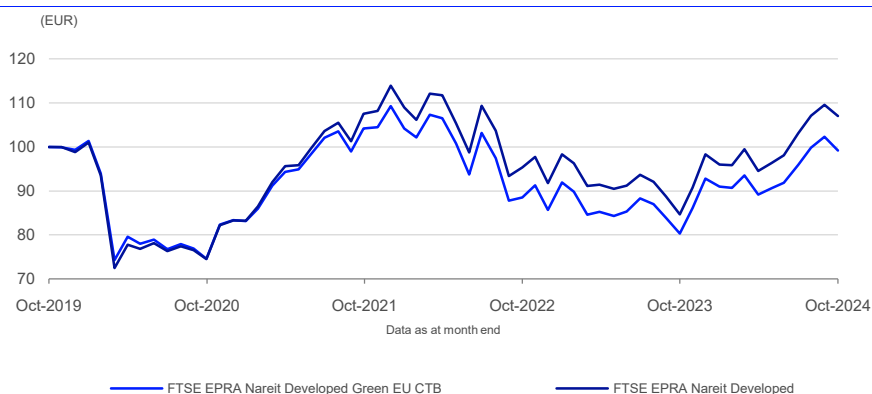


FTSE EPRA Nareit Developed Green EU CTB Index

Data as at: 31 October 2024

The FTSE EPRA Nareit Developed Green EU CTB 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 and applies a conduct-based exclusion based on the United Nations Global Compact principles. The index incorporates the following targets: 30% GHG emissions intensity reduction, 7% minimum average GHG emissions intensity reduction relative to previous year after inception, 30% Green certificate increase, 10% energy consumption reduction. Furthermore, industry banding constraints are applied to the index in order to reduce tracking error.

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 Developed Green EU CTB | 3.4 | 11.2 | 6.9 | 23.4 | -4.8 | -0.8 | -1.6 | -0.2 | 12.9 | 15.7 | 18.6 |
| FTSE EPRA Nareit Developed | 3.8 | 13.2 | 8.9 | 26.4 | -0.5 | 7.0 | -0.2 | 1.4 | 12.9 | 15.9 | 19.3 |

* 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

Year-on-Year Performance - Total Return

| Index % (EUR) | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|------|-------|------|-------|------|
| FTSE EPRA Nareit Developed Green EU CTB | 24.6 | -16.1 | 31.1 | -21.6 | 8.2 |
| FTSE EPRA Nareit Developed | 25.3 | -15.8 | 36.9 | -19.5 | 7.1 |

FEATURES

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 (EUR) | Return/Risk Ratio | | | | Drawdown (%) | | | |
|---|-------------------|------|-----|------|--------------|-------|-------|-------|
| | 1YR | 3YR | 5YR | 10YR | 1YR | 3YR | 5YR | 10YR |
| FTSE EPRA Nareit Developed Green EU CTB | 1.7 | -0.1 | 0.0 | - | -6.2 | -28.4 | -41.2 | - |
| FTSE EPRA Nareit Developed | 2.0 | 0.0 | 0.1 | 0.3 | -6.3 | -28.2 | -42.6 | -42.6 |

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 | ICB Subsector | FTSE EPRA Nareit Developed Green EU CTB (Wgt %) | FTSE EPRA Nareit Developed (Wgt %) | Diff % |
|-----------------------|----------------|-----------------------|---|------------------------------------|--------|
| Prologis | USA | Industrial REITs | 5.75 | 5.76 | -0.01 |
| Public Storage | USA | Storage REITs | 5.04 | 2.87 | 2.17 |
| Welltower Inc. | USA | Health Care REITs | 4.98 | 4.49 | 0.49 |
| Equinix Inc | USA | Other Specialty REITs | 4.11 | 4.76 | -0.65 |
| Extra Space Storage | USA | Other Specialty REITs | 3.01 | 1.89 | 1.13 |
| Realty Income | USA | Retail REITs | 2.97 | 2.86 | 0.11 |
| Avalonbay Communities | USA | Residential REITs | 2.63 | 1.74 | 0.89 |
| Digital Realty Trust | USA | Other Specialty REITs | 2.53 | 3.18 | -0.65 |
| Simon Property Group | USA | Retail REITs | 2.47 | 3.02 | -0.55 |
| Equity Residential | USA | Residential REITs | 2.34 | 1.47 | 0.88 |
| Totals | | | 35.83 | 32.04 | |

