

Market Update

A Monthly Performance Report

January 2012

Good start for listed property sector

GPR 250 Index up 6.2% in January 2012

- The GPR 250 Index advanced 6.2% in local currency terms. At continental level, there were no losses at all with returns ranging from 8.9% for Asia to 4.4% for Europe. At country level, The Philippines (23.3%) ranked top spot with also Norway (Norwegian Property; 14.8%), Poland (GTC; 13.8%) and Hong Kong (13.9%) recording double-digit gains while Spain (Inmobiliaria Colonial SA; -19.3%) continued its string of negative performances.

Dundee REIT agrees to buy Whiterock REIT

- Dundee REIT signed a definitive agreement to purchase all outstanding shares of Whiterock REIT, offering either CAD 16.25 in cash or 0.4729 Dundee REIT shares per one (1) Whiterock REIT share. Whiterock REIT's management board unanimously recommends that shareholders vote in favour of the deal in the EGM scheduled for 27 February 2012.

Swire Properties Ltd. spun off

- Swire Pacific Ltd.'s spin-off of Swire Properties Ltd. by way of introduction was achieved by a distribution of shares in the unit to existing shareholders, with the market debut on 18 January 2012. As Swire Properties Ltd. does not meet the GPR eligibility criteria, the company will not be included in the GPR index products.

BNP Paribas considers selling stake in Klépierre?

- BNP Paribas declined to comment on claims by analysts that it was now increasingly likely to offload its majority stake in Klépierre. The likely disposal has been rumoured for some time as a contribution to the French bank's plan to reduce its risk-weighted assets by EUR 70bn. Analysts said it was still unclear as to BNP Paribas would agree a deal with a single buyer or float some or all of its stake via a block sale. Also, BNP Paribas was said to be in a relatively weak negotiating position vis-à-vis other investors because it would reduce its risk-weighted assets even if it sold its holding at a significant discount to the current share price.



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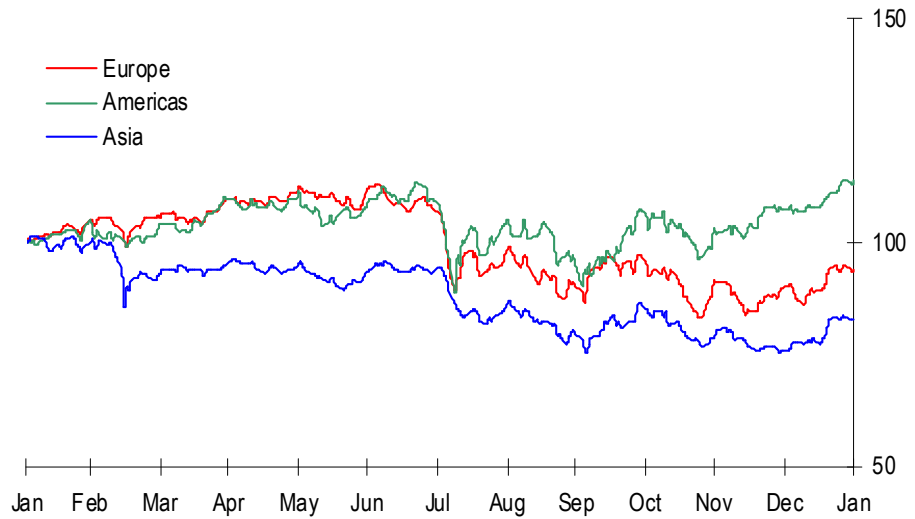
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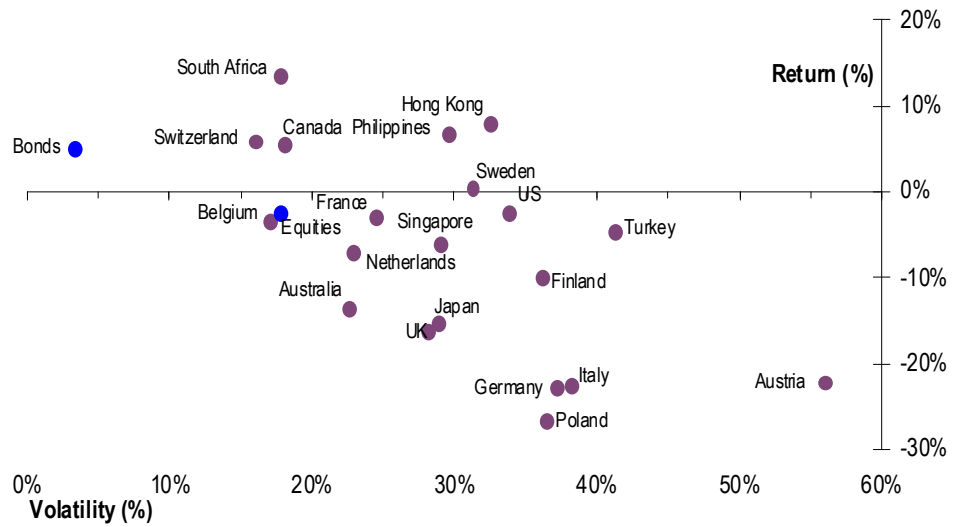
GLOBAL - DATA

