

MSCI US REIT Index Methodology

Index Construction and Maintenance Methodology for the MSCI US REIT Index

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Contents

Introduction	3
Section 1: Defining REITs and the MSCI US REIT Index Eligible REITs	
Section 2: Free Float-Adjusting Constituent Weights	5
Section 3: Screening Securities for Investability	6
Section 4: Maintenance of the MSCI US REIT Index	7
4.1. Semi-Annual Index Review	.7
4.2. Quarterly Index Review	.7
4.3. Additions Outside Index Reviews	.8
4.4. Corporate Events Affecting the Index Review	.8
4.5. Announcement Policy	.8
Section 5: MSCI US Equity Indices	9
Appendix I: Defining the US Market Capitalization Segments and Indices	0.
Appendix II: Transitioning to the enhanced MSCI US REIT Index1	2
Appendix III: Global Industry Classification Standard (GICS®) 1	.3
Client Service Information is Available 24 Hours a Day	18
Notice and Disclaimer	18
About MCCI	1 Q



Introduction

The MSCI US REIT Index is a free float market capitalization weighted index that is comprised of Equity REITs securities that belong to the MSCI US Investable Market 2500 Index. The MSCI US REIT Index includes only REIT securities that are of reasonable size in terms of full and free float-adjusted market capitalization to ensure that the performance of the Equity REIT universe can be captured and replicated in actual institutional and retail portfolios of different sizes. This document contains the new enhanced guidelines to construct and maintain the MSCI US REIT Index.



Section 1: Defining REITs and the MSCI US REIT Index Eligible REITs

A Real Estate Investment Trust, or REIT, is a company that in most cases owns and operates income producing real estate assets. Some REITs provide loans to the owners and operators of real estate. To qualify as a REIT under the Internal Revenue Code, a REIT is required to distribute at least 90% of its taxable income to shareholders annually and receive at least 75% of that income from rents, mortgages and sales of property.

MSCI classifies REITs securities into one of the seven Real Estate Investment Trust (REIT) Sub-Industries within the Global Industry Classification Standard (GICS®) structure. The REITs Sub-Industries are part of the Real Estate Industry, Real Estate Industry Group and the Financials Sector. The seven REITs Sub-Industries aim to represent the REITs the following property type profiles:

- Diversified REITs
- Industrial REITs
- Mortgage REITs
- Office REITs
- Residential REITs
- Retail REITs
- Specialized REITs

REITs eligible for inclusion in the MSCI US REIT Index are REITs that are included in the MSCI US Investable Market 2500 Index, with the exception of:

- REITs classified in the Mortgage REITs Sub-Industry; and
- REITs classified in the Specialized REITs Sub-Industry that do not generate a majority of their revenue and income from real estate rental and related leasing operations.

Companies classified under the Real Estate Management & Development Sub-Industry are not eligible for inclusion in the MSCI US REIT Index. For further details on the GICS®, see Appendix III.



Section 2: Free Float-Adjusting Constituent Weights

MSCI free float-adjusts the market capitalization of constituents in the US Equity Indices. Consequently, the market capitalization of the MSCI US REIT Index constituents is adjusted for free float in order to reflect the availability of shares from the perspective of US domestic investors. MSCI free float-adjusts the market capitalization of each security using an adjustment factor, referred to as the Domestic Inclusion Factor (DIF).

MSCI defines the domestic free float of a security as the proportion of shares outstanding that are deemed available for purchase in the public equity markets by US domestic investors. Therefore, domestic free float excludes strategic investments in a company, such as stakes held by federal, state and local governments and their agencies, controlling shareholders and their families, the company's management or another company. No foreign ownership limit is applied in the domestic free float calculation. For more information on free-float adjusting constituent weights, please refer to section 2.4 of the MSCI US Equity Indices methodology book. For details regarding the transition to the enhanced MSCI US REIT Index, please refer to Appendix II of this methodology guide.



Section 3: Screening Securities for Investability

The assessment of a security's investability is determined by applying the following screens. A security must pass all the screens in order to be considered for index inclusion in the MSCI US Investable Market 2500 Index. Given that the MSCI US REIT Index is a sub-set of the MSCI US Investable Market 2500 Index, constituents of the MSCI US REIT Index must also pass all the investability screens.

