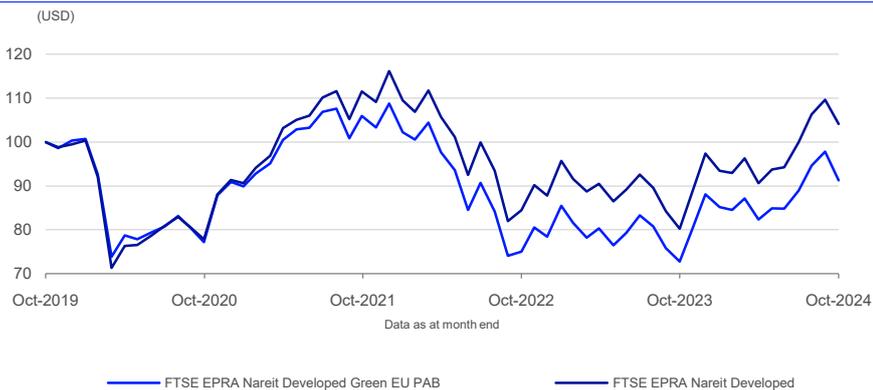


FTSE EPRA Nareit Developed Green EU PAB Index

Data as at: 31 October 2024

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 applies a conduct-based exclusion based on the United Nations Global Compact principles. The index 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.

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	2.6	10.9	3.6	25.5	-13.8	-8.7	-4.8	-1.8	15.2	18.5	21.1
FTSE EPRA Nareit Developed	4.2	14.9	7.0	29.8	-6.7	4.1	-2.3	0.8	14.4	17.9	21.7

* 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)	2019	2020	2021	2022	2023
FTSE EPRA Nareit Developed Green EU PAB	21.4	-9.4	19.7	-27.9	12.3
FTSE EPRA Nareit Developed	23.1	-8.2	27.2	-24.4	10.9

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	1.6	-0.2	-0.1	-	-9.5	-35.4	-40.6	-
FTSE EPRA Nareit Developed	2.0	-0.1	0.0	0.2	-9.5	-32.0	-43.0	-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 %
Public Storage	USA	Storage REITs	6.38	2.87	3.50
Welltower Inc.	USA	Health Care REITs	4.51	4.49	0.01
Prologis	USA	Industrial REITs	4.41	5.76	-1.35
Invitation Homes	USA	Residential REITs	4.11	1.06	3.05
Extra Space Storage	USA	Other Specialty REITs	3.42	1.89	1.53
Avalonbay Communities	USA	Residential REITs	3.33	1.74	1.59
Equity Residential	USA	Residential REITs	3.01	1.47	1.54
Equinix Inc	USA	Other Specialty REITs	2.61	4.76	-2.14
Host Hotels & Resorts	USA	Hotel & Lodging REITs	2.54	0.66	1.87
Essex Prop Trust	USA	Residential REITs	2.23	1.00	1.23
Totals			36.55	25.70	

ICB Subsector Breakdown

ICB Code	ICB Subsector	FTSE EPRA Nareit Developed Green EU PAB		FTSE EPRA Nareit Developed		Diff %
		No. of Cons	Wgt %	No. of Cons	Wgt %	
10101010	Computer Services	-	-	1	0.36	-0.36
35101010	Real Estate Holding and Development	55	15.69	66	11.87	3.82
35101015	Real Estate Services	1	0.20	1	0.09	0.12
35102000	Diversified REITs	27	2.68	38	7.94	-5.26
35102010	Health Care REITs	17	8.00	24	10.62	-2.62
35102015	Hotel & Lodging REITs	16	7.47	19	4.22	3.26
35102020	Industrial REITs	22	8.34	33	11.52	-3.17
35102030	Office REITs	41	11.45	55	6.35	5.10
35102040	Residential REITs	35	17.94	41	12.86	5.08
35102045	Retail REITs	44	9.16	62	16.26	-7.10
35102050	Storage REITs	6	8.80	9	4.38	4.42
35102070	Other Specialty REITs	11	10.20	14	13.51	-3.31
40201050	Storage Facilities	1	0.07	1	0.04	0.03
Totals		276	100.00	364	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

Country/Market	FTSE EPRA Nareit Developed Green EU PAB		FTSE EPRA Nareit Developed		Diff %
	No. of Cons	Wgt %	No. of Cons	Wgt %	
Australia	9	0.65	29	6.40	-5.75
Austria	1	0.07	1	0.05	0.02
Belgium	8	0.77	11	0.89	-0.11
Canada	11	1.38	17	2.13	-0.76
Finland	2	0.51	2	0.11	0.41
France	8	4.57	8	1.52	3.05
Germany	6	2.97	8	2.08	0.90
Hong Kong	9	1.55	12	2.56	-1.01
Ireland	1	0.04	1	0.02	0.01
Israel	3	0.36	3	0.32	0.04
Italy	-	-	1	0.01	-0.01
Japan	43	3.46	58	8.29	-4.83
Korea	4	0.14	5	0.11	0.03
Netherlands	4	0.30	4	0.15	0.15
New Zealand	5	0.28	5	0.23	0.05
Norway	1	0.16	1	0.04	0.12
Singapore	18	2.06	25	2.91	-0.85
Spain	3	0.88	3	0.42	0.46
Sweden	18	5.32	19	1.81	3.51
Switzerland	5	3.10	6	1.13	1.98
UK	29	8.12	39	3.89	4.23
USA	88	63.30	106	64.94	-1.64
Totals	276	100.00	364	100.00	

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green EU PAB	FTSE EPRA Nareit Developed
Number of constituents	276	364
Dividend Yield %	3.76	3.87
Constituent (Wgt %)		
Average	0.36	0.27
Largest	6.38	5.76
Median	0.08	0.09
Top 10 Holdings (Wgt %)	36.55	33.29

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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