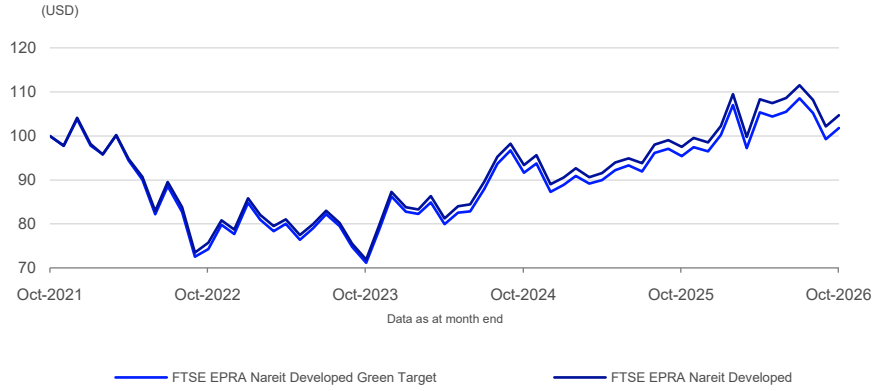
FTSE EPRA Nareit Developed Green Target Index

Data as at: 30 October 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	-6.2	-3.4	5.5	6.7	43.0	1.8	12.7	0.4	11.2	13.4	17.9
FTSE EPRA Nareit Developed	-6.1	-3.4	6.3	7.3	45.6	4.7	13.3	0.9	11.2	13.3	17.7

* 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	0.6	0.9	0.0	0.2	-11.4	-16.9	-32.8	-42.1
FTSE EPRA Nareit Developed	0.6	0.9	0.1	0.3	-11.3	-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	149,753	7.71
Prologis	USA	Industrial	107,327	5.53
Realty Income	USA	Retail	98,044	5.05
Equinix Inc	USA	Data Centers	83,166	4.28
Simon Property Group	USA	Retail	68,248	3.51
Public Storage	USA	Self Storage	56,673	2.92
Digital Realty Trust	USA	Data Centers	56,507	2.91
Vivmark Residential	USA	Residential	47,931	2.47
Ventas Inc	USA	HealthCare	36,643	1.89
Goodman Group	Australia	Diversified	36,294	1.87
Totals			**740,587**	**38.14**

Property Sector Breakdown

	FTSE EPRA Nareit Developed Green Target		FTSE EPRA Nareit Developed		
Property Sector	**No. of Cons**	**Wgt %**	**No. of Cons**	**Wgt %**	**Diff %**
Data Centers	8	8.79	9	10.78	-1.99
Diversified	92	20.41	92	18.80	1.60
HealthCare	22	13.75	24	15.71	-1.96
Industrial	38	11.48	38	12.16	-0.68
Industrial/Office Mixed	15	1.23	15	1.22	0.01
Lodging/Resorts	16	2.78	16	2.75	0.03
Office	38	6.07	38	4.29	1.78
Residential	39	10.10	40	10.37	-0.27
Retail	57	17.65	57	16.08	1.56
Self Storage	9	5.49	9	5.32	0.17
Speciality	9	2.25	9	2.51	-0.25
	343	**100.00**	**347**	**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

	FTSE EPRA Nareit Developed Green Target		FTSE EPRA Nareit Developed		
Country/Market	**No. of Cons**	**Wgt %**	**No. of Cons**	**Wgt %**	**Diff %**
Australia	28	5.79	28	5.52	0.26
Austria	1	0.03	1	0.03	0.00
Belgium	11	0.83	11	0.91	-0.08
Canada	16	1.67	16	1.92	-0.25
Finland	1	0.09	1	0.07	0.02
France	9	1.85	9	1.62	0.24
Germany	8	1.08	8	1.16	-0.08
Greece	1	0.03	1	0.03	0.00
Hong Kong	14	3.39	14	3.19	0.19
Ireland	1	0.04	1	0.04	0.00
Israel	5	0.52	5	0.48	0.04
Italy	1	0.01	1	0.01	0.00
Japan	57	9.47	57	8.16	1.31
Korea	4	0.12	4	0.11	0.02
Netherlands	3	0.15	3	0.11	0.04
New Zealand	6	0.19	6	0.21	-0.01
Norway	2	0.06	2	0.05	0.01
Singapore	24	3.02	26	2.97	0.05
Spain	2	0.48	2	0.39	0.08
Sweden	25	1.51	25	1.40	0.11
Switzerland	8	1.52	9	1.55	-0.03
UK	26	3.69	26	3.62	0.07
USA	90	64.46	91	66.46	-2.00
Totals	**343**	**100.00**	**347**	**100.00**	

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green Target	FTSE EPRA Nareit Developed
Number of constituents	343	347
Dividend Yield %	4.05	3.96
Constituent (Wgt %)		
Average	0.29	0.29
Largest	7.71	8.69
Median	0.10	0.09
Top 10 Holdings (Wgt %)	38.14	39.16

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.

