

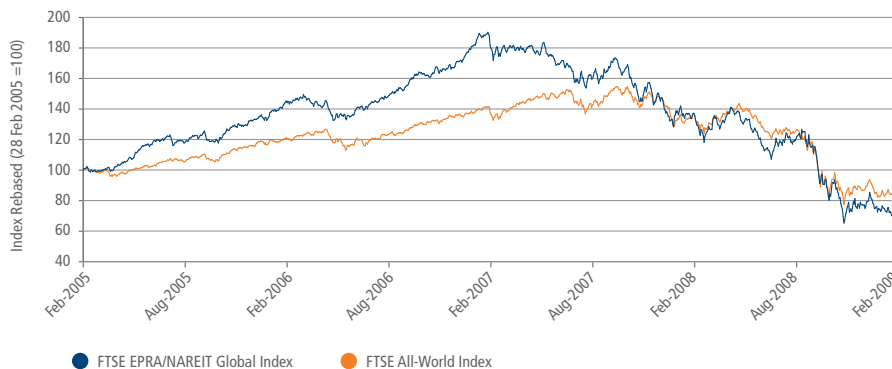
FTSE EPRA/NAREIT GLOBAL & GLOBAL EX US INDICES

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

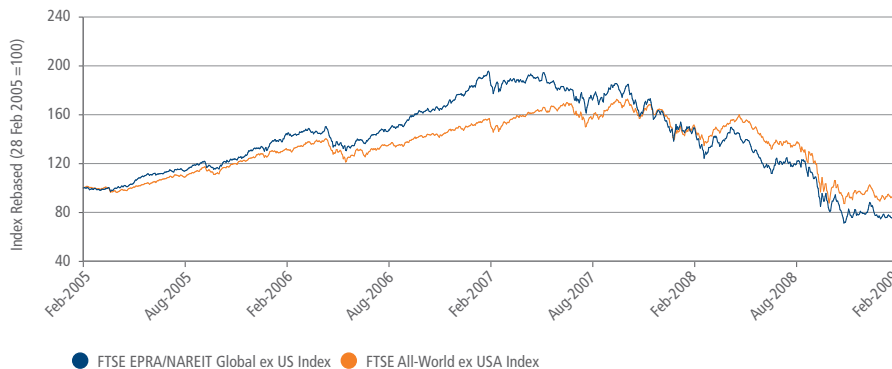
- The index provides investors with diverse representation of publicly traded equity REITs and listed property companies globally
- Real estate is widely recognised as one of the four primary core asset classes, representing about 50% of global wealth
- Investability – stocks are free-float weighted 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 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 GLOBAL INDEX 4-YEAR PERFORMANCE (EUR TOTAL RETURN)



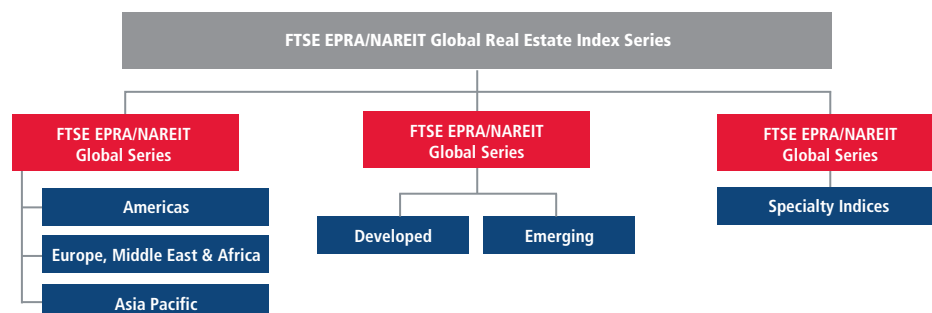
Source: FTSE Group, data as at 27 February 2009

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



Source: FTSE Group, data as at 27 February 2009

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES



FTSE EPRA/NAREIT GLOBAL INDEX PERFORMANCE AND VOLATILITY (TOTAL RETURN)

	PERFORMANCE						VOLATILITY	
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	3YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**
FTSE EPRA/NAREIT Global Index	-19.2	-47.9	-19.5	-52.0	-55.8	-23.8	38.7	23.9
FTSE All-World Index	-13.3	-39.3	-14.5	-42.3	-36.1	-13.8	31.7	17.8

