA-	-NA-	-12.20	-11.99	-15.21	-13.30	-NA-	-NA-
Eurozone Residential	AUD	320.96	3,261.20	3.88	3.14	-NA-	-NA-	-NA-	-NA-	1.50	-1.02	-5.29	2.90	-NA-	-NA-
Eurozone Office	AUD	818.90	5,136.39	6.11	5.86	-NA-	-NA-	-NA-	-NA-	-7.12	-8.29	-11.87	-6.98	-NA-	-NA-
Eurozone Industrial	AUD	432.25	1,326.32	1.58	2.83	-NA-	-NA-	-NA-	-NA-	-10.29	-4.04	-8.29	-13.02	-NA-	-NA-
Eurozone Diversified	AUD	720.69	32,816.94	39.07	5.43	-NA-	-NA-	-NA-	-NA-	-9.86	-10.10	-13.96	-9.62	-NA-	-NA-
UK Specialty	AUD	311.47	483.87	0.58	0.00	-NA-	-NA-	-NA-	-NA-	-37.20	-15.10	-10.40	-43.47	-NA-	-NA-
UK Self Storage	AUD	668.50	952.78	1.13	2.90	-NA-	-NA-	-NA-	-NA-	-24.39	-2.41	-5.21	-21.20	-NA-	-NA-
UK Retail	AUD	358.54	10,361.86	12.34	3.45	-NA-	-NA-	-NA-	-NA-	-1.82	3.28	-3.70	-9.47	-NA-	-NA-
UK Residential	AUD	193.84	436.64	0.52	1.97	-NA-	-NA-	-NA-	-NA-	-45.57	-21.49	-19.23	-38.70	-NA-	-NA-
UK Industrial	AUD	189.71	3,258.56	3.88	5.16	-NA-	-NA-	-NA-	-NA-	-20.28	-0.11	-8.20	-24.82	-NA-	-NA-
UK Healthcare	AUD	580.48	326.15	0.39	5.45	-NA-	-NA-	-NA-	-NA-	9.19	6.58	-1.67	6.39	-NA-	-NA-
UK Diversified	AUD	364.93	19,465.86	23.17	4.81	-NA-	-NA-	-NA-	-NA-	-6.30	-0.54	-6.64	-10.97	-NA-	-NA-
UK Office	AUD	523.30	4,621.96	5.50	2.18	-NA-	-NA-	-NA-	-NA-	5.56	-3.48	-5.50	0.80	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	10 Yrs	36 M
Gross Total Return		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Vity (%)	Vity (%)
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD		
North America Specialty	AUD	1,231.69	11,195.91	4.41	3.11	-NA-	-NA-	-NA-	-NA-	9.49	-6.57	-6.04	3.07	-NA-	-NA-
North America Self Storage	AUD	994.48	16,149.88	6.36	3.24	-NA-	-NA-	-NA-	-NA-	20.99	0.30	-0.78	13.97	-NA-	-NA-
North America Retail	AUD	663.76	88,400.30	34.82	4.07	-NA-	-NA-	-NA-	-NA-	32.12	6.59	2.46	20.33	-NA-	-NA-
North America Residential	AUD	998.18	58,791.63	23.16	3.34	-NA-	-NA-	-NA-	-NA-	42.53	6.19	3.87	29.62	-NA-	-NA-
North America Office	AUD	727.41	48,538.50	19.12	3.52	-NA-	-NA-	-NA-	-NA-	19.65	0.72	-1.69	9.09	-NA-	-NA-
North America Lodging/Resorts	AUD	574.76	23,399.59	9.22	1.61	-NA-	-NA-	-NA-	-NA-	39.17	10.49	2.21	20.46	-NA-	-NA-
North America Industrial	AUD	350.64	16,170.81	6.37	3.82	-NA-	-NA-	-NA-	-NA-	9.92	12.09	1.17	1.45	-NA-	-NA-
North America Industrial/Office	AUD	520.49	7,954.95	3.13	5.65	-NA-	-NA-	-NA-	-NA-	5.15	-1.56	-5.87	-5.00	-NA-	-NA-
North America Healthcare	AUD	1,181.04	42,361.15	16.68	5.64	-NA-	-NA-	-NA-	-NA-	10.36	-2.86	-5.42	6.32	-NA-	-NA-
North America Diversified	AUD	772.85	31,661.50	12.47	4	-NA-	-NA-	-NA-	-NA-	27.16	0.71	-1.35	15.18	-NA-	-NA-
United States Specialty	AUD	1,231.69	11,195.91	4.41	3.11	-NA-	-NA-	-NA-	-NA-	9.49	-6.57	-6.04	3.07	-NA-	-NA-
United States Self Storage	AUD	994.48	16,149.88	6.36	3.24	-NA-	-NA-	-NA-	-NA-	20.99	0.30	-0.78	13.97	-NA-	-NA-
United States Retail	AUD	630.79	78,056.71	30.74	3.77	-NA-	-NA-	-NA-	-NA-	33.04	7.85	3.09	21.11	-NA-	-NA-
United States Residential	AUD	974.64	54,464.55	21.45	3.2	-NA-	-NA-	-NA-	-NA-	44.29	7.00	4.18	30.67	-NA-	-NA-
United States Office	AUD	728.24	41,325.19	16.28	3.48	-NA-	-NA-	-NA-	-NA-	16.36	0.07	-1.43	6.20	-NA-	-NA-
United States Lodging/Resorts	AUD	556.86	22,803.43	8.98	1.45	-NA-	-NA-	-NA-	-NA-	38.99	11.02	2.32	20.26	-NA-	-NA-
United States Industrial	AUD	350.24	16,170.81	6.37	3.82	-NA-	-NA-	-NA-	-NA-	9.92	12.08	1.17	1.45	-NA-	-NA-
United States Industrial/Office	AUD	520.49	7,954.95	3.13	5.65	-NA-	-NA-	-NA-	-NA-	5.15	-1.56	-5.87	-5.00	-NA-	-NA-
United States Healthcare	AUD	1,241.11	40,457.48	15.93	5.54	-NA-	-NA-	-NA-	-NA-	9.59	-2.55	-5.01	6.26	-NA-	-NA-
United States Diversified	AUD	677.57	22,478.40	8.85	3.3	-NA-	-NA-	-NA-	-NA-	23.78	0.15	-2.07	12.80	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global Specialty	EUR	1,277.65	8,604.98	1.52	0.00	-NA-	-NA-	-NA-	0.60	24.48	-3.35	-2.04	14.35	-NA-	-NA-
Global Self Storage	EUR	1,101.86	12,600.24	2.23	0.00	-NA-	-NA-	-NA-	8.63	38.32	3.94	3.39	28.23	-NA-	-NA-
Global Retail	EUR	709.66	122,137.44	21.58	0.00	-NA-	-NA-	-NA-	-10.16	34.05	5.30	2.91	22.83	-NA-	-NA-
Global Residential	EUR	1,044.59	57,019.29	10.07	0.00	-NA-	-NA-	-NA-	2.06	41.26	6.07	5.44	30.16	-NA-	-NA-
Global Office	EUR	896.62	80,669.09	14.25	0.00	-NA-	-NA-	-NA-	-5.24	37.35	5.58	2.17	27.45	-NA-	-NA-
Global Lodging/Resorts	EUR	621.75	18,098.47	3.20	0.00	-NA-	-NA-	-NA-	-11.33	65.85	13.72	6.45	39.73	-NA-	-NA-
Global Industrial/Office	EUR	509.53	5,860.74	1.04	0.00	-NA-	-NA-	-NA-	-7.27	20.28	1.72	-2.18	6.57	-NA-	-NA-
Global Industrial	EUR	335.35	24,776.68	4.38	0.00	-NA-	-NA-	-NA-	-30.80	22.30	9.31	3.51	10.43	-NA-	-NA-
Global Healthcare	EUR	1,132.51	31,449.50	5.56	0.00	-NA-	-NA-	-NA-	5.01	25.96	0.01	-1.90	18.51	-NA-	-NA-
Global Diversified	EUR	827.75	204,801.05	36.18	0.00	-NA-	-NA-	-NA-	-10.99	22.56	2.41	0.90	15.12	-NA-	-NA-
Asia Retail	EUR	735.71	37,762.78	16.60	0.00	-NA-	-NA-	-NA-	-10.38	24.59	2.61	2.68	17.50	-NA-	-NA-
Asia Residential	EUR	1,945.64	10,980.72	4.83	0.00	-NA-	-NA-	-NA-	-8.60	-4.44	-5.51	-2.67	-7.06	-NA-	-NA-
Asia Office	EUR	1,011.47	29,454.01	12.95	0.00	-NA-	-NA-	-NA-	-5.73	41.33	12.51	5.58	35.75	-NA-	-NA-
Asia Industrial	EUR	358.43	9,485.10	4.17	0.00	-NA-	-NA-	-NA-	-33.05	33.46	4.44	4.33	19.57	-NA-	-NA-
Asia Diversified	EUR	935.55	138,901.37	61.07	0.00	-NA-	-NA-	-NA-	-10.76	24.65	4.22	3.36	17.37	-NA-	-NA-
Asia Lodging/Resorts	EUR	485.40	859.03	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	0.93	0.63	-NA-	-NA-	-NA-
Asia ex Australia Diversified	EUR	1,063.37	122,119.98	53.90	0.00	-NA-	-NA-	-NA-	-7.32	27.11	5.06	3.60	19.03	-NA-	-NA-
Asia ex Australia Industrial	EUR	1,225.46	5,498.12	2.43	0.00	-NA-	-NA-	-NA-	4.36	37.54	3.25	3.70	18.15	-NA-	-NA-
Asia ex Australia Office	EUR	1,082.45	26,051.94	11.50	0.00	-NA-	-NA-	-NA-	-2.90	45.91	13.90	6.22	41.25	-NA-	-NA-
Asia ex Australia Residential	EUR	1,932.67	10,980.72	4.85	0.00	-NA-	-NA-	-NA-	-8.60	-4.44	-5.51	-2.67	-7.06	-NA-	-NA-
Asia ex Australia Retail	EUR	1,025.60	13,106.31	5.78	0.00	-NA-	-NA-	-NA-	4.85	36.28	3.05	3.73	25.71	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Price Return	Index Description	Curr	Close Value Nov-10													
	Europe Specialty	EUR	404.94	356.49	0.42	0.00	-NA-	-NA-	-NA-	-26.88	-24.12	-11.81	-6.40	-33.56	-NA-	-NA-
	Europe Self Storage	EUR	831.82	701.95	0.84	0.00	-NA-	-NA-	-NA-	-17.66	-9.93	1.37	-0.98	-8.69	-NA-	-NA-
	Europe Retail	EUR	675.81	19,246.53	22.91	0.00	-NA-	-NA-	-NA-	-15.91	5.68	-3.52	-7.34	-1.19	-NA-	-NA-
	Europe Residential	EUR	350.49	2,724.35	3.24	0.00	-NA-	-NA-	-NA-	-18.43	8.07	-0.57	-3.35	8.68	-NA-	-NA-
	Europe Office	EUR	895.14	15,454.76	18.40	0.00	-NA-	-NA-	-NA-	-4.19	27.39	-2.70	-4.36	20.35	-NA-	-NA-
	Europe Industrial	EUR	245.11	3,377.87	4.02	0.00	-NA-	-NA-	-NA-	-30.94	-4.44	2.55	-4.13	-11.95	-NA-	-NA-
	Europe Healthcare	EUR	615.85	240.29	0.29	0.00	-NA-	-NA-	-NA-	-10.33	24.59	10.72	2.72	18.06	-NA-	-NA-
	Europe Diversified	EUR	613.80	41,898.10	49.88	0.00	-NA-	-NA-	-NA-	-15.12	7.08	-3.96	-7.31	2.35	-NA-	-NA-
	Eurozone Retail	EUR	998.59	11,612.51	13.82	0.00	-NA-	-NA-	-NA-	-7.82	0.75	-9.27	-11.93	-3.24	-NA-	-NA-
	Eurozone Residential	EUR	373.90	2,402.66	2.86	0.00	-NA-	-NA-	-NA-	-16.18	18.41	2.43	-1.43	16.76	-NA-	-NA-
	Eurozone Office	EUR	841.19	3,784.19	4.50	0.00	-NA-	-NA-	-NA-	-7.83	7.13	-4.73	-7.93	4.81	-NA-	-NA-
	Eurozone Industrial	EUR	428.87	977.16	1.16	0.00	-NA-	-NA-	-NA-	-18.46	7.03	-0.31	-4.20	0.93	-NA-	-NA-
	Eurozone Diversified	EUR	776.93	24,177.59	28.78	0.00	-NA-	-NA-	-NA-	-11.72	3.17	-6.67	-10.16	0.61	-NA-	-NA-
	UK Specialty	EUR	404.94	356.49	0.42	0.00	-NA-	-NA-	-NA-	-26.88	-24.12	-11.81	-6.40	-33.56	-NA-	-NA-
	UK Self Storage	EUR	831.82	701.95	0.84	0.00	-NA-	-NA-	-NA-	-17.66	-9.93	1.37	-0.98	-8.69	-NA-	-NA-
	UK Retail	EUR	410.71	7,634.01	9.09	0.00	-NA-	-NA-	-NA-	-25.90	14.25	6.71	0.60	2.46	-NA-	-NA-
	UK Residential	EUR	236.26	321.69	0.38	0.00	-NA-	-NA-	-NA-	-29.79	-34.50	-18.44	-15.63	-28.25	-NA-	-NA-
	UK Industrial	EUR	206.28	2,400.72	2.86	0.00	-NA-	-NA-	-NA-	-34.13	-8.10	3.76	-4.10	-15.70	-NA-	-NA-
	UK Healthcare	EUR	615.85	240.29	0.29	0.00	-NA-	-NA-	-NA-	-10.33	24.59	10.72	2.72	18.06	-NA-	-NA-
	UK Diversified	EUR	394.71	14,341.30	17.07	0.00	-NA-	-NA-	-NA-	-22.70	8.19	2.71	-2.58	0.48	-NA-	-NA-
	UK Office	EUR	621.58	3,405.19	4.05	0.00	-NA-	-NA-	-NA-	-12.93	24.72	-0.08	-1.61	15.84	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap	Free Float Mkt Cap											
Price Return		Close Value	Ccy (m)	(%) Weight	Div Yld (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	Total Rtn (%)	10 Yrs	36 M
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vlty (%)	Vlty (%)
North America Specialty	EUR	1,430.14	8,248.49	3.25	0.00	-NA-	-NA-	-NA-	3.30	28.52	-2.95	-1.84	18.54	-NA-	-NA-
North America Self Storage	EUR	1,125.03	11,898.28	4.69	0.00	-NA-	-NA-	-NA-	10.34	41.63	4.09	3.66	30.62	-NA-	-NA-
North America Retail	EUR	700.72	65,128.14	25.65	0.00	-NA-	-NA-	-NA-	-7.97	53.08	9.95	6.52	36.19	-NA-	-NA-
North America Residential	EUR	1,055.90	43,314.21	17.06	0.00	-NA-	-NA-	-NA-	7.58	65.70	9.95	8.34	47.65	-NA-	-NA-
North America Office	EUR	781.23	35,760.31	14.08	0.00	-NA-	-NA-	-NA-	-5.45	39.45	4.12	2.47	24.30	-NA-	-NA-
North America Lodging/Resorts	EUR	628.70	17,239.44	6.79	0.00	-NA-	-NA-	-NA-	-10.64	65.46	14.45	6.76	39.39	-NA-	-NA-
North America Industrial	EUR	365.93	11,913.70	4.69	0.00	-NA-	-NA-	-NA-	-28.85	26.83	15.37	5.22	14.47	-NA-	-NA-
North America Industrial/Office	EUR	509.53	5,860.74	2.31	0.00	-NA-	-NA-	-NA-	-7.27	20.28	1.72	-2.18	6.57	-NA-	-NA-
North America Healthcare	EUR	1,151.94	31,209.21	12.29	0.00	-NA-	-NA-	-NA-	5.39	25.98	-0.07	-1.94	18.51	-NA-	-NA-
North America Diversified	EUR	825.65	23,326.33	9.19	0.00	-NA-	-NA-	-NA-	-2.75	47.43	3.95	2.54	30.34	-NA-	-NA-
United States Specialty	EUR	1,430.14	8,248.49	3.25	0.00	-NA-	-NA-	-NA-	3.30	28.52	-2.95	-1.84	18.54	-NA-	-NA-
United States Self Storage	EUR	1,125.03	11,898.28	4.69	0.00	-NA-	-NA-	-NA-	10.34	41.63	4.09	3.66	30.62	-NA-	-NA-
United States Retail	EUR	674.43	57,507.59	22.65	0.00	-NA-	-NA-	-NA-	-8.96	54.69	11.28	7.17	37.49	-NA-	-NA-
United States Residential	EUR	1,034.41	40,126.28	15.80	0.00	-NA-	-NA-	-NA-	8.08	67.98	10.84	8.70	49.10	-NA-	-NA-
United States Lodging/Resorts	EUR	615.76	16,800.23	6.62	0.00	-NA-	-NA-	-NA-	-10.60	65.55	15.04	6.89	39.38	-NA-	-NA-
United States Industrial	EUR	365.96	11,913.70	4.69	0.00	-NA-	-NA-	-NA-	-28.86	26.83	15.36	5.22	14.47	-NA-	-NA-
United States Industrial/Office	EUR	509.53	5,860.74	2.31	0.00	-NA-	-NA-	-NA-	-7.27	20.28	1.72	-2.18	6.57	-NA-	-NA-
United States Healthcare	EUR	1,219.71	29,806.69	11.74	0.00	-NA-	-NA-	-NA-	6.05	25.21	0.26	-1.52	18.54	-NA-	-NA-
United States Diversified	EUR	746.56	16,560.76	6.52	0.00	-NA-	-NA-	-NA-	-4.17	44.50	3.49	1.78	28.44	-NA-	-NA-
United States Office	EUR	782.05	30,445.97	11.99	0.00	-NA-	-NA-	-NA-	-5.63	35.73	3.52	2.84	21.19	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float	Free Float												
Price Return			Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total		
		Close Value	Ccy (m)	(%) Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)		
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	10 Yrs	36 M	
														Vlty (%)	Vlty (%)	
Global Specialty	USD	1,410.01	11,201.48	1.52	0.00	-NA-	-NA-	-NA-	-3.35	7.93	-7.84	-8.25	3.75	-NA-	-NA-	
Global Self Storage	USD	1,216.01	16,402.29	2.23	0.00	-NA-	-NA-	-NA-	4.37	19.93	-0.90	-3.17	16.35	-NA-	-NA-	
Global Retail	USD	783.18	158,991.72	21.58	0.00	-NA-	-NA-	-NA-	-13.68	16.23	0.41	-3.62	11.44	-NA-	-NA-	
Global Residential	USD	1,152.80	74,224.53	10.07	0.00	-NA-	-NA-	-NA-	-1.94	22.48	1.14	-1.25	18.09	-NA-	-NA-	
Global Office	USD	783.18	158,991.72	14.25	0.00	-NA-	-NA-	-NA-	-13.68	16.23	0.41	-3.62	11.44	-NA-	-NA-	
Global Lodging/Resorts	USD	686.16	23,559.59	3.20	0.00	-NA-	-NA-	-NA-	-14.80	43.80	8.43	-0.30	26.77	-NA-	-NA-	
Global Industrial/Office	USD	562.32	7,629.18	1.04	0.00	-NA-	-NA-	-NA-	-10.91	4.29	-3.01	-8.39	-3.31	-NA-	-NA-	
Global Industrial	USD	370.09	32,252.90	4.38	0.00	-NA-	-NA-	-NA-	-33.51	6.04	4.23	-3.05	0.19	-NA-	-NA-	
Global Healthcare	USD	1,249.82	40,939.20	5.56	0.00	-NA-	-NA-	-NA-	0.89	9.21	-4.64	-8.13	7.52	-NA-	-NA-	
Global Diversified	USD	913.50	266,598.61	36.18	0.00	-NA-	-NA-	-NA-	-14.49	6.27	-2.35	-5.50	4.45	-NA-	-NA-	
Asia Retail	USD	811.93	49,157.49	16.60	0.00	-NA-	-NA-	-NA-	-13.90	8.03	-2.16	-3.83	6.61	-NA-	-NA-	
Asia Residential	USD	2,147.20	14,294.09	4.83	0.00	-NA-	-NA-	-NA-	-12.19	-17.15	-9.91	-8.84	-15.67	-NA-	-NA-	
Asia Office	USD	1,116.25	38,341.59	12.95	0.00	-NA-	-NA-	-NA-	-9.43	22.54	7.27	-1.12	23.17	-NA-	-NA-	
Asia Industrial	USD	395.56	12,347.18	4.17	0.00	-NA-	-NA-	-NA-	-35.68	15.71	-0.42	-2.29	8.49	-NA-	-NA-	
Asia Diversified	USD	1,032.47	180,814.07	61.07	0.00	-NA-	-NA-	-NA-	-14.27	8.08	-0.63	-3.20	6.49	-NA-	-NA-	
Asia Lodging/Resorts	USD	482.72	1,118.24	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.76	-5.75	-NA-	-NA-	-NA-	
Asia ex Australia Diversified	USD	1,173.52	158,968.99	53.90	0.00	-NA-	-NA-	-NA-	-10.96	10.21	0.17	-2.97	8.00	-NA-	-NA-	
Asia ex Australia Industrial	USD	1,352.41	7,157.14	2.43	0.00	-NA-	-NA-	-NA-	0.27	19.25	-1.55	-2.87	7.19	-NA-	-NA-	
Asia ex Australia Office	USD	1,194.58	33,912.97	11.50	0.00	-NA-	-NA-	-NA-	-6.71	26.51	8.61	-0.51	28.15	-NA-	-NA-	
Asia ex Australia Residential	USD	2,132.89	14,294.09	4.85	0.00	-NA-	-NA-	-NA-	-12.19	-17.15	-9.91	-8.84	-15.67	-NA-	-NA-	
Asia ex Australia Retail	USD	1,131.85	17,061.06	5.78	0.00	-NA-	-NA-	-NA-	0.73	18.16	-1.74	-2.85	14.06	-NA-	-NA-	