© 2026 London Stock Exchange Group plc and its applicable group undertakings ("LSEG"). LSEG includes (1) FTSE International Limited ("FTSE"), (2) Frank Russell Company ("Russell"), (3) FTSE Global Debt Capital Markets Inc. and FTSE Global Debt Capital Markets Limited (together, "FTSE Canada"), (4) FTSE Fixed Income Europe Limited ("FTSE FI Europe"), (5) FTSE Fixed Income LLC ("FTSE FI"), (6) FTSE (Beijing) Consulting Limited ("WOFE") (7) Refinitiv Benchmark Services (UK) Limited ("RBSL"), (8) Refinitiv Limited ("RL") and (9) Beyond Ratings S.A.S. ("BR"). All rights reserved.

FTSE Russell® is a trading name of FTSE, Russell, FTSE Canada, FTSE FI, FTSE FI Europe, WOFE, RBSL, RL, and BR. "FTSE®", "Russell®", "FTSE Russell®", "FTSE4Good®", "ICB®", "Refinitiv" , "Beyond Ratings®", "WMR™" , "FR™" and all other trademarks and service marks used herein (whether registered or unregistered) are trademarks and/or service marks owned or licensed by the applicable member of LSEG or their respective licensors and are owned, or used under licence, by FTSE, Russell, FTSE Canada, FTSE FI, FTSE FI Europe, WOFE, RBSL, RL or BR. FTSE International Limited is authorised and regulated by the Financial Conduct Authority as a benchmark administrator. Refinitiv Benchmark Services (UK) Limited is authorised and regulated by the Financial Conduct Authority as a benchmark administrator.

The FTSE EPRA Nareit Global Index Series is calculated by FTSE in association with EPRA and NAREIT. EPRA® is a trade mark of European Public Real Estate Association ("Partner"). Nareit® is a trade mark of National Association of Real Estate Investment Trusts ("Partner"). All rights in and to the FTSE EPRA Nareit Global Index Series ("Index") vest in FTSE Russell® and/or its relevant Partner(s).

All information is provided for information purposes only. All information and data contained in this publication is obtained by LSEG, from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical inaccuracy as well as other factors, however, such information and data is provided "as is" without warranty of any kind. No member of LSEG nor their respective directors, officers, employees, partners or licensors make any claim, prediction, warranty or representation whatsoever, expressly or impliedly, either as to the accuracy, timeliness, completeness, merchantability of any information or LSEG Products, or of results to be obtained from the use of LSEG products, including but not limited to indices, rates, data and analytics, or the fitness or suitability of the LSEG products for any particular purpose to which they might be put. The user of the information assumes the entire risk of any use it may make or permit to be made of the information.

No responsibility or liability can be accepted by any member of LSEG nor their respective directors, officers, employees, partners or licensors for (a) any loss or damage in whole or in part caused by, resulting from, or relating to any inaccuracy (negligent or otherwise) or other circumstance involved in procuring, collecting, compiling, interpreting, analysing, editing, transcribing, transmitting, communicating or delivering any such information or data or from use of this document or links to this document or (b) any direct, indirect, special, consequential or incidental damages whatsoever, even if any member of LSEG is advised in advance of the possibility of such damages, resulting from the use of, or inability to use, such information.

No member of LSEG nor their respective directors, officers, employees, partners or licensors provide investment advice and nothing in this document should be taken as constituting financial or investment advice. No member of LSEG nor their respective directors, officers, employees, partners or licensors make any representation regarding the advisability of investing in any asset or whether such investment creates any legal or compliance risks for the investor. A decision to invest in any such asset should not be made in reliance on any information herein. Indices and rates cannot be invested in directly. Inclusion of an asset in an index or rate is not a recommendation to buy, sell or hold that asset nor confirmation that any particular investor may lawfully buy, sell or hold the asset or an index or rate containing the asset. The general information contained in this publication should not be acted upon without obtaining specific legal, tax, and investment advice from a licensed professional.

Past performance is no guarantee of future results. Charts and graphs are provided for illustrative purposes only. Index and/or rate returns shown may not represent the results of the actual trading of investable assets. Certain returns shown may reflect back-tested performance. All performance presented prior to the index or rate inception date is back-tested performance. Back-tested performance is not actual performance, but is hypothetical. The back-test calculations are based on the same methodology that was in effect when the index or rate was officially launched. However, back-tested data may reflect the application of the index or rate methodology with the benefit of hindsight, and the historic calculations of an index or rate may change from month to month based on revisions to the underlying economic data used in the calculation of the index or rate.

No part of this information may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission of the applicable member of LSEG. Use and distribution of LSEG data requires a licence from LSEG and/or its licensors.

Data definitions available from info@ftserussell.com

To learn more, visit lseg.com/ftse-russell; email info@ftserussell.com; or 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