

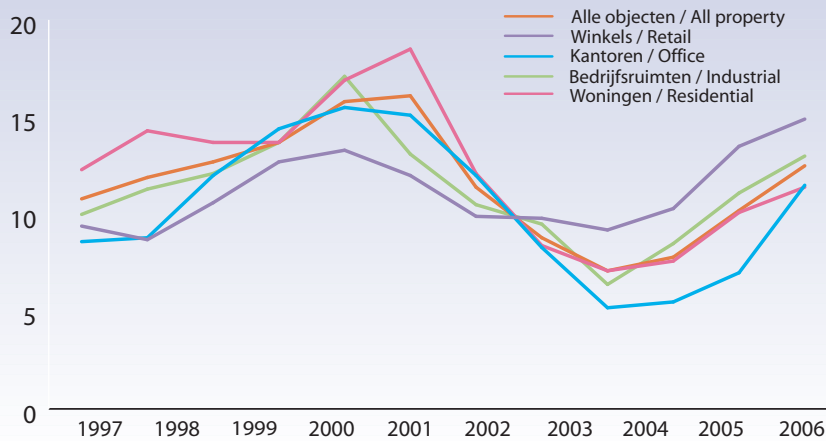
ROZ / IPD Nederlandse Vastgoedindex 2006

ROZ / IPD Dutch property index 2006

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Historische sector performance totaal rendement, in % per jaar

Historical sector performance total return % p.a.



De index meet het totaal rendement van directe vastgoedbeleggingen zonder vreemd vermogen. Het totaal rendement over 2006 is 12.5%

The index measures ungeared total returns to direct property investments, and in 2006 delivered 12.5%

Vastgoed- en andere beleggingscategorieën - rendement, in % per jaar

Property & other assets — returns % p.a.

To December 2006

	Totaal rendement	Direct rendement	Indirect rendement	Gemiddelde over			Total rendement index
	Total return	Income return	Capital growth	Annualised total return	Total return index		
	1 jr / yr	1 jr / yr	1 jr / yr	3 jr / yrs	5 jr / yrs	12 jr / yrs	1994=100
Directe vastgoedbeleggingen / Direct property							
Alle Objecten / All Property	12.5	5.6	6.6	10.2	9.3	11.5	370.3
Winkels / Retail	14.9	6.5	7.9	12.9	11.5	11.2	356.2
Kantoren / Office	11.5	7.0	4.3	8.0	7.5	10.3	323.2
Bedrijfsruimten / Industrial	13.0	7.6	5.0	10.9	9.7	11.3	362.5
Woningen / Residential	11.4	3.9	7.2	9.7	8.9	12.1	394.8
Andere beleggingscategorieën / Other asset classes							
Aandelen / Equities	18.5			18.2	3.7	11.1	355.1
Obligaties / Bonds	-1.1			4.8	6.0	7.5	238.5
Inflatie / Inflation	1.7			1.5	2.1	2.3	131.1

Source: Morgan Stanley Capital International Inc: CitiGroup : Harmonized

Deelnemers aan de ROZ / IPD Nederlandse vastgoedindex: / Contributors to the ROZ / IPD Dutch Property Index

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ROZ

Stichting
ROZ-vastgoedindex



Databank- en performancekarakteristieken

Databank and performance characteristics

December 2006	Aantal objecten	Kapitaalswaarde	Totaal rendement	Markthuurgroei	Bruto
	No. of	Capital value	% per jaar	% per jaar	Reversionary yield
Sectoren en belangrijkste segmenten	properties	€ m	Total	Rental value	Valuation
Sectors and main segments		%	return % p.a.	growth % p.a.	yields %
Winkels / Retail	1,592	12,648	28.0		
Grote Steden: Primair / Larger City Centres: Prime	358	2,783	6.2		
Middelgrote Steden - Prim. / Med. City Centres	422	3,418	7.5		
Stadscentra - Kln & Sec. / Small & Sec. City Centres	411	2,120	4.7		
Buurt- en Wijkcentra / Suburban Centres	401	4,327	9.6		
Kantoren / Office	898	10,777	23.9		
Stadscentra / City Centres	171	2,361	5.2		
Kantoordistricten / Office Locations	457	6,720	14.9		
Bedrijfsruimten / Industrial	171	1,110	2.5		
Woningen / Residential	2,497	19,562	43.3		
MGW / Multi-family Residential	1,042	9,671	21.4		
EGW / Single-family Residentials	1,455	9,890	21.9		
Alle objecten / All Property	5,369	45,158	100.0		

(inclusief gemengd gebruik/overig / includes mixed use/other)

Voor verdere informatie zie www.rozindex.nl For more detail please see www.ipdglobal.com

De totale waarde van de objecten in de ROZ / IPD Databank bedraagt per ultimo december 2006 €45,2 mld. Dit vertegenwoordigt 60% van de totale vastgoedobjecten aangehouden door financiële instituten en vastgoedbedrijven.

The total value of the properties covered by the IPD Databank results was €45.2 bn, representing 60% of the total property assets held by financial institutions and property companies.

Methodology

IPD Indices measure returns to professionally managed direct property investments held from one open market valuation to the next, and are calculated on a time-weighted basis - in full compliance with the Global Investment Performance Standards (GIPS). Single month returns on capital employed are compounded over quarters, years or longer periods as required. Capital growth and income return components are each computed in the same way, and so for periods of more than one month they may not sum exactly to total return. For a full account of IPD's return calculation methods, please refer to the IPD index guide on our website.

Markten waarop IPD actief is

Markets covered by IPD

IPD Nationale Indices	Begin Index	Aantal objecten	Kapitaalswaarde in mld. €	Publicatie datum
IPD National Indices	Index starts	No. of properties	Capital value €bn	Index release 2007
Australia	1984	720	44.8	02 March 2007
Austria	2004	810	6.5	02 May 2007
Belgium	2005	200	4.4	08 June 2007
Canada	1985	2,050	48.0	23 February 2007
Denmark	2000	1,222	11.3	06 March 2007
KTI Finland	1998	2,085	13.8	01 March 2007
France	1998	6,622	75	06 April 2007
Germany	1996	3,427	59.7	18 April 2007
Ireland	1984	331	5.8	31 January 2007
Italy	2003	692	12.0	18 April 2007
Japan	2003	835	24.6	02 July 2007
Netherlands	1995	5,369	45.2	12 March 2007
Netherlands Social Housing	1999	9,079	62.5	08 May 2007
New Zealand	2007	-	-	12 March 2007
Norway	2000	563	11.1	23 March 2007
Portugal	2000	523	7.1	27 March 2007
South Africa	1995	2,279	12.8	03 April 2007
Spain	2001	577	12.7	18 April 2007
Sweden	1997	1,027	21.2	23 February 2007
Switzerland	2002	3,298	26.8	27 April 2007
UK (Annual)	1981	12,137	284.6	23 February 2007

Dates correct at time of print

Resultaten over 2005 zijn lichtgrijs gekleurd. Alle overige gegevens hebben betrekking op meetjaar 2006. Results for 2005 are shown in light grey. All other figures quoted are for 2006.

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