* 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 27 February 2009

FTSE EPRA/NAREIT GLOBAL EX US INDEX PERFORMANCE AND VOLATILITY (TOTAL RETURN)

	PERFORMANCE						VOLATILITY	
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	3YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**
FTSE EPRA/NAREIT Global ex US Index	-16.5	-43.4	-13.7	-52.5	-51.9	-21.6	34.2	21.9
FTSE All-World ex USA Index	-10.4	-37.5	-11.8	-41.7	-34.3	-13.1	31.0	18.7

* 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 27 February 2009

FTSE EPRA/NAREIT GLOBAL INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (EURm)	Index Weight (%)
1	Westfield Group	Australia	Retail	12,005	4.79
2	Sun Hung Kai Props	Hong Kong	Diversified	11,571	4.61
3	Mitsubishi Estate	Japan	Diversified	8,336	3.32
4	Unibail - Rodamco	France	Diversified	8,151	3.25
5	Mitsui Fudosan Co.	Japan	Diversified	7,114	2.84
6	Simon Property Group	US	Retail	5,993	2.39
7	Public Storage	US	Self Storage	5,575	2.22
8	China Overseas Land & Inv (Red Chip)	Hong Kong	Residential	4,064	1.62
9	Vornado Realty	US	Diversified	4,002	1.60
10	Equity Residential	US	Residential	3,735	1.49
Totals				70,547	28.12

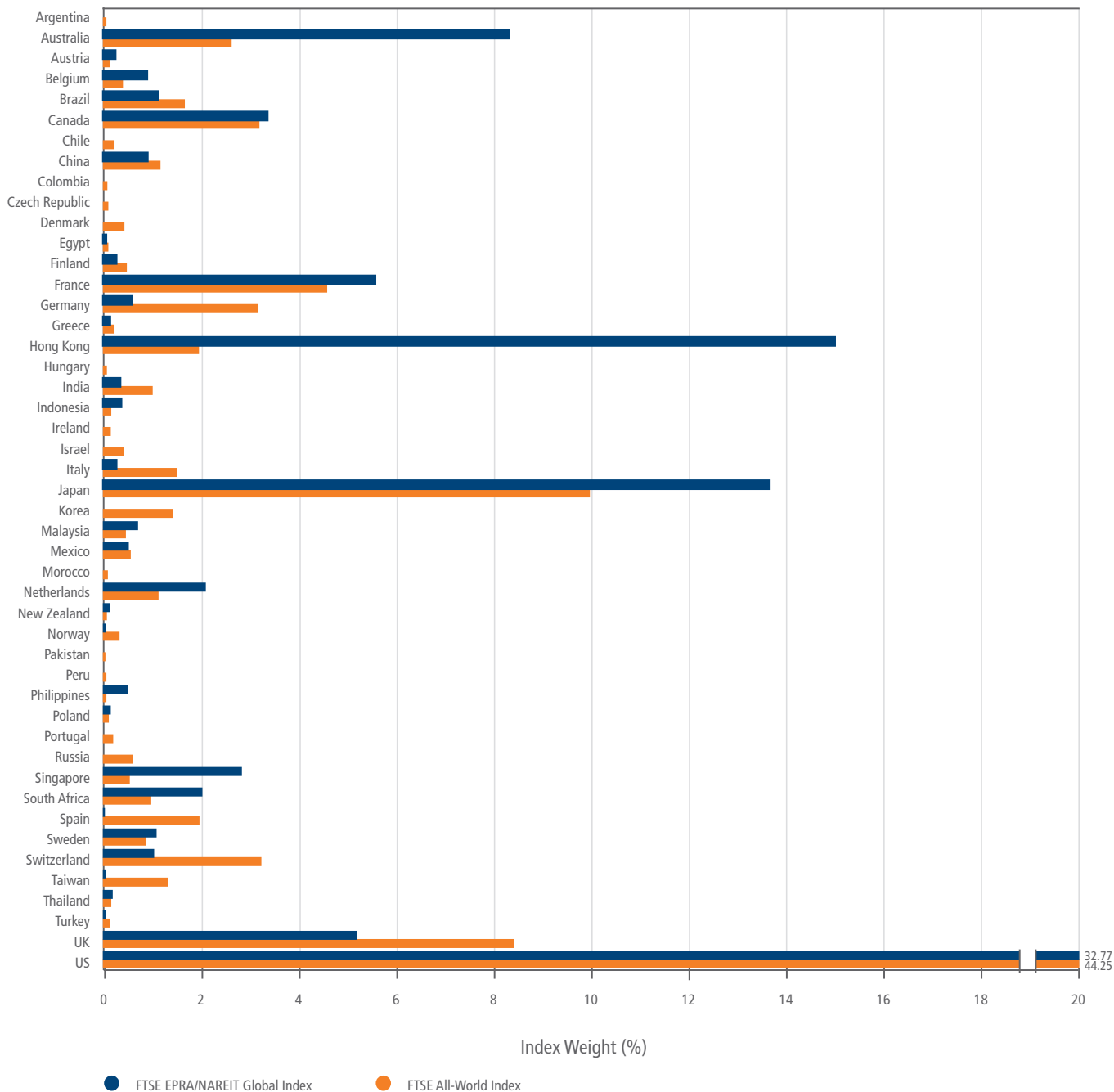
SOURCE: FTSE Group, data as at 27 February 2009

