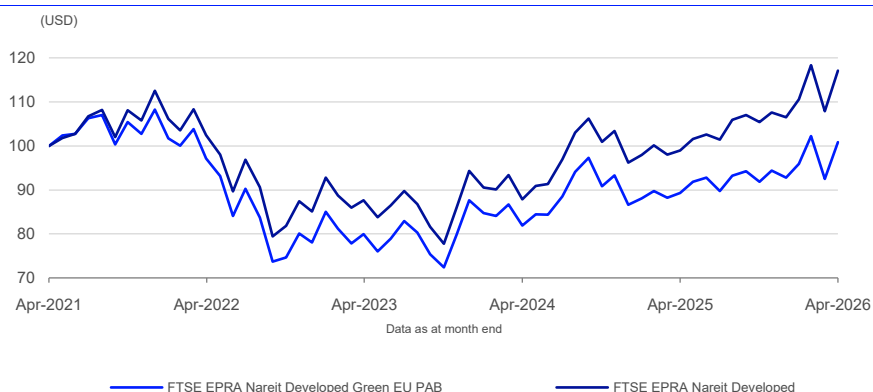


# FTSE EPRA Nareit Developed Green EU PAB Index

Data as at: 30 April 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	5.2	9.8	8.7	13.0	26.2	0.9	8.1	0.2	12.0	15.6	18.2
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

\* 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	1.0	0.5	0.0	0.2	-10.9	-18.7	-35.4	-40.6
FTSE EPRA Nareit Developed	1.7	0.7	0.2	0.3	-9.9	-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	11.80	7.37	4.43
Public Storage	USA	Storage REITs	5.55	2.36	3.19
Realty Income	USA	Retail REITs	4.35	2.90	1.45
Equinix Inc	USA	Other Specialty REITs	3.64	5.22	-1.58
Extra Space Storage	USA	Other Specialty REITs	3.03	1.49	1.54
Swiss Prime Site	Switzerland	Real Estate Holding and Development	2.96	0.69	2.28
Vonovia SE	Germany	Real Estate Holding and Development	2.94	0.94	2.00
Invitation Homes	USA	Residential REITs	2.50	0.87	1.63
Simon Property Group	USA	Retail REITs	2.47	3.25	-0.78
Iron Mountain	USA	Other Specialty REITs	2.42	1.82	0.60
<b>Totals</b>			<b>41.66</b>	<b>26.91</b>	

**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	0.07	2	0.40	-0.33
35101010	Real Estate Holding and Development	56	17.89	72	13.60	4.30
35101015	Real Estate Services	-	-	1	0.03	-0.03
35102000	Diversified REITs	26	4.64	35	6.15	-1.52
35102010	Health Care REITs	20	15.93	24	13.97	1.96
35102015	Hotel & Lodging REITs	15	5.40	16	3.70	1.71
35102020	Industrial REITs	18	3.21	31	13.69	-10.48
35102025	Infrastructure REITs	-	-	1	0.04	-0.04
35102030	Office REITs	41	7.41	52	4.88	2.53
35102040	Residential REITs	35	14.74	38	10.31	4.43
35102045	Retail REITs	44	12.05	58	16.39	-4.34
35102050	Storage REITs	8	8.01	9	3.44	4.56
35102070	Other Specialty REITs	11	10.51	13	13.35	-2.84
40201050	Storage Facilities	1	0.09	1	0.04	0.06
40501025	Hotels and Motels	1	0.05	1	0.02	0.03
<b>Totals</b>		<b>277</b>	<b>100.00</b>	<b>354</b>	<b>100.00</b>	

**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	12	0.67	28	5.84	-5.17
Austria	1	0.04	1	0.05	-0.01
Belgium	10	0.59	12	1.01	-0.42
Canada	11	1.25	17	2.10	-0.85
Finland	2	0.40	2	0.08	0.32
France	9	3.62	9	1.82	1.80
Germany	6	3.88	8	1.60	2.28
Hong Kong	9	1.10	14	3.43	-2.33
Ireland	1	0.03	1	0.03	0.00
Israel	2	0.59	3	0.55	0.05
Italy	-	-	1	0.01	-0.01
Japan	46	5.61	58	9.08	-3.47
Korea	4	0.09	5	0.12	-0.03
Netherlands	3	0.16	3	0.13	0.03
New Zealand	5	0.18	6	0.21	-0.03
Norway	2	0.14	2	0.05	0.09
Singapore	17	1.77	24	3.02	-1.25
Spain	2	0.76	2	0.48	0.29
Sweden	20	3.43	25	1.60	1.83
Switzerland	6	5.23	8	1.63	3.59
UK	22	5.44	28	3.15	2.28
USA	87	65.04	97	64.03	1.02
<b>Totals</b>	<b>277</b>	<b>100.00</b>	<b>354</b>	<b>100.00</b>	

## Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green EU PAB	FTSE EPRA Nareit Developed
Number of constituents	277	354
Dividend Yield %	3.72	3.76
Constituent (Wgt %)		
Average	0.36	0.28
Largest	11.80	7.37
Median	0.08	0.09
Top 10 Holdings (Wgt %)	41.66	36.94

## About EPRA Nareit

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