

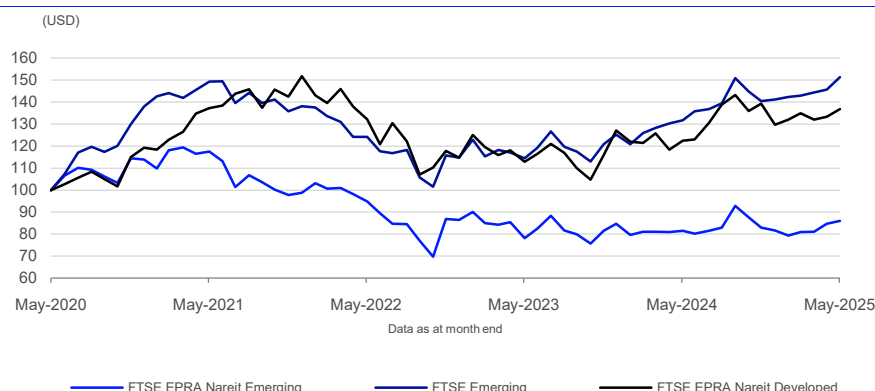
# FTSE EPRA Nareit Emerging Index

Data as at: 30 May 2025

The FTSE EPRA Nareit Global Real Estate Index Series covers the world's largest investment markets and includes a range of Emerging and Developed Markets, regional and country indices, capped indices, Dividend+ indices, Global Sectors, Investment Focused and REITs and Non-REITs series.

The FTSE EPRA Nareit Emerging Index is designed to track the performance of listed real estate companies and REITs in emerging markets. 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 (USD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Emerging	6.1	3.6	5.3	5.5	-9.4	-14.1	-3.2	-3.0	16.5	20.1	19.5
FTSE Emerging	6.0	7.8	7.2	15.0	22.0	51.4	6.8	8.7	15.8	16.0	15.2
FTSE EPRA Nareit Developed	1.4	-1.8	5.6	11.8	3.6	36.9	1.2	6.5	14.0	17.4	18.0

\* 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 Emerging	-4.8	1.1	52.4	-11.5	27.8	-16.8	-13.4	-12.4	-2.1	-3.6
FTSE Emerging	-15.2	13.5	32.5	-13.0	20.6	15.5	0.1	-16.9	9.1	12.8
FTSE EPRA Nareit Developed	0.1	5.0	11.4	-4.7	23.1	-8.2	27.2	-24.4	10.9	2.0

## Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Emerging	0.3	-0.2	-0.2	0.0	-22.4	-26.5	-42.6	-50.0
FTSE Emerging	0.9	0.5	0.6	0.3	-15.1	-18.4	-34.8	-35.1
FTSE EPRA Nareit Developed	0.9	0.1	0.4	0.2	-16.9	-22.7	-32.0	-43.0

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

Drawdown – based on daily data

## FEATURES

### Coverage

The FTSE EPRA Nareit Emerging Index 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

The index uses a transparent, rules-based construction process. Index Methodologies are freely available on the FTSE Russell website.

### Availability

The indexes are calculated based on price and total return methodologies, both real time and end-of-day. A Net Total Return index is 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.

Top 10 Constituents

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
China Resources Land (Red Chip)	China	Diversified	8,986	6.48
Aldar Properties PJSC	UAE	Diversified	8,268	5.96
China Overseas Land & Inv (Red Chip)	China	Diversified	6,448	4.65
DLF	India	Diversified	5,781	4.17
Macrotech Developers	India	Diversified	4,330	3.12
Central Pattana	Thailand	Diversified	4,314	3.11
SM Prime Hldgs	Philippines	Diversified	4,297	3.10
Fibra Uno Administracion SC	Mexico	Diversified	4,005	2.89
Embassy Office Parks REIT	India	Office	3,900	2.81
Prologis Property Mexico S.A. de C.V.	Mexico	Industrial	3,788	2.73
Totals			54,119	39.03

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
Brazil	14	8,358	6.14
Chile	3	4,517	3.32
China	24	33,184	24.37
Czech Rep.	1	2,224	1.63
India	12	25,200	18.51
Indonesia	5	2,007	1.47
Kuwait	2	2,043	1.50
Malaysia	7	4,949	3.64
Mexico	6	12,006	8.82
Philippines	5	8,791	6.46
Saudi Arabia	14	3,401	2.50
South Africa	9	7,575	5.56
Taiwan	1	2,391	1.76
Thailand	5	7,030	5.16
Turkiye	5	1,136	0.83
UAE	2	11,333	8.32
Totals	115	136,146	100.00

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	1	2,376	1.71
Diversified	66	91,214	65.78
Healthcare	1	239	0.17
Industrial	8	10,795	7.78
Industrial/Office Mixed	2	1,135	0.82
Lodging/Resorts	2	162	0.12
Office	3	5,653	4.08
Residential	18	12,204	8.80
Retail	16	14,549	10.49
Self Storage	1	346	0.25
Totals	118	138,672	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

22 December 2008

Base Date

31 December 1999

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

Index Characteristics

Attributes	FTSE EPRA Nareit Emerging	FTSE Emerging	FTSE EPRA Nareit Developed
Number of constituents	118	2252	359
Net MCap (USDm)	138,672	8,156,257	1,793,798
Dividend Yield %	4.09	2.89	4.03
Constituent Sizes (Net MCap USDm)			
Average	1,175	3,622	4,997
Largest	8,986	774,506	100,200
Smallest	43	19	129
Median	571	787	1,769
Weight of Largest Constituent (%)	6.48	9.50	5.59
Top 10 Holdings (% Index MCap)	39.03	25.70	33.16

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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