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Nota di contenuto	Cover; Contents; Contributors; Preface; PART I: PRODUCTS; 1 Global Real Estate Investable Universe Continues to Expand and Develop; Introduction; Global core real estate universe: 8 trillion and growing; Why have REITs succeeded?; REIT proliferation: thriving in 18 countries and counting; Early growth cycle: only the tip of the iceberg; Relative risk and return; 2 The US Real Estate Investment Trust (REIT) Market; Introduction; The evolution of US REITs; US REITs: creation to 1993; US REITs: the Modern Era; The investment performance of REITs; The future of REITs 3 Progress on REIT Regimes in EuropeIntroduction; Developments in France: SIIC 2/3/4 and the OPCI; OPCI: 'the non-listed SIIC'; The German REIT; The UK REIT; EU law and REITs: what are the issues?; 4 Listed Property Trusts in Australia; Background to LPTs; LPT regulatory framework; LPT profile; LPT performance analysis; Recent issues in the strategic development of LPTs; Changing LPT and property landscape in 2007-2008; Conclusion; 5 Asian REITs: Playing the Yield Game; REIT

markets in Asia; Ways to enhance distribution yield; Yield-accretive acquisitions; Conclusion

6 European Real Estate Unlisted Vehicles: A Mature Market Now or Is There More to Come? Introduction; Characteristics of European real estate unlisted vehicles; Performance of European real estate unlisted vehicles; Management fees; Discussion and conclusion;

7 Constructing a Global Real Estate Investment Index; Introduction; Top down or bottom up?; Rolling out national market indices; The first IPD multi-market index - the pan-European; ...and finally the world - IPD's first global index;

8 Property Derivatives: The Story So Far; Introduction The history and innovation behind the property derivatives market The drivers for change; Pricing and underlying index activity; Alternative indices and products being traded; Has the market achieved the results expected of it?; How have derivatives changed the market place?; Future expectations, unintended consequences and lessons learned; Conclusions;

9 Property Markets in Central and Eastern Europe; Introduction; Development of real estate markets; Property markets, data availability and economic competitiveness; Bank lending on property in central and eastern Europe; Conclusions

10 Islamic Finance and Shariah-Compliant Real Estate Investment Introduction; Defining SCI; Shariah funds in the research agenda; Conclusion;

PART II: PROCESSES;

11 Socially Responsible Property Investment - Background, Trends and Consequences; Introduction; Social responsibility and sustainable development - background; The principles for responsible investment; Trends and concepts within the property market; The benefits of sustainable buildings and of SRIs; Criteria and assessment tools; Realisation of SRPIs; Implications for property professionals; Conclusion and recommendations

12 Corporate Governance in the Real Estate Industry

Sommario/riassunto

To operate effectively in today's dynamic global real estate markets, it is essential to understand the complex processes that underpin them. This up-to-date work, which brings together contributions from industry and academic experts from around the world, is a valuable corollary to effective investment decision-making within the property sector and will be of interest to post-graduate property students, researchers and practising real estate investors. Recent years have seen some rapid developments in the global scale and structure of real estate markets. Such transformations have been par
