

AME Capital

GLOBAL PROPERTY SECURITIES RESEARCH

Summary Performance Figures
for
October
2007

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Investors should be aware that the value of and income in respect of any securities may be volatile and may go down as well as up and investors may therefore be unable to recover their original investment.

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The report is an abridged version of the monthly AME Capital Global Property Securities Report and AME Capital Global REIT Report, which are available only to subscribers.

The full reports include individual country size and performance, details of all real estate IPOs, pending IPOs, secondary issues and delistings, as well as yield valuation metrics for Global REIT markets.

Separately, we also produce monthly downloads of all the companies in our database (over 2,000) to subscribers. This includes financial market information as well as detailed portfolio splits and a link to the company's portfolio details (where available). Companies can be sorted by listing country, asset focus (region or property type), market cap, yield etc.

We will shortly be launching a monthly product covering all property securities funds which will be available only to subscribers.

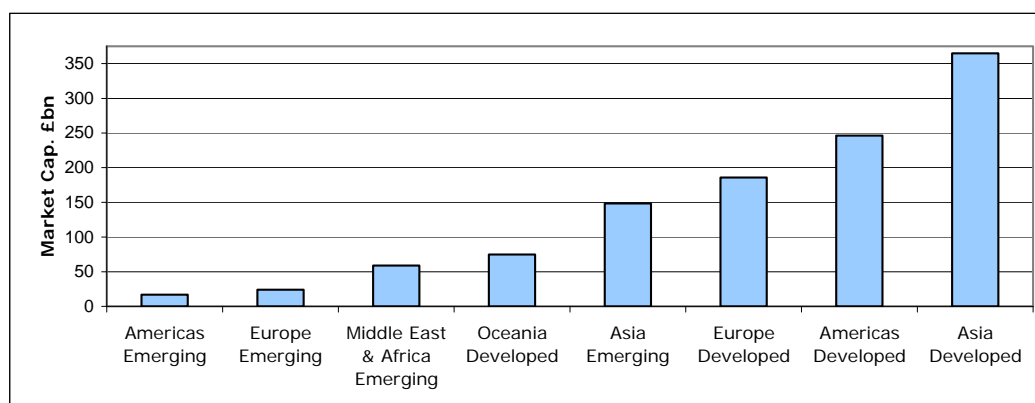
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Global Property Securities Markets Composition

- The developed market of Asia remains the largest component of our Global Universe due to relative out performance and the higher level of equity issuance than other regions.

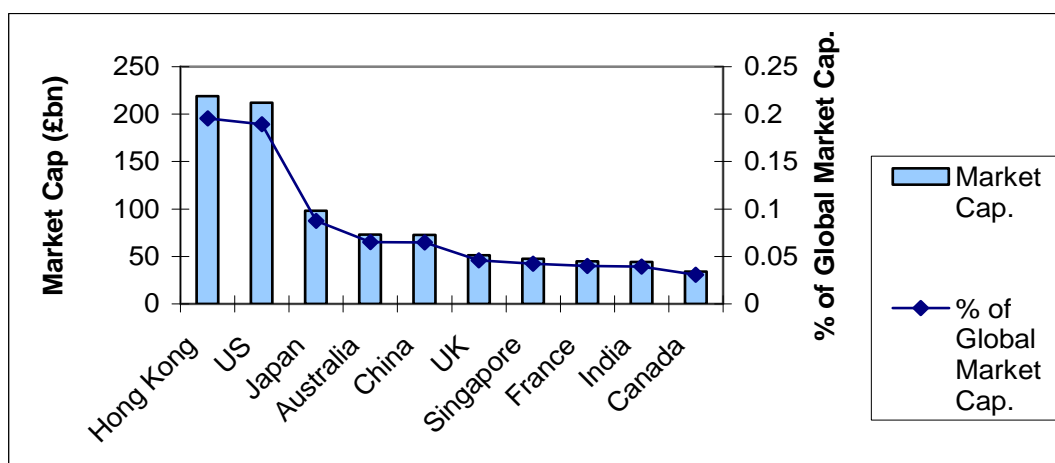
Chart 1: Analysis of the Global property securities market by region and maturity - October 2007



Source: AME Capital / Bloomberg

- In our global database Hong Kong (£219bn) has now overtaken the US (£212bn) as the largest property securities market in the world.
- The largest ten markets shown below account for 80% of the global market.
- It should be noted that these numbers are based on total sterling market capitalisation, with no adjustments for free float, or restrictions on overseas investment, and may therefore not fully reflect actual liquidity levels.

