

FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX

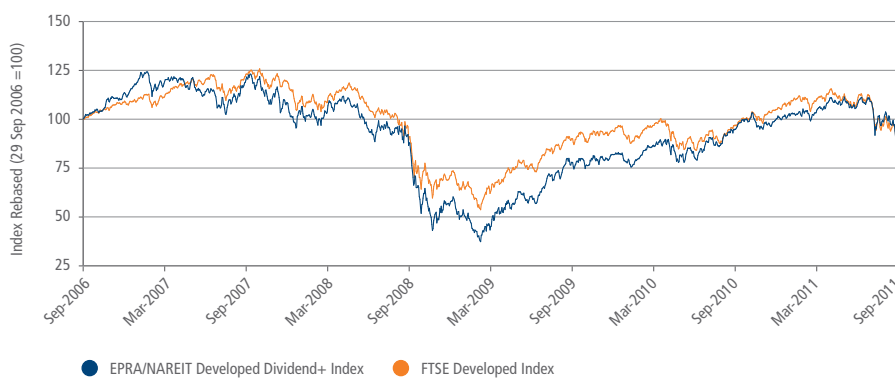
FTSE Group has launched the FTSE EPRA/NAREIT Developed Dividend+ Index, a market-cap weighted index designed to measure the performance of global higher yielding stocks within the developed universe of the EPRA/NAREIT Developed Index, excluding Greece.

The FTSE EPRA/NAREIT Developed Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA/NAREIT Developed Index. The index allows investors to take advantage of the increasing trend towards Real Estate Investment Trusts (REIT) structures globally and the related advantages of capturing the long-term effect of higher compounding returns.

FEATURES

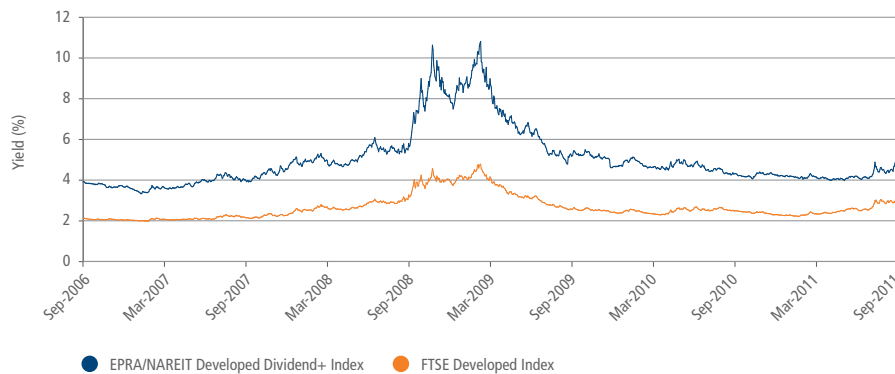
- The index provides a daily measure of the performance of the higher yielding stocks within the universe of the EPRA/NAREIT Developed Index
- The index captures those stocks that have a forecasted dividend yield of equal/greater than 2%
- Stocks are liquidity screened to ensure that the index is tradable
- Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indices
- Capital and total return indices are available within this series
- The index is calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis
- The index is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)
- The indices are managed according to a transparent and public set of index rules, and overseen by an independent committee of leading market professionals. The committee ensures that the rules are correctly applied and adhered to. Regular index reviews are conducted to ensure that a continuous and accurate representation of the market is maintained

FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX 5-YEAR PERFORMANCE (USD TOTAL RETURN)



