

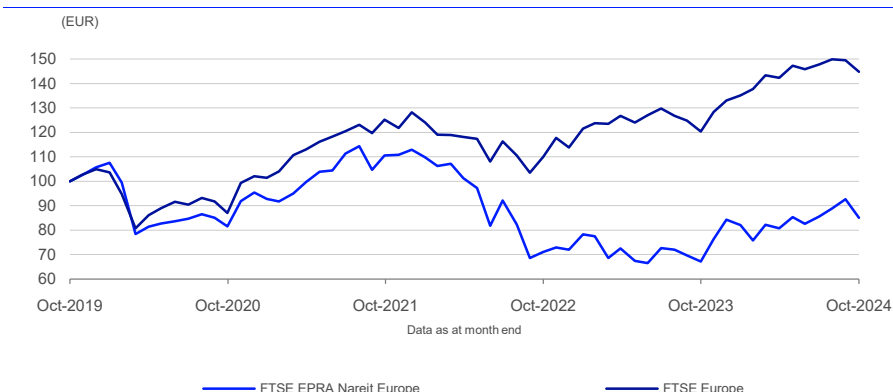
FTSE EPRA Nareit Europe Index

Data as at: 31 October 2024

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 Europe Index is 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 (EUR)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Europe	-0.7	5.2	0.9	26.6	-23.0	-14.9	-8.4	-3.2	19.5	21.6	24.7
FTSE Europe	-2.1	1.7	8.9	20.3	15.7	44.8	5.0	7.7	9.9	12.7	15.9

* 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 % (EUR)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FTSE EPRA Nareit Europe	24.7	18.1	-4.4	13.1	-8.0	29.7	-9.8	18.4	-36.3	17.1
FTSE Europe	6.4	9.0	4.1	11.0	-10.1	27.5	-2.7	25.6	-11.2	16.8

Return/Risk Ratio and Drawdown - Total Return

Index (EUR)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Europe	1.3	-0.4	-0.1	0.1	-11.0	-45.7	-45.9	-45.9
FTSE Europe	2.0	0.4	0.5	0.5	-7.0	-21.4	-35.7	-35.7

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 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

The index uses a transparent, rules-based construction process. 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.

Top 10 Constituents

Constituent	Country/Market	Property Sector	Net MCap (EURm)	Wgt %
Vonovia SE	Germany	Residential	21,194	10.35
Segro	UK	Industrial	12,557	6.13
Unibail Rodamco Westfield	France	Retail	7,718	3.77
Swiss Prime Site	Switzerland	Diversified	7,616	3.72
LEG Immobilien AG	Germany	Residential	6,434	3.14
Klepierre	France	Retail	6,037	2.95
PSP Swiss Property	Switzerland	Diversified	5,888	2.87
Land Securities Group	UK	Diversified	5,302	2.59
Gecina	France	Office	5,067	2.47
Castellum	Sweden	Industrial/Office Mixed	4,878	2.38
Totals			82,692	40.37

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (EURm)	Wgt %
Diversified	28	60,051	29.31
HealthCare	7	9,281	4.53
Industrial	13	28,869	14.09
Industrial/Office Mixed	10	14,063	6.86
Lodging/Resorts	2	1,462	0.71
Office	13	17,417	8.50
Residential	17	43,529	21.25
Retail	18	24,081	11.76
Self Storage	3	5,924	2.89
Speciality	1	173	0.08
Totals	112	204,849	100.00

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (EURm)	Wgt %
Austria	1	756	0.37
Belgium	11	14,804	7.25
Czech Rep.	1	1,715	0.84
Finland	2	1,749	0.86
France	8	25,242	12.37
Germany	8	34,550	16.93
Ireland	1	386	0.19
Italy	1	161	0.08
Netherlands	4	2,420	1.19
Norway	1	693	0.34
Spain	3	7,042	3.45
Sweden	19	30,108	14.75
Switzerland	6	18,752	9.19
Turkiye	5	1,010	0.49
UK	39	64,745	31.72
Totals	110	204,133	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

31 December 1999

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 FTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

Index Characteristics

Attributes	FTSE EPRA Nareit Europe	FTSE Europe
Number of constituents	112	686
Net MCap (EURm)	204,849	10,439,741
Dividend Yield %	4	3.20
Constituent Sizes (Net MCap EURm)		
Average	1,829	15,218
Largest	21,194	315,959
Smallest	49	59
Median	824	5,373
Weight of Largest Constituent (%)	10.35	3.03
Top 10 Holdings (% Index MCap)	40.37	20.25

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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info@ftserussell.com

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call your regional Client Services Team office:

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