

FTSE Nareit US Real Estate Capped Index Series

Data as at: 31 October 2024

The FTSE Nareit® US Real Estate Capped Index Series is designed to provide the most comprehensive assessment of overall industry performance, and includes all tax-qualified real estate investment trusts (REITs) that are listed on the New York Stock Exchange, the NYSE Arca or the NASDAQ National Market List. The objective of capping the FTSE Nareit US Real Estate Capped Index Series is to achieve no greater than 22.5% cap in any stock and all stocks above 5% to not exceed 45%. The weights within the index are allowed to float intra-review until the next quarterly review.

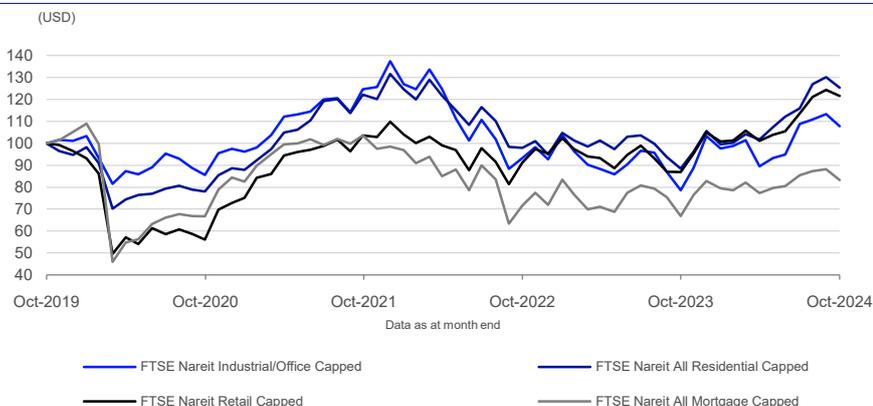
The FTSE Nareit US Real Estate Capped Index Series consists of 4 indexes:

FTSE Nareit Industrial/Office Capped Index
 FTSE Nareit All Residential Capped Index
 FTSE Nareit Retail Capped Index
 FTSE Nareit All Mortgage Capped Index

About REITs

A REIT is a company that owns, and in most cases, operates income-producing real estate such as apartments, shopping centers, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of many REITs are freely traded, usually on a major stock exchange. To qualify as a REIT, a company must distribute at least 90% of its taxable income to its shareholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its shareholders from its corporate taxable income. As a result, most REITs remit at least 100% of their taxable income to their shareholders and therefore owe no corporate tax. Taxes are paid by shareholders on the dividends received and any capital gains. Most states honor this federal treatment and also do not require REITs to pay state income tax. Like other businesses, but unlike partnerships, a REIT cannot pass any tax losses through to its investors.

5-Year Performance - Total Return



FEATURES

Coverage

Publicly listed US REITs.

Objective

The indexes are designed for the creation of structured products, index tracking funds, or as a performance benchmark.

Investability

Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indexes.

Liquidity

Stocks are screened to ensure that the indexes are tradable.

Capping

Individual constituent weights are capped on a quarterly basis to avoid over-concentration.

Transparency

The indexes use a transparent, methodologies-based construction process. 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.

Performance and Volatility - Total Return

| Index (USD) | Return % | | | | | | Return pa %* | | Volatility %** | | |
|--------------------------------------|----------|------|------|------|-------|-------|--------------|------|----------------|------|------|
| | 3M | 6M | YTD | 12M | 3YR | 5YR | 3YR | 5YR | 1YR | 3YR | 5YR |
| FTSE Nareit Industrial/Office Capped | -0.9 | 20.4 | 4.4 | 37.1 | -13.5 | 7.8 | -4.7 | 1.5 | 23.9 | 24.9 | 24.8 |
| FTSE Nareit All Residential Capped | 8.1 | 23.2 | 18.6 | 41.6 | 2.6 | 25.3 | 0.8 | 4.6 | 17.0 | 20.5 | 21.9 |
| FTSE Nareit Retail Capped | 7.1 | 20.3 | 16.0 | 39.9 | 17.4 | 21.6 | 5.5 | 4.0 | 16.7 | 20.5 | 34.1 |
| FTSE Nareit All Mortgage Capped | -2.6 | 7.8 | 0.6 | 24.7 | -19.5 | -16.7 | -7.0 | -3.6 | 20.9 | 26.6 | 44.7 |

* 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) | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------------------------------|------|------|------|------|------|------|-------|------|-------|------|
| FTSE Nareit Industrial/Office Capped | 23.9 | 0.8 | 19.7 | 11.0 | -9.3 | 39.4 | -3.5 | 40.9 | -32.5 | 11.4 |
| FTSE Nareit All Residential Capped | 35.6 | 11.9 | 3.2 | 4.3 | 4.5 | 25.0 | -6.4 | 48.4 | -28.0 | 11.4 |
| FTSE Nareit Retail Capped | 27.5 | 3.1 | 2.4 | -5.8 | -8.8 | 13.6 | -24.5 | 51.0 | -13.3 | 10.0 |
| FTSE Nareit All Mortgage Capped | 17.3 | -9.0 | 22.5 | 19.2 | -2.4 | 22.0 | -19.8 | 16.8 | -27.0 | 15.1 |

