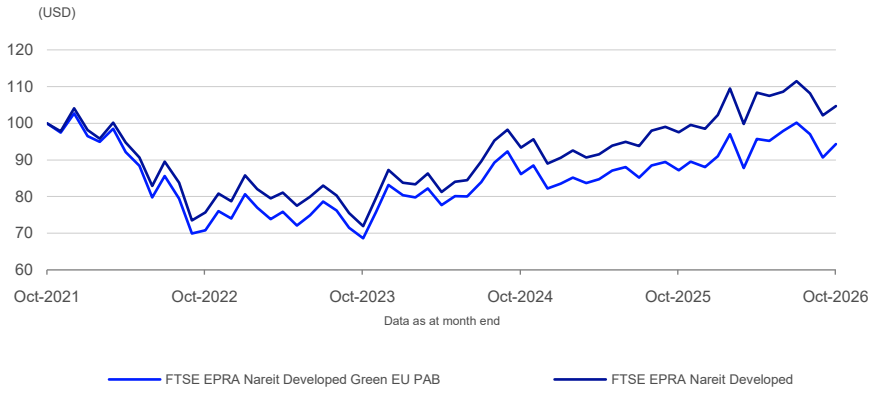
FTSE EPRA Nareit Developed Green EU PAB Index

Data as at: 30 October 2026

The FTSE EPRA Nareit Developed Green EU PAB Index supports investors wanting to integrate sustainable investment considerations into their listed real estate portfolio. The index is comprised of constituents of the FTSE EPRA Nareit Developed Index and is designed to align EU Benchmark Regulation for Paris-aligned Benchmarks (PAB). It applies conduct and product involvement-related exclusions and incorporates the following targets: 50% GHG emissions intensity reduction, 7% minimum average GHG emissions intensity reduction relative to previous year after inception, 30% Green certificate increase, 10% energy consumption reduction. Furthermore, industry banding constraints are applied to the index in order to reduce tracking error. The index uses GHG and green real estate data from Measurabl.

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 Green EU PAB	-5.8	-1.4	7.2	8.3	37.4	-5.6	11.2	-1.2	12.3	14.4	18.2
FTSE EPRA Nareit Developed	-6.1	-3.4	6.3	7.3	45.6	4.7	13.3	0.9	11.2	13.3	17.7

* 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 Green EU PAB	3.4	14.9	-6.1	21.4	-9.4	19.7	-27.9	12.3	-1.1	7.1
FTSE EPRA Nareit Developed	5.0	11.4	-4.7	23.1	-8.2	27.2	-24.4	10.9	2.0	10.7

FEATURES

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, available end-of-day.

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 Developed Green EU PAB	0.6	0.7	-0.1	0.2	-12.4	-18.7	-35.4	-40.6
FTSE EPRA Nareit Developed	0.6	0.9	0.1	0.3	-11.3	-16.9	-32.0	-43.0

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	ICB Subsector	FTSE EPRA Nareit Developed Green EU PAB (Wgt %)	FTSE EPRA Nareit Developed (Wgt %)	Diff %
Welltower Inc.	USA	Health Care REITs	10.10	8.69	1.41
Public Storage	USA	Storage REITs	5.95	2.80	3.15
Swiss Prime Site	Switzerland	Real Estate Holding and Development	3.97	0.64	3.33
Vivmark Residential	USA	Residential REITs	3.85	2.42	1.43
Host Hotels & Resorts	USA	Hotel & Lodging REITs	3.81	0.88	2.93
Realty Income	USA	Retail REITs	3.78	2.73	1.05
Invitation Homes	USA	Residential REITs	3.57	0.81	2.77
Extra Space Storage	USA	Other Specialty REITs	3.38	1.63	1.75
Iron Mountain	USA	Other Specialty REITs	3.01	1.77	1.24
Vonovia SE	Germany	Real Estate Holding and Development	2.82	0.68	2.14
Totals			**44.24**	**23.05**	

ICB Subsector Breakdown

		FTSE EPRA Nareit Developed Green EU PAB		FTSE EPRA Nareit Developed		
ICB Code	ICB Subsector	No. of Cons	Wgt %	No. of Cons	Wgt %	Diff %
10101010	Computer Services	1	0.19	2	0.18	0.01
35101010	Real Estate Holding and Development	57	18.28	74	11.90	6.38
35101015	Real Estate Services	1	0.10	1	0.02	0.07
35102000	Diversified REITs	21	5.63	33	5.94	-0.31
35102010	Health Care REITs	17	14.70	22	15.59	-0.89
35102015	Hotel & Lodging REITs	15	8.72	16	4.09	4.63
35102020	Industrial REITs	18	3.18	31	13.50	-10.32
35102025	Infrastructure REITs	-	-	1	0.03	-0.03
35102030	Office REITs	31	8.92	49	4.80	4.12
35102040	Residential REITs	25	12.81	34	9.88	2.94
35102045	Retail REITs	37	10.53	59	16.71	-6.18
35102050	Storage REITs	8	8.81	8	3.79	5.02
35102070	Other Specialty REITs	12	7.96	15	13.51	-5.55
40201050	Storage Facilities	1	0.11	1	0.03	0.07
40501025	Hotels and Motels	1	0.06	1	0.02	0.04
Totals		**245**	**100.00**	**347**	**100.00**	

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Index

Index Launch

31 August 2021

Base Date

18 September 2015

Base Value

1000

Investability Screen

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

Index Calculation

End-of-day

End-of-Day Distribution

Via FTP and email

Currency

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

Review Dates

Annually in September

Country/Market Breakdown

	FTSE EPRA Nareit Developed Green EU PAB		FTSE EPRA Nareit Developed		
Country/Market	**No. of Cons**	**Wgt %**	**No. of Cons**	**Wgt %**	**Diff %**
Australia	9	0.44	28	5.52	-5.08
Austria	1	0.03	1	0.03	0.00
Belgium	7	0.90	11	0.91	-0.01
Canada	11	1.23	16	1.92	-0.69
Finland	1	0.04	1	0.07	-0.03
France	9	5.94	9	1.62	4.33
Germany	6	3.43	8	1.16	2.27
Greece	-	-	1	0.03	-0.03
Hong Kong	8	0.77	14	3.19	-2.42
Ireland	1	0.01	1	0.04	-0.03
Israel	3	0.79	5	0.48	0.30
Italy	-	-	1	0.01	-0.01
Japan	39	3.24	57	8.16	-4.92
Korea	2	0.12	4	0.11	0.01
Netherlands	3	0.07	3	0.11	-0.04
New Zealand	4	0.26	6	0.21	0.05
Norway	2	0.24	2	0.05	0.20
Singapore	18	3.43	26	2.97	0.46
Spain	2	1.26	2	0.39	0.86
Sweden	20	4.54	25	1.40	3.14
Switzerland	8	7.07	9	1.55	5.53
UK	19	6.37	26	3.62	2.75
USA	72	59.82	91	66.46	-6.64
Totals	**245**	**100.00**	**347**	**100.00**	

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green EU PAB	FTSE EPRA Nareit Developed
Number of constituents	245	347
Dividend Yield %	4.07	3.96
Constituent (Wgt %)		
Average	0.41	0.29
Largest	10.10	8.69
Median	0.08	0.09
Top 10 Holdings (Wgt %)	44.24	39.16

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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Data definitions available from info@ftserussell.com

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EMEA

+44 (0) 20 7866 1810

North America

+1 877 503 6437

Asia-Pacific

Hong Kong +852 2164 3333
Tokyo +81 3 6441 1430
Sydney +61 (0) 2 7228 5659