

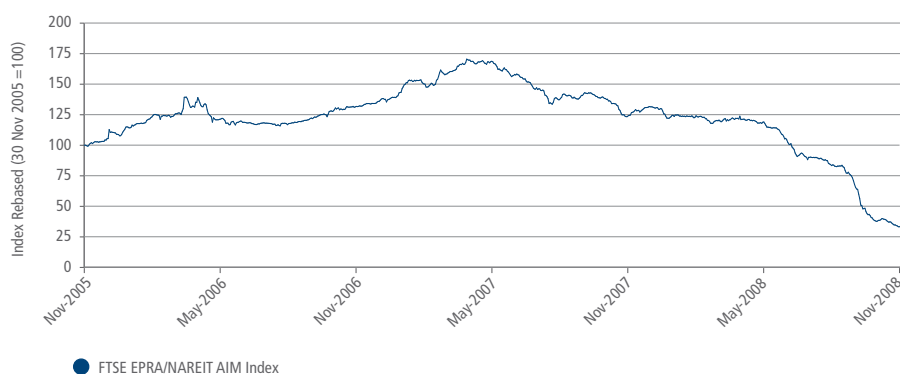
FTSE EPRA/NAREIT AIM INDEX

The FTSE EPRA/NAREIT Global Real Estate Index Series is being extended to cover all qualifying stocks from the London Stock Exchange's Alternative Investment (AIM) market. The FTSE EPRA/NAREIT AIM Index is designed to track the performance of listed real estate companies from the LSE's secondary market. By making the 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 London Stock Exchange's Alternative Investment Market (AIM)
- 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 (ICB), a global standard developed in partnership between FTSE Group and Dow Jones Indexes

FTSE EPRA/NAREIT AIM INDEX 3-YEAR PERFORMANCE (GBP TOTAL RETURN)

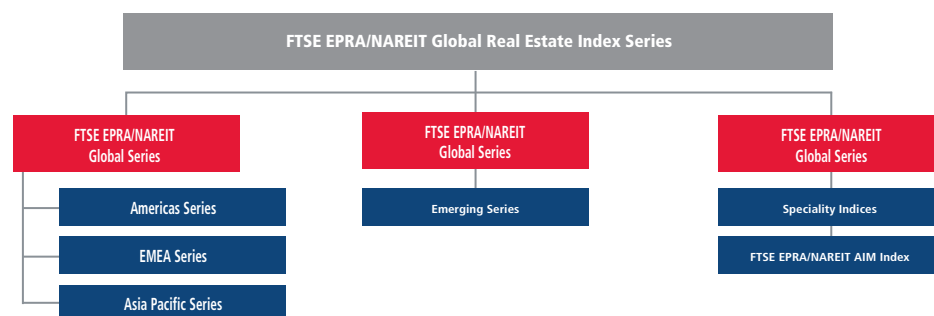


FTSE EPRA/NAREIT AIM INDEX TOP 5 CONSTITUENTS

Rank	Constituent	Country	Net Market Cap (GBPm)	Index Weight (%)
1	Dolphin Capiutal Investors	British Virgin Islands	235	22.90
2	Spazio Investment	Netherlands	160	15.61
3	Hansteen Holdings	UK	120	11.73
4	Raven Russia	UK	106	10.37
5	China Central Properties	UK	59	5.75
Totals			681	66.36

Source: FTSE Group, data as at 28 November 2008

FAMILY TREE



FTSE EPRA/NAREIT AIM INDEX COUNTRY BREAKDOWN

Country	No. Cons	Net Mkt Cap (GBPm)	Index Weight (%)
British Virgin Islands	1	235	22.90
Cyprus	1	31	3.01
Netherlands	1	150	15.61
UK	13	600	58.48
Totals	16	1,027	100.00

Source: FTSE Group, data as at 28 November 2008

FTSE EPRA/NAREIT AIM INDEX PERFORMANCE AND VOLATILITY

	PERFORMANCE						VOLATILITY	
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	3YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**
FTSE EPRA NAREIT AIM Index	-60.1	-72.1	-74.7	-73.2	-66.7	-30.7	22.3	40.7

* 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 28 November 2008

PORTFOLIO CHARACTERISTICS

Portfolio Characteristics	Value
Number of Constituents	16
Net Market Cap (GBPm)	1,027
Constituent Sizes (Net Market Cap GBPm)	
Average	64
Largest	235
Smallest	11
Median	42
Weight of Largest Constituent (%)	22.90
Top 10 Holdings (% Index Market Cap)	88.52

Source: FTSE Group, data as at 28 November 2008

INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

22 December 2008

Base Date

31 December 1999

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

GBP, EUR, USD, AUD, JPY & Local

Review Dates

Quarterly in March, June, September & December

Index Rules

Available at www.ftse.com/realestate

Factsheet Data

Source: FTSE Group, data as at Nov 28, 2008

© FTSE International Limited ("FTSE") 2008. All rights reserved. "FTSE" is a trade mark of the London Stock Exchange Plc and The Financial Times Limited and is used by FTSE under licence. "NAREIT" is the trade mark of the National Association of Real Estate Investment Trusts and "EPRA" is the trade mark of the European Public Real Estate Association. The FTSE EPRA/NAREIT Global Real Estate Index Series is calculated by FTSE. All rights in and to the FTSE EPRA/NAREIT Global Real Estate Index Series vest in FTSE and/or its relevant partners. Distribution of FTSE index values and the use of FTSE indices to create financial products requires a licence with FTSE. No part of this publication may be reproduced, stored in retrieval system or transmitted by any other form or means whether electronic, mechanical, photocopying, recording or otherwise without the prior permission of FTSE. All information is provided for information purposes only. Whilst every effort is made to ensure that all information given by FTSE in this publication is accurate, no responsibility or liability can be accepted by FTSE for any errors or for any loss arising from use of this publication. Distribution of FTSE index values and the use of FTSE indices to create financial products requires a licence with FTSE.



FOR FURTHER INFORMATION VISIT WWW.FTSE.COM, EMAIL INFO@FTSE.COM OR CALL YOUR LOCAL FTSE OFFICE:

LONDON +44 (0) 20 7866 1810 BOSTON +1 888 747 FTSE (3873) FRANKFURT +49 (0) 69 156 85 144 HONG KONG +852 2230 5800

BEIJING + 86 10 5864 5277 MADRID +34 91 411 3787 NEW YORK +1 888 747 FTSE (3873)

PARIS +33 (0) 1 53 76 82 88 SAN FRANCISCO +1 888 747 FTSE (3873) SYDNEY +61 2 9293 2866 TOKYO +81 3 3581 2811