Return/Risk Ratio and Drawdown - Total Return

| Index (USD) | Return/Risk Ratio | | | | Drawdown (%) | | | |
|--------------------------------------|-------------------|------|------|------|--------------|-------|-------|-------|
| | 1YR | 3YR | 5YR | 10YR | 1YR | 3YR | 5YR | 10YR |
| FTSE Nareit Industrial/Office Capped | 1.5 | -0.2 | 0.1 | 0.3 | -16.0 | -44.2 | -44.2 | -44.2 |
| FTSE Nareit All Residential Capped | 2.3 | 0.1 | 0.2 | 0.4 | -9.0 | -34.7 | -44.3 | -44.3 |
| FTSE Nareit Retail Capped | 2.3 | 0.2 | 0.1 | 0.1 | -8.4 | -28.2 | -58.0 | -64.2 |
| FTSE Nareit All Mortgage Capped | 1.1 | -0.3 | -0.1 | 0.1 | -12.6 | -43.0 | -68.8 | -68.8 |

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table

Drawdown - based on daily data

Top 5 Constituents - FTSE Nareit Industrial/Office Capped

| Constituent | Property Sector | Net MCap (USDm) | Wgt % |
|---------------------------|-----------------|-----------------|--------------|
| Prologis | Industrial | 25,172 | 20.40 |
| BXP Inc | Office | 11,465 | 9.29 |
| Rexford Industrial Realty | Industrial | 8,381 | 6.79 |
| Eastgroup Properties | Industrial | 7,504 | 6.08 |
| Vornado Realty | Office | 7,025 | 5.69 |
| Totals | | 59,547 | 48.26 |

Top 5 Constituents - FTSE Nareit All Residential Capped

| Constituent | Property Sector | Net MCap (USDm) | Wgt % |
|-----------------------|-----------------|-----------------|--------------|
| Welltower Inc. | Health Care | 73,555 | 16.52 |
| Public Storage | Self Storage | 47,062 | 10.57 |
| Extra Space Storage | Self Storage | 30,884 | 6.94 |
| Avalonbay Communities | Residential | 28,427 | 6.38 |
| Equity Residential | Residential | 24,035 | 5.40 |
| Totals | | 203,963 | 45.80 |

Top 5 Constituents - FTSE Nareit Retail Capped

| Constituent | Property Sector | Net MCap (USDm) | Wgt % |
|------------------------|-----------------|-----------------|--------------|
| Simon Property Group | Retail | 35,471 | 23.18 |
| Realty Income | Retail | 32,826 | 21.45 |
| Kimco Realty Cp | Retail | 7,119 | 4.65 |
| Brixmor Property Group | Retail | 6,842 | 4.47 |
| Agree Realty | Retail | 6,828 | 4.46 |
| Totals | | 89,086 | 58.21 |

INFORMATION

Index Universe

Nareit Domestic Real Estate Index Series

Index Launch

3 February 2009

Base Date

19 December 2008

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened. (Free float adjusted since March 2006.)

Index Calculation

End-of-Day indexes available

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY

Review Dates

Quarterly in March, June, September and December

History

Nareit: From December 1971 to March 2006

FTSE: From March 2006 onward

Top 5 Constituents - FTSE Nareit All Mortgage Capped

| Constituent | Property Sector | Net MCap (USDm) | Wgt % |
|------------------------------|----------------------|-----------------|--------------|
| Annaly Capital Management | Home Financing | 6,264 | 15.26 |
| AGNC Investment | Home Financing | 4,526 | 11.02 |
| Starwood Property Trust Inc. | Commercial Financing | 4,067 | 9.91 |
| Rithm Capital Corp | Home Financing | 3,575 | 8.71 |
| Arbor Realty Trust | Commercial Financing | 2,128 | 5.18 |
| Totals | | 20,560 | 50.08 |

Index Characteristics

| Attributes | FTSE Nareit Industrial/Office Capped | FTSE Nareit All Residential Capped | FTSE Nareit Retail Capped | FTSE Nareit All Mortgage Capped |
|-----------------------------------|--------------------------------------|------------------------------------|---------------------------|---------------------------------|
| Number of constituents | 29 | 39 | 29 | 33 |
| Net MCap (USDm) | 123,383 | 445,319 | 153,033 | 41,051 |
| Dividend Yield % | 3.88 | 3.56 | 4.50 | 12.08 |
| Constituent Sizes (Net MCap USDm) | | | | |
| Average | 4,255 | 11,418 | 5,277 | 1,244 |
| Largest | 25,172 | 73,555 | 35,471 | 6,264 |
| Smallest | 198 | 181 | 217 | 77 |
| Median | 3,591 | 4,616 | 2,504 | 911 |
| Weight of Largest Constituent (%) | 20.40 | 16.52 | 23.18 | 15.26 |
| Top 10 Holdings (% Index MCap) | 68.99 | 66.92 | 78.25 | 66.93 |

About NAREIT

Nareit is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets. See www.reit.com for more information. FTSE and Nareit partnered in March 2006 to create the FTSE Nareit US Real Estate Index Series.



© 2024 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. Nareit® is a trade mark of National Association of Real Estate Investment Trusts® ("Partner"). All rights in and to the FTSE Nareit US Real Estate Capped 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