FTSE Russell Factsheet

FTSE Nareit US Real Estate Index Series

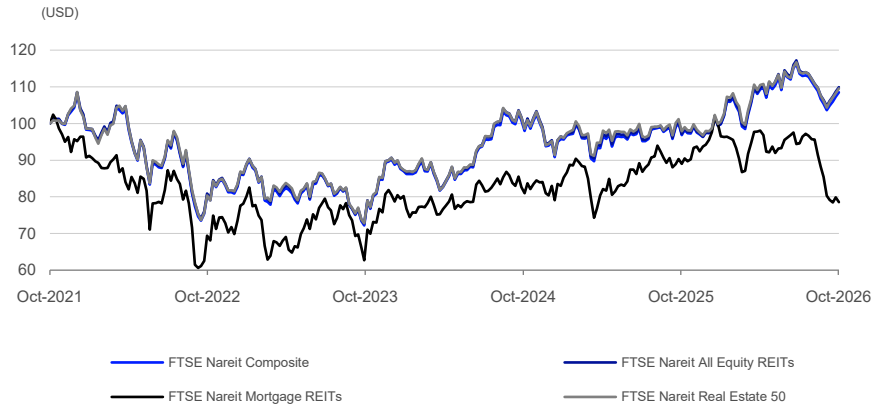
Data as at: 30 October 2026

The FTSE Nareit US Real Estate Index Series is designed to present investors with a comprehensive family of REIT performance indexes that spans the commercial real estate space across the US economy. The index series provides investors with exposure to all investment and property sectors. In addition, the more narrowly focused property sector and sub-sector indexes provide the facility to concentrate commercial real estate exposure in more selected markets.

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



Performance and Volatility - Total Return

Index (USD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE Nareit Composite	-4.4	-0.9	11.7	12.1	46.6	8.5	13.6	1.6	13.5	14.4	18.9
FTSE Nareit All Equity REITs	-4.0	-0.1	13.0	13.1	47.7	10.0	13.9	1.9	13.6	14.5	18.8
FTSE Nareit Mortgage REITs	-16.9	-19.7	-16.3	-11.7	20.8	-21.4	6.5	-4.7	18.1	18.4	25.7
FTSE Nareit Real Estate 50	-3.9	-1.1	12.1	11.9	47.0	9.5	13.7	1.8	13.7	14.5	18.9

* 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

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 (with the exception of the FTSE Nareit All REITs Index).

Liquidity

Stocks are screened to ensure that the indexes are tradable.

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, both real time and end-of-day.

Year-on-Year Performance - Total Return

Index % (USD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE Nareit Composite	9.4	9.3	-3.9	28.2	-6.0	40.0	-25.0	11.5	4.7	2.8
FTSE Nareit All Equity REITs	8.6	8.7	-4.0	28.7	-5.1	41.3	-24.9	11.4	4.9	2.3
FTSE Nareit Mortgage REITs	22.8	19.8	-2.5	21.3	-18.8	15.6	-26.6	15.3	0.4	16.0
FTSE Nareit Real Estate 50	5.5	9.2	-2.1	29.2	-2.8	42.3	-25.0	11.3	4.5	3.1

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE Nareit Composite	0.9	0.9	0.1	0.3	-11.6	-17.4	-33.2	-43.2
FTSE Nareit All Equity REITs	0.9	0.9	0.1	0.4	-11.4	-17.6	-33.2	-41.9
FTSE Nareit Mortgage REITs	-0.6	0.3	-0.2	0.0	-25.2	-25.2	-42.9	-68.6
FTSE Nareit Real Estate 50	0.9	0.9	0.1	0.4	-11.3	-17.0	-33.3	-40.9

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

Top 10 Constituents - FTSE Nareit Composite Index

Constituent	Property Sector	Net MCap (USDm)	Wgt %
Welltower Inc.	Health Care	168,942	10.98
Prologis	Industrial	120,902	7.86
Equinix Inc	Data Centers	99,607	6.48
American Tower Corp	Telecommunications REITs	87,304	5.68
Simon Property Group	Retail	69,424	4.51
Digital Realty Trust	Data Centers	66,826	4.34
Public Storage	Self Storage	54,432	3.54
Realty Income	Retail	53,007	3.45
Vivmark Residential	Residential	46,970	3.05
Ventas Inc	Health Care	43,230	2.81
Totals		**810,644**	**52.70**

Top 10 Constituents - FTSE Nareit All Equity REITs

Constituent	Property Sector	Net MCap (USDm)	Wgt %
Welltower Inc.	Health Care	168,942	11.35
Prologis	Industrial	120,902	8.12
Equinix Inc	Data Centers	99,607	6.69
American Tower Corp	Telecommunications REITs	87,304	5.86
Simon Property Group	Retail	69,424	4.66
Digital Realty Trust	Data Centers	66,826	4.49
Public Storage	Self Storage	54,432	3.66
Realty Income	Retail	53,007	3.56
Vivmark Residential	Residential	46,970	3.15
Ventas Inc	Health Care	43,230	2.90
Totals		**810,644**	**54.44**

Sector Breakdown

	FTSE Nareit All Equity REITs			FTSE Nareit Composite			FTSE Nareit Real Estate 50		
Property Sector	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
		0	0.00		0	0.00		0	0.00

INFORMATION

Index Universe

Nareit Domestic Real Estate Index Series

Index Launch

17 March 2006

Base Date

31 December 1971;
FTSE Nareit Real Estate 50: 31 December 1999

Base Value

100
FTSE Nareit Real Estate 50: 1000

Investability Screen

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

Index Calculation

Real-time (calculated every 15 seconds) and end-of-day indexes available

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY and Local

Review Dates

Quarterly in March, June, September and December

History

Nareit: From December 1971 to March 2006
FTSE: From March 2006 onward

Index Characteristics

Attributes	FTSE Nareit Composite	FTSE Nareit All Equity REITs	FTSE Nareit Mortgage REITs	FTSE Nareit Real Estate 50
Number of constituents	157	128	29	50
Net MCap (USDm)	1,538,300	1,488,977	49,323	1,340,009
Dividend Yield %	4.18	3.77	16.59	3.87
Constituent Sizes (Net MCap USDm)				
Average	9,798	11,633	1,701	26,800
Largest	168,942	168,942	13,723	168,942
Smallest	75	75	108	2,492
Median	2,601	3,670	542	13,544
Weight of Largest Constituent (%)	10.98	11.35	27.82	12.61
Top 10 Holdings (% Index MCap)	52.70	54.44	86.46	60.50

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.

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