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Europe Specialty	USD	446.89	464.06	0.42	0.00	-NA-	-NA-	-NA-	-29.75	-34.21	-15.91	-12.33	-39.72	-NA-	-NA-
Europe Self Storage	USD	917.99	913.76	0.84	0.00	-NA-	-NA-	-NA-	-20.89	-21.90	-3.34	-7.26	-17.16	-NA-	-NA-
Europe Retail	USD	745.82	25,054.06	22.91	0.00	-NA-	-NA-	-NA-	-19.21	-8.37	-8.01	-13.22	-10.35	-NA-	-NA-
Europe Residential	USD	386.79	3,546.41	3.24	0.00	-NA-	-NA-	-NA-	-21.63	-6.30	-5.20	-9.48	-1.40	-NA-	-NA-
Europe Office	USD	987.87	20,118.15	18.40	0.00	-NA-	-NA-	-NA-	-7.95	10.45	-7.22	-10.43	9.20	-NA-	-NA-
Europe Industrial	USD	270.50	4,397.13	4.02	0.00	-NA-	-NA-	-NA-	-33.65	-17.15	-2.22	-10.21	-20.12	-NA-	-NA-
Europe Healthcare	USD	679.64	312.80	0.29	0.00	-NA-	-NA-	-NA-	-13.85	8.02	5.57	-3.79	7.12	-NA-	-NA-
Europe Diversified	USD	677.39	54,540.61	49.88	0.00	-NA-	-NA-	-NA-	-18.45	-7.16	-8.42	-13.19	-7.14	-NA-	-NA-
Eurozone Retail	USD	1,102.03	15,116.52	13.82	0.00	-NA-	-NA-	-NA-	-11.44	-12.65	-13.49	-17.52	-12.21	-NA-	-NA-
Eurozone Residential	USD	412.63	3,127.65	2.86	0.00	-NA-	-NA-	-NA-	-19.47	2.66	-2.33	-7.68	5.93	-NA-	-NA-
Eurozone Office	USD	928.33	4,926.05	4.50	0.00	-NA-	-NA-	-NA-	-11.45	-7.11	-9.16	-13.77	-4.91	-NA-	-NA-
Eurozone Industrial	USD	473.30	1,272.01	1.16	0.00	-NA-	-NA-	-NA-	-21.66	-7.20	-4.95	-10.27	-8.43	-NA-	-NA-
Eurozone Diversified	USD	857.42	31,473.04	28.78	0.00	-NA-	-NA-	-NA-	-15.18	-10.55	-11.00	-15.86	-8.71	-NA-	-NA-
UK Specialty	USD	446.89	464.06	0.42	0.00	-NA-	-NA-	-NA-	-29.75	-34.21	-15.91	-12.33	-39.72	-NA-	-NA-
UK Self Storage	USD	917.99	913.76	0.84	0.00	-NA-	-NA-	-NA-	-20.89	-21.90	-3.34	-7.26	-17.16	-NA-	-NA-
UK Retail	USD	453.26	9,937.53	9.09	0.00	-NA-	-NA-	-NA-	-28.80	-0.94	1.75	-5.78	-7.03	-NA-	-NA-
UK Residential	USD	260.74	418.76	0.38	0.00	-NA-	-NA-	-NA-	-32.54	-43.21	-22.23	-20.98	-34.90	-NA-	-NA-
UK Industrial	USD	227.64	3,125.12	2.86	0.00	-NA-	-NA-	-NA-	-36.71	-20.32	-1.06	-10.19	-23.52	-NA-	-NA-
UK Healthcare	USD	679.64	312.80	0.29	0.00	-NA-	-NA-	-NA-	-13.85	8.02	5.57	-3.79	7.12	-NA-	-NA-
UK Diversified	USD	435.60	18,668.71	17.07	0.00	-NA-	-NA-	-NA-	-25.74	-6.19	-2.07	-8.76	-8.83	-NA-	-NA-
UK Office	USD	685.97	4,432.68	4.05	0.00	-NA-	-NA-	-NA-	-16.35	8.14	-4.72	-7.85	5.10	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)
North America Specialty	USD	1,578.29	10,737.42	3.25	0.00	-NA-	-NA-	-NA-	-0.75	11.43	-7.46	-8.07	7.56	-NA-	-NA-
North America Self Storage	USD	1,241.57	15,488.52	4.69	0.00	-NA-	-NA-	-NA-	6.01	22.80	-0.75	-2.92	18.51	-NA-	-NA-
North America Retail	USD	773.31	84,780.18	25.65	0.00	-NA-	-NA-	-NA-	-11.58	32.73	4.84	-0.23	23.57	-NA-	-NA-
North America Residential	USD	1,165.29	56,384.03	17.06	0.00	-NA-	-NA-	-NA-	3.35	43.67	4.84	1.47	33.96	-NA-	-NA-
North America Office	USD	862.16	46,550.79	14.08	0.00	-NA-	-NA-	-NA-	-9.16	20.91	-0.72	-4.03	12.78	-NA-	-NA-
North America Lodging/Resorts	USD	693.83	22,441.34	6.79	0.00	-NA-	-NA-	-NA-	-14.15	43.46	9.13	-0.01	26.47	-NA-	-NA-
North America Industrial	USD	403.84	15,508.59	4.69	0.00	-NA-	-NA-	-NA-	-31.65	9.97	10.01	-1.45	3.86	-NA-	-NA-
North America Industrial/Office	USD	562.32	7,629.18	2.31	0.00	-NA-	-NA-	-NA-	-10.91	4.29	-3.01	-8.39	-3.31	-NA-	-NA-
North America Healthcare	USD	1,271.28	40,626.41	12.29	0.00	-NA-	-NA-	-NA-	1.26	9.23	-4.71	-8.16	7.53	-NA-	-NA-
North America Diversified	USD	911.18	30,364.92	9.19	0.00	-NA-	-NA-	-NA-	-6.56	27.83	-0.88	-3.96	18.26	-NA-	-NA-
United States Specialty	USD	1,578.29	10,737.42	3.25	0.00	-NA-	-NA-	-NA-	-0.75	11.43	-7.46	-8.07	7.56	-NA-	-NA-
United States Self Storage	USD	1,241.57	15,488.52	4.69	0.00	-NA-	-NA-	-NA-	6.01	22.80	-0.75	-2.92	18.51	-NA-	-NA-
United States Retail	USD	744.29	74,860.18	22.65	0.00	-NA-	-NA-	-NA-	-12.53	34.12	6.11	0.37	24.74	-NA-	-NA-
United States Residential	USD	1,141.57	52,234.16	15.80	0.00	-NA-	-NA-	-NA-	3.84	45.65	5.69	1.81	35.28	-NA-	-NA-
United States Office	USD	863.07	39,632.87	6.62	0.00	-NA-	-NA-	-NA-	-9.33	17.68	-1.29	-3.68	9.96	-NA-	-NA-
United States Lodging/Resorts	USD	679.55	21,869.60	4.69	0.00	-NA-	-NA-	-NA-	-14.11	43.54	9.69	0.11	26.46	-NA-	-NA-
United States Industrial	USD	403.87	15,508.59	2.31	0.00	-NA-	-NA-	-NA-	-31.65	9.97	10.00	-1.45	3.86	-NA-	-NA-
United States Industrial/Office	USD	562.32	7,629.18	11.74	0.00	-NA-	-NA-	-NA-	-10.91	4.29	-3.01	-8.39	-3.31	-NA-	-NA-
United States Healthcare	USD	1,346.07	38,800.69	6.52	0.00	-NA-	-NA-	-NA-	1.89	8.57	-4.40	-7.76	7.55	-NA-	-NA-
United States Diversified	USD	823.90	21,557.88	11.99	0.00	-NA-	-NA-	-NA-	-7.93	25.29	-1.32	-4.67	16.54	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
Global Specialty	GBP	1,459.14	7,192.69	1.52	0.00	-NA-	-NA-	-NA-	6.03	13.73	-6.75	-5.81	7.58	-NA-	-NA-
Global Self Storage	GBP	1,258.38	10,532.24	2.23	0.00	-NA-	-NA-	-NA-	14.50	26.38	0.28	-0.59	20.64	-NA-	-NA-
Global Retail	GBP	810.47	102,091.77	21.58	0.00	-NA-	-NA-	-NA-	-5.30	22.48	1.60	-1.05	15.56	-NA-	-NA-
Global Residential	GBP	1,192.97	47,661.06	10.07	0.00	-NA-	-NA-	-NA-	7.58	29.07	2.34	1.38	22.45	-NA-	-NA-
Global Office	GBP	1,023.98	67,429.36	14.25	0.00	-NA-	-NA-	-NA-	-0.12	25.49	1.87	-1.76	19.91	-NA-	-NA-
Global Lodging/Resorts	GBP	710.07	15,128.08	3.20	0.00	-NA-	-NA-	-NA-	-6.54	51.54	9.72	2.36	31.46	-NA-	-NA-
Global Industrial/Office	GBP	581.91	4,898.85	1.04	0.00	-NA-	-NA-	-NA-	-2.26	9.90	-1.86	-5.95	0.26	-NA-	-NA-
Global Industrial	GBP	382.98	20,710.23	4.38	0.00	-NA-	-NA-	-NA-	-27.06	11.74	5.46	-0.47	3.90	-NA-	-NA-
Global Healthcare	GBP	1,293.37	26,287.88	5.56	0.00	-NA-	-NA-	-NA-	10.68	15.09	-3.51	-5.68	11.49	-NA-	-NA-
Global Diversified	GBP	945.33	171,188.30	36.18	0.00	-NA-	-NA-	-NA-	-6.19	11.98	-1.19	-2.98	8.31	-NA-	-NA-
Asia Retail	GBP	840.22	31,565.00	16.60	0.00	-NA-	-NA-	-NA-	-5.55	13.84	-1.00	-1.27	10.55	-NA-	-NA-
Asia Residential	GBP	2,222.01	9,178.52	4.83	0.00	-NA-	-NA-	-NA-	-3.67	-12.69	-8.84	-6.41	-12.56	-NA-	-NA-
Asia Office	GBP	1,155.14	24,619.90	12.95	0.00	-NA-	-NA-	-NA-	-0.64	29.13	8.55	1.51	27.72	-NA-	-NA-
Asia Industrial	GBP	409.34	7,928.37	4.17	0.00	-NA-	-NA-	-NA-	-29.44	21.94	0.77	0.31	12.49	-NA-	-NA-
Asia Diversified	GBP	1,068.44	116,104.33	61.07	0.00	-NA-	-NA-	-NA-	-5.95	13.89	0.55	-0.62	10.42	-NA-	-NA-
Asia Lodging/Resorts	GBP	499.54	718.05	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.62	-3.24	-NA-	-NA-	-NA-
Asia ex Australia Diversified	GBP	1,214.41	102,077.17	53.90	0.00	-NA-	-NA-	-NA-	-2.32	16.14	1.36	-0.39	11.99	-NA-	-NA-
Asia ex Australia Industrial	GBP	1,399.53	4,595.74	2.43	0.00	-NA-	-NA-	-NA-	10.00	25.67	-0.38	-0.29	11.15	-NA-	-NA-
Asia ex Australia Office	GBP	1,236.20	21,776.20	11.50	0.00	-NA-	-NA-	-NA-	2.34	33.32	9.89	2.14	32.89	-NA-	-NA-
Asia ex Australia Residential	GBP	2,207.20	9,178.52	4.85	0.00	-NA-	-NA-	-NA-	-3.67	-12.69	-8.84	-6.41	-12.56	-NA-	-NA-
Asia ex Australia Retail	GBP	1,171.28	10,955.25	5.78	0.00	-NA-	-NA-	-NA-	10.51	24.51	-0.58	-0.26	18.27	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

				Free Float	Free Float													
Price Return				Mkt Cap	Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total			
		Close Value	Ccy (m)	(% Weight	Yld (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	Rtn (%)	10 Yrs	36 M			
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)			
Europe Specialty	GBP	462.46	297.98	0.42	0.00	-NA-	-NA-	-NA-	-22.93	-30.67	-14.91	-10.00	-37.50	-NA-	-NA-			
Europe Self Storage	GBP	949.98	586.75	0.84	0.00	-NA-	-NA-	-NA-	-13.22	-17.70	-2.20	-4.79	-14.10	-NA-	-NA-			
Europe Retail	GBP	771.81	16,087.71	22.91	0.00	-NA-	-NA-	-NA-	-11.37	-3.44	-6.92	-10.91	-7.04	-NA-	-NA-			
Europe Residential	GBP	400.27	2,277.22	3.24	0.00	-NA-	-NA-	-NA-	-14.02	-1.27	-4.07	-7.07	2.24	-NA-	-NA-			
Europe Office	GBP	1,022.29	12,918.26	18.40	0.00	-NA-	-NA-	-NA-	0.98	16.39	-6.12	-8.04	13.23	-NA-	-NA-			
Europe Industrial	GBP	279.93	2,823.48	4.02	0.00	-NA-	-NA-	-NA-	-27.21	-12.69	-1.06	-7.82	-17.17	-NA-	-NA-			
Europe Healthcare	GBP	703.32	200.85	0.29	0.00	-NA-	-NA-	-NA-	-5.49	13.83	6.82	-1.23	11.07	-NA-	-NA-			
Europe Diversified	GBP	700.99	35,021.62	49.88	0.00	-NA-	-NA-	-NA-	-10.53	-2.17	-7.34	-10.88	-3.71	-NA-	-NA-			
Eurozone Retail	GBP	1,140.43	9,706.62	13.82	0.00	-NA-	-NA-	-NA-	-2.85	-7.95	-12.46	-15.32	-8.97	-NA-	-NA-			
Eurozone Residential	GBP	427.01	2,008.33	2.86	0.00	-NA-	-NA-	-NA-	-11.66	8.18	-1.17	-5.22	9.84	-NA-	-NA-			
Eurozone Office	GBP	960.68	3,163.11	4.50	0.00	-NA-	-NA-	-NA-	-2.86	-2.12	-8.08	-11.47	-1.39	-NA-	-NA-			
Eurozone Industrial	GBP	489.79	816.78	1.16	0.00	-NA-	-NA-	-NA-	-14.05	-2.21	-3.82	-7.88	-5.05	-NA-	-NA-			
Eurozone Diversified	GBP	887.29	20,209.47	28.78	0.00	-NA-	-NA-	-NA-	-6.95	-5.74	-9.95	-13.62	-5.34	-NA-	-NA-			
UK Specialty	GBP	462.46	297.98	0.42	0.00	-NA-	-NA-	-NA-	-22.93	-30.67	-14.91	-10.00	-37.50	-NA-	-NA-			
UK Self Storage	GBP	949.98	586.75	0.84	0.00	-NA-	-NA-	-NA-	-13.22	-17.70	-2.20	-4.79	-14.10	-NA-	-NA-			
UK Retail	GBP	469.05	6,381.09	9.09	0.00	-NA-	-NA-	-NA-	-21.90	4.39	2.95	-3.27	-3.60	-NA-	-NA-			
UK Residential	GBP	269.83	268.89	0.38	0.00	-NA-	-NA-	-NA-	-26.00	-40.15	-21.31	-18.87	-32.50	-NA-	-NA-			
UK Industrial	GBP	235.58	2,006.70	2.86	0.00	-NA-	-NA-	-NA-	-30.57	-16.04	0.11	-7.79	-20.69	-NA-	-NA-			
UK Healthcare	GBP	703.32	200.85	0.29	0.00	-NA-	-NA-	-NA-	-5.49	13.83	6.82	-1.23	11.07	-NA-	-NA-			
UK Diversified	GBP	450.77	11,987.55	17.07	0.00	-NA-	-NA-	-NA-	-18.53	-1.15	-0.91	-6.34	-5.47	-NA-	-NA-			
UK Office	GBP	709.87	2,846.31	4.05	0.00	-NA-	-NA-	-NA-	-8.23	13.96	-3.59	-5.40	8.98	-NA-	-NA-			

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
North America Specialty	GBP	1,633.28	6,894.71	3.25	0.00	-NA-	-NA-	-NA-	8.88	17.42	-6.37	-5.62	11.53	-NA-	-NA-
North America Self Storage	GBP	1,284.83	9,945.49	4.69	0.00	-NA-	-NA-	-NA-	16.30	29.40	0.43	-0.33	22.89	-NA-	-NA-
North America Retail	GBP	800.26	54,439.05	25.65	0.00	-NA-	-NA-	-NA-	-3.00	39.87	6.08	2.42	28.13	-NA-	-NA-
North America Residential	GBP	1,205.89	36,205.31	17.06	0.00	-NA-	-NA-	-NA-	13.38	51.40	6.09	4.17	38.91	-NA-	-NA-
North America Office	GBP	892.20	29,891.19	14.08	0.00	-NA-	-NA-	-NA-	-0.35	27.41	0.45	-1.48	16.94	-NA-	-NA-
North America Lodging/Resorts	GBP	718.01	14,410.04	6.79	0.00	-NA-	-NA-	-NA-	-5.81	51.18	10.43	2.65	31.14	-NA-	-NA-
North America Industrial	GBP	417.91	9,958.38	4.69	0.00	-NA-	-NA-	-NA-	-25.01	15.89	11.31	1.17	7.69	-NA-	-NA-
North America Industrial/Office	GBP	581.91	4,898.85	2.31	0.00	-NA-	-NA-	-NA-	-2.26	9.90	-1.86	-5.95	0.26	-NA-	-NA-
North America Healthcare	GBP	1,315.57	26,087.03	12.29	0.00	-NA-	-NA-	-NA-	11.08	15.10	-3.58	-5.71	11.50	-NA-	-NA-
North America Diversified	GBP	942.93	19,497.92	9.19	0.00	-NA-	-NA-	-NA-	2.51	34.71	0.29	-1.41	22.63	-NA-	-NA-
United States Specialty	GBP	1,633.28	6,894.71	3.25	0.00	-NA-	-NA-	-NA-	8.88	17.42	-6.37	-5.62	11.53	-NA-	-NA-
United States Self Storage	GBP	1,284.83	9,945.49	4.69	0.00	-NA-	-NA-	-NA-	16.30	29.40	0.43	-0.33	22.89	-NA-	-NA-
United States Retail	GBP	770.22	48,069.22	22.65	0.00	-NA-	-NA-	-NA-	-4.04	41.33	7.36	3.05	29.35	-NA-	-NA-
United States Residential	GBP	1,181.34	33,540.60	15.80	0.00	-NA-	-NA-	-NA-	13.91	53.48	6.94	4.52	40.27	-NA-	-NA-
United States Lodging/Resorts	GBP	703.22	14,042.91	6.62	0.00	-NA-	-NA-	-NA-	-5.77	51.26	10.99	2.78	31.13	-NA-	-NA-
United States Industrial	GBP	417.94	9,958.38	4.69	0.00	-NA-	-NA-	-NA-	-25.01	15.89	11.31	1.17	7.69	-NA-	-NA-
United States Industrial/Office	GBP	581.91	4,898.85	2.31	0.00	-NA-	-NA-	-NA-	-2.26	9.90	-1.86	-5.95	0.26	-NA-	-NA-
United States Healthcare	GBP	1,392.97	24,914.70	11.74	0.00	-NA-	-NA-	-NA-	11.78	14.41	-3.27	-5.31	11.53	-NA-	-NA-
United States Diversified	GBP	852.61	13,842.74	6.52	0.00	-NA-	-NA-	-NA-	1.01	32.03	-0.15	-2.13	20.84	-NA-	-NA-
United States Office	GBP	893.14	25,449.06	11.99	0.00	-NA-	-NA-	-NA-	-0.53	24.01	-0.13	-1.12	14.02	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector 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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)
Global Specialty	JPY	1,153.99	938,347.89	1.52	0.00	-NA-	-NA-	-NA-	-11.98	4.95	-7.59	-4.58	-6.64	-NA-	-NA-
Global Self Storage	JPY	995.21	1,374,019.56	2.23	0.00	-NA-	-NA-	-NA-	-4.96	16.62	-0.62	0.70	4.69	-NA-	-NA-
Global Retail	JPY	640.97	13,318,736.78	21.58	0.00	-NA-	-NA-	-NA-	-21.39	13.03	0.69	0.24	0.28	-NA-	-NA-
Global Residential	JPY	943.48	6,217,789.00	10.07	0.00	-NA-	-NA-	-NA-	-10.70	19.10	1.42	2.70	6.26	-NA-	-NA-
Global Office	JPY	809.84	8,796,731.73	14.25	0.00	-NA-	-NA-	-NA-	-17.09	15.81	0.95	-0.48	4.05	-NA-	-NA-
Global Lodging/Resorts	JPY	561.57	1,973,586.63	3.20	0.00	-NA-	-NA-	-NA-	-22.42	39.84	8.73	3.69	14.08	-NA-	-NA-
Global Industrial/Office	JPY	460.22	639,096.64	1.04	0.00	-NA-	-NA-	-NA-	-18.87	1.41	-2.74	-4.72	-13.00	-NA-	-NA-
Global Industrial	JPY	302.89	2,701,825.16	4.38	0.00	-NA-	-NA-	-NA-	-39.46	3.11	4.52	0.83	-9.84	-NA-	-NA-
Global Healthcare	JPY	1,022.89	3,429,477.18	5.56	0.00	-NA-	-NA-	-NA-	-8.13	6.20	-4.38	-4.45	-3.25	-NA-	-NA-
Global Diversified	JPY	747.63	22,332,965.70	36.18	0.00	-NA-	-NA-	-NA-	-22.13	3.34	-2.08	-1.72	-6.01	-NA-	-NA-
Asia Retail	JPY	664.50	4,117,922.60	16.60	0.00	-NA-	-NA-	-NA-	-21.59	5.05	-1.89	0.02	-4.07	-NA-	-NA-
Asia Residential	JPY	1,757.32	1,197,415.95	4.83	0.00	-NA-	-NA-	-NA-	-20.03	-19.43	-9.66	-5.20	-24.12	-NA-	-NA-
Asia Office	JPY	913.57	3,211,875.19	12.95	0.00	-NA-	-NA-	-NA-	-17.52	19.16	7.57	2.84	10.83	-NA-	-NA-
Asia Industrial	JPY	323.73	1,034,323.06	4.17	0.00	-NA-	-NA-	-NA-	-41.43	12.52	-0.14	1.62	-2.38	-NA-	-NA-
Asia Diversified	JPY	845.00	15,146,795.03	61.07	0.00	-NA-	-NA-	-NA-	-21.93	5.10	-0.35	0.67	-4.18	-NA-	-NA-
Asia Lodging/Resorts	JPY	395.07	93,675.20	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-3.50	-1.98	-NA-	-NA-	-NA-
Asia ex Australia Diversified	JPY	960.44	13,316,832.43	53.90	0.00	-NA-	-NA-	-NA-	-18.92	7.18	0.45	0.91	-2.82	-NA-	-NA-
Asia ex Australia Industrial	JPY	1,106.84	599,553.83	2.43	0.00	-NA-	-NA-	-NA-	-8.69	15.97	-1.28	1.01	-3.54	-NA-	-NA-
Asia ex Australia Office	JPY	977.68	2,840,889.56	11.50	0.00	-NA-	-NA-	-NA-	-15.05	23.03	8.90	3.46	15.32	-NA-	-NA-
Asia ex Australia Residential	JPY	1,745.61	1,197,415.95	4.85	0.00	-NA-	-NA-	-NA-	-20.03	-19.43	-9.66	-5.20	-24.12	-NA-	-NA-
Asia ex Australia Retail	JPY	926.33	1,429,204.87	5.78	0.00	-NA-	-NA-	-NA-	-8.27	14.90	-1.47	1.03	2.63	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap	Free Float Mkt Cap	Div	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Index Description	Curr	Close Value Nov-10	Ccy (m) Nov-10	(%) Weight Nov-10	Yld (%) Nov-10	Rtn (%) - 20 Yrs	Rtn (%) - 10 Yrs	Rtn (%) - 5 Yrs	Rtn (%) - 3 Yrs	Rtn (%) - 1 Yr	QTD	Rtn (%) Nov-10	Rtn (%) YTD	10 Yrs Vlty (%)	36 M Vlty (%)
Europe Specialty	JPY	365.75	38,873.90	0.42	0.00	-NA-	-NA-	-NA-	-36.03	-36.02	-15.67	-8.83	-45.76	-NA-	-NA-
Europe Self Storage	JPY	751.31	76,545.96	0.84	0.00	-NA-	-NA-	-NA-	-27.96	-24.05	-3.08	-3.55	-25.46	-NA-	-NA-
Europe Retail	JPY	610.40	2,098,778.26	22.91	0.00	-NA-	-NA-	-NA-	-26.43	-10.90	-7.75	-9.75	-19.33	-NA-	-NA-
Europe Residential	JPY	316.56	297,082.79	3.24	0.00	-NA-	-NA-	-NA-	-28.63	-8.89	-4.93	-5.86	-11.28	-NA-	-NA-
Europe Office	JPY	808.50	1,685,297.21	18.40	0.00	-NA-	-NA-	-NA-	-16.17	7.41	-6.96	-6.85	-1.74	-NA-	-NA-
Europe Industrial	JPY	221.39	368,347.46	4.02	0.00	-NA-	-NA-	-NA-	-39.57	-19.43	-1.95	-6.62	-28.12	-NA-	-NA-
Europe Healthcare	JPY	556.24	26,203.04	0.29	0.00	-NA-	-NA-	-NA-	-21.54	5.04	5.86	0.05	-3.61	-NA-	-NA-
Europe Diversified	JPY	554.39	4,568,867.24	49.88	0.00	-NA-	-NA-	-NA-	-25.73	-9.72	-8.17	-9.72	-16.44	-NA-	-NA-
Eurozone Retail	JPY	901.93	1,266,311.23	13.82	0.00	-NA-	-NA-	-NA-	-19.35	-15.05	-13.25	-14.22	-21.00	-NA-	-NA-
Eurozone Residential	JPY	337.71	262,003.46	2.86	0.00	-NA-	-NA-	-NA-	-26.67	-0.17	-2.06	-3.99	-4.68	-NA-	-NA-
Eurozone Office	JPY	759.77	412,654.97	4.50	0.00	-NA-	-NA-	-NA-	-19.36	-9.67	-8.91	-10.32	-14.43	-NA-	-NA-
Eurozone Industrial	JPY	387.36	106,556.21	1.16	0.00	-NA-	-NA-	-NA-	-28.66	-9.76	-4.69	-6.68	-17.60	-NA-	-NA-
Eurozone Diversified	JPY	701.73	2,636,496.27	28.78	0.00	-NA-	-NA-	-NA-	-22.76	-13.02	-10.76	-12.49	-17.86	-NA-	-NA-
UK Specialty	JPY	365.75	38,873.90	0.42	0.00	-NA-	-NA-	-NA-	-36.03	-36.02	-15.67	-8.83	-45.76	-NA-	-NA-
UK Self Storage	JPY	751.31	76,545.96	0.84	0.00	-NA-	-NA-	-NA-	-27.96	-24.05	-3.08	-3.55	-25.46	-NA-	-NA-
UK Retail	JPY	370.96	832,467.03	9.09	0.00	-NA-	-NA-	-NA-	-35.17	-3.67	2.03	-2.01	-16.34	-NA-	-NA-
UK Residential	JPY	213.40	35,079.33	0.38	0.00	-NA-	-NA-	-NA-	-38.57	-44.77	-22.02	-17.82	-41.42	-NA-	-NA-
UK Industrial	JPY	186.31	261,791.24	2.86	0.00	-NA-	-NA-	-NA-	-42.37	-22.52	-0.79	-6.59	-31.18	-NA-	-NA-
UK Healthcare	JPY	556.24	26,203.04	0.29	0.00	-NA-	-NA-	-NA-	-21.54	5.04	5.86	0.05	-3.61	-NA-	-NA-
UK Diversified	JPY	356.50	1,563,877.68	17.07	0.00	-NA-	-NA-	-NA-	-32.37	-8.78	-1.80	-5.12	-17.97	-NA-	-NA-
UK Office	JPY	561.41	371,325.88	4.05	0.00	-NA-	-NA-	-NA-	-23.82	5.16	-4.46	-4.17	-5.43	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Developed Sector 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	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD		
North America Specialty	JPY	1,291.71	899,473.99	3.25	0.00	-NA-	-NA-	-NA-	-9.62	8.36	-7.21	-4.39	-3.22	-NA-	-NA-
North America Self Storage	JPY	1,016.14	1,297,473.60	4.69	0.00	-NA-	-NA-	-NA-	-3.46	19.42	-0.48	0.96	6.64	-NA-	-NA-
North America Retail	JPY	632.90	7,102,035.92	25.65	0.00	-NA-	-NA-	-NA-	-19.48	29.07	5.12	3.76	11.19	-NA-	-NA-
North America Residential	JPY	953.70	4,723,290.25	17.06	0.00	-NA-	-NA-	-NA-	-5.88	39.71	5.13	5.53	20.55	-NA-	-NA-
North America Office	JPY	705.61	3,899,559.34	14.08	0.00	-NA-	-NA-	-NA-	-17.28	17.57	-0.45	-0.20	1.48	-NA-	-NA-
North America Lodging/Resorts	JPY	567.85	1,879,911.42	6.79	0.00	-NA-	-NA-	-NA-	-21.82	39.51	9.43	3.99	13.80	-NA-	-NA-
North America Industrial	JPY	330.51	1,299,154.64	4.69	0.00	-NA-	-NA-	-NA-	-37.75	6.94	10.31	2.49	-6.55	-NA-	-NA-
North America Industrial/Office	JPY	460.22	639,096.64	2.31	0.00	-NA-	-NA-	-NA-	-18.87	1.41	-2.74	-4.72	-13.00	-NA-	-NA-
North America Healthcare	JPY	1,040.45	3,403,274.14	12.29	0.00	-NA-	-NA-	-NA-	-7.79	6.22	-4.45	-4.48	-3.24	-NA-	-NA-
North America Diversified	JPY	745.73	2,543,669.12	9.19	0.00	-NA-	-NA-	-NA-	-14.91	24.31	-0.61	-0.12	6.42	-NA-	-NA-
United States Specialty	JPY	1,291.71	899,473.99	3.25	0.00	-NA-	-NA-	-NA-	-9.62	8.36	-7.21	-4.39	-3.22	-NA-	-NA-
United States Self Storage	JPY	1,016.14	1,297,473.60	4.69	0.00	-NA-	-NA-	-NA-	-3.46	19.42	-0.48	0.96	6.64	-NA-	-NA-
United States Retail	JPY	609.15	6,271,037.21	22.65	0.00	-NA-	-NA-	-NA-	-20.35	30.43	6.40	4.39	12.25	-NA-	-NA-
United States Residential	JPY	934.29	4,375,655.29	15.80	0.00	-NA-	-NA-	-NA-	-5.44	41.63	5.98	5.88	21.73	-NA-	-NA-
United States Lodging/Resorts	JPY	556.16	1,832,016.46	6.62	0.00	-NA-	-NA-	-NA-	-21.78	39.58	9.99	4.12	13.80	-NA-	-NA-
United States Industrial	JPY	330.54	1,299,154.64	4.69	0.00	-NA-	-NA-	-NA-	-37.75	6.94	10.31	2.49	-6.55	-NA-	-NA-
United States Industrial/Office	JPY	460.22	639,096.64	2.31	0.00	-NA-	-NA-	-NA-	-18.87	1.41	-2.74	-4.72	-13.00	-NA-	-NA-
United States Healthcare	JPY	1,101.65	3,250,333.73	11.74	0.00	-NA-	-NA-	-NA-	-7.21	5.57	-4.14	-4.08	-3.22	-NA-	-NA-
United States Diversified	JPY	674.30	1,805,903.46	6.52	0.00	-NA-	-NA-	-NA-	-16.15	21.83	-1.04	-0.86	4.86	-NA-	-NA-
United States Office	JPY	706.36	3,320,045.50	11.99	0.00	-NA-	-NA-	-NA-	-17.43	14.44	-1.02	0.17	-1.05	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Price Return		Close Value Nov-10													
Index Description	Curr	Nov-10	Nov-10	Nov-10	Nov-10	- 20 Yrs	- 10 Yrs	- 5 Yrs	- 3 Yrs	- 1 Yr	QTD	Nov-10	YTD	Vity (%)	Vity (%)
Global Specialty	AUD	962.06	11,679.78	2.06	0.00	-NA-	-NA-	-NA-	-NA-	3.01	-6.96	-6.23	-2.70	-NA-	-NA-
Global Self Storage	AUD	829.69	17,102.66	3.02	0.00	-NA-	-NA-	-NA-	-NA-	14.46	0.05	-1.03	9.10	-NA-	-NA-
Global Retail	AUD	534.37	165,780.67	29.29	0.00	-NA-	-NA-	-NA-	-NA-	10.94	1.37	-1.49	4.51	-NA-	-NA-
Global Residential	AUD	786.56	77,393.92	13.67	0.00	-NA-	-NA-	-NA-	-NA-	16.90	2.11	0.93	10.74	-NA-	-NA-
Global Office	AUD	675.15	109,494.48	19.34	0.00	-NA-	-NA-	-NA-	-NA-	13.66	1.64	-2.20	8.44	-NA-	-NA-
Global Lodging/Resorts	AUD	468.17	24,565.58	4.34	0.00	-NA-	-NA-	-NA-	-NA-	37.25	9.47	1.90	18.88	-NA-	-NA-
Global Industrial/Office	AUD	383.67	7,954.95	1.41	0.00	-NA-	-NA-	-NA-	-NA-	-0.46	-2.08	-6.37	-9.33	-NA-	-NA-
Global Industrial	AUD	252.51	33,630.10	5.94	0.00	-NA-	-NA-	-NA-	-NA-	1.20	5.23	-0.91	-6.04	-NA-	-NA-
Global Healthcare	AUD	852.76	42,687.31	7.54	0.00	-NA-	-NA-	-NA-	-NA-	4.24	-3.72	-6.10	0.83	-NA-	-NA-
Global Diversified	AUD	623.29	277,982.37	49.11	0.00	-NA-	-NA-	-NA-	-NA-	1.43	-1.42	-3.41	-2.05	-NA-	-NA-
Asia Retail	AUD	553.98	51,256.51	22.62	0.00	-NA-	-NA-	-NA-	-NA-	3.11	-1.22	-1.71	-0.03	-NA-	-NA-
Asia Residential	AUD	1,465.05	14,904.45	6.58	0.00	-NA-	-NA-	-NA-	-NA-	-20.92	-9.04	-6.83	-20.92	-NA-	-NA-
Asia Office	AUD	761.62	39,978.78	17.64	0.00	-NA-	-NA-	-NA-	-NA-	16.96	8.30	1.06	15.50	-NA-	-NA-
Asia Industrial	AUD	269.89	12,874.40	5.68	0.00	-NA-	-NA-	-NA-	-NA-	10.44	0.54	-0.13	1.73	-NA-	-NA-
Asia Diversified	AUD	704.46	188,534.84	83.21	0.00	-NA-	-NA-	-NA-	-NA-	3.16	0.33	-1.06	-0.14	-NA-	-NA-
Asia Lodging/Resorts	AUD	329.36	1,165.99	0.38	0.00	-NA-	-NA-	-NA-	-NA-	-NA-	-2.84	-3.67	-NA-	-NA-	-NA-
Asia ex Australia Diversified	AUD	800.70	165,756.97	73.15	0.00	-NA-	-NA-	-NA-	-NA-	5.19	1.14	-0.83	1.28	-NA-	-NA-
Asia ex Australia Industrial	AUD	922.75	7,462.75	3.29	0.00	-NA-	-NA-	-NA-	-NA-	13.82	-0.60	-0.73	0.52	-NA-	-NA-
Asia ex Australia Office	AUD	815.07	35,361.05	15.61	0.00	-NA-	-NA-	-NA-	-NA-	20.75	9.65	1.68	20.18	-NA-	-NA-
Asia ex Australia Residential	AUD	1,455.28	14,904.45	6.58	0.00	-NA-	-NA-	-NA-	-NA-	-20.92	-9.04	-6.83	-20.92	-NA-	-NA-
Asia ex Australia Retail	AUD	772.26	17,789.57	7.85	0.00	-NA-	-NA-	-NA-	-NA-	12.77	-0.80	-0.71	6.96	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)	
Price Return	Index Description	Curr	Close Value Nov-10													
	Europe Specialty	AUD	304.92	483.87	0.58	0.00	-NA-	-NA-	-NA-	-NA-	-37.20	-15.10	-10.40	-43.47	-NA-	-NA-
	Europe Self Storage	AUD	626.35	952.78	1.13	0.00	-NA-	-NA-	-NA-	-NA-	-25.46	-2.41	-5.21	-22.32	-NA-	-NA-
	Europe Retail	AUD	508.88	26,123.86	31.10	0.00	-NA-	-NA-	-NA-	-NA-	-12.55	-7.13	-11.30	-15.93	-NA-	-NA-
	Europe Residential	AUD	263.91	3,697.84	4.40	0.00	-NA-	-NA-	-NA-	-NA-	-10.57	-4.29	-7.48	-7.54	-NA-	-NA-
	Europe Office	AUD	674.03	20,977.19	24.97	0.00	-NA-	-NA-	-NA-	-NA-	5.42	-6.33	-8.45	2.40	-NA-	-NA-
	Europe Industrial	AUD	184.57	4,584.89	5.46	0.00	-NA-	-NA-	-NA-	-NA-	-20.92	-1.28	-8.23	-25.09	-NA-	-NA-
	Europe Healthcare	AUD	463.73	326.15	0.39	0.00	-NA-	-NA-	-NA-	-NA-	3.10	6.58	-1.67	0.45	-NA-	-NA-
	Europe Diversified	AUD	462.19	56,869.50	67.70	0.00	-NA-	-NA-	-NA-	-NA-	-11.39	-7.54	-11.27	-12.92	-NA-	-NA-
	Eurozone Retail	AUD	751.92	15,762.00	18.76	0.00	-NA-	-NA-	-NA-	-NA-	-16.63	-12.66	-15.70	-17.67	-NA-	-NA-
	Eurozone Residential	AUD	281.54	3,261.20	3.88	0.00	-NA-	-NA-	-NA-	-NA-	-2.02	-1.39	-5.64	-0.66	-NA-	-NA-
	Eurozone Office	AUD	633.41	5,136.39	6.11	0.00	-NA-	-NA-	-NA-	-NA-	-11.34	-8.29	-11.87	-10.83	-NA-	-NA-
	Eurozone Industrial	AUD	322.94	1,326.32	1.58	0.00	-NA-	-NA-	-NA-	-NA-	-11.43	-4.04	-8.29	-14.13	-NA-	-NA-
	Eurozone Diversified	AUD	585.02	32,816.94	39.07	0.00	-NA-	-NA-	-NA-	-NA-	-14.62	-10.15	-14.00	-14.40	-NA-	-NA-
	UK Specialty	AUD	304.92	483.87	0.58	0.00	-NA-	-NA-	-NA-	-NA-	-37.20	-15.10	-10.40	-43.47	-NA-	-NA-
	UK Self Storage	AUD	626.35	952.78	1.13	0.00	-NA-	-NA-	-NA-	-NA-	-25.46	-2.41	-5.21	-22.32	-NA-	-NA-
	UK Retail	AUD	309.26	10,361.86	12.34	0.00	-NA-	-NA-	-NA-	-NA-	-5.45	2.72	-3.70	-12.82	-NA-	-NA-
	UK Residential	AUD	177.90	436.64	0.52	0.00	-NA-	-NA-	-NA-	-NA-	-45.80	-21.49	-19.24	-38.96	-NA-	-NA-
	UK Industrial	AUD	155.32	3,258.56	3.88	0.00	-NA-	-NA-	-NA-	-NA-	-23.95	-0.12	-8.20	-28.28	-NA-	-NA-
	UK Healthcare	AUD	463.73	326.15	0.39	0.00	-NA-	-NA-	-NA-	-NA-	3.10	6.58	-1.67	0.45	-NA-	-NA-
	UK Diversified	AUD	297.21	19,465.86	23.17	0.00	-NA-	-NA-	-NA-	-NA-	-10.47	-1.13	-6.75	-14.51	-NA-	-NA-
	UK Office	AUD	468.04	4,621.96	5.50	0.00	-NA-	-NA-	-NA-	-NA-	3.21	-3.81	-5.82	-1.44	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

