

FTSE EPRA/NAREIT DEVELOPED SECTOR INDICES

The new index series is a subset of the FTSE EPRA/NAREIT Developed Index, separating the existing constituents into 9 distinct Property Sectors. A company is included in one of the following Property Sectors if 75% or more of its gross invested book assets are invested in that particular sector. The only exception is the Diversified index where, to be eligible, less than 75% of gross invested book assets must be invested in the other 8 sectors.

This innovative new set of benchmarks allows for a more granular assessment of the performance characteristics of global real estate equities. The index series is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

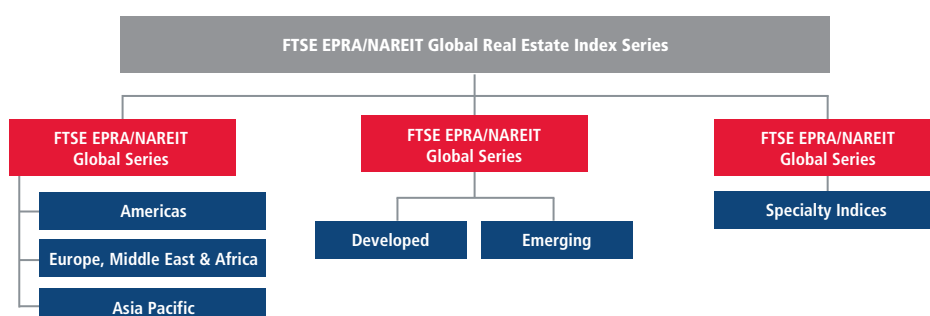
Each constituent of the index series is classified by one of the Property Sectors listed below. Property Sector indices are available for the following regions and countries: Global, Asia, Europe, Eurozone, UK, North America & US.

Property Sectors
Healthcare
Self Storage
Industrial
Office
Residential
Retail
Lodging/Resorts
Diversified
Industrial/Office Mixed

FEATURES

- The FTSE EPRA/NAREIT Developed Sector Indices are a subset of the FTSE EPRA/NAREIT Developed Index separating the existing constituents into specific property sectors
- The classification by Property Sector is based on the gross invested book assets as disclosed in the latest published financial statement
- A company is classified as belonging to a particular sector (Healthcare, Self Storage, Industrial, Office, Industrial/Office Mixed, Residential, Retail and Lodging/Resorts) when 75% or more of its gross invested book assets are invested in that particular sector
- A company is classified as belonging to Diversified when its assets do not meet the 75% threshold for one of the other property sectors
- The index series is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)

FAMILY TREE



FTSE EPRA/NAREIT DEVELOPED DIVERSIFIED INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	37	106,856	59.51
Europe	39	42,929	23.91
Eurozone	16	21,850	12.17
UK	16	15,405	8.58
North America	19	29,765	16.58
United States	12	21,699	12.09
Total	95	179,550	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED RESIDENTIAL INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	5	8,048	13.34
Europe	7	3,142	5.21
Eurozone	6	2,829	4.69
UK	1	313	0.52
North America	22	49,131	81.45
United States	17	44,952	74.52
Total	34	60,322	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED HEALTHCARE INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	-	-	-
Europe	1	261	0.72
Eurozone	-	-	-
UK	1	261	0.72
North America	13	35,851	99.28
United States	11	34,678	96.03
Total	14	36,112	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED RETAIL INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	10	35,019	28.20
Europe	12	17,535	14.12
Eurozone	8	10,375	8.36
UK	4	7,160	5.77
North America	32	71,621	57.68
United States	27	62,467	50.31
Total	54	124,175	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED SELF STORAGE INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	-	-	-
Europe	2	585	4.22
Eurozone	-	-	-
UK	2	585	4.22
North America	4	13,288	95.78
United States	4	13,288	95.78
Total	6	13,873	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED LODGING/RESORTS INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	1	620	4.27
Europe	-	-	-
Eurozone	-	-	-
UK	-	-	-
North America	14	13,905	95.73
United States	13	13,616	93.75
Total	15	14,524	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED INDUSTRIAL INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	5	8,878	39.46
Europe	3	2,780	12.36
Eurozone	1	348	1.55
UK	2	2,432	10.81
North America	5	10,842	48.19
United States	5	10,842	48.19
Total	13	22,500	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED INDUSTRIAL/OFFICE MIXED INDEX

Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	-	-	-
Europe	-	-	-
Eurozone	-	-	-
UK	-	-	-
North America	3	5,160	100.00
United States	3	5,160	100.00
Total	3	5,160	100.00

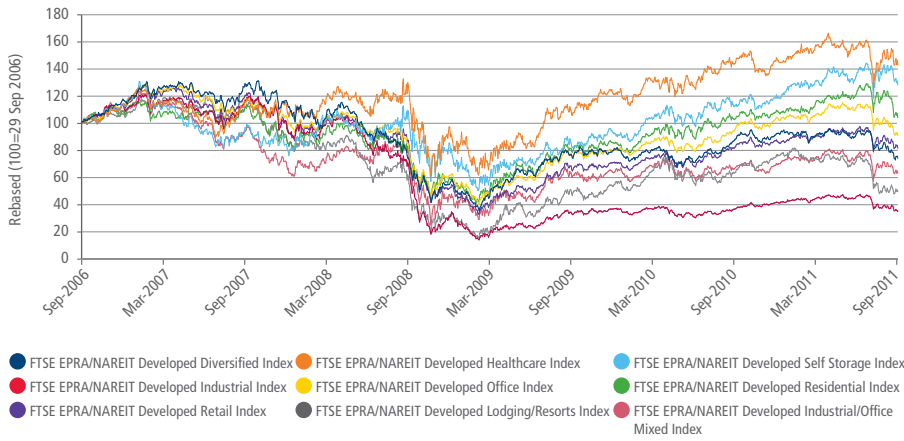
SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED OFFICE INDEX

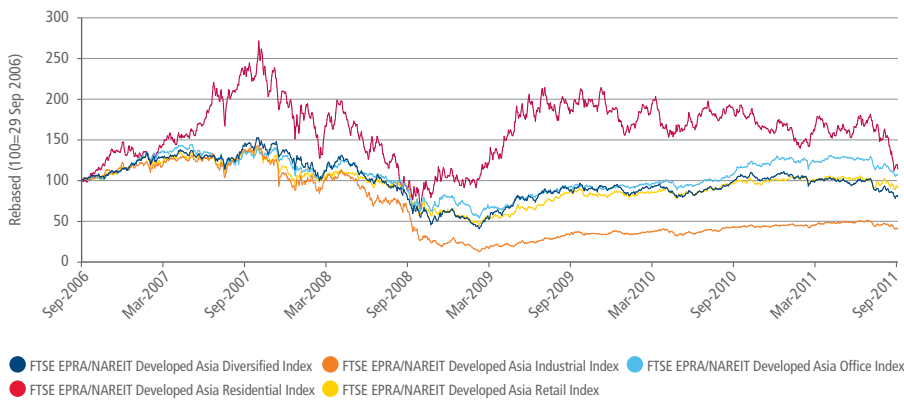
Region	No. of Constituents	Net Mkt Cap EURm	Weight (%)
Asia Pacific	14	25,552	32.95
Europe	21	16,375	21.12
Eurozone	10	3,963	5.11
UK	4	3,427	4.42
North America	19	35,618	45.93
United States	15	30,316	39.09
Total	54	77,545	100.00

