

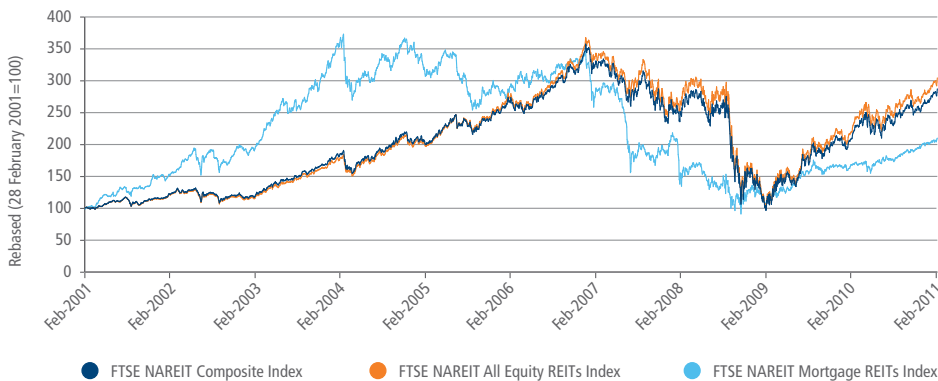
FTSE NAREIT US REAL ESTATE INDEX SERIES

The FTSE NAREIT US Real Estate Index Series is designed to present investors with a comprehensive family of REIT performance indexes that spans the commercial real estate space across the US economy. The index series provides investors with exposure to all investment and property sectors. In addition, the more narrowly focused property sector and sub-sector indexes provide the facility to concentrate commercial real estate exposure in more selected markets. A REIT is a company that owns, and in most cases, operates income-producing real estate such as apartments, shopping centers, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of many REITs are freely traded, usually on a major stock exchange. To qualify as a REIT, a company must distribute at least 90 percent of its taxable income to its shareholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its shareholders from its corporate taxable income. As a result, most REITs remit at least 100 percent of their taxable income to their shareholders and therefore owe no corporate tax. Taxes are paid by shareholders on the dividends received and any capital gains. Most states honor this federal treatment and also do not require REITs to pay state income tax. Like other businesses, but unlike partnerships, a REIT cannot pass any tax losses through to its investors.

FEATURES

- FTSE assumed responsibility for the calculation of the NAREIT Domestic Real Estate Index Series, which was rebranded as the FTSE NAREIT US Real Estate Index Series
- The National Association of Real Investment Trusts (NAREIT) is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets
- The index series is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)

FTSE NAREIT COMPOSITE INDEX 10 YEAR PERFORMANCE (USD TOTAL RETURN)



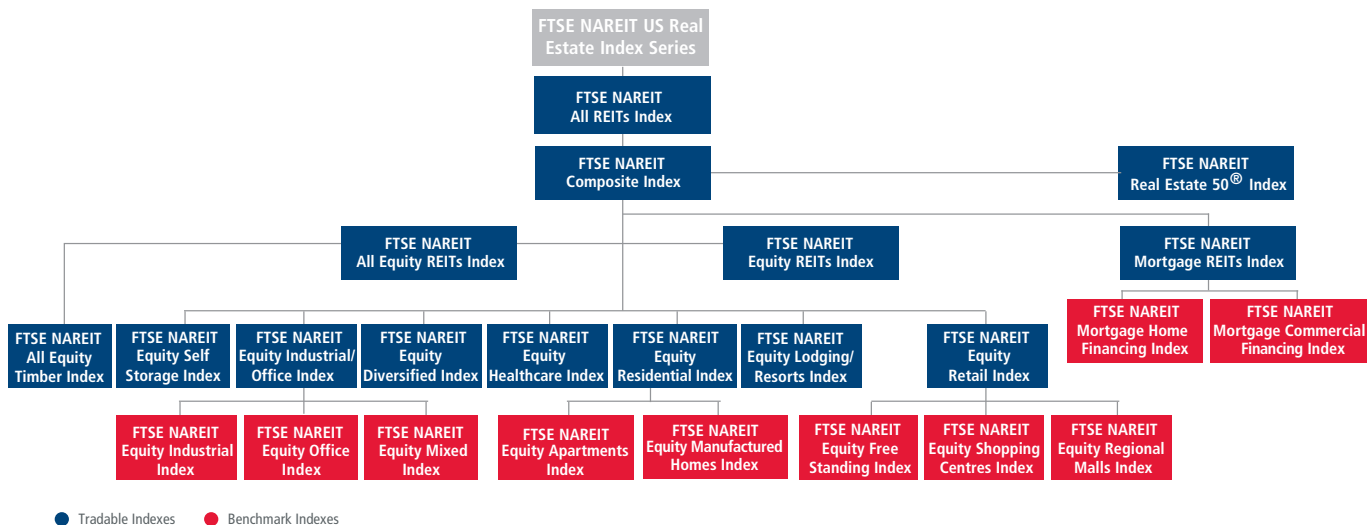
SOURCE: FTSE Group and Thomson Datastream, data as at 28 February 2011

PERFORMANCE TABLE (USD TOTAL RETURN)

