



IPD UK Monthly Property Index

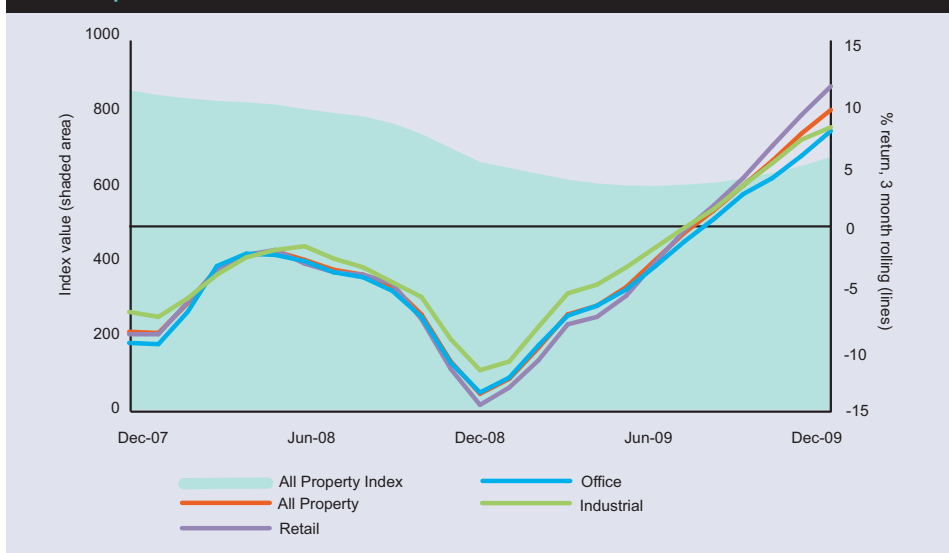


Results for the month to 31st December 2009

On the pulse of
the property world



Historical performance



The IPD UK Monthly Property Index measures ungeared total returns to directly held standing property investments from one open market valuation to the next and in December 2009 returned **3.6%**.

IPD UK Monthly Property Index returns

	Total return index	Total return %	Income return %	Capital growth %	Longer period total returns %		
	Dec 1986=100	1 month	1 month	1 month	3 month	6 month	12 month
All Property	674.9	3.6	0.6	3.0	9.4	13.1	2.2
Retail	647.0	4.2	0.6	3.6	11.3	15.7	3.4
Office	558.8	3.3	0.6	2.7	7.7	10.5	-0.7
Industrial	1057.2	2.8	0.7	2.1	8.0	11.6	3.8
Residential	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-

Comparative data

Equities	772.8	4.3	~	~	5.5	29.1	30.1
Property Equities	378.1	6.1	~	~	4.2	37.7	18.8
Bonds	696.6	-2.7	~	~	-1.9	-0.5	-0.3

Other Asset Class Indices : FTSE All-Share Index, FTSE All-Share Real Estate Index until Nov 2009 and from Dec 2009 FTSE All-Share REITs Index , FTSE UK Gilts Index 5-15 yrs

IPD UK Monthly Property Index Database profile

	Capital value		Number of properties	Number of funds
	£m	%		
All Property	27,735	100.0	3,368	71
Retail	12,486	45.0	1,417	65
Office	8,865	32.0	876	64
Industrial	5,305	19.1	889	61
Residential	-	-	-	-
Other	1,079	3.9	186	33

The figures above represent the full coverage of the IPD UK Monthly Property database as at December 2009. The IPD UK Monthly Property Index employs only fully revalued assets from that database.

Disclaimer

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IPD

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For more information on IPD's indices, covering the index universe, the construction methodology and calculation process, the index review procedure, and the calculation timetable for each index, please refer to the IPD Index Guide, available to download from www.ipd.com/indexguide

IPD Global Index information

Country	Update frequency				Pooled Fund Index	Specialist Indices	Country included in 2009:	
	Annual	Biannual	Quarterly	Monthly			Pan-European Index	Global Index
Australia			✓		✓			✓
Austria	✓						✓	✓
Belgium	✓*						✓	✓
Canada			✓					✓
Central Eastern Europe	✓*							
Denmark	✓						✓	✓
Finland (KTI)	✓***						✓	✓
France	✓	✓**					✓	✓
Germany	✓				✓		✓	✓
Ireland			✓				✓	✓
Italy	✓	✓*			✓		✓	✓
Japan	✓			✓**				✓
Korea	✓*							✓
Netherlands	✓		✓*			✓	✓	✓
New Zealand			✓					✓
Norway	✓	✓**					✓	✓
Poland	✓*						✓	✓
Portugal	✓						✓	✓
South Africa	✓	✓**						✓
Spain	✓						✓	✓
Sweden	✓					✓	✓	✓
Switzerland	✓						✓	✓
UK	✓		✓	✓	✓	✓	✓	✓
USA	✓*		✓**					✓

* Consultative ** Indicator *** Partner Index

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