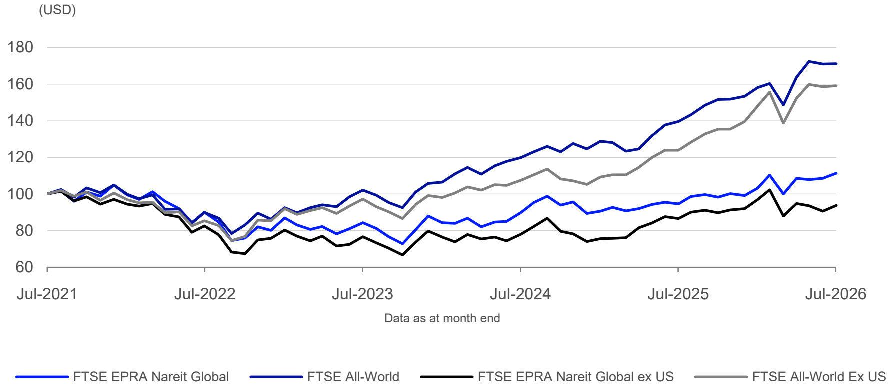
FTSE EPRA Nareit Global & Global ex US Indices

Data as at: 31 July 2026

The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging indices.
The FTSE EPRA Nareit Global Index and FTSE EPRA Nareit Global ex US Index are designed to track the performance of listed real estate companies and REITS in both developed and emerging markets. By making the index constituents free-float adjusted, liquidity, size and revenue screened, the series is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

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 EPRA Nareit Global	2.6	7.9	12.3	17.8	32.2	11.5	9.8	2.2	10.8	13.9	17.4
FTSE All-World	4.4	8.2	11.5	22.5	67.6	71.1	18.8	11.3	11.3	12.5	14.9
FTSE EPRA Nareit Global ex US	-1.3	-3.3	1.9	8.3	22.2	-6.3	6.9	-1.3	13.0	15.3	18.4
FTSE All-World Ex US	4.4	7.5	14.0	28.5	63.5	59.1	17.8	9.7	14.2	15.0	15.4

* 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 % (USD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Global	4.6	15.0	-5.5	23.6	-9.2	23.0	-23.6	9.8	1.6	11.0
FTSE All-World	8.6	24.6	-9.1	27.2	16.6	18.9	-17.7	22.6	17.7	23.1
FTSE EPRA Nareit Global ex US	1.8	26.4	-7.1	23.0	-8.8	4.3	-22.0	5.3	-7.0	24.1
FTSE All-World Ex US	5.1	27.5	-13.9	22.2	11.5	8.7	-15.2	16.2	6.1	32.6

FEATURES

Coverage

The FTSE EPRA Nareit Global Indexes incorporate Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies.

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 indexes are calculated based on price and total return methodologies, both real time and 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 (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Global	1.6	0.8	0.1	0.2	-10.2	-16.8	-31.4	-42.3
FTSE All-World	1.9	1.5	0.8	0.9	-9.3	-15.6	-26.0	-33.7
FTSE EPRA Nareit Global ex US	0.6	0.5	-0.1	0.1	-14.3	-18.4	-35.8	-39.5
FTSE All-World Ex US	1.9	1.2	0.6	0.7	-10.8	-13.3	-28.9	-34.4

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

Top 10 Constituents - FTSE EPRA Nareit Global Index

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Welltower Inc.	USA	HealthCare	165,353	7.38
Prologis	USA	Industrial	134,449	6.00
Equinix Inc	USA	Data Centers	100,155	4.47
Simon Property Group	USA	Retail	73,129	3.26
Digital Realty Trust	USA	Data Centers	68,066	3.04
Realty Income	USA	Retail	59,469	2.65
Public Storage	USA	Self Storage	54,331	2.43
Ventas Inc	USA	HealthCare	45,182	2.02
Goodman Group	Australia	Diversified	41,652	1.86
Iron Mountain	USA	Data Centers	36,067	1.61
Totals			**777,852**	**34.73**

Top 10 Constituents - FTSE EPRA Nareit Global ex US Index

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Goodman Group	Australia	Diversified	41,652	4.74
Mitsubishi Estate	Japan	Diversified	26,660	3.03
Mitsui Fudosan	Japan	Diversified	25,110	2.86
Sun Hung Kai Properties	Hong Kong	Diversified	19,953	2.27
Vonovia SE	Germany	Residential	17,650	2.01
Segro	UK	Industrial	17,487	1.99
Unibail Rodamco Westfield	France	Retail	14,755	1.68
Sumitomo Realty & Development	Japan	Diversified	14,709	1.67
Scentre Group	Australia	Retail	14,332	1.63
Swiss Prime Site	Switzerland	Diversified	13,064	1.49
Totals			**205,373**	**23.38**