Chart 2: Analysis of the Global property securities market by listing country - October 2007



Source: AME Capital / Bloomberg

Global Property Securities Performance

October 2007

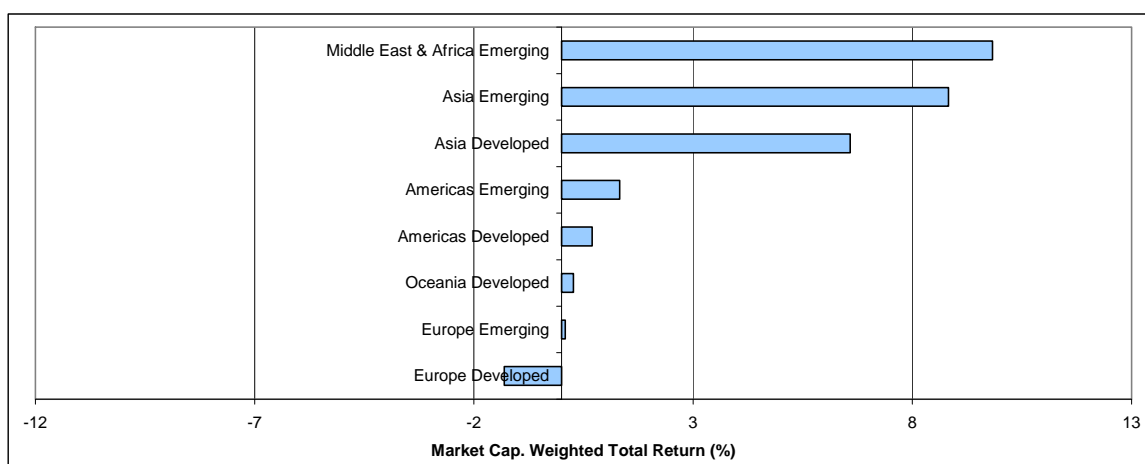
Table 1: Global Property Securities returns for October 2007

Region	Size Market Cap (£bn)	Total	Total Returns October 07 (%)	
			Developed Markets	Emerging Markets
Asia	513	7.2	6.6	8.8
Americas	263	0.7	0.7	1.3
Europe	210	-1.2	-1.3	0.1
Oceania	210	0.3	0.3	NA
Middle East & Africa	59	9.8	NA	9.8
Global	1120	3.2	2.6	7.7

Source: AME Capital / Bloomberg

- For October, our Global Universe showed a total return of 3.2% (+3.95%), with a stronger performance from Emerging Markets (+7.7%) compared to Developed Markets (+2.6%).
- Our Universe is now capitalised at over £1.1trillion, comprising 2066 companies in over 60 countries. It should be noted that all returns are expressed in local currency, and we do not take into account free float in our capitalisation weighted aggregate figures.
- In terms of regions it was the Emerging Market of Middle East & Africa (+9.8%) which was the best performer, followed by Emerging Asia (+8.8%), with Developed Europe suffering another poor month (-1.3%).

