



FTSE EPRA/NAREIT Global Real Estate Index Series Extended to Include Emerging Markets

**Hong Kong, Tokyo, London, Amsterdam, New York and Washington, D.C.
12 January, 2009** – The FTSE EPRA/NAREIT Global Real Estate Index Series, the leading global real estate benchmark, has extended its coverage with the addition of 12 new Emerging Markets indices, allowing investors to track the relative performance of listed property in emerging countries during a critical period for global markets.

Created in partnership with two of the world's leading real estate authorities, the European Public Real Estate Association (EPRA) and the National Association of Real Estate Investment Trusts® (NAREIT), the indices are calculated in real-time by FTSE. The Emerging Market indices will join the existing indices which cover Developed Markets to form an expanded FTSE EPRA/NAREIT Global Real Estate Index Series.

The FTSE EPRA/NAREIT Emerging Markets indices provide investors with a diverse representation of over 70 publicly traded equity REITs and listed property companies from 13 emerging markets across the Americas, Europe, the Middle East, Africa and Asia. FTSE's Country Classification system, a transparent, rules-based approach to assigning market status, was used to identify emerging markets. These markets include: Brazil, China, Egypt, India, Indonesia, Malaysia, Mexico, the Philippines, Poland, South Africa, Taiwan, Thailand and Turkey.

The new indexes include:

- FTSE EPRA/NAREIT Emerging Index
- FTSE EPRA/NAREIT Emerging EMEA Index
- FTSE EPRA/NAREIT Emerging Europe Index
- FTSE EPRA/NAREIT Emerging Middle East/Africa Index
- FTSE EPRA/NAREIT Emerging Americas Index
- FTSE EPRA/NAREIT Emerging Asia Pacific Index

“The global real estate marketplace has grown significantly in both size and diversity over the past few years. At the same time, investors are increasingly expressing interest in accessing emerging markets.” said Ronnee Ades, Head of Alternatives, FTSE Group. “In partnership with EPRA and NAREIT, FTSE is pleased to expand the Global Real Estate Index Series to provide investors with tools to track the performance of listed real estate in these markets.”

Philip Charls, CEO of EPRA said, “It is vital that investors are able to accurately track the performance of real estate stocks across the world. We believe that real estate investment trusts (REITs) and other listed property vehicles offer investors effective

exposure to the emerging markets covered by the extended FTSE EPRA/NAREIT series.”

“Our aim in creating and developing the FTSE EPRA/NAREIT Global Real Estate Index Series has been to make the full opportunity set of global real estate investment readily available through the efficient, liquid and transparent medium of publicly traded securities,” said Steven A. Wechsler, President and CEO of NAREIT. “Our new Emerging Markets indices are an important milestone in that ongoing effort.”

For further information about the FTSE EPRA/NAREIT Global Real Estate Index Series and the FTSE Country Classification system, please visit www.ftse.com/realestate and www.ftse.com/country.

Note to Editors:

About FTSE Group

FTSE Group is a world-leader in the creation and management of indexes. With offices in Beijing, London, Frankfurt, Hong Kong, Madrid, Paris, New York, San Francisco, Boston, Shanghai and Tokyo, FTSE Group services clients in 77 countries worldwide. It calculates and manages the FTSE Global Equity Index Series, which includes world-recognized indexes ranging from the FTSE All-World Index, the FTSE4Good series and the FTSEurofirst Index series, as well as domestic indexes such as the prestigious FTSE 100. The company has collaborative arrangements with the Athens, Cyprus, Euronext, Johannesburg London, Madrid, NASDAQ and Taiwan exchanges, as well as Nomura Securities, and Xinhua Finance of China.

FTSE indexes are used extensively by investors world-wide for investment analysis, performance measurement, asset allocation, portfolio hedging and for creating a wide range of index tracking funds. Independent committees of senior fund managers, derivatives experts, actuaries and other experienced practitioners review all changes to the indexes to ensure that they are made objectively and without bias. Real-time FTSE indexes are calculated on systems managed by Reuters. Prices and FX rates used are supplied by Reuters.

About EPRA

The European Public Real Estate Association - is the voice of the publicly traded European real estate sector. With more than 200 active members, EPRA represents over EUR 300 billion of real estate assets and 85% of the market capitalisation of the FTSE EPRA/NAREIT Europe Index. Through the provision of better information to investors, improvement of the general operating environment, encouragement of best practices and the cohesion and strengthening of the industry, EPRA works to encourage greater investment in listed real estate companies in Europe.

About NAREIT

NAREIT, the National Association of Real Estate Investment Trusts, is the worldwide representative voice for REITs and publicly traded real estate companies with an interest in U.S. real estate and capital markets. NAREIT's members are REITs and other businesses throughout the world that own, operate and finance income-producing real estate, as well as those firms and individuals who advise, study and service those businesses.

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