

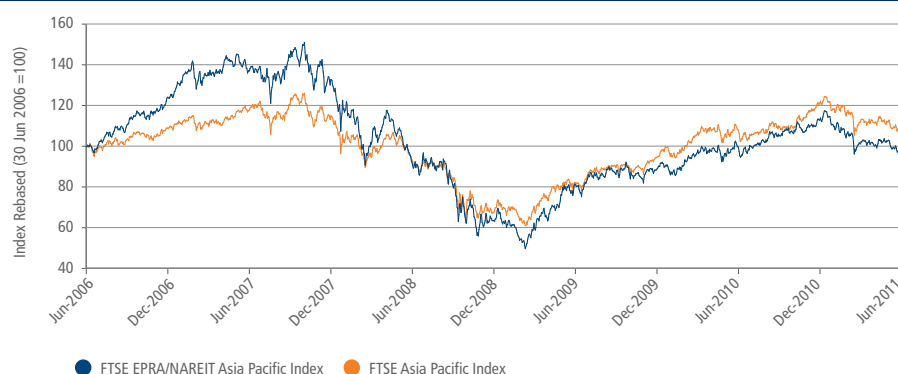
FTSE EPRA/NAREIT ASIA PACIFIC INDEX

The FTSE EPRA/NAREIT Asia Pacific Index has been enhanced to provide investors with greater precision in measuring the performance of global-listed real estate. Following the December 2008 expansion of the index series to include emerging markets, the new Asia Pacific composite can now be broken down into developed and emerging subsets, providing a useful tool for real estate investors seeking additional granularity in tracking real estate market subsets. The FTSE EPRA/NAREIT Global Real Estate indices are useful tools for tracking listed real estate markets, and offer the purest and most diverse representation of these markets by both geography and property type.

FEATURES

- The index provides investors with diverse representation of publicly traded equity REITs and listed property companies in Asia Pacific
- Real estate is widely recognised as one of the four primary core asset classes, representing about 50% of global wealth
- Investability – stocks are free-float weighted to ensure that only the investable opportunity set is included within the indices
- Liquidity – stocks are screened to ensure that the index is tradable
- Transparency – independently governed and freely available index rules are overseen by an independent committee of leading market professionals
- The indices are suitable as performance benchmarks and for the creation of financial products
- The index is calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis

FTSE EPRA/NAREIT ASIA PACIFIC INDEX 5-YEAR PERFORMANCE (EUR TOTAL RETURN)



SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT ASIA PACIFIC INDEX PERFORMANCE AND VOLATILITY (EUR TOTAL RETURN)

	PERFORMANCE						VOLATILITY				
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	3YR (%pa)	5YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**	5YR Vol (%pa)***
FTSE EPRA/NAREIT Asia Pacific Index	-2.3	-11.1	-11.1	2.3	8.3	-0.4	2.7	-0.1	15.0	28.5	22.6
FTSE Asia Pacific Index	-2.0	-7.8	-7.8	4.5	18.9	10.9	6.0	2.1	15.0	22.1	16.7

* Based on daily annualised total returns using 252 trading days in a year

** Based on weekly annualised total returns using 52 weeks (Wednesday to Wednesday) *** Based on monthly annualised total returns