ICB Subsector Breakdown

| ICB Code | ICB Subsector | FTSE EPRA Nareit Developed Green EU CTB | | FTSE EPRA Nareit Developed | | Diff % |
|----------|-------------------------------------|---|--------|----------------------------|--------|--------|
| | | No. of Cons | Wgt % | No. of Cons | Wgt % | |
| 10101010 | Computer Services | - | - | 1 | 0.36 | -0.36 |
| 35101010 | Real Estate Holding and Development | 61 | 13.13 | 66 | 11.87 | 1.26 |
| 35101015 | Real Estate Services | 1 | 0.15 | 1 | 0.09 | 0.06 |
| 35102000 | Diversified REITs | 34 | 3.51 | 38 | 7.94 | -4.43 |
| 35102010 | Health Care REITs | 21 | 9.65 | 24 | 10.62 | -0.97 |
| 35102015 | Hotel & Lodging REITs | 18 | 6.15 | 19 | 4.22 | 1.94 |
| 35102020 | Industrial REITs | 31 | 9.94 | 33 | 11.52 | -1.58 |
| 35102030 | Office REITs | 51 | 9.00 | 55 | 6.35 | 2.65 |
| 35102040 | Residential REITs | 40 | 15.10 | 41 | 12.86 | 2.24 |
| 35102045 | Retail REITs | 55 | 13.27 | 62 | 16.26 | -2.99 |
| 35102050 | Storage REITs | 8 | 7.02 | 9 | 4.38 | 2.64 |
| 35102070 | Other Specialty REITs | 11 | 13.01 | 14 | 13.51 | -0.50 |
| 40201050 | Storage Facilities | 1 | 0.06 | 1 | 0.04 | 0.03 |
| Totals | | 332 | 100.00 | 364 | 100.00 | |

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Index

Index Launch

11 March 2021

Base Date

18 September 2015

Base Value

1000

Investability Screen

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

Index Calculation

End-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, GBP, EUR, JPY, AUD, CNY, HKD, CAD

Review Dates

Annually in September

Country/Market Breakdown

| | FTSE EPRA Nareit Developed Green EU CTB | | FTSE EPRA Nareit Developed | | |
|----------------|---|---------------|----------------------------|---------------|--------|
| Country/Market | No. of Cons | Wgt % | No. of Cons | Wgt % | Diff % |
| Australia | 20 | 1.24 | 29 | 6.40 | -5.16 |
| Austria | 1 | 0.07 | 1 | 0.05 | 0.03 |
| Belgium | 9 | 0.82 | 11 | 0.89 | -0.07 |
| Canada | 17 | 1.61 | 17 | 2.13 | -0.53 |
| Finland | 2 | 0.28 | 2 | 0.11 | 0.17 |
| France | 8 | 3.07 | 8 | 1.52 | 1.55 |
| Germany | 8 | 2.53 | 8 | 2.08 | 0.46 |
| Hong Kong | 11 | 1.90 | 12 | 2.56 | -0.66 |
| Ireland | 1 | 0.03 | 1 | 0.02 | 0.01 |
| Israel | 3 | 0.45 | 3 | 0.32 | 0.12 |
| Italy | - | - | 1 | 0.01 | -0.01 |
| Japan | 55 | 5.43 | 58 | 8.29 | -2.86 |
| Korea | 4 | 0.14 | 5 | 0.11 | 0.03 |
| Netherlands | 4 | 0.28 | 4 | 0.15 | 0.13 |
| New Zealand | 5 | 0.27 | 5 | 0.23 | 0.04 |
| Norway | 1 | 0.10 | 1 | 0.04 | 0.06 |
| Singapore | 23 | 2.31 | 25 | 2.91 | -0.60 |
| Spain | 3 | 0.70 | 3 | 0.42 | 0.27 |
| Sweden | 18 | 3.57 | 19 | 1.81 | 1.76 |
| Switzerland | 6 | 2.05 | 6 | 1.13 | 0.93 |
| UK | 36 | 6.00 | 39 | 3.89 | 2.11 |
| USA | 97 | 67.16 | 106 | 64.94 | 2.22 |
| Totals | 332 | 100.00 | 364 | 100.00 | |

Index Characteristics

| Attributes | FTSE EPRA Nareit Developed Green EU CTB | FTSE EPRA Nareit Developed |
|-------------------------|---|----------------------------|
| Number of constituents | 332 | 364 |
| Dividend Yield % | 3.84 | 3.87 |
| Constituent (Wgt %) | | |
| Average | 0.30 | 0.27 |
| Largest | 5.75 | 5.76 |
| Median | 0.08 | 0.09 |
| Top 10 Holdings (Wgt %) | 35.83 | 33.29 |

About EPRA Nareit

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