SOURCE: FTSE Group, data as at 30 September 2011

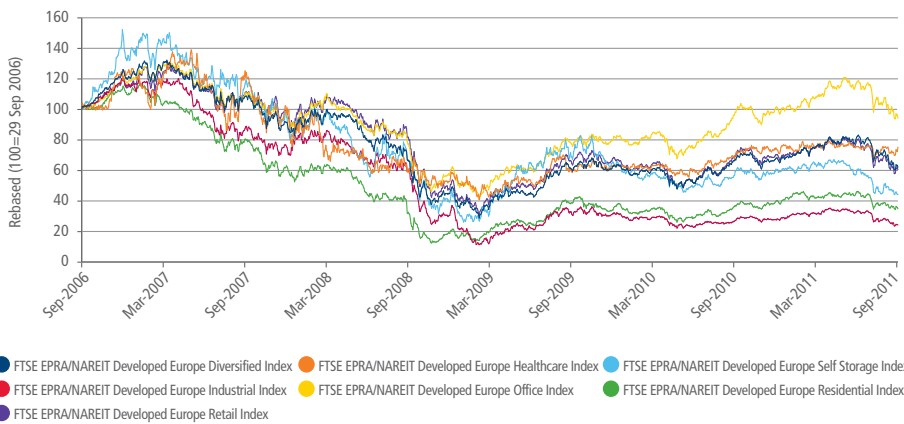
FTSE EPRA/NAREIT DEVELOPED SECTOR INDICES PERFORMANCE (USD TOTAL RETURN)



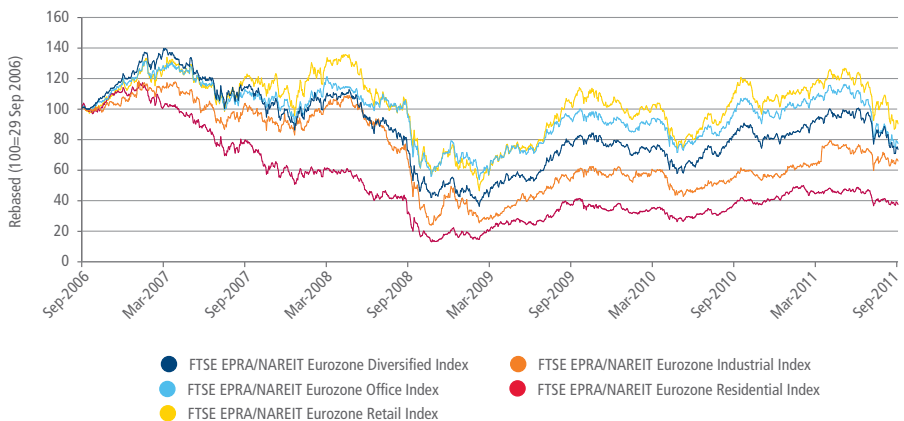
SOURCE: FTSE Group, data as at 30 September 2011



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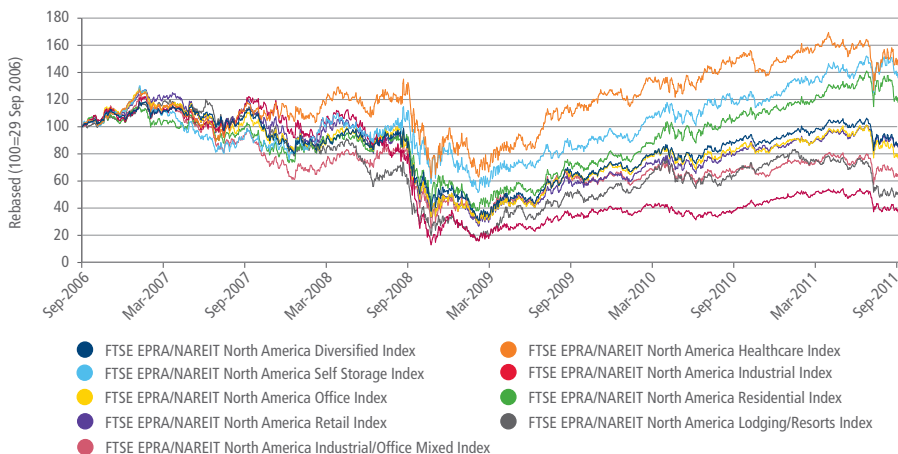