- Liquidity: Based on the stock price (securities with stock prices above USD 5,000 fail the liquidity screening) and a relative liquidity measure known as the Annualized Traded Value Ratio (ATVR). Securities that belong to the top 99.5% of the cumulative security full market capitalization of the US equity universe in descending order of ATVR, after excluding those securities trading above USD 5,000, are eligible for inclusion in the MSCI US Investable Market 2500 Index.
- Length of trading: A seasoning period of at least three calendar months is required for all new issues of small companies at the time of the eligible US equity universe creation.
- Company and security free float: Securities of companies with an overall and/or security free float of less than 15% across all share classes are generally not eligible for inclusion.
- Relative security free float-adjusted market capitalization: In general, all securities that are considered for inclusion in the MSCI US Investable Market 2500 Index should have a free floatadjusted security market capitalization representing at least 10% of the company full market capitalization.



Section 4: Maintenance of the MSCI US REIT Index

The US Equity Indices, and consequently the MSCI US REIT Index, are fully reviewed on a semi-annual basis, at the end of May and November (Semi-Annual Index Review), and partially reviewed at the end of February and August (Quarterly Index Review). In addition, consistent with the index methodology employed in maintaining MSCI equity indices, MSCI reflects corporate events in the indices as they occur.

4.1. Semi-Annual Index Review

The Semi-Annual Index Review involves a comprehensive review of the MSCI US Investable Market Index, and consequently of the MSCI US REIT Index. During the review, changes in the investability of constituents and non-constituents are also assessed.

During each Semi-Annual Index Review, a new US equity universe is identified and companies and their securities are assigned to the appropriate market capitalization Index of the MSCI US Equity Indices. As such, constituents of the MSCI US REIT Index migrating out of the MSCI US Investable Market 2500 Index will be deleted from the MSCI US REIT Index. In contrast, eligible equity REITs migrating to the MSCI US Investable Market 2500 Index will be added to the MSCI US REIT Index. The MSCI US Investable Market 2500 Index is the aggregation of the MSCI Large Cap 300, Mid Cap 450 and Small Cap 1750 Indices. (See Appendix I).

Semi-Annual Index Reviews may also result in changes in DIFs or updates in number of shares. During the May Semi-Annual Index Review, a detailed review of the shareholder information used to estimate free float for constituent and non-constituent securities is conducted. The review is comprehensive, covering all aspects of shareholder information.

4.2. Quarterly Index Review

Quarterly Index Reviews may result in changes in DIFs or updates in number of shares. There are no new additions to or deletions from the MSCI US REIT Index at the Quarterly Index review, unless due to a corporate event or early additions coinciding with the Quarterly Index Review or deletions that result from corrections to the MSCI US REIT Index eligible universe. Also, when a change in Global Industrial Classification Standard (GICS ®) for an existing constituent of the MSCI US Investable Market 2500 Index to one of the eligible REIT Sub-Industries defined in Section 2 is announced, then provided that the date of such announcement is before the implementation date of the next Index Review, such constituent may be considered for inclusion in the MSCI US REIT Index at such Index Review.



4.3. Additions Outside Index Reviews

If following a corporate event, a security not currently a constituent of the MSCI US REIT Index is included in the MSCI US Investable Market 2500 Index and is classified in one of the eligible REIT Sub-Industries defined in Section 2, then this security would typically be added to the MSCI US REIT Index at the time of the implementation of the event in the MSCI US Equity Indices.

Such events include, but are not limited to, IPOs, spin-offs and mergers & acquisitions.

For more information on the implementation of corporate events in the MSCI US Equity Indices, please refer to Section 4.3 of the MSCI US Equity Methodology Book.

4.4. Corporate Events Affecting the Index Review

Some corporate events, such as, but not limited to, additions to or deletions from the Indices or corporate events that trigger a significant market capitalization change relative to the company's full market capitalization before the event (increase of 50% or greater, or decrease of 33% or more), may have an impact on the index changes announced at the time of the Index Reviews. In such situation and if the completion date of the corporate event is effective between the Index Review price-cutoff date and one month after the Index Review effective date, MSCI may amend the Index Review result and announcement to consider the impact of the corporate event, in order to avoid potential reverse turnover. MSCI may amend the Index Review changes until five business days before the Index Review effective date.

To communicate these amendments, a separate announcement will be sent to the clients either with the Index Review announcement or with the corporate event announcement depending on the announcement date of the event.

