

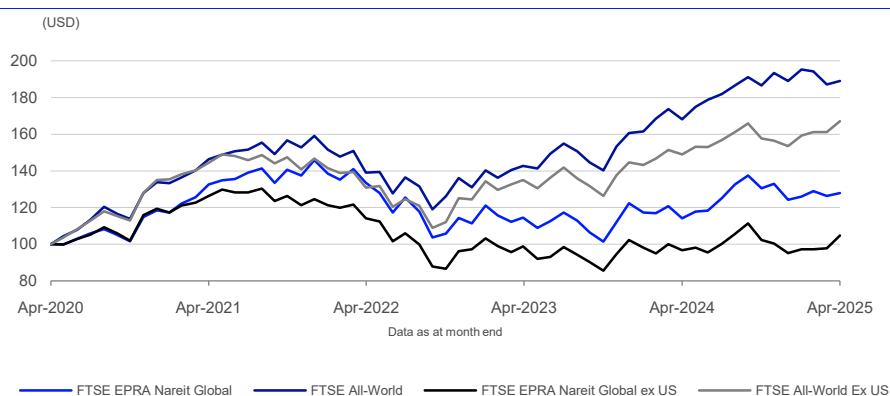
FTSE EPRA Nareit Global & Global ex US Indices

Data as at: 30 April 2025

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 Global Index and FTSE EPRA Nareit Global ex US Index are designed to track the performance of listed real estate companies and REITs in both developed and emerging markets. 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 Global	1.5	-2.0	2.9	12.1	-4.2	27.9	-1.4	5.0	13.6	17.5	17.4
FTSE All-World	-3.2	1.3	0.0	12.5	36.0	89.2	10.8	13.6	14.2	15.1	15.0
FTSE EPRA Nareit Global ex US	7.8	2.4	10.1	8.3	-8.2	4.8	-2.8	0.9	14.2	17.6	17.5
FTSE All-World Ex US	4.9	5.9	8.9	12.2	27.7	67.1	8.5	10.8	14.9	16.4	14.9

* 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)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FTSE EPRA Nareit Global	-0.4	4.6	15.0	-5.5	23.6	-9.2	23.0	-23.6	9.8	1.6
FTSE All-World	-1.7	8.6	24.6	-9.1	27.2	16.6	18.9	-17.7	22.6	17.7
FTSE EPRA Nareit Global ex US	-3.5	1.8	26.4	-7.1	23.0	-8.8	4.3	-22.0	5.3	-7.0
FTSE All-World Ex US	-4.5	5.1	27.5	-13.9	22.2	11.5	8.7	-15.2	16.2	6.1

FEATURES

Coverage

The FTSE EPRA Nareit Global Indexes incorporate 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 indexes are calculated based on price and total return methodologies, both real time and 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 Global	0.9	-0.1	0.3	0.2	-16.8	-25.1	-31.4	-42.3
FTSE All-World	0.8	0.7	0.9	0.6	-15.6	-16.5	-26.0	-33.7
FTSE EPRA Nareit Global ex US	0.6	-0.1	0.1	0.0	-18.4	-26.1	-37.2	-39.5
FTSE All-World Ex US	0.8	0.5	0.7	0.4	-13.3	-18.7	-28.9	-34.4

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table
Drawdown - based on daily data

Top 10 Constituents - FTSE EPRA Nareit Global Index

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Prologis	USA	Industrial	94,295	4.98
Welltower Inc.	USA	HealthCare	93,889	4.96
Equinix Inc	USA	Data Centers	82,835	4.37
Digital Realty Trust	USA	Data Centers	53,101	2.80
Simon Property Group	USA	Retail	50,824	2.68
Realty Income	USA	Retail	50,338	2.66
Public Storage	USA	Self Storage	47,426	2.50
Goodman Group	Australia	Diversified	37,982	2.01
VICI Properties	USA	Speciality	33,671	1.78
Extra Space Storage	USA	Self Storage	30,586	1.62
Totals			574,946	30.36

