

# LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR

Ticker: LYMEH SW

## FUND INFORMATION

### Description

Lyxor Asset Management ("Lyxor"), a wholly owned subsidiary of the Societe Generale Group, was founded in 1998 with the aim of delivering sustainable performance solutions, offering enhanced transparency, liquidity and flexibility. With more than a decade of experience, Lyxor is a global player in four investment classes: alternative investments, ETFs & indexing, multi-asset and structured investments. Based on research and risk management, Lyxor's business model allows for the engineering of sound and innovative investment solutions. Employing more than 600 professionals, Lyxor is present in all strategic investment locations throughout the world, with offices and affiliates in Europe, Asia and North America. Lyxor brings together the responsiveness of an entrepreneurial organisation and the reliability of an expanding global player, managing over 83 B€ in global assets, 34 B€ of which are ETFs.

### Exchange Traded Funds (ETFs)

A UCITS ETF is a UCITS at least one unit or share class of which is traded throughout the day on at least one regulated market or Multilateral Trading Facility with at least one market maker which takes action to ensure that the stock exchange value of its units or shares does not significantly vary from its net asset value and where applicable its Indicative Net Asset Value.

### Investment Objective

Lyxor Exchange Traded Funds ("ETFs") are UCITS compliant funds which track a benchmark index by investing in listed equities and entering into total or price return swaps to achieve the index performance. Swap enhanced ETFs are the most efficient way of index tracking resulting in lower tracking error while the swap counterparty bears the risk and cost of tracking the index.

The investment objective is to replicate the performance, whether positive or negative, of the FTSE EPRA/NAREIT Developed Europe Index Net TRI (Bloomberg Code : NEPPA) (the "Benchmark Index"), which represents real estate investment companies listed on developed European markets.

### Risk Factors

It is important for potential investors to evaluate the risks described below and in the fund prospectus which can be found on [www.lyxoretf.com](http://www.lyxoretf.com)

**CAPITAL AT RISK:** ETFs are tracking instruments: Their risk profile is similar to a direct investment in the Underlying Index. Investors' capital is fully at risk and investors may not get back the amount originally invested.

**REPLICATION RISK:** The fund objectives might not be reached due to unexpected events on the underlying markets which will impact the index calculation and the efficient fund replication.

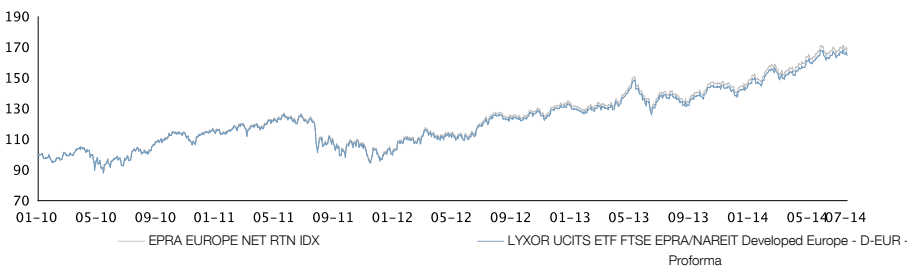
**COUNTERPARTY RISK:** Investors are exposed to risks resulting from the use of an OTC Swap with Societe Generale. In-line with UCITS guidelines, the exposure to Societe Generale cannot exceed 10% of the total fund assets.

**UNDERLYING RISK:** The Underlying Index of a Lyxor ETF may be complex and volatile. When investing in commodities, the Underlying Index is calculated with reference to commodity futures contracts exposing the investor to a liquidity risk linked to costs such as cost of carry and transportation. ETFs exposed to Emerging Markets carry a greater risk of potential loss than investment in Developed Markets as they are exposed to a wide range of unpredictable Emerging Market risks.

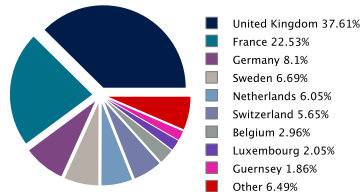
**CURRENCY RISK:** ETFs may be exposed to currency risk if the ETF is denominated in a currency different to that of the Underlying Index they are tracking. This means that exchange rate fluctuations could have a negative or positive effect on returns.

**LIQUIDITY RISK:** Liquidity is provided by registered market-makers on the respective stock exchange where the ETF is listed, including Societe Generale. On-exchange liquidity may be limited as a result of a suspension in the underlying market represented by the Underlying Index tracked by the ETF; a failure in the systems of one of the relevant stock exchanges, Societe Generale or other market-maker systems; or an abnormal trading situation or event.