Version: November 2010

FTSE EPRA/NAREIT Developed Sector Index Series - Index Performance

Price Return			Free Float Mkt Cap Ccy (m) Nov-10	Free Float Mkt Cap (%) Weight Nov-10	Div Yld (%) Nov-10	Total Rtn (%) - 20 Yrs	Total Rtn (%) - 10 Yrs	Total Rtn (%) - 5 Yrs	Total Rtn (%) - 3 Yrs	Total Rtn (%) - 1 Yr	Total Rtn (%) QTD	Total Rtn (%) Nov-10	Total Rtn (%) YTD	10 Yrs Vity (%)	36 M Vity (%)
Index Description	Curr	Close Value Nov-10													
North America Specialty	AUD	1,076.88	11,195.91	4.41	0.00	-NA-	-NA-	-NA-	-NA-	6.35	-6.57	-6.04	0.86	-NA-	-NA-
North America Self Storage	AUD	847.13	16,149.88	6.36	0.00	-NA-	-NA-	-NA-	-NA-	17.20	0.20	-0.78	11.13	-NA-	-NA-
North America Retail	AUD	527.64	88,400.30	34.82	0.00	-NA-	-NA-	-NA-	-NA-	26.68	5.84	1.97	15.88	-NA-	-NA-
North America Residential	AUD	795.08	58,791.63	23.16	0.00	-NA-	-NA-	-NA-	-NA-	37.12	5.85	3.71	25.62	-NA-	-NA-
North America Office	AUD	588.26	48,538.50	19.12	0.00	-NA-	-NA-	-NA-	-NA-	15.40	0.23	-1.91	5.76	-NA-	-NA-
North America Lodging/Resorts	AUD	473.41	23,399.59	9.22	0.00	-NA-	-NA-	-NA-	-NA-	36.93	10.18	2.20	18.60	-NA-	-NA-
North America Industrial	AUD	275.54	16,170.81	6.37	0.00	-NA-	-NA-	-NA-	-NA-	4.96	11.06	0.72	-2.61	-NA-	-NA-
North America Industrial/Office	AUD	383.67	7,954.95	3.13	0.00	-NA-	-NA-	-NA-	-NA-	-0.46	-2.08	-6.37	-9.33	-NA-	-NA-
North America Healthcare	AUD	867.40	42,361.15	16.68	0.00	-NA-	-NA-	-NA-	-NA-	4.25	-3.80	-6.13	0.83	-NA-	-NA-
North America Diversified	AUD	621.70	31,661.50	12.47	0.00	-NA-	-NA-	-NA-	-NA-	22.01	0.07	-1.85	10.90	-NA-	-NA-
United States Specialty	AUD	1,076.88	11,195.91	4.41	0.00	-NA-	-NA-	-NA-	-NA-	6.35	-6.57	-6.04	0.86	-NA-	-NA-
United States Self Storage	AUD	847.13	16,149.88	6.36	0.00	-NA-	-NA-	-NA-	-NA-	17.20	0.20	-0.78	11.13	-NA-	-NA-
United States Retail	AUD	507.83	78,056.71	30.74	0.00	-NA-	-NA-	-NA-	-NA-	28.01	7.12	2.59	16.98	-NA-	-NA-
United States Residential	AUD	778.90	54,464.55	21.45	0.00	-NA-	-NA-	-NA-	-NA-	39.01	6.70	4.05	26.85	-NA-	-NA-
United States Lodging/Resorts	AUD	463.66	22,803.43	8.98	0.00	-NA-	-NA-	-NA-	-NA-	37.00	10.74	2.32	18.59	-NA-	-NA-
United States Industrial	AUD	275.56	16,170.81	6.37	0.00	-NA-	-NA-	-NA-	-NA-	4.96	11.05	0.72	-2.61	-NA-	-NA-
United States Industrial/Office	AUD	383.67	7,954.95	3.13	0.00	-NA-	-NA-	-NA-	-NA-	-0.46	-2.08	-6.37	-9.33	-NA-	-NA-
United States Healthcare	AUD	918.43	40,457.48	15.93	0.00	-NA-	-NA-	-NA-	-NA-	3.62	-3.48	-5.73	0.86	-NA-	-NA-
United States Diversified	AUD	562.15	22,478.40	8.85	0.00	-NA-	-NA-	-NA-	-NA-	19.58	-0.37	-2.57	9.28	-NA-	-NA-
United States Office	AUD	588.88	41,325.19	16.28	0.00	-NA-	-NA-	-NA-	-NA-	12.32	-0.35	-1.56	3.12	-NA-	-NA-

* -5 & -3 Years Total Returns are annualised

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Section 9

FTSE EPRA/NAREIT Custom Liquid Index Series

FTSE EPRA/NAREIT Custom Liquid Index Series - Characteristics

USD (\$ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	736,810.03	438,490.94	109,346.97	62,979.18	96,607.33	629,276.49	373,954.35	280,205.35	59,007.57	35,105.54	133,816.36	64,682.72	55,579.94
Weighted Avg Market Cap	8,783.37	5,457.37	4,784.38	5,755.26	5,353.87	10,084.72	6,259.67	8,907.62	6,031.52	4,424.67	12,942.33	11,271.82	15,781.21
Median Market Cap	1,312.67	1,189.53	634.85	1,557.79	1,611.36	2,686.19	2,074.27	2,808.40	1,466.71	1,464.89	5,458.50	2,485.94	4,193.20
Largest Market Cap	31,799.70	31,799.70	15,921.07	15,921.07	15,921.07	31,799.70	31,799.70	28,562.70	15,921.07	7,482.76	31,799.70	17,577.06	26,891.16
Smallest Market Cap	54.99	54.99	54.99	697.08	418.76	54.99	54.99	1,118.51	54.99	276.03	723.55	1,275.60	3,619.87
Dividend Yield (***)	3.16%	3.56%	3.79%	3.78%	3.84%	2.85%	3.07%	2.65%	3.76%	3.11%	2.38%	2.04%	4.86%
Number of Holdings	280	176	82	28	40	146	94	62	29	16	20	11	7
Number of Countries	22	21	13	9	10	22	21	2	12	1	4	1	1

EUR (€ mm)	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Total Market Capitalization	566,017.47	336,848.74	84,000.34	48,380.61	74,213.75	483,410.20	287,271.73	215,253.75	45,329.62	26,968.08	102,797.73	49,689.27	42,696.51
Weighted Avg Market Cap	6,747.38	4,192.35	3,675.36	4,421.19	4,112.84	7,747.08	4,808.68	6,842.84	4,633.41	3,399.03	9,942.30	8,659.02	12,123.13
Median Market Cap	1,008.39	913.80	487.69	1,196.70	1,237.85	2,063.53	1,593.46	2,157.41	1,126.73	1,125.33	4,193.22	1,909.70	3,221.22
Largest Market Cap	24,428.53	24,428.53	12,230.57	12,230.57	12,230.57	24,428.53	24,428.53	21,941.87	12,230.57	5,748.25	24,428.53	13,502.70	20,657.79
Smallest Market Cap	42.24	42.24	42.24	535.50	321.69	42.24	42.24	859.24	42.24	212.04	555.83	979.92	2,780.78
Dividend Yield (***)	3.16%	3.56%	3.79%	3.78%	3.84%	2.85%	3.07%	2.65%	3.76%	3.11%	2.38%	2.04%	4.86%
Number of Holdings	280	176	82	28	40	146	94	62	29	16	20	11	7
Number of Countries	22	21	13	9	10	22	21	2	12	1	4	1	1

(***) Please not that all dividend yields are net yields.

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

EPRA/NAREIT Global Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	4.32%
Simon Property Group	USA	Retail	3.88%
Westfield Group	AU	Retail	3.65%
Mitsubishi Estate	JA	Diversified	2.39%
Unibail - Rodamco	FRA	Diversified	2.16%
Mitsui Fudosan Co.	JA	Diversified	2.12%
Vornado Realty	USA	Diversified	2.01%
Equity Residential	USA	Residential	1.91%
Public Storage	USA	Self Storage	1.67%
Boston Property	USA	Office	1.58%

EPRA/NAREIT Europe Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	14.56%
Land Securities Group	UK	Diversified	6.84%
British Land Co	UK	Diversified	5.98%
Corio	NETH	Retail	4.81%
Hammerson	UK	Retail	3.96%
Capital Shopping Centres Group	UK	Retail	3.50%
Fonciere Des Regions	FRA	Diversified	3.04%
PSP Swiss Property	SWIT	Office	2.99%
Segro	UK	Industrial	2.86%
Klepierre	FRA	Retail	2.74%

EPRA/NAREIT Global ex US Index (USD) *

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	Diversified	7.25%
Westfield Group	AU	Retail	6.13%
Mitsubishi Estate	JA	Diversified	4.01%
Unibail - Rodamco	FRA	Diversified	3.63%
Mitsui Fudosan Co.	JA	Diversified	3.56%
Hongkong Land Holdings	HK	Office	2.61%
Sumitomo Realty & Development	JA	Diversified	2.34%
Hang Lung Properties	HK	Diversified	2.20%
Wharf Holdings	HK	Diversified	2.11%
Capitaland	SI	Diversified	1.98%

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

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

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	25.28%
Corio	NETH	Retail	8.35%
Fonciere Des Regions	FRA	Diversified	5.27%
PSP Swiss Property	SWIT	Office	5.20%
Klepierre	FRA	Retail	4.76%
Swiss Prime Site	SWIT	Office	4.29%
Castellum	SWED	Diversified	3.11%
Gecina	FRA	Diversified	3.10%
Icade	FRA	Diversified	3.05%
Wereldhave	NETH	Diversified	2.98%

EPRA/NAREIT Europe Liquid 40 Index (USD) *

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	Diversified	16.48%
Land Securities Group	UK	Diversified	7.75%
British Land Co	UK	Diversified	6.77%
Corio	NETH	Retail	5.44%
Hammerson	UK	Retail	4.48%
Capital Shopping Centres Group	UK	Retail	3.97%
Fonciere Des Regions	FRA	Diversified	3.44%
PSP Swiss Property	SWIT	Office	3.39%
Segro	UK	Industrial	3.23%
Klepierre	FRA	Retail	3.10%

EPRA/NAREIT Global Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	12.51567122	5.05%
Simon Property Group	USA	0	4.54%
Westfield Group	AU	10.58377906	4.27%
Mitsubishi Estate	JA	6.917951073	2.79%
Unibail - Rodamco	FRA	0	2.53%
Mitsui Fudosan Co.	JA	6.137282398	2.48%
Vornado Realty	USA	0	2.36%
Equity Residential	USA	0	2.24%
Public Storage	USA	0	1.96%
Boston Property	USA	0	1.84%

EPRA/NAREIT Global ex US Liquid Index (USD)

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	12.5156712	7.27%
Westfield Group	AU	10.5837791	6.15%
Mitsubishi Estate	JA	6.91795107	4.02%
Unibail - Rodamco	FRA	0	3.64%
Mitsui Fudosan Co.	JA	6.1372824	3.56%
Hongkong Land Holdings	HK	4.50167985	2.61%
Sumitomo Realty & Development	JA	4.03072205	2.34%
Hang Lung Properties	HK	3.79458224	2.20%
Wharf Holdings	HK	3.64039184	2.11%
Capitaland	SI	3.40852062	1.98%

EPRA/NAREIT North America Liquid Index (USD)

Company	Country	Sector	Weight
Simon Property Group	USA	0	10.19%
Vornado Realty	USA	0	5.30%
Equity Residential	USA	0	5.03%
Public Storage	USA	0	4.40%
Boston Property	USA	0	4.14%
Host Hotels & Resorts	USA	0	3.84%
HCP	USA	0	3.64%
Avalonbay Communities	USA	0	3.35%
Ventas Inc	USA	0	2.86%
Prologis	USA	0	2.59%

EPRA/NAREIT Liquid Europe ex UK Index (USD)

Company	Country	Sector	Weight
Unibail - Rodamco	FRA	0	26.98%
Corio	NETH	0	8.91%
Fonciere Des Regions	FRA	0	5.63%
PSP Swiss Property	SWIT	0	5.55%
Klepierre	FRA	0	5.08%
Swiss Prime Site	SWIT	0	4.58%
Castellum	SWED	0	3.32%
Gecina	FRA	0	3.31%
Icade	FRA	0	3.26%
Wereldhave	NETH	0	3.18%

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

EPRA/NAREIT UK Liquid Index (USD)

Company	Country	Sector	Weight
Land Securities Group	UK	0	21.32%
British Land Co	UK	0	18.64%
Hammerson	UK	0	12.34%
Capital Shopping Centres Group	UK	0	10.91%
Segro	UK	0	8.90%
Derwent London	UK	0	6.39%
Great Portland Estates	UK	0	4.58%
Shaftesbury	UK	0	4.35%
Capital & Counties Properties	UK	0	4.00%
Big Yellow Group	UK	0	1.85%

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

Company	Country	Sector	Weight
Sun Hung Kai Props	HK	12.51567122	23.76%
Hongkong Land Holdings	HK	4.501679853	8.55%
Hang Lung Properties	HK	3.794582244	7.20%
Wharf Holdings	HK	3.640391842	6.91%
Capitaland	SI	3.408520618	6.47%
China Overseas Land & Inv (Red Chip)	CHN	3.086980467	5.86%
Henderson Land Dev	HK	2.978430263	5.66%
Link Real Estate Investment Trust	HK	2.736562707	5.20%
City Developments	SI	2.570702352	4.88%
New World Development	HK	2.286316516	4.34%

EPRA/NAREIT Japan Liquid Index (USD)

Company	Country	Sector	Weight
Mitsubishi Estate	JA	6.91795107	27.17%
Mitsui Fudosan Co.	JA	6.1372824	24.11%
Sumitomo Realty & Development	JA	4.03072205	15.83%
Nippon Building Fund Inc	JA	2.08048226	8.17%
Japan Real Estate Investment Corporation	JA	1.85482379	7.29%
Japan Retail Fund Investment	JA	0.97841253	3.84%
Aeon Mall Co Ltd	JA	0.79185098	3.11%
Nomura Real Estate Office Fund	JA	0.75710808	2.97%
Japan Prime Realty Investment	JA	0.70486747	2.77%
Tokyu Land	JA	0.70216871	2.76%

EPRA/NAREIT Australia Liquid Index (USD)

Company	Country	Sector	Weight
Westfield Group	AU	10.5837791	48.38%
Stockland	AU	3.3011755	15.09%
GPT Group	AU	1.94706987	8.90%
Mirvac Group	AU	1.65035237	7.54%
Goodman Group	AU	1.53877199	7.03%
CFS Retail Property Trust	AU	1.42920877	6.53%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Country Breakdown

Country	Region	Liquid Global Market Cap USD	Liquid Global Market Cap EUR	Country Breakdown (USD)								Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
				Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Glo- bal ex US	Liquid North Am	Liquid Eu- rope ex UK			
Hong Kong	Asia ex-Japan			13.30%	22.35%	0.00%	0.00%	0.00%	14.83%	24.95%	0.00%	0.00%	0.00%	69.73%	0.00%
Chines Blue Chips (HK listed)	Asia ex-Japan			2.79%	4.69%	0.00%	0.00%	0.00%	1.82%	3.06%	0.00%	0.00%	0.00%	8.56%	0.00%
New Zealand	Asia ex-Japan			0.10%	0.17%	0.00%	0.00%	0.00%	0.11%	0.19%	0.00%	0.00%	0.00%	0.54%	0.00%
Singapore	Asia ex-Japan			5.31%	8.92%	0.00%	0.00%	0.00%	4.50%	7.58%	0.00%	0.00%	0.00%	21.17%	0.00%
	Asia ex-Japan	133,816.36	102,797.73	21.50%	36.12%	0.00%	0.00%	0.00%	21.27%	35.78%	0.00%	0.00%	0.00%	100.00%	0.00%
Australia	Australia	55,579.94	42,696.51	8.63%	14.50%	0.00%	0.00%	0.00%	8.83%	14.86%	0.00%	0.00%	0.00%	0.00%	100.00%
	Australia	55,579.94	42,696.51	8.63%	14.50%	0.00%	0.00%	0.00%	8.83%	14.86%	0.00%	0.00%	0.00%	0.00%	100.00%
Austria	Europe ex-UK			0.30%	0.51%	2.05%	1.76%	1.14%	0.18%	0.30%	0.00%	1.87%	0.00%	0.00%	0.00%
Belgium	Europe ex-UK			0.54%	0.91%	3.65%	4.84%	3.15%	0.55%	0.93%	0.00%	5.89%	0.00%	0.00%	0.00%
Denmark	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Finland	Europe ex-UK			0.29%	0.49%	1.95%	1.96%	1.28%	0.29%	0.50%	0.00%	3.14%	0.00%	0.00%	0.00%
France	Europe ex-UK			4.03%	6.77%	27.15%	46.42%	30.26%	4.15%	6.98%	0.00%	44.26%	0.00%	0.00%	0.00%
Germany	Europe ex-UK			0.64%	1.07%	4.29%	5.32%	3.47%	0.59%	1.00%	0.00%	6.34%	0.00%	0.00%	0.00%
Greece	Europe ex-UK			0.03%	0.06%	0.23%	0.00%	0.00%	0.03%	0.05%	0.00%	0.33%	0.00%	0.00%	0.00%
Italy	Europe ex-UK			0.13%	0.23%	0.91%	0.00%	0.00%	0.12%	0.21%	0.00%	1.33%	0.00%	0.00%	0.00%
Netherlands	Europe ex-UK			1.59%	2.67%	10.69%	18.14%	11.83%	1.57%	2.64%	0.00%	16.72%	0.00%	0.00%	0.00%
Norway	Europe ex-UK			0.10%	0.17%	0.68%	1.19%	0.77%	0.12%	0.20%	0.00%	1.27%	0.00%	0.00%	0.00%
Poland	Europe ex-UK			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spain	Europe ex-UK			0.03%	0.05%	0.20%	0.00%	0.00%	0.04%	0.06%	0.00%	0.37%	0.00%	0.00%	0.00%
Sweden	Europe ex-UK			1.00%	1.68%	6.74%	10.88%	7.09%	0.78%	1.32%	0.00%	8.35%	0.00%	0.00%	0.00%
Switzerland	Europe ex-UK			0.96%	1.61%	6.44%	9.49%	6.19%	0.95%	1.60%	0.00%	10.13%	0.00%	0.00%	0.00%
	Europe ex-UK	59,007.57	45,329.62	9.65%	16.21%	65.00%	100.00%	65.19%	9.38%	15.78%	0.00%	100.00%	0.00%	0.00%	0.00%
Israel	Middle East	-	-	0.12%	0.20%	0.00%	0.00%	0.00%	0.14%	0.24%	0.00%	0.00%	0.00%	0.00%	0.00%
	Middle East	-	-	0.12%	0.20%	0.00%	0.00%	0.00%	0.14%	0.24%	0.00%	0.00%	0.00%	0.00%	0.00%
Japan	Japan	64,682.72	49,689.27	10.06%	16.90%	0.00%	0.00%	0.00%	10.28%	17.30%	0.00%	0.00%	0.00%	0.00%	0.00%
	Japan	64,682.72	49,689.27	10.06%	16.90%	0.00%	0.00%	0.00%	10.28%	17.30%	0.00%	0.00%	0.00%	0.00%	0.00%
Canada	North America			4.37%	7.34%	0.00%	0.00%	0.00%	3.95%	6.65%	8.88%	0.00%	0.00%	0.00%	0.00%
USA	North America			40.49%	0.00%	0.00%	0.00%	0.00%	40.57%	0.00%	91.12%	0.00%	0.00%	0.00%	0.00%
	North America	280,205.35	215,253.75	44.86%	7.34%	0.00%	0.00%	0.00%	44.53%	6.65%	100.00%	0.00%	0.00%	0.00%	0.00%
UK	UK	35,105.54	26,968.08	5.19%	8.73%	35.00%	0.00%	34.81%	5.58%	9.39%	0.00%	0.00%	100.00%	0.00%	0.00%
	UK	35,105.54	26,968.08	5.19%	8.73%	35.00%	0.00%	34.81%	5.58%	9.39%	0.00%	0.00%	100.00%	0.00%	0.00%
Global		629,276.49	483,410.20	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Global ex US		373,954.35	287,271.73												

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Boulevard de la Woluwe 62 Woluwelaan ■ 1200 Brussels, Belgium ■ T +32 2739 1010 ■ F +32 2739 1020 ■ E info@epra.com ■ W www.epra.com

