

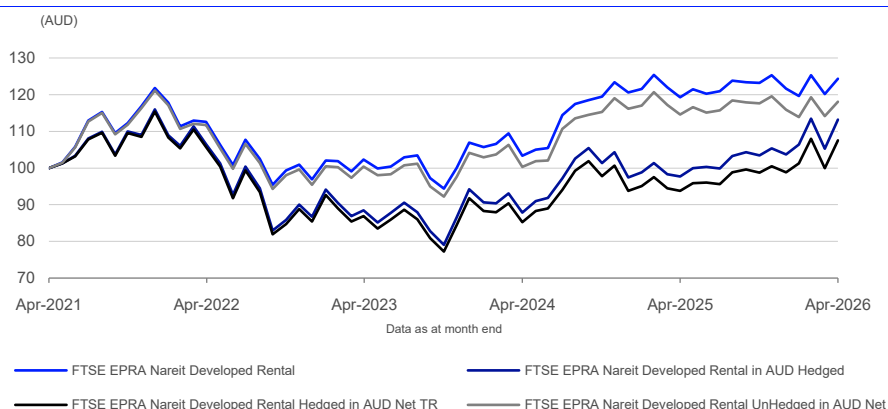
# FTSE EPRA Nareit Developed Rental Index

Data as at: 30 April 2026

The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series covers Global, Developed and Emerging indices.

The FTSE EPRA Nareit Developed Index is designed to track the performance of listed real estate companies and REITs worldwide. By making the index constituents free-float adjusted, liquidity, size and revenue screened, the series is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

## 5-Year Performance - Total Return



## Performance and Volatility - Total Return

Index (AUD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed Rental	3.9	0.9	2.2	4.2	21.6	24.4	6.7	4.5	11.9	12.2	12.7
FTSE EPRA Nareit Developed Rental in AUD Hedged	6.5	9.5	9.2	16.0	28.0	13.3	8.6	2.5	10.6	14.0	16.9
FTSE EPRA Nareit Developed Rental Hedged in AUD Net TR	6.2	8.9	8.8	14.7	23.8	7.5	7.4	1.5	10.5	14.0	17.0
FTSE EPRA Nareit Developed Rental UnHedged in AUD Net	3.6	0.3	1.9	3.1	17.6	18.1	5.6	3.4	11.9	12.2	12.8

\* Compound annual returns measured over 3 and 5 years respectively

\*\* Volatility – 1YR based on 12 months daily data. 3YR based on weekly data (Wednesday to Wednesday). 5YR based on monthly data

## Year-on-Year Performance - Total Return

Index % (AUD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed Rental	6.3	1.3	5.9	24.3	-16.1	38.0	-20.5	10.3	12.9	0.8
FTSE EPRA Nareit Developed Rental in AUD Hedged	8.0	7.2	-2.9	23.3	-12.6	32.2	-25.2	8.6	3.4	6.5
FTSE EPRA Nareit Developed Rental Hedged in AUD Net TR	7.0	6.0	-4.0	22.1	-13.5	30.9	-25.9	7.4	2.2	5.3
FTSE EPRA Nareit Developed Rental UnHedged in AUD Net	5.2	0.2	4.8	23.0	-17.0	36.7	-21.2	9.1	11.6	-0.3

## FEATURES

### Coverage

FTSE EPRA Nareit Developed Rental Index is a subset of the FTSE EPRA Nareit Developed Index that incorporates Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies

### Diversified Investment Opportunities

The index series provides investors with the diversification that real estate offers due to its low correlation with other asset classes, along with sufficient liquidity to gain access to the asset class.

### Objective

The indexes are designed for the creation of index tracking funds, derivatives and as a performance benchmark.

### Investability

Stocks are selected and weighted to ensure that the index is investable.

### Liquidity

Stocks are screened to ensure that the index is tradable.

### Transparency

Index methodologies are freely available on the FTSE Russell website.

### Availability

The index is calculated based on price and total return methodologies, on an end-of-day basis. A net of tax index is available for certain indexes within the series.

### Property Sector Classification

Constituents are classified into distinct Property Sectors based on gross invested book assets as disclosed in the latest published financial statement.