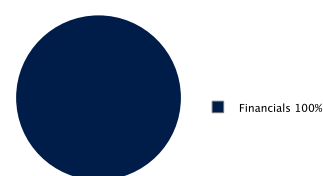
### Index information



### Index Geographical Allocation



### Index Sector Allocation



## ETF Performances

	1 Month	3 Months	6 Months	3 Years	5 Years
<b>LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR</b>	<b>0.00%</b>	<b>5.12%</b>	<b>12.54%</b>	<b>36.15%</b>	-
LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR-Proforma	0.00%	5.12%	12.54%	35.89%	-
EPRA EUROPE NET RTN IDX	0.04%	5.22%	12.74%	37.38%	-
Tracking Difference	-0.04%	-0.10%	-0.21%	-1.49%	-
	YTD	2013	2012	2011	2010*
<b>LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR</b>	<b>14.50%</b>	<b>9.98%</b>	<b>30.40%</b>	<b>-10.86%</b>	<b>11.26%</b>
LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR - Proforma	14.50%	9.98%	27.04%	-10.43%	15.03%
EPRA EUROPE NET RTN IDX	14.75%	10.35%	27.52%	-10.04%	15.56%
Tracking Difference	-0.24%	-0.37%	-0.48%	-0.39%	-0.53%
Tracking Error	-	0.02%	0.01%	0.04%	0.00%
* Since inception, 11/01/2010					
	31/07/2014	31/07/2013	31/07/2012	29/07/2011	30/07/2010
	31/07/2013	31/07/2012	29/07/2011	30/07/2010	11/01/2010
<b>LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR</b>	<b>20.71%</b>	<b>10.53%</b>	<b>2.04%</b>	<b>18.19%</b>	<b>1.21%</b>
LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe - D-EUR - Proforma	20.71%	10.53%	1.85%	18.49%	2.38%
EPRA EUROPE NET RTN IDX	21.15%	10.90%	2.25%	19.04%	2.64%
Tracking Difference	-0.43%	-0.38%	-0.40%	-0.56%	-0.26%

Source: Bloomberg, Lyxor AM, to Jul 31, 2014

The figures relating to [past performances / simulated past performances / past performances and simulated past performances] refer or relate to past periods and are not a reliable indicator of future results. This also applies to historical market data.

### Ticker Primary Listing :

Fund Type :	French Mutual Fund
UCITS compliant :	Yes
ISIN :	FR0010833558
Swiss Tax:	No
Replication method :	Physical Plus Performance Swap
Share class currency :	EUR
Inception Date :	11/01/2010
Nav per share at inception (EUR) :	25.49
Total Expense Ratio p.a:	0.400%
Currency risk :	No
NAV per share (EUR) :	35.21
Share AuM (M EUR) :	21.16
Total Fund Assets (M EUR) :	21.16
Umbrella (M EUR) :	-
Minimum Investment (Share)	1
Income treatment :	Distribution and/or Capitalisation
Date if distribution :	July & December
Last Amount if distribution (EUR) :	0.90

### Trading Information

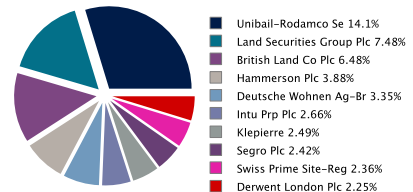
Place	Opening Hours (GMT)	Currency	Ticker Bloomberg	RIC Reuters
NYSE Euronext Paris*	08:00 / 16:30	EUR	MEH FP	MEH.PA
Borsa Italiana (Milano)	08:00 / 16:30	EUR	REEU IM	REEU.MI
Deutsche Boerse (Xetra)	07:00 / 19:00	EUR	LYXREEU GY	LYXREEU.DE
SIX Swiss Exchange	08:00 / 16:20	EUR	LYMEH SW	LYMEH.S

\* First Listing Place

The FTSE EPRA/NAREIT Europe Index has been enhanced to provide investors with greater precision in measuring the performance of Europe-listed real estate. The index is a useful tool for tracking listed real estate markets, and offers the purest and most diverse representation of these markets by both geography and property type.

Full name :	EPRA EUROPE NET RTN IDX
Exposure :	Europe
Asset Class :	Equity
Index type :	Net Total Return
Currency :	EUR
Index Reuters RIC :	.TFTRPRAE
Index Bloomberg ticker :	NEPPA
Further information :	<a href="http://www.ftse.com">www.ftse.com</a>
Source: Bloomberg, Lyxor AM, to Jul 31, 2014	

### Top ten index constituents



Performances related to distributing ETF are calculated reinvesting dividends into the ETF performance  
 Pro forma: performance calculated on a Pro Forma NAV  
 Pro Forma NAV: NAV calculated when using the current benchmark as the unique benchmark since inception  
 Rolling performances: all performances are based on official daily NAVs calculated as of each month-end  
 Calendar performances: all performances are based on official daily NAVs calculated as of each year-end  
 Performance gap represents the performance differences between the ETF Pro forma and the Index  
 The Tracking Error represents the annualised volatility of the performance differences between the ETF and the benchmark

Changes of benchmark may occur. To compare the track of the ETF with its benchmark, we will use the below indexes:

	From	To
MSCI EUROPE REAL ESTATE	11/01/2010	21/03/2012
EPRA EUROPE NET RTN IDX	21/03/2012	

## INVESTOR'S NOTICE

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The Lyxor ETFs are offered only outside the United States in compliance with Regulation S promulgated under the Securities Act (the "Regulation S") to a selected group of investors only in "Offshore Transactions" with "Non-U.S. Persons" (each as defined in Regulation S). The Lyxor ETFs may be reoffered and sold only to "Non-U.S. Persons" in "Offshore Transactions" pursuant to the resale provisions of Regulation S. No person is obligated or intends to register the Lyxor ETFs under the Securities Act or any state securities laws in the United States.

The country of domicile of the fund presented in this document is -. The fund LYXOR UCITS ETF FTSE EPRA/NAREIT Developed Europe is listed on the SIX Swiss Exchange and authorized for the offer and distribution in Switzerland or from Switzerland pursuant to the Swiss Federal Act on Collective Investment Schemes (CISA).

The Swiss Financial Market Supervisory Authority FINMA has authorized Société Générale, Zurich Branch, to act as Swiss Representative and Paying Agent of the Funds in Switzerland. The prospectus, simplified prospectus, key investor information document (KIID), articles of association, investment regulations, annual and semi-annual reports and other relevant documentation according to Art. 133 of the Swiss Federal Ordinance on Collective Investment Schemes of the Lyxor ETFs which are authorized for distribution in or from Switzerland, can be obtained free of charge at the Swiss representative office:

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