Chart 3: Global property securities returns for October 2007



Source: AME Capital / Bloomberg

12 month Performance

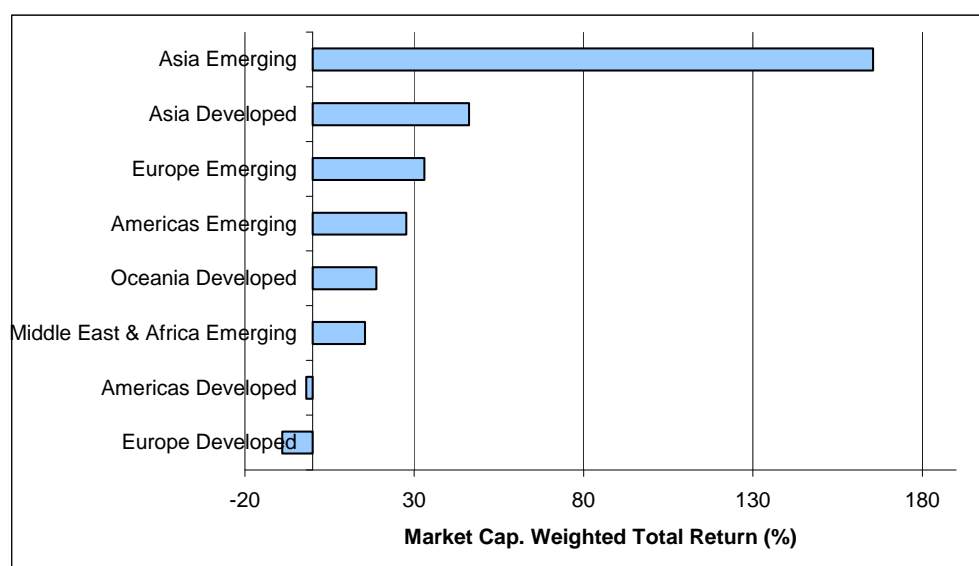
Table 2: Global Property Securities 12-Month returns October 2007

Region	Size Market Cap (Ebn)	Total Returns 12 Months to October 07 (%)	
		Total	Developed Markets Emerging Markets
Asia	267	65.0	46.2 165.4
Americas	268	-1.2	-1.8 27.7
Europe	176	-7.2	-9.0 33.0
Oceania	54	18.8	18.8 NA
Middle East & Africa	48	15.5	NA 15.5
Global	812	21.5	13.2 78.3

Source: AME Capital / Bloomberg

- Whilst the absolute returns for 12 months are consistent with recent months it is interesting to note that in relative terms there are four particularly distinct types of market:
- 1) Strong absolute and relative outperformance – this is particularly true of Emerging Asia where India, China and Malaysia have outperformed the local equity market by around 30% over the year- in these markets the development of the property sector is a key part in the structural changes which are occurring.
- 2) Strong absolute but neutral relative performance – this is true of Developed Asia, where Hong Kong, Japan and Singapore are broadly in line on a 12 month basis. All these markets have a developed property market which is participating in line with general economic growth.
- 3) Decent absolute but poor relative performance – particularly the case in Australia and Brazil – the reason being the strong weighting and performance of natural resources in these markets.
- 4) Weak absolute and relative performance – this is the case in Developed Europe, Canada, and US. Following the sub-prime crisis investors remain concerned over the outlook for direct property returns in these areas.
- Not a single country in Developed Europe has outperformed its local equity market in the last twelve months.

