

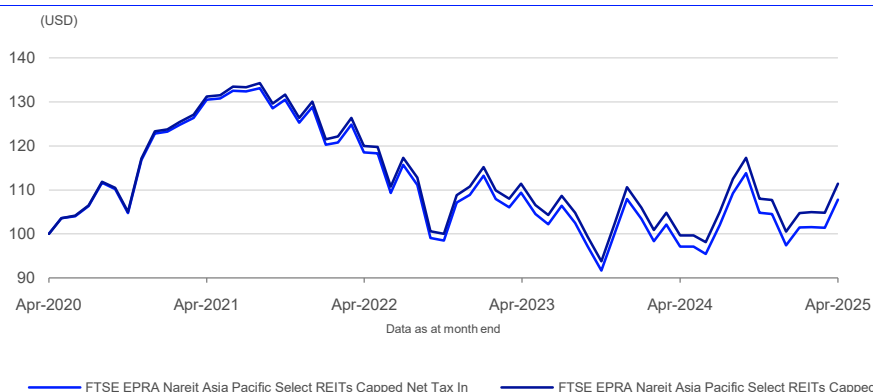
# FTSE EPRA Nareit Asia Pacific Select REITS Capped Net Tax Index

Data as at: 30 April 2025

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 markets

The FTSE EPRA Nareit Asia Pacific Select REITs Capped Net Tax Index is designed to represent the performance of the largest 50 REITs by market capitalisation from Australia, Japan, Hong Kong and Singapore. 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 (USD)



## Performance and Volatility - Total Return (USD)

| Index (USD)  | Return % |     |      |      |      |      | Return pa %* |     | Volatility %** |      |      |
|--|----------|-----|------|------|------|------|--------------|-----|----------------|------|------|
|  | 3M       | 6M  | YTD  | 12M  | 3YR  | 5YR  | 3YR          | 5YR | 1YR            | 3YR  | 5YR  |
| FTSE EPRA Nareit Asia Pacific Select REITs Capped Net Tax In | 6.2      | 2.8 | 10.6 | 11.0 | -9.1 | 7.8  | -3.1         | 1.5 | 14.4           | 16.6 | 16.5 |
| FTSE EPRA Nareit Asia Pacific Select REITs Capped            | 6.4      | 3.2 | 10.8 | 11.8 | -7.1 | 11.4 | -2.4         | 2.2 | 14.3           | 16.6 | 16.5 |

\* 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 % (USD)  | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022  | 2023 | 2024 |
|--|------|------|------|------|------|------|------|-------|------|------|
| FTSE EPRA Nareit Asia Pacific Select REITs Capped Net Tax In | -3.3 | 12.5 | 9.9  | 3.4  | 20.5 | -7.4 | 4.9  | -15.5 | -0.8 | -9.8 |
| FTSE EPRA Nareit Asia Pacific Select REITs Capped            | -2.6 | 13.4 | 10.7 | 4.2  | 21.3 | -6.8 | 5.5  | -14.9 | -0.1 | -9.1 |

## FEATURES

### Coverage

The FTSE EPRA Nareit Global Indexes incorporate 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.

### Capping

The index will be capped at each quarterly review with no constituent having a weight of greater than 10% of the index.

### Transparency

Index methodologies are freely available on the FTSE Russell website.

### Availability

The indexes are calculated based on price, gross total return and net total return methodologies, both real time and end-of-day. Capped versions of some indexes are also available.

### 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 (USD)  | Return/Risk Ratio |      |     |      | Drawdown (%) |       |       |       |
|--|-------------------|------|-----|------|--------------|-------|-------|-------|
|  | 1YR               | 3YR  | 5YR | 10YR | 1YR          | 3YR   | 5YR   | 10YR  |
| FTSE EPRA Nareit Asia Pacific Select REITs Capped Net Tax In | 0.7               | -0.2 | 0.1 | 0.1  | -16.2        | -23.2 | -32.7 | -45.0 |
| FTSE EPRA Nareit Asia Pacific Select REITs Capped            | 0.8               | -0.1 | 0.1 | 0.1  | -16.2        | -22.4 | -31.5 | -44.8 |

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 (USDm) | Wgt % |
|--|----------------|-------------------------|-----------------|-------|
| Goodman Group                          | Australia      | Diversified             | 18,214          | 9.39  |
| Link Real Estate Investment Trust      | Hong Kong      | Diversified             | 12,096          | 6.24  |
| Scentre Group                          | Australia      | Retail                  | 12,022          | 6.20  |
| CapitaLand Integrated Commercial Trust | Singapore      | Diversified             | 8,972           | 4.63  |
| Stockland                              | Australia      | Diversified             | 8,378           | 4.32  |
| CapitaLand Ascendas REIT               | Singapore      | Industrial/Office Mixed | 7,264           | 3.75  |
| Nippon Building Fund Inc               | Japan          | Office                  | 7,083           | 3.65  |
| Mirvac Group                           | Australia      | Diversified             | 5,750           | 2.96  |
| Vicinity Centers                       | Australia      | Retail                  | 5,688           | 2.93  |
| GPT Group                              | Australia      | Diversified             | 5,675           | 2.93  |
| Totals                                 |                |                         | 91,143          | 46.99 |

Property Sector Breakdown

| Property Sector         | No. of Cons | Net MCap (USDm) | Wgt %  |
|-------------------------|-------------|-----------------|--------|
| Data Centers            | 1           | 2,707           | 1.40   |
| Diversified             | 22          | 107,213         | 55.28  |
| Industrial              | 7           | 18,455          | 9.52   |
| Industrial/Office Mixed | 2           | 9,237           | 4.76   |
| Lodging/Resorts         | 2           | 5,676           | 2.93   |
| Office                  | 6           | 19,007          | 9.80   |
| Residential             | 2           | 4,639           | 2.39   |
| Retail                  | 7           | 25,019          | 12.90  |
| Self Storage            | 1           | 1,992           | 1.03   |
| Totals                  | 50          | 193,943         | 100.00 |

Index Characteristics

| Attributes                        | FTSE EPRA Nareit Asia Pacific Select REITs Capped Net Tax In |
|-----------------------------------|--|
| Number of constituents            | 50   |
| Net MCap (USDm)                   | 193,943  |
| Dividend Yield %                  | 4.12   |
| Constituent Sizes (Net MCap USDm) |  |
| Average                           | 3,879  |
| Largest                           | 18,214   |
| Smallest                          | 817  |
| Median                            | 2,613  |
| Weight of Largest Constituent (%) | 9.39   |
| Top 10 Holdings (% Index MCap)    | 46.99  |

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Launch Date

28 November 2024

Base Date

16 March 2012

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution. Some indexes also available real-time (please see Index Methodology for details)

Via SFTP and email

Currency

USD, GBP, EUR, JPY, AUD, CNY, HKD, CAD

Review Dates

Quarterly in March, June, September and December

## 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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