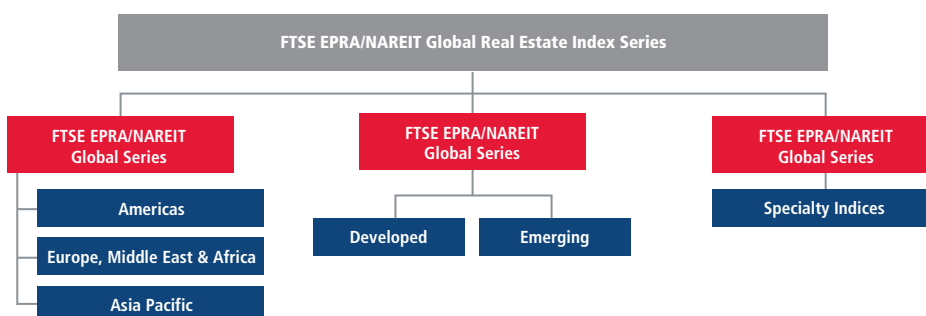
SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX HISTORICAL DIVIDEND YIELD



Source: FTSE Group, as at 30 September 2011

FAMILY TREE



FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (USDm)	Index Weight (%)
1	Simon Property Group	US	Retail	32,212	6.67
2	Westfield Group	Australia	Retail	17,383	3.60
3	Unibail - Rodamco	France	Diversified	16,483	3.41
4	Equity Residential	US	Residential	15,249	3.16
5	HCP	US	Healthcare	14,235	2.95
6	Ventas Inc	US	Healthcare	14,213	2.94
7	Public Storage	US	Self Storage	14,212	2.94
8	Vornado Realty	US	Diversified	13,748	2.85
9	ProLogis	US	Industrial	11,131	2.30
10	Avalonbay Communities	US	Residential	10,726	2.22
Totals				159,591	33.04

SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX PERFORMANCE AND VOLATILITY TABLE (USD TOTAL RETURN)

	PERFORMANCE							VOLATILITY			
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	3YR (3YR Vol) (%)	5YR (5YR Vol) (%)	1YR (1YR Vol) (%)	3YR (3YR Vol) (%)	5YR (5YR Vol) (%)
FTSE EPRA/NAREIT Developed Dividend+ Index	-16.5	-13.9	-9.9	-4.8	2.9	-9.5	1.0	-2.0	18.3	34.5	28.8
FTSE Developed Index	-16.9	-16.3	-12.2	-4.4	1.7	-7.6	0.6	-1.6	18.3	25.1	20.7

* 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 September 2011

FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX PORTFOLIO CHARACTERISTICS

FTSE EPRA/NAREIT Developed Dividend+ Index	
Number of Constituents	195
Net Market Cap (USDm)	483,075
Constituent Sizes (Net Market Cap USDm)	
Average	2,477
Largest	32,212
Smallest	85
Median	1,230
Weight of Largest Constituent (%)	6.67
Top 10 Holdings (% Index Market Cap)	33.04

SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED DIVIDEND+ INDEX PROPERTY SECTOR BREAKDOWN

Property Sector	No. of Constituents	Net Mkt Cap (USDm)	Index Weight (%)
Diversified	47	103,170	21.36
Healthcare	14	48,451	10.03
Industrial	9	23,898	4.95
Industrial/Office Mixed	3	6,924	1.43
Lodging/Resorts	10	9,293	1.92
Office	34	58,109	12.03
Residential	25	66,832	13.83
Retail	48	148,083	30.65
Self Storage	5	18,315	3.79
Totals	195	483,075	100.00

SOURCE: FTSE Group, as at 30 September 2011

INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

20th September 2006

Base Date

30 June 2005

Base Value

2000

Investability Screen

Free float adjusted and liquidity screened

Index Calculation

Real-time and end-of-day indices available.

Real-time indices calculated every 15 seconds

End-of-Day Distribution

Indices available at 12:30 GMT or BST via ftp and email

Currency

USD, EUR, GBP, JPY & Local

Dividend Information

One-year dividends per share forecast/estimates from I/B/E/S

Review Dates

Annually in September

Index Rules

Available at www.ftse.com/realstate

Vendor Codes

Available at www.ftse.com/realstate

Factsheet Data

FTSE Group, data as at 30 September 2011

Historical Data

Available from December 1999

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