SOURCE: FTSE Group, data as at 30 September 2011

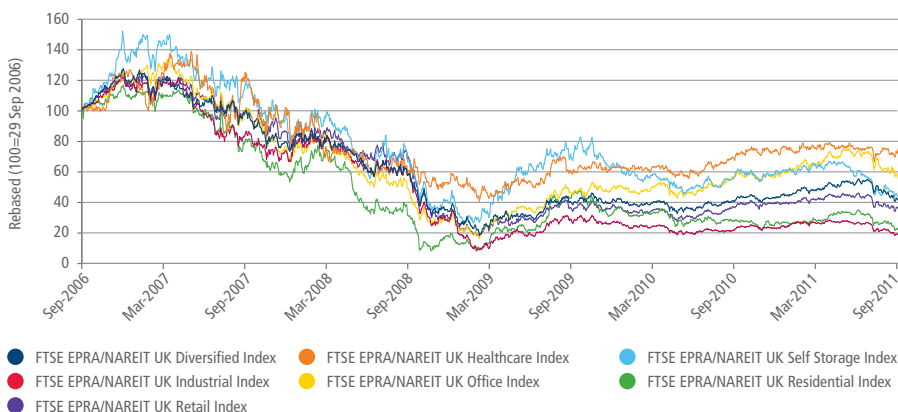
ABOUT EPRA/NAREIT

The European Public Real Estate Association (EPRA) is a common interest group, which aims to promote, develop and represent the European public real estate sector. The National Association of Real Estate Investment Trusts® (NAREIT) is the worldwide voice of REITs and publicly traded real estate companies with an interest in the US property and investment markets.

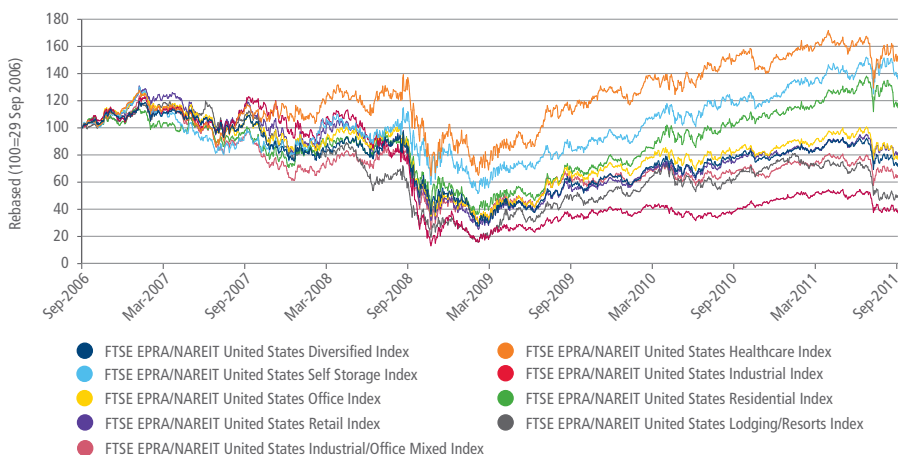
FTSE EPRA/NAREIT DEVELOPED SECTOR INDICES PERFORMANCE (USD TOTAL RETURN)



SOURCE: FTSE Group, data as at 30 September 2011



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INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

11 December 2006

Base Date

31 December 1999

Base Value

1000

Investability Screen

Free float adjusted, foreign ownership, liquidity and size screened

Index Calculation

End-of-day indices available

End-of-Day Distribution

Indices available at 23:30 GMT & BST via FTP and email

Currency

EUR, USD, GBP, JPY & Local Currency

Review Dates

Quarterly in March, June, September & December

Index Rules

Available at www.ftse.com/realestate

Factsheet Data

FTSE Group, data as at 30 September 2011

Historical Data

January 2006

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