January 2012

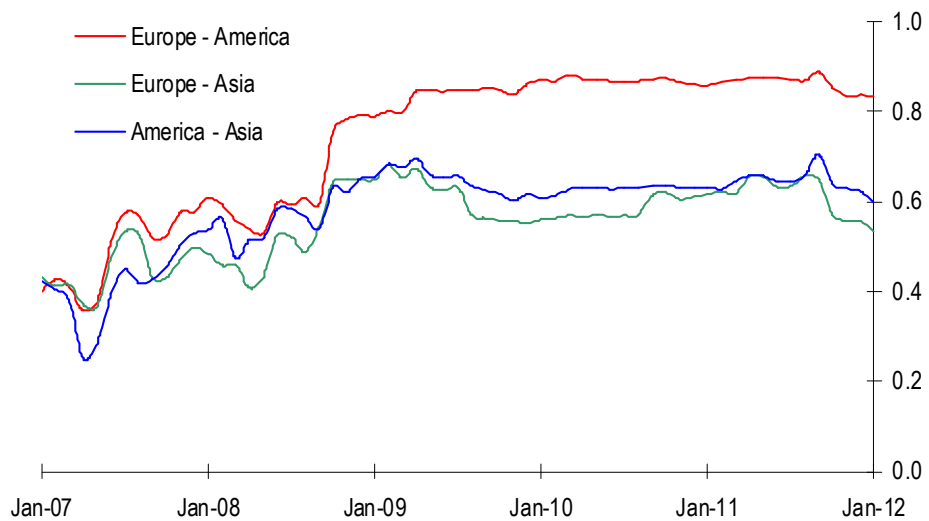
Graph 1:
Continental performance of GPR
250 Property Shares Index (local
returns)



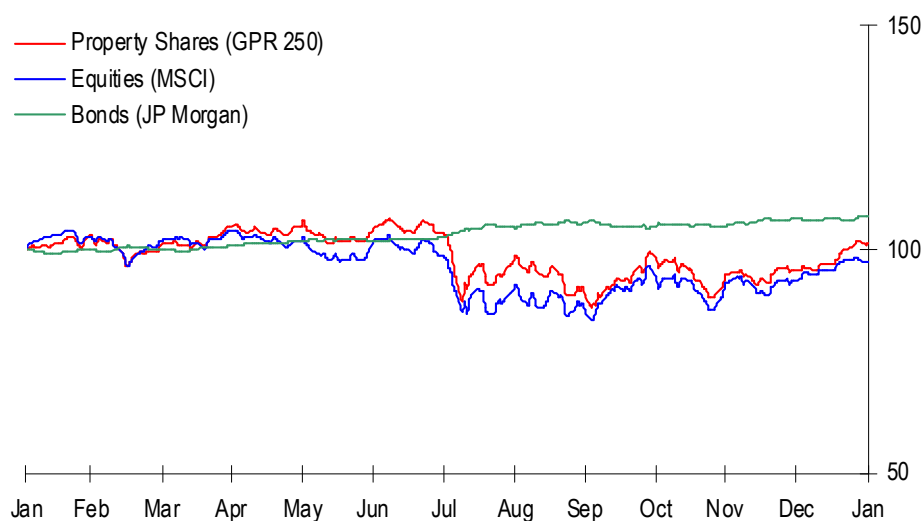
Graph 2:
Return and volatility of the major
countries in the GPR 250
Property Shares Index based on
5 year figures (local currency)



Graph 3:
Rolling 36-month correlation on
continental level of the GPR 250
Property Shares Index (local
currency)



Graph 4:
Performance of property shares to other asset classes (local returns)



Graph 5:
Rolling 36-months correlation between different asset classes (local returns)