FTSE EPRA/NAREIT Custom Liquid Index Series - Sector Breakdown

Sector	Sector Breakdown (USD)												
	Global *	Global ex US *	Europe *	Liquid 40 ex UK *	Liquid 40 *	Liquid Global	Liquid Global ex US	Liquid North Am	Liquid Europe	Liquid UK	Liquid Asia Pac	Liquid Japan	Liquid Australia
Diversified	36.18%	50.47%	49.88%	51.58%	49.73%	36.98%	57.19%	8.89%	51.27%	48.51%	69.71%	69.87%	38.05%
Healthcare	5.56%	0.00%	0.29%	0.00%	0.00%	5.47%	0.30%	12.28%	0.00%	0.00%	0.00%	0.00%	0.00%
Self-Storage	2.23%	0.00%	0.84%	0.00%	0.67%	2.06%	0.17%	4.40%	0.00%	1.85%	0.00%	0.00%	0.00%
Industrial	4.38%	1.79%	4.02%	1.34%	4.11%	3.58%	2.78%	4.34%	0.73%	8.90%	2.20%	0.00%	7.03%
Office	14.25%	22.07%	18.40%	19.95%	16.99%	12.94%	13.00%	13.89%	20.78%	10.97%	8.55%	23.17%	0.00%
Residential	10.07%	4.40%	3.24%	4.45%	3.33%	10.73%	5.32%	18.10%	4.75%	1.19%	10.16%	0.00%	0.00%
Retail	21.58%	21.27%	22.91%	22.69%	24.69%	23.24%	21.11%	27.07%	22.48%	27.25%	9.39%	6.95%	54.92%
Lodging/Resorts	3.20%	0.00%	0.00%	0.00%	0.00%	2.41%	0.00%	5.41%	0.00%	0.00%	0.00%	0.00%	0.00%
Specialty	1.52%	0.00%	0.42%	0.00%	0.48%	1.57%	0.12%	3.36%	0.00%	1.32%	0.00%	0.00%	0.00%
Mixed Industrial/Office	1.04%	0.00%	0.00%	0.00%	0.00%	1.01%	0.00%	2.26%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Country	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2007	2006	2005	2004	2003	2002	2001	2000
Hong Kong *	11.79%	-NA-	-NA-	-NA-	-NA-	-0.12%	15.16%	12.25%	11.78%	-2.12%	58.52%	38.78%	10.21%	35.06%	49.18%	-27.75%	-15.26%	1.08%
New Zealand *	13.03%	-NA-	-NA-	-NA-	-NA-	3.59%	3.79%	#DIV/0!	-NA-	-4.17%	0.69%	32.89%	14.78%	-NA-	-NA-	-NA-	-NA-	-NA-
Singapore *	13.36%	-NA-	-NA-	-NA-	-NA-	-4.33%	12.93%	9.44%	6.51%	-5.19%	15.19%	77.53%	31.78%	37.73%	50.99%	-29.98%	-33.62%	-10.47%
Australia *	7.06%	-NA-	-NA-	-NA-	-NA-	-3.40%	-5.11%	6.78%	9.05%	-4.37%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Austria *	6.76%	-NA-	-NA-	-NA-	-NA-	-9.30%	-17.95%	#DIV/0!	-NA-	-13.63%	-25.72%	40.16%	-0.05%	20.41%	30.10%	26.81%	-NA-	-NA-
Belgium *	-5.23%	-NA-	-NA-	-NA-	-NA-	-5.33%	4.30%	13.00%	4.56%	-11.87%	2.36%	31.29%	2.72%	25.14%	39.44%	31.67%	4.50%	-10.23%
Finland *	9.98%	-NA-	-NA-	-NA-	-NA-	-10.52%	3.14%	18.45%	10.26%	-13.73%	-14.31%	84.32%	11.11%	26.50%	73.97%	46.15%	17.63%	-6.54%
France *	-5.91%	-NA-	-NA-	-NA-	-NA-	-11.91%	10.36%	19.60%	11.49%	-16.26%	-10.93%	87.13%	11.21%	61.45%	41.58%	41.73%	-3.70%	0.65%
Germany *	2.43%	-NA-	-NA-	-NA-	-NA-	-1.02%	-6.22%	0.54%	1.35%	-7.23%	-33.47%	71.61%	25.39%	32.17%	17.24%	-6.65%	-15.33%	-12.92%
Greece *	-49.30%	-NA-	-NA-	-NA-	-NA-	-17.03%	-15.82%	#DIV/0!	-NA-	-19.82%	-14.81%	131.65%	4.66%	-NA-	-NA-	-NA-	-NA-	-NA-
Italy *	-10.87%	-NA-	-NA-	-NA-	-NA-	-10.16%	-13.37%	2.32%	2.20%	-18.69%	-39.33%	81.44%	13.53%	59.38%	43.51%	10.35%	6.38%	32.88%
Netherlands *	-6.58%	-NA-	-NA-	-NA-	-NA-	-11.90%	5.97%	15.03%	7.10%	-16.64%	-2.72%	58.12%	2.91%	48.74%	45.28%	34.71%	-1.65%	-0.05%
Norway *	-24.24%	-NA-	-NA-	-NA-	-NA-	-13.41%	#DIV/0!	-NA-	-8.51%	-NA-	13.58%	-2.96%	0.00%	0.00%	45.77%	6.90%	-11.85%	-10.98%
Sweden *	34.87%	-NA-	-NA-	-NA-	-NA-	-12.42%	9.94%	18.83%	2.80%	-12.03%	-13.66%	57.98%	17.06%	61.12%	60.44%	25.10%	-12.43%	27.16%
Switzerland *	24.08%	-NA-	-NA-	-NA-	-NA-	-5.41%	13.39%	14.28%	8.88%	-7.28%	-7.24%	35.89%	0.97%	31.06%	24.39%	21.95%	-4.95%	-1.32%
Japan *	17.18%	-NA-	-NA-	-NA-	-NA-	5.76%	2.85%	5.98%	3.41%	-2.32%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
Canada *	38.28%	-NA-	-NA-	-NA-	-NA-	-1.17%	9.05%	17.30%	4.43%	-4.18%	3.42%	29.58%	27.25%	28.04%	51.84%	13.39%	10.44%	19.94%
USA *	30.74%	-NA-	-NA-	-NA-	-NA-	2.79%	1.72%	10.47%	14.52%	-1.94%	-16.40%	36.73%	12.43%	33.83%	36.98%	1.96%	10.09%	30.44%
UK *	-2.49%	-NA-	-NA-	-NA-	-NA-	-1.34%	-11.44%	3.29%	3.56%	-8.06%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Region	Performance (USD Total Return)																	
	1 M	Q1	Q2	Q3	Q4	YTD	1 Y	3 Y	5 Y	36 M VOL	2007	2006	2005	2004	2003	2002	2001	2000
Asia *	12.13%	-NA-	-NA-	-NA-	-NA-	0.00%	5.55%	9.40%	8.62%	-3.08%	14.80%	36.49%	23.37%	36.85%	44.83%	-7.15%	-17.22%	2.85%
Australia *	7.06%	-NA-	-NA-	-NA-	-NA-	-3.40%	-5.11%	6.78%	9.05%	-4.37%	2.89%	43.12%	8.03%	39.84%	45.58%	14.63%	-1.89%	-0.07%
Europe ex-UK *	-0.40%	-NA-	-NA-	-NA-	-NA-	-10.45%	3.26%	14.29%	6.91%	-14.38%	-14.40%	65.10%	12.55%	48.64%	43.77%	34.60%	-4.47%	6.18%
Japan *	17.18%	-NA-	-NA-	-NA-	-NA-	5.76%	2.85%	5.98%	3.41%	-2.32%	-6.41%	24.59%	53.22%	37.24%	38.65%	-0.87%	-25.85%	19.75%
North America *	31.45%	-NA-	-NA-	-NA-	-NA-	2.39%	2.33%	10.92%	14.25%	-2.16%	-14.92%	36.26%	13.21%	33.51%	37.70%	2.42%	9.98%	29.84%
UK *	-2.49%	-NA-	-NA-	-NA-	-NA-	-1.34%	-11.44%	3.29%	3.56%	-8.06%	-35.18%	68.69%	6.72%	56.59%	45.39%	11.58%	-7.42%	13.18%
Liquid Indices																		
UK	-8.06%	-NA-	-NA-	-NA-	-NA-	-6.32%	-2.86%	-24.93%	-12.14%	37.15%	-35.36%	70.76%	6.71%	56.37%	44.06%	10.01%	-9.85%	11.92%
Australia	-4.09%	-NA-	-NA-	-NA-	-NA-	4.14%	4.70%	-21.89%	-5.03%	34.19%	1.77%	42.02%	10.79%	41.31%	43.37%	12.32%	-0.15%	-3.23%
Japan	-2.80%	-NA-	-NA-	-NA-	-NA-	15.07%	15.81%	-11.06%	3.25%	32.28%	-7.58%	27.30%	53.41%	36.18%	39.37%	-1.44%	-25.69%	21.79%
Asia-Pacific	-3.17%	-NA-	-NA-	-NA-	-NA-	9.13%	11.13%	-4.42%	14.50%	36.52%	50.69%	44.40%	11.02%	30.19%	40.64%	-28.13%	-15.41%	2.98%
North-America	-2.27%	-NA-	-NA-	-NA-	-NA-	21.72%	29.80%	-4.81%	0.84%	39.55%	-16.28%	36.15%	14.71%	33.87%	37.51%	2.20%	8.26%	31.80%
Europe ex UK	-15.15%	-NA-	-NA-	-NA-	-NA-	-1.69%	-2.06%	-9.24%	2.77%	35.38%	-15.39%	68.30%	8.51%	47.09%	42.31%	33.35%	-3.97%	4.99%
Global	-4.36%	-NA-	-NA-	-NA-	-NA-	12.08%	15.84%	-9.15%	1.67%	31.81%	-8.04%	42.79%	15.07%	37.67%	39.13%	0.99%	-4.36%	15.18%
Global ex US	-5.92%	-NA-	-NA-	-NA-	-NA-	6.76%	8.39%	-11.31%	2.88%	29.63%	-2.10%	47.42%	17.78%	41.57%	42.49%	0.79%	-12.85%	7.05%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK *	Jan-10	-3.12%		-3.12%	52.60%	-13.15%	4.64%	-1.74%		-1.74%	41.00%	-22.24%	-2.92%
Europe ex-UK *	Jan-10	-3.12%		-3.12%	52.60%	-13.15%	4.64%	-1.74%		-1.74%	41.00%	-22.24%	-2.92%
Europe ex-UK *	Feb-10	-2.29%		-5.33%	62.45%	-14.75%	3.45%	-1.15%		-2.87%	51.77%	-22.39%	-3.37%
Europe ex-UK *	Mar-10	6.04%	0.39%	0.39%	69.10%	-14.03%	5.04%	6.69%	3.63%	3.63%	66.74%	-21.48%	-1.72%
Europe ex-UK *	Apr-10	-6.99%		-6.62%	36.79%	-16.17%	2.82%	-3.17%		0.34%	34.42%	-21.39%	-2.97%
Europe ex-UK *	May-10	-12.84%		-18.62%	8.07%	-19.85%	-0.58%	-5.01%		-4.69%	26.42%	-22.79%	-5.25%
Europe ex-UK *	Jun-10	3.30%	-16.25%	-15.93%	17.16%	-16.14%	-0.48%	1.64%	-6.52%	-3.13%	30.32%	-19.84%	-5.48%
Europe ex-UK *	Jul-10	14.71%		-3.56%	19.84%	-10.27%	1.53%	7.08%		3.72%	25.85%	-15.89%	-4.36%
Europe ex-UK *	Aug-10	-1.56%		-5.07%	1.15%	-10.62%	1.03%	0.53%		4.28%	9.56%	-16.31%	-4.53%
Europe ex-UK *	Sep-10	18.17%	33.43%	12.18%	12.34%	-6.53%	3.92%	6.88%	15.05%	11.45%	15.63%	-12.86%	-4.05%
Europe ex-UK *	Oct-10	4.59%		17.33%	14.87%	-5.39%	6.11%	3.59%		15.45%	17.70%	-11.24%	-2.43%
Europe ex-UK *	Nov-10	-14.38%		0.46%	-0.40%	-8.07%	3.26%	-6.33%		8.15%	14.08%	-10.20%	-4.38%
UK *	Jan-10	-7.74%		-7.74%	51.95%	-31.57%	-11.01%	-4.76%		-4.76%	40.09%	-33.09%	-12.14%
UK *	Jan-10	-7.74%		-7.74%	51.95%	-31.57%	-11.01%	-4.76%		-4.76%	40.09%	-33.09%	-12.14%
UK *	Feb-10	-4.19%		-11.60%	63.38%	-32.20%	-12.21%	-2.41%		-7.06%	52.05%	-32.94%	-12.70%
UK *	Mar-10	5.30%	-6.91%	-6.91%	71.39%	-32.00%	-10.14%	6.21%	-1.29%	-1.29%	68.17%	-32.37%	-10.86%
UK *	Apr-10	-0.79%		-7.65%	31.46%	-31.55%	-10.56%	0.96%		-0.35%	31.01%	-30.95%	-11.09%
UK *	May-10	-11.50%		-18.27%	12.12%	-33.78%	-12.99%	-4.10%		-4.44%	29.34%	-31.71%	-12.88%
UK *	Jun-10	-1.74%	-13.73%	-19.69%	8.10%	-32.40%	-13.10%	-1.56%	-4.70%	-5.93%	23.79%	-30.16%	-13.31%
UK *	Jul-10	12.36%		-9.76%	8.48%	-28.36%	-10.79%	5.64%		-0.62%	18.05%	-27.17%	-12.04%
UK *	Aug-10	-2.62%		-12.12%	-9.98%	-29.95%	-12.09%	-0.18%		-0.80%	1.64%	-28.29%	-12.66%
UK *	Sep-10	8.36%	18.56%	-4.78%	-0.11%	-26.34%	-10.96%	0.87%	6.38%	0.07%	6.95%	-25.33%	-13.15%
UK *	Oct-10	7.31%		2.18%	3.53%	-24.16%	-8.79%	5.41%		5.48%	9.91%	-23.14%	-11.47%
UK *	Nov-10	-8.06%		-6.05%	-2.49%	-23.53%	-11.44%	-1.83%		3.55%	12.46%	-20.41%	-13.18%
Asia ex-Jap ex-Aus *	Jan-10	-6.77%		-6.77%	46.58%	-11.26%	4.26%	-3.77%		-3.77%	35.14%	-13.23%	2.93%
Asia ex-Jap ex-Aus *	Jan-10	-6.77%		-6.77%	46.58%	-11.26%	4.26%	-3.77%		-3.77%	35.14%	-13.23%	2.93%
Asia ex-Jap ex-Aus *	Feb-10	3.16%		-3.83%	79.55%	-11.48%	4.87%	5.07%		1.11%	67.10%	-12.43%	4.28%
Asia ex-Jap ex-Aus *	Mar-10	4.85%	0.84%	0.84%	67.00%	-10.81%	6.56%	5.75%	6.93%	6.93%	63.87%	-11.30%	5.70%
Asia ex-Jap ex-Aus *	Apr-10	1.28%		2.13%	49.79%	-11.14%	6.55%	3.06%		10.20%	49.28%	-10.36%	5.92%
Asia ex-Jap ex-Aus *	May-10	-9.98%		-8.07%	9.19%	-14.97%	4.58%	-2.45%		7.50%	25.96%	-12.32%	4.70%
Asia ex-Jap ex-Aus *	Jun-10	0.32%	-8.54%	-7.77%	6.06%	-13.56%	3.92%	0.49%	1.03%	8.03%	21.45%	-10.70%	3.68%
Asia ex-Jap ex-Aus *	Jul-10	7.99%		-0.40%	5.31%	-10.94%	4.78%	1.53%		9.69%	14.61%	-9.46%	3.32%
Asia ex-Jap ex-Aus *	Aug-10	0.62%		0.21%	6.75%	-10.87%	4.56%	3.14%		13.13%	20.54%	-8.76%	3.87%
Asia ex-Jap ex-Aus *	Sep-10	10.21%	19.75%	10.44%	11.77%	-11.16%	5.63%	2.60%	7.45%	16.08%	19.68%	-9.94%	3.03%
Asia ex-Jap ex-Aus *	Oct-10	3.18%		13.95%	14.66%	-11.67%	6.77%	1.34%		17.64%	21.73%	-10.48%	3.64%
Asia ex-Jap ex-Aus *	Nov-10	-3.08%		10.45%	12.13%	-10.76%	5.55%	3.49%		21.74%	29.34%	-7.11%	3.48%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia *	Jan-10	-3.90%		-3.90%	55.52%	-22.52%	-6.10%	-0.80%		-0.80%	43.38%	-24.24%	-7.30%
Australia *	Jan-10	-3.90%		-3.90%	55.52%	-22.52%	-6.10%	-0.80%		-0.80%	43.38%	-24.24%	-7.30%
Australia *	Feb-10	2.15%		-1.83%	87.15%	-22.24%	-5.88%	4.04%		3.20%	74.17%	-23.08%	-6.40%
Australia *	Mar-10	2.56%	0.68%	0.68%	77.58%	-21.19%	-4.67%	3.44%	6.76%	6.76%	74.24%	-21.62%	-5.43%
Australia *	Apr-10	5.44%		6.16%	67.59%	-21.43%	-3.91%	7.30%		14.55%	67.02%	-20.75%	-4.48%
Australia *	May-10	-13.35%		-8.01%	31.26%	-25.99%	-6.21%	-6.11%		7.56%	51.41%	-23.67%	-6.10%
Australia *	Jun-10	-0.38%	-8.99%	-8.37%	24.64%	-25.45%	-7.21%	-0.21%	0.54%	7.33%	42.73%	-22.99%	-7.42%
Australia *	Jul-10	8.23%		-0.83%	28.11%	-22.52%	-6.13%	1.76%		9.22%	39.41%	-21.23%	-7.43%
Australia *	Aug-10	2.26%		1.41%	12.40%	-22.62%	-5.84%	4.82%		14.48%	26.91%	-20.79%	-6.45%
Australia *	Sep-10	7.75%	19.25%	9.27%	5.73%	-23.40%	-4.76%	0.31%	6.99%	14.84%	13.20%	-22.35%	-7.09%
Australia *	Oct-10	1.01%		10.37%	14.83%	-24.27%	-3.80%	-0.78%		13.94%	21.89%	-23.25%	-6.62%
Australia *	Nov-10	-4.37%		5.55%	7.06%	-22.57%	-5.11%	2.11%		16.34%	23.47%	-19.40%	-6.97%
Japan *	Jan-10	2.20%		2.20%	16.47%	-15.91%	3.32%	5.50%		5.50%	7.38%	-17.77%	2.01%
Japan *	Jan-10	2.20%		2.20%	16.47%	-15.91%	3.32%	5.50%		5.50%	7.38%	-17.77%	2.01%
Japan *	Feb-10	-0.07%		2.13%	50.55%	-18.44%	4.01%	1.78%		7.37%	40.11%	-19.32%	3.43%
Japan *	Mar-10	2.93%	5.12%	5.12%	41.84%	-18.73%	5.19%	3.81%	11.46%	11.46%	39.18%	-19.17%	4.35%
Japan *	Apr-10	8.42%		13.97%	42.48%	-16.23%	7.62%	10.33%		22.98%	41.99%	-15.50%	6.99%
Japan *	May-10	-12.83%		-0.65%	1.30%	-20.50%	4.70%	-5.54%		16.16%	16.85%	-18.01%	4.83%
Japan *	Jun-10	-5.03%	-10.24%	-5.65%	-9.73%	-18.35%	3.30%	-4.86%	-0.85%	10.52%	3.37%	-15.65%	3.06%
Japan *	Jul-10	4.20%		-1.69%	-8.79%	-15.54%	4.12%	-2.03%		8.27%	-0.74%	-14.13%	2.67%
Japan *	Aug-10	5.37%		3.59%	-7.56%	-14.46%	3.91%	8.01%		16.94%	4.37%	-12.44%	3.23%
Japan *	Sep-10	6.24%	16.65%	10.06%	4.68%	-14.61%	2.79%	-1.09%	4.66%	15.67%	12.08%	-13.44%	0.27%
Japan *	Oct-10	8.27%		19.16%	15.58%	-12.29%	3.46%	6.35%		23.01%	22.69%	-11.11%	0.43%
Japan *	Nov-10	-2.32%		16.40%	17.18%	-10.84%	2.85%	4.29%		28.29%	35.15%	-7.20%	0.83%
North America *	Jan-10	-5.04%		-5.04%	50.87%	-16.37%	1.19%	-1.97%		-1.97%	39.11%	-18.23%	-0.10%
North America *	Jan-10	-5.04%		-5.04%	50.87%	-16.37%	1.19%	-1.97%		-1.97%	39.11%	-18.23%	-0.10%
North America *	Feb-10	5.53%		0.22%	99.91%	-14.36%	1.71%	7.48%		5.36%	86.06%	-15.28%	1.15%
North America *	Mar-10	9.69%	9.93%	9.93%	112.08%	-10.95%	3.90%	10.63%	16.56%	16.56%	108.09%	-11.44%	3.07%
North America *	Apr-10	6.55%		17.13%	73.44%	-9.16%	4.28%	8.43%		26.39%	72.85%	-8.37%	3.67%
North America *	May-10	-5.62%		10.55%	57.86%	-10.96%	2.40%	2.27%		29.26%	82.10%	-8.17%	2.53%
North America *	Jun-10	-4.90%	-4.36%	5.13%	54.58%	-9.66%	0.36%	-4.73%	5.65%	23.15%	77.02%	-6.67%	0.13%
North America *	Jul-10	9.63%		15.26%	53.13%	-4.32%	0.86%	3.07%		26.93%	66.65%	-2.73%	-0.54%
North America *	Aug-10	-1.07%		14.03%	33.19%	-6.51%	1.37%	1.41%		28.72%	50.39%	-4.30%	0.71%
North America *	Sep-10	5.16%	14.05%	19.91%	30.62%	-6.34%	2.26%	-2.10%	2.33%	26.02%	39.86%	-5.06%	-0.25%
North America *	Oct-10	4.65%		25.49%	43.36%	-5.34%	3.72%	2.79%		29.53%	52.18%	-4.07%	0.68%
North America *	Nov-10	-2.16%		22.77%	31.45%	-2.90%	2.33%	4.46%		35.31%	51.61%	1.06%	0.32%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Index *	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global *	Jan-10	-5.73%		-5.73%	18.41%	-15.43%	1.75%	-2.69%		-2.69%	37.90%	-17.31%	0.46%
Global *	Jan-10	-5.73%		-5.73%	24.74%	-15.43%	1.75%	-2.69%		-2.69%	37.90%	-17.31%	0.46%
Global *	Feb-10	3.03%		-2.87%	17.35%	-14.79%	1.93%	4.94%		2.12%	71.75%	-15.71%	1.37%
Global *	Mar-10	7.03%	3.97%	3.97%	84.50%	-13.01%	3.84%	7.95%	10.24%	10.24%	81.04%	-13.49%	3.01%
Global *	Apr-10	2.53%		6.59%	56.77%	-12.51%	3.70%	4.34%		15.02%	56.24%	-11.74%	3.09%
Global *	May-10	-8.39%		-2.34%	27.52%	-15.25%	1.51%	-0.72%		14.19%	47.11%	-12.61%	1.64%
Global *	Jun-10	-1.94%	-7.89%	-4.23%	25.05%	-13.65%	0.35%	-1.76%	1.76%	12.18%	43.21%	-10.79%	0.12%
Global *	Jul-10	9.61%		4.97%	24.60%	-9.44%	1.23%	3.05%		15.60%	35.60%	-7.94%	-0.18%
Global *	Aug-10	-0.54%		4.40%	15.11%	-10.47%	1.32%	1.95%		17.86%	29.98%	-8.35%	0.66%
Global *	Sep-10	8.65%	18.44%	13.43%	18.41%	-9.72%	2.59%	1.15%	6.27%	19.21%	26.79%	-8.48%	0.07%
Global *	Oct-10	4.19%		18.18%	24.74%	-9.25%	4.06%	2.34%		21.99%	32.42%	-8.03%	1.01%
Global *	Nov-10	-4.16%		13.26%	17.35%	-8.10%	2.46%	2.33%		24.84%	35.36%	-4.35%	0.45%
Global ex-US *	Jan-10	-5.80%		-5.80%	50.77%	-14.07%	2.57%	-2.76%		-2.76%	39.01%	-15.98%	1.17%
Global ex-US *	Jan-10	-5.80%		-5.80%	50.77%	-14.07%	2.57%	-2.76%		-2.76%	39.01%	-15.98%	1.17%
Global ex-US *	Feb-10	1.51%		-4.38%	76.98%	-14.45%	2.56%	3.39%		0.53%	64.70%	-15.38%	1.90%
Global ex-US *	Mar-10	5.23%	0.62%	0.62%	70.93%	-13.72%	4.35%	6.13%	6.69%	6.69%	67.72%	-14.19%	3.42%
Global ex-US *	Apr-10	-0.25%		0.37%	48.30%	-14.16%	3.95%	1.51%		8.30%	47.79%	-13.41%	3.25%
Global ex-US *	May-10	-10.39%		-10.06%	11.75%	-17.59%	1.59%	-2.89%		5.17%	28.90%	-15.01%	1.63%
Global ex-US *	Jun-10	0.56%	-10.12%	-9.56%	10.60%	-15.70%	1.19%	0.73%	-0.71%	5.93%	26.65%	-12.91%	0.86%
Global ex-US *	Jul-10	9.56%		-0.91%	10.34%	-12.17%	2.49%	3.01%		9.12%	20.07%	-10.71%	0.97%
Global ex-US *	Aug-10	-0.07%		-0.98%	5.69%	-12.47%	2.04%	2.43%		11.78%	19.34%	-10.40%	1.28%
Global ex-US *	Sep-10	11.41%	21.97%	10.31%	12.37%	-11.30%	3.50%	3.72%	9.44%	15.93%	20.32%	-10.08%	0.87%
Global ex-US *	Oct-10	3.77%		14.48%	15.49%	-11.12%	5.06%	1.93%		18.17%	22.60%	-9.93%	1.88%
Global ex-US *	Nov-10	-5.61%		8.05%	9.88%	-10.74%	3.31%	0.78%		19.09%	26.73%	-7.09%	1.28%