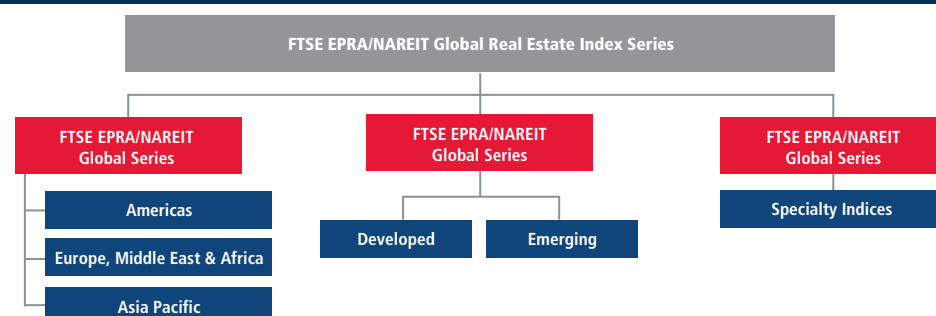
SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT ASIA PACIFIC INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Market Cap (EURm)	Index Weight (%)
1	Sun Hung Kai Props	Hong Kong	Diversified	19,315	8.33
2	Westfield Group	Australia	Retail	14,758	6.36
3	Mitsubishi Estate	Japan	Diversified	12,522	5.40
4	Mitsui Fudosan Co.	Japan	Diversified	10,373	4.47
5	Hongkong Land Holdings	Hong Kong	Office	8,555	3.69
6	Sumitomo Realty & Development	Japan	Diversified	7,274	3.14
7	Wharf Holdings	Hong Kong	Diversified	7,252	3.13
8	Hang Lung Properties	Hong Kong	Diversified	6,312	2.72
9	Westfield Retail Trust	Australia	Retail	6,112	2.64
10	China Overseas Land & Inv (Red Chip)	China	Residential	6,036	2.60
			Totals	98,508	42.47

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES



FTSE EPRA/NAREIT ASIA PACIFIC INDEX COUNTRY BREAKDOWN

Country	FTSE EPRA/NAREIT ASIA PACIFIC INDEX			FTSE ASIA PACIFIC INDEX		
	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Australia	14	50,282	21.68	103	713,071	15.37
China	10	13,979	6.03	145	433,666	9.35
Hong Kong	19	71,054	30.64	120	383,137	8.26
India	13	3,451	1.49	123	283,262	6.11
Indonesia	10	3,442	1.48	24	78,174	1.69
Japan	21	52,777	22.76	450	1,593,078	34.34
Korea	-	-	-	112	477,236	10.29
Malaysia	12	3,841	1.66	35	114,420	2.47
New Zealand	1	576	0.25	11	12,441	0.27
Pakistan	-	-	-	7	3,202	0.07
Philippines	6	3,061	1.32	13	14,586	0.31
Singapore	15	26,589	11.46	45	150,503	3.24
Taiwan	1	123	0.05	109	334,912	7.22
Thailand	9	2,745	1.18	30	47,400	1.02
Totals	131	231,920	100.00	1327	4,639,085	100.00

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT ASIA PACIFIC INDEX PORTFOLIO CHARACTERISTICS

	FTSE EPRA/NAREIT Asia Pacific Index	FTSE Asia Pacific Index
Number of Constituents	131	1,327
Net Market Cap (EURm)	231,920	4,639,085
Constituent Sizes (Net Market Cap EURm)		
Average	1,770	3,496
Largest	19,315	103,794
Smallest	28	55
Median	783	1,449
Weight of Largest Constituent (%)	8.33	2.24
Top 10 Holdings (% Index Market Cap)	42.47	12.39

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT ASIA PACIFIC INDEX PROPERTY SECTOR BREAKDOWN

Property Sector	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Healthcare	-	-	-
Self Storage	-	-	-
Industrial	5	10,023	4.32
Office	14	28,648	12.35
Industrial/Office Mixed	1	96	0.04
Residential	12	14,335	6.18
Retail	13	38,935	16.79
Lodging/Resorts	1	831	0.36
Diversified	85	139,052	59.96
Totals	131	231,920	100.00

SOURCE: FTSE Group, data as at 30 June 2011

INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

31 October 2008

Base Value

1000

Investability Screen

Free float adjusted, liquidity & size screened

Index Calculation

End-of-day and real-time indices available

End-of-Day Distribution

Indices available at 00.30 GMT & BST via FTP

Currency

EUR, GBP, USD, AUD, JPY & Local

Review Dates

Quarterly in March, June, September & December

Index Rules

Available at www.ftse.com/realestate

Factsheet Data

Source: FTSE Group, data as at 30 June 2011

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