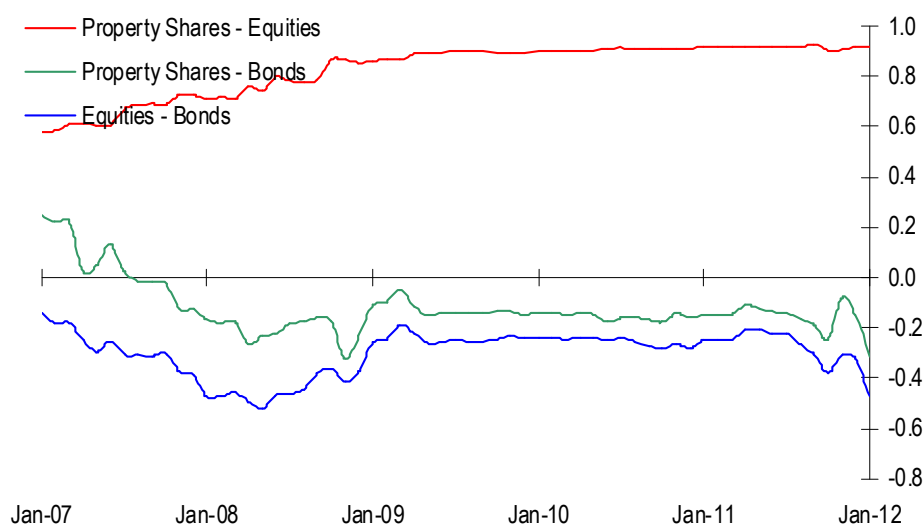


Table 1: Performance of property shares and other assets

TABLE 1. Local Total Returns Property Shares and Other Assets

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
GPR 250 Global	6.2%	-2.2%	6.2%	1.4%	21.2%	-6.5%	0.21
GPR 250 Africa	5.5%	9.8%	5.5%	19.4%	18.4%	13.5%	0.10
GPR 250 Americas	5.8%	3.6%	5.8%	13.7%	32.2%	-1.8%	0.27
GPR 250 Asia	8.9%	-11.4%	8.9%	-17.3%	10.9%	-8.9%	0.24
GPR 250 Europe	4.4%	-12.7%	4.4%	-6.2%	15.9%	-11.2%	0.23
GPR 250 Oceania	5.5%	7.9%	5.5%	1.5%	7.7%	-13.6%	0.18
Global Bonds (JP Morgan)	0.6%	4.6%	0.6%	7.5%	4.5%	5.0%	0.03
Global Equities (MSCI)	4.4%	-1.3%	4.4%	-2.7%	14.3%	-2.4%	0.16

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

BNP Paribas Considers Selling Stake In Klépierre?

European listed property stocks finished January 2012 4.4% higher

BNP Paribas declined to comment on claims by analysts that it was now increasingly likely to offload its majority stake in Klépierre

European listed property stocks finished January 2012 4.4% higher. The best performing country indices were Norway (Norwegian Property; 14.8%), Poland (GTC; 13.8%), Italy (Beni Stabili SHIQ, 9.5%), Turkey (9.2%) and Finland (5.9%). Only three countries i.e. Germany (-0.4%), Switzerland (-0.9%) and Spain (Inmobiliaria Colonial SA; -19.3%) posted losses.

BNP Paribas declined to comment on claims by analysts that it was now increasingly likely to offload its majority stake in Klépierre. The likely disposal has been rumoured for some time as a contribution to the French bank's plan to reduce its risk-weighted assets by EUR 70bn. Analysts said it was still unclear as to BNP Paribas would agree a deal with a single buyer or float some or all of its stake via a block sale. Also, BNP Paribas was said to be in a relatively weak negotiating position vis-à-vis other investors because it would reduce its risk-weighted assets even if it sold its holding at a significant discount to the current share price.

Paris Hôtels Roissy Vaugirard (PHRV) has raised its stake in Foncière Paris France to 68%, thereby sealing its hostile takeover offer. Cofitem-Cofimur, which acts in concert with PHRV, holds a further 16% stake in Foncière Paris France, bringing the total stake held by the consortium to 84.01%. To allow Foncière Paris France to comply with the 60% maximum shareholding limit under the REIT regime, PHRV is expected to hand over part of its stake to Foncière des 6ème et 7ème arrondissements de Paris, Covéa and Associations Mutuelles Le Conservateur, which have committed a maximum of EUR 40m, EUR 95m and EUR 10m respectively. As the remaining 15.99% of Foncière Paris France's shares outstanding concern shares held by Neuflyze Vie (8.7%), others (2.6%) or a treasury shares (4.7%), the free float has fallen below the 15% threshold as a result of which Foncière Paris France was removed from the GPR General Index with effect from 1 February 2012.

Land Securities' incoming CEO Mr Robert Noel said that there would be no demerger of the company, adding that Land Securities would not make any material changes to its strategy. Mr Noel is due to take over from outgoing CEO Mr Francis Salway on 31 March 2012.

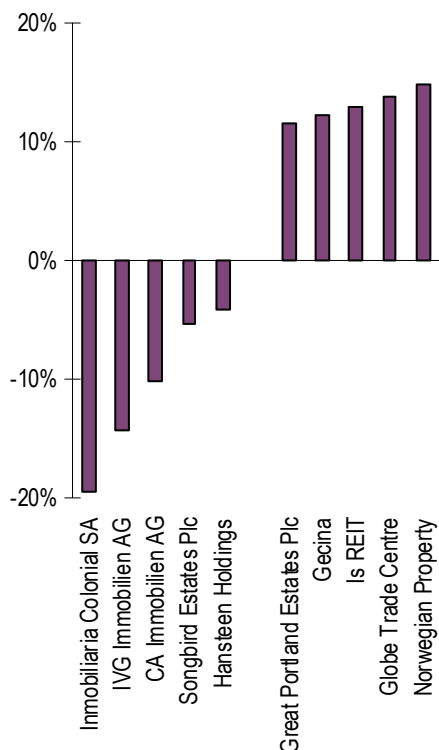
F&C Commercial Property Trust Ltd. has allotted and issued (conditional only on admission to listing on the London Stock Exchange) 14,750, 000 new shares to satisfy secondary market demand. The subscription price has been set at 103.41 pence per share.

