

FTSE EPRA/NAREIT DEVELOPED GLOBAL SECTORS INDICES

The new index series is a subset of the FTSE EPRA/NAREIT Developed Index, separating the existing constituents into 10 distinct Property Sectors. A company is included in one of the following Property Sectors if 75% or more of its gross invested book assets are invested in that particular sector. The only exceptions are the Diversified and Specialty indices where, to be eligible, less than 75% of gross invested book assets must be invested in the other 8 sectors.

This innovative new set of benchmarks allows for a more granular assessment of the performance characteristics of global real estate equities. The index series is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

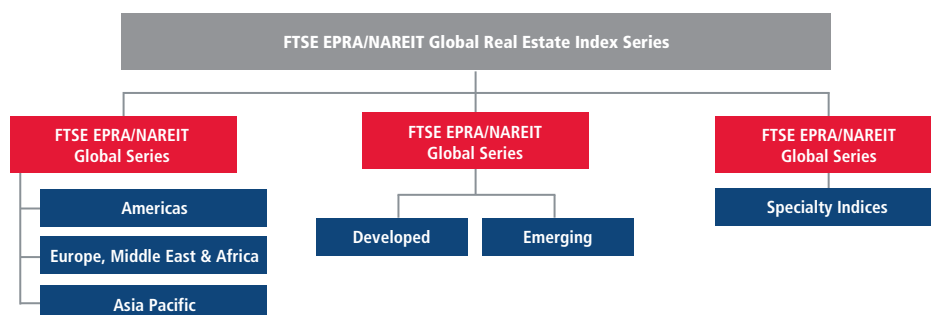
Each constituent of the index series is classified by one of the Property Sectors listed below. Property Sector indices are available for the following regions and countries: Global, Asia, Europe, Eurozone, UK, North America & US.

Property Sectors
Healthcare
Self Storage
Industrial
Office
Residential
Retail
Lodging/Resorts
Specialty
Diversified
Industrial/Office Mixed

FEATURES

- The FTSE EPRA/NAREIT Developed Global Sectors Indices is a subset of the FTSE EPRA/NAREIT Developed Index separating the existing constituents into specific property sectors
- The classification by Property Sector is based on the gross invested book assets as disclosed in the latest published financial statement
- A company is classified as belonging to a particular sector (Healthcare, Self Storage, Industrial, Office, Industrial/Office Mixed, Residential, Retail and Lodging/Resorts) when 75% or more of its gross invested book assets are invested in that particular sector
- A company is classified as belonging to either Specialty or Diversified when its assets do not meet the 75% threshold for one of the other property sectors
- The index series is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)

FAMILY TREE



EPRA/NAREIT DEVELOPED DIVERSIFIED SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	41	197,960	57.58
Europe	49	105,952	30.82
Eurozone	23	52,025	15.13
UK	20	45,732	13.30
North America	14	39,915	11.61
United States	9	32,655	9.50
Global	104	343,827	100

EPRA/NAREIT DEVELOPED RESIDENTIAL SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	6	12,312	13.52
Europe	6	6,717	7.38
Eurozone	5	5,500	6.04
UK	1	1,217	1.34
North America	21	72,030	79.10
United States	18	68,294	75.00
Global	33	91,060	100.00

EPRA/NAREIT DEVELOPED HEALTHCARE SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	0	0	0.00
Europe	2	1,386	4.77
Eurozone	0	0	0.00
UK	2	1,386	4.77
North America	13	27,667	95.23
United States	11	25,335	87.21
Global	15	29,053	100

EPRA/NAREIT DEVELOPED RETAIL SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	13	61,570	28.19
Europe	16	49,708	22.76
Eurozone	9	28,176	12.90
UK	6	20,828	9.53
North America	29	107,170	49.06
United States	26	99,146	45.39
Global	58	218,448	100.00

EPRA/NAREIT DEVELOPED SELF STORAGE SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	0	0	0.00
Europe	1	1,015	6.47
Eurozone	0	0	0.00
UK	1	1,015	6.47
North America	4	14,686	93.53
United States	4	14,686	93.53
Global	5	15,702	100