Chart 4: Global property securities returns for 12 months to October 2007

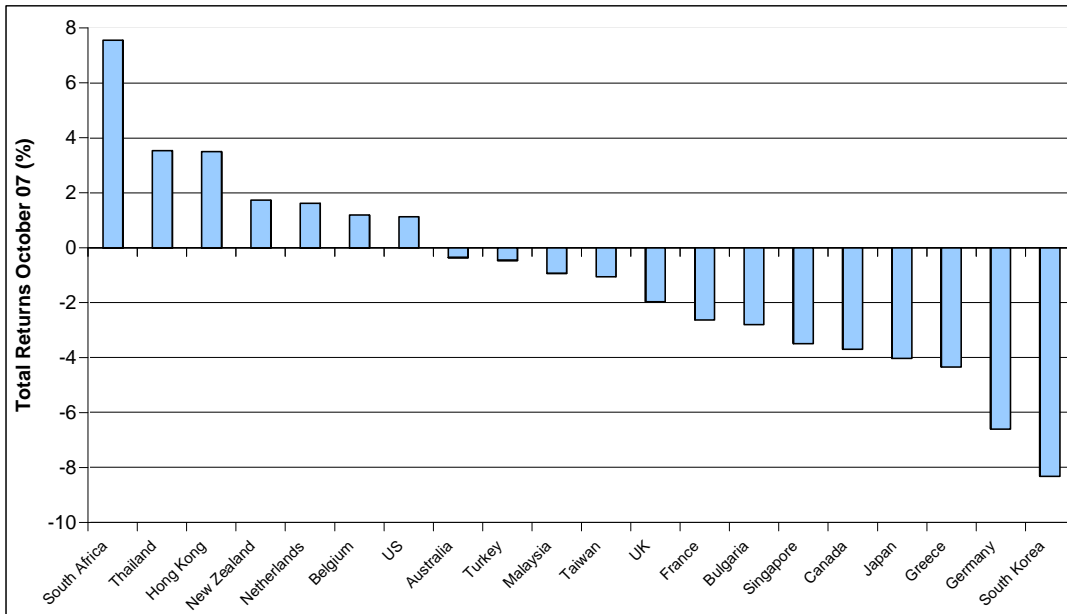


Source: AME Capital / Bloomberg

REITs Performance

- REITs account for 32% (34% in September) of our total universe of listed property companies with a combined market capitalisation of £361bn (£375bn in September).
- We have added Germany as a REIT market this month, as Alstria became the first German company to convert to REIT status on Oct 11th.

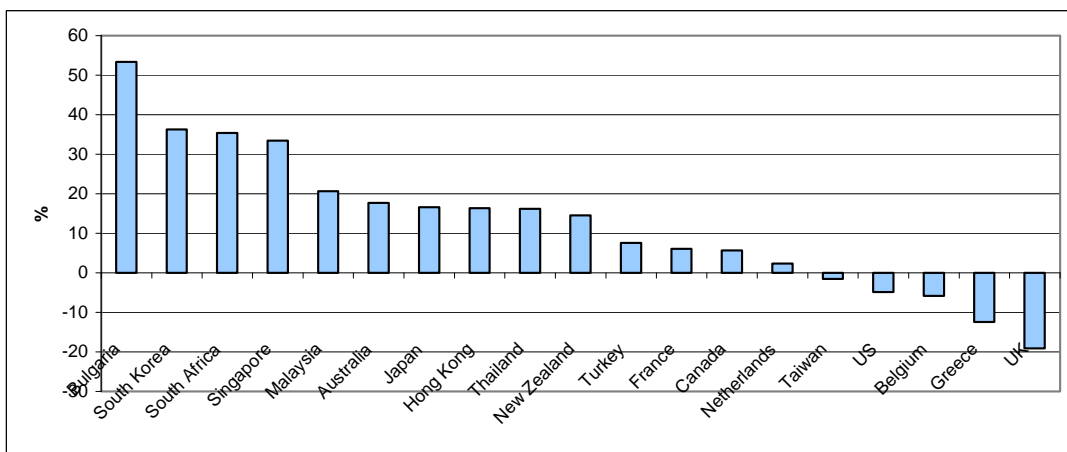
Chart 5: Global REIT market performance October 2007



Source: AME Capital / Bloomberg

- Over the last twelve months, the REITs of Asia and Oceania have been the strongest performers by far.

Chart 6: Global REIT market performance 12 months to October 2007



Source: AME Capital / Bloomberg

Property Securities Funds

- As can be seen from the table below, only funds with Asian and Australian mandates are showing positive returns for the year to date, with European and US funds negative on a twelve months basis.