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FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Europe ex-UK	Jan-10	-3.17%		-3.17%	52.31%	-13.82%	4.05%	-0.05%		-0.05%	40.44%	-15.73%	2.72%
Europe ex-UK	Jan-10	-3.17%		-3.17%	52.31%	-13.82%	4.05%	-0.05%		-0.05%	40.44%	-15.73%	2.72%
Europe ex-UK	Feb-10	-2.98%		-6.06%	59.47%	-15.73%	2.76%	-1.19%		-1.24%	48.42%	-16.64%	2.19%
Europe ex-UK	Mar-10	5.82%	-0.59%	-0.59%	65.06%	-15.10%	4.37%	6.73%	5.40%	5.40%	61.97%	-15.56%	3.53%
Europe ex-UK	Apr-10	-7.41%		-7.96%	34.96%	-17.22%	2.17%	-5.77%		-0.68%	34.50%	-16.49%	1.57%
Europe ex-UK	May-10	-13.35%		-20.25%	7.17%	-21.02%	-1.30%	-6.09%		-6.73%	23.66%	-18.54%	-1.17%
Europe ex-UK	Jun-10	3.59%	-16.89%	-17.39%	17.01%	-17.23%	-1.02%	3.78%	-8.16%	-3.20%	34.03%	-14.48%	-1.25%
Europe ex-UK	Jul-10	15.05%		-4.95%	19.03%	-11.21%	1.06%	8.17%		4.71%	29.58%	-9.72%	-0.34%
Europe ex-UK	Aug-10	-1.77%		-6.63%	0.52%	-11.61%	0.52%	0.70%		5.44%	13.54%	-9.50%	-0.13%
Europe ex-UK	Sep-10	18.28%	33.68%	10.44%	11.45%	-7.54%	3.40%	10.12%	19.95%	16.11%	19.36%	-6.26%	0.87%
Europe ex-UK	Oct-10	4.91%		15.87%	13.85%	-6.34%	5.74%	3.05%		19.65%	20.90%	-5.06%	2.64%
Europe ex-UK	Nov-10	-15.15%		-1.69%	-2.06%	-9.24%	2.77%	-9.40%		8.39%	13.00%	-5.52%	0.76%
UK	Jan-10	-8.18%		-8.18%	42.76%	-32.79%	-11.75%	-5.22%		-5.22%	31.62%	-34.28%	-12.87%
UK	Jan-10	-8.18%		-8.18%	42.76%	-32.79%	-11.75%	-5.22%		-5.22%	31.62%	-34.28%	-12.87%
UK	Feb-10	-4.36%		-12.19%	54.39%	-33.50%	-12.94%	-2.59%		-7.68%	43.68%	-34.21%	-13.43%
UK	Mar-10	5.74%	-7.14%	-7.14%	62.45%	-33.23%	-10.75%	6.65%	-1.54%	-1.54%	59.40%	-33.60%	-11.47%
UK	Apr-10	-1.06%		-8.13%	25.51%	-32.79%	-11.27%	0.69%		-0.86%	25.08%	-32.21%	-11.79%
UK	May-10	-11.78%		-18.95%	8.35%	-35.04%	-13.83%	-4.41%		-5.23%	24.99%	-33.01%	-13.72%
UK	Jun-10	-2.23%	-14.66%	-20.76%	3.87%	-33.72%	-13.98%	-2.06%	-5.73%	-7.18%	18.94%	-31.53%	-14.18%
UK	Jul-10	13.15%		-10.34%	5.22%	-29.39%	-11.51%	6.38%		-1.26%	14.50%	-28.22%	-12.74%
UK	Aug-10	-2.78%		-12.83%	-11.39%	-31.15%	-12.85%	-0.34%		-1.59%	0.06%	-29.52%	-13.42%
UK	Sep-10	8.71%	19.59%	-5.24%	-0.77%	-27.46%	-11.69%	1.20%	7.30%	-0.41%	6.25%	-26.46%	-13.86%
UK	Oct-10	7.52%		1.89%	3.42%	-25.46%	-9.49%	5.61%		5.18%	9.78%	-24.46%	-12.14%
UK	Nov-10	-8.06%		-6.32%	-2.86%	-24.93%	-12.14%	-1.83%		3.25%	12.04%	-21.86%	-13.86%
Asia ex-Jap ex-Aus	Jan-10	-12.39%		-12.39%	60.40%	0.97%	12.71%	-9.56%		-9.56%	47.88%	-1.27%	11.28%
Asia ex-Jap ex-Aus	Jan-10	-12.39%		-12.39%	60.40%	0.97%	12.71%	-9.56%		-9.56%	47.88%	-1.27%	11.28%
Asia ex-Jap ex-Aus	Feb-10	5.72%		-7.38%	88.09%	2.84%	13.33%	7.67%		-2.62%	75.05%	1.72%	12.70%
Asia ex-Jap ex-Aus	Mar-10	6.81%	-1.07%	-1.07%	73.30%	3.57%	15.35%	7.73%	4.90%	4.90%	70.05%	3.01%	14.43%
Asia ex-Jap ex-Aus	Apr-10	-4.19%		-5.21%	42.76%	1.46%	12.99%	-2.50%		2.28%	42.28%	2.35%	12.33%
Asia ex-Jap ex-Aus	May-10	-6.63%		-11.49%	6.18%	-1.68%	11.58%	1.18%		3.49%	22.48%	1.39%	11.72%
Asia ex-Jap ex-Aus	Jun-10	3.49%	-7.41%	-8.40%	9.36%	-1.25%	11.61%	3.67%	2.28%	7.29%	25.23%	2.02%	11.35%
Asia ex-Jap ex-Aus	Jul-10	9.22%		0.05%	4.34%	0.22%	11.81%	2.69%		10.18%	13.55%	1.88%	10.25%
Asia ex-Jap ex-Aus	Aug-10	-2.14%		-2.09%	13.33%	0.15%	11.71%	0.31%		10.52%	27.96%	2.52%	10.98%
Asia ex-Jap ex-Aus	Sep-10	13.96%	21.81%	11.57%	18.79%	-0.64%	14.25%	6.09%	9.29%	17.25%	27.19%	0.72%	11.45%
Asia ex-Jap ex-Aus	Oct-10	1.01%		12.70%	13.34%	-3.27%	16.24%	-0.78%		16.34%	20.32%	-1.97%	12.84%
Asia ex-Jap ex-Aus	Nov-10	-3.17%		9.13%	11.13%	-4.42%	14.50%	3.38%		20.28%	28.17%	-0.52%	12.25%

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

Version: November 2010

FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Australia	Jan-10	-3.47%		-3.47%	46.87%	-21.68%	-5.26%	-0.36%		-0.36%	35.41%	-23.42%	-6.47%
Australia	Jan-10	-3.47%		-3.47%	46.87%	-21.68%	-5.26%	-0.36%		-0.36%	35.41%	-23.42%	-6.47%
Australia	Feb-10	1.74%		-1.79%	76.39%	-21.43%	-5.85%	3.63%		3.25%	64.15%	-22.28%	-6.37%
Australia	Mar-10	2.54%	0.71%	0.71%	73.08%	-20.28%	-4.56%	3.42%	6.78%	6.78%	69.83%	-20.72%	-5.33%
Australia	Apr-10	5.44%		6.19%	64.22%	-20.51%	-3.83%	7.30%		14.58%	63.66%	-19.82%	-4.39%
Australia	May-10	-13.00%		-7.62%	28.74%	-24.98%	-6.01%	-5.73%		8.02%	48.50%	-22.64%	-5.89%
Australia	Jun-10	-1.00%	-9.18%	-8.54%	21.71%	-24.42%	-7.14%	-0.83%	0.32%	7.12%	39.37%	-21.92%	-7.36%
Australia	Jul-10	7.98%		-1.25%	26.11%	-21.41%	-5.96%	1.52%		8.76%	37.24%	-20.10%	-7.27%
Australia	Aug-10	2.07%		0.80%	10.71%	-21.73%	-5.66%	4.63%		13.79%	25.00%	-19.88%	-6.28%
Australia	Sep-10	7.34%	18.31%	8.20%	2.91%	-22.72%	-4.55%	-0.07%	6.15%	13.71%	10.19%	-21.66%	-6.90%
Australia	Oct-10	0.35%		8.58%	12.23%	-23.67%	-3.74%	-1.43%		12.08%	19.14%	-22.64%	-6.56%
Australia	Nov-10	-4.09%		4.14%	4.70%	-21.89%	-5.03%	2.41%		14.78%	20.76%	-18.70%	-6.89%
Japan	Jan-10	2.12%		2.12%	17.30%	-15.99%	3.73%	5.41%		5.41%	8.14%	-17.86%	2.41%
Japan	Jan-10	2.12%		2.12%	17.30%	-15.99%	3.73%	5.41%		5.41%	8.14%	-17.86%	2.41%
Japan	Feb-10	-0.22%		1.90%	51.47%	-18.44%	4.38%	1.63%		7.13%	40.96%	-19.32%	3.80%
Japan	Mar-10	2.98%	4.94%	4.94%	43.19%	-18.80%	5.63%	3.86%	11.27%	11.27%	40.50%	-19.25%	4.78%
Japan	Apr-10	8.01%		13.35%	42.58%	-16.31%	8.04%	9.92%		22.31%	42.09%	-15.58%	7.40%
Japan	May-10	-13.26%		-1.68%	-0.21%	-20.63%	4.94%	-6.01%		14.96%	15.11%	-18.15%	5.07%
Japan	Jun-10	-5.09%	-11.08%	-6.68%	-10.88%	-18.35%	3.63%	-4.92%	-1.77%	9.30%	2.05%	-15.65%	3.38%
Japan	Jul-10	3.68%		-3.25%	-10.51%	-15.68%	4.37%	-2.52%		6.55%	-2.61%	-14.28%	2.92%
Japan	Aug-10	5.93%		2.49%	-8.10%	-14.61%	4.23%	8.58%		15.69%	3.76%	-12.59%	3.55%
Japan	Sep-10	6.38%	16.84%	9.03%	4.71%	-14.87%	3.16%	-0.96%	4.83%	14.58%	12.11%	-13.70%	0.62%
Japan	Oct-10	8.59%		18.39%	15.28%	-12.52%	3.87%	6.66%		22.21%	22.37%	-11.34%	0.82%
Japan	Nov-10	-2.80%		15.07%	15.81%	-11.06%	3.25%	3.78%		26.83%	33.56%	-7.43%	1.23%
North America	Jan-10	-5.63%		-5.63%	46.75%	-18.45%	0.06%	-2.58%		-2.58%	35.30%	-20.26%	-1.22%
North America	Jan-10	-5.63%		-5.63%	46.75%	-18.45%	0.06%	-2.58%		-2.58%	35.30%	-20.26%	-1.22%
North America	Feb-10	6.02%		0.06%	95.94%	-16.28%	0.63%	7.98%		5.19%	82.35%	-17.18%	0.07%
North America	Mar-10	9.26%	9.32%	9.32%	106.35%	-12.96%	2.80%	10.19%	15.91%	15.91%	102.47%	-13.43%	1.98%
North America	Apr-10	6.39%		16.31%	70.08%	-11.23%	3.07%	8.27%		25.50%	69.50%	-10.45%	2.46%
North America	May-10	-5.45%		9.96%	55.87%	-12.82%	1.27%	2.45%		28.58%	79.81%	-10.09%	1.40%
North America	Jun-10	-4.83%	-4.27%	4.65%	53.35%	-11.30%	-0.69%	-4.66%	5.75%	22.58%	75.61%	-8.36%	-0.93%
North America	Jul-10	9.91%		15.02%	52.27%	-6.07%	-0.24%	3.34%		26.67%	65.71%	-4.51%	-1.63%
North America	Aug-10	-0.80%		14.09%	32.93%	-8.12%	0.37%	1.68%		28.80%	50.09%	-5.95%	-0.28%
North America	Sep-10	4.72%	14.16%	19.47%	30.10%	-8.15%	0.86%	-2.52%	2.43%	25.56%	39.30%	-6.89%	-1.61%
North America	Oct-10	4.25%		24.55%	41.75%	-7.26%	2.24%	2.40%		28.57%	50.48%	-6.01%	-0.75%
North America	Nov-10	-2.27%		21.72%	29.80%	-4.81%	0.84%	4.34%		34.15%	49.71%	-0.92%	-1.14%

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Version: November 2010

FTSE EPRA/NAREIT Custom Liquid Index Series - Performance

Liquid Index	Date	(USD Total Return)						(EUR Total Return)					
		1M	Qtr	YTD	1Y	3Y	5Y	1M	Qtr	YTD	1Y	3Y	5Y
Global	Jan-10	-6.06%		-6.06%	45.31%	-16.52%	1.06%	-3.04%		-3.04%	33.98%	-18.37%	-0.82%
Global	Jan-10	-6.06%		-6.06%	45.31%	-16.52%	1.06%	-3.04%		-3.04%	33.98%	-18.37%	-0.82%
Global	Feb-10	3.14%		-3.11%	79.52%	-15.81%	1.16%	5.05%		1.86%	67.07%	-16.72%	0.08%
Global	Mar-10	6.83%	3.50%	3.50%	79.76%	-14.08%	3.05%	7.74%	9.75%	9.75%	76.39%	-14.54%	1.94%
Global	Apr-10	2.33%		5.92%	53.48%	-13.55%	2.84%	4.14%		14.29%	52.95%	-12.80%	2.30%
Global	May-10	-8.37%		-2.95%	25.89%	-16.19%	0.69%	-0.71%		13.48%	45.22%	-13.58%	1.14%
Global	Jun-10	-1.94%	-8.06%	-4.83%	23.71%	-14.41%	-0.40%	-1.77%	1.57%	11.47%	41.67%	-11.58%	-0.09%
Global	Jul-10	9.64%		4.33%	23.16%	-10.17%	0.49%	3.08%		14.91%	34.04%	-8.67%	0.12%
Global	Aug-10	-0.41%		3.91%	14.33%	-11.24%	0.64%	2.08%		17.30%	29.10%	-9.14%	0.37%
Global	Sep-10	8.60%	18.58%	12.84%	17.59%	-10.56%	1.89%	1.10%	6.39%	18.60%	25.91%	-9.33%	-0.54%
Global	Oct-10	3.86%		17.20%	23.39%	-10.18%	3.29%	2.01%		20.98%	31.00%	-8.97%	0.47%
Global	Nov-10	-4.36%		12.08%	15.84%	-9.15%	1.67%	2.11%		23.54%	33.61%	-5.43%	0.09%
Global ex-US	Jan-10	-6.02%		-6.02%	46.24%	-14.63%	2.24%	-3.00%		-3.00%	34.83%	-16.52%	0.93%
Global ex-US	Jan-10	-6.02%		-6.02%	46.24%	-14.63%	2.24%	-3.00%		-3.00%	34.83%	-16.52%	0.93%
Global ex-US	Feb-10	1.44%		-4.67%	71.47%	-14.98%	2.07%	3.32%		0.22%	59.58%	-15.90%	1.51%
Global ex-US	Mar-10	5.18%	0.27%	0.27%	66.71%	-14.28%	3.91%	6.08%	6.32%	6.32%	63.58%	-14.75%	3.08%
Global ex-US	Apr-10	-0.41%		-0.14%	44.92%	-14.63%	3.49%	1.35%		7.75%	44.43%	-13.88%	2.88%
Global ex-US	May-10	-10.50%		-10.62%	10.28%	-18.04%	1.11%	-3.02%		4.50%	27.21%	-15.48%	1.24%
Global ex-US	Jun-10	0.49%	-10.43%	-10.19%	9.19%	-16.01%	0.74%	0.66%	-1.06%	5.20%	25.03%	-13.23%	0.50%
Global ex-US	Jul-10	9.40%		-1.75%	8.63%	-12.36%	2.08%	2.86%		8.20%	18.22%	-10.90%	0.66%
Global ex-US	Aug-10	-0.07%		-1.81%	4.55%	-12.81%	1.66%	2.44%		10.84%	18.04%	-10.75%	0.99%
Global ex-US	Sep-10	11.60%	22.01%	9.58%	11.28%	-11.61%	3.15%	3.90%	9.47%	15.16%	19.15%	-10.40%	0.62%
Global ex-US	Oct-10	3.55%		13.47%	14.30%	-11.49%	4.65%	1.71%		17.13%	21.33%	-10.30%	1.58%
Global ex-US	Nov-10	-5.92%		6.76%	8.39%	-11.31%	2.88%	0.45%		17.66%	25.00%	-7.69%	0.86%

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

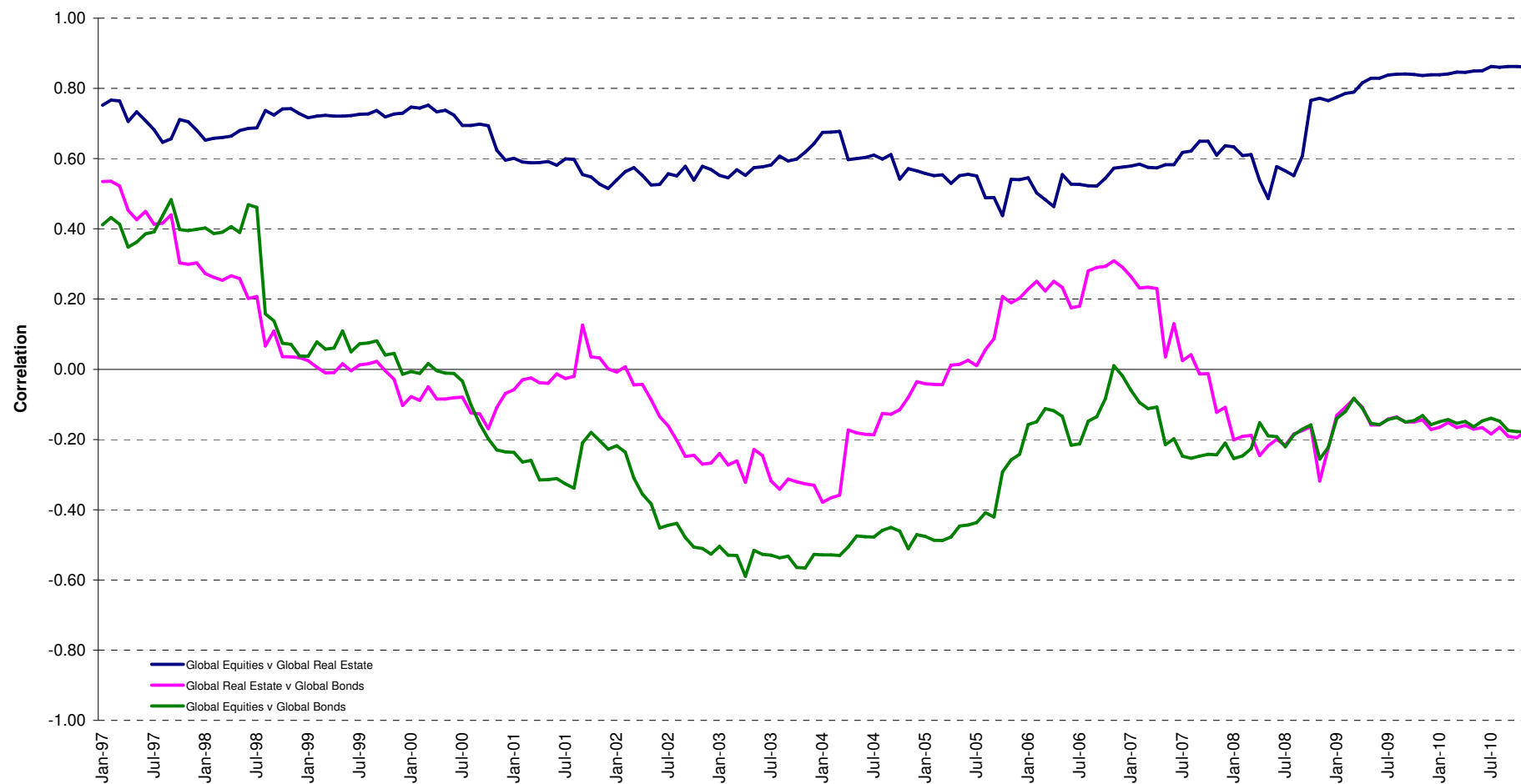
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Section 10

Risk / Return Profiles and Correlations

Correlations

Graph 35: Developed Real Estate, Equities & Bonds 36 Months Asset Class Correlations (Local) 1997 to Date

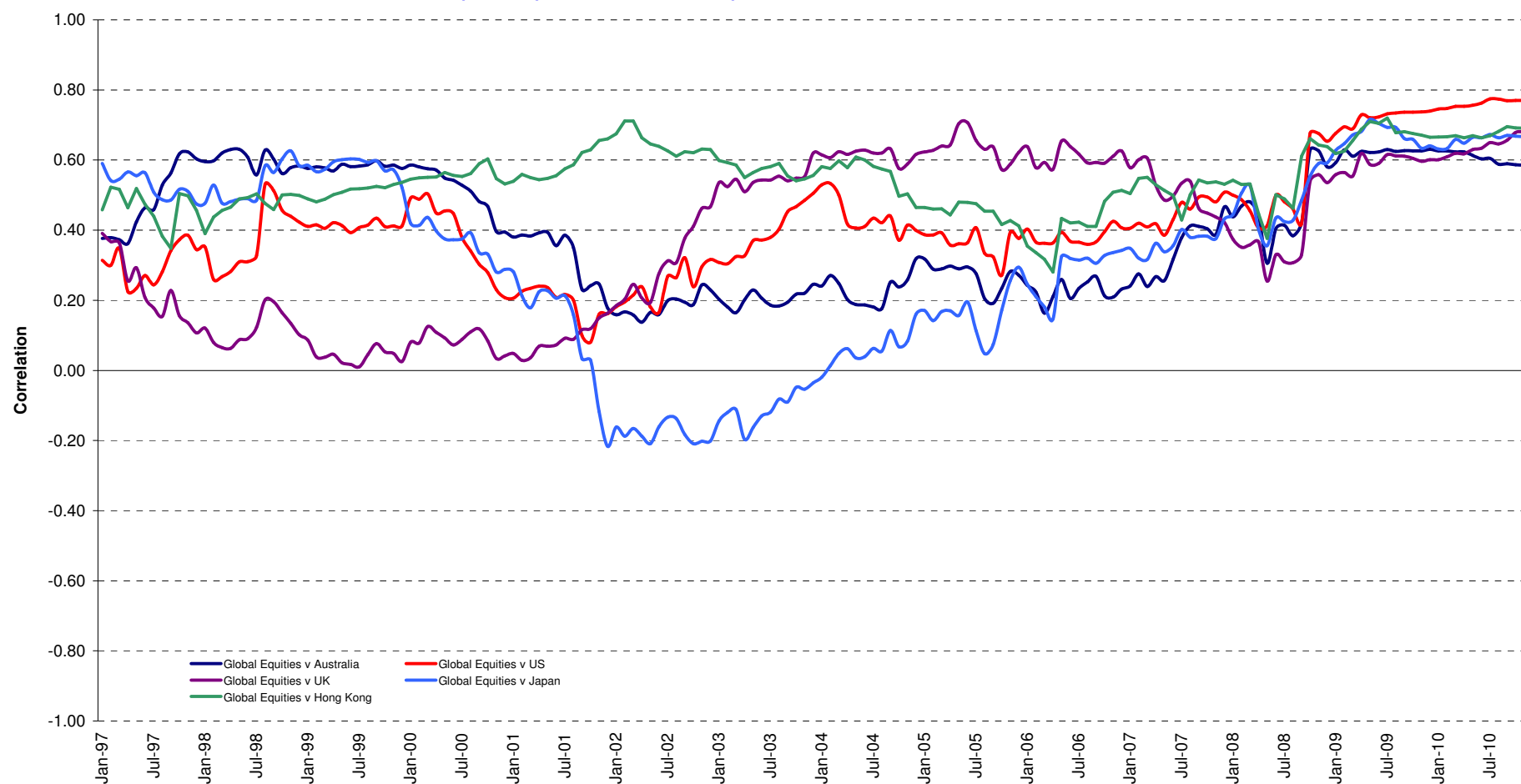


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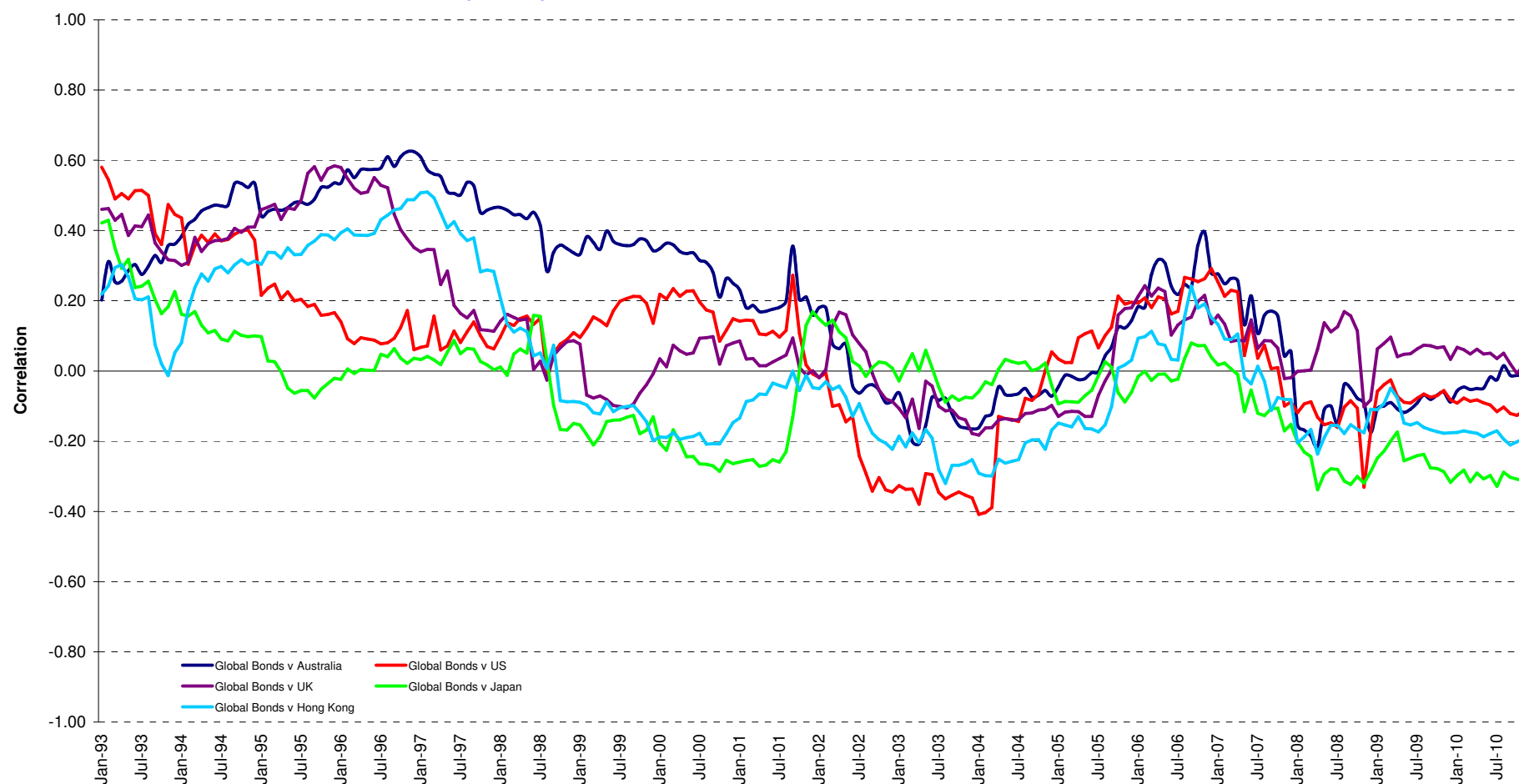
Correlations

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



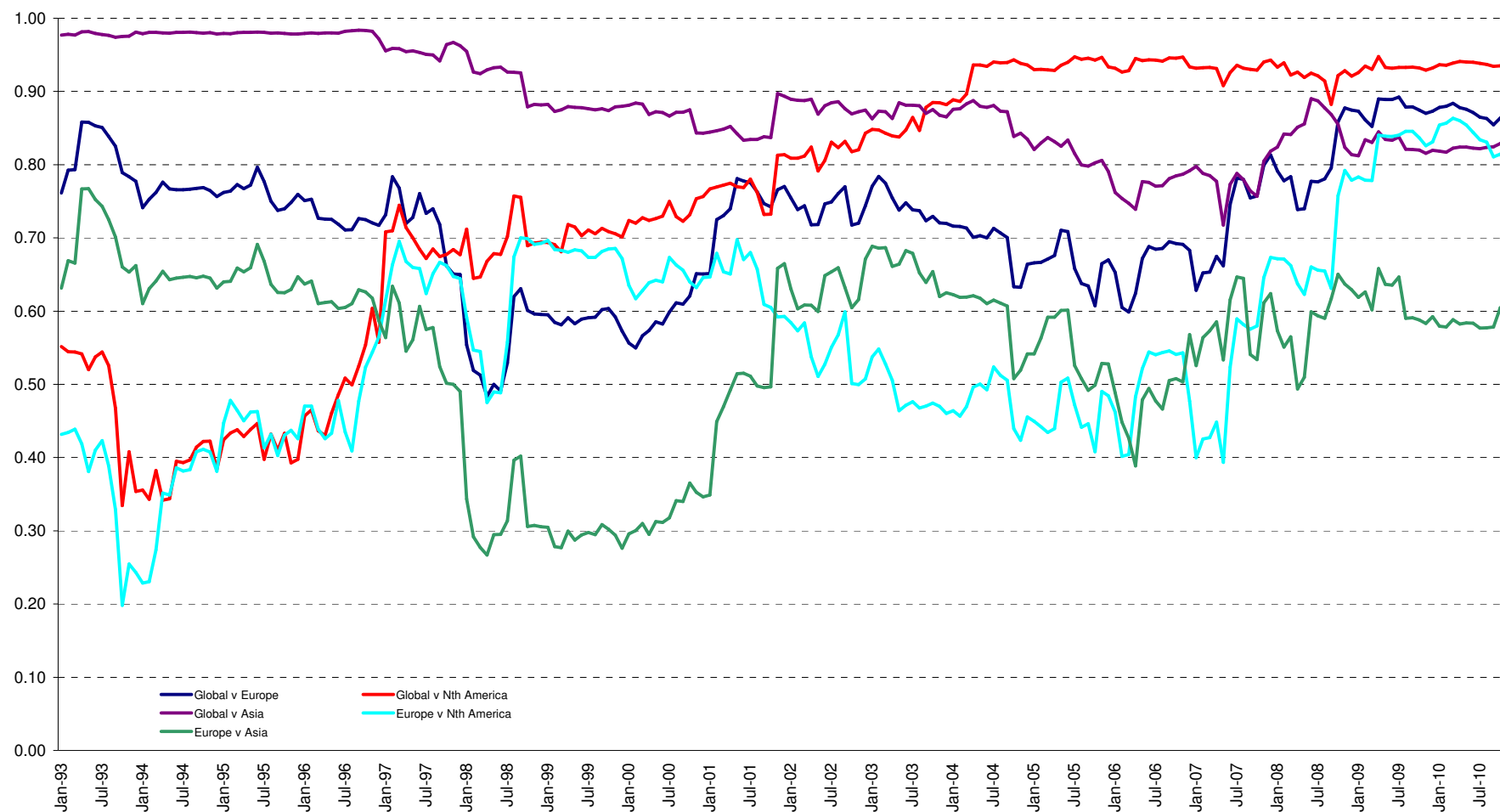
Correlations

Graph 37: Top 5 Countries v Global Bonds 36 Months Correlations (Local) 1993 to Date