Ozak REIT will sell shares to the public and buy them back at the sale price after three months should they lose value. The company's IPO is expected to be the first in Turkey in 2012.

EUROPE – DATA

January 2012

Graph 6:
Top and bottom performing
European companies (local
returns)



Graph 7:
Top and bottom performing
European countries (local
returns)

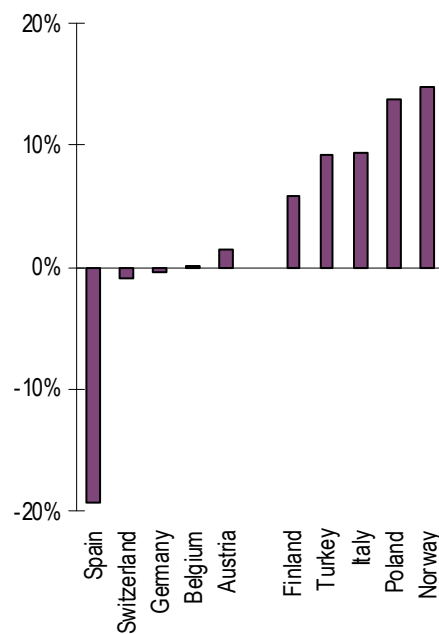


Table 2:
Long and short-term returns of
European countries (local returns)

TABLE 2. Local Total Returns of European Countries (GPR 250)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Europe	4.4%	-12.7%	4.4%	-6.2%	15.9%	-11.2%	0.23
Austria	1.5%	-16.0%	1.5%	-23.3%	37.0%	-22.2%	0.51
Belgium	0.1%	-6.4%	0.1%	-5.4%	1.7%	-3.4%	0.16
Finland	5.9%	-14.2%	5.9%	-11.5%	21.6%	-10.0%	0.36
France	5.4%	-11.1%	5.4%	-0.9%	17.8%	-2.9%	0.24
Germany	-0.4%	-15.6%	-0.4%	-24.2%	10.6%	-22.9%	0.27
Israel	3.5%	-6.9%	3.5%	-10.6%	N/A	N/A	N/A
Italy	9.5%	-39.0%	9.5%	-44.0%	-12.2%	-22.5%	0.40
Netherlands	5.4%	-17.6%	5.4%	-19.7%	9.1%	-7.1%	0.23
Norway	14.8%	-25.6%	14.8%	-16.4%	17.2%	N/A	0.72
Poland	13.8%	-35.9%	13.8%	-49.5%	-7.1%	-25.4%	0.35
Spain	-19.3%	-60.9%	-19.3%	-70.7%	N/A	N/A	N/A
Sweden	4.6%	-3.2%	4.6%	-3.1%	23.1%	0.5%	0.28
Switzerland	-0.9%	-3.1%	-0.9%	8.0%	20.8%	5.9%	0.12
Turkey	9.2%	-14.9%	9.2%	-17.2%	26.3%	-5.7%	0.35
United Kingdom	5.8%	-15.0%	5.8%	-1.7%	14.7%	-15.3%	0.27
MSCI Europe	3.5%	-4.0%	3.5%	-7.4%	11.6%	-3.4%	0.17
JP Morgan Germany	0.1%	6.8%	0.1%	11.6%	6.4%	6.5%	0.05

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

Dundee REIT Agrees To Buy Whiterock REIT

In January 2012, listed property stocks on the Americas continent gained 5.8% on aggregate, predominantly as a result of United States property stocks adding 6.2%. Brazil recorded a slightly more moderate 4.5% gain while Canada finished the month 2.9% higher. The hotel sector (16.3%) was the best performing sector ahead of office (7.5%), industrial (6.8%), diversified (6.7%), retail (5.8%), healthcare (4.6%), other (4.6%) and residential (4.0%).

Dundee REIT signed a definitive agreement to purchase all outstanding shares of Whiterock REIT

Dundee REIT signed a definitive agreement to purchase all outstanding shares of Whiterock REIT, offering either CAD 16.25 in cash or 0.4729 Dundee REIT shares per one (1) Whiterock REIT share. Whiterock REIT's management board unanimously recommends that shareholders vote in favour of the deal in the EGM scheduled for 27 February 2012. There is a break-up fee of CAD 20m payable to Dundee REIT by Whiterock REIT if Whiterock REIT accepts an unsolicited superior proposal while Dundee REIT also has the right to match any third-party proposal.

