

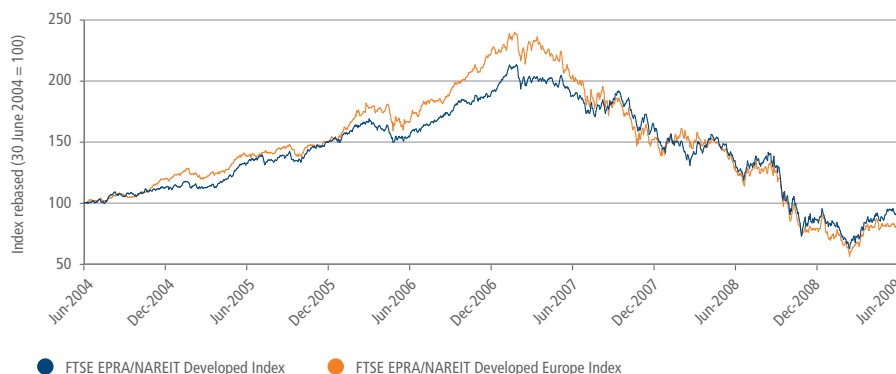
FTSE EPRA/NAREIT DEVELOPED EUROPE INDEX

The FTSE EPRA/NAREIT Developed Europe Index is designed to track the performance of listed European real estate companies and REITs. The index is a subset of the FTSE EPRA/NAREIT Developed Index, separating the existing constituents into both REIT and Non-REIT indices thereby providing investors with additional granularity in the market place. By making the index constituents free-float adjusted, liquidity, and revenue screened, the index is designed to support the development of index-linked products aimed at the broad equity investment market.

FEATURES

- Capital and total return versions of the index are available
- The index series provide investors with the diversification that real estate offers due to its low correlation with other asset classes, along with sufficient liquidity to gain access to that asset class easily
- The index is suitable for the creation of financial products, such as index funds, derivatives, warrants, certificates and Exchange Traded Funds (ETFs)
- The index is calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis
- Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indices
- Stocks are liquidity screened to ensure that the index is tradable
- 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

EPRA/NAREIT DEVELOPED EUROPE INDEX 5-YEAR PERFORMANCE (EUR TOTAL RETURN)



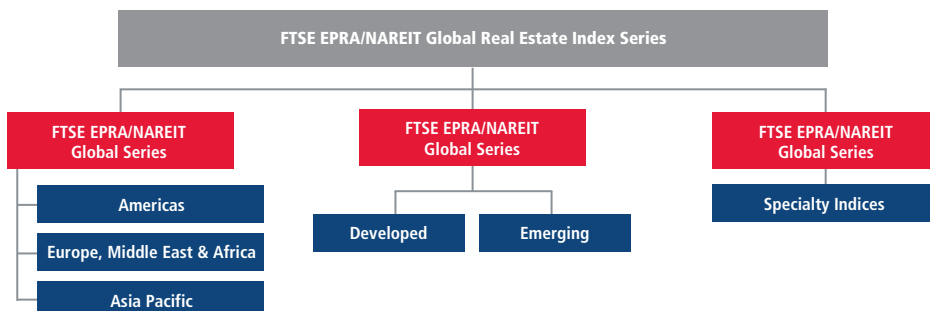
Source: FTSE Group and Thomson Datastream, data as at 30 June 2009

EPRA/NAREIT DEVELOPED EUROPE INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (EURm)	Index Weight (%)
1	Unibail - Rodamco	France	Diversified	8,632	15.68
2	Land Securities Group	UK	Diversified	4,183	7.60
3	British Land Co	UK	Diversified	3,824	6.94
4	Liberty International	UK	Retail	2,639	4.79
5	Corio	Netherlands	Retail	2,572	4.67
6	Hammerson	UK	Retail	2,512	4.56
7	Fonciere Des Regions	France	Diversified	1,650	3.00
8	Segro	UK	Industrial	1,603	2.91
9	PSP Swiss Property	Switzerland	Office	1,596	2.90
10	Klepierre	France	Retail	1,528	2.78
Total				30,738	55.83