Correlations

Graph 38: Global Developed & Developed Regional 36 Months Correlations (EUR) 1993 to Date



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36 Months Correlations (in EUR)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.85	0.94	0.83		0.90	0.79	0.73	0.68		-0.27
Europe Real Estate	0.85	1.00	0.80	0.59		0.71	0.76	0.57	0.55		-0.17
North America Real Estate	0.94	0.80	1.00	0.60		0.77	0.69	0.71	0.57		-0.19
Asia Real Estate	0.83	0.59	0.60	1.00		0.89	0.69	0.59	0.67		-0.33
Global Equities	0.90	0.71	0.77	0.89		1.00	0.79	0.78	0.71		-0.42
Europe Equities	0.79	0.76	0.69	0.69		0.79	1.00	0.81	0.88		-0.26
North America Equities	0.73	0.57	0.71	0.59		0.78	0.81	1.00	0.83		-0.28
Asia Equities	0.68	0.55	0.57	0.67		0.71	0.88	0.83	1.00		-0.27
Global Bonds	-0.27	-0.17	-0.19	-0.33		-0.42	-0.26	-0.28	-0.27		1.00

36 Months Correlations (in USD)

	Global Real Estate	Europe Real Estate	North America Real Estate	Asia Real Estate		Global Equities	Europe Equities	North America Equities	Asia Equities		Global Bonds
Global Real Estate	1.00	0.90	0.94	0.88		0.90	0.89	0.88	0.84		-0.08
Europe Real Estate	0.90	1.00	0.84	0.74		0.83	0.86	0.78	0.76		-0.04
North America Real Estate	0.94	0.84	1.00	0.68		0.79	0.77	0.81	0.70		-0.05
Asia Real Estate	0.88	0.74	0.68	1.00		0.85	0.85	0.80	0.85		-0.10
Global Equities	0.90	0.83	0.79	0.85		1.00	0.98	0.97	0.96		-0.12
Europe Equities	0.89	0.86	0.77	0.85		0.98	1.00	0.92	0.94		-0.08
North America Equities	0.88	0.78	0.81	0.80		0.97	0.92	1.00	0.89		-0.14
Asia Equities	0.84	0.76	0.70	0.85		0.96	0.94	0.89	1.00		-0.11
Global Bonds	-0.08	-0.04	-0.05	-0.10		-0.12	-0.08	-0.14	-0.11		1.00

36 Months Correlations (in Local Currency)

	Australia	Singapore	Hong Kong	Japan	US	Canada	UK	Switzerland	Sweden	Austria	Netherlands	Norway	Italy	France	Germany	Greece	Belgium	Finland	Global Equities	Global Bonds
Australia	1.00	0.41	0.34	0.50	0.64	0.82	0.62	0.52	0.31	0.61	0.60	0.41	0.37	0.56	0.39	0.46	0.48	0.56	0.73	0.01
Singapore	0.41	1.00	0.85	0.68	0.56	0.67	0.42	0.54	0.43	0.57	0.57	0.41	0.52	0.57	0.56	0.26	0.28	0.51	0.62	-0.27
Hong Kong	0.34	0.85	1.00	0.65	0.44	0.54	0.34	0.45	0.36	0.54	0.52	0.40	0.46	0.49	0.51	0.20	0.32	0.36	0.66	-0.22
Japan	0.50	0.68	0.65	1.00	0.60	0.66	0.48	0.42	0.27	0.52	0.53	0.29	0.39	0.47	0.45	0.20	0.28	0.45	0.71	-0.32
US	0.64	0.56	0.44	0.60	1.00	0.76	0.86	0.72	0.63	0.62	0.76	0.51	0.43	0.74	0.75	0.45	0.55	0.74	0.69	-0.10
Canada	0.82	0.67	0.54	0.66	0.76	1.00	0.72	0.71	0.52	0.77	0.76	0.49	0.59	0.73	0.60	0.49	0.56	0.72	0.77	-0.18
UK	0.62	0.42	0.34	0.48	0.86	0.72	1.00	0.71	0.69	0.62	0.81	0.61	0.42	0.76	0.62	0.61	0.63	0.77	0.59	0.03
Switzerland	0.52	0.54	0.45	0.42	0.72	0.71	0.71	1.00	0.53	0.62	0.70	0.29	0.46	0.75	0.64	0.46	0.58	0.61	0.49	0.09
Sweden	0.31	0.43	0.36	0.27	0.63	0.52	0.69	0.53	1.00	0.45	0.72	0.48	0.65	0.71	0.79	0.34	0.64	0.78	0.35	0.13
Austria	0.61	0.57	0.54	0.52	0.62	0.77	0.62	0.62	0.45	1.00	0.72	0.61	0.50	0.73	0.54	0.43	0.58	0.76	0.72	-0.29
Netherlands	0.60	0.57	0.52	0.53	0.76	0.76	0.81	0.70	0.72	0.72	1.00	0.58	0.66	0.94	0.67	0.54	0.73	0.85	0.64	-0.16
Norway	0.41	0.41	0.40	0.29	0.51	0.49	0.61	0.29	0.48	0.61	0.58	1.00	0.38	0.54	0.32	0.61	0.46	0.65	0.58	-0.27
Italy	0.37	0.52	0.46	0.39	0.43	0.59	0.42	0.46	0.65	0.50	0.66	0.38	1.00	0.64	0.51	0.33	0.76	0.67	0.41	-0.20
France	0.56	0.57	0.49	0.47	0.74	0.73	0.76	0.75	0.71	0.73	0.94	0.54	0.64	1.00	0.69	0.52	0.77	0.82	0.60	-0.14
Germany	0.39	0.56	0.51	0.45	0.75	0.60	0.62	0.64	0.79	0.54	0.67	0.32	0.51	0.69	1.00	0.14	0.45	0.69	0.46	0.09
Greece	0.46	0.26	0.20	0.20	0.45	0.49	0.61	0.46	0.34	0.43	0.54	0.61	0.33	0.52	0.14	1.00	0.54	0.50	0.41	-0.13
Belgium	0.48	0.28	0.32	0.28	0.55	0.56	0.63	0.58	0.64	0.58	0.73	0.46	0.76	0.77	0.45	0.54	1.00	0.68	0.46	-0.05
Finland	0.56	0.51	0.36	0.45	0.74	0.72	0.77	0.61	0.78	0.76	0.85	0.65	0.67	0.82	0.69	0.50	0.68	1.00	0.55	-0.17
Global Equities	0.73	0.62	0.66	0.71	0.69	0.77	0.59	0.49	0.35	0.72	0.64	0.58	0.41	0.60	0.46	0.41	0.46	0.55	1.00	-0.42
Global Bonds	0.01	-0.27	-0.22	-0.32	-0.10	-0.18	0.03	0.09	0.13	-0.29	-0.16	-0.27	-0.20	-0.14	0.09	-0.13	-0.05	-0.17	-0.42	1.00

36 Months Correlations (in Local Currency)

	Australia - RE	Australia - ASX	Australia Bds
Australia - RE	1.00	0.73	-0.04
Australia - ASX	0.73	1.00	-0.39
Australia Bonds	-0.04	-0.39	1.00

	Singapore - RE	Singapore - STI	Singapore Bonds
Singapore - RE	1.00	0.87	-0.06
Singapore - STI	0.87	1.00	-0.05
Singapore Bonds	-0.06	-0.05	1.00

	Japan - RE	Japan - Nikkei	Japan Bonds
Japan - RE	1.00	0.81	-0.12
Japan - Nikkei	0.81	1.00	-0.21
Japan Bonds	-0.12	-0.21	1.00

	US - RE	US - S&P 500	US Bonds
United States - RE	1.00	0.83	-0.11
United States - S&P 500	0.83	1.00	-0.13
United States Bonds	-0.11	-0.13	1.00

	HK - RE	HK - Hang Seng	HK Bonds
Hong Kong - RE	1.00	0.89	-0.15
Hong Kong - Hang Seng	0.89	1.00	-0.30
Hong Kong Bonds	-0.15	-0.30	1.00

	Canada - RE	Canada - TSX	Canada Bonds
Canada - RE	1.00	0.81	-0.17
Canada - TSX	0.81	1.00	-0.21
Canada Bonds	-0.17	-0.21	1.00

36 Months Correlations (in Local Currency)

	UK - RE	UK - FTSE 100	UK Bonds
UK - RE	1.00	0.66	0.10
UK - FTSE 100	0.66	1.00	0.02
UK Bonds	0.10	0.02	1.00

	Sweden - RE	Sweden - OMX	Sweden Bonds
Sweden - RE	1.00	0.62	0.01
Sweden - OMX	0.62	1.00	-0.18
Sweden Bonds	0.01	-0.18	1.00

	Netherlands - RE	Netherlands - AEX	Netherlands Bonds
Netherlands - RE	1.00	0.72	-0.19
Netherlands - AEX	0.72	1.00	-0.30
Netherlands Bonds	-0.19	-0.30	1.00

	France - RE	France - CAC 40	France Bonds
France - RE	1.00	0.77	-0.16
France - CAC 40	0.77	1.00	-0.24
France Bonds	-0.16	-0.24	1.00

	Italy - RE	Italy - MIB30	Italy Bonds
Italy - RE	1.00	0.47	0.11
Italy - MIB30	0.47	1.00	0.29
Italy Bonds	0.11	0.29	1.00

	Greece - RE	Greece - ASE 20	Greece Bonds
Greece - RE	1.00	0.56	0.31
Greece - ASE 20	0.56	1.00	0.21
Greece Bonds	0.31	0.21	1.00

36 Months Correlations (in Local Currency)

	Switzerland - RE	Switzerland - SMI	Switzerland Bonds
Switzerland - RE	1.00	0.54	-NA-
Switzerland - SMI	0.54	1.00	-NA-
Switzerland Bonds	-NA-	-NA-	-NA-

	Belgium - RE	Belgium - BEL 20	Belgium Bonds
Belgium - RE	1.00	0.67	0.07
Belgium - BEL 20	0.67	1.00	-0.04
Belgium Bonds	0.07	-0.04	1.00

	Germany - RE	Germany - DAX	Germany Bonds
Germany - RE	1.00	0.59	-0.12
Germany - DAX	0.59	1.00	-0.36
Germany Bonds	-0.12	-0.36	1.00

	Finland - RE	Finland - HEX 25	Finland Bonds
Finland - RE	1.00	0.75	-0.26
Finland - HEX 25	0.75	1.00	-0.28
Finland Bonds	-0.26	-0.28	1.00

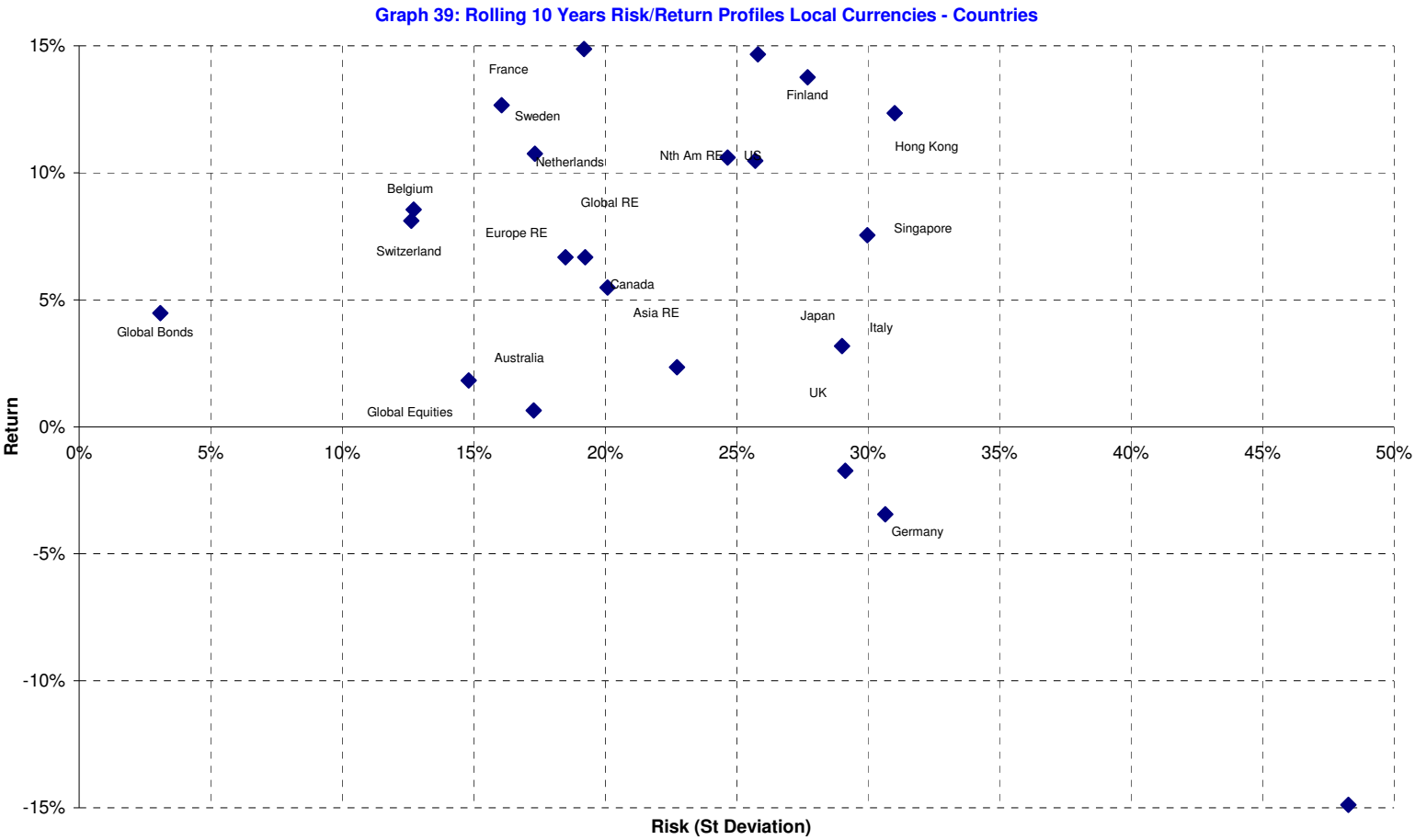
	Austria - RE	Austria - WBI	Austria Bonds
Austria - RE	1.00	0.90	-0.14
Austria - WBI	0.90	1.00	-0.15
Austria Bonds	-0.14	-0.15	1.00

36 Months Correlations (in Local Currency)

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

	Norway - RE	Norway - OBX	Norway Bonds
Norway - RE	1.00	0.51	-NA-
Norway - OBX	0.51	1.00	-NA-
Norway Bonds	-NA-	-NA-	-NA-

Risk/Return Profiles



Section 11

[Details on Methodology](#)

Methodology

Asset Class Comparisons and Correlations

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

Dividend Yields

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

Local Currency Indices

The local currency indices are calculated using the following approach:

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

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 pages 219.

Risk/Return Profiles

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

Size of the total real estate market

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

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

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

Where:

REI = Country high-quality commercial real estate value

GDPi = Country Gross Domestic Product

GDHi = Country Gross Domestic Product per capita

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Methodology

Velocity

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

Volatility

The volatility shows the variability of returns over a 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 12
Data Vendor Codes

Data Vendor Codes - Indices

Bloomberg	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX	FENEL																	
ASIA 33 INDEX						ENAS (HKD)												
ASIA DIVERSIFIED INDEX	EGADE	EGADU	EGADG	EGADJ	EGADA		TEGADE	TEGADU	TEGADG	TEGADJ	TEGADA							
ASIA DIVIDEND INDEX	ENAD																	
ASIA EMERGING INDEX	FENEA																	
ASIA EX AUSTRALIA DIVERSIFIED INDEX	EAADE	EAADU	EAA DG	EAA DJ	EAA DA		TEAADE	TEAA DU	TEAA DG	TEAA DJ	TEAA DA							
ASIA EX AUSTRALIA HEALTHCARE INDEX	EAAHE	EAAHU	EAAHG	EAAHJ	EAAHA		TEAAHE	TEAAHU	TEAAHG	TEAAHJ	TEAAHA							
ASIA EX AUSTRALIA INDEX	EAPAE	EPAU	EPAAG	EPAAJ			TEPAAE	TEPAU	TEPAG	TEPAJ			TRPAE	TRPAU	TRPAG	TRPAJ		
ASIA EX AUSTRALIA INDUSTRIAL INDEX	EAAIE	EAAIU	EAAIG	EAAIJ	EAAIA		TEAAIE	TEAAIU	TEAAIG	TEAAIJ	TEAAIA							
ASIA EX AUSTRALIA INDUSTRIAL OFFICE MIXED INDEX	EAMIE	EAMIU	EAMIG	EAMIJ	EAMIA		TEAMIE	TEAMIU	TEAMIG	TEAMIJ	TEAMIA							
ASIA EX AUSTRALIA LODGING/RESORTS INDEX	EALIE	EALIU	EALIG	EALIJ	EALIA		TEALIE	TEALIU	TEALIG	TEALIJ	TEALIA							
ASIA EX AUSTRALIA NON-RENTAL INDEX	EANE	EANU	EANG	EANJ	EANA		TEANE	TEANU	TEANG	TEANJ	TEANA							
ASIA EX AUSTRALIA OFFICE INDEX	EAAOE	EAAOU	EAAOG	EAAOJ	EAAOA		TEAAOE	TEAAOU	TEAAOG	TEAAOJ	TEAAOA							
ASIA EX AUSTRALIA RETAIL INDEX	EAARE	EAARU	EAARG	EAARJ	EAARA		TEAARE	TEAARU	TEAARG	TEAARJ	TEAARA							
ASIA EX AUSTRALIA RETAIL INDEX	EAAE	EAAU	EAA TG	EAA TJ	EAA TA		TEAAE	TEAAU	TEAA TG	TEAA TJ	TEAA TA							
ASIA EX AUSTRALIA SELF-STORAGE INDEX	EASIE	EASIU	EASIG	EASIJ	EASIA		TEASIE	TEASIU	TEASIG	TEASIJ	TEASIA							
ASIA EX AUSTRALIA RESIDENTIAL INDEX	EASE	EASU	EASG	EASJ	EASA		TEASE	TEASU	TEASG	TEASJ	TEASA							
ASIA EX AUSTRALIA SPECIALTY INDEX	EAPAE	EPAU	EPAAG	EPAJ	EAPA		TEAPAE	TEPAU	TEPAG	TEPAJ	TEAPA							
ASIA INDEX	EASG	UGAS	PGAS	YGAS			REGA	RUGA	PGGA	RYAS			TRGAS	TRGASU	TRGASG	TRGASJ		
ASIA INDUSTRIAL INDEX	EGAE	EGAU	EGAG	EGAJ	EGAA		TEGAE	TEGAU	TEGAG	TEGAJ	TEGAA							
ASIA LODGING/RESORTS INDEX	EGALE	EGALI	EGALG	EGALJ	EGALA		TEGALE	TEGALI	TEGALG	TEGALJ	TEGALA							
ASIA NON-REITS INDEX	ENASE	ENASU	ENASG	ENASJ	ENASA		TEANASE	TEANASU	TEANASG	TEANASJ	TEANASA							
ASIA OFFICE INDEX	EGAFI	EGAFU	EGAFG	EGAFJ	EGAFIA		TEGAFI	TEGAFU	TEGAFG	TEGAFJ	TEGAFIA							
ASIA PAC EX JPN EX AUS LIQUID INDEX	GSLDPAE	GSLDPAU	GSLDPAJ	GSLDPAJ	GSLDPAJ	GSLDPAH (HKD), GSLDPAH (SGD)	TGSLDPAE	TGSLDPAU	TGSLDPAJ	TGSLDPAJ	TGSLDPAJ	TGSLDPAH (HKD), TGSLDPAH (SGD)						
ASIA REITS INDEX	ERASE	ERASU	ERASG	ERASJ	ERASA		TERASE	TERASU	TERASG	TERASJ	TERASA							
ASIA RESIDENTIAL INDEX	EGAEI	EGAEU	EGAEI	EGAEJ	EGAEA		TEGAEI	TEGAEU	TEGAEI	TEGAEJ	TEGAEA							
ASIA RETAIL INDEX	EGATE	EGATU	EGATG	EGATJ	EGATA		TEGATE	TEGATU	TEGATG	TEGATJ	TEGATA							
AUSTRALIA HEDGED IN US INDEX	ELAU						TEGATE	TEGATU	TEGATG	TEGATJ								
AUSTRALIA INDEX	ENAU	UNAU	PLAU	YLAU	ELAU		TEGAU	TEGAU	TEGAU	TEGAU	TEGAU							
AUSTRALIA LIQUID INDEX	LIGELAU	LIGELAU	LIGELAU	LIGELAU	LIGELAU		TEGELAU	TEGELAU	TEGELAU	TEGELAU	TEGELAU							
AUSTRALIA INDEX	EPAS	UPAS	YPAS				REPAS	RUPAS	YPAS									
BELGIUM INDEX	EPBL	UPBL	PPBL	YRBL			RPBL	RUPBL	PPBL	RYBL								
CANADA INDEX	ELCA	UNCA	PLCA	YLCA		ELCA (CAD)	RCAE	RCOA	RPCA	RYCA			RCAC (CAD)					
CUSTOM GLOBAL INDEX INDEX	FTGUEU	FTGUSD				FTGOLC	FTGUEUR	FTGUSTR										
CZECH REPUBLIC INDEX																		
DENMARK INDEX	EPOK	UPDK	PLDK	YLDK		ELDK (DKK)	RPOK	RUPDK	RPDK	RYDK								
EMERGING MARKET INDEX	FENEL																	
EUROPE CAPPED INDEX	EORAE	EORAU	EORAG	EORAJ			TEORAE	TEORAU	TEORAG	TEORAJ								
EUROPE DIVERSIFIED INDEX	EPDRD	EPDRU	EPDRG	EPDRJ	EPDRD		TEPRDE	TEPRDU	TEPRDG	TEPRDJ	TEPRDA							
EUROPE EURO ZONE CAPPED INDEX	EOEU	EOEUL	EOEUG	EOEUL			TEOEUE	TEOEUL	TEOEUG	TEOEUL								
EUROPE EURO ZONE DIVERSIFIED INDEX	EPEDU	EPEDU	EPEDU	EPEDU	EPEDA		TEPEDE	TEPEDU	TEPEDE	TEPEDU	TEPEDA							
EUROPE EURO ZONE INDEX	EPEU	EPEU	EPEU	EPEU			TEPEU	TEPEU	TEPEU	TEPEU								
EUROPE EURO ZONE INDUSTRIAL INDEX	EPEIE	EPEIU	EPEIG	EPEIU	EPEIA		TEPEIE	TEPEIU	TEPEIG	TEPEIU	TEPEIA							
EUROPE EURO ZONE OFFICE INDEX	EPEFI	EPEFU	EPEFG	EPEFJ	EPEFA		TEPEFI	TEPEFU	TEPEFG	TEPEFJ	TEPEFA							
EUROPE EURO ZONE RESIDENTIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
EUROPE EURO ZONE RETAIL INDEX	EPEITE	EPEIU	EPEITG	EPEITJ	EPEITA		TEPEITE	TEPEIU	TEPEITG	TEPEITJ	TEPEITA							
EUROPE EX UK CAPPED INDEX	EOKU	EOKUK	EOKUG	EOKUJ			TEOKUE	TEOKUTU	TEOKUG	TEOKUJ								
EUROPE EX UK DIVERSIFIED INDEX	ENOP																	
EUROPE EX UK INDEX	EXUK	EXUK	EXUK	EXUK			RXUK	RXUK	RXUK	RYUK								
EUROPE EX UK LIQUID INDEX	LSGQEU	LSGQEU	LSGQEU	LSGQEU	LSGQEUH (HKD), LSGQEUH (SGD)		TGSLQEU	TGSLQEU	TGSLQEU	TGSLQEU	TGSLQEUH (HKD), TGSLQEUH (SGD)							
EUROPE HEALTHCARE INDEX	EPHRE	EPHRU	EPHRG	EPHRJ	EPHRIA		TEPHRE	TEPHRU	TEPHRG	TEPHRJ	TEPHRIA							
EUROPE INDEX	EPRA	UPRA	YPRA				RPRA	RUPRA	YPRA				NEPRA	NUPRA	NPPRA	NPYRA		
EUROPE INDUSTRIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
EUROPE LIQUID 40 CAPPED INDEX	ESOU	SOEU	SOELG	SOELJ			TSOELE	TSOELU	TSOELG	TSOELJ								
EUROPE LIQUID 40 EX UK CAPPED INDEX	ESOU	SOEU	SOELG	SOELJ			TSOELE	TSOELU	TSOELG	TSOELJ								
EUROPE LIQUID 40 EX UK INDEX	SSXU	YSXU	YSXU	YSXU			RXUK	RUXK	RYXK									
EUROPE LIQUID 40 INDEX	SSSL	YSSL	YSSL	YSSL			RSXL	RUSL	RYSL									
EUROPE LODGING/RESORTS INDEX	EPRLD	EPRLU	EPRLG	EPRLJ	EPRLA		TEPRLE	TEPRLU	TEPRLG	TEPRLJ	TEPRLA							
EUROPE NON-REITS INDEX	ENNE	ENNEU	ENNEG	ENNEJ	ENNEA		TEENNE	TEENNU	TEENNG	TEENNJ	TEENNEA							
EUROPE OFFICE INDEX	EPFIE	EPFIU	EPFIG	EPFIJ	EPFIA		TEPFIE	TEPFIU	TEPFIG	TEPFIJ	TEPFIA							
EUROPE REITS INDEX	ERREE	ERREU	ERREG	ERREJ	ERREA		TERREE	TERREU	TERREG	TERREJ	TERREA							
EUROPE RESIDENTIAL INDEX	EPRIE	EPRIU	EPRIG	EPRIJ	EPRIA		TEPRIE	TEPRIU	TEPRIG	TEPRIJ	TEPRIA							
EUROPE RETAIL INDEX	EPRIE	EPRIU	EPRITG	EPRIJ	EPRIE		TEPRIE	TEPRIU	TEPRITG	TEPRIJ	TEPRIA							
EUROPE SELF-STORAGE INDEX	EPRIE	EPRIU	EPRIE	EPRIE	EPRIE		TEPRIE	TEPRIU	TEPRIE	TEPRIE	TEPRIE							
EUROPE SPECIALTY INDEX	EPRIE	EPRIU	EPRIE	EPRIE	EPRIE		TEPRIE	TEPRIU	TEPRIE	TEPRIE	TEPRIE							
EUROPE UK RESTRICTED INDEX	EPRIE	EPRIU	EPRIE	EPRIE	EPRIE		TEPRIE	TEPRIU	TEPRIE	TEPRIE	TEPRIE							
EUROPE EMERGING INDEX	FENEL																	
EMEA EMERGING INDEX	FENEL																	
FINLAND INDEX	EPRI	UPFI	PPFI	YPRFI			RPRFI	RUPFI	PPPRFI	YPRFI			TRPRFI	TRPRFI	TRPRFI	TRPRFI		
FRANCE INDEX	EPFR	UPFR	PPFR	YPRFR			RPRFR	RUPFR	PPFRFR	YPRFR			TRPRFR	TRPRFR	TRPRFR	TRPRFR		