Blackstone Group LP and DDR Corp. agreed to purchase 46 US shopping centres from EPN Group, an affiliate of Israel's Elbit Imaging Ltd. The joint venture has executed a purchase and sale agreement to acquire the majority of the EDT Retail Trust portfolio in a transaction valued at USD 1.43bn, including assumed debt of USD 640m and at least USD 305m of new financings. Blackstone Real Estate Partners VII, a property fund managed by Blackstone LP on behalf of its investors, will own 95% of the common equity of the joint venture and an affiliate of DDR Corp. will own the remaining 5%. DDR Corp. will also invest USD 150m in preferred equity in the venture with a fixed dividend rate of 10%, and will continue to provide leasing and management services. In addition, DDR Corp. will have the right of first offer to acquire ten of the assets under specified conditions. In conjunction, DDR Corp. announced the commencement of a secondary offering of 16,500,000 shares priced at USD 12.95 per share, all of which are being offered in connection with the forward sale agreements. DDR Corp. also expects to grant the underwriters a 30-day option to purchase up to an additional 2,475,000 shares. DDR Corp. will not receive any proceeds from the sale of its common shares until settlement of the forward sale agreements, which is expected to occur on or about 29 June 2012.

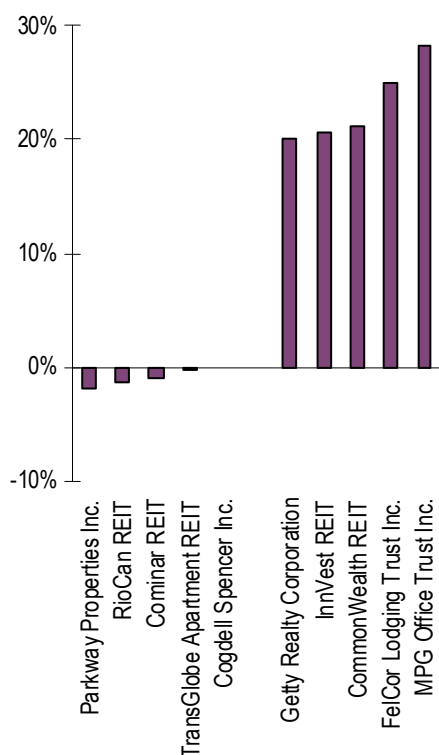
Cominar REIT extended the takeover offer until 7 February 2012 to allow as many Canmarc REIT shareholders as possible to tender their shares

Cominar REIT announced that 37,692,827 Canmarc REIT shares had been deposited under its increased CAD 16.50 (or 0.7607 Cominar REIT shares) a share takeover offer, representing approximately 83.8% of the shares outstanding. Cominar REIT said that it had also satisfied all other conditions of the offer. The company also extended the takeover offer until 7 February 2012 to allow as many Canmarc REIT shareholders as possible to tender their shares.

AMERICAS – DATA

January 2012

Graph 8:
Top and bottom performing
American companies (local
returns)



Graph 9:
Top and bottom performing
American countries (local
returns)

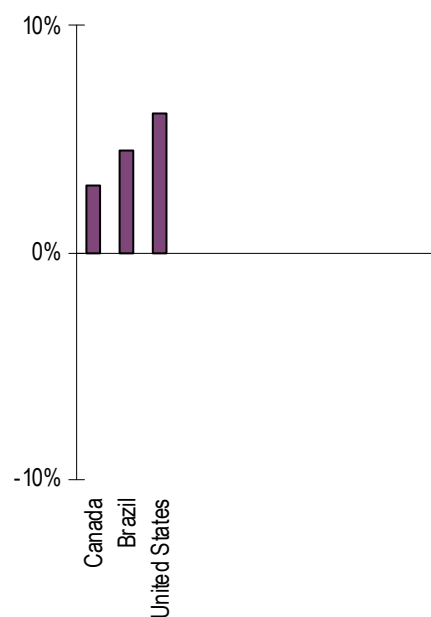


Table 3:
Long and short-term returns of
American countries (local
returns)

TABLE 3. Local Total Returns American Countries (GPR 250)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Americas	5.8%	3.6%	5.8%	13.7%	32.2%	-1.8%	0.27
Brazil	4.5%	10.2%	4.5%	25.7%	49.5%	N/A	0.29
Canada	2.9%	6.8%	2.9%	16.8%	32.4%	5.6%	0.14
United States	6.2%	3.0%	6.2%	13.1%	32.0%	-2.4%	0.30
MSCI North America	4.7%	2.1%	4.7%	3.2%	19.0%	0.6%	0.18
JP Morgan United States	0.4%	5.9%	0.4%	10.5%	5.2%	7.1%	0.04

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

FSA To Allow J-REITs To Conduct Rights Issues

Africa gained 5.5% in January 2012 as did Oceania (5.5%). Asia (8.9%) recorded even higher wins with all underlying country indices posting positive total return performances. The Philippines (23.3%) and Hong Kong (13.9%) had a great start returning double-digit gains, while returns for other Asian countries were more moderate ranging from 9.1% for Singapore to 6.0% for Japan.

