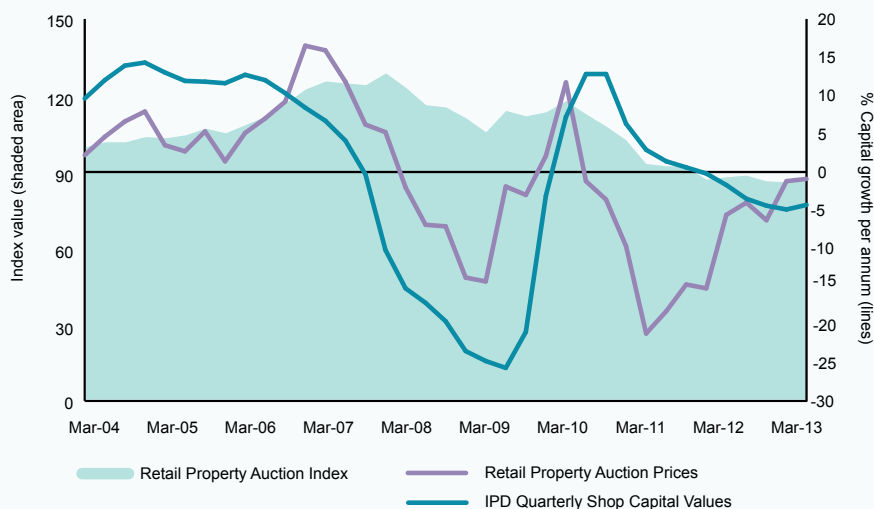


IPD UK Retail Property Auction Index

Results for the year to 31st March 2013



An MSCI Brand



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 Q1 2013, the index decreased to 89.2 representing a change of -0.9% year-over-year. The IPD UK Monthly Shop Index stands 4.3% lower than it did a year ago.

IPD UK Retail Property Auction Index

	Capital growth index Dec 2012 Mar 03 = 100	Capital growth index Mar 2013 Mar 03 = 100	Capital growth % 3 mth	Capital growth % 1 yr	Capital growth % 3 yrs	Capital growth % 5 yrs
UK RPA Index	88.0	89.2	1.3	-0.9	-9.6	-6.7
UK Monthly Index All Property	93.6	93.0	-0.6	-4.0	-0.3	-5.7
UK Monthly Index Retail	95.6	94.8	-0.9	-5.6	-1.1	-6.1
UK Monthly Index Shops	99.4	98.7	-0.7	-4.3	-1.1	-4.8

IPD UK Property Database Profile

	Capital value (£m)	Number of properties
UK RPA Index	55	139
UK Monthly Index All Property	31,441	3,416
UK Monthly Index Retail	14,755	1,453
UK Monthly Index Shops	5,277	897

Sponsors



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