Data Vendor Codes - Indices

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
GERMANY INDEX		EPGR	UPGR	PPGR	YPGR				RPGR	RUPGR	RPPGR	RYGR			TRPGRE	TRPGRU	TRPGRG	TRPGRJ
GLOBAL DIVERSIFIED INDEX		ENGVE	ENGUV	ENGVG	ENGJV	ENGVA			TENGVE	TENGUV	TENGVG	TENGJV	TENGVA					
GLOBAL DIVIDEND+ INDEX		ENGD																
GLOBAL EX ASIA INDEX		EGDA	UDXA	PGXA	YGXA				REXA	RLXA	RPPXA	RYXA			TRGXAE	TRGXAU	TRGXAG	TRGXAJ
GLOBAL EX ASIA NON-REITS INDEX		ENXAE	ENXAU	ENXAG	ENXAJ				TENXAE	TENXAU	TENXAG	TENXAJ						
GLOBAL EX ASIA REITS INDEX		ERXAE	ERXAU	ERXAG	ERXAJ				TERXAE	TERXAU	TERXAG	TERXAJ						
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX						EGAAAL						TEGAAL						
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX			EGAHU							TEGAHU								
GLOBAL EX AUSTRALIA INDEX			GAXAU			GAXAA				TGAXAU			TGAXAA		TRAXAU			TRAXAA
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD HEDGED INDEX			GAHNU			GAHNA				TGAHNU			TGAHNA					
GLOBAL EX AUSTRALIA NON-RENTAL IN AUD UNHEDGED INDEX			GAUHU			GAUHA				TGAUHU			TGAUHA					
GLOBAL EX AUSTRALIA RENTAL IN AUD HEDGED INDEX			GAHRU			GAHRA				TGAHRU			TGAHRA					
GLOBAL EX AUSTRALIA RENTAL IN AUD UNHEDGED INDEX			GAURU			GAURA				TGAURU			TGAURA					
GLOBAL EX EUROPE INDEX		ENUE	ENUE	PXUE	YXUE				REUE	RUE	RPYE	RYUE			TRGXEE	TRGXEU	TRGXEG	TRGXEJ
GLOBAL EX EUROPE NON-REITS INDEX		ENNEE	ENNEU	ENNEG	ENNEJ				TENNEE	TENNEU	TENNEG	TENNEJ						
GLOBAL EX EUROPE REITS INDEX		ERXEE	ERXEU	ERXEG	ERXEJ				TERXEE	TERXEU	TERXEG	TERXEJ						
GLOBAL EX JAPAN INDEX		EGJUE	EGJAU	EGJAG	EGJAJ				TEGJUE	TEGJAU	TEGJAG	TEGJAJ			TRGXUE	TRGXUJ	TRGXUG	TRGXUJ
GLOBAL EX NORTH AMERICA		EGDN	UDGN	PGDN	YDGN				REJN	RLJN	RPPJN	RYJN			TRGXNE	TRGXUJ	TRGXNG	TRGXNJ
GLOBAL EX US INDEX		EGUXU	EGJU	PGJU	YGJU				RELXJU	REGJU	RPXJU	RYXJU			TRGXUE	TRGXUJ	TRGXUG	TRGXUJ
GLOBAL EX US LIQUID INDEX		GSUXUE	GSUXUSU	GSUXUSG	GSUXUSJ	GSUXUSA			TGSUXUSE	TGSUXUSU	TGSUXUSG	TGSUXUSJ	TGSUXUSA		TGSUXUSH (HKD), TGSUXUSS (SGD)			
GLOBAL EX US NON-REITS INDEX		ENXUE	ENXAU	ENXAG	ENXAJ				TENXUE	TENXAU	TENXAG	TENXAJ						
GLOBAL EX US REITS INDEX		ERXUE	ERXAU	ERXAG	ERXAJ				TERXUE	TERXAU	TERXAG	TERXAJ						
GLOBAL HEALTHCARE INDEX		ENGEE	ENGUE	ENGEG	ENGEEJ	ENGEEA			TENGEE	TENGUE	TENGEG	TENGEEJ	TENGEEA					
GLOBAL HEDGED IN AUD INDEX						EGHAA						TEGHAA						
GLOBAL INDEX		ENGL	UNGL	PNGL	YNGL				FNGL	RLGL	RPGL	RYGL			TRNGLE	TRNGLU	TRNGLG	TRNGLJ
GLOBAL INDUSTRIAL INDEX		ENGIE	ENGIU	ENGIG	ENGIJ	ENGIA			TENGIE	TENGIU	TENGIG	TENGIJ	TENGIA					
GLOBAL INDUSTRIAL/OFFICE INDEX		ENGIME	ENGIMU	ENGIMG	ENGIMJ	ENGIMA			TENGIME	TENGIMU	TENGIMG	TENGIMJ	TENGIMA					
GLOBAL LIQUID INDEX		OSLOGLUE	OSLOGLU	OSLOGLG	OSLOGLJ	OSLOGLA			TOSLOGLUE	TOSLOGLU	TOSLOGLG	TOSLOGLJ	TOSLOGLA		TOSLOGLH (HKD), TOSLOGLS (SGD)			
GLOBAL LODGING/RESORTS INDEX		ENGDOE	ENGDOU	ENGDOG	ENGDOJ	ENGDOA			TENGDOE	TENGDOU	TENGDOG	TENGDOJ	TENGDOA					
GLOBAL NON-REITS INDEX		ENRGE	ENRGU	ENRGG	ENRGJ				TENRGE	TENRGU	TENRGG	TENRGJ						
GLOBAL OFFICE INDEX		ENGFE	ENGFU	ENGFG	ENGFJ	ENGFA			TENGFE	TENGFU	TENGFG	TENGFJ	TENGFA					
GLOBAL REITS INDEX		ERGLU																
GLOBAL REITS INDEX		ERGLE	ERGLU	ERGLG	ERGLJ				TERGLE	TERGLU	TERGLG	TERGLJ						
GLOBAL RESIDENTIAL INDEX		ENGAE	ENGAU	ENGAG	ENGAJ	ENGAA			TENGAE	TENGAU	TENGAG	TENGAJ	TENGAA					
GLOBAL RETAIL INDEX		ENGTE	ENGTU	ENGTEG	ENGTEJ	ENGTEA			TENGTE	TENGTEU	TENGTEG	TENGTEJ	TENGTEA					
GLOBAL SELF STORAGE INDEX		ENGSE	ENGSEU	ENGSEG	ENGSEJ	ENGSEA			TENGSE	TENGSEU	TENGSEG	TENGSEJ	TENGSEA					
GLOBAL SPECIALTY INDEX		ENGPE	ENGPU	ENGPG	ENGPJ	ENGPA			TENGPE	TENGPU	TENGPG	TENGPJ	TENGPA					
GREECE INDEX		EPGC	UPGC	PPGC	YPGC				RPGC	RUPC	RPPC	RYPC			TRPGCE	TRPGCU	TRPGCG	TRPGCJ
HONG KONG INDEX		ENHK	USHK	PLHK	YLHK				REHK	RLHK	RPHK	RYHK			TRLHKE	TRLHKU	TRLHKG	TRLHKL (HKD)
HUNGARY INDEX						ELHK (HKD)												TRLHKL (HKD)
IRELAND INDEX		EPRI	UPRI						RPRI	RUPRI					TRPHUE	TRPHUJ	TRPHUG	TRPHUJ
ITALY INDEX		EPIT	UPIT	PPIT	YPIT				RPIT	RUPIT	RPPI	RYIT			TRPRIE	TRPRIU	TRPRIG	TRPRIJ
JAPAN INDEX		ENJP	UNJP	PLJP	ELJP				REJP	RLJP	RPLJ	RYJP			TRPJTE	TRPJTU	TRPJTG	TRPJTJ
JAPAN LIQUID INDEX		LIQELJ	LIQELJU	LIQELJG	LIQELJL	LIQELJA			TLQELJ	TLQELJU	TLQELJG	TLQELJL	TLQELJA		TLQELJH (HKD), TLQELJS (SGD)			
NETHERLANDS INDEX		ENPL	UNPL	PLNL	YPLN				REPL	RUPPL	RPLN	RYPL			TRPLLE	TRPLLU	TRPLLG	TRPLLJ
NEW ZEALAND INDEX		ENNZ	UNNZ	PLNZ	YLNZ				RENZ	RUNZ	RPLN	RYNZ			TRLNZE	TRLNZU	TRLNZG	TRLNZJ
NORTH AMERICA DIVERSIFIED INDEX		EGND	EGNDU	EGNDG	EGNDJ	EGNDA			TEGND	TEGNDU	TEGNDG	TEGNDJ	TEGNDA					
NORTH AMERICA HEALTHCARE INDEX		EGNHE	EGNHU	EGNHG	EGNHJ	EGNHA			TEGNHE	TEGNHU	TEGNHG	TEGNHJ	TEGNHA					
NORTH AMERICA INDEX		EGNA	EGNAU	EGNAG	EGNAJ	EGNAA			TEGNA	TEGNAU	TEGNAG	TEGNAJ	TEGNAA		TRGNAE	TRGNAU	TRGNAG	TRGNAJ
NORTH AMERICA INDUSTRIAL INDEX		EGNIE	EGNIU	EGNIG	EGNIJ	EGNIA			TEGNIE	TEGNIU	TEGNIG	TEGNIJ	TEGNIA					
NORTH AMERICA LIQUID INDEX		GSLONAE	GSLONAU	GSLONAG	GSLONAJ	GSLONAH (HKD), GSLONAS (SGD)			TGSLONAE	TGSLONAU	TGSLONAG	TGSLONAJ	TGSLONAH (HKD), TGSLONAS (SGD)					
NORTH AMERICA LODGING/RESORTS INDEX		EGNLE	EGNLU	EGNLG	EGNLJ	EGNLA			TEGNLE	TEGNLU	TEGNLG	TEGNLJ	TEGNLA					
NORTH AMERICA INDUSTRIAL/OFFICE MIXED INDEX		EGNME	EGNMU	EGNMG	EGNMJ	EGNMA			TEGNME	TEGNMU	TEGNMG	TEGNMJ	TEGNMA					
NORTH AMERICA OFFICE INDEX		EGNFE	EGNFU	EGNFG	EGNFJ	EGNFA			TEGNFE	TEGNFU	TEGNFG	TEGNFJ	TEGNFA					
NORTH AMERICA RESIDENTIAL INDEX		EGNEE	EGNEU	EGNEG	EGNEJ	EGNEA			TEGNEE	TEGNEU	TEGNEG	TEGNEJ	TEGNEA					
NORTH AMERICA RETAIL INDEX		EGNTE	EGNTU	EGNTG	EGNTJ	EGNTA			TEGNTE	TEGNTU	TEGNTG	TEGNTJ	TEGNTA					
NORTH AMERICA SELF STORAGE INDEX		EGNSE	EGNSU	EGNSG	EGNSJ	EGNSA			TEGNSE	TEGNSU	TEGNSG	TEGNSJ	TEGNSA					
NORTH AMERICA SPECIALTY INDEX		EGNPE	EGNPU	EGNPG	EGNPJ	EGNPA			TEGNPE	TEGNPU	TEGNPG	TEGNPJ	TEGNPA					
NORWAY INDEX		ENPK	UPNK	PPNK	YPNK				RPNK	RUPNK					TRLNKE	TRLNKU	TRLNKG	TRLNKJ
MIDDLE EAST/AFRICA EMERGIN INDEX		ENME				ELNK (HKD)												TRLNLK (HKD)
POLAND INDEX		EPPT	UPPT						RPPT	RUPPT					TRPPOE	TRPPOU	TRPPOG	TRPPOL (PLN)
PORTUGAL INDEX									TRPPAE						TRPPTB	TRPPTU	TRPPTG	TRPPTJ
PURE ASIA EX AUSTRALIA INDEX		EGPA	UDPA	PGPA	YGPA				REPA	RLPA	RPPA	RYPA			TRGPAE	TRGPAU	TRGPAG	TRGPAL
PURE ASIA INDEX		EPAU	UPAU	PPAU	YPAU	LPAU			REPAU	RLAU	RPPAU	RYPAU	RLPA		TRPAUE	TRPAUJ	TRPAUG	TRPAUJ
PURE AUSTRALIA INDEX		ENSI	UNSI	PLSI	YLSI				RESI	RLSI	RPSI				TRPSIE	TRPSIU	TRPSIG	TRPSIJ
SINGAPORE INDEX						ELSI (SGD)									TRPKRE	TRPKRU	TRPKRG	TRPKRJ
SOUTH KOREA INDEX															TRPSPE	TRPSPU	TRPSPG	TRPSPJ
SPAIN INDEX		EPSP	UPSP	PPSP	YPSJ				RPSP	RUPSP	RPPS	RYSP			TRLSDE	TRLSDU	TRLSDG	TRLSDJ
SWEDEN INDEX		EPSD	UPSD	PPSD	YPSJ				RPSP	RUPSP	RPPS	RYSP			TRLSDE	TRLSDU	TRLSDG	TRLSDJ
SWITZERLAND INDEX		EPBW	UPBW	PPBW	YPSJ				RPBW	RUPBW	RPPB	RYBW			TRLSDE	TRLSDU	TRLSDG	TRLSDJ

Data Vendor Codes - Indices



	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
UK DIVERSIFIED INDEX	ELUDE	ELUDU	ELUDG	ELUDJ	ELUDA		TELUDE	TELDUD	TELU DG	TELU DJ	TELU DA							
UK HEALTHCARE INDEX	ELUHE	ELUHD	ELUHG	ELUHJ	ELUHA		TELUHE	TELUHD	TELUHG	TELUHJ	TELUHA							
UK INDEX	ELUK	ELUKU	ELUKG	ELUKJ	ELUKA		RPLK	RPLKU	RPLKG	RPLKJ	RPLKA		NEPLK	NEPLU	NEPLG	NEPLJ	NEPLA	
UK INDUSTRIAL INDEX	ELUIE	ELUIU	ELUIG	ELUIJ	ELUIA		TELUIE	TELUIU	TELUIG	TELUIJ	TELUIA							
UK LIQUID INDEX	LIQELUE	LIQELUU	LIQELUG	LIQELUJ	LIQELUA	LIQELUH (HKD), LIQELUS (SGD)	TLIQELUE	TLIQELUU	TLIQELUG	TLIQELUJ	TLIQELUA	TLIQELUH (HKD), TLIQELUS (SGD)						
UK LODGING/RESORTS INDEX	ELULE	ELULU	ELULG	ELULJ	ELULA		TELULE	TELULU	TELULG	TELULJ	TELU LA							
UK NON-REITS INDEX	ENUKHRE	ENUKHRU	ENUKHRG	ENUKHRJ			TENUKHRE	TENUKHRU	TENUKHRG	TENUKHRJ								
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		TELURE	TELURU	TELURG	TELURJ	TELU EA							
UK RETAIL INDEX	ELUTE	ELUTU	ELUTG	ELUTJ	ELUTA		TELU TE	TELU TU	TELU TG	TELU TJ	TELU TA							
UK SELF STORAGE INDEX	ELUSE	ELUSU	ELUSG	ELUSJ	ELUSA		TELUSE	TELUSU	TELUSG	TELUSJ	TELU SA							
UK SPECIALTY INDEX	ELUPE	ELUPU	ELUPG	ELUPJ	ELUPA		TELUPE	TELUPU	TELUPG	TELUPJ	TELU PA							
US DIVERSIFIED INDEX	UNUDE	UNUDU	UNUDG	UNUDJ	UNUDA		TUNUDE	TUNUDU	TUNUDG	TUNUDJ	TUNUDA							
US DIVIDEND+ INDEX	ENUD																	
US HEALTHCARE INDEX	UNUHE	UNUHU	UNUH G	UNUHJ	UNUHA		TUNUHE	TUNUHU	TUNUH G	TUNUHJ	TUNUHA							
US INDEX	ENUS	UNUS	PNUS	YNUS	UNUA		REUS	RUIS	PNUI	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 LODGING/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	UNUDE	UNUDU	UNUDG	UNUDJ	UNUDA		TUNUDE	TUNUDU	TUNUDG	TUNUDJ	TUNUDA							
US SPECIALTY INDEX	UNUPE	UNUPU	UNUPG	UNUPJ	UNUPA		TUNUPE	TUNUPU	TUNUPG	TUNUPJ	TUNUPA							

Data Vendor Codes - Indices

REUTERS	THOMSON REUTERS						Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
AMERICAS EMERGING INDEX																								
ASIA 33 INDEX																								
ASIA DIVIDEND+ INDEX																								
ASIA EMERGING INDEX																								
ASIA EX AUSTRALIA INDEX																								
ASIA INDEX																								
ASIA NON-REITS INDEX																								
ASIA REITS INDEX																								
AUSTRALIA INDEX																								
AUSTRIA INDEX																								
BELGIUM INDEX																								
CANADA INDEX																								
CZECH INDEX																								
DENMARK INDEX																								
EMERGING MARKET INDEX																								
EUROPE CAPPED INDEX																								
EUROPE EURO ZONE CAPPED INDEX																								
EUROPE EURO ZONE INDEX																								
EUROPE EX UK CAPPED INDEX																								
EUROPE EX UK DIVIDEND+ INDEX																								
EUROPE EX UK INDEX																								
EUROPE INDEX																								
EUROPE LIQUID 40 EX UK INDEX																								
EUROPE LIQUID 40 INDEX																								
EUROPE NON-REITS INDEX																								
EUROPE REITS INDEX																								
EUROPE UK RESTRICTED+ INDEX																								
EUROPE EMERGING INDEX																								
EMEA EMERGING INDEX																								
FINLAND INDEX																								
FRANCE INDEX																								
GERMANY INDEX																								
GLOBAL DIVIDEND+ INDEX																								
GLOBAL EX ASIA INDEX																								
GLOBAL EX ASIA NON-REITS INDEX																								
GLOBAL EX ASIA REITS INDEX																								
GLOBAL EX AUSTRALIA HEDGED IN AUD INDEX																								
GLOBAL EX AUSTRALIA HEDGED IN USD INDEX																								
GLOBAL EX AUSTRALIA INDEX																								
GLOBAL EX EUROPE INDEX																								
GLOBAL EX EUROPE NON-REITS INDEX																								
GLOBAL EX EUROPE REITS INDEX																								
GLOBAL EX JAPAN INDEX																								
GLOBAL EX NORTH AMERICA INDEX																								
GLOBAL EX NORTH AMERICA REITS INDEX																								
GLOBAL EX US INDEX																								
GLOBAL EX US NON-REITS INDEX																								
GLOBAL EX US REITS INDEX																								
GLOBAL HEDGED IN AUD INDEX																								
GLOBAL HEDGED IN USD INDEX																								
GLOBAL INDEX																								
GLOBAL NON-REITS INDEX																								
GLOBAL REITS INDEX																								
GREECE INDEX																								
HONG KONG INDEX																								
HUNGARY INDEX																								
IRELAND INDEX																								
ITALY INDEX																								
JAPAN INDEX																								
NETHERLANDS INDEX																								
NEW ZEALAND INDEX																								
NORTH AMERICA INDEX																								
NORWAY INDEX																								
MIDDLE EAST/AFRICA EMERGIN INDEX																								
POLAND INDEX																								
PORTUGAL INDEX																								
PURE ASIA INDEX																								
PURE AUSTRALIA INDEX																								
SINGAPORE INDEX																								
SOUTH KOREA INDEX																								

Version: November 2010

Data Vendor Codes - Indices

	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
SPAIN INDEX							.FTEPSPE	.FTEPSPU	.FTEPSPY	.FTEPSPS		.FTEPSPL	.TFTRPSPPE	.TFTRPSPPU	.TFTRPSPS	.TFTRPSPY		.TFTRPSPPL
SWEDEN INDEX							.FTELSDE	.FTELSDU	.FTELSDY	.FTELSDS		.FTELSDL	.TFTELSDE	.TFTELSDU	.TFTELSDS	.TFTELSDY		.TFTELSDL
SWITZERLAND INDEX							.FTELSWE	.FTELSWU	.FTELSWY	.FTELSWS		.FTELSWL	.TFTELSWE	.TFTELSWU	.TFTELSWS	.TFTELSWY		.TFTELSWL
UK INDEX						.FTELUK	.FTELUKE	.FTELUKU	.FTELUKY	.FTELUKS		.FTELUKL	.TFTELUKE	.TFTELUKU	.TFTELUKS	.TFTELUKY		.TFTELUKL
UK NON-REITS INDEX							.FTENUKNRE	.FTENUKNRU	.FTENUKNRS	.FTENUKNRY		.FTENUKNRS						
UK REITS INDEX							.FTENUKRIE	.FTENUKRIU	.FTENUKRIS	.FTENUKRIY		.FTENUKRIS						
US DIVIDEND- INDEX		.FTENUD					.FTENUDU											
US INDEX			.FTUNUS				.FTUNUSE	.FTUNUSU	.FTUNUSY	.FTUNUSS		.FTUNUSL	.TFTUNUSE	.TFTUNUSU	.TFTUNUS	.TFTUNUSY		.TFTUNUSL

Data Vendor Codes - Indices

THOMSON

THOMSON ONE

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA INDEX	EPRAASE PI	EPRAASU PI	EPRAASG PI				EPRAASE RI	EPRAASU RI	EPRAASG RI									
AUSTRALIA INDEX	EPRAALE PI	EPRAALU PI				EPRAALA PI	EPRAALE RI	EPRAALU RI				EPRAALA RI						
AUSTRIA INDEX	EPRAAUS PI	EPRAAUS PI					EPRAAUS RI	EPRAAUS RI										
BELGIUM INDEX	EPRAABE PI	EPRAABU PI					EPRAABE RI	EPRAABU RI										
CANADA INDEX	EPRAACI PI	EPRAACU PI				EPRIACI PI	EPRIACI RI	EPRIACU RI										
DENMARK INDEX	EPRAADK PI	EPRAADU PI				EPRIACKI PI	EPRIACKI RI	EPRIACKU RI										
EUROPE EURO ZONE INDEX	EPRAEZE PI	EPRAEZU PI	EPRAEZO PI				EPRAEZE RI	EPRAEZU RI	EPRAEZO RI									
EUROPE EX UK INDEX	EPRAABE PI	EPRAABU PI	EPRAABO PI				EPRAABE RI	EPRAABU RI	EPRAABO RI									
EUROPE INDEX	EPRAABE PI	EPRAABU PI	EPRAABO PI				EPRAABE RI	EPRAABU RI	EPRAABO RI									
FINLAND INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
FRANCE INDEX	EPRAFNE PI	EPRAFNU PI					EPRAFNE RI	EPRAFNU RI										
GERMANY INDEX	EPRAGRE PI	EPRAGRU PI					EPRAGRE RI	EPRAGRU RI										
GLOBAL EX ASIA INDEX	EPROGAE PI	EPROGAU PI	EPROGAG PI				EPROGAE RI	EPROGAU RI	EPROGAG RI									
GLOBAL EX EUROPE INDEX	EPROGAE PI	EPROGAU PI	EPROGAG PI				EPROGAE RI	EPROGAU RI	EPROGAG RI									
GLOBAL EX NORTH AMERICA INDEX	EPRONAE PI	EPRONAU PI	EPRONAG PI				EPRONAE RI	EPRONAU RI	EPRONAG RI									
GLOBAL INDEX	EPRAALE PI	EPRAALU PI	EPRAALG PI				EPRAALE RI	EPRAALU RI	EPRAALG RI									
HONG KONG INDEX	EPRAHKE PI	EPRAHKU PI				EPRIAHKI PI	EPRIAHKI RI	EPRIAHKU RI										
IRELAND INDEX	EPRAIRE PI	EPRAIRU PI					EPRAIRE RI	EPRAIRU RI										
ITALY INDEX	EPRAITE PI	EPRAITU PI					EPRAITE RI	EPRAITU RI										
JAPAN INDEX	EPRAJPI PI	EPRAJPU PI				EPRIAJPI PI	EPRIAJPI RI	EPRIAJPU RI										
NETHERLANDS INDEX	EPRAALE PI	EPRAALU PI					EPRAALE RI	EPRAALU RI										
NORTH AMERICA INDEX	EPRONAE PI	EPRONAU PI	EPRONAG PI				EPRONAE RI	EPRONAU RI	EPRONAG RI									
NORWAY INDEX	EPRAHKE PI	EPRAHKU PI				EPRIAHKI PI	EPRIAHKI RI	EPRIAHKU RI										
PORTUGAL INDEX	EPRAHKE PI	EPRAHKU PI					EPRAHKE RI	EPRAHKU RI										
SINGAPORE INDEX	EPRAHKE PI	EPRAHKU PI				EPRIAHKI PI	EPRIAHKI RI	EPRIAHKU RI										
SPAIN INDEX	EPRAHKE PI	EPRAHKU PI					EPRAHKE RI	EPRAHKU RI										
SWEDEN INDEX	EPRAHKE PI	EPRAHKU PI					EPRAHKE RI	EPRAHKU RI										
SWITZERLAND INDEX	EPRAHKE PI	EPRAHKU PI				EPRIAHKI PI	EPRIAHKI RI	EPRIAHKU RI										
UK INDEX	EPRAUSE PI	EPRAUSU PI	EPRIAKU PI				EPRAUSE RI	EPRAUSU RI	EPRIAKU RI									
US INDEX	EPRAUSE PI	EPRAUSU PI					EPRAUSE RI	EPRAUSU RI										

ASIA 33 INDEX	ENAS-LN																	
ASIA DIVIDEND+ INDEX	ENAD-LN																	
ASIA INDEX	EQAS-LN	USAS-LN																
AUSTRALIA INDEX						ELAU-LN												
EUROPE CAPRED INDEX	EOEA-LN																	
EUROPE EURO ZONE CAPRED INDEX	EOEU-LN																	
EUROPE EURO ZONE INDEX	EPEU-LN																	
EUROPE EX UK CAPRED INDEX	EOUK-LN																	
EUROPE EX UK DIVIDEND+ INDEX	ENDK-LN																	
EUROPE EX UK INDEX	EXUK-LN																	
EUROPE INDEX	EPRA-LN	UPRA-LN																
EUROPE NON-REITS INDEX	ENEE-LN																	
EUROPE REITS INDEX	EREE-LN																	
EUROPE UK RESTRICTED INDEX	ERNG-LN																	
GLOBAL DIVIDEND+ INDEX	ENGD-LN																	
GLOBAL EX US INDEX	EOXU-LN																	
GLOBAL INDEX	ENGL-LN	UNGL-LN																
HONG KONG INDEX						ELHK-LN												
JAPAN INDEX						ELJP-LN												
NORTH AMERICA INDEX	ENNA-LN	UNNA-LN																
UK INDEX						ELUK-LN												
US DIVIDEND+ INDEX	ENUD-LN																	
US INDEX						UNUS-LN												