According to newspaper articles, Japan's Financial Services Agency (FSA) is moving to allow REITs to conduct rights issues and issue convertible bonds to give them new ways to raise capital. REITs have been hit hard by the financial crisis because their status obliges them to distribute nearly all of their profits to shareholders, leaving them with minimal cash reserves. The FSA hopes that giving REITs new fundraising tools will make it easier for them to ride out any future downturn. The FSA also wants to give REITs more independence from the sponsor companies that manage their properties.

Swire Properties Ltd. had its market debut on 18 January 2012

Swire Pacific Ltd.'s spin-off of Swire Properties Ltd. by way of introduction was achieved by a distribution of shares in the unit to existing shareholders, with the market debut on 18 January 2012. The planned listing is by way of introduction, implying that it would not sell Swire Properties Ltd. shares in conjunction with the listing. As Swire Properties Ltd. does not meet the GPR eligibility criteria, the company will not be included in the GPR index products.

M&L REIT is planning an IPO in Singapore early in the second quarter to raise up to USD 400m. M&L REIT is awaiting approval from the Monetary Authority of Singapore for a capital-market license, which would allow the trust manager to market the IPO including tapping potential cornerstone investors. M&L REIT had considered an IPO late last year, but put it on hold because of weak market conditions. The company intends to include in the REIT hotels in Australia, Japan and Singapore.

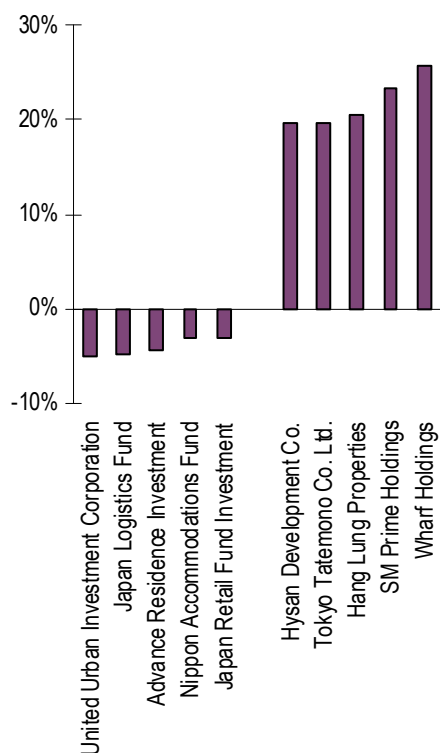
Abacus Property Group is planning a merger with unlisted Abacus Storage Fund to form a single listed A-REIT

Abacus Property Group is planning a merger with unlisted Abacus Storage Fund to form a single listed A-REIT. The merger plan, as proposed by the groups' management boards, involves the stapling of Abacus Storage Fund shares to Abacus Property Group shares. Abacus Property Group shareholders will get one (1) new stapled security for each (1) Abacus Property Group share held, while Abacus Storage Fund shareholders will get 0.538 stapled shares and a distribution of AUD 0.14 for every Abacus Storage Fund share held. Following the merger, Abacus Storage Fund shareholders will comprise 8.9% of new stapled shareholders, while Abacus Property Group shareholders will comprise 91.1%. The deal is subject to the approval by the shareholders of both groups in a meeting to be held on 24 February 2012.

AFRICA, ASIA & OCEANIA – DATA

January 2012

Graph 10:
Top and bottom performing
Asian and Oceanian
companies (local returns)



Graph 11:
Top and bottom performing
Asian and Oceanian countries
(local returns)

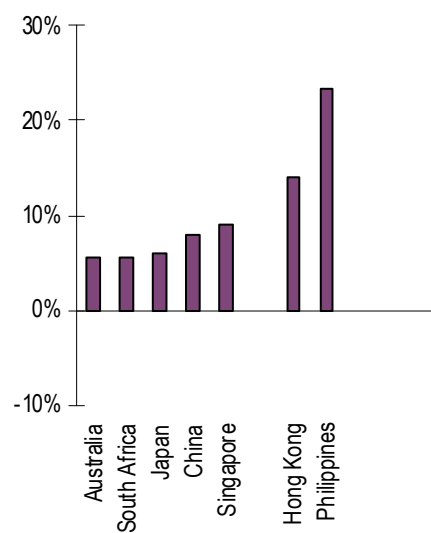


Table 4:
Long and short-term
performance of Asian and
Oceania countries (local
returns)

