



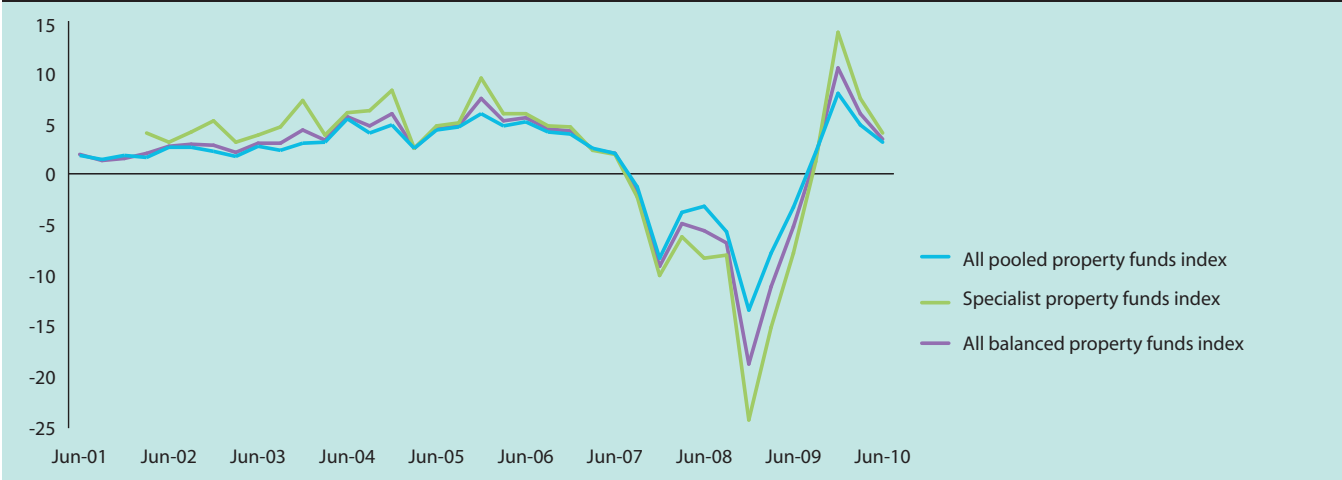
# IPD UK Pooled Property Fund Indices

Results to 30th June 2010

On the pulse of  
the property world



## Historical performance - 3 month total returns %



## Index returns %

NAV total return	3 months	12 months	3 years*	5 years*	10 years*	Index weighting
Balanced property unit trust index	3.0	18.8	-11.5	-0.5	5.2	33.0
Managed property funds index	3.2	19.3	-7.2	1.5	6.5	27.1
Low geared balanced property funds index	3.0	18.5	-9.8	0.2	5.7	58.0
All balanced property funds index	3.1	19.0	-9.9	0.2	5.7	60.1
Specialist property funds index	4.0	28.8	-19.0	-4.8	-	39.9
<b>All pooled property funds index</b>	<b>3.4</b>	<b>22.9</b>	<b>-14.3</b>	<b>-2.3</b>	<b>5.0</b>	<b>100.0</b>

\* Annualised. All indices are frozen as at end June 2005

Total return					
IPD UK Monthly Property Index	3.6	23.9	-7.7	1.4	6.5
FTSE EPRA / NAREIT UK REIT Index*	-12.7	19.2	-24.1	-	-
FTSE All-Share REITs Index***	-12.8	19.2	-25.2	-9.4	2.1
FTSE All-Share Index**	-11.8	21.1	-5.7	3.5	1.6
FTSE 5-15 yr Gilt Index**	5.4	7.0	10.6	6.1	6.3

\* Source: FTSE International / EPRA. \*\*Source: FTSE International.

\*\*\*FTSE All-Share Real Estate Index until Sep 2009, from Dec 2009 FTSE All-Share REITs Index.

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