

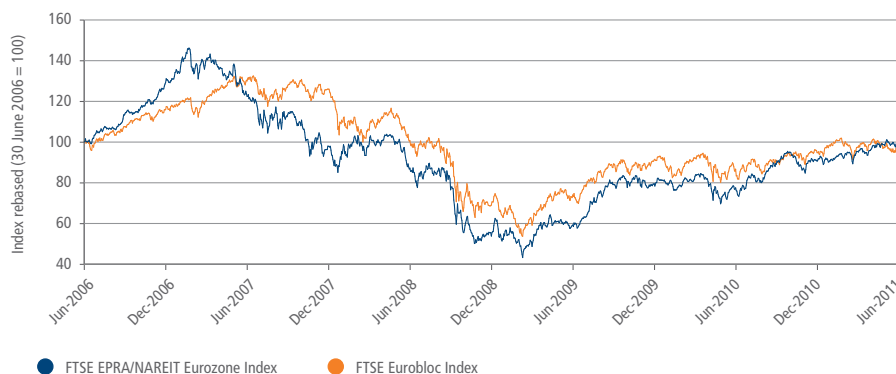
FTSE EPRA/NAREIT EUROZONE INDEX

The FTSE EPRA/NAREIT Eurozone Index is designed to track the performance of listed real estate companies and REITs in the Eurozone. 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

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



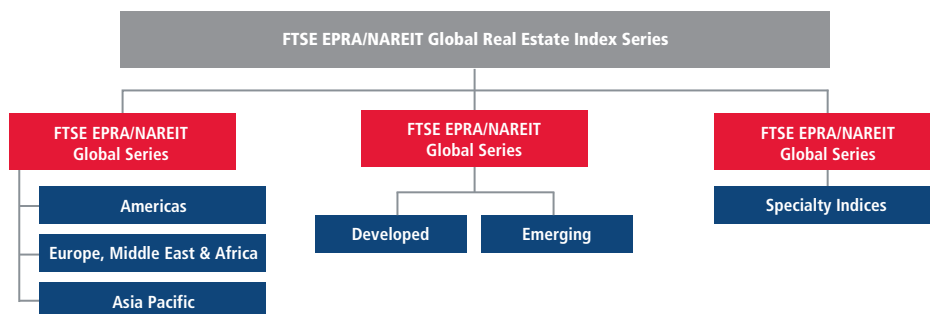
SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT EUROZONE INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (EURm)	Index Weight (%)
1	Unibail - Rodamco	France	Diversified	14,559	29.70
2	Corio	Netherlands	Retail	4,159	8.48
3	Klepierre	France	Retail	2,699	5.51
4	Fonciere Des Regions	France	Diversified	2,006	4.09
5	Icade	France	Diversified	1,846	3.77
6	Gecina	France	Diversified	1,810	3.69
7	Wereldhave	Netherlands	Diversified	1,493	3.05
8	Dt Euroshop Na	Germany	Retail	1,410	2.88
9	Eurocommercial Properties	Netherlands	Retail	1,399	2.85
10	Mercialys	France	Retail	1,344	2.74
Total				32,725	66.76

SOURCE: FTSE Group, data as at 30 June 2011

FAMILY TREE



FTSE EPRA/NAREIT EUROZONE 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 Eurozone Index	4.0	8.5	8.5	31.3	14.3	-0.3	4.6	-0.1	14.3	30.0	23.6
FTSE Eurobloc Index	1.0	5.1	5.1	17.9	-2.1	-1.4	-0.7	-0.3	15.8	25.1	20.1

* 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

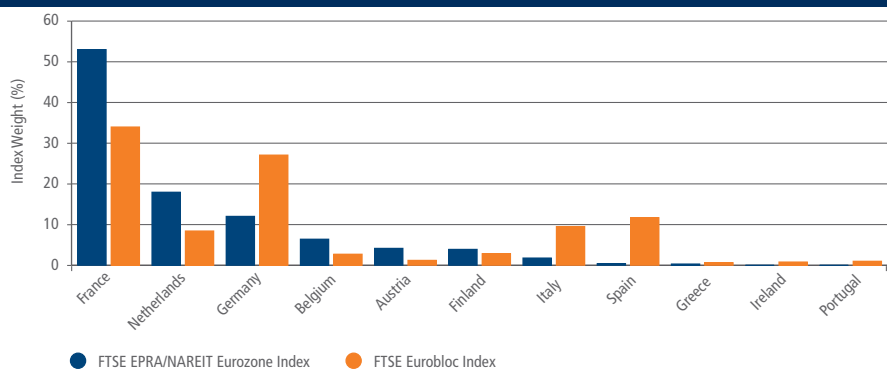
SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT EUROZONE INDEX PROPERTY SECTOR BREAKDOWN

Property Sector	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Healthcare	-	-	-
Self Storage	-	-	-
Industrial	1	361	0.74
Office	9	5,027	10.25
Industrial/Office Mixed	-	-	-
Residential	6	3,381	6.90
Retail	8	12,702	25.91
Lodging/Resorts	-	-	-
Diversified	17	27,549	56.20
Total	41	49,019	100.00

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT EUROZONE INDEX COUNTRY BREAKDOWN



SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT EUROZONE INDEX PORTFOLIO CHARACTERISTICS

	FTSE EPRA/NAREIT Eurozone Index	FTSE Eurobloc Index
Number of Constituents	41	278
Net Market Cap (EURm)	49,019	2,732,437
Constituent Sizes (Net Market Cap EURm)		
Average	1,196	9,829
Largest	14,559	89,066
Smallest	52	323
Median	667	4,466
Weight Largest Constituent (%)	29.70	3.26
Top 10 Holdings (% Index Market Cap)	66.76	24.04

SOURCE: FTSE Group, data as at 30 June 2011

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.

INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

February 2005

Base Date

18 February 2005

Base Value

1792.59279

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 2011

Historical Data

December 1989

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