EPRA/NAREIT DEVELOPED LODGING/RESORTS SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	1	662	1.76
Europe	1	225	0.60
Eurozone	0	0	0.00
UK	1	225	0.60
North America	17	36,653	97.64
United States	14	33,878	90.24
Global	19	37,540	100.00

EPRA/NAREIT DEVELOPED INDUSTRIAL SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	5	16,335	30.90
Europe	4	10,754	20.34
Eurozone	2	1,577	2.98
UK	2	9,178	17.36
North America	5	25,770	48.75
United States	5	25,770	48.75
Global	14	52,859	100.00

EPRA/NAREIT DEVELOPED SPECIALTY SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	0	0	0.00
Europe	1	1,181	13.28
Eurozone	0	0	0.00
UK	1	1,181	13.28
North America	3	7,716	86.72
United States	3	7,716	86.72
Global	4	8,898	100.00

EPRA/NAREIT DEVELOPED OFFICE SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	19	56,352	39.12
Europe	21	29,160	20.25
Eurozone	9	9,912	6.88
UK	5	9,918	6.89
North America	18	58,521	40.63
United States	16	50,201	34.85
Global	58	144,033	100.00

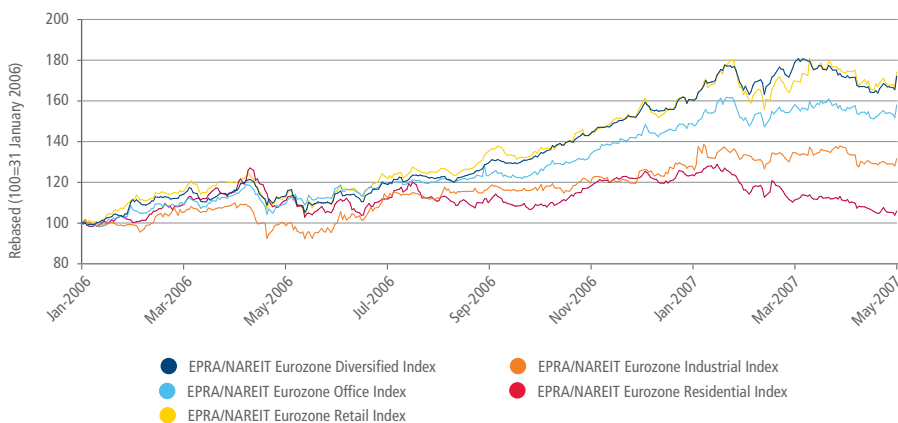
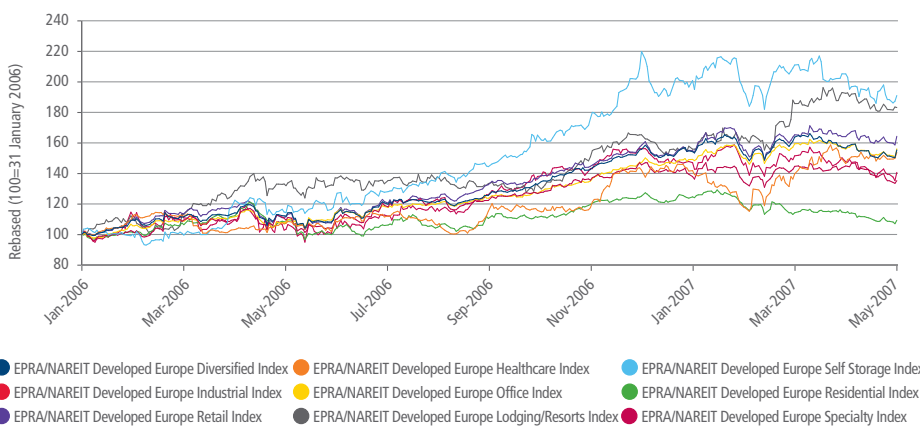
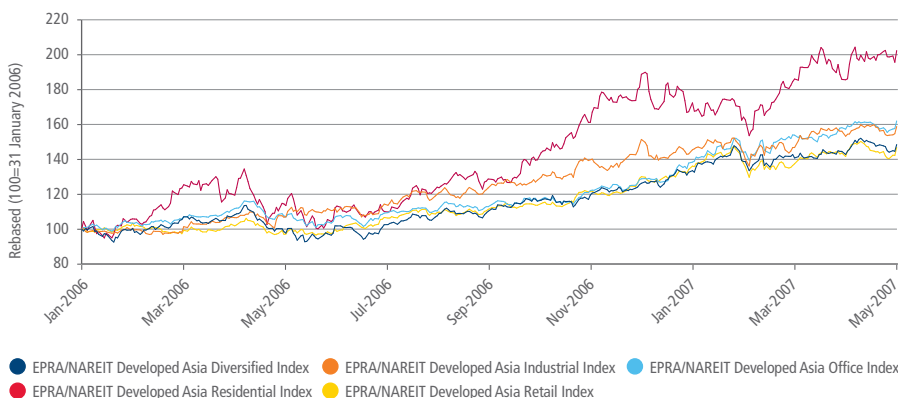
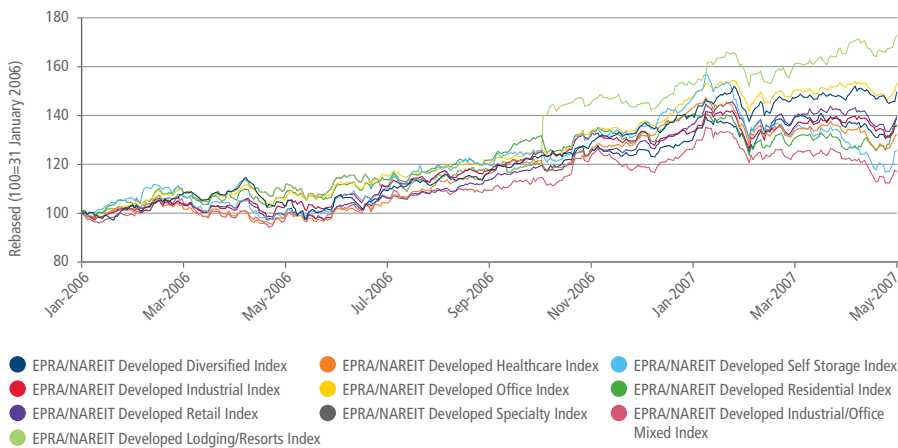
EPRA/NAREIT DEVELOPED INDUSTRIAL/OFFICE MIXED SECTOR CONSTITUENTS