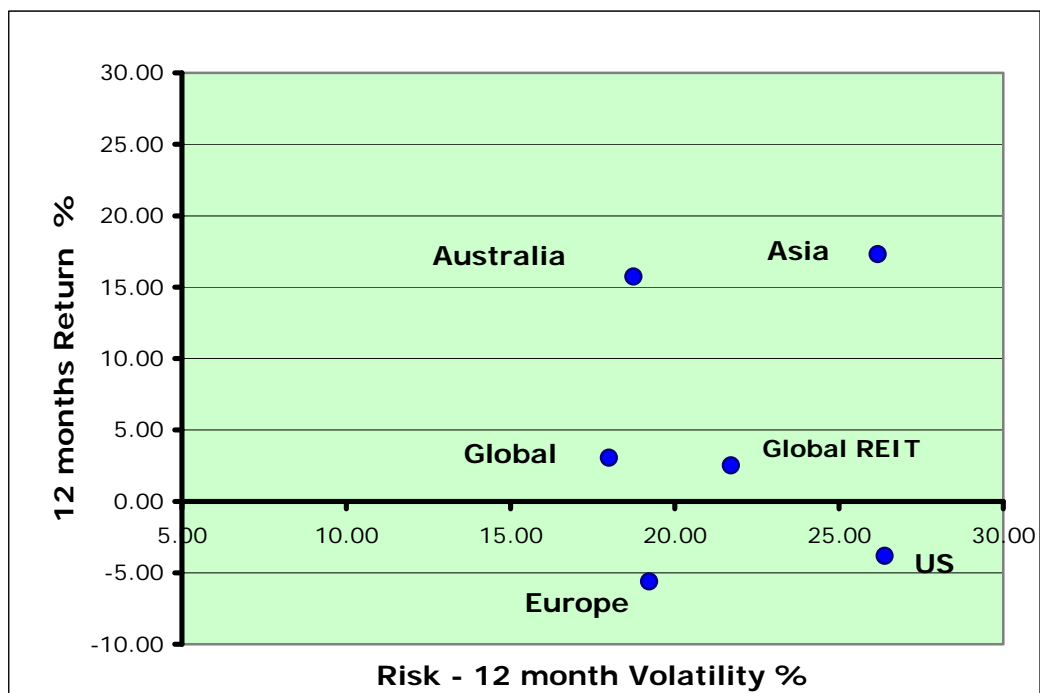
Table 3: Composition and Returns of Property Securities Funds October 07

PROPERTY SECURITIES FUNDS									
MANDATE	Monthly return for October %	YTD return to October %	12 month return to October %	Sharpe ratio 12 M	Average volatility 260 Day	2006 return %	Total AUM (US\$m)	Number of Funds	Median AUM (US\$m)
European	-1.98	-14.84	-5.60	-0.65	19.22	45.29	32,360	101	109
Asian	-0.70	5.88	17.31	0.73	26.18	23.28	16,490	59	36
US	0.53	-6.94	-3.82	-0.34	26.39	32.94	56,955	105	183
Australian	-0.19	4.04	15.74	0.70	18.74	30.59	24,615	237	21
Global REIT	-0.85	-3.64	2.51	0.15	21.71	34.60	17,766	33	125
Global	0.07	-3.31	3.05	-0.12	17.99	34.59	62,491	185	90
TOTAL							210,677	720	
AVERAGE	-0.52	-3.14	4.86	0.08	21.71	33.55			94.08

Source: AME Capital / Bloomberg

- Historically, global REIT funds had a lower volatility than regional funds. However, because of the US performance, this has increased global REIT funds volatility, above that of Australia and Europe for the 12 months period to October 2007.

Chart 7: Property Securities Funds Risk/Return 12 months to October 2007



Source: AME Capital / Bloomberg

- Caution should be exercised when making specific direct comparisons between Funds however, as there are a number of structural differences between the Funds we monitor which will affect their performance. In particular:
Closed-end and open-ended status, Size, Return mandate, i.e. Income vs. total return, Level of gearing, Different geographic mandates, Level of benchmarking, Benchmark used, Currency, Investment Exposure i.e. certain Funds invest in direct property, debt instruments etc

- In March we produced a paper on Global Property Securities Funds with Fraser Hughes of EPRA. Copies of this report are available at the EPRA website www.epra.com, the AME Capital Bloomberg page – AMEP (3) <Go>, and the AME Capital website www.amecapital.co.uk

- For details of our Property Securities Funds Performance service please contact:

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Notes regarding calculations in this document

** Note1: All stock returns quoted in this document are total returns expressed in local currency.*

** Note2: Country and Regional returns are weighted by pounds sterling market capitalisation.*

** Note3: Market capitalisations, and market capitalisation weighted returns do not include any free float adjustments*

** Note4: Return numbers have been taken as at 31st October 2007*

**Note5: Return numbers are sourced from Bloomberg*