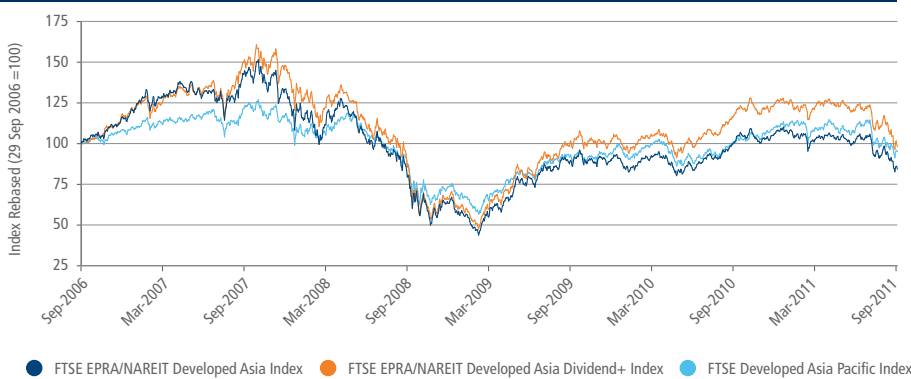


FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX

FTSE Group has launched the FTSE EPRA/NAREIT Developed Asia Dividend+ Index, a market-cap weighted index designed to measure the performance of global higher yielding stocks within the EPRA/NAREIT Developed Asia Index.

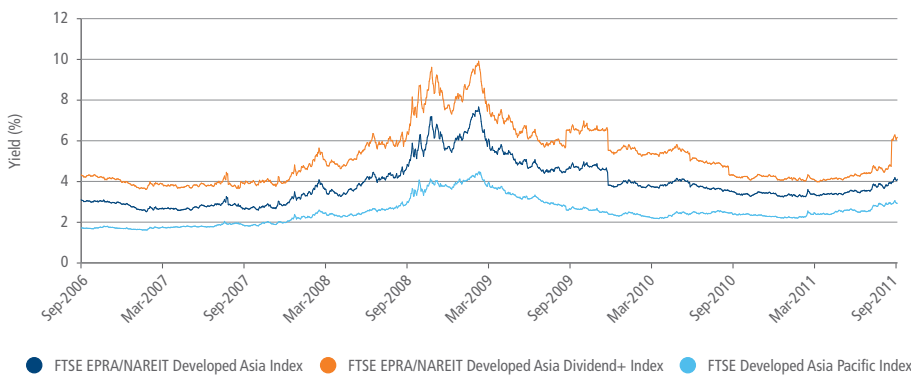
The FTSE EPRA/NAREIT Developed Asia Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA/NAREIT Developed Asia Index. The index allows investors to take advantage of the increasing trend towards Real Estate Investment Trusts (REIT) structures in Asia and the related advantages of capturing the long-term effect of higher compounding returns.

FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX 5-YEAR PERFORMANCE (USD TOTAL RETURN)



SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX HISTORICAL DIVIDEND YIELD

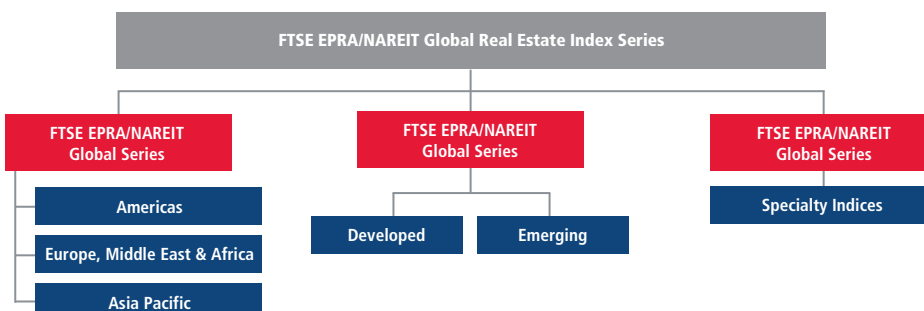


SOURCE: FTSE Group, as at 30 September 2011

FEATURES

- The index provides a daily measure of the performance of the higher yielding stocks within the universe of the EPRA/NAREIT Developed Asia Index
- The index captures those stocks that have a forecasted dividend yield of equal/greater than 2%
- Stocks are liquidity screened to ensure that the index is tradable
- Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indices
- Capital and total return indices are available within this series
- The index is calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis
- The index is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)
- 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

FAMILY TREE



FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (USDm)	Index Weight (%)
1	Westfield Group	Australia	Retail	17,383	20.56
2	Hongkong Land Holdings	Hong Kong	Office	7,804	9.23
3	Westfield Retail Trust	Australia	Retail	7,183	8.49
4	Stockland	Australia	Diversified	6,740	7.97
5	GPT Group	Australia	Diversified	5,663	6.70
6	Goodman Group	Australia	Industrial	4,132	4.89
7	Dexus Property Group	Australia	Diversified	3,857	4.56
8	Mirvac Group	Australia	Diversified	3,818	4.51
9	CFS Retail Property Trust	Australia	Retail	3,598	4.25
10	CapitaMall Trust	Singapore	Retail	3,324	3.93
Total				63,501	75.09

SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX PERFORMANCE AND VOLATILITY (USD 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 Developed Asia Dividend+ Index	-19.9	-20.0	-21.2	-16.4	14.6	-1.8	4.6	-0.4	18.0	32.1	28.2
FTSE EPRA/NAREIT Developed Asia Index	-18.1	-17.9	-20.8	-16.0	6.2	-15.7	2.0	-3.4	18.2	32.3	27.6
FTSE Developed Asia Pacific Index	-14.0	-13.6	-13.9	-5.0	10.9	-5.1	3.5	-1.0	19.4	25.2	20.3

* 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 September 2011

FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX PORTFOLIO CHARACTERISTICS

FTSE EPRA/NAREIT Developed Asia Dividend+ Index	
Number of Constituents	26
Net Market Cap (USDm)	84,565
Constituent Sizes (Net Market Cap USDm)	
Average	3,253
Largest	17,383
Smallest	385
Median	1,792
Weight of Largest Constituent (%)	20.56
Top 10 Holdings (% Index Market Cap)	75.09

SOURCE: FTSE Group, data as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED ASIA DIVIDEND+ INDEX PROPERTY SECTOR

Property Sector	No. of Constituents	Net Mkt Cap (USDm)	Index Weight (%)
Diversified	10	26,083	30.84
Industrial	4	9,577	11.33
Lodging/Resorts	1	831	0.98
Office	5	14,808	17.51
Retail	6	33,266	39.34
	26	84,565	100.00

SOURCE: FTSE Group, as at 30 September 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

20th September 2006

Base Date

30 June 2005

Base Value

2000

Investability Screen

Free float adjusted and liquidity screened

Index Calculation

Real-time and end-of-day indices available.

Real-time indices calculated every 15 seconds

End-of-Day Distribution

Indices available at 12:30 GMT or BST via ftp and email

Currency

USD, EUR, GBP, JPY & Local

Dividend Information

One-year dividends per share forecast/estimates from I/B/E/S

Review Dates

Annually in September

Index Rules

Available at www.ftse.com/realstate

Vendor Codes

Available at www.ftse.com/realstate

Historical Data

Available from December 1999

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