

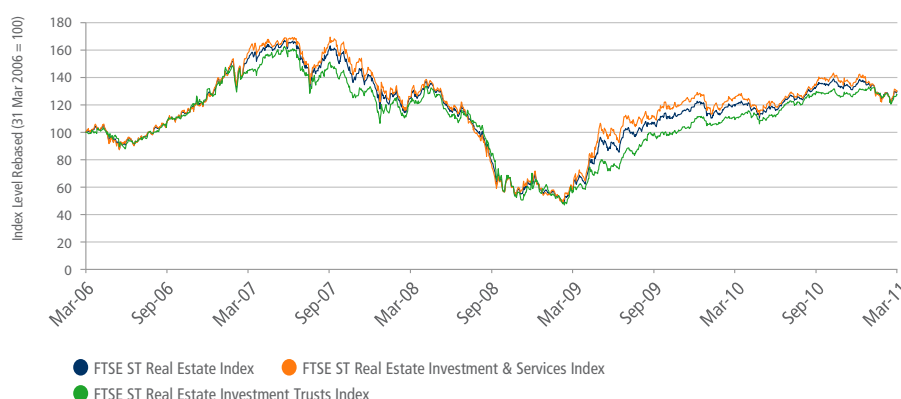
FTSE ST REAL ESTATE INDICES

The FTSE ST Real Estate indices are part of the FTSE ST Index Series, which includes the long-established Straits Times (ST) Index, and are produced jointly by Singapore Press Holdings (SPH), Singapore Exchange (SGX) and FTSE Group (FTSE). The FTSE ST Real Estate Index is further split into the FTSE ST Real Estate Investment & Services Index and FTSE ST Real Estate Investment Trusts Index to offer investors access to different segments of Singapore’s real estate market. FTSE’s free-float weighting and liquidity screening have also been applied to ensure that the indices offer transparency and liquidity.

FEATURES

- The FTSE ST Index Series comprises 3 Real Estate indices:
 FTSE ST Real Estate Index
 FTSE ST Real Estate Investment & Services Index
 FTSE ST Real Estate Investment Trusts Index
- The indices have been designed for the creation of structured products, index tracking funds and ETFs
- 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
- Capital and total return indices are available within this series

FTSE ST REAL ESTATE INDEX 5-YEAR PERFORMANCE (SGD TOTAL RETURN)



SOURCE: FTSE Group, data as at 31 March 2011

FTSE ST REAL ESTATE INDICES PERFORMANCE AND VOLATILITY TABLE (SGD TOTAL RETURN)

	PERFORMANCE								VOLATILITY		
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	3YR (%pa)	5YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**	5YR Vol (%pa)**
FTSE ST Real Estate Index	-4.2	-2.7	-4.2	8.8	3.6	29.5	1.2	5.3	13.3	34.2	29.5
FTSE ST Real Estate Investment & Services Index	-5.9	-3.2	-5.9	4.6	3.6	30.3	1.2	5.4	16.1	37.5	31.9
FTSE ST Real Estate Investment Trusts Index	-1.4	-1.9	-1.4	16.6	3.8	27.4	1.2	5.0	11.9	32.6	29.1

* Based on daily total returns and annualised based on 260 trading days in a year

** Based on monthly total returns

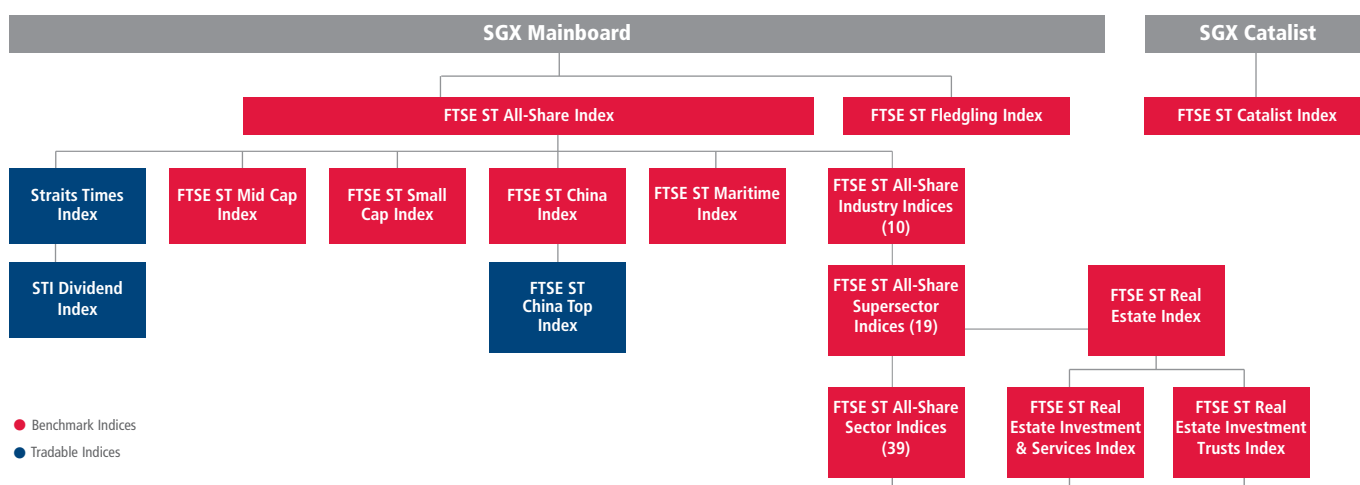
SOURCE: FTSE Group, data as at 31 March 2011

