



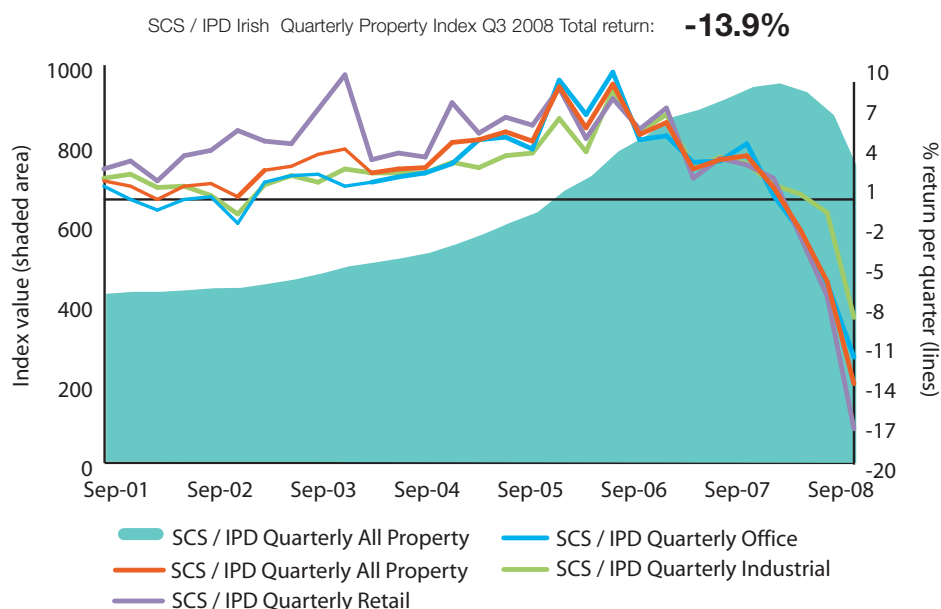
# SCS / IPD Irish Quarterly Property Index

Results for the quarter to 30th September 2008

On the pulse of  
the property world



## SCS / IPD Irish Quarterly Property Index Performance



the society of  
**Chartered  
Surveyors**

The SCS / IPD Irish Quarterly Property Index measures the returns to directly held standing property investments from one open market valuation to the next. Additional indices are calculated covering the major sectors of the Irish property market.

### SCS / IPD Irish Quarterly Property Index Returns

	Total return	Total return %	Income return %	Capital growth %	Annualised total return %			
	Dec 94=100	3 months	3 months	3 months	1 yr	3 yrs	5 yrs	10 yrs
SCS / IPD Irish Quarterly All Property	749.4	-13.9	1.2	-15.0	-20.5	6.1	9.6	13.5
SCS / IPD Irish Quarterly Retail	856.7	-17.3	1.0	-18.1	-24.3	3.8	11.2	15.4
SCS / IPD Irish Quarterly Office	728.7	-11.9	1.3	-13.0	-19.2	7.4	8.9	12.9
SCS / IPD Irish Quarterly Industrial	663.0	-8.9	1.4	-10.1	-8.4	9.8	10.1	12.3
SCS / IPD Irish Quarterly Residential	~	~	~	~	~	~	~	~
SCS / IPD Irish Quarterly Other	~	~	~	~	~	~	~	~

### Comparative data

Equities	269.4	-31.2	~	~	-53.3	-17.4	-2.1	0.4
Property Equities	~	~	~	~	~	~	~	~
Bonds	282.9	4.5	~	~	3.5	0.1	3.9	5.2
Inflation	157.8	0.5	~	~	4.3	4.3	3.7	3.8

Data sources: Merrill Lynch Irish Government 10+ Year Bond Index, ISEQ Equity index, CSO

### Database profile

	Capital value		Number of properties	Number of funds
	€m	%		
SCS / IPD Irish Quarterly All Property	4,523	100.0	327	12
SCS / IPD Irish Quarterly Retail	1,853	41.0	132	12
SCS / IPD Irish Quarterly Office	2,250	49.7	120	12
SCS / IPD Irish Quarterly Industrial	421	9.3	70	11
SCS / IPD Irish Quarterly Residential	~	~	~	~
SCS / IPD Irish Quarterly Other	~	~	~	~

The figures above represent the full coverage of the IPD Irish Quarterly Property database as at September 2008, in accordance with standard IPD methods. The SCS / IPD Irish Quarterly Property Index employs only fully revalued assets from that database.

### IPD is sponsored by:

Anglo Irish Bank, CB Richard Ellis, DTZ Sherry FitzGerald, Hamilton Osborne King, Jones Lang LaSalle, Lisney

### Disclaimer

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## IPD

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## IPD Index Methodology

IPD calculates its indices using the valuation and management records for individual buildings in complete portfolios, collected direct from investors. Only those buildings held as property investments within regularly valued portfolios are eligible. All valuations used in the indices are conducted by qualified valuers. The indices show the return on capital employed in market standing investments, i.e. properties held from one valuation to the next, excluding any properties bought, sold, under development or subject to major refurbishment in the course of the measurement period. Further information regarding the index calculation methodology is available in the IPD Index Guide, available from IPD or online at [www.ipd.com/indices](http://www.ipd.com/indices)

IPD Global Index Information				
To 31st December 2007				
	Number of properties	Capital value €bn	Index inception	Provisional National index release date for results to end-2008
<b>IPD Global Property Index</b>	<b>53,148</b>	<b>994.9</b>	<b>2001</b>	<b>03/06/09</b>
<b>IPD European Property Index</b>	<b>40,935</b>	<b>612.4</b>	<b>2001</b>	<b>11/05/09</b>
<b>IPD Nordic Property Index</b>	<b>5,388</b>	<b>71.4</b>	<b>2000</b>	<b>15/04/09</b>
Australia	1,178	56.0	1984	20/02/09
Austria	932	8.2	2004	16/04/09
Belgium	292	6.0	2005	23/04/09
Canada	2,266	60.7	1985	19/02/09
Denmark	1,036	13.6	2000	26/02/09
Finland (KTI Property Index)	2,697	19.1	1998	-
France	6,929	108.3	1998	06/04/09
Germany	3,901	44.5	1996	02/04/09
Ireland	324	5.9	1984	02/02/09
Italy	1,225	17.0	2003	17/04/09
Japan	1,976	54.7	2003	14/08/09
Korea (Consultative)	89	3.7	2006	30/03/09
Netherlands	5,020	44.9	1995	05/03/09
New Zealand	316	3.9	1993	27/02/09
Norway	542	14.2	2000	20/03/09
Portugal	671	9.2	2000	25/03/09
South Africa	2,183	13.4	1995	31/03/09
Spain	553	16.5	2001	01/04/09
Sweden Commercial	1,113	24.6	1997	25/02/09
Switzerland	3,466	30.3	2002	08/04/09
UK	12,234	250.2	1981	27/02/09
USA (NCREIF Property Index)	5,711	211.6	~	

Other IPD Indices	
IPD Central & Eastern Europe Property Index	IPD UK Forestry Index
IPD UK Pooled Property Fund Indices	IPD UK Rural Property Index
IPD Residential Property Indices (UK, Sweden, Dutch Social Housing)	IPD UK Regeneration Index

## Contributors to the SCS / IPD Irish Quarterly Property Index

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