

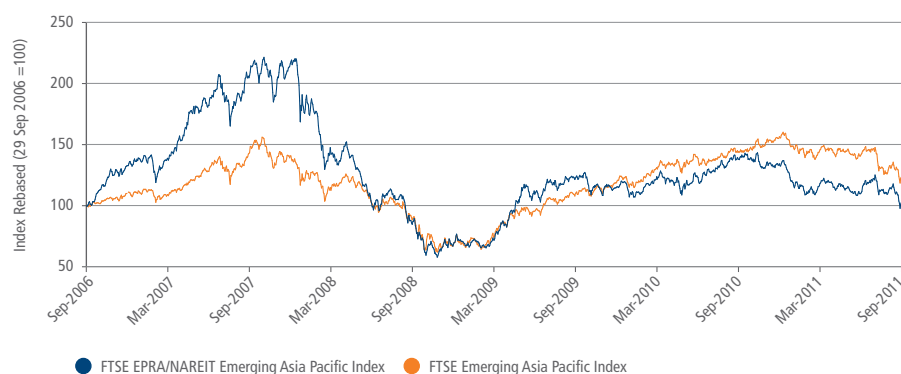
FTSE EPRA/NAREIT EMERGING ASIA PACIFIC INDEX

The FTSE EPRA/NAREIT Global Real Estate Index Series is being extended with the addition of Emerging Markets indices. The FTSE EPRA/NAREIT Emerging Asia Pacific Index is designed to track the performance of listed real estate companies in the emerging countries of the Asia Pacific region. By making the index constituents free-float adjusted, liquidity, size and revenue screened, the index is suitable for the use as the basis for investment products such as derivatives and Exchange Traded Funds (ETFs).

FEATURES

- The index provides investors with diverse representation of publicly traded equity REITs and listed property companies from the emerging markets in the Asia Pacific region
- 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 EMERGING ASIA PACIFIC INDEX PERFORMANCE (EUR TOTAL RETURN)



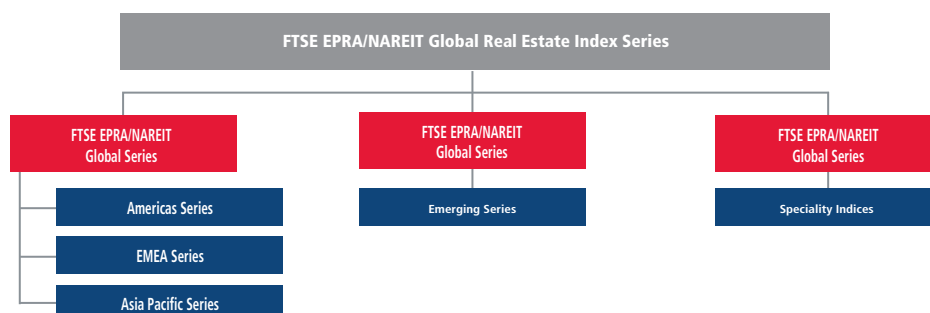
SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT EMERGING ASIA PACIFIC INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Market Cap (EURm)	Index Weight (%)
1	DLF	India	Diversified	1,720	8.52
2	Ayala Land	Philippines	Diversified	1,286	6.37
3	SP Setia	Malaysia	Diversified	1,212	6.00
4	Land & Houses	Thailand	Residential	1,172	5.80
5	Lippo Karawaci	Indonesia	Diversified	998	4.94
6	SM Prime Hldgs	Philippines	Retail	867	4.29
7	China Vanke (B)	China	Residential	850	4.21
8	Unitech	India	Diversified	779	3.86
9	Yuexiu Property (Red Chip)	China	Diversified	678	3.36
10	Supalai PCL	Thailand	Residential	539	2.67
Totals				10,101	50.01

SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES



FTSE EPRA/NAREIT EMERGING ASIA PACIFIC INDEX COUNTRY BREAKDOWN

Country	FTSE EPRA/NAREIT EMERGING ASIA PACIFIC INDEX			FTSE EMERGING ASIA PACIFIC INDEX		
	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
China	7	3,228	15.98	145	354,700	31.27
India	12	3,231	16.00	123	246,439	21.73
Indonesia	11	3,923	19.42	24	75,479	6.65
Malaysia	12	3,389	16.78	35	103,631	9.14
Pakistan	-	-	-	7	3,144	0.28
Philippines	6	3,126	15.48	13	14,540	1.28
Thailand	9	3,206	15.87	30	44,188	3.90
Taiwan	1	94	0.47	108	292,063	25.75
Totals	58	20,198	100.00	485	1,134,183	100.00

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT EMERGING AP INDEX PERFORMANCE AND VOLATILITY

	PERFORMANCE								VOLATILITY		
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	3YR (%pa)	5YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**	5YR Vol (%pa)***
FTSE EPRA/NAREIT Emerging Asia Pacific Index	-5.2	-11.7	-20.8	-23.9	20.6	4.8	6.4	0.9	21.5	31.2	35.2
FTSE Emerging Asia Pacific Index	-12.7	-15.1	-20.2	-13.7	38.4	24.0	11.4	4.4	18.3	28.1	23.6

* 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

PORTFOLIO CHARACTERISTICS AND PROPERTY SECTOR

	FTSE EPRA/NAREIT Emerging Asia Pacific Index	FTSE Emerging Asia Pacific Index	
Number of Constituents	58	485	
Net Market Cap (EURm)	20,198	1,134,183	
Constituent Sizes (Net Market Cap EURm)			
Average	348	2,339	
Largest	1,720	44,333	
Smallest	27	52	
Median	205	948	
Weight of Largest Constituent (%)	8.52	3.91	
Top 10 Holdings (% Index Market Cap)	50.01	23.30	
Property Sector			
Property Sector	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Diversified	47	15,216	75.34
Healthcare	-	-	-
Industrial	-	-	-
Industrial/Office Mixed	1	84	0.42
Lodging/Resorts	-	-	-
Office	-	-	-
Residential	7	3,150	15.60
Retail	3	1,747	8.65
Self Storage	-	-	-
Totals	58	20,198	100.00

SOURCE: FTSE Group, as at 30 September 2011

INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

22 December 2008

Base Date

31 October 2008

Base Value

1000

Investability Screen

Free float adjusted, liquidity & size screened

Index Calculation

End-of-Day 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/realstate

Factsheet Data

Source: FTSE Group, data as at 30 September 2011

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