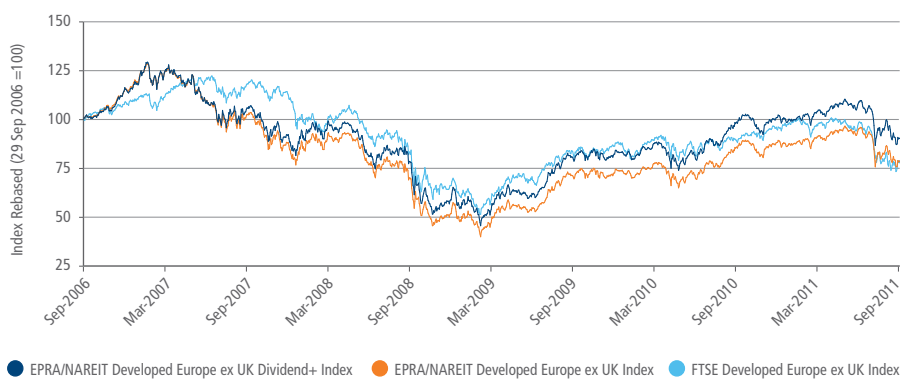


FTSE EPRA/NAREIT DEVELOPED EUROPE EX UK DIVIDEND+ INDEX

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

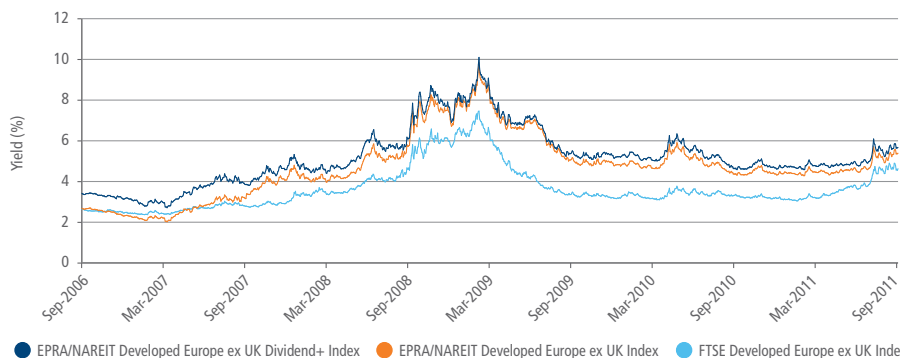
The FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA/NAREIT Developed Europe ex UK Index. The index allows investors to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

FTSE EPRA/NAREIT DEVELOPED EUROPE EX UK DIVIDEND+ INDEX 5-YEAR PERFORMANCE (EUR TOTAL RETURN)



SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED EUROPE EX UK DIVIDEND+ INDEX HISTORICAL DIVIDEND YIELD

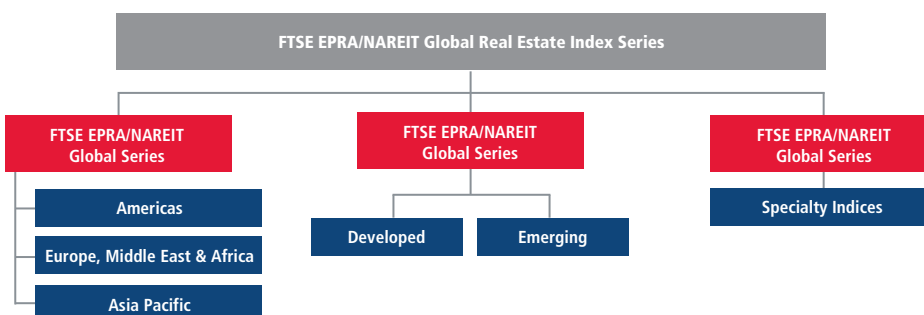


SOURCE: FTSE Group, as at 30 September 2011

FEATURES

- The index provides a daily measure of the performance of the higher yielding stocks within the universe of the EPRA/NAREIT Developed Europe ex UK 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 EUROPE EX UK DIVIDEND+ INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Country	Property Sector	Net Mkt Cap (EURm)	Index Weight (%)
1	Unibail - Rodamco	France	Diversified	12,285	26.70
2	Corio	Netherlands	Retail	3,162	6.87
3	PSP Swiss Property	Switzerland	Office	3,102	6.74
4	Swiss Prime Site	Switzerland	Office	2,449	5.32
5	Klepierre	France	Retail	2,006	4.36
6	Fonciere Des Regions	France	Diversified	1,443	3.14
7	Dt Euroshop Na	Germany	Retail	1,301	2.83
8	Icade	France	Diversified	1,278	2.78
9	Gecina	France	Diversified	1,238	2.69
10	Mercialys	France	Retail	1,227	2.67
Totals				29,492	64.09

SOURCE: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED EUROPE EX UK DIVIDEND+ INDEX PERFORMANCE AND VOLATILITY TABLE (EUR TOTAL RETURN)

	PERFORMANCE								VOLATILITY		
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	3YR (%pa)	5YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**	5YR Vol (%pa)***
EPRA/NAREIT Developed Europe ex UK Dividend+ Index	-16.7	-13.4	-10.7	-8.3	15.0	-9.8	4.8	-2.0	18.8	28.2	22.8
EPRA/NAREIT Developed Europe ex UK Index	-17.3	-13.9	-11.2	-8.5	12.0	-21.6	3.9	-4.8	18.6	28.5	23.3
FTSE Developed Europe ex UK Index	-20.6	-19.7	-17.8	-13.0	-6.3	-22.3	-2.1	-4.9	20.8	24.5	19.7

* 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 EUROPE EX UK DIVIDEND+ INDEX PORTFOLIO CHARACTERISTICS

	FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ Index	FTSE EPRA/NAREIT Developed Europe ex UK Index
Number of Constituents	40	54
Net Market Cap (EURm)	46,018	53,410
Constituent Sizes (Net Market Cap EURm)		
Average	1,150	989
Largest	12,285	12,285
Smallest	63	63
Median	759	707
Weight of Largest Constituent (%)	26.70	23.00
Top 10 Holdings (% Index Market Cap)	64.09	55.87

Source: FTSE Group, as at 30 September 2011

FTSE EPRA/NAREIT DEVELOPED EUROPE EX UK DIVIDEND+ INDEX PROPERTY SECTOR

Property Sector	No. of Constituents	Net Mkt Cap (USDm)	Index Weight (%)
Diversified	15	22,595	49.10
Healthcare	-	-	-
Industrial	1	348	0.76
Industrial/Office Mixed	-	-	-
Lodging/Resorts	-	-	-
Office	12	10,028	21.79
Residential	4	2,672	5.81
Retail	8	10,375	22.55
Self Storage	-	-	-
Totals	40	46,018	100.00

Source: FTSE Group, as at 30 September 2011

INFORMATION
Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

3 October 2005

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 20:00 GMT or BST via ftp and email

Currency

EUR, GBP, USD, 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
Factsheet Data

FTSE Group, data as at 30 June 2009

Historical Data

Available from December 1999

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PARIS +33 (0)1 53 76 82 89 SAN FRANCISCO +1 888 747 FTSE (3873) SYDNEY +61 (2) 9293 2864 TOKYO +81 (3) 3581 2811

