

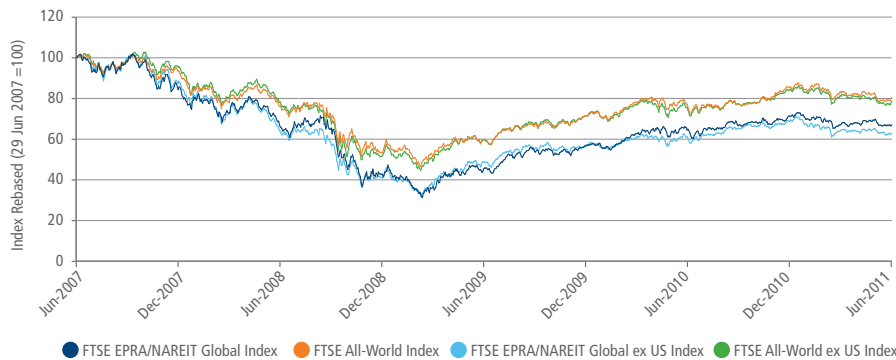
FTSE EPRA/NAREIT GLOBAL & GLOBAL EX US INDICES

The FTSE EPRA/NAREIT Global and Global ex US Indices have been enhanced to provide investors with greater precision in measuring the performance of global-listed real estate. Following the December 2008 expansion of the index series to include emerging markets, the new global composite can now be broken down into developed and emerging subsets, providing a useful tool for real estate investors seeking additional granularity in tracking real estate market subsets. The FTSE EPRA/NAREIT Global Real Estate indices are useful tools for tracking listed real estate markets, and offer the purest and most diverse representation of these markets by both geography and property type.

FEATURES

- The index provides investors with diverse representation of publicly traded equity REITs and listed property companies globally
- Real estate is widely recognised as one of the four primary core asset classes, representing about 50% of global wealth
- 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 indices are calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis

FTSE EPRA/NAREIT GLOBAL INDEX 4-YEAR PERFORMANCE (EUR TOTAL RETURN)



Source: FTSE Group, data as at 30 June 2011

PERFORMANCE TABLE (EUR TOTAL RETURN)

	PERFORMANCE							VOLATILITY	
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	1YR (%pa)	3YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**
FTSE EPRA/NAREIT Global Index	-0.90	-5.10	-5.10	7.20	2.00	7.20	0.70	12.00	28.50
FTSE ALL-World Index	-2.60	-4.40	-4.40	7.60	5.60	7.60	1.80	11.10	20.10
FTSE EPRA/NAREIT Global ex US Index	-1.70	-8.20	-8.20	5.80	-1.50	5.80	-0.50	11.80	27.20
FTSE All-World ex US Index	-2.80	-5.40	-5.40	7.10	0.60	7.10	0.20	10.90	21.40

* Based on daily total returns and annualised based on 252 trading days in a year

** Based on weekly annualised total returns using 52 weeks (Wednesday to Wednesday)

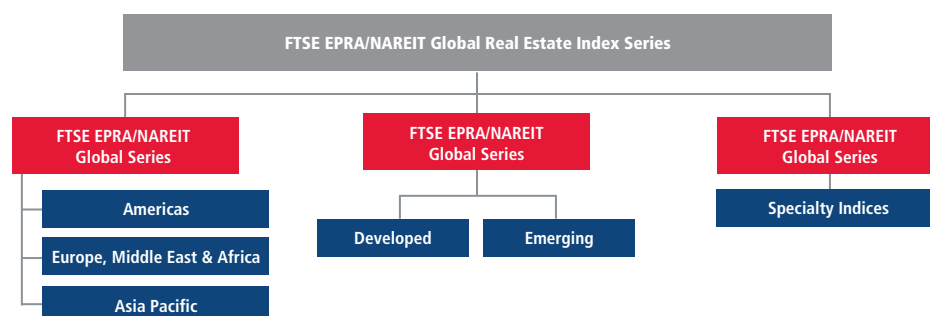
Source: FTSE Group, data as at 30 Jun 2011

FTSE EPRA/NAREIT GLOBAL INDEX REGION BREAKDOWN

Region	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Americas	157	308,325	47.15
Asia Pacific	131	231,920	35.47
Europe	94	102,844	15.73
Middle East & Africa	10	10,795	1.65
Totals	392	653,884	100.00