	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	10YR (%)	3YR (%pa)	5YR (%pa)	10YR (%pa)
FTSE NAREIT Composite	13.57	22.02	8.47	38.23	14.80	11.52	187.24	4.71	2.20	11.13
FTSE NAREIT All Equity REITs	13.97	22.22	8.90	39.54	16.34	15.77	204.44	5.17	2.97	11.78
FTSE NAREIT Mortgage REITs	9.23	19.33	4.02	25.11	5.35	-25.08	110.01	1.75	-5.61	7.70

SOURCE: FTSE Group, data as at 28 February 2011

FAMILY TREE

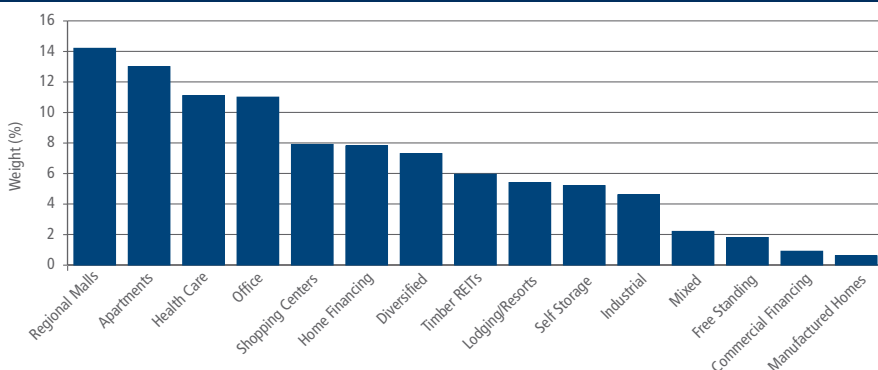


FTSE NAREIT COMPOSITE TOP 10 CONSTITUENTS

Constituent	Sector	Net Mkt Cap (USDm)	Index Weight (%)
Simon Property Group	Regional Malls	32,230	7.50
Public Storage	Self Storage	19,102	4.45
Vornado Realty	Diversified	16,978	3.95
Equity Residential	Apartments	15,535	3.62
General Growth Properties	Regional Malls	15,247	3.55
Annaly Capital Management	Home Financing	14,217	3.31
HCP	Health Care	14,094	3.28
Boston Property	Office	13,439	3.13
Weyerhaeuser	Timber	13,082	3.05
Host Hotels & Resorts	Lodging/Resorts	12,253	2.85
Totals		166,177	38.68

SOURCE: FTSE Group, data as at 28 February 2011

FTSE NAREIT COMPOSITE INDEX ICB PROPERTY SUBSECTOR BREAKDOWN



SOURCE: FTSE Group and Thomson Datastream, data as at 28 February 2011

FTSE NAREIT ALL REITS INDEX BREAKDOWN

	No. of Constituents	Net Market Cap (USDm)	Index Weight (%)
FTSE NAREIT Composite Index	143	428,291	99.69
FTSE NAREIT Equity REITs Index	119	391,316	91.37
FTSE NAREIT Mortgage REITs Index	24	36,974	8.63
FTSE NAREIT Real Estate 50 Index *	50	340,354	79.47

SOURCE: FTSE Group, data as at 28 February 2011

* The FTSE NAREIT Real Estate 50 Index consists of the largest 50 eligible REITs from the FTSE NAREIT Composite Index, ranked by market capitalisation.

FTSE NAREIT ALL REITS INDEX PORTFOLIO CHARACTERISTICS

	FTSE NAREIT Composite Index	FTSE NAREIT Equity REITs Index	FTSE Mortgage REITs Index	FTSE NAREIT Real Estate 50 Index
Number of Constituents	143	119	24	50
Net Market Cap (USDm)	428,291	391,316	36,974	340,354
Constituent Sizes (Net Market Cap USDm)				
Average	2,995	3,288	1,541	6,807
Largest	32,230	32,230	14,217	32,230
Smallest	138	138	181	2,002
Median	1,501	1,784	693	4,385
Weight of Largest Constituent (%)	7.50	8.24	38.45	9.47
Top 10 Holdings (% Index Market Cap)	38.68	25.32	66.36	29.11

SOURCE: FTSE Group, data as at 28 February 2011

INFORMATION

Index Universe

NAREIT Domestic Real Estate Index Series

Index Launch

6th March 2006

Investability Screen

Free float, liquidity, and size screened (with the exception of the FTSE NAREIT All REITs Index – see index rules for details)

Index Calculation

Real-time and End-of-day (Euro, USD, GBP & JPY)

End-of-Day Distribution

Indexes available at 16:00 Eastern Standard Time via ftp and email

Currency

Local currency, USD, EUR, GBP & JPY

Review Dates

Quarterly in March, June, September & December

Index Rules

Available at www.ftse.com/nareit

Vendor Codes

Available at www.ftse.com/Indices

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BEIJING + 86 10 5864 5277 DUBAI +971 55 8 82 4065 FRANKFURT +49 (0) 69 156 85 144 HONG KONG +852 2164 3333

LONDON +44 (0) 20 7866 1810 MILAN +39 02 72426 641 MUMBAI +91 22 4090 7144 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

