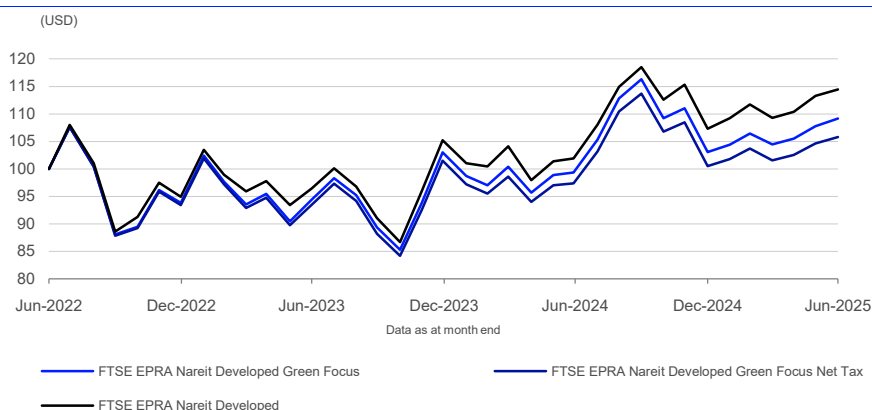


FTSE EPRA Nareit Developed Green Focus Index

Data as at: 30 June 2025

The FTSE EPRA Nareit Developed Green Focus 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. Constituent weights are adjusted (tilted) based on two sustainable investment considerations – green building certification and energy usage.

3-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 Focus | 4.5 | 5.9 | 5.9 | 9.9 | 9.2 | 22.9 | 3.0 | 4.2 | 14.0 | 17.3 | 18.3 |
| FTSE EPRA Nareit Developed Green Focus Net Tax | 4.1 | 5.2 | 5.2 | 8.7 | 5.8 | 17.2 | 1.9 | 3.2 | 14.0 | 17.3 | 18.3 |
| FTSE EPRA Nareit Developed | 4.7 | 6.7 | 6.7 | 12.4 | 14.5 | 34.7 | 4.6 | 6.1 | 13.9 | 16.8 | 18.0 |

* 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 Focus | -7.4 | 22.2 | -24.4 | 9.8 | 0.1 |
| FTSE EPRA Nareit Developed Green Focus Net Tax | -8.2 | 21.2 | -25.1 | 8.6 | -0.9 |
| FTSE EPRA Nareit Developed | -8.2 | 27.2 | -24.4 | 10.9 | 2.0 |

FEATURES

Diversified Investment Opportunities

The indexes 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, on an end-of-day basis. A net of tax 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.

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 Focus | 0.7 | 0.1 | 0.2 | - | -19.0 | -23.3 | -32.5 | - |
| FTSE EPRA Nareit Developed Green Focus Net Tax | 0.6 | 0.1 | 0.2 | - | -19.5 | -24.3 | -33.6 | - |
| FTSE EPRA Nareit Developed | 0.9 | 0.2 | 0.3 | 0.2 | -16.9 | -22.7 | -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 | FTSE EPRA Nareit Developed Green Focus (Wgt %) | FTSE EPRA Nareit Developed (Wgt %) | Diff % |
|-------------------------------|----------------|-----------------|--|------------------------------------|--------|
| Realty Income | USA | Retail | 8.67 | 2.84 | 5.83 |
| Public Storage | USA | Self Storage | 5.62 | 2.56 | 3.06 |
| Equinix Inc | USA | Data Centers | 3.12 | 4.29 | -1.17 |
| Vonovia SE | Germany | Residential | 3.05 | 1.36 | 1.69 |
| Simon Property Group | USA | Retail | 3.00 | 2.88 | 0.12 |
| Digital Realty Trust | USA | Data Centers | 2.91 | 3.25 | -0.34 |
| Mitsubishi Estate | Japan | Diversified | 2.67 | 1.16 | 1.52 |
| Avalonbay Communities | USA | Residential | 2.65 | 1.60 | 1.06 |
| Alexandria Real Estate Equity | USA | HealthCare | 2.50 | 0.69 | 1.81 |
| Equity Residential | USA | Residential | 2.28 | 1.41 | 0.87 |
| Totals | | | 36.47 | 22.04 | |

Country/Market Breakdown

| Country/Market | FTSE EPRA Nareit Developed Green Focus | | FTSE EPRA Nareit Developed | | Diff % |
|----------------|--|--------|----------------------------|--------|--------|
| | No. of Cons | Wgt % | No. of Cons | Wgt % | |
| Australia | 27 | 4.27 | 28 | 6.48 | -2.21 |
| Austria | 1 | 0.13 | 1 | 0.04 | 0.08 |
| Belgium | 7 | 0.97 | 12 | 1.07 | -0.10 |
| Canada | 13 | 0.82 | 17 | 2.17 | -1.35 |
| Finland | 2 | 0.29 | 2 | 0.13 | 0.16 |
| France | 7 | 2.60 | 9 | 1.76 | 0.84 |
| Germany | 8 | 4.39 | 8 | 2.20 | 2.19 |
| Hong Kong | 12 | 2.25 | 14 | 3.07 | -0.83 |
| Ireland | 1 | 0.03 | 1 | 0.03 | 0.00 |
| Israel | 2 | 0.11 | 3 | 0.42 | -0.31 |
| Italy | - | - | 1 | 0.01 | -0.01 |
| Japan | 52 | 12.06 | 57 | 8.98 | 3.08 |
| Korea | 5 | 0.18 | 5 | 0.12 | 0.05 |
| Netherlands | 3 | 0.21 | 3 | 0.14 | 0.07 |
| New Zealand | 3 | 0.08 | 5 | 0.21 | -0.13 |
| Norway | 1 | 0.09 | 2 | 0.05 | 0.04 |
| Singapore | 17 | 1.48 | 24 | 3.01 | -1.53 |
| Spain | 2 | 0.79 | 2 | 0.41 | 0.38 |
| Sweden | 17 | 3.85 | 22 | 1.94 | 1.91 |
| Switzerland | 5 | 0.32 | 7 | 1.56 | -1.24 |
| UK | 23 | 5.87 | 35 | 3.98 | 1.88 |
| USA | 84 | 59.22 | 100 | 62.22 | -2.99 |
| Totals | 292 | 100.00 | 358 | 100.00 | |

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Index

Index Launch

31 May 2019

Base Date

18 September 2015

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

End-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY, Local

Review Dates

Annually in September

Index Characteristics

| Attributes | FTSE EPRA Nareit Developed Green Focus | FTSE EPRA Nareit Developed |
|-------------------------|--|----------------------------|
| Number of constituents | 292 | 358 |
| Dividend Yield % | 4.36 | 4.06 |
| Constituent (Wgt %) | | |
| Average | 0.34 | 0.28 |
| Largest | 8.67 | 5.56 |
| Median | 0.09 | 0.10 |
| Top 10 Holdings (Wgt %) | 36.47 | 32.85 |

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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