Top 10 Constituents - FTSE EPRA Nareit Global ex US Index

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Goodman Group	Australia	Diversified	37,982	4.81
Mitsui Fudosan	Japan	Diversified	27,148	3.44
Vonovia SE	Germany	Residential	23,357	2.96
Mitsubishi Estate	Japan	Diversified	20,658	2.62
Sumitomo Realty & Development	Japan	Diversified	15,724	1.99
Sun Hung Kai Properties	Hong Kong	Diversified	13,486	1.71
Segro	UK	Industrial	12,277	1.55
Link Real Estate Investment Trust	Hong Kong	Diversified	12,096	1.53
Scentre Group	Australia	Retail	12,022	1.52
Swiss Prime Site	Switzerland	Diversified	10,805	1.37
Totals			185,556	23.49

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

31 October 2008

Base Value

1000

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 start Date

18 February 2005

Country/Market Breakdown

Country/Market	FTSE EPRA Nareit Global			FTSE EPRA Nareit Global ex US		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	107,680	5.69	28	107,680	13.63
Austria	2	1,542	0.08	2	1,542	0.20
Belgium	12	18,885	1.00	12	18,885	2.39
Brazil	14	7,948	0.42	14	7,948	1.01
Canada	17	36,344	1.92	17	36,344	4.60
Chile	3	4,821	0.25	3	4,821	0.61
China	20	31,120	1.64	20	31,120	3.94
Finland	2	2,201	0.12	2	2,201	0.28
France	8	28,925	1.53	8	28,925	3.66
Germany	8	37,039	1.96	8	37,039	4.69
Hong Kong	16	47,651	2.52	16	47,651	6.03
India	11	22,838	1.21	11	22,838	2.89
Indonesia	4	1,687	0.09	4	1,687	0.21
Ireland	1	515	0.03	1	515	0.07
Israel	3	5,935	0.31	3	5,935	0.75
Italy	1	232	0.01	1	232	0.03
Japan	58	172,111	9.09	58	172,111	21.79
Korea	5	2,049	0.11	5	2,049	0.26
Kuwait	2	1,943	0.10	2	1,943	0.25
Malaysia	7	4,720	0.25	7	4,720	0.60
Mexico	6	11,162	0.59	6	11,162	1.41
Netherlands	4	4,555	0.24	4	4,555	0.58
New Zealand	5	3,640	0.19	5	3,640	0.46
Norway	2	1,058	0.06	2	1,058	0.13
Philippines	5	9,331	0.49	5	9,331	1.18
Qatar	1	1,646	0.09	1	1,646	0.21
Romania	1	181	0.01	1	181	0.02
Saudi Arabia	14	3,466	0.18	14	3,466	0.44
Singapore	28	53,970	2.85	28	53,970	6.83
South Africa	9	7,094	0.37	9	7,094	0.90
Spain	2	6,399	0.34	2	6,399	0.81
Sweden	21	34,008	1.80	21	34,008	4.31
Switzerland	6	25,977	1.37	6	25,977	3.29
Taiwan	1	2,285	0.12	1	2,285	0.29
Thailand	5	7,570	0.40	5	7,570	0.96
Turkiye	5	1,036	0.05	5	1,036	0.13
UAE	2	11,271	0.60	2	11,271	1.43
UK	37	68,975	3.64	37	68,975	8.73
USA	103	1,103,836	58.29	-	-	-
Totals	479	1,893,648	100.00	376	789,812	100.00

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit Global			FTSE EPRA Nareit Global ex US		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	7	147,000	7.76	5	11,065	1.40
Diversified	158	440,124	23.24	152	420,331	53.22
HealthCare	26	207,044	10.93	13	18,924	2.40
Industrial	46	208,427	11.01	36	68,871	8.72
Industrial/Office Mixed	20	30,001	1.58	19	28,499	3.61
Lodging/Resorts	19	36,168	1.91	9	9,785	1.24
Office	45	93,689	4.95	32	53,518	6.78
Residential	62	266,331	14.06	45	75,932	9.61
Retail	76	287,458	15.18	54	91,834	11.63
Self Storage	11	98,727	5.21	7	9,040	1.14
Speciality	9	78,677	4.15	4	2,011	0.25
	479	1,893,648	100.00	376	789,812	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Global	FTSE EPRA Nareit Global ex US
Number of constituents	479	376
Net MCap (USDm)	1,893,648	789,812
Dividend Yield %	4.11	4.15
Constituent Sizes (Net MCap USDm)		
Average	3,953	2,101
Largest	94,295	37,982
Smallest	46	46
Median	1,321	1,077
Weight of Largest Constituent (%)	4.98	4.81
Top 10 Holdings (% Index MCap)	30.36	23.49

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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