INDUSTRY CLASSIFICATION BENCHMARK (ICB)

The indices are calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis

- The ICB contains four classification levels: Industries (x10), Supersectors (x19), Sectors (x41), and Subsectors (x114)
- Global presence – ICB is adopted by stock exchanges representing over 65% of the world’s market capitalisation

FAMILY TREE



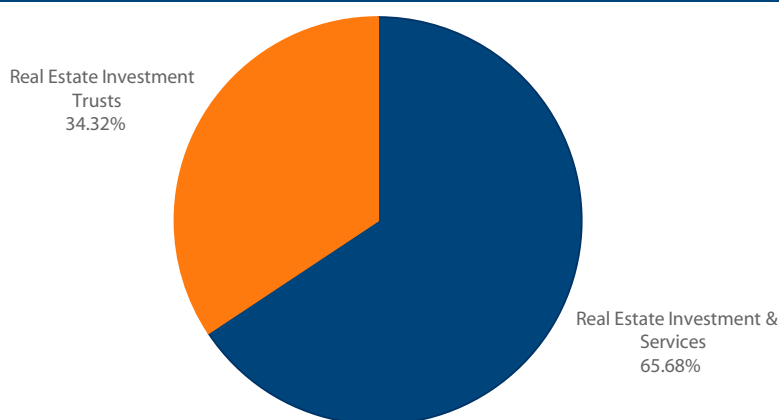
● Benchmark Indices
 ● Tradable Indices

FTSE ST REAL ESTATE INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	ICB Sector	Net Market Cap (SGDm)	Index Weight (%)
1	Hongkong Land Holdings	Real Estate Investment & Services	15,132	19.38
2	Capitaland	Real Estate Investment & Services	10,465	13.40
3	City Developments	Real Estate Investment & Services	7,856	10.06
4	CapitaMall Trust	Real Estate Investment Trusts	4,450	5.70
5	Ascendas Real Estate Investment Trust	Real Estate Investment Trusts	3,815	4.89
6	Suntec REIT	Real Estate Investment Trusts	3,396	4.35
7	Global Logistic Properties	Real Estate Investment & Services	3,375	4.32
8	Keppel Land	Real Estate Investment & Services	3,255	4.17
9	CapitaCommercial Trust	Real Estate Investment Trusts	2,939	3.76
10	UOL Group	Real Estate Investment & Services	2,772	3.55
Totals			57,455	73.58

SOURCE: FTSE Group, data as at 31 March 2011

FTSE ST REAL ESTATE INDEX ICB SECTOR BREAKDOWN



SOURCE: FTSE Group, data as at 31 March 2011

FTSE ST REAL ESTATE INDEX PORTFOLIO CHARACTERISTICS

	FTSE ST Real Estate Index	FTSE ST Real Estate Investment & Services Index	FTSE ST Real Estate Investment Trusts Index
Number of Constituents	43	21	22
Net Market Cap (SGDm)	78,084	51,283	26,801
Constituent Sizes (Net Market Cap SGDm)			
Average	1,816	2,442	1,218
Largest	15,132	15,132	4,450
Smallest	52	52	164
Median	589	678	586
Weight of Largest Constituent (%)	19.38	29.51	16.60
Top 10 Holdings (% Index Market Cap)	73.58	94.10	79.79

SOURCE: FTSE Group, data as at 31 March 2011

COMMITTEES & REVIEWS

The indices are managed according to a transparent and public set of index rules and also overseen by an independent committee, to ensure that the rules are correctly applied and adhered to. Reviews take place to ensure that a continuous and accurate representation of the market is maintained.

INFORMATION

Index Universe
FTSE ST All-Share Index

Index Launch
10 January 2008

Base Date
5 October 2007

Base Value
1000

Investability Screen
Free float adjusted and liquidity screened

Index Calculation
Real-time and end-of-day indices available.
Real-time calculated every 60 seconds

End-of-Day Distribution
Indices available at 19:00 Singapore local time
(11:00 hours UK time GMT or 12:00 hours BST)
via FTP and email

Currency
EUR, GBP, USD, JPY, SGD
Real-time calculated in SGD only

Review Dates
Semi-annually in March and September

Index Rules
www.ftse.com/st

Historical data
Available from August 2002



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