4.5. Announcement Policy

When public information is available, the changes to the MSCI US REIT Index are typically announced at least ten business days prior to these changes becoming effective in the indices as an "expected" announcement, or as an "undetermined" announcement when the effective dates are not known yet or when aspects of the event are uncertain. MSCI sends "confirmed" announcements at least two business days prior to events becoming effective in the indices, provided that all necessary public information concerning the event is available. If warranted, MSCI may make additional announcements for events that are complex in nature and would benefit from additional clarification.



Section 5: MSCI US Equity Indices

For more details regarding the construction and maintenance of the MSCI US Investable Market Index, please refer to the MSCI US Equity Indices Methodology book, which can be found on www.msci.com, under the US Equity Indices section.



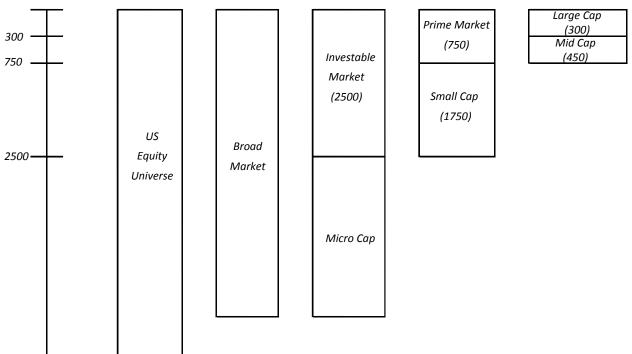
Appendix I: Defining the US Market Capitalization Segments and Indices

MSCI segregates the eligible US equity universe in three market capitalization segments, namely:

- The investable market segment
- The micro cap segment, and
- The lower micro cap segment

The design and structure of the market capitalization segments and indices are represented below:





The investable market segment includes all securities with reasonable size, liquidity, and investability that can cost effectively be represented in institutional and pooled retail portfolios of reasonable size. This segment also allows investors to gain exposure to a significant portion of the performance of the US equity universe. Analysis shows that the 2,500 largest companies by full market capitalization, which covers more than 98% of the US equity universe, form an appropriate representation of the investable market segment. The investment performance characteristics of this investable market segment is represented and measured by an Investable Market Index.



The micro cap segment is comprised of micro cap companies with a market capitalization rank lower than the 2,500 companies in the investable market segment and included in the top 99.5% of the US equity universe ranked by full market capitalization. The micro cap segment is estimated to cover around 1.5% of the market capitalization of the US equity universe. The investment performance characteristics of this segment of the US equity universe is represented and measured by a Micro Cap Index.

The lower micro cap segment covers approximately the bottom 0.5% of the full market capitalization of the US equity universe, and is not be represented by an index.

The combination of the Investable Market Index and the Micro Cap Index will form the US Broad Market Index, which thus includes the companies comprised in the top 99.5% of the US equity universe ranked by full market capitalization.



Appendix II: Transitioning to the enhanced MSCI US REIT Index

The official name of the index was changed to the MSCI US REIT Index effective June 20, 2005. The index will continue to be calculated with dividends reinvested on a daily basis. Simultaneously, MSCI introduced a price-only index that is calculated by MSCI in real time and distributed by the American Stock Exchange (AMEX) over Network B of the Consolidated Tape Association, and by MSCI to Reuters and Bloomberg. The symbol of this index is RMZ. Note that the real time version of the Morgan Stanley REIT Index was discontinued effective June 20, 2005.

Index Symbols for the MSCI US REIT Index

	Before June 20, 2005	Beginning June 20, 2005		
	Real Time & End of Day Gross Index	End of Day Gross Index	Real Time & End of Day Price-Only Index	
Bloomberg Ticker	RMS	RMS	RMZ	
Reuters RIC	.RMS	.RMS	.RMZ	
AMEX Symbol	RMS	RMS	RMZ	

In addition, on June 20, 2005, MSCI began calculating the MSCI US REIT Index using Laspeyres's principle of a weighted arithmetic average together with the concept of chain linking. This principle effects corporate event adjustments to the Index's next day market capitalization.



Appendix III: Global Industry Classification Standard (GICS®)

Introduction

The Global Industry Classification Standard (GICS®) was developed by MSCI in collaboration with Standard & Poor's (S&P) to provide an efficient, detailed and flexible investment tool. It is designed to respond to the global financial community's need for a global, accurate, complete and widely accepted approach to defining industries and classifying securities by industry. Its universal approach to industry classification aims to improve transparency and efficiency in the investment process.

