

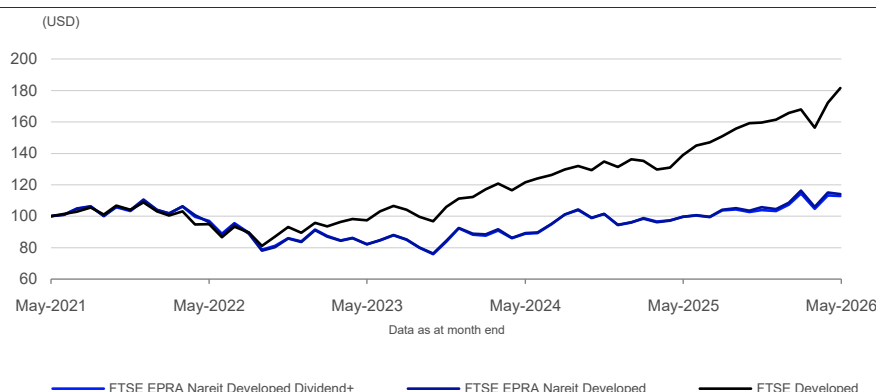
FTSE EPRA Nareit Developed Dividend+ Index

Data as at: 29 May 2026

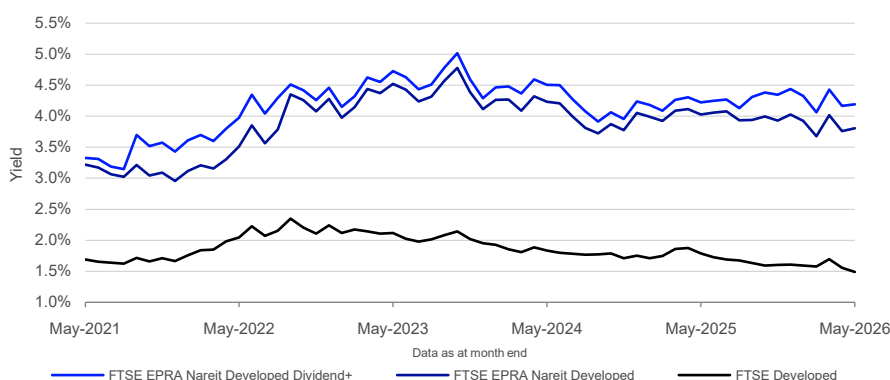
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging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

The FTSE EPRA Nareit Developed Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA Nareit Developed Index. The FTSE EPRA Nareit Developed Dividend+ Index is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

5-Year Performance - Total Return



Dividend Yield



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 Developed Dividend+	-1.3	8.7	9.3	13.3	37.5	13.0	11.2	2.5	10.5	14.3	17.5
FTSE EPRA Nareit Developed	-1.8	8.0	9.1	14.4	38.7	14.1	11.5	2.7	10.6	14.5	17.9
FTSE Developed	8.1	13.7	12.5	30.7	86.5	81.5	23.1	12.7	10.7	12.2	15.3

* 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

FEATURES

Coverage

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

Methodology

Captures stocks that have a forecasted dividend yield of equal/greater than 2%.

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.

Objective

The index is designed for use in 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 index is 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.

Year-on-Year Performance - Total Return

Index % (USD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed Dividend+	6.5	11.7	-4.8	23.2	-8.7	26.5	-23.4	10.1	2.2	9.5
FTSE EPRA Nareit Developed	5.0	11.4	-4.7	23.1	-8.2	27.2	-24.4	10.9	2.0	10.7
FTSE Developed	8.2	23.9	-8.6	28.0	16.7	21.4	-17.8	24.2	18.2	22.8

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Dividend+	1.2	0.8	0.1	0.3	-9.7	-16.4	-32.1	-43.1
FTSE EPRA Nareit Developed	1.3	0.8	0.1	0.3	-9.9	-16.9	-32.0	-43.0
FTSE Developed	2.8	1.9	0.8	0.9	-9.1	-16.1	-26.1	-34.0

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 %
Prologis	USA	Industrial	132,816	7.66
Equinix Inc	USA	Data Centers	104,169	6.01
Simon Property Group	USA	Retail	66,256	3.82
Digital Realty Trust	USA	Data Centers	65,241	3.76
Realty Income	USA	Retail	56,000	3.23
Public Storage	USA	Self Storage	47,868	2.76
Ventas Inc	USA	HealthCare	39,448	2.27
Iron Mountain	USA	Data Centers	37,550	2.16
VICI Properties	USA	Speciality	30,569	1.76
Extra Space Storage	USA	Self Storage	30,340	1.75
Totals			610,257	35.18

INFORMATION**Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

20 September 2006

Base Date

30 June 2005

Base Value

2000

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

Dividend Information

Methodology based on one-year dividends per share forecast/estimates

Review Dates

Annually in September

History

Available from December 1999

Country/Market Breakdown

Country/Market	FTSE EPRA Nareit Developed Dividend+			FTSE EPRA Nareit Developed		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Australia	24	67,575	3.90	28	122,005	6.10
Austria	1	899	0.05	1	899	0.04
Belgium	12	19,982	1.15	12	19,982	1.00
Canada	16	41,549	2.40	17	42,239	2.11
Finland	1	1,317	0.08	2	1,400	0.07
France	9	36,155	2.08	9	36,155	1.81
Germany	8	30,548	1.76	8	30,548	1.53
Hong Kong	13	66,552	3.84	14	67,988	3.40
Ireland	1	660	0.04	1	660	0.03
Israel	3	11,535	0.66	3	11,535	0.58
Italy	1	288	0.02	1	288	0.01
Japan	53	121,948	7.03	58	166,526	8.32
Korea	5	2,075	0.12	5	2,075	0.10
Netherlands	3	2,611	0.15	3	2,611	0.13
New Zealand	5	3,820	0.22	6	4,407	0.22
Norway	2	1,064	0.06	2	1,064	0.05
Singapore	23	57,206	3.30	24	59,858	2.99
Spain	2	9,855	0.57	2	9,855	0.49
Sweden	15	20,094	1.16	25	33,006	1.65
Switzerland	6	31,224	1.80	8	32,012	1.60
UK	28	64,928	3.74	28	64,928	3.25
USA	90	1,142,790	65.88	96	1,290,725	64.51
Totals	321	1,734,674	100.00	353	2,000,767	100.00

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit Developed Dividend+			FTSE EPRA Nareit Developed		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	7	212,136	12.23	8	220,392	11.02
Diversified	82	300,653	17.33	93	401,039	20.04
HealthCare	21	132,855	7.66	24	276,153	13.80
Industrial	33	245,261	14.14	37	247,464	12.37
Industrial/Office Mixed	17	25,830	1.49	18	29,670	1.48
Lodging/Resorts	15	44,948	2.59	16	46,643	2.33
Office	37	83,374	4.81	39	85,186	4.26
Residential	38	221,145	12.75	43	222,666	11.13
Retail	56	322,526	18.59	58	323,202	16.15
Self Storage	8	95,500	5.51	10	97,907	4.89
Speciality	7	50,446	2.91	7	50,446	2.52
Totals	321	1,734,674	100.00	353	2,000,767	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Dividend+	FTSE EPRA Nareit Developed
Number of constituents	321	353
Net MCap (USDm)	1,734,674	2,000,767
Dividend Yield %	4.19	3.80
Constituent Sizes (Net MCap USDm)		
Average	5,404	5,668
Largest	132,816	140,907
Smallest	131	83
Median	1,957	1,834
Weight of Largest Constituent (%)	7.66	7.04
Top 10 Holdings (% Index MCap)	35.18	36.75

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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