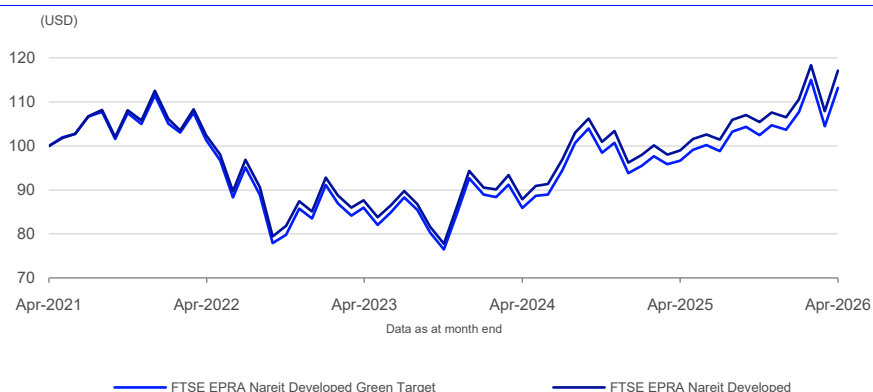


FTSE EPRA Nareit Developed Green Target Index

Data as at: 30 April 2026

The FTSE EPRA Nareit Developed Green Target Index aims to support investors seeking integration of sustainable investment considerations into their listed real estate portfolios. The index is based on the FTSE EPRA Nareit Developed Index ("parent index"), which is comprised of listed REITs and real estate companies from developed markets. The index excludes companies with certain levels of involvement in Weapons (Controversial Weapons & Small Arms), Vice products (Tobacco), Non-Renewable Energy (Thermal Coal & Oil Sands) and that are deemed non-compliant with UNGC principles. The remaining companies are reweighted to target index-level improvements in both leasable floor space covered by eligible green building certifications and energy usage per square meter. The index also targets a level of carbon emission intensity that is no worse than the parent index.

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 Target | 5.1 | 10.4 | 9.2 | 17.1 | 31.7 | 13.2 | 9.6 | 2.5 | 10.8 | 14.7 | 18.0 |
| 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 Target | 4.7 | 12.1 | -5.3 | 22.7 | -8.1 | 25.1 | -25.1 | 11.0 | 1.2 | 10.6 |
| 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

Coverage

The FTSE EPRA Nareit Developed Green Target Index incorporates 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 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 Target | 1.5 | 0.7 | 0.1 | 0.2 | -10.1 | -16.9 | -32.8 | -42.1 |
| 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 | Property Sector | Net MCap (USDm) | Wgt % |
|----------------------|----------------|-----------------|-----------------|--------------|
| Welltower Inc. | USA | HealthCare | 129,152 | 6.53 |
| Prologis | USA | Industrial | 114,681 | 5.79 |
| Realty Income | USA | Retail | 99,461 | 5.03 |
| Equinix Inc | USA | Data Centers | 90,596 | 4.58 |
| Simon Property Group | USA | Retail | 65,313 | 3.30 |
| Digital Realty Trust | USA | Data Centers | 53,720 | 2.71 |
| Public Storage | USA | Self Storage | 50,759 | 2.56 |
| Goodman Group | Australia | Diversified | 36,902 | 1.86 |
| Mitsubishi Estate | Japan | Diversified | 35,772 | 1.81 |
| Ventas Inc | USA | HealthCare | 34,332 | 1.73 |
| Totals | | | 710,687 | 35.91 |

Property Sector Breakdown

| Property Sector | FTSE EPRA Nareit Developed Green Target | | FTSE EPRA Nareit Developed | | Diff % |
|-------------------------|---|---------------|----------------------------|---------------|--------|
| | No. of Cons | Wgt % | No. of Cons | Wgt % | |
| Data Centers | 7 | 9.08 | 8 | 11.09 | -2.01 |
| Diversified | 90 | 21.79 | 93 | 20.46 | 1.32 |
| HealthCare | 22 | 12.15 | 24 | 13.97 | -1.82 |
| Industrial | 35 | 11.58 | 37 | 12.11 | -0.53 |
| Industrial/Office Mixed | 18 | 1.44 | 18 | 1.47 | -0.03 |
| Lodging/Resorts | 16 | 2.19 | 16 | 2.16 | 0.04 |
| Office | 39 | 5.68 | 39 | 4.16 | 1.52 |
| Residential | 42 | 11.41 | 44 | 11.18 | 0.23 |
| Retail | 58 | 17.52 | 58 | 16.00 | 1.52 |
| Self Storage | 9 | 5.09 | 10 | 4.84 | 0.25 |
| Speciality | 7 | 2.07 | 7 | 2.56 | -0.50 |
| | 343 | 100.00 | 354 | 100.00 | |

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Index

Index Launch

8 June 2022

Base Date

18 September 2015

Base Value

1000

Investability Screen

Stocks are selected and weighted to ensure that the index is investable.

Index Calculation

Real-time and end-of-day

End-of-Day Distribution

Via SFTP 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 Target | | FTSE EPRA Nareit Developed | | Diff % |
|----------------|---|---------------|----------------------------|---------------|--------|
| | No. of Cons | Wgt % | No. of Cons | Wgt % | |
| Australia | 26 | 5.28 | 28 | 5.84 | -0.56 |
| Austria | 1 | 0.05 | 1 | 0.05 | 0.00 |
| Belgium | 12 | 0.97 | 12 | 1.01 | -0.03 |
| Canada | 17 | 1.92 | 17 | 2.10 | -0.18 |
| Finland | 2 | 0.10 | 2 | 0.08 | 0.03 |
| France | 9 | 1.97 | 9 | 1.82 | 0.15 |
| Germany | 8 | 1.60 | 8 | 1.60 | 0.00 |
| Hong Kong | 14 | 3.67 | 14 | 3.43 | 0.24 |
| Ireland | 1 | 0.03 | 1 | 0.03 | 0.00 |
| Israel | 3 | 0.58 | 3 | 0.55 | 0.04 |
| Italy | 1 | 0.01 | 1 | 0.01 | 0.00 |
| Japan | 57 | 11.09 | 58 | 9.08 | 2.01 |
| Korea | 5 | 0.14 | 5 | 0.12 | 0.02 |
| Netherlands | 3 | 0.18 | 3 | 0.13 | 0.05 |
| New Zealand | 5 | 0.15 | 6 | 0.21 | -0.06 |
| Norway | 2 | 0.06 | 2 | 0.05 | 0.00 |
| Singapore | 24 | 2.84 | 24 | 3.02 | -0.18 |
| Spain | 2 | 0.50 | 2 | 0.48 | 0.02 |
| Sweden | 21 | 1.65 | 25 | 1.60 | 0.05 |
| Switzerland | 7 | 1.76 | 8 | 1.63 | 0.12 |
| UK | 28 | 3.42 | 28 | 3.15 | 0.26 |
| USA | 95 | 62.03 | 97 | 64.03 | -1.99 |
| Totals | 343 | 100.00 | 354 | 100.00 | |

Index Characteristics

| Attributes | FTSE EPRA Nareit Developed Green Target | FTSE EPRA Nareit Developed |
|-------------------------|---|----------------------------|
| Number of constituents | 343 | 354 |
| Dividend Yield % | 3.84 | 3.76 |
| Constituent (Wgt %) | | |
| Average | 0.29 | 0.28 |
| Largest | 6.53 | 7.37 |
| Median | 0.10 | 0.09 |
| Top 10 Holdings (Wgt %) | 35.90 | 36.94 |

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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