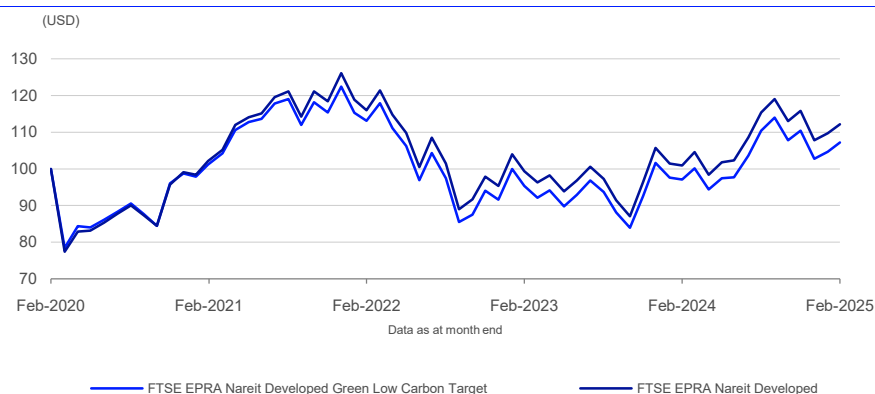


FTSE EPRA Nareit Developed Green Low Carbon Target Index

Data as at: 28 February 2025

The FTSE EPRA Nareit Green Low Carbon Target Index supports investors wanting to integrate sustainable investment considerations into their listed real estate portfolio. The Index is comprised of constituents of the FTSE EPRA Nareit Developed Index. The base universe is screened against Non-Renewable Energy, Tobacco, Weapons and Controversies. Remaining constituent weights are then adjusted (tilted) based on three sustainable investment considerations – green building certification, energy usage and carbon emissions.

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 Low Carbon Target	-3.0	-3.0	4.3	10.4	-5.2	7.2	-1.8	1.4	13.0	17.8	21.3
FTSE EPRA Nareit Developed	-3.1	-2.8	4.1	11.2	-3.3	12.2	-1.1	2.3	12.7	17.6	21.6

* 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)	2020	2021	2022	2023	2024
FTSE EPRA Nareit Developed Green Low Carbon Target	-8.6	24.0	-25.2	11.0	1.1
FTSE EPRA Nareit Developed	-8.2	27.2	-24.4	10.9	2.0

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 Low Carbon Target	0.8	-0.1	0.1	-	-13.2	-31.5	-38.4	-
FTSE EPRA Nareit Developed	0.9	-0.1	0.1	0.2	-12.5	-30.5	-39.3	-43.0

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 Developed 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 with end-of-day pricing.

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	ICB Subsector	Net MCap (USDm)	Wgt %
Prologis	USA	Industrial REITs	108,875	6.16
Welltower Inc.	USA	Health Care REITs	92,845	5.25
Equinix Inc	USA	Other Specialty REITs	72,675	4.11
Realty Income	USA	Retail REITs	70,390	3.98
Public Storage	USA	Storage REITs	65,497	3.70
Simon Property Group	USA	Retail REITs	56,537	3.20
Digital Realty Trust	USA	Other Specialty REITs	43,115	2.44
Avalonbay Communities	USA	Residential REITs	42,173	2.39
Extra Space Storage	USA	Other Specialty REITs	41,344	2.34
VICI Properties	USA	Hotel & Lodging REITs	39,961	2.26
Totals			633,411	35.83

ICB Subsector Breakdown

ICB Code	ICB Subsector	No. of Cons	Net MCap (USDm)	Wgt %
30204000	Closed End Investments	1	161	0.01
35101010	Real Estate Holding and Development	64	217,586	12.31
35101015	Real Estate Services	1	1,950	0.11
35102000	Diversified REITs	34	83,645	4.73
35102010	Health Care REITs	22	181,932	10.29
35102015	Hotel & Lodging REITs	17	89,430	5.06
35102020	Industrial REITs	34	208,797	11.81
35102030	Office REITs	54	136,191	7.70
35102040	Residential REITs	40	267,455	15.13
35102045	Retail REITs	58	285,060	16.12
35102050	Storage REITs	8	90,497	5.12
35102070	Other Specialty REITs	14	204,360	11.56
40201050	Storage Facilities	1	798	0.05
Totals		348	1,767,861	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

22 September 2022

Base Date

21 Septemebr 2015

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

End-of-day

End-of-Day Distribution

Via SFTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Annually in September

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
Australia	26	59,438	3.36
Austria	1	1,201	0.07
Belgium	11	14,503	0.82
Canada	17	29,016	1.64
Finland	2	3,123	0.18
France	8	40,856	2.31
Germany	8	38,434	2.17
Hong Kong	12	38,013	2.15
Ireland	1	557	0.03
Israel	3	7,610	0.43
Italy	1	116	0.01
Japan	58	130,869	7.40
Korea	5	2,272	0.13
Netherlands	3	3,854	0.22
New Zealand	5	3,673	0.21
Norway	1	1,195	0.07
Singapore	25	42,160	2.38
Spain	2	9,846	0.56
Sweden	18	45,245	2.56
Switzerland	6	26,740	1.51
UK	36	79,452	4.49
USA	99	1,189,687	67.30
Totals	348	1,767,861	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green Low Carbon Target	FTSE EPRA Nareit Developed
Number of constituents	348	359
Net MCap (USDm)	1,767,861	1,790,186
Dividend Yield %	3.98	3.93
Constituent Sizes (Net MCap USDm)		
Average	5,080	4,987
Largest	108,875	114,335
Smallest	97	33
Median	1,490	1,591
Weight of Largest Constituent (%)	6.16	6.39
Top 10 Holdings (% Index MCap)	35.83	34.05

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.

Partner Information

FTSE partners with Measurabl who provide the sustainability metrics for the REIT universe.



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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