

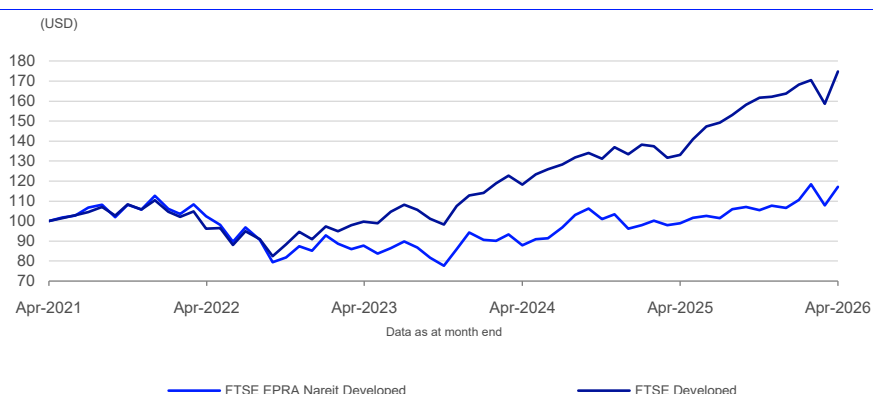
# FTSE EPRA Nareit Developed Index

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 (USD)	Return %					Return pa %*		Volatility %**			
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed	5.9	11.1	10.0	18.3	33.6	17.2	10.1	3.2	10.7	14.6	17.9
FTSE Developed	3.9	8.1	6.7	31.4	75.3	74.8	20.6	11.8	10.8	12.1	15.2

\* 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)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
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	1.7	0.7	0.2	0.3	-9.9	-16.9	-32.0	-43.0
FTSE Developed	2.8	1.7	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

## FEATURES

### Coverage

The FTSE EPRA Nareit Developed 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

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 calculated.

### 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 %
Welltower Inc.	USA	HealthCare	149,149	7.37
Prologis	USA	Industrial	131,474	6.50
Equinix Inc	USA	Data Centers	105,611	5.22
Digital Realty Trust	USA	Data Centers	68,997	3.41
Simon Property Group	USA	Retail	65,868	3.25
Realty Income	USA	Retail	58,705	2.90
Public Storage	USA	Self Storage	47,673	2.36
Goodman Group	Australia	Diversified	42,112	2.08
Ventas Inc	USA	HealthCare	41,055	2.03
Iron Mountain	USA	Data Centers	36,889	1.82
<b>Totals</b>			<b>747,532</b>	<b>36.93</b>

**Property Sector Breakdown**

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	8	224,399	11.09
Diversified	93	414,160	20.46
HealthCare	24	282,775	13.97
Industrial	37	245,118	12.11
Industrial/Office Mixed	18	29,716	1.47
Lodging/Resorts	16	43,650	2.16
Office	39	84,242	4.16
Residential	44	226,190	11.18
Retail	58	323,900	16.00
Self Storage	10	97,981	4.84
Speciality	7	51,899	2.56
<b>Totals</b>	<b>354</b>	<b>2,024,028</b>	<b>100.00</b>

**Country/Market Breakdown**

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	118,171	5.84
Austria	1	990	0.05
Belgium	12	20,396	1.01
Canada	17	42,584	2.10
Finland	2	1,544	0.08
France	9	36,796	1.82
Germany	8	32,319	1.60
Hong Kong	14	69,442	3.43
Ireland	1	637	0.03
Israel	3	11,041	0.55
Italy	1	271	0.01
Japan	58	183,739	9.08
Korea	5	2,465	0.12
Netherlands	3	2,600	0.13
New Zealand	6	4,253	0.21
Norway	2	1,036	0.05
Singapore	24	61,049	3.02
Spain	2	9,645	0.48
Sweden	25	32,330	1.60
Switzerland	8	33,034	1.63
UK	28	63,802	3.15
USA	97	1,295,886	64.03
<b>Totals</b>	<b>354</b>	<b>2,024,028</b>	<b>100.00</b>

**INFORMATION****Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

**Index Launch**

February 2005

**Base Date**

27 January 2005

**Base Value**

100

**Investability Screen**

Actual free float applied and liquidity screened

**Index Calculation**

Real-time and 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 December 1989

## Index Characteristics

Attributes	FTSE EPRA Nareit Developed
Number of constituents	354
Net MCap (USDm)	2,024,028
Dividend Yield %	3.76
Constituent Sizes (Net MCap USDm)	
Average	5,718
Largest	149,149
Smallest	96
Median	1,807
Weight of Largest Constituent (%)	7.37
Top 10 Holdings (% Index MCap)	36.93

## 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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