

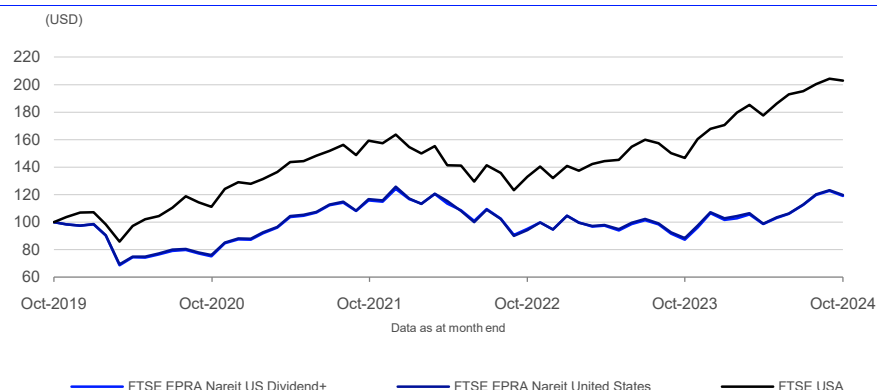
FTSE EPRA Nareit US Dividend+ Index

Data as at: 31 October 2024

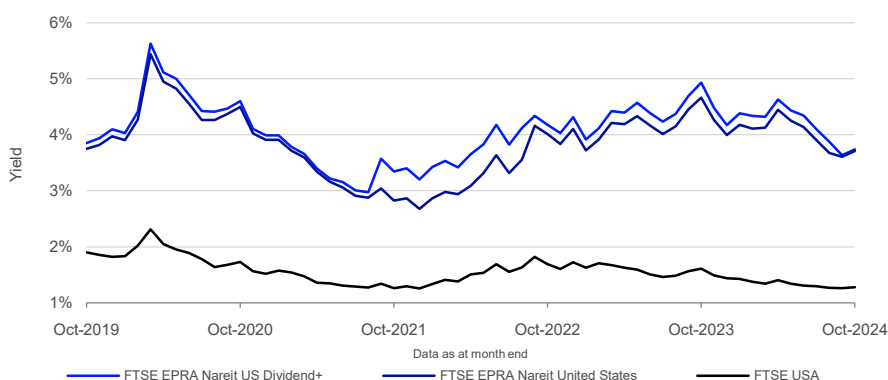
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging indices.

The FTSE EPRA Nareit US Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA Nareit United States Index. The FTSE EPRA Nareit US Dividend+ Index is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

5-Year Performance - Total Return



Dividend Yield



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 US Dividend+	5.8	20.9	11.9	36.7	2.9	19.1	1.0	3.6	17.1	20.0	22.7
FTSE EPRA Nareit United States	6.0	21.0	11.7	35.6	2.6	19.6	0.8	3.7	16.9	20.3	22.8
FTSE USA	3.8	14.2	20.8	38.2	27.4	102.8	8.4	15.2	12.1	18.1	18.3

* 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

FEATURES

Coverage

The index is a subset of the FTSE EPRA Nareit United States Index that incorporates Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies.

Methodology

Captures stocks that have a forecasted dividend yield of equal/greater than 2%.

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.

Objective

The index is designed for use in 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 index is calculated based on price and total return methodologies, both real time and end-of-day. A Net Total Return index is also available.

Property Sector Classification

Constituents are classified into distinct Property Sectors based on gross invested book assets as disclosed in the latest published financial statement.

Year-on-Year Performance - Total Return

Index % (USD)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FTSE EPRA Nareit US Dividend+	30.5	3.5	7.6	3.8	-3.9	23.9	-10.3	42.1	-23.8	12.5
FTSE EPRA Nareit United States	30.4	3.0	7.6	3.9	-3.9	24.3	-9.6	42.8	-24.8	13.3
FTSE USA	13.3	1.0	11.8	22.1	-4.5	31.6	20.8	26.8	-19.3	27.1

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit US Dividend+	2.1	0.0	0.2	0.3	-10.3	-31.8	-45.5	-45.5
FTSE EPRA Nareit United States	2.0	0.0	0.2	0.3	-10.2	-31.4	-45.2	-45.2
FTSE USA	3.0	0.5	0.8	0.8	-8.4	-25.3	-34.1	-34.1

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

Top 10 Constituents

Constituent	Property Sector	Net MCap (USDm)	Wgt %
Prologis	Industrial	104,204	8.97
Equinix Inc	Data Centers	85,955	7.40
Welltower Inc.	HealthCare	81,187	6.99
Digital Realty Trust	Data Centers	57,454	4.94
Simon Property Group	Retail	54,615	4.70
Public Storage	Self Storage	51,945	4.47
Realty Income	Retail	51,652	4.44
Iron Mountain	Speciality	35,955	3.09
Extra Space Storage	Self Storage	34,089	2.93
VICI Properties	Speciality	33,048	2.84
Totals		590,103	50.77

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit US Dividend+			FTSE EPRA Nareit United States		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	2	143,409	12.34	2	143,409	12.22
Diversified	7	20,460	1.76	7	20,460	1.74
HealthCare	13	179,668	15.46	13	179,668	15.31
Industrial	9	154,624	13.30	10	159,177	13.56
Industrial/Office Mixed	1	1,549	0.13	1	1,549	0.13
Lodging/Resorts	8	29,859	2.57	10	33,062	2.82
Office	13	48,853	4.20	14	50,260	4.28
Residential	15	188,643	16.23	17	191,113	16.28
Retail	23	209,024	17.98	23	209,024	17.81
Self Storage	4	99,606	8.57	4	99,606	8.49
Speciality	5	86,523	7.44	5	86,523	7.37
	100	1,162,219	100.00	106	1,173,852	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

20 September 2006

Base Date

30 June 2005

Base Value

2000

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

Dividend Information

Methodology based on one-year dividends per share forecast/estimates

Review Dates

Annually in September

History

Available from December 1999

Index Characteristics

Attributes	FTSE EPRA Nareit US Dividend+	FTSE EPRA Nareit United States
Number of constituents	100	106
Net MCap (USDm)	1,162,219	1,173,852
Dividend Yield %	3.74	3.71
Constituent Sizes (Net MCap USDm)		
Average	11,622	11,074
Largest	104,204	104,204
Smallest	523	523
Median	4,607	4,419
Weight of Largest Constituent (%)	8.97	8.88
Top 10 Holdings (% Index MCap)	50.77	50.27

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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