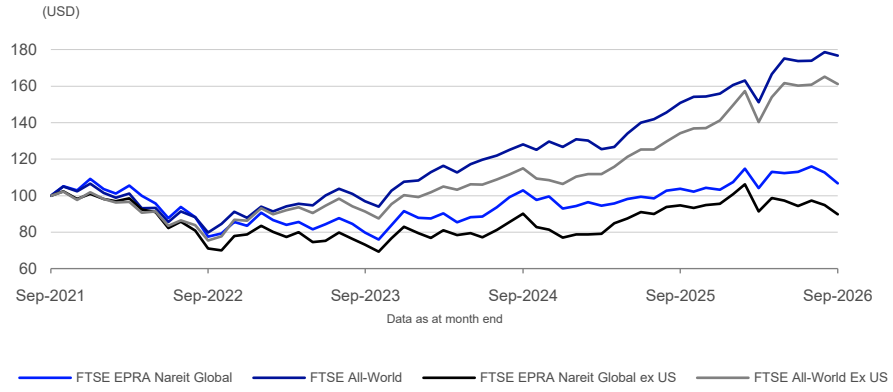
FTSE EPRA Nareit Global & Global ex US Indices

Data as at: 30 September 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	-5.5	2.4	3.3	2.8	33.8	6.7	10.2	1.3	10.7	13.5	17.5
FTSE All-World	1.7	16.9	13.3	17.1	82.3	76.7	22.2	12.1	11.4	12.6	14.8
FTSE EPRA Nareit Global ex US	-4.7	-1.8	-6.1	-5.2	22.7	-10.2	7.1	-2.1	12.8	15.1	18.4
FTSE All-World Ex US	0.5	14.8	14.2	20.0	76.3	61.1	20.8	10.0	14.3	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	0.2	0.8	0.1	0.2	-10.2	-16.8	-31.4	-42.3
FTSE All-World	1.4	1.8	0.8	0.9	-9.3	-15.6	-26.0	-33.7
FTSE EPRA Nareit Global ex US	-0.4	0.6	-0.1	0.1	-15.8	-18.4	-34.4	-39.5
FTSE All-World Ex US	1.3	1.5	0.7	0.7	-10.8	-13.3	-28.1	-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	165,802	7.95
Prologis	USA	Industrial	122,659	5.88
Equinix Inc	USA	Data Centers	99,398	4.76
Digital Realty Trust	USA	Data Centers	64,914	3.11
Simon Property Group	USA	Retail	64,007	3.07
Realty Income	USA	Retail	50,559	2.42
Public Storage	USA	Self Storage	47,404	2.27
Vivmark Residential	USA	Residential	46,105	2.21
Ventas Inc	USA	HealthCare	43,342	2.08
Goodman Group	Australia	Diversified	37,668	1.81
Totals			**741,859**	**35.55**

Top 10 Constituents - FTSE EPRA Nareit Global ex US Index

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Goodman Group	Australia	Diversified	37,668	4.52
Mitsubishi Estate	Japan	Diversified	25,037	3.00
Mitsui Fudosan	Japan	Diversified	24,049	2.88
Emaar Properties	UAE	Diversified	19,583	2.35
Sun Hung Kai Properties	Hong Kong	Diversified	17,561	2.11
Segro	UK	Industrial	16,626	1.99
Vonovia SE	Germany	Residential	14,086	1.69
Sumitomo Realty & Development	Japan	Diversified	13,167	1.58
Scentre Group	Australia	Retail	12,675	1.52
Link Real Estate Investment Trust	Hong Kong	Diversified	12,311	1.48
Totals			**192,763**	**23.12**

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	107,105	5.13	28	107,105	12.85
Austria	2	1,189	0.06	2	1,189	0.14
Belgium	11	17,611	0.84	11	17,611	2.11
Brazil	20	14,004	0.67	20	14,004	1.68
Canada	16	37,251	1.79	16	37,251	4.47
Chile	3	6,726	0.32	3	6,726	0.81
China	20	31,733	1.52	20	31,733	3.81
Finland	1	1,399	0.07	1	1,399	0.17
France	9	31,910	1.53	9	31,910	3.83
Germany	8	23,609	1.13	8	23,609	2.83
Greece	1	630	0.03	1	630	0.08
Hong Kong	16	63,406	3.04	16	63,406	7.61
Iceland	1	541	0.03	1	541	0.06
India	11	22,307	1.07	11	22,307	2.68
Indonesia	2	421	0.02	2	421	0.05
Ireland	1	771	0.04	1	771	0.09
Israel	5	9,721	0.47	5	9,721	1.17
Italy	1	231	0.01	1	231	0.03
Japan	57	157,889	7.57	57	157,889	18.94
Korea	4	2,068	0.10	4	2,068	0.25
Kuwait	4	4,128	0.20	4	4,128	0.50
Malaysia	11	8,227	0.39	11	8,227	0.99
Mexico	5	15,843	0.76	5	15,843	1.90
Netherlands	4	4,148	0.20	4	4,148	0.50
New Zealand	6	3,993	0.19	6	3,993	0.48
Norway	2	859	0.04	2	859	0.10
Philippines	6	6,477	0.31	6	6,477	0.78
Qatar	1	1,223	0.06	1	1,223	0.15
Romania	1	232	0.01	1	232	0.03
Saudi Arabia	14	5,634	0.27	14	5,634	0.68
Singapore	29	60,236	2.89	29	60,236	7.23
South Africa	12	18,371	0.88	12	18,371	2.20
Spain	2	7,923	0.38	2	7,923	0.95
Sweden	25	26,298	1.26	25	26,298	3.15
Switzerland	9	28,206	1.35	9	28,206	3.38
Taiwan	1	1,630	0.08	1	1,630	0.20
Thailand	8	8,381	0.40	8	8,381	1.01
Turkiye	5	1,345	0.06	5	1,345	0.16
UAE	6	32,143	1.54	6	32,143	3.86
UK	26	67,123	3.22	26	67,123	8.05
USA	91	1,253,082	60.05	-	-	-
Vietnam	4	732	0.04	4	732	0.09
Totals	**489**	**2,086,755**	**100.00**	**398**	**833,673**	**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	10	212,354	10.18	7	15,327	1.84
Diversified	163	469,811	22.51	160	450,701	54.06
HealthCare	25	304,220	14.58	11	19,261	2.31
Industrial	52	256,809	12.31	42	82,869	9.94
Industrial/Office Mixed	17	24,704	1.18	16	22,995	2.76
Lodging/Resorts	18	48,454	2.32	9	9,483	1.14
Office	42	90,346	4.33	32	52,395	6.28
Residential	64	215,342	10.32	52	62,530	7.50
Retail	79	327,256	15.68	59	110,062	13.20
Self Storage	10	90,894	4.36	6	5,743	0.69
Speciality	9	46,566	2.23	4	2,305	0.28
	489	**2,086,755**	**100.00**	**398**	**833,673**	**100.00**

Index Characteristics

Attributes	FTSE EPRA Nareit Global	FTSE EPRA Nareit Global ex US
Number of constituents	489	398
Net MCap (USDm)	2,086,755	833,673
Dividend Yield %	4.13	4.59
Constituent Sizes (Net MCap USDm)		
Average	4,267	2,095
Largest	165,802	37,668
Smallest	31	31
Median	1,303	928
Weight of Largest Constituent (%)	7.95	4.52
Top 10 Holdings (% Index MCap)	35.55	23.12

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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