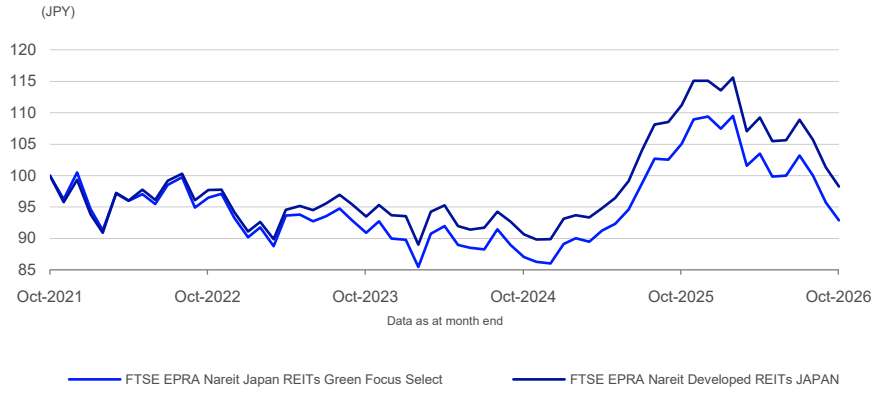
FTSE EPRA Nareit Japan REITs Green Focus Select Index

Data as at: 30 October 2026

The FTSE EPRA Nareit Japan REITs Green Focus Select Index supports investors wanting to integrate sustainable investment considerations into their listed real estate investment trusts (REITs) portfolio in Japan. Constituent weights are adjusted (tilted) based on two sustainable investment considerations – green building certification and energy usage. To limit over concentration in any single security, stock-level capping is applied to the index.

5-Year Performance - Total Return



Performance and Volatility - Total Return

Index (JPY)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Japan REITs Green Focus Select	-10.0	-10.3	-15.1	-11.6	2.2	-7.1	0.7	-1.5	12.4	11.2	10.7
FTSE EPRA Nareit Developed REITs JAPAN	-9.7	-10.0	-14.6	-11.6	5.1	-1.7	1.7	-0.3	12.3	11.1	10.4

* 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 % (JPY)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Japan REITs Green Focus Select	12.8	-8.2	10.9	24.9	-10.0	21.8	-7.2	-3.6	-4.4	27.2
FTSE EPRA Nareit Developed REITs JAPAN	11.2	-8.9	11.0	25.0	-13.2	19.3	-5.1	-0.5	-4.1	28.1

Return/Risk Ratio and Drawdown - Total Return

Index (JPY)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Japan REITs Green Focus Select	-0.9	0.1	-0.1	0.2	-17.7	-17.7	-17.7	-47.4
FTSE EPRA Nareit Developed REITs JAPAN	-0.9	0.2	0.0	0.2	-17.4	-17.4	-17.4	-49.0

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 Japan REITs Green Focus Select Index focuses on Real Estate Investment Trusts (REITs) listed in Japan that meet required sustainable investment criteria.

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.

Capping

Constituents of the index are subject to a 5% active weight limit and a maximum capacity constraint of 3x.

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	Property Sector	Net MCap (JPYm)	Wgt %
Nippon Building Fund Inc	Japan	Office	5,604,927	9.41
Daiwa House REIT Investment	Japan	Diversified	5,069,652	8.51
Nippon Prologis REIT	Japan	Industrial	4,290,840	7.20
Japan Real Estate Investment Corporation	Japan	Office	4,134,833	6.94
GLP J-REIT	Japan	Industrial	3,736,216	6.27
Nomura Real Estate Master Fund	Japan	Diversified	3,724,417	6.25
Sekisui House Reit	Japan	Residential	3,554,969	5.97
Japan Hotel REIT Investment	Japan	Lodging/Resorts	2,748,107	4.61
Orix Jreit Inc	Japan	Diversified	2,578,821	4.33
United Urban Investment	Japan	Diversified	2,183,525	3.67
Totals			**37,626,307**	**63.16**

Property Sector Breakdown

	FTSE EPRA Nareit Japan REITs Green Focus Select			FTSE EPRA Nareit Developed REITs JAPAN		
Property Sector	**No. of Cons**	**Net MCap (JPYm)**	**Wgt %**	**No. of Cons**	**Net MCap (JPYm)**	**Wgt %**
Diversified	17	20,842,447	34.99	18	4,617,123	36.87
HealthCare	1	433,202	0.73	1	30,297	0.24
Industrial	9	14,412,037	24.19	9	2,495,265	19.93
Lodging/Resorts	3	4,279,988	7.18	3	1,026,505	8.20
Office	9	13,947,491	23.41	9	2,698,610	21.55
Residential	5	4,599,844	7.72	6	1,223,785	9.77
Retail	3	1,053,902	1.77	3	430,643	3.44
	47	**59,568,910**	**100.00**	**49**	**12,522,229**	**100.00**

Index Characteristics

Attributes	FTSE EPRA Nareit Japan REITs Green Focus Select
Number of constituents	47
Net MCap (JPYm)	59,568,910
Dividend Yield %	5.17
Constituent Sizes (Net MCap JPYm)	
Average	1,267,424
Largest	5,604,927
Smallest	5,153
Median	659,421
Weight of Largest Constituent (%)	9.41
Top 10 Holdings (% Index MCap)	63.16

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.

INFORMATION

Index Universe

FTSE EPRA Nareit Developed REITs Japan Index

Base Date

18 September 2015

Base Value

1000

Launch Date

8 April 2022

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution

Via SFTP and email

Currency

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

Review Dates

Annually in September

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