## Return/Risk Ratio and Drawdown - Total Return

Index (AUD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Rental	0.3	0.6	0.4	0.4	-8.5	-11.5	-24.6	-34.8
FTSE EPRA Nareit Developed Rental in AUD Hedged	1.5	0.6	0.1	0.2	-8.6	-17.1	-33.1	-45.8
FTSE EPRA Nareit Developed Rental Hedged in AUD Net TR	1.3	0.5	0.1	0.2	-8.7	-17.6	-34.3	-45.8
FTSE EPRA Nareit Developed Rental UnHedged in AUD Net	0.2	0.5	0.3	0.3	-8.9	-11.7	-25.9	-34.9

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table  
 Drawdown - based on daily data

## Top 10 Constituents

Constituent	Country/Market	Property Sector	Net MCap (AUDm)	Wgt %
Welltower Inc.	USA	HealthCare	207,454	8.20
Prologis	USA	Industrial	182,869	7.23
Equinix Inc	USA	Data Centers	146,896	5.81
Digital Realty Trust	USA	Data Centers	95,970	3.79
Simon Property Group	USA	Retail	91,616	3.62
Realty Income	USA	Retail	81,654	3.23
Public Storage	USA	Self Storage	66,309	2.62
Ventas Inc	USA	HealthCare	57,104	2.26
Iron Mountain	USA	Data Centers	51,309	2.03
VICI Properties	USA	Speciality	43,996	1.74
<b>Totals</b>			<b>1,025,177</b>	<b>40.54</b>

## Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (AUDm)	Wgt %
Data Centers	8	312,120	12.34
Diversified	73	293,768	11.62
HealthCare	24	393,317	15.55
Industrial	37	340,938	13.48
Industrial/Office Mixed	18	41,332	1.63
Lodging/Resorts	16	60,713	2.40
Office	39	117,173	4.63
Residential	42	311,953	12.34
Retail	57	449,104	17.76
Self Storage	10	136,283	5.39
Speciality	7	72,187	2.85
<b>Totals</b>	<b>331</b>	<b>2,528,890</b>	<b>100.00</b>

## INFORMATION

## Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

## Index Launch

10 April 2012

## Base Date

2 January 2006

## Base Value

1000

## Investability Screen

Actual free float applied and liquidity screened

## Index Calculation

End-of-day

## End-of-Day Distribution

Via SFTP and email

## Currency

USD, EUR, GBP, JPY, AUD

## Review Dates

Quarterly in March, June, September and December

## History

Available from January 2006

### Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (AUDm)	Wgt %
Australia	22	77,881	3.08
Austria	1	1,377	0.05
Belgium	12	28,368	1.12
Canada	17	59,231	2.34
Finland	2	2,147	0.08
France	8	49,766	1.97
Germany	8	44,953	1.78
Hong Kong	10	45,502	1.80
Ireland	1	886	0.04
Israel	3	15,357	0.61
Italy	1	377	0.01
Japan	50	126,070	4.99
Korea	5	3,429	0.14
Netherlands	3	3,616	0.14
New Zealand	6	5,916	0.23
Norway	2	1,441	0.06
Singapore	21	69,236	2.74
Spain	2	13,416	0.53
Sweden	25	44,969	1.78
Switzerland	8	45,948	1.82
UK	27	86,536	3.42
USA	97	1,802,471	71.28
<b>Totals</b>	<b>331</b>	<b>2,528,890</b>	<b>100.00</b>

### Index Characteristics

Attributes	FTSE EPRA Nareit Developed Rental
Number of constituents	331
Net MCap (AUDm)	2,528,890
Dividend Yield %	3.93
Constituent Sizes (Net MCap AUDm)	
Average	7,640
Largest	207,454
Smallest	134
Median	2,406
Weight of Largest Constituent (%)	8.20
Top 10 Holdings (% Index MCap)	40.54

### About EPRA Nareit

The European Public Real Estate Association (EPRA) is a common interest group, which aims to promote, develop and represent the European public real estate sector. The National Association of Real Estate Investment Trusts® (Nareit) is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets.



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