Region	Total number of const.	Net Mkt Cap EURm	Wt%
Asia	0	0	0.00
Europe	0	0	0.00
Eurozone	0	0	0.00
UK	0	0	0.00
North America	3	10,667	100
United States	3	10,667	100
Global	3	10,667	100.00

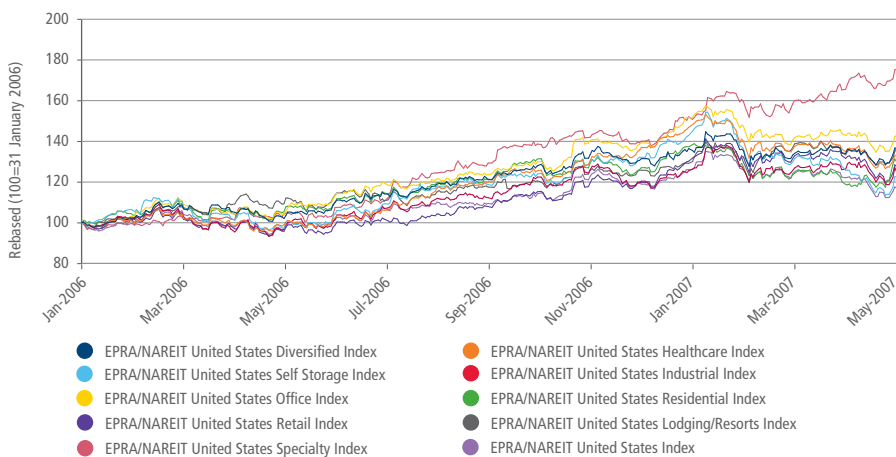
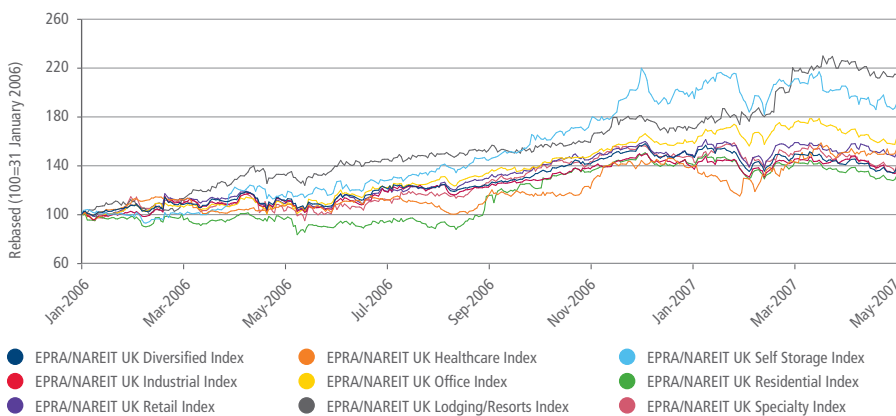
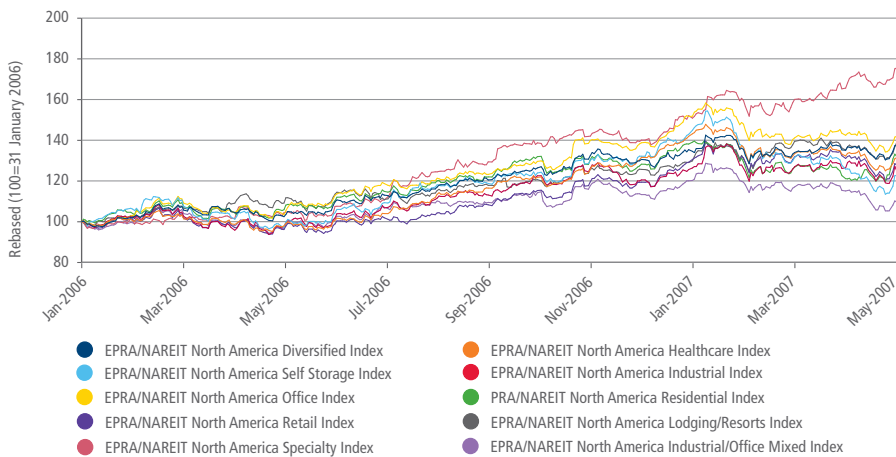
FTSE EPRA/NAREIT DEVELOPED GLOBAL SECTORS INDICES PERFORMANCE (USD TOTAL RETURN)

ABOUT EPRA/NAREIT

The European Public Real Estate Association (EPRA) is a common interest group, which aims to promote, develop and represent the European public real estate sector. The National Association of Real Estate Investment Trusts® (NAREIT) is the worldwide voice of REITs and publicly traded real estate companies with an interest in the US property and investment markets.



FTSE EPRA/NAREIT DEVELOPED GLOBAL SECTORS INDICES PERFORMANCE (USD TOTAL RETURN)



INFORMATION

Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

Index Launch

11 December 2006

Base Date

31 December 1999

Base Value

1000

Investability Screen

Free float adjusted, foreign ownership, liquidity and size screened

Index Calculation

End-of-day indices available

End-of-Day Distribution

Indices available at 23:30 GMT & BST via FTP and email

Currency

EUR, USD, GBP, JPY & Local Currency

Review Dates

Quarterly in March, June, September & December

Index Rules

Available at www.ftse.com/realestate

Factsheet Data

FTSE Group, data as at 31 May 2007

Historical Data

January 2006

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