FTSE EPRA/NAREIT GLOBAL EX US INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (EURm)	Index Weight (%)
1	Westfield Group	Australia	Retail	12,005	7.12
2	Sun Hung Kai Props	Hong Kong	Diversified	11,571	6.86
3	Mitsubishi Estate	Japan	Diversified	8,336	4.94
4	Unibail - Rodamco	France	Diversified	8,151	4.83
5	Mitsui Fudosan Co.	Japan	Diversified	7,114	4.22
6	China Overseas Land & Inv (Red Chip)	Hong Kong	Residential	4,064	2.41
7	Sumitomo Realty & Development	Japan	Diversified	3,663	2.17
8	Nippon Building Fund Inc	Japan	Office	3,489	2.07
9	Link Real Estate Investment Trust	Hong Kong	Retail	3,225	1.91
10	Capitaland	Singapore	Diversified	3,198	1.90
Totals				64,816	38.43

SOURCE: FTSE Group, data as at 27 February 2009

FTSE EPRA/NAREIT GLOBAL INDEX COUNTRY BREAKDOWN



Source: FTSE Group, data as at 27 February 2009

FTSE EPRA/NAREIT GLOBAL INDEX REGION BREAKDOWN

Region	No. of Constituents	Net Mkt Cap (EURm)	Index Weight (%)
Americas	132	94,652	37.73
Asia Pacific	104	107,368	42.80
Europe	87	43,692	17.42
Middle East & Africa	12	5,146	2.05
Totals	335	250,858	100.00

SOURCE: FTSE Group, data as at 27 February 2009

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	335	236	2,826
Net Market Cap (EURm)	250,858	168,644	12,421,962
Constituent Sizes (Net Market Cap EURm)			
Average	749	715	4,396
Largest	12,005	12,005	271,945
Smallest	8	8	0
Median	333	290	1,330
Weight of Largest Constituent (%)	4.79	7.12	2.19
Top 10 Holdings (% Index Market Cap)	28.12	38.43	9.84

SOURCE: FTSE Group, data as at 27 February 2009

FTSE EPRA/NAREIT GLOBAL INDEX PROPERTY SECTOR BREAKDOWN

Property Sector	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 (%)
Healthcare	14	14,534	5.79	3	589	0.35
Self Storage	5	6,655	2.65	1	181	0.11
Industrial	14	5,967	2.38	8	2,724	1.61
Office	52	36,197	14.43	39	25,622	15.19
Industrial/Office Mixed	1	24	0.01	1	24	0.01
Residential	51	26,447	10.54	34	12,534	7.43
Retail	54	54,285	21.64	29	35,204	20.87
Lodging/Resorts	11	3,379	1.35	1	139	0.08
Specialty	7	5,827	2.32	1	56	0.03
Diversified	126	97,542	38.88	119	91,572	54.30
Totals	335	250,858	100.00	236	168,644	100.00

SOURCE: FTSE Group, data as at 27 February 2009

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/realestate

Factsheet Data

Source: FTSE Group, data as at 27 Feb, 2009

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