Data Vendor Codes - Indices



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THOMSON GLOBAL TOPIC

Index	Price Indices						Gross Total Return Indices						Net Total Return Indices					
	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local	EUR	USD	GBP	JPY	AUD	Local
ASIA 33 INDEX		•ENAS.FT																
ASIA DIVIDEND+ INDEX		•ENAD.FT																
ASIA INDEX		•EGAS.FT	•UGAS.FT															
AUSTRALIA INDEX						•ELAU.FT												
EUROPE CAPPED INDEX		•EORA.FT																
EUROPE EURO ZONE CAPPED INDEX		•EODEU.FT																
EUROPE EURO ZONE INDEX		•EPAU.FT																
EUROPE EX UK CAPPED INDEX		•EODUK.FT																
EUROPE EX UK DIVIDEND+ INDEX		•ENDP.FT																
EUROPE EX UK INDEX		•EXUK.FT																
EUROPE INDEX		•ENRA.FT	•UPRA.FT															
EUROPE NON REITS INDEX		•ENEE.FT																
EUROPE REITS INDEX		•ENEE.FT																
EUROPE UK RESTRICTED INDEX		•ENPHG.FT																
GLOBAL DIVIDEND+ INDEX		•ENGD.FT																
GLOBAL EX US INDEX		•EGAU.FT																
GLOBAL INDEX		•ENGL.FT	•JUNGL.FT															
HONG KONG INDEX						•ELHK.FT												
JAPAN INDEX						•ELJP.FT												
NORTH AMERICA INDEX		•EONA.FT	•UGNA.FT															
UK INDEX						•ELUK.FT												
US DIVIDEND+ INDEX		•ENUD.FT																
US INDEX		•UNUS.FT																

 Telekurs																		
ASIA 33 INDEX		3220369																
ASIA DIVIDEND+ INDEX		2677759																
ASIA INDEX		1313579	1313582															
AUSTRALIA INDEX						1314427												
EUROPE CAPPED INDEX		3191123																
EUROPE EURO ZONE CAPPED INDEX		3191105																
EUROPE EURO ZONE INDEX		1125979																
EUROPE EX UK CAPPED INDEX		3191135																
EUROPE EX UK DIVIDEND+ INDEX		2269266																
EUROPE EX UK INDEX		1148944																
EUROPE INDEX		1125964	1148773															
EUROPE NON REITS INDEX		3135983																
EUROPE REITS INDEX		3135968																
EUROPE UK RESTRICTED INDEX		1181466																
GLOBAL DIVIDEND+ INDEX		2677743																
GLOBAL EX US INDEX		2337044																
GLOBAL INDEX		13135814	1313646															
HONG KONG INDEX						1314349												
JAPAN INDEX						1314439												
NORTH AMERICA INDEX		1313713	1314124															
UK INDEX						1126372												
US DIVIDEND+ INDEX		2677767																
US INDEX			1314332															

Data Vendor Codes - Index Constituents

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

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Eurocommercial Props *	NL	NL0000288876	ECMPA NA	SIPFc.AS	ECMPA-AMS
Nieuwe Steen Inv *	NL	NL0000292324	NISTI NA	NSTEc.AS	NISTI-AMS
ProLogis European Properties *	NL	LU0100194785	PEPR NA	PEPR.AS	PEPR-AMS
Vastned Offices/Ind *	NL	NL0000288934	VNOI NA	VWNN.AS	VNOI-AMS
Vastned Retail *	NL	NL0000288918	VASTN NA	VASN.AS	VASTN-AMS
Wereldhave *	NL	NL0000289213	WHA NA	WEHA.AS	WHA-AMS
Norwegian Property	NW	NO0010317811	NPRO NO	NPRO.OL	NPRO-OSL
Inmobiliaria Colonial	SP	ES0139140018	COL SM	COL.SM	COL-SM
Castellum	SE	SE0000379190	CAST SS	CAST.ST	CAST-OME
Hufvudstaden A	SE	SE0000170375	HUFVA SS	HUFVa.ST	HUFVA-OME
Kloven AB	SE	SE0000331225	KLOV SS	KLOV.ST	KLOV-OME
Kungsleden	SE	SE0000549412	KLED SS	KLED.ST	KLED-OME
Fabege	SE	SE0000950636	FABG SS	FABG.ST	FABG-OME
Wihlborgs Fastigheter	SE	SE0001413600	WIHL SS	WIHL.ST	WIHL-OME
British Land *	UK	GB0001367019	BLND LN	BLND.L	BLND-LON
Big Yellow Group *	UK	GB0002869419	BYG LN	BYG.L	BYG-LON
CLS Holdings	UK	GB0001592475	CLI LN	CLSH.L	CLI-LON
Daejan Holdings	UK	GB0002502036	DJAN LN	DJAN.L	DJAN-LON
Derwent London *	UK	GB0002652740	DLN LN	DLN.L	DLN-LON
Development Securities	UK	GB0002668464	DSC LN	DSC.L	DSC-LON
F&C Commercial Prop	UK	GG00B4ZPCJ00	FCPT LN	FCPT.L	FCPT-LON
Grainger Plc	UK	GB00B04V1276	GRI LN	GRI.L	GRI-LON
Great Portland Estates *	UK	GB00B01FLL16	GPOR LN	GPOR.L	GPOR-LON
ING UK Real Estate Income Trust	UK	GB00B0LCW208	IRET LN	IRET.L	IRET-LON
Hammerson *	UK	GB0004065016	HMSO LN	HMSO.L	HMSO-LON
ISIS Property Trust Ltd	UK	GB0033674564	IPT LN	IPT.L	IPT-LON
IRP Property Investments	UK	GB00B012T521	IRP LN	IRP.L	IRP-LON
Invista Foundation Prop	UK	GB00B01HM147	IFD LN	INRE.L	IFD-LON
Helical Bar	UK	GB00B0FYMT95	HLCL LN	HLCL.L	HLCL-LON
Land Securities *	UK	GB0031809436	LAND LN	LAND.L	LAND-LON
Capital Shopping Centres Group *	UK	GB0006834344	CSCG LN	CSCG.L	CSCG-LON
Capital & Counties Properties	UK	GB00B62G9D36	CAPC LN	CAPC.L	CAPC-LON
Minerva	UK	GB0005953681	MNR LN	MNR.L	MNR-LON
Mucklow <A&J> *	UK	GB0006091408	MKLW LN	MKLW.L	MKLW-LON
Primary Health Prop.*	UK	GB0007015521	PHP LN	PHP.L	PHP-LON
Quintain Estates	UK	GB0007184442	QED LN	QED.L	QED-LON
Safestore Holdings	UK	GB00B1N7Z094	SAFE LN	SAFE.L	SAFE-LON
Shaftesbury *	UK	GB0007990962	SHB LN	SHB.L	SHB-LON

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Segro *	UK	GB00B5ZN1N88	SGRO LN	SGRO.L	SGRO-LON
St Modwen Properties	UK	GB0007291015	SMP LN	SMP.L	SMP-LON
Standard Life Inv Prop	UK	GB0033875286	SLI LN	SLI.L	SLI-LON
UK Commercial Property Trust	UK	GB00B1922J52	UKCM LN	UKCM.L	UKCM-LON
Unite Group	UK	GB0006928617	UTG LN	UTG.L	UTG-LON
Workspace Group *	UK	GB0005296354	WKP LN	WKP.L	WKP-LON
Azrieli Group	IT	IL0011194789	AZRG IT	AZRG.IT	AZRG-IT
Bunnings Warehouse Prop *	AU	AU000000BWP3	BWP AU	BWP.AX	BWP-ASX
CFS Retail Property Trust *	AU	AU000000CFX0	CFX AU	CFX.AX	CFX-ASX
Cmnwealth Prop Office *	AU	AU000000CPA7	CPA AU	CPA.AX	CPA-ASX
Dexus Property Group *	AU	AU000000DXS1	DXS AU	DXS.AX	DXS-ASX
FKP Property Group *	AU	AU000000FKP9	FKP AU	FKP.AX	FKP-ASX
GPT Group *	AU	AU000000GPT8	GPT AU	GPT.AX	GPT-ASX
ING Office Fund *	AU	AU000000IOF6	IOF AU	IOF.AX	IOF-ASX
ING Industrial Fund *	AU	AU000000IIF8	IIF AU	IIF.AX	IIF-ASX
Goodman Group *	AU	AU000000GMG2	GMG AU	GMG.AX	GMG-ASX
Charter Hall Retail REIT *	AU	AU000000CQR9	MCW AU	MCW.AX	MCW-ASX
Charter Hall Office REIT *	AU	AU000000CQO6	MOF AU	MOF.AX	MOF-ASX
Mirvac Group *	AU	AU000000MGR9	MGR AU	MGR.AX	MGR-ASX
Stockland Trust Group *	AU	AU000000SGP0	SGP AU	SGP.AX	SGP-ASX
Westfield Group *	AU	AU000000WDC7	WDC AU	WDC.AX	WDC-ASX
Agile Property Holdings	HK	KYG011981035	3383 HK	3383.HK	3383-HKG
Champion REIT *	HK	HK2778034606	2778 HK	2778.HK	2778-HKG
China Overseas Land	HK	HK0688002218	688 HK	0688.HK	0688-HKG
China Resources Land	HK	KYG2108Y1052	1109 HK	1109.HK	1109-HKG
Country Garden Holdings	HK	KYG245241032	2007 HK	2007.HK	2007-HKG
Hang Lung Properties	HK	HK0101000591	101 HK	0101.HK	0101-HKG
Henderson Land Dev	HK	HK0012000102	12 HK	0012.HK	0012-HKG
Hopson Development	HK	BMG4600H1016	754 HK	0754.HK	0754-HKG
Hysan Development	HK	HK0014000126	14 HK	0014.HK	0014-HKG
Kerry Properties	HK	BMG524401079	683 HK	0683.HK	0683-HKG
KWG Property Holdings	HK	KYG532241042	1813 HK	1813.HK	1813-HKG
Link REIT *	HK	HK0823032773	823 HK	0823.HK	0823-HKG
New World China Land	HK	KYG6493A1013	917 HK	0917.HK	0917-HKG
New World Development	HK	HK0017000149	17 HK	0017.HK	0017-HKG
Shenzhen Investment	HK	HK0604011236	604 HK	0604.HK	0604-HKG
Shimao Property Holdings	HK	KYG810431042	813 HK	0813.HK	0813-HKG
Shui On Land	HK	KYG811511131	272 HK	0272.HK	0272-HKG

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sino Land	HK	HK0083000502	83 HK	0083.HK	0083-HKG
Soho China Ltd.	HK	KYG826001003	410 HK	0410.HK	0410-HKG
Sun Hung Kai Props	HK	HK0016000132	16 HK	0016.HK	0016-HKG
Wharf Holdings	HK	HK0004000045	4 HK	0004.HK	0004-HKG
Aeon Mall Co Ltd	JP	JP3131430005	8905 JP	8905.T	8905-TKS
Daiburu Corp	JP	JP3497200000	8806 JP	8806.OS	8806-TKS
Japan Prime Realty Inv. *	JP	JP3040890000	8955 JP	8955.T	8955-TKS
Japan Real Estate *	JP	JP3027680002	8952 JP	8952.T	8952-TKS
Japan Retail Fund *	JP	JP3039710003	8953 JP	8953.T	8953-TKS
Kenedix Realty Investment *	JP	JP3046270009	8972 JP	8972.T	8972-TKS
Mitsubishi Estate	JP	JP3899600005	8802 JP	8802.T	8802-TKS
Mitsui Fudosan	JP	JP3893200000	8801 JP	8801.T	8801-TKS
Mori Trust Sogo REIT *	JP	JP3046170001	8961 JP	8961.T	8961-TKS
Nippon Building Fund *	JP	JP3027670003	8951 JP	8951.T	8951-TKS
Nomura Real Estate Holdings	JP	JP3762900003	3231 JP	3231.T	3231-TKS
Nomura Real Estate Office Fund *	JP	JP3045530007	8959 JP	8959.T	8959-TKS
NTT Urban Development	JP	JP3165690003	8933 JP	8933.T	8933-TKS
ORIX JREIT *	JP	JP3040880001	8954 JP	8954.T	8954-TKS
Premier Investment Co. *	JP	JP3041770003	8956 JP	8956.T	8956-TKS
Sumitomo Realty & Dev	JP	JP3409000001	8830 JP	8830.T	8830-TKS
Tokyo Tatemono	JP	JP3582600007	8804 JP	8804.T	8804-TKS
Tokyu Land	JP	JP3569000007	8815 JP	8815.T	8815-TKS
Tokyu REIT *	JP	JP3044510000	8957 JP	8957.T	8957-TKS
Top REIT *	JP	JP3046370007	8982 JP	8982.T	8982-TKS
United Urban Investment *	JP	JP3045540006	8960 JP	8960.T	8960-TKS
Kiwi Income Property Trust *	NZ	NZKIPE0001S5	KIP NZ	KIP.NZ	KIP-NZE
Allgreen Properties *	SG	SG1G61871305	AG SP	AEMN.SI	A16-SES
Ascendas REIT *	SG	SG1M77906915	AREIT SP	AREIT.SI	A17U-SES
CapitaCommercial Trust *	SG	SG1P32918333	CCT SP	CACT.SI	C61U-SES
Capitaland	SG	SG1J27887962	CAPL SP	CATL.SI	C31-SES
CapitaMall Trust *	SG	SG1M51904654	CT SP	CMLT.SI	C38U-SES
CapitaMalls Asia	SG	SG1Z05950543	CMA SP	CMAL.SI	JS8-SES
CDL Hospitality Trusts	SG	SG1T66931158	CDREIT SP	CDREIT.SI	-NA-
City Developments	SG	SG1R89002252	CIT SP	CIT.SI	C09-SES
Global Logistic Properties	SG	SG2C26962630	GLP SP	GLP.SI	-NA-
Hongkong Land Hldgs	HK	BMG4587L1090	HKL SP	HKLD.SI	H78-SES
Keppel Land	SG	SG1R31002210	KPLD SP	KLAN.SI	K17-SES
MapleTree Logistics Trust *	SG	SG1S03926213	MLT SP	MAPL.SI	M44U-SES

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Singapore Land	SG	SG1S69002321	SL SP	SLND.SI	S30-SES
Suntec REIT *	SG	SG1Q52922370	SUN SP	SUNT.SI	T82U-SES
Wing Tai Holdings	SG	SG1K66001688	WINGT SP	WTHS.SI	W05-SES
Yanlord Land Group	SG	SG1T57930854	YLLG SP	YNLG.SI	Z25-SES
Allied Properties REIT *	CA	CA0194561027	AP-U CN	AP_u.TO	AP.UN-TSX
Artis Real Estate Investment Trust *	CA	CA0431511058	AX-U CN	AX_u.TO	AX.UN-TSX
Boardwalk REIT *	CA	CA0966311064	BEI-U CN	BEI_u.TO	BEI.UN-TSX
Brookfield Props	CA	CA1129001055	BPO CN	BPO.TO	BPO-US
Calloway REIT *	CA	CA1312532056	CWT-U CN	CWT_u.TO	CWT.UN-TSX
Canadian Apartment Props *	CA	CA1349211054	CAR-U CN	CAR_u.TO	CAR.UN-TSX
Canadian REIT *	CA	CA13650J1049	REF-U CN	REF_u.TO	REF.UN-TSX
Chartwell Seniors Housing REIT *	CA	CA16140U1003	CSH-U CN	CSH_u.TO	CSH.UN-TSX
Cominar REIT *	CA	CA1999101001	CUF-U CN	CUF_u.TO	CUF.UN-TSX
Crombie Real Estate Investment Trust	CA	CA2271071094	CRR-U CN	CRR_u.TO	CRR.UN-TSX
Dundee REIT *	CA	CA2652702077	D-U CN	D_u.TO	D.UN-TSX
Extendicare Real Estate Investment Tr	CA	CA3022511032	EXE-U CN	EXE_u.TO	EKE.UN-TSX
First Capital Realty *	CA	CA31943B1004	FCR CN	FCR.TO	FCR-TSX
H & R Real Estate *	CA	CA4044282032	HR-U CN	HR_u.TO	HR.UN-TSX
Innvest REIT *	CA	CA45771T1084	INN-U CN	INN_u.TO	INN.UN-TSX
Killam Properties *	CA	CA4941048700	KMP CN	KMP.TO	KMP-TSX
Morguard REIT *	CA	CA6179141065	MRT-U CN	MRT_u.TO	MRT.UN-TSX
Northern Property REIT *	CA	CA6656241024	NPR-U CN	NPR_u.TO	NPR.UN-TSX
Primaris Retail REIT *	CA	CA74157U1093	PMZ-U CN	PMZ_u.TO	PMZ.UN-TSX
Riocan Real Estate *	CA	CA7669101031	REI-U CN	REI_u.TO	REI.UN-TSX
Acadia Realty Trust *	US	US0042391096	AKR US	AKR.N	AKR-US
Agree Realty Corp *	US	US0084921008	ADC US	ADC.N	ADC-US
Alexander's Inc. *	US	US0147521092	ALX US	ALX.N	ALX-US
Alexandria Real Estate *	US	US0152711091	ARE US	ARE.N	ARE-US
AMB Property *	US	US00163T1097	AMB US	AMB.N	AMB-US
American Campus Communities *	US	US0248351001	ACC US	ACC.N	ACC-US
Apartment Investment *	US	US03748R1014	AIV US	AIV.N	AIV-US
Ashford Hospitality *	US	US0441031095	AHT US	AHT.N	AHT-US
Associated Estates Realty *	US	US0456041054	AEC US	AEC.N	AEC-US
Avalonbay Communities *	US	US0534841012	AVB US	AVB.N	AVB-US
BioMed Realty Trust *	US	US09063H1077	BMR US	BMR.N	BMR-US
Boston Properties *	US	US1011211018	BXP US	BXP.N	BXP-US
Brandywine Realty Trust *	US	US1053682035	BDN US	BDN.N	BDN-US
BRE Properties *	US	US05564E1064	BRE US	BRE.N	BRE-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Camden Property Trust *	US	US1331311027	CPT US	CPT.N	CPT-US
CapLease Inc.	US	US1402881015	LSE US	LSE.N	LSE-US
CBL & Associates Props *	US	US1248301004	CBL US	CBL.N	CBL-US
Cedar Shopping Centers *	US	US1506022094	CDR US	CDR.N	CDR-US
Cogdell Spencer	US	US19238U1079	CSA US	CSA.N	CSA-US
Colonial Properties *	US	US1958721060	CLP US	CLP.N	CLP-US
Corporate Office Props *	US	US22002T1088	OFC US	OFC.N	OFC-US
Corrections Corp of America	US	US22025Y4070	CXW US	CXW.N	-NA-
Cousins Properties *	US	US2227951066	CUZ US	CUZ.N	CUZ-US
DCT Industrial Trust *	US	US2331531051	DCT US	DCT.N	DCT-US
Developers Diversified *	US	US2515911038	DDR US	DDR.N	DDR-US
Digital Realty Trust *	US	US2538681030	DLR US	DLR.N	DLR-US
Diamondrock Hospitality *	US	US2527843013	DRH US	DRH.N	DRH-US
Douglas Emmett *	US	US25960P1093	DEI US	DEI.N	DEI-US
Duke Realty Corp *	US	US2644115055	DRE US	DRE.N	DRE-US
DuPont Fabros Technology *	US	US26613Q1067	DFT US	DFT.N	DFT-US
Eastgroup Properties *	US	US2772761019	EGP US	EGP.N	EGP-US
Education Realty Trust *	US	US28140H1041	EDR US	EDR.N	EDR-US
Entertainment Props *	US	US29380T1051	EPR US	EPR.N	EPR-US
Equity Lifestyle Properties *	US	US29472R1086	ELS US	ELS.N	ELS-US
Equity One Inc *	US	US2947521009	EQY US	EQY.N	EQY-US
Equity Residential Props *	US	US29476L1070	EQR US	EQR.N	EQR-US
Essex Property Trust *	US	US2971781057	ESS US	ESS.N	ESS-US
Extra Space Storage *	US	US30225T1025	EXR US	EXR.N	EXR-US
Federal Realty Inv *	US	US3137472060	FRT US	FRT.N	FRT-US
Felcor Lodging Trust *	US	US31430F1012	FCH US	FCH.N	FCH-US
First Industrial Realty *	US	US32054K1034	FR US	FR.N	FR-US
First Potomac Realty Trust *	US	US33610F1093	FPO US	FPO.N	FPO-US
Forest City Enterprises	US	US3455501078	FCE/A US	FCEa.N	FCE.A-US
Franklin Street Properties *	US	US35471R1068	FSP US	FSP.N	FSP-US
Getty Realty *	US	US3742971092	GTU US	GTU.N	GTU-US
Glimcher Realty Trust *	US	US3793021029	GRT US	GTU.N	GTU-US
Government Properties *	US	US38376A1034	GOV US	GOV.N	GOV-US
HCP *	US	US40414L1098	HCP US	HCP.N	HCP-US
Healthcare Realty Trust *	US	US4219461047	HR US	HR.N	HR-US
Hersha Hospitality Trust *	US	US4278251040	HT US	HT.N	HT-US
Highwoods Properties *	US	US4312841087	HIW US	HIW.N	HIW-US
Home Props of New York *	US	US4373061039	HME US	HME.N	HME-US

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Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Hospitality Properties *	US	US44106M1027	HPT US	HPT.N	HPT-US
Host Hotels & Resorts *	US	US44107P1049	HST US	HST.N	HST-US
Commonwealth REIT *	US	US2032331017	HRP US	HRP.N	HRP-US
Inland Real Estate Corp *	US	US4574612002	IRC US	IRC.N	IRC-US
Investors Real Estate *	US	US4617301035	IRET US	IRET.OQ	IRET-US
Kilroy Realty *	US	US49427F1084	KRC US	KRC.N	KRC-US
Kimco Realty *	US	US49446R1095	KIM US	KIM.N	KIM-US
Kite Realty Group Trust *	US	US49803T1025	KRG US	KRG.N	KRG-US
LaSalle Hotel Properties *	US	US5179421087	LHO US	LHO.N	LHO-US
Lexington Corporate *	US	US5290431015	LXP US	LXP.N	LXP-US
Liberty Property Trust *	US	US5311721048	LRY US	LRY.N	LRY-US
LTC Properties *	US	US5021751020	LTC US	LTC.N	LTC-US
Mack-Cali Realty *	US	US5544891048	CLI US	CLI.N	CLI-US
Medical Properties Trust *	US	US58463J3041	MPW US	MPW.N	MPW-US
Mid-America Apartment *	US	US59522J1034	MAA US	MAA.N	MAA-US
National Healthcare Corp. *	US	US6359061008	NHC US	NHC.A	-NA-
National Health Investors *	US	US63633D1046	NHI US	NHI.UN	NHI-US
National Retail Properties *	US	US6374171063	NNN US	NNN.N	NNN-US
Nationwide Health Props *	US	US6386201049	NHP US	NHP.N	NHP-US
Omega Healthcare Investors *	US	US6819361006	OHI US	OHI.N	OHI-US
Orient Express Hotel	US	BMQ677431071	OEI US	OEI.N	OEI-US
Parkway Properties *	US	US70159Q1040	PKY US	PKY.N	PKY-US
Pennsylvania Real Estate *	US	US7091021078	PEI US	PEI.N	PEI-US
Piedmont Office Realty Trust Cl A	US	US7201902068	PDM US	PDM.N	PDM-US
Post Properties *	US	US7374641071	PPS US	PPS.N	PPS-US
Prologis *	US	US7434101025	PLD US	PLD.N	PLD-US
PS Business Parks *	US	US69360J1079	PSB US	PSB.A	PSB-US
Public Storage *	US	US74460D1090	PSA US	PSA.N	PSA-US
Ramco-Gershenson *	US	US7514522025	RPT US	RPT.N	RPT-US
Realty Income *	US	US7561091049	O US	O.N	O-US
Regency Centers *	US	US7588491032	REG US	REG.N	REG-US
Saul Centers *	US	US8043951016	BFS US	BFS.N	BFS-US
Senior Housing Prop *	US	US81721M1099	SNH US	SNH.N	SNH-US
Simon Property Group *	US	US8288061091	SPG US	SPG.N	SPG-US
SL Green Realty *	US	US78440X1019	SLG US	SLG.N	SLG-US
Sovran Self Storage *	US	US84610H1086	SSS US	SSS.N	SSS-US
Strategic Hotels & Resorts	US	US86272T1060	BEE US	BEE.N	BEE-US
Sun Communities *	US	US8666741041	SUI US	SUI.N	SUI-US

Constituent	Country	ISIN	Bloomberg	REUTERS	SNL
Sunstone Hotel Investors *	US	US8678921011	SHO US	SHO.N	SHO-US
Tanger Factory Outlet *	US	US8754651060	SKT US	SKT.N	SKT-US
Taubman Centers *	US	US8766641034	TCO US	TCO.N	TCO-US
The Macerich Company *	US	US5543821012	MAC US	MAC.N	MAC-US
UDR Inc. *	US	US9026531049	UDR US	UDR.N	UDR-US
Universal Health Realty *	US	US91359E1055	UHT US	UHT.N	UHT-US
Urstadt Biddle Class A *	US	US9172862057	UBA US	UBA.N	UBA-US
U-Store-It Trust *	US	US91274F1049	YSI US	YSI.N	YSI-US
Ventas *	US	US92276F1003	VTR US	VTR.N	VTR-US
Vornado Realty Trust *	US	US9290421091	VNO US	VNO.N	VNO-US
Washington Real Estate *	US	US9396531017	WRE US	WRE.N	WRE-US
Weingarten Realty *	US	US9487411038	WRI US	WRI.N	WRI-US
Winthrop Realty Trust *	US	US9763913004	FUR US	FUR.N	FUR-US

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Contacts



EPRA

EPRA
Boulevard de la Woluwe 62 Woluwelaan
1000 Brussels
Belgium
Tel: +32 2739 1010
Fax: +32 2739 1020
E-mail: info@epra.com
Website: www.epra.com



NAREIT

NAREIT
1875 Eye Street
N.W., Suite 600
Washington D.C., 20006
USA
Tel: +1 202 739 9400
Fax: +1 202 739 9401
E-mail: info@nareit.com
Website: www.nareit.com



FTSE

UK
Client Services
FTSE
12th Floor
10 Upper Bank Street
Canary Wharf
London, E14 5NP
UK
+44 (0) 20 7448 1810
+44 (0) 20 7448 1804 (fax)

France
Client Services
FTSE
40 rue La Boëte
75008 Paris
FRANCE
+33 (0) 1 53 76 82 88
+33 (0) 1 53 76 82 71 (fax)

Spain
Client Services
FTSE
Paseo de la Castellana 66,
28046 Madrid,
Spain
+34 (0) 91 411 37 87

Germany
Client Services
FTSE
Nibelungenplatz 3
60318 Frankfurt
GERMANY
+49 69 15685143
+49 69 15976604 (fax)

Hong Kong
Client Services
FTSE
Suite 609-612
One International Finance Centre
Hong Kong
+852 2230 5800
+852 2230 5804 (fax)
In Singapore please ring +65 223 3738

Japan
Client Services
FTSE
Yamato Seimei Building 21F,
1-1-7 Uchisaiwaicho,
Chiyoda-Ku,
Tokyo
JAPAN
+81 3 3581 2811
+81 3 3581 1423 (fax)

USA – East Coast
Client Services
FTSE
1330 Avenue of the Americas,
10th Floor,
New York,
New York 10019
+(1) 212 641 6160
+(1) 212 641 6190 (fax)

USA – West Coast
Client Services
FTSE Americas Inc.
251 Post Street,
Suite 200,
San Francisco, CA 94108
USA
+1 415 445 5660
+1 415 445 5666 (fax)

E-mail: info@ftse.com
Website: www.ftse.com

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EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

Boulevard de la Woluwe 62 Woluwelaan
1200 Brussels
Belgium

T +32 (0)2 739 1010

F +32 (0)2 739 1020

www.epra.com