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GERMANY AND OTHER LOW-BETA MARKETS FAVOURED OVER MEDIUM TERM AS EUROPEAN MARKETS ARE REASSESSED

According to the latest research published by Invista Real Estate Investment Management (“Invista”), less risky property markets such as Germany are best positioned to deliver attractive risk-adjusted performance over the medium term as investors re-assess their attitudes towards property pricing and risk.

The report includes Invista’s annual European Property Market Relative Attractiveness ranking, providing a timely reassessment of risk adjusted performance prospects over the next five years. Property investors are urged to look beyond volatile short term data and take a medium term view of market performance.

Changes to the ranking since 2007 reflect higher economic and capital markets related risk created by the global credit crunch. Small, less liquid property markets, such as Portugal and Hungary, with higher levels of expected pricing volatility, fell in the rankings, as did previous economic outperformers including Spain and Ireland, which are expected to experience an exaggerated slowdown in economic growth over the next five years.

By contrast, Invista favours “low-beta” markets such as Germany, Italy, Benelux and France, in which diversified investment opportunities remain and where returns can be enhanced over the medium term through active asset management.

Tim Francis, Head of Continental European Research at Invista, commented: “The global economic events of the last 12 months have forced investors to reassess their attitudes towards property risk and pricing.

Our research indicates which markets are expected to fare better over the medium term, and in our opinion, low-beta markets are better positioned to deliver attractive risk-adjusted returns. Despite recent weak economic data, we believe the German property market should consolidate its position as a key investment target for diversified investors”

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About Invista Real Estate Investment Management

Invista Real Estate Investment Management is the largest UK listed real estate fund management group. The Group manages both commercial and residential property across the UK and continental Europe, and has a total of £8.0 billion of assets under management as at the 30 June 2008. Invista Real Estate currently manages a total of 22 funds as at 30 June 2008, some of which are for the largest UK providers of savings and investment products such as Clerical Medical, Halifax and St. James's Place. Invista Real Estate also manages a number of collective investor funds, including real estate investment trusts and open ended funds such as [Invista Foundation Property Trust](#) and [Invista European Real Estate Trust](#) which are listed on the main market of the London Stock Exchange as well as the fund of specialist funds, the Invista Property Portfolio Fund. Invista Real Estate has offices in London, Paris and Guernsey and employs over 100 people.

For more information on Invista Real Estate or the funds it manages visit www.invistarealestate.com.

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