SOURCE: FTSE Group, data as at 30 Jun 2011

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES



FTSE EPRA/NAREIT GLOBAL INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	ICB Subsector	Net Mkt Cap (EURm)	Index Weight (%)
1	Simon Property Group	United States	Retail REITs	23,481	3.59
2	Sun Hung Kai Props	Hong Kong	Real Estate Holding & Development	19,315	2.95
3	Westfield Group	Australia	Retail REITs	14,758	2.26
4	Unibail - Rodamco	France	Retail REITs	14,559	2.23
5	Mitsubishi Estate	Japan	Real Estate Holding & Development	12,522	1.91
6	Equity Residential	United States	Residential REITs	12,166	1.86
7	Vornado Realty	United States	Industrial & Office REITs	11,841	1.81
8	Boston Property	United States	Industrial & Office REITs	10,661	1.63
9	ProLogis	United States	Industrial & Office REITs	10,435	1.60
10	Mitsui Fudosan Co.	Japan	Real Estate Holding & Development	10,373	1.59
Totals				140,110	21.43

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT GLOBAL EX US INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	ICB Subsector	Net Mkt Cap (EURm)	Index Weight (%)
1	Sun Hung Kai Props	Hong Kong	Real Estate Holding & Development	19,315	4.83
2	Westfield Group	Australia	Retail REITs	14,758	3.69
3	Unibail - Rodamco	France	Retail REITs	14,559	3.64
4	Mitsubishi Estate	Japan	Real Estate Holding & Development	12,522	3.13
5	Mitsui Fudosan Co.	Japan	Real Estate Holding & Development	10,373	2.59
6	Hongkong Land Holdings	Hong Kong	Real Estate Holding & Development	8,555	2.14
7	Land Securities Group	United Kingdom	Industrial & Office REITs	7,350	1.84
8	Sumitomo Realty & Development	Japan	Real Estate Holding & Development	7,274	1.82
9	Wharf Holdings	Hong Kong	Real Estate Holding & Development	7,252	1.81
10	Hang Lung Properties	Hong Kong	Real Estate Holding & Development	6,312	1.58
Totals				108,270	27.06

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT GLOBAL INDEX PROPERTY SECTOR BREAKDOWN

ICB Subsector	FTSE EPRA/NAREIT GLOBAL INDEX			FTSE EPRA/NAREIT GLOBAL EX US INDEX		
	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Heavy Construction	1	88	0.01	1	88	0.02
Home Construction	10	6,969	1.07	10	6,969	1.74
Hotels	1	760	0.12	0	0	0.00
Real Estate Holding & Development	169	213,570	32.66	168	211,692	52.91
Real Estate Services	2	1,332	0.20	2	1,332	0.33
Industrial & Office REITs	70	127,944	19.57	45	59,256	14.81
Retail REITs	60	156,707	23.97	33	91,157	22.78
Residential REITs	25	58,215	8.90	9	14,531	3.63
Diversified REITs	17	18,915	2.89	10	12,117	3.03
Specialty REITs	23	50,774	7.76	5	1,689	0.42
Mortgage REITs	1	203	0.03	0	0	0.00
Hotel & Lodging REITs	13	18,409	2.82	2	1,283	0.32
Totals	392	653,884	100.00	285	400,113	100.00

SOURCE: FTSE Group, data as at 30 June 2011

FTSE EPRA/NAREIT GLOBAL INDEX PORTFOLIO CHARACTERISTICS

	FTSE EPRA/NAREIT Global Index	FTSE EPRA/NAREIT Global ex US Index	FTSE All-World Index
Number of Constituents	392	285	2863
Net Market Cap (EURm)	653,884	400,113	21,344,894
Constituent Sizes (Net Market Cap EURm)			
Average	1,668	1,404	7,455
Largest	23,481	19,315	278,011
Smallest	28	28	55
Median	780	723	2,889
Weight of Largest Constituent (%)	3.59	4.83	1.30
Top 10 Holdings (% Index Market Cap)	21.43	27.06	7.45

SOURCE: FTSE Group, data as at 30 June 2011

INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

31 October 2008

Base Value

1000

Investability Screen

Free float adjusted, liquidity & size screened

Index Calculation

End-of-day and real-time 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 Jun, 2011

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