INFORMATION

Index Universe
FTSE EPRA Nareit Global Real Estate Index Series

Index Launch
23 March 2009

Base Date
31 October 2008

Base Value
1000

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
USD, EUR, GBP, JPY, AUD

Review Dates
Quarterly in March, June, September and December

History start Date
18 February 2005

Country/Market Breakdown

	FTSE EPRA Nareit Global			FTSE EPRA Nareit Global ex US		
Country/Market	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	120,218	5.37	28	120,218	13.68
Austria	2	1,299	0.06	2	1,299	0.15
Belgium	11	19,677	0.88	11	19,677	2.24
Brazil	20	13,157	0.59	20	13,157	1.50
Canada	16	41,409	1.85	16	41,409	4.71
Chile	3	7,666	0.34	3	7,666	0.87
China	20	32,266	1.44	20	32,266	3.67
Finland	1	1,467	0.07	1	1,467	0.17
France	9	38,196	1.71	9	38,196	4.35
Germany	8	29,388	1.31	8	29,388	3.35
Greece	1	634	0.03	1	634	0.07
Hong Kong	16	66,934	2.99	16	66,934	7.62
Iceland	1	533	0.02	1	533	0.06
India	12	21,891	0.98	12	21,891	2.49
Indonesia	4	671	0.03	4	671	0.08
Ireland	1	651	0.03	1	651	0.07
Israel	4	10,275	0.46	4	10,275	1.17
Italy	1	260	0.01	1	260	0.03
Japan	58	168,386	7.52	58	168,386	19.17
Korea	4	1,942	0.09	4	1,942	0.22
Kuwait	3	3,289	0.15	3	3,289	0.37
Malaysia	10	8,237	0.37	10	8,237	0.94
Mexico	5	17,308	0.77	5	17,308	1.97
Netherlands	4	4,776	0.21	4	4,776	0.54
New Zealand	6	4,665	0.21	6	4,665	0.53
Norway	2	866	0.04	2	866	0.10
Philippines	6	7,220	0.32	6	7,220	0.82
Qatar	1	1,369	0.06	1	1,369	0.16
Romania	1	271	0.01	1	271	0.03
Saudi Arabia	13	3,165	0.14	13	3,165	0.36
Singapore	28	65,205	2.91	28	65,205	7.42
South Africa	11	17,193	0.77	11	17,193	1.96
Spain	2	9,888	0.44	2	9,888	1.13
Sweden	25	31,143	1.39	25	31,143	3.54
Switzerland	8	30,884	1.38	8	30,884	3.52
Taiwan	1	1,827	0.08	1	1,827	0.21
Thailand	7	8,345	0.37	7	8,345	0.95
Turkiye	5	1,408	0.06	5	1,408	0.16
UAE	5	11,685	0.52	5	11,685	1.33
UK	28	72,893	3.25	28	72,893	8.30
USA	93	1,361,444	60.78	-	-	-
Totals	**484**	**2,240,002**	**100.00**	**391**	**878,558**	**100.00**

Property Sector Breakdown

	FTSE EPRA Nareit Global			FTSE EPRA Nareit Global ex US		
Property Sector	**No. of Cons**	**Net MCap (USDm)**	**Wgt %**	**No. of Cons**	**Net MCap (USDm)**	**Wgt %**
Data Centers	9	220,170	9.83	6	15,882	1.81
Diversified	159	485,857	21.69	155	463,606	52.77
HealthCare	23	312,133	13.93	10	20,695	2.36
Industrial	51	279,521	12.48	41	89,975	10.24
Industrial/Office Mixed	19	27,767	1.24	18	26,125	2.97
Lodging/Resorts	18	51,693	2.31	9	9,972	1.14
Office	43	100,221	4.47	32	56,145	6.39
Residential	66	237,106	10.59	53	67,750	7.71
Retail	77	368,981	16.47	57	118,824	13.52
Self Storage	10	102,958	4.60	6	6,475	0.74
Speciality	9	53,594	2.39	4	3,108	0.35
	484	**2,240,002**	**100.00**	**391**	**878,558**	**100.00**

Index Characteristics

Attributes	FTSE EPRA Nareit Global	FTSE EPRA Nareit Global ex US
Number of constituents	484	391
Net MCap (USDm)	2,240,002	878,558
Dividend Yield %	3.73	4.13
Constituent Sizes (Net MCap USDm)		
Average	4,628	2,247
Largest	165,353	41,652
Smallest	61	61
Median	1,371	1,015
Weight of Largest Constituent (%)	7.38	4.74
Top 10 Holdings (% Index MCap)	34.73	23.38

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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