Source: FTSE Group, data as at 30 June 2009

FAMILY TREE



FTSE EPRA/NAREIT DEVELOPED EUROPE 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 Developed Europe Index	19.6	1.2	1.2	-36.6	-53.3	-20.0	-22.4	-4.4	42.0	25.4	22.0
FTSE Developed Europe Index	19.4	6.9	6.9	-25.6	-28.0	1.5	-10.4	0.3	39.1	19.8	16.6

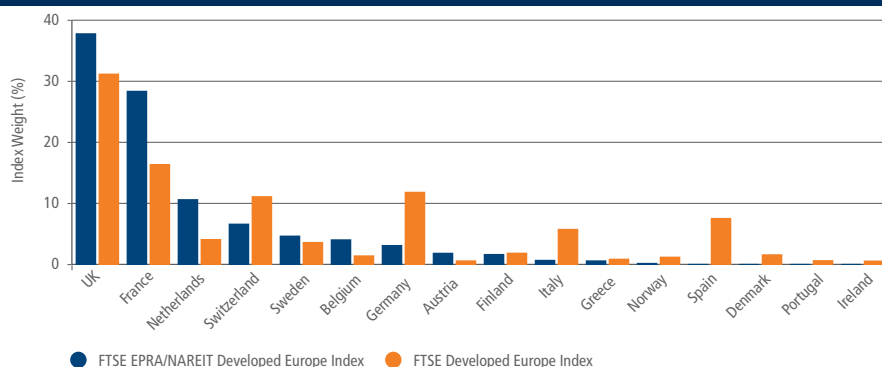
* Based on daily total returns and annualised based on 260 trading days in a year. ** Based on monthly total returns.
Source: FTSE Group and Thomson Datastream, data as at 30 June 2009

FTSE EPRA/NAREIT DEVELOPED EUROPE INDEX SECTOR BREAKDOWN

Property Sector	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Healthcare	1	104	0.19
Self Storage	1	510	0.93
Industrial	4	2,133	3.87
Office	20	9,314	16.92
Industrial/Office Mixed	-	-	-
Residential	7	1,348	2.45
Retail	12	13,531	24.58
Lodging/Resorts	-	-	-
Specialty	1	202	0.37
Diversified	35	27,917	50.71
Total	81	55,058	100.00

Source: FTSE Group, data as at 30 June 2009

FTSE EPRA/NAREIT DEVELOPED EUROPE INDEX COUNTRY BREAKDOWN



Source: FTSE Group, data as at 30 June 2009

EPRA/NAREIT DEVELOPED EUROPE INDEX PORTFOLIO CHARACTERISTICS

	FTSE EPRA/NAREIT Developed Europe Index	FTSE Developed Europe Index
Number of Constituents	81	492
Net Market Cap (EURm)	55,058	4,062,018
Constituent Sizes (Net Market Cap USDm)		
Average	680	8,256
Largest	8,632	105,705
Smallest	11	60
Median	262	3,165
Weight Largest Constituent (%)	15.68	2.60
Top 10 Holdings (% Index Market Cap)	55.83	20.13

Source: FTSE Group, data as at 30 June 2009

ABOUT EPRA/NAREIT

The European Public Real Estate Association (EPRA) is a common interest group, with a genuinely representative forum and policy-making body which aims to promote, develop and represent the European public real estate sector. For more information, see www.epra.com. The National Association of Real Estate Investment Trusts® (NAREIT) is the worldwide voice of real estate investment trusts (REITs) and listed real estate companies with an interest in the US property and investment markets. NAREIT's responsibilities include industry representation before policymakers affecting the REIT and listed real estate community and industry communication with the financial media and the investment marketplace. For more information, see www.nareit.com.

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INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

February 2005

Base Date

18 February 2005

Base Value

1803.87352

Investability Screen

Free float adjusted and liquidity screened

Index Calculation

Real-time and end-of-day indices available.
Real-time index calculated every 15 seconds

End-of-Day Distribution

Index available at 23:30 GMT via FTP and email

Currency

EUR, GBP, USD, JPY & Local Currency

Review Dates

Quarterly in March, June, September & December

Index Rules

Available at www.ftse.com/realestate

Vendor Codes

Available at www.ftse.com/realestate

Factsheet Data

FTSE Group, data as at 30 June 2009

Historical Data

December 1989

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