TABLE 4. Local Total Returns of Asian and Oceania Countries (GPR 250)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Africa	5.5%	9.8%	5.5%	19.4%	18.4%	13.5%	0.10
Asia	8.9%	-11.4%	8.9%	-17.3%	10.9%	-8.9%	0.24
Oceania	5.5%	7.9%	5.5%	1.5%	7.7%	-13.6%	0.18
Australia	5.5%	7.9%	5.5%	1.5%	7.7%	-13.6%	0.18
China	7.9%	-15.7%	7.9%	-29.8%	N/A	N/A	N/A
Hong Kong	13.9%	-9.3%	13.9%	-12.3%	27.7%	7.9%	0.32
Japan	6.0%	-13.4%	6.0%	-21.5%	3.0%	-16.2%	0.26
Philippines	23.3%	42.1%	23.3%	51.6%	33.5%	6.7%	0.28
Singapore	9.1%	-10.4%	9.1%	-13.8%	18.8%	-6.1%	0.26
South Africa	5.5%	9.8%	5.5%	7.9%	18.4%	13.5%	0.10
MSCI Pacific	4.7%	-7.9%	4.7%	-13.4%	4.6%	-9.8%	0.15
JP Morgan Japan	0.1%	1.4%	0.1%	3.0%	2.1%	2.4%	0.02
JP Morgan Australia	0.0%	7.3%	0.0%	13.5%	5.3%	7.9%	0.04

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

GPR 250 REIT – DATA

January 2012

Graph 12:
Rolling 36-months correlation
between different asset classes
(local returns)

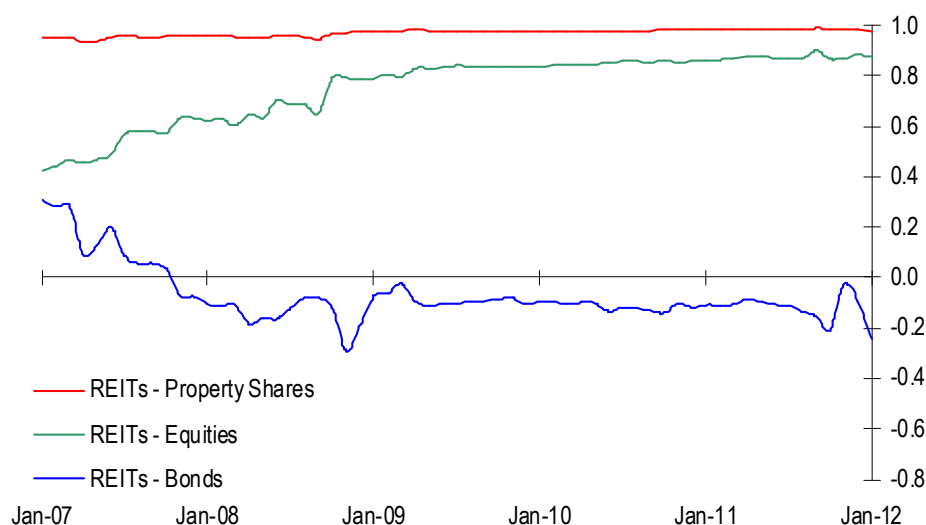


Table 5:
Long and short-term returns of
of REITs

TABLE 5. Local Total Returns of REITs (GPR 250 REIT)

	1 month	6 months	y-t-d	1 year	3 year	5 year	volatility
Global	5.4%	0.1%	5.4%	6.6%	22.7%	-5.2%	0.22
Africa	4.1%	11.4%	4.1%	15.8%	16.6%	9.8%	0.11
Americas	5.8%	3.7%	5.8%	13.9%	31.9%	-1.5%	0.28
Asia	2.4%	-10.1%	2.4%	-13.6%	9.6%	-8.3%	0.16
Europe	5.6%	-13.9%	5.6%	-4.7%	14.2%	-8.9%	0.24
Oceania	5.5%	7.9%	5.5%	1.5%	7.7%	-13.6%	0.18
Australia	5.5%	7.9%	5.5%	1.5%	7.7%	-13.6%	0.18
Belgium	0.1%	-6.4%	0.1%	-5.4%	1.7%	-3.3%	0.16
Canada	2.2%	8.3%	2.2%	19.2%	33.7%	6.3%	0.14
China	7.9%	-15.7%	7.9%	N/A	N/A	N/A	N/A
France	5.4%	-11.1%	5.4%	-0.9%	17.8%	11.6%	0.24
Hong Kong	-0.7%	2.2%	-0.7%	13.4%	10.1%	-12.7%	0.25
Italy	9.5%	-39.0%	9.5%	-44.0%	N/A	N/A	N/A
Japan	2.3%	-12.1%	2.3%	-20.0%	2.7%	-12.7%	0.19
Netherlands	5.4%	-17.6%	5.4%	-20.9%	8.5%	-6.2%	0.22
Singapore	4.8%	-11.3%	4.8%	-9.4%	21.7%	-2.9%	0.22
South Africa	4.1%	11.4%	4.1%	15.8%	16.6%	9.8%	0.11
Turkey	9.2%	-14.9%	9.2%	-17.2%	-5.0%	-4.7%	0.48
United Kingdom	6.1%	-15.4%	6.1%	-2.1%	14.4%	-14.3%	0.27
United States	6.1%	3.2%	6.1%	13.4%	31.8%	-2.0%	0.29

