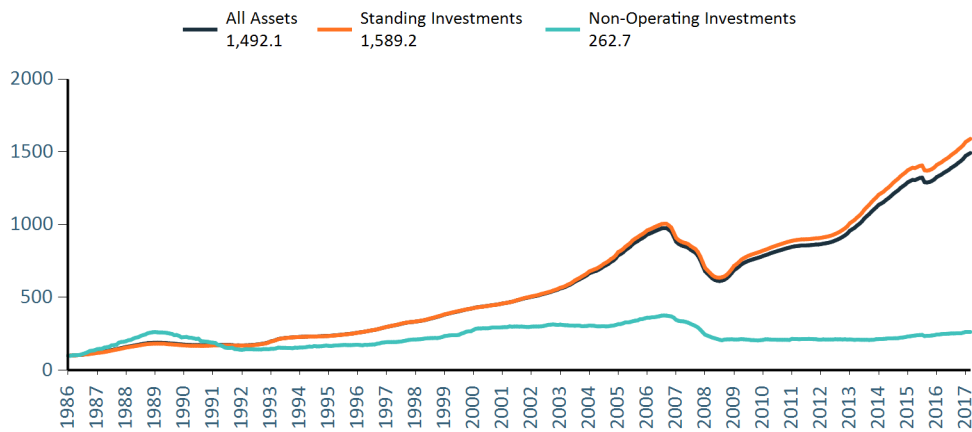


IPD® UK MONTHLY PROPERTY INDEX (GBP)

MSCI's IPD UK Monthly Property Index measures unlevered total returns of directly held standing property investments from one valuation to the next. The index tracks performance of 2,972 property investments, with a total capital value of GBP 48.0 billion as at February 2018.

MONTHLY INDEX PERFORMANCE - PROPERTY RETURNS (GBP) (DEC 1986 - FEB 2018)



CALENDAR YEAR PERFORMANCE (%)

YEAR	ALL ASSETS ⁽¹⁾	STANDING INVESTMENTS ⁽²⁾	NON-OPERATING INVESTMENTS ⁽³⁾
2017	11.0	11.2	7.4
2016	2.8	2.6	5.5
2015	13.6	13.9	8.4
2014	18.6	19.5	1.0
2013	10.6	11.0	1.1
2012	2.2	2.3	-2.7
2011	8.0	8.1	3.4
2010	14.1	14.7	-1.4
2009	1.1	1.9	-13.6
2008	-23.0	-22.6	-29.4

INDEX PERFORMANCE - PROPERTY RETURNS (%) (FEB 2018)

	1 Mo.	6 Mo	YTD	1 Yr	ANNUALIZED						Since Inception
					2 Yr	3 Yr	5 Yr	7 Yr	10 Yr		
All Assets ⁽¹⁾	0.7	5.8	1.3	11.0	6.8	8.9	11.3	9.4	5.7	9.1	
Standing Investments ⁽²⁾	0.7	5.9	1.4	11.3	6.9	9.0	11.7	9.7	6.0	9.3	
Non-Operating Investments ⁽³⁾	-0.2	3.7	0.0	5.9	5.5	6.9	4.5	3.1	-2.4	3.1	

INDEX RISK CHARACTERISTICS (%) (DEC 1986 - FEB 2018)

	MONTHLY					ANNUALIZED				
	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Standard Deviation	2.2	2.1	2.0	4.5	3.7	5.5	5.5	5.8	11.9	10.3
Sharpe Ratio ⁽⁴⁾	3.8	5.2	4.4	1.1	1.0	1.6	2.0	1.5	0.4	0.4
Semi Deviation ⁽⁵⁾	1.7	1.4	1.2	3.9	2.8	1.8	1.5	2.0	10.5	6.9

⁴Based on ICE LIBOR 1M

⁵Below-target semi deviation

CAPITAL INVESTED (TOTAL TO FEB 2018 % OF BEGINNING PERIOD CV)

	CUMULATIVE									
	1 Mo.	6 Mo	YTD	1 Yr	2 Yr	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Purchases ⁽⁶⁾	0.6	4.8	1.2	7.3	10.1	19.7	45.9	61.5	85.7	360.7
Sales ⁽⁷⁾	0.4	3.8	1.5	6.6	18.3	24.2	36.8	49.8	80.0	258.0

⁶Includes part purchases

⁷Includes part sales

INDEX METHODOLOGY

¹All Asset performance measures every direct property investment in MSCI's index database comprised of all property sectors, ownership structures and interests.

²The Standing Investment index subset is based on completed and lettable properties only, often described as operating properties.

³The Non-Operating Investment index subset is constructed from those properties not included in the Standing Investments index subset. Non-operating Index base dates may differ as MSCI's client confidentiality rules suppress data based on small or skewed samples.

All three direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. Numbers at sector level may not necessarily sum up to the 'Total' values due to rounding.

For more details on MSCI's real estate indexes and methodology, please visit www.msci.com/real-estate

INDEX CHARACTERISTICS

Market Value (GBP m)	48,012
Number of Portfolios	45
Number of Properties	2,972
Average Property Value (GBP m)	16.2
Value Appraised %	100

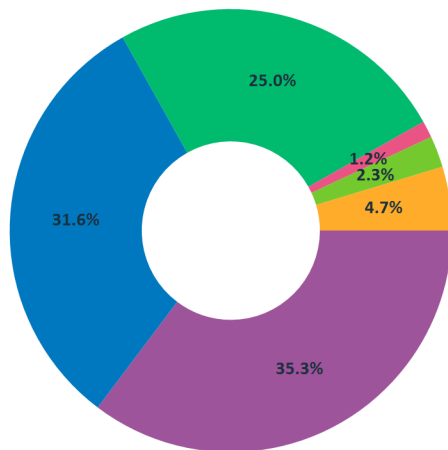
PERCENTILE DISTRIBUTION OF PROPERTY VALUES (GBP m)

95th%	58.16
75th%	19.66
50th%	8.70
25th%	3.80
5th%	0.85

INDEX TRANSPARENCY

	TOTAL MARKET VALUE (GBP m)	AVERAGE PROPERTY VALUE (GBP m)	NUMBER OF PORTFOLIOS	NUMBER OF PROPERTIES	TOP 5 PROPERTIES
Retail	16,942	14.2	42	1,191	4.5%
Office	15,162	23.4	44	647	6.3%
Industrial	11,983	13.6	43	879	4.6%
Residential	588	21.8	13	27	40.3%
Hotel	1,101	18.4	23	60	29.1%
Other	2,235	13.3	33	168	13.9%

PROPERTY SECTOR WEIGHTS



Sector weights are calculated by aggregating the capital value of individual assets across the main property types. This illustrates the composition of the index and whether there is a heavier concentration in a particular property sector thus having a greater impact on the overall index performance.



INDEX SPONSORS



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