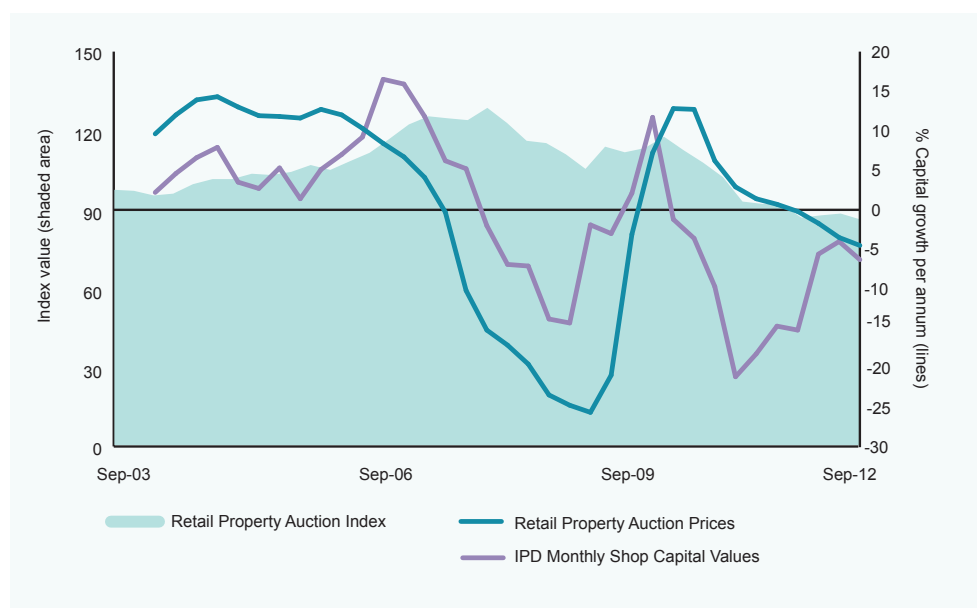


IPD UK Retail Property Auction Index

Results for the year to 30th September 2012



The IPD UK Retail Property Auction Index measures the capital value change of retail properties sold in the UK at auction. The sample is a subset of the EIG database, including only the major commercial auction houses. In Q3 2012, the index decreased to 88.4 representing a change of **-6.3%** year-over-year. The IPD UK Monthly Shop Index stands 4.5% lower than it did a year ago.

IPD UK Retail Property Auction Index

	Capital growth index Jun 2012 Mar 03 = 100	Capital growth index Sep 2012 Mar 03 = 100	Capital growth % 3 mth	Capital growth % 1 yr	Capital growth % 3 yrs	Capital growth % 5 yrs
UK RPA Index	90.7	88.4	-2.6	-6.3	-8.3	-7.0
UK Monthly Index All Property	95.7	94.6	-1.1	-3.1	4.0	-8.2
UK Monthly Index Retail	98.5	97.2	-1.3	-4.4	4.2	-8.4
UK Monthly Index Shops	101.5	100.3	-1.1	-4.5	2.7	-7.1

IPD UK Property Database Profile

	Capital value (£m)	Number of properties
UK RPA Index	29	72
UK Monthly Index All Property	32,702	3,559
UK Monthly Index Retail	15,468	1,500
UK Monthly Index Shops	5,336	915

Sponsors



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Results for the year to 30th September 2012