Note: Volatility is the 36-month standard deviation of returns. 3 and 5 year returns are annualized

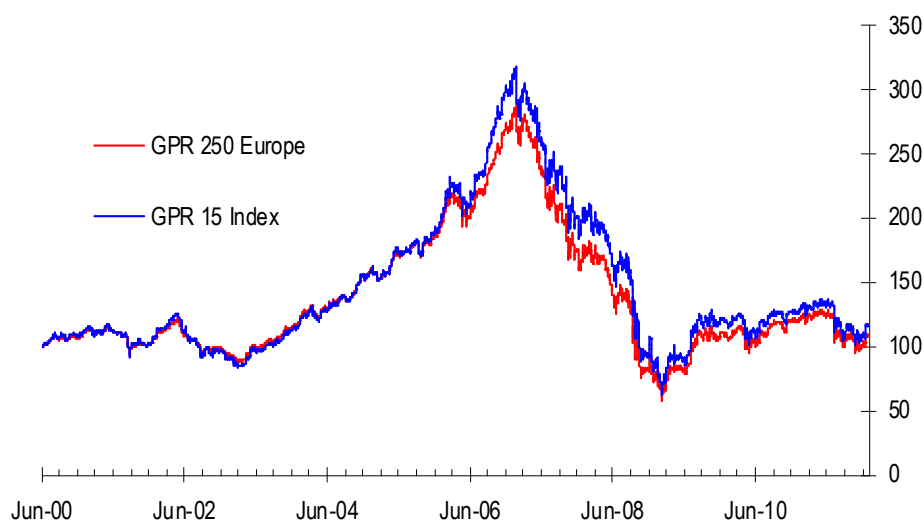
GPR 15 REAL TIME INDEX

January 2012

GPR 15 Index serves as a representative benchmark for the European market

As of 30 June 2000, Global Property Research has launched the GPR 15 Index. The index tracks the performances of the 15 most liquid European property companies taking into account the country weight of the GPR 250 Europe Index. It covers nearly 60% of the European market in terms of market capitalization. The number of stocks per company is fixed, so it is easy for investors to hedge the portfolio. The correlation between the GPR 15 Index and the GPR 250 Europe Index is about 0.99 over the past three years and 0.98 since inception.

	Country	Company	Weight
1	Austria	Immofinanz AG	5.13%
2	Belgium	Cofinimmo SA	2.93%
3	France	Fonciere des Regions	2.84%
4	France	Gecina	3.13%
5	France	Klepierre	4.67%
6	France	Unibail-Rodamco SE	26.53%
7	Germany	GAGFAH	0.58%
8	Netherlands	Corio NV	4.91%
9	Sweden	Castellum AB	3.59%
10	Switzerland	Swiss Prime Site	6.48%
11	United Kingdom	British Land Company Plc	10.70%
12	United Kingdom	Capital Shopping Centres Group PLC	4.43%
13	United Kingdom	Hammerson Plc	6.42%
14	United Kingdom	Land Securities Plc	13.64%
15	United Kingdom	Segro Plc	4.02%



Global Property Research has observed the following changes in the GPR 250

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Global Property Research has observed the following changes in the GPR General

Global Property Research will adjust the constituents of the GPR General Index on a monthly basis. The table below summarizes the inclusions and exclusions of the GPR General Index and the GPR General Quoted Index, which have become effective as of 1 February 2012. Open-ended funds, which are indicated with an asterisk, are included in or excluded from the GPR General Quoted Index.

Inclusions

Russia	Eastern Property Holdings
South Africa	Rebosis Property Fund Ltd
Turkey	Reysas REIT

Exclusions

Australia	ING Real Estate Entertainment Fund
France	Foncière Paris France

GPR Indices on Data Systems

Bloomberg: GPRI <GO>

Capco: Search for “GPR”

EcoWin: Graphics: Select Country → Stock Market
Pro: Financial Database → Select Country → Equity Indices → GPR
Graphics and Pro: text search “GPR”

FactSet Research Systems: Structured as: GPCC# , where
CC is country code
is currency (*LOC* for local; *EUR* for euro; *USD* for US dollar)

Financial Express: Search for “GPR”

Fininfo: Search for “GPR”

Morningstar, Inc.: Search for “GPR”

Reuters: NXT/Indices9 (in quote browser window)
0#.GPR (in quote browser window)

Rimes Technologies Ltd.: Search for “Global Property Research”

StatPro Search for “GPR”

ThomsonReuters/Datastream: Mnemonics structured as: GPRXCC# , where
X is 2 for GPR 250 or *G* for GPR General
CC is country code
is currency (*L* for local; *E* for euro; *\$* for US dollar)

ThomsonReuters/Vestek: Search for “GPR”

Wilshire Associates, Inc.: Search for “GPR”

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