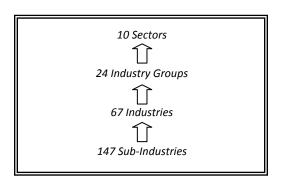
Key Features of GICS®

The key features of GICS® are that it is:

- Universal: the classification applies to companies globally.
- Accurate: the structure precisely reflects the state of the industries in the equity investment universe.
- Flexible: the classification consists of four levels of analysis, ranging from the most general to the most specialized sub-industry.
- Evolutionary: annual reviews are conducted to ensure that the classification remains fully representative of the universe.

To provide the level of precision critical in the investment process, GICS® is designed with four levels of classifications:

The Global Industry Classification Standard (GICS®)





GICS® has 10 sector classifications

Energy	Health Care
Materials	Financials
Industrials	Information Technology
Consumer Discretionary	Telecommunications Services
Consumer Staples	Utilities

Philosophy and Objectives of GICS®

The way in which securities are classified into asset classes forms the basis of many important investment decisions. The relative merits of each security are judged primarily within these asset classes, and investment decisions are taken within this framework.

GICS®: Market Demand-Oriented

The Global Industry Classification Standard (GICS®) is designed to be market demand-oriented in its analysis and classification of companies. For example, drawing the line between goods and services is becoming increasingly arbitrary as they are now commonly sold together. Thus, this distinction between goods and services is replaced by adopting the more market-oriented sectors of "Consumer Discretionary" and "Consumer Staples", which group goods and services sub-industries. In addition, the creation of large stand-alone sectors such as Health Care, Information Technology and Telecommunication Services accurately represents industries that provide significant value to the consumer in today's global, integrated economy. This further contributes to a more uniform distribution of weights among the 10 sectors.

GICS® Company Classification

The Global Industry Classification Standard (GICS®) is used to assign each company to a sub-industry according to its principal business activity. Since the GICS® is strictly hierarchical, a company can only belong to one grouping at each of the four levels.

Review of Sub-Industry Classification

A company's sub-industry classification will be reviewed either when a significant corporate restructuring occurs or when the new annual report is made available. In any case, in order to provide a stable sub-industry classification, when reviewing a company's classification, changes will be minimized in the sub-industry classification to the extent possible by disregarding temporary fluctuations in the results of a company's different activities. In the event that the above guidelines should not



appropriately capture a particular company's business activity, its classification will be determined based on a more extensive analysis.

GICS® Structure Review Frequency

MSCI and Standard & Poor's are committed to ensuring that the GICS® structure remains relevant and up-to-date. This is accomplished through an annual review of the structure. This review includes a detailed internal analysis to develop a proposal for potential structural changes and public request for comments and in-depth client consultations with various market participants as a means of obtaining feedback on proposed structural changes.



GICS (Global Industry Classification Standard)

Effective after close of business (US, EST) Friday April 28, 2006

Sector	Industry Group	Industry	<u>Sub-Industry</u>
10 - Energy	1010 - Energy	101010 - Energy Equipment & Services	10101010 - Oil & Gas Drilling
		101020 Oil C & C	10101020 - Oil & Gas Equipment & Services 10102010 - Integrated Oil & Gas
		101020 - Oil, Gas & Consumable Fuels	10102010 - Integrated Oil & Gas 10102020 - Oil & Gas Exploration & Production
			10102030 - Oil & Gas Exploration & Floduction 10102030 - Oil & Gas Refining & Marketing
			10102040 - Oil & Gas Storage & Transportation
			10102050 - Coal & Consumable Fuels
15 - Materials	1510 - Materials	151010 - Chemicals	15101010 - Commodity Chemicals
			15101020 - Diversified Chemicals
			15101030 - Fertilizers & Agricultural Chemicals
			15101040 - Industrial Gases
		151020 - Construction Materials	15101050 - Specialty Chemicals 15102010 - Construction Materials
		151030 - Containers & Packaging	15103010 - Constitution Materials 15103010 - Metal & Glass Containers
		151050 - Containers & Lackaging	15103020 - Paper Packaging
		151040 - Metals & Mining	15104010 - Aluminum
		· ·	15104020 - Diversified Metals & Mining
			15104030 - Gold
			15104040 - Precious Metals & Minerals
		151050 B 0 F 1 B 1	15104050 - Steel 15105010 - Forest Products
		151050 - Paper & Forest Products	15105010 - Forest Products 15105020 - Paper Products
20 - Industrials	2010 - Capital Goods	201010 - Aerospace & Defense	20101010 - Aerospace & Defense
20 1110101111110	2010 Capital Goods	201020 - Building Products	20102010 - Building Products
		201030 - Construction & Engineering	20103010 - Construction & Engineering
		201040 - Electrical Equipment	20104010 - Electrical Components & Equipment
			20104020 - Heavy Electrical Equipment
		201050 - Industrial Conglomerates	20105010 - Industrial Conglomerates
		201060 - Machinery	20106010 - Construction & Farm Machinery & Heavy Trucks
		201070 - Trading Companies & Distributors	20106020 - Industrial Machinery 20107010 - Trading Companies & Distributors
	2020 - Commercial Services & Supplies	202010 - Commercial Services & Supplies	20201010 - Trading Companies & Distributors 20201010 - Commercial Printing
	2020 - Commercial Services & Supplies	202010 - Commercial Services & Supplies	20201030 - Commercial 7 Hinting 20201030 - Diversified Commercial & Professional Services
			20201040 - Human Resource & Employment Services
			20201050 - Environmental & Facilities Services
			20201060 - Office Services & Supplies
	2030 - Transportation	203010 - Air Freight & Logistics	20301010 - Air Freight & Logistics
		203020 - Airlines	20302010 - Airlines
		203030 - Marine 203040 - Road & Rail	20303010 - Marine 20304010 - Railroads
		203040 - Road & Raii	20304020 - Trucking
		203050 - Transportation Infrastructure	20305010 - Airport Services
			20305020 - Highways & Railtracks
			20305030 - Marine Ports & Services
25 - Consumer Discretionary	2510 - Automobiles & Components	251010 - Auto Components	25101010 - Auto Parts & Equipment
		254020 4	25101020 - Tires & Rubber 25102010 - Automobile Manufacturers
		251020 - Automobiles	25102010 - Automobile Manufacturers 25102020 - Motorcycle Manufacturers
	2520 - Consumer Durables & Apparel	252010 - Household Durables	25201010 - Consumer Electronics
	2320 - Consumer Durables & Apparer	232010 - 110usenoid Durables	2520100 - Consumer Electronics 25201020 - Home Furnishings
			25201030 - Homebuilding
			25201040 - Household Appliances
			25201050 - Housewares & Specialties
		252020 - Leisure Equipment & Products	25202010 - Leisure Products
			25202020 - Photographic Products
		252030 - Textiles, Apparel & Luxury Goods	25203010 - Apparel, Accessories & Luxury Goods
			25203020 - Footwear 25203030 - Textiles
	2530 - Consumer Services	253010 - Hotels, Restaurants & Leisure	25301010 - Casinos & Gaming
	2000 Consumer Services	200010 110teloj restauranto de Deligare	25301020 - Hotels, Resorts & Cruise Lines
			25301030 - Leisure Facilities
			25301040 - Restaurants
		253020 - Diversified Consumer Services	25302010 - Education Services
	25.00 25.00	25,000	25302020 - Specialized Consumer Services
	2540 - Media	254010 - Media	25401010 - Advertising
			25401020 - Broadcasting & Cable TV 25401030 - Movies & Entertainment
			25401040 - Publishing
	2550 - Retailing	255010 - Distributors	25501010 - Distributors
	0	255020 - Internet & Catalog Retail	25502010 - Catalog Retail
			25502020 - Internet Retail
		255030 - Multiline Retail	25503010 - Department Stores
			25503020 - General Merchandise Stores
		255040 - Specialty Retail	25504010 - Apparel Retail
			25504020 - Computer & Electronics Retail
			25504030 - Home Improvement Retail 25504040 - Specialty Stores
			25504040 - Specialty Stores 25504050 - Automotive Retail
			25504060 - Homefurnishing Retail
-			



Sector	Industry Group	Industry	<u>Sub-Industry</u>
30 - Consumer Staples	3010 - Food & Staples Retailing	301010 - Food & Staples Retailing	30101010 - Drug Retail
			30101020 - Food Distributors
			30101030 - Food Retail
			30101040 - Hypermarkets & Super Centers
	3020 - Food, Beverage & Tobacco	302010 - Beverages	30201010 - Brewers
			30201020 - Distillers & Vintners
		202020 F IP I	30201030 - Soft Drinks
		302020 - Food Products	30202010 - Agricultural Products
		302030 - Tobacco	30202030 - Packaged Foods & Meats 30203010 - Tobacco
	3030 - Household & Personal Products	303010 - Household Products	30301010 - 1 00acco 30301010 - Household Products
	5050 - Household & Personal Products	303020 - Personal Products	30302010 - Prousenoid Products 30302010 - Personal Products
35 - Health Care	3510 - Health Care Equipment & Svcs	351010 - Health Care Equipment & Supplies	35101010 - Health Care Equipment
33 - Health Care	5510 - Heatin Care Equipment & 5ves	551010 - Health Care Equipment & Supplies	35101020 - Health Care Supplies
		351020 - Health Care Providers & Services	35102010 - Health Care Distributors
		551525 Tremin oute 1101/dels & services	35102015 - Health Care Services
			35102020 - Health Care Facilities
			35102030 - Managed Health Care
		351030 - Health Care Technology	35103010 - Health Care Technology
	3520 - Pharma., Bio. & Life Sciences	352010 - Biotechnology	35201010 - Biotechnology
		352020 - Pharmaceuticals	35202010 - Pharmaceuticals
		352030 - Life Sciences Tools & Services	35203010 - Life Sciences Tools & Services
40 - Financials	4010 - Banks	401010 - Commercial Banks	40101010 - Diversified Banks
			40101015 - Regional Banks
		401020 - Thrifts & Mortgage Finance	40102010 - Thrifts & Mortgage Finance
	4020 - Diversified Financials	402010 - Diversified Financial Services	40201020 - Other Diversified Financial Services
			40201030 - Multi-Sector Holdings
			40201040 - Specialized Finance
		402020 - Consumer Finance	40202010 - Consumer Finance
		402030 - Capital Markets	40203010 - Asset Management & Custody Banks
			40203020 - Investment Banking & Brokerage
			40203030 - Diversified Capital Markets
	4030 - Insurance	403010 - Insurance	40301010 - Insurance Brokers
			40301020 - Life & Health Insurance
			40301030 - Multi-line Insurance
			40301040 - Property & Casualty Insurance
	4040 P 15	10.1000 B 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	40301050 - Reinsurance
	4040 - Real Estate	404020 - Real Estate Investment Trusts (REITs)	40402010 - Diversified REIT's
			40402020 - Industrial REIT's
			40402030 - Mortgage REIT's 40402040 - Office REIT's
			40402040 - Office RETT's 40402050 - Residential REIT's
			40402060 - Retail REIT's
			40402000 - Retail REIT's 40402070 - Specialized REIT's
		404030 - Real Estate Management & Development	40403010 - Real Estate Management & Development
45 - Information Technology	4510 - Software & Services	451010 - Internet Software & Services	45101010 - Internet Software & Services
is information recimology	iono continue de cerrices	451020 - IT Services	45102010 - IT Consulting & Other Services
			45102020 - Data Processing & Outsourced Services
		451030 - Software	45103010 - Application Software
			45103020 - Systems Software
			45103030 - Home Entertainment Software
	4520 - Technology Hardware & Equipment	452010 - Communications Equipment	45201020 - Communications Equipment
		452020 - Computers & Peripherals	45202010 - Computer Hardware
			45202020 - Computer Storage & Peripherals
		452030 - Electronic Equipment & Instruments	45203010 - Electronic Equipment Manufacturers
			45203020 - Electronic Manufacturing Services
			45203030 - Technology Distributors
		452040 - Office Electronics	45204010 - Office Electronics
	4530 - Semicondt. & Semicondt. Equip.	453010 - Semiconductors & Semiconductor Equipment	45301010 - Semiconductor Equipment
			45301020 - Semiconductors
50 - Telecommunication	5010 - Telecommunication Services	501010 - Diversified Telecommunication Services	50101010 - Alternative Carriers
			50101020 - Integrated Telecommunication Services
		501020 - Wireless Telecommunication Services	50102010 - Wireless Telecommunication Services
55 - Utilities	5510 - Utilities	551010 - Electric Utilities	55101010 - Electric Utilities
		551020 - Gas Utilities	55102010 - Gas Utilities
		551030 - Multi-Utilities	55103010 - Multi-Utilities
		551040 - Water Utilities 551050 - Independent Power Producers & Energy Traders	55104010 - Water Utilities 55105010 - Independent Power Producers & Energy Traders



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¹As of March 31, 2012, as